

***Design Concept Narrative for a proposed Hilton Hampton Inn Hotel, Airway Drive, Santa Rosa, CA***

The proposed hotel project is a 100 room Hilton Hampton Inn hotel, to be constructed on an undeveloped parcel, west of the north end turnaround of Airway drive, just south of an existing Sutter Pacific Medical Foundation building. The design of the proposed project includes a hotel with an outdoor pool and required parking. The existing shared access drive is proposed to be relocated within the site. Part of the existing pedestrian pathway on the south end of the property is also proposed to be relocated. Only a portion of the site is proposed to be developed with the remainder to remain undisturbed.

The proposed building is a four-story structure, type III-A (1-hour) construction. Main entrance to the hotel and a porte-cochere is on the north side, and has been coordinated with the main entrance to the medical center on the adjacent property. The first level of the proposed hotel contains hotel lobby, and associated common and administrative areas, guestrooms, a fitness room and access to the outdoor pool to the south. Levels two through four contain mainly guestrooms.

The existing shared access drive is to be repositioned approximately 60 feet south to provide room for the new hotel building. This reconfiguration will require to relocate 6 existing parking spaces.

Total on-site parking count is 106. This includes 100 spaces for hotel (provided on a one space per guestroom ratio) and 6 additional spaces for the use by the medical center (to replace spaces lost due to drive relocation). Parking lot design is "garden style" with landscape isles separating every 6 parking spaces or less.

The building height from entrance level to the highest point of the roof is 55 feet. The fire access to the building is maintained along building East and West sides.

This proposed project was coordinated with the owner and property manager of the neighboring medical office building.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

Kastytis Cechavicius,  
Principal Architect  
DesignCell Architecture

City of Santa Rosa

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Planning & Economic  
Development Department