

Broadstone Crossing makes room for hotels

By Roberta Long | Mother Lode News | November 28, 2007 15:42

FOLSOM - City fathers and mothers have long claimed the city is short on beds - beds for visitors that is. The city's current hotels are out of space at times.

By the middle of 2008 the city should have two additional places for visitors to stay. Construction is under way for a Holiday Inn and Suites and a Staybridge Suites at the 208,482-square-foot development named Broadstone Crossing, Parcel 1. The site is located north of Highway 50, east of Bidwell Street off Iron Point Road. Access will be provided off Cavit Drive, which is the entry to Costco.

Besides Costco, the development is surrounded by the future Folsom Point, where In-N-Out will locate on Old Placerville Road, and the future Circuit City, east on Iron Point Road above Costco.

The hotels are proposed to be four stories, approximately 55 feet in height.

The two hotels will anchor the development, which will also have three restaurants. Pedestrian connection to Iron Point Road between the hotels and restaurants will be provided.

The traffic analysis by MRO Engineers recommended stop sign control at both driveways exiting the project site.

In the planning process, the Architectural Review Commission reviewed the elevations of the two hotels and 'wanted different colors for the two hotels and also a pitched roof element added to the Holiday Inn.'

Traffic issues in the area were discussed at length at the Planning Commission meeting on Oct. 3 as the project was reviewed when the applicants requested permission for 60-foot high hotel buildings. The questions included traffic circulation, impacts and levels of service, as well as the affect of the annexation of the area south of Highway 50.

It was noted that a number of issues could be addressed with the upcoming General Plan update.

With regard to the General Plan update, Interim Assistant Director Gail de Pardo said the consultant had to be selected and then there would be a 10 to 18-month preparation period, a total of around two years.

Public Works Director Richard Lorenz told the planning commissioners that the current project will still pay significant traffic impact fees to the city. Those funds are managed by city staff at the direction of the city council, and can be used to mitigate traffic impacts.

Lorenz said that staff has not done enough work to know exactly where those monies need to flow because there are a lot of studies yet to be done in the sphere of influence (proposed annexation south of Highway 50).

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