

Add info #13

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Where Values Make The Difference

MEMORANDUM

Public Works Department - Memo No. TE09-160

DATE: FEBRUARY 11, 2009

TO: MAYOR & COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PAT MCDERMOTT, ASSISTANT CITY MANAGER
R. J. ZEDER, PUBLIC WORKS DIRECTOR
DANIEL W. COOK, DEPUTY PUBLIC WORKS DIRECTOR

FROM: MIKE MAH, CITY TRANSPORTATION ENGINEER

SUBJECT: Council Meeting of February 12, 2009
Item #12 - DVR08-0023, McClintock Village
Item #13 - PDP07-0040, Staybridge Suites/Holiday Inn
Traffic Impacts of Development at Chandler Blvd/McClintock Drive Intersection

This is supplementary information for City Council regarding the traffic impacts of two proposed developments at the above intersection, for consideration at the February 12, 2009, Council meeting.

The intersection of Chandler Boulevard and McClintock Drive is currently operating satisfactorily in both the morning and afternoon peaks. There is a heavy southbound left turn volume during the afternoon peak and all vehicles are usually able to clear on the same green light.

The **Staybridge Suites/Holiday Inn** development is two 4-story hotels proposed on the northeast corner of this intersection. This development will have full movement access on McClintock Drive, and a right-in/right-out driveway on Chandler Boulevard. This development should have a relatively small traffic impact on the intersection of Chandler Boulevard and McClintock Drive. Hotels typically generate most of their traffic during evening and daytime hours, rather than morning or afternoon rush hours. Most of the traffic will be destined for the Price (L101) Freeway, Chandler Fashion Center, or the Santan (L202) Freeway. The most difficult movements will be the west-to-south left turn driveway exit onto McClintock and then the south-to-east left turn onto Chandler Boulevard. This development would add about 30 vehicles per hour to the southbound left turn movement during the afternoon peak, and represents less than 10% of the 410 vehicles per hour currently making this movement. There is sufficient capacity to accommodate this additional left turning traffic.

The proposed **McClintock Village** development on the northwest corner of this intersection is a mixed-use project comprised largely of offices, but also includes commercial retail and hotel component. The bulk of the traffic will take place during peak hours, with traffic destined primarily for the Price and Santan Freeways. To avoid the site traffic from overloading the southbound left turn at Chandler Boulevard and McClintock Drive, this development is stipulated to construct a new traffic signal at Chandler Boulevard and Juniper Drive, located ¼ mile west of McClintock Drive.

This new signal is located at the north end of the Stellar Airpark runway and directly underneath the flight path. We believe that a signal can be constructed at Juniper Drive to meet Federal Aviation Administration (FAA) height requirements for the signal poles, however, there is a possibility that it may not. This will be determined as we get into design. Should we find that a signal could not be constructed as planned, it is proposed that the developer funds for the signal be reallocated to construct a southbound double left turn bay at Chandler Boulevard and McClintock Drive. This double left turn is more costly than a signal, so the City would need to contribute additional funds of \$0.5 to \$1.0 Million for construction.

In conclusion, we believe that there is sufficient capacity at the intersection of Chandler Boulevard and McClintock Drive to accommodate the modest volumes of traffic generated by the Staybridge/Holiday Inn hotels on this corner. With the development of McClintock Village, either a traffic signal at Chandler Boulevard/Juniper Drive or a southbound double left turn bay will be needed for traffic circulation.

cc: Rich Dlugas
Communications & Public Affairs Department

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FEB 12 2009



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MEMORANDUM

Planning & Development - CC Memo No. 08-213d

DATE: FEBRUARY 9, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP07-0040 STAYBRIDGE SUITES/ HOLIDAY INN

Request: Preliminary Development Plan approval for two four-story hotels on an approximate 14.5-acre site

Location: Northeast corner of Chandler Boulevard and McClintock Drive

Applicant: Jordan Scott, Diversified Real Estate Group

Staff recommends the addition of Condition No. 10 addressing additional date palms at the entrance off of McClintock Drive.

Condition No. 10 shall read:

10. Three Date Palms with a trunk height of 15-feet shall be located on both sides of the main entrance drive off of McClintock Drive.

PROPOSED MOTION

Move to approve PDP07-0040 STAYBRIDGE SUITES/ HOLIDAY INN, with the additional condition, as recommended by Planning Commission and Staff.

#13

FEB 12 2009



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Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 08-213c

DATE: JANUARY 22, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
 BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PDP07-0040 STAYBRIDGE SUITES/ HOLIDAY INN

Request: Preliminary Development Plan approval for two four-story hotels on an approximate 14.5-acre site

Location: Northeast corner of Chandler Boulevard and McClintock Drive

Applicant: Jordan Scott, Diversified Real Estate Group

This request was continued from the December 11, 2009 City Council hearing to allow the applicant additional time to address design concerns, to be heard by the Design Review Committee, and then to go before the Planning Commission.

RECOMMENDATION

The request is for Preliminary Development Plan approval for two four-story hotels on an approximate 14.5-acre site. Planning Commission and Staff, upon finding consistency with the General Plan, and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the northeast corner of Chandler Boulevard and McClintock Drive. Surrounding the site to the north and east is the Chandler Court Apartments, with the Pepperwood single-family residential neighborhood located north of the apartments. West, across McClintock Drive is a Mobil gas station located directly at the intersection corner as well as vacant land currently zoned for commercial retail and office uses. South, across Chandler Boulevard is the Pueblo Alto single-family residential neighborhood, and the Espo's commercial

shopping center. At the southwest corner of Chandler Boulevard and McClintock Drive are the Chandler Gateway Office Park condominiums.

The subject site has a long zoning history reaching back to the 1980's, with the most recent applicable zoning being established in 1998. In 1998, the property was rezoned from Agricultural (AG-1) to Planned Area Development (PAD) to allow for a hotel/retail commercial development along with a Preliminary Development Plan (PDP) approval for a 2.8-acre 122-room hotel. The Candlewood Hotel Company offered to purchase approximately three-acres for immediate development of a 122-room hotel and to amend the previous land use approvals by reducing the proposed area for retail sales and adding commercial lodging. In 2000, the zoning was extended an additional two years by City Council. However, with the consent of the applicant, the approval eliminated any references to an approved PDP. The removal of the PDP was spurred by concerns of the Planning and Zoning Commission regarding the design and impact that the hotel would have on the adjacent residences. Again in May of 2003, the applicant requested a time extension on the zoning for an additional three years. In 2006 Council extended the zoning for an additional three years.

SITE LAYOUT

The current request is specific to the two hotels only; the remaining commercial pads are conceptual at this point in time. Development of the remaining pads will require future PDP approval. The site has two primary entrances, one along Chandler Boulevard, and one along McClintock Drive. The McClintock Drive access point will provide full-access movement. A second access point on McClintock Drive is conceptually shown on the site plan just north of the intersection; this drive will be reviewed with future PDP submittal. A third access point is provided off of Tyson Street, but will be developed with the future PDP. Generous landscaping has been provided along the two arterials. Both primary entrances will provide a tree-lined boulevard with southern live oak as the predominant tree species.

Date Palms will be located at the entry off of Chandler Boulevard and at the terminus of the drive; highlighting the Staybridge Suites entrance. Water features will be provided within close proximity to the front of both hotels, further providing for an attractive entrance. Conceptual illustrations are provided on pages 17 and 18 of the development booklet. An eight-foot stucco wall will be provided along the property boundaries adjacent to the multi-family residential developments. A four-foot parking screen wall will be provided along the street frontages. The screen walls will be the same design.

The site design addresses a number of the commercial design standards. The development provides tree-lined boulevard entries, access from a collector street, buildings in a landscape setting, angled building orientation, staggering of the parking stalls along the arterial streets, and the various water features. Although not required, an art feature will be provided at the terminus of the entry drive from Chandler Boulevard. The details will be worked out with Staff.

The 102-unit Holiday Inn Express is located on the sites east side, with the Chandler Court apartments adjacent to the north and east. The hotel is 130-feet from the east property boundary and 193-feet from the nearest residence. A large outdoor pool area is provided on the east side

of the hotel. Substantial landscaping is included around the hotel providing screening as well as establishing elements relating to a more pedestrian scale. As a result of the DRC, the height has been reduced to an overall height of 56-feet. The portion of the hotel closest to the apartment complex at its highest is 46-feet.

The 122-unit Staybridge Suites hotel is located in the northeast portion of the site. Directly north are the Chandler Court Apartments. The northern most portion of the hotel is approximately 60-feet from the property boundary, and approximately 137-feet from the closest residence. The Staybridge Suites is designed in a U-shape, opening up to the north, with an outdoor entertainment area provided including a pool, ramada, and fire pit. The height varies from 44 to 52-feet 10-inches.

BUILDING ARCHITECTURE

The design team has taken care to incorporate a number of design features that provide separate identity to the individual hotels while maintaining cohesiveness between the two. Both hotels have stepping flat roof elements, standing metal seam elements, wrought iron railings, and a similar color palette. While the main portions of both hotels are under 45-feet in height there are projections that exceed the 45-foot height allowance. Since the projections are unoccupiable they are deemed as architectural embellishments, and do not require mid-rise development approval.

Both hotels utilize E.I.F.S. as one of the dominant exterior materials. Additionally, both hotels utilize stacked stone elements. Stone veneer for the Holiday Inn Express starts low on the outside edges of the front elevation and increases to the height of the top parapet, highlighting the entrance of the hotel. A porte-cochere further highlights the hotel entrance. Within the portions of the hotel where the stone veneer is utilized the windows are given additional detailing through the use of eyebrows at the top of the windows, and additional mullions. On the portions of the elevations where the stacked stone is not utilized various wrought-iron balcony railings are provided. The wrought iron railings project 24" from the building, with a cornice detail provided at the base.

The Staybridge Suites hotel's U-shape, in conjunction with various parapet stepping and pop-outs along all sides of the hotel provide visual interest. A wainscot of stacked stone is provided with various portions extending higher to highlight segments of the building. Additional banding is provided, almost dividing the hotel into thirds. All of the windows have mullions adding to the overall character. A covered entrance is provided, and utilizes the same open-seam metal detail as the Holiday Inn Express, although a different color is used.

The proposal is requesting only the hotel building mounted signage at this point in time. The Holiday Inn Express is proposing two building mounted signs; one on the west elevation, and one on the south elevation. The Staybridge Suites hotel is proposing a single building mounted sign located on the west elevation. Both hotel signs will be individually mounted pan channel lettering. Any future signage will require separate Preliminary Development Plan approval.

DISCUSSION

The proposal was heard at the November 19, 2008 Planning Commission hearing, and was continued by the Planning Commission to be heard by the DRC. A number of the changes recommended by the DRC have been addressed. Staff supports the request, with the adjustments made based on the DRC meeting, finding the development to be an attractive addition with the ability to provide a number of services to the area. Although the current request is specific to the hotels only, a number of site and architectural design features have been incorporated to provide a standard for the future phases. The Commercial Design standards that have been provided will further ensure quality site development. The design of the hotels with the incorporation of various architectural embellishments, the generous landscaping provided east of the Holiday Inn Express, and the massing of the Staybridge Suites all contribute to a more pedestrian scale development.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Two notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the request was advertised in the newspaper.
- Two orange 4'x8' public hearing signs were posted on the property.
- A neighborhood meeting was held on Thursday, March 13, 2008. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 1 (Rivers) Absent: 1 (Irby)

The item was discussed at the regular Planning Commission hearing, with the dissenting Commissioner citing concerns with a number of issues relating to: land use, increasing traffic to an already burdened intersection as well as potential access thru the neighborhood to the east, and the heights of the hotels in relation to other hotels in the area as well as the residential properties in the area.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, and PAD zoning, recommends approval of PDP07-0040 STAYBRIDGE SUITES/ HOLIDAY INN, subject to the following conditions:

1. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4)

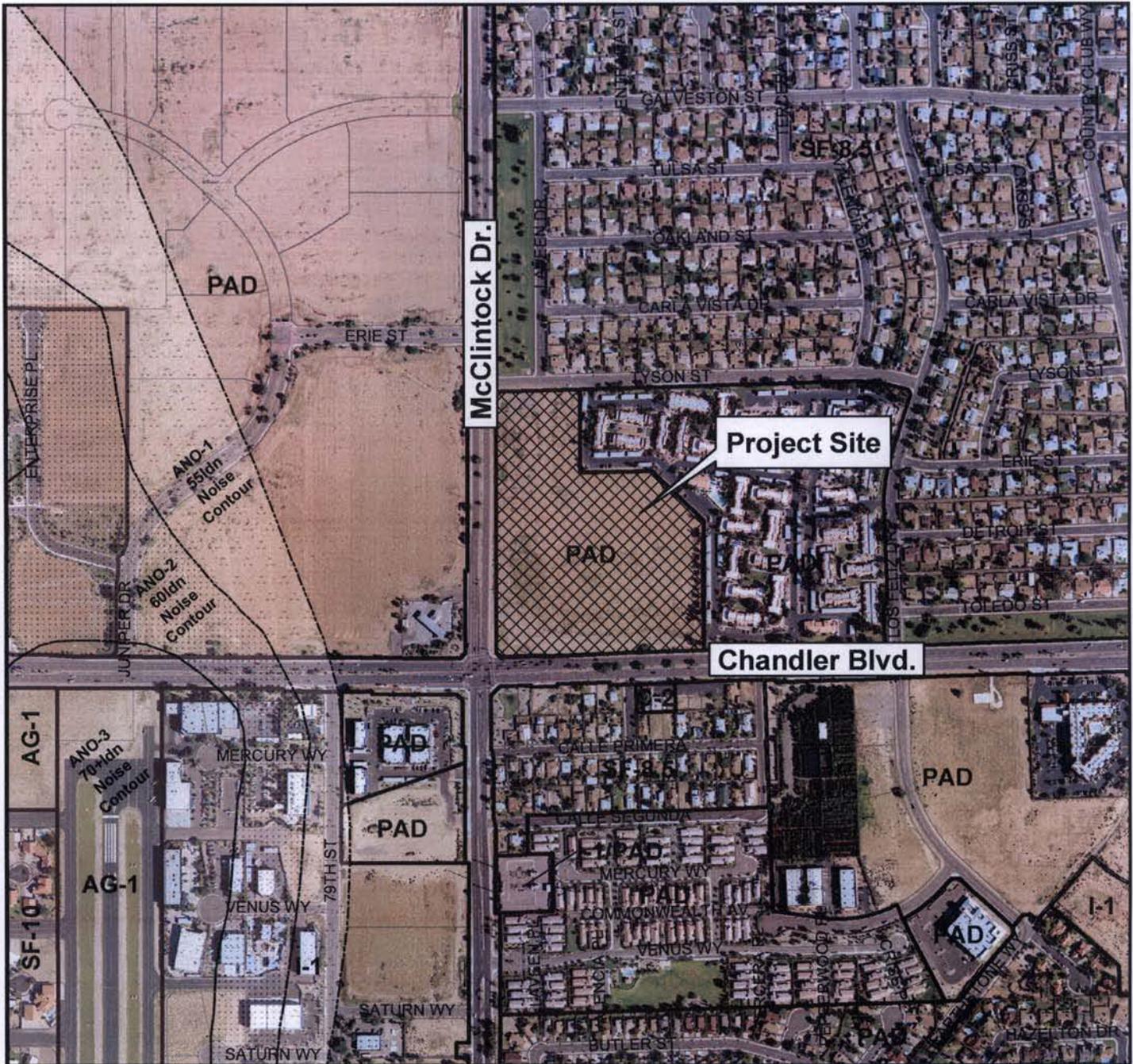
2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
3. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
4. Development shall be in substantial conformance with Exhibit E, Development Booklet, entitled "Preliminary Development Plan Booklet", kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0040, except as modified by condition herein.
5. Landscaping shall be in compliance with current Commercial Design Standards.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

PROPOSED MOTION

Move to approve PDP07-0040 STAYBRIDGE SUITES/ HOLIDAY INN, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Exhibit 'E', Development Booklet



Vicinity Map



PDP07-0040

**Staybridge Suites
Holiday Inn Express**



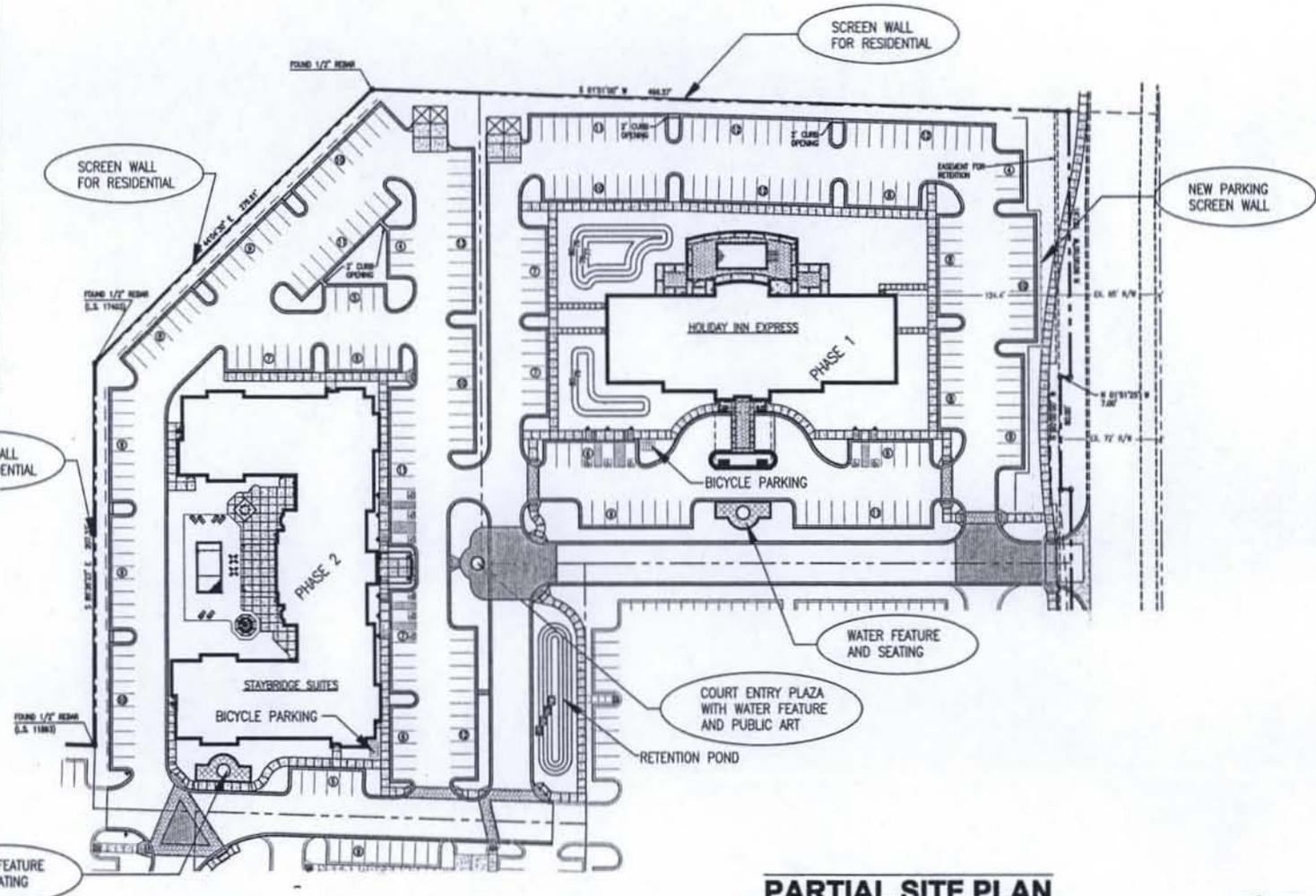
PROJECT DATA

PROJECT AREA:		
STAYBRIDGE SUITES	136,011 SF	3.122 ACRES
HOLIDAY INN EXPRESS	136,550 SF	3.135 ACRES
PAD "A" - BY OTHERS	119,372 SF	2.740 ACRES
PAD "B" - BY OTHERS	80,498 SF	1.848 ACRES
PAD "C" - BY OTHERS	163,185 SF	3.747 ACRES
TOTAL:	635,616 SF	=14.592 ACRES

BUILDING AREA:		
STAYBRIDGE SUITES:	24,087 SF	
HOLIDAY INN EXPRESS:	13,991 SF	
PAD "A":	8,500 SF	
PAD "B":	6,000 SF	
PAD "C":	11,000 SF	

PROJECT PARKING:		
*STAYBRIDGE SUITES: (1.33*ROOM)	160 SPACES	153 SPACES
HOLIDAY INN EXPRESS: (1.33*ROOM)	136 SPACES	148 SPACES
**PAD "A" - BY OTHERS	139 SPACES	145 SPACES
**PAD "B" - BY OTHERS	104 SPACES	98 SPACES
**PAD "C" - BY OTHERS	179 SPACES	179 SPACES
TOTAL:	718 SPACES	723 SPACES

* - CITY OF CHANDLER IS ALLOWING PARKING TO BE ONE/ROOM
 ** - (1/50) FOR PUBLIC SERVING AREA +
 (1/200) FOR PREP AREA (ASSUMED 75% FOR PUBLIC)



PARTIAL SITE PLAN

Jan 06, 2009 ©



**Tharaldson
Development Co.
Fargo, ND**

Staybridge Suites & *Holiday Inn Express & Suites*
 120 unit - 4 story hotel 102 unit - 4 story hotel

*NE Corner of
McClintock Dr. & Chandler Blvd.*

Page
5

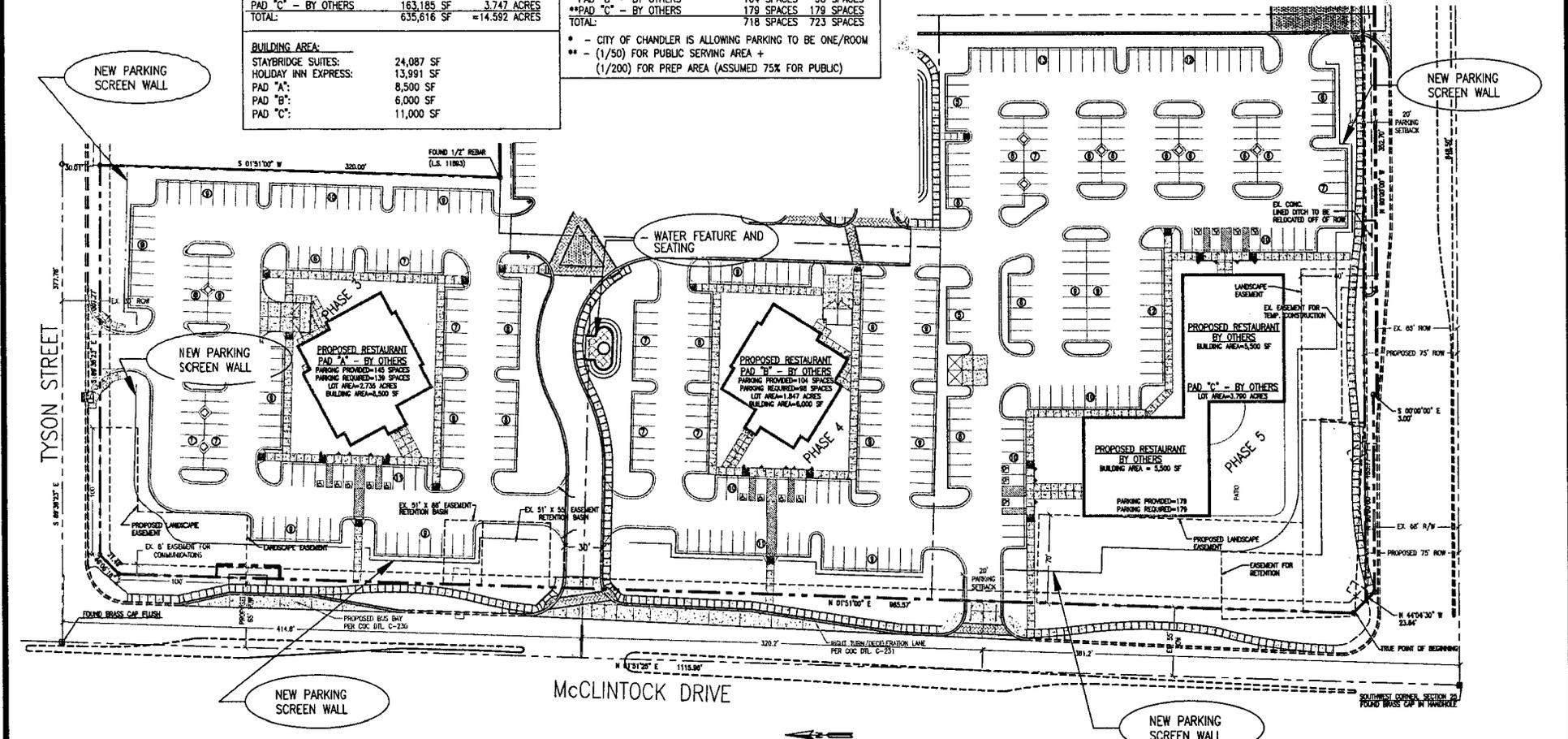
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- - (1/50) FOR PUBLIC SERVING AREA + (1/200) FOR PREP AREA (ASSUMED 75% FOR PUBLIC)



PARTIAL SITE PLAN



**Tharaldson
Development Co.
Fargo, ND**

Staybridge Suites
120 unit - 4 story hotel

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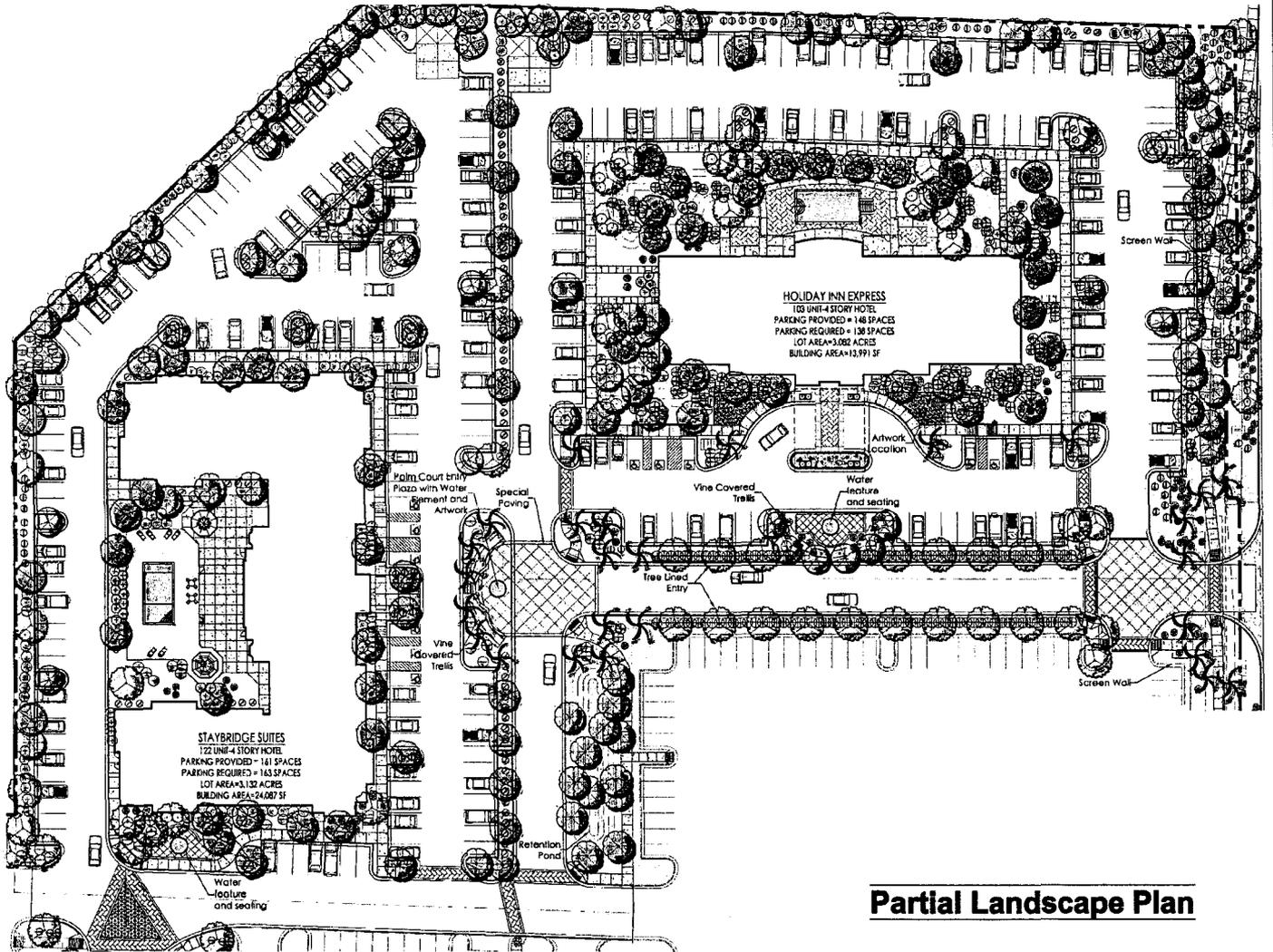
Holiday Inn Express & Suites
102 unit - 4 story hotel

**NE Corner of
McClintock Dr. & Chandler Blvd.**

Page
6

LANDSCAPE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Pinus halepensis Aleppo Pine	24" Box
	Prosopis chilensis 'Thomasi' Chilean mesquite	24" Box
	Acacia salicina Willow Acacia	24" Box
	Quercus virginiana Southern Live Oak	24" Box
	Ulmus parvifolia Evergreen Elm	24" Box
	Cercidium proecox Palo Brea	24" Box
	Parinsonia proecox Sonoran Palo Verde	24" Box
	Phoenix dactylifera Medjool Date Palm	15' Trunk Ht.
	Tecoma capensis Cape Honeysuckle	5 Gallon
	Justicia spicigera Mexican Honeysuckle	5 Gallon
	Calliandra coltortica Baja-red Fairy Duster	5 Gallon
	Nerium oleander 'Petite Pink' Petite Pink Dwarf Oleander	5 Gallon
	Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon
	Ruellia peninsularis Baja Ruella	5 Gallon
	Leucophyllum langmaniae 'Rio Bravo' 'Rio Bravo' Sage	5 Gallon
	Dasylirion wheeleri Dasart Spoon	5 Gallon
	STO DUS Screened Express Brown Decomposed Granite	
	Ground Cover	
	STO DUS	



Partial Landscape Plan

Jan 06, 2008 ©

 **Tharaldson Development Co.**
Fargo, ND

Staybridge Suites & **Holiday Inn Express & Suites**
120 unit - 4 story hotel & 102 unit - 4 story hotel

NE Corner of
McClintock Dr. & Chandler Blvd.

Page
15

LANDSCAPE PLAN - SHEET 1 OF 2

LANDSCAPE NOTES

- Contractor shall verify all site conditions prior to starting work.
- Contractor shall confirm location of all underground utilities prior to any excavation.
- Ground cover shall extend under shrubs unless otherwise noted.
- Planting pit backfill for all trees and shrubs shall be as follows:
Two parts excavated soil thoroughly mixed with one part sterilized wood mulch; Each tree shall receive one pound of gypsum and four ounces of soil sulfur. Each shrub shall receive one-half pound of gypsum and two ounces of soil sulfur.
- All grading to plus or minus 1/10 of one foot by general contractor. Finish grade and fine tacking by landscape contractor.
- Landscape architect or his representative reserves the right to refuse any plant material he deems unacceptable.
- Provide approx. 2'x4' area of native stone below all rain scuppers.
- All non-lurf areas shall be covered with 2" of 3/4" Screened Express Brown Decomposed Granite.

CITY OF CHANDLER NOTES

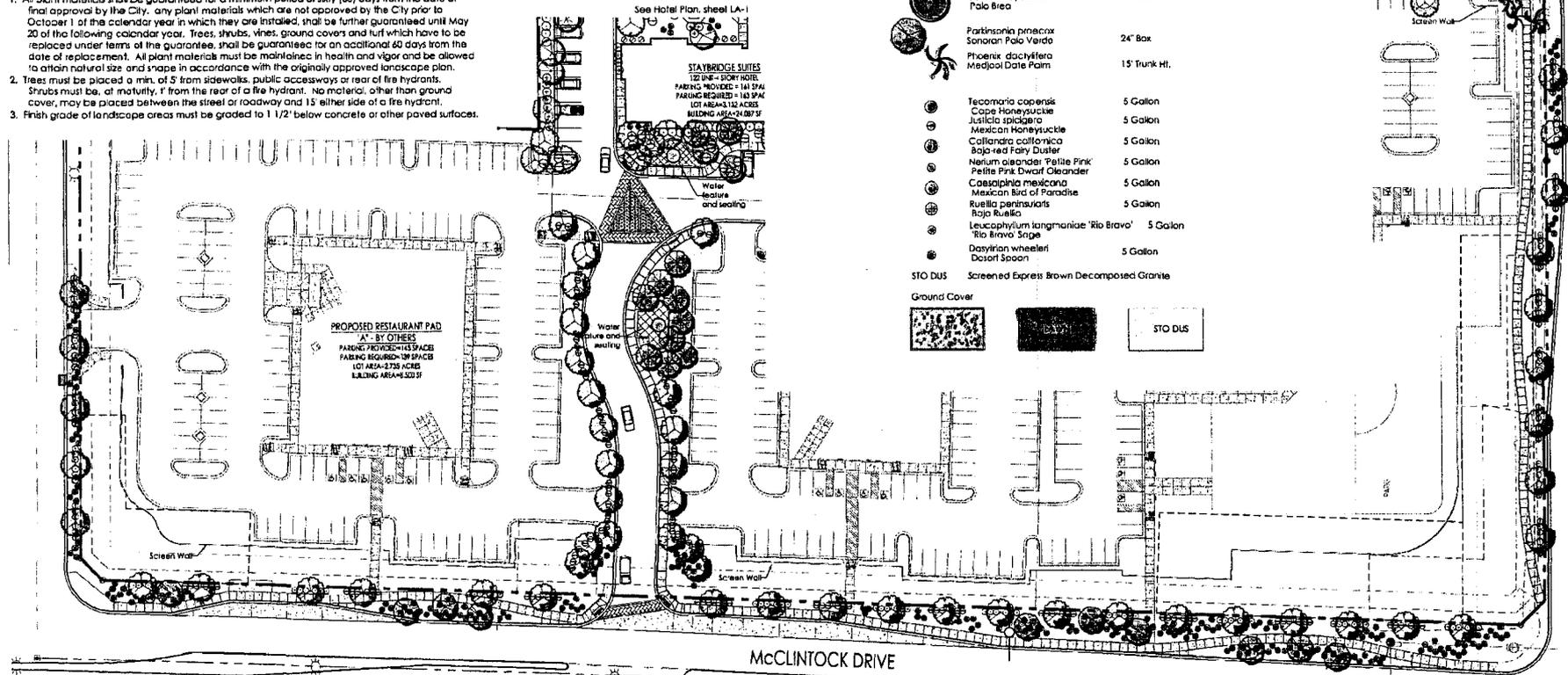
- All plant materials shall be guaranteed for a minimum period of sixty (60) days from the date of final approval by the City. Any plant materials which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year. Trees, shrubs, vines, ground covers and turf which have to be replaced under terms of the guarantee, shall be guaranteed for an additional 60 days from the date of replacement. All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan.
- Trees must be placed a min. of 5' from sidewalks, public accessways or rear of fire hydrants. Shrubs must be, at maturity, 1' from the rear of a fire hydrant. No material, other than ground cover, may be placed between the street or roadway and 15' either side of a fire hydrant.
- Finish grade of landscape areas must be graded to 1 1/2" below concrete or other paved surfaces.

LANDSCAPE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS
	Pinus taeda Aleppo Pine	24" Box	
	Prosopis chilensis Thornless Chisos mesquite	24" Box	
	Acacia salicina Willow Acacia	24" Box	
	Quercus virginiana Southern Live Oak	24" Box	
	Ulmus parvifolia Evergreen Elm	24" Box	
	Cardidium procerax Palo Brea	24" Box	
	Parkinsonia procerax Sonoran Palo Verde	24" Box	
	Prosopis juliflora Medjool Date Palm	15" Trunk Ht.	
	Tecoma capensis Cape Honey-suckle	5 Gallon	
	Justicia spicigera Mexican Honey-suckle	5 Gallon	
	Calliandra californica Raja-red Fairy Duster	5 Gallon	
	Nerium oleander Petite Pink Dwarf Oleander	5 Gallon	
	Cassipouia mexicana Mexican Bird of Paradise	5 Gallon	
	Ruellia peninsularis Raja Ruellia	5 Gallon	
	Leucophyllum langmaniae "Rio Bravo"	5 Gallon	
	Dasylium wheeleri Desert Soap	5 Gallon	
STO DUS	Screened Express Brown Decomposed Granite		



See Hotel Plan, sheet LA-1



Jan 06, 2008 ©



**Tharaldson
Development Co.**
Fargo, ND

Staybridge Suites
120 unit - 4 story hotel



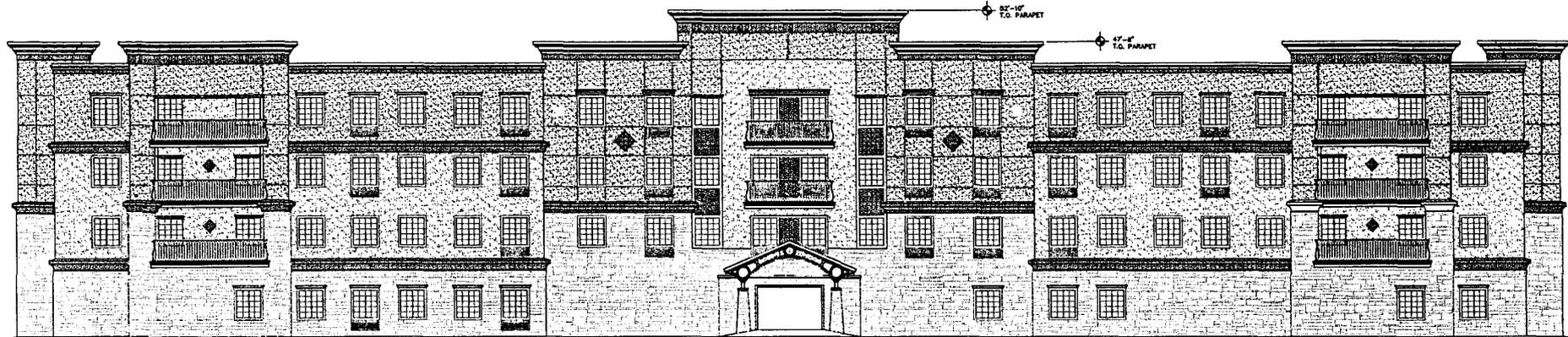
Holiday Inn Express & Suites
102 unit - 4 story hotel

**NE Corner of
McClintock Dr. & Chandler Blvd.**

Page
16

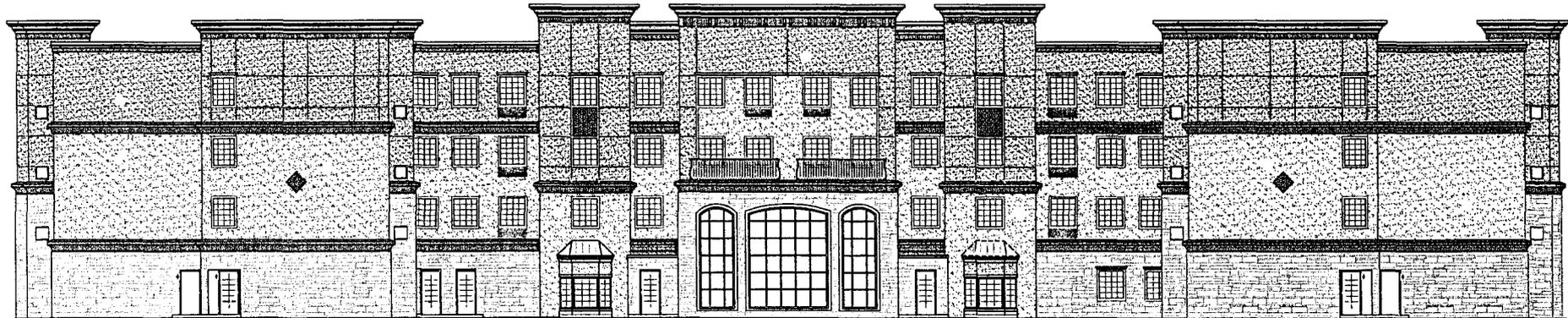
Partial Landscape Plan

Staybridge Suites Elevations



Front Building Elevation

EXTERIOR COLOR LEGEND				
EIF.S. COLOR 1 COLOR: EGYPTIAN SAND	EIF.S. COLOR 2 COLOR: MAHAR WHITE	EIF.S. COLOR 3 COLOR: SANDPET	STONE VENEER - BAND DRYSTACK COLOR: CARAMEL MOUNTAIN	METAL STANDING SEAM ROOF COLOR: BRONZEX



Rear Building Elevation

Jan 08, 2008 ©



**Tharaldson
Development Co.
Fargo, ND**

Staybridge Suites
120 unit - 4 story hotel



Holiday Inn Express & Suites
102 unit - 4 story hotel

*NE Corner of
McClintock Dr. & Chandler Blvd.*

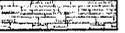
Page
10

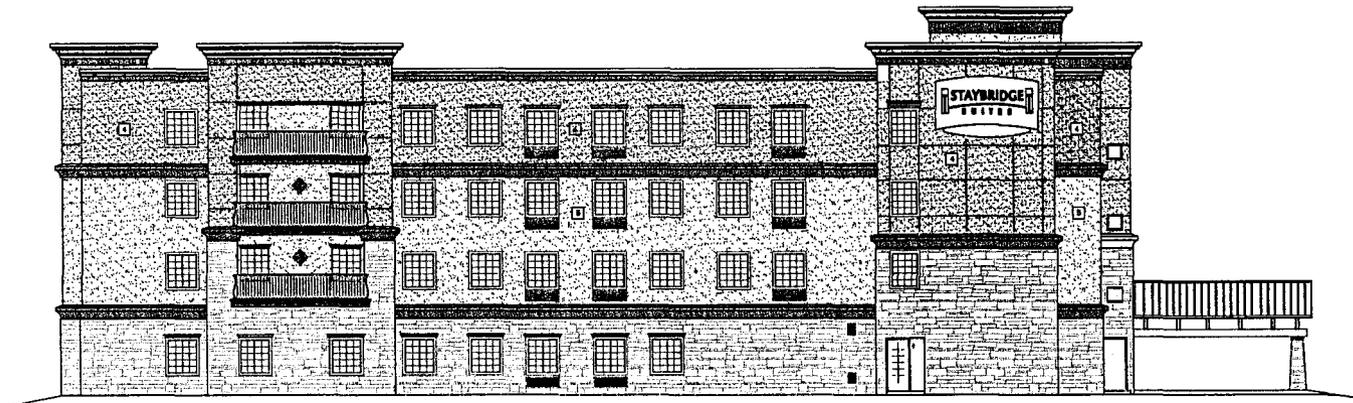
Staybridge Suites Elevations



Building Elevation Interior Courtyard
OPPOSITE ELEVATION SIMILAR

EXTERIOR COLOR LEGEND

				
E.F.S. COLOR 1 COLOR: EGYPTIAN SAND	E.F.S. COLOR 2 COLOR: MAJOR WHITE	E.F.S. COLOR 3 COLOR: SANDPIT	STONE VENEER - IRVING DRYSTACK COLOR: CARAMEL MOUNTAIN	METAL STANDING SEAM ROOF COLOR: BRONZE



West Building Elevation
EAST ELEVATION SIMILAR

Jan 08, 2009 ©



**Tharaldson
Development Co.**
Fargo, ND

Staybridge Suites
120 unit - 4 story hotel



Holiday Inn Express & Suites
102 unit - 4 story hotel

*NE Corner of
McClintock Dr. & Chandler Blvd.*

Page
11

Holiday Inn Express Elevations



Front Building Elevation

EXTERIOR COLOR LEGEND				
E.I.F.S. COLOR 1 COLOR: MONASTERY BROWN	E.I.F.S. COLOR 2 COLOR: AMARILLO WHITE	E.I.F.S. COLOR 3 COLOR: CHINA WHITE	STONE VENEER BY CORNWALL STYLE: DINO BRISTACK COLOR: CHWELS	STANDING SEAM METAL ROOF COLOR: TERRA COTTA



Rear Building Elevation

Jan 08, 2009 ©



**Tharaldson
Development Co.
Fargo, ND**

Staybridge Suites
120 unit - 4 story hotel

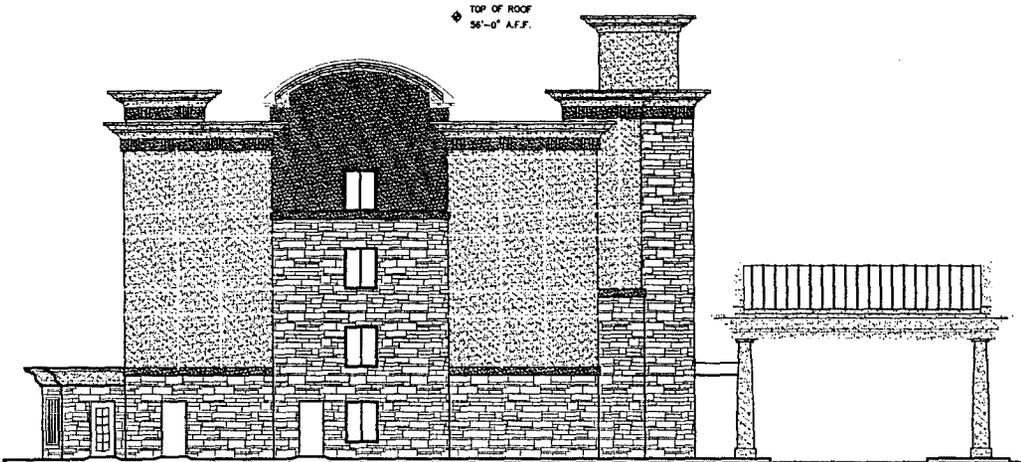


Holiday Inn Express & Suites
102 unit - 4 story hotel

*NE Corner of
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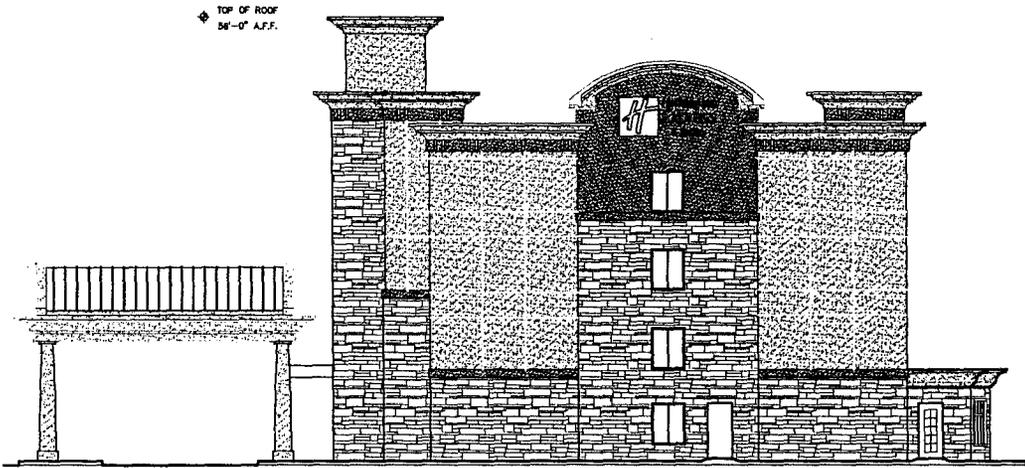
Page
8

Holiday Inn Express Elevations



Side Building Elevation

EXTERIOR COLOR LEGEND	
 EIFS COLOR 1 COLOR: MONASTERY BROWN	 EIFS COLOR 2 COLOR: AMARILLO WHITE
 EIFS COLOR 3 COLOR: CHINA WHITE	 STONE VENEER BY CORNWALL STYLE: SAND BRISTACK COLOR: CHABLES
 STANDING SEAM METAL ROOF COLOR: TERRA COTTA	



Side Building Elevation

Jan 06, 2009 ©



**Tharaldson
Development Co.
Fargo, ND**

Staybridge Suites
120 unit - 4 story hotel



Holiday Inn Express & Suites
102 unit - 4 story hotel

*NE Corner of
McClintock Dr. & Chandler Blvd.*

Page
9