

April 4th, 2022

PROJECT DESCRIPTION

Building

The proposed Hotel Weaver is a five-story building with a roof-top terrace. It is located at the southwest corner of Petaluma Blvd. South and B Street (address 2 & 10 Petaluma Blvd. South and 313 B Street) on a site that, until 2009, held a gas station. About three-quarters of the project area (all but the parcel directly adjacent to Bank of the West, to the south) is within the Petaluma Downtown Commercial District, a local district, and the Petaluma National Register Commercial District.

The building consists of a one-story, ground-level plinth housing hotel and restaurant uses. This is surmounted by four stories of hotel rooms, executive suites recessed at level 5, and a set-back rooftop terrace containing a public bar and event space. The main features of the building are as follows. The building is a rectangular volume as viewed from Petaluma Blvd. South and B Street, with an open space extending from the second floor to the terrace as viewed from 4th Street. The building is close to the property lines on the north, south, east, and west facades. At the main public corner at Petaluma Blvd South and B Street the ground floor level is open with an L-shaped cutaway which allows opportunity for indoor-outdoor dining. The interior of the building is separated from the outdoor eating areas with folded screens, and the outdoor eating area is separated from the public sidewalk with low planters (see "Landscaping"). A small open terrace is located at the corner of Petaluma Blvd. South and B Street at the fifth-floor level. The rest of the building facades are primarily flush, with windows set back from the exterior building cladding.

The building will be clad in flush porcelain panels in "bone," or a similar light color. Alternative cladding may be stucco along the non-street facing facades. Accent panels, primarily at the corner of Petaluma Blvd. South and B Street and at the fifth-floor balconies, will consist of perforated metal in a complimentary, warm tone. Windows and the framing of other openings will be in a dark bronze-colored anodized aluminum. Profiles of the window and door frames has not yet been determined; however, the scale and size of the glazing panes will reflect the storefront windows sizes in the surrounding existing buildings. The balconies and open terraces will be finished in pavers in a warm tone. The underside of the balconies and soffits are to be clad in tongue-and-groove wood or a wood-like (non-combustible material). The overall color palette for the project is shades of pale, warm gray to dark charcoal, and warm tones of bone, tan and pale brown. Fixtures will be in a complementary blue color.

The ground floor consists of five bays on the Petaluma Blvd. South façade and three bays of glazing along B Street. The Petaluma Blvd. South bays accommodate the main entry to the hotel at the south end, a secondary entry that is dedicated to the restaurant at the center, and the outdoor eating area at the corner of Petaluma Blvd. South and B Street. The ground floor on the B Street façade consists of glazed walls at the outdoor eating area here, with the west end dedicated to the entry to the underground parking garage and other functional uses. Glazed areas on the Petaluma Blvd. South and B Street facades consist of tall, one-over-one-light windows, with the upper light having the appearance of a transom. The windows will display finished with a fritted glass graphic that will provide visual interest at the

street. The bulkhead is finished with decorative tiles on the Petaluma Blvd. South side that are locally sourced.

Floors two through four consist of two balcony bays on the Petaluma Blvd. South façade, separated by bays of flush windows consisting of tall narrow sash that extends from the floor to the ceiling of interior rooms, with one-over-one lights and a vertical accent panel. An exception is the corner bay at Petaluma Blvd. South and B Street, which features a two-story wire sign for the hotel. This bay is separated from the main body of the building by a narrow, glazed inset. The B Street façade consists of bays of vertically aligned windows that have the same design as the windows on the east façade, with one-over-over-light sash and a tall, narrow accent panel. An exception is the far right or west bay over the entry to the parking garage, which is recessed slightly from the face of the building and clad in an accent material. Balcony railings are structural glass with metal railings. This is typical of balcony railings throughout the project.

The fifth floor is occupied by executive suites around the perimeter on the Petaluma Blvd. South and B Street sides. It features narrow linear balconies on these same facades and an open terrace at the public corner, above the ground floor restaurant. The bays are marked by two sliding glass doors each, separated by metal accent panels, similar to the treatment of the balconies on floors two through four.

The top-most floor, which is pulled back from the Petaluma Blvd. South and B Street faces, features outdoor eating areas, a bar and seating along these same facades with an interior event space at the center of the roof. Behind the event space is a pantry used for food service and events and a back-of-house area. Windows and doors on the enclosed areas consist of full-height glass with dark anodized metal frames, with similar proportions as those at the ground level. Public-facing wall areas are finished in locally sourced decorative tiles. A trellis on the B Street façade is of a similar design as the awning over the main entry to the building on Petaluma Blvd. South. A space at the corner of Petaluma Blvd. South and B Street is reserved for a free-standing sculpture.

Landscaping

The proposed site and landscaping elements for the Hotel Weaver aim to follow the character and design of the building to create a harmonious transition from the surrounding site to the building interior.

Treatments at the ground floor include enhanced pavement and decorative planters at the main building entry along the building façade into the outdoor dining areas at the corner of Petaluma Blvd. South and B Street. The color and finish of the pavers are intended to pull from the design elements of the building, including the lighter warm tones of the buildings' cladding and the diamond shape found on the façade. The planters will be constructed of a darker bronze metal with wood accents to complement the building and to create softness at the ground level. These planters will hold a variety of succulents to provide interest through color, texture, and form. Street trees will be planted along Petaluma Blvd. (1) South and B Street (2) to continue their historic presence with species selection to match existing trees found on both streets.

The second floor features an outdoor amenity area on the rear of the building that can be accessed by fitness center users. This area features a synthetic grass surfacing to support outdoor fitness activities, as well as built-in metal planters that provide separation and screening from the adjacent hotel guestroom patios. Similar to the ground floor planters, color and finish will match the darker bronze, complementing the building. Plantings will consist of smaller ornamental trees planted tightly to provide screening, with understory

plantings to add interest and additional screening. A separate outdoor deck located on the opposite side of the fitness center and adjacent to administration/back of house space, will consist of a green roof tray system primarily planted with lower groundcover and succulent plantings.

The amenity deck located at the top floor features enhanced pavers and decorative planters, with detailing and design supporting the flexible use of the various outdoor spaces. This area provides lounge areas for both large and small groups, outdoor seating at the bar, and an outdoor events and gaming area. Paving consists of pavers set on a pedestals, with the size, shape and color varied to create distinctive zones, including wood tiles at the event and gaming area. Planters will again be constructed of metal with wood accents. The colors and finishes will also be the darker bronze complementing the building facade. Plantings will consist of smaller ornamental trees to provide seasonal interest, complemented by understory plantings consisting of succulent mixes at lounge areas and a mix of shrubs and perennials to provide softness as well as buffer/screening to the amenity deck.