

November 17, 2016

To: Patrick Streeter, City of Santa Rosa Planning and Economic Development Dept.

From: Railroad Square Project Review Committee

Re: Comments on AC Marriott proposal

Thank you for the opportunity to comment on the revised plans. Below is a list of our concerns:

PARKING: Parking is our major concern. Without an approved provision of off site permanent parking, we would not be able to support this project. The developer must meet City standards for parking without impacting the limited parking resources that exist in Railroad Square. Street parking and permit parking under the freeway are paid parking options for the use of customers, with month-to-month permit parking available on a first come, first serve basis and should not be considered as options to meet the parking requirement of a new development.

DAVIS STREET: Davis Street is a freeway off ramp/on ramp one-way street that is very busy at all hours. Cars routinely run the stop sign at 4th and Davis. How does the drop-off area work for the safety of the guests? How many Davis Street parking spaces will be removed? What provisions are made for backed up cars waiting to check in?

BULB OUT: 4th and Davis intersection has bulb outs that help to direct traffic and pedestrian friendly passage. Please consider adding a bulb out to the corner of 5th and Davis to help with safety, speed and improving the 5th Street environment. In addition, please consider widening the sidewalk fronting the hotel to create a more welcoming connection between 4th and 5th Streets.

DESIGN: With any proposed project in Railroad Square, some of our concerns are how does it impact the district and enhance visitor experience?

More specifics are needed for building color palette, materials and finishes.

Lighting for safety and as design features is important. What are the plans?

What is 5th floor siding material?

Setbacks good. Landscaping good.

RETAIL/RESTAURANT: Relatively small spaces have been allocated for retail and a restaurant. Will the restaurant and retail space be easily accessible for the public to create an inviting and approachable pedestrian friendly street frontage? Railroad Square is a specialty dining and shopping destination, and service providers on the ground floor are strongly discouraged.

It appears that the entrance doors for restaurant and retail spaces open onto the public right-of-way. Is that permitted?

SIGNAGE: What is the City code requirement relating to hotel signage, as well as illuminated signs? It appears that there are two visible signs on each elevation. The blade sign identifying Railroad Square is a good addition and will help direct guests to the hotel.

Although we are supportive of a hotel, we want to make sure that this project adds to and does not detract from the district, nor burden the limited parking resources that exist within this historic commercial district.

Thank you for the opportunity to comment.

Sincerely,

Railroad Square Project Review Committee:

Lynda Angell, Property Owner (Chevy's)

Mike Montague, Property/Business Owner (TeeVax)

Dee Richardson, Property/Business Owner (Whistlestop Antiques)