



PERSPECTIVE VIEW-SEBASTPOL AVE

BDE
ARCHITECTURE

AD
ALDRIDGE
DEVELOPMENT

ZAC | **adobe associates, inc.**
civil engineering | land surveying | wastewater

THE BARLOW HOTEL

SEBASTOPOL, CA

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PROJECT TIMELINE

- 1. 2022-2024: DISCUSSIONS WITH THE CITY ON HOTEL ZONING, DESIGN, AND FLOOD MITIGATION.**
- 2. MARCH 2023: COMMUNITY MEETING TO DISCUSS THE ECONOMIC BENEFITS OF A HOTEL.**
- 3. MAY 2024: PLANNING APPLICATION SUBMITTAL.**
- 4. JULY 2024: COMMUNITY MEETING AT THE YERBA MATTE BUILDING.**
- 5. AUGUST 2024: RESUBMITTED OUR REVISED DESIGN BASED ON INPUT FROM THE CITY AND THE PUBLIC COMMENTS AT THE COMMUNITY MEETING.**
- 6. MARCH 2025: PLANNING COMMISSION HEARING – TODAY!**

FUTURE PROPOSED SCHEDULE:

- 1. APRIL 2025: CITY COUNCIL MEETINGS.**
- 2. ESTIMATED: MAY 2025 – DESIGN DRAWINGS AND CONSTRUCTION DRAWINGS WOULD PROCEED.**
- 3. ESTIMATED: Q3/4 2025 – BUILDING PERMIT SUBMITTAL**
- 4. ESTIMATED: Q4 2025 – Q1 2026 – BUILDING PERMIT APPROVAL.**
- 5. ESTIMATED: Q1 2026 – CONSTRUCTION START.**
- 6. ESTIMATED Q3/Q4 2027: CONSTRUCTION COMPLETE.**

PROJECT'S KEY BENEFITS

ECONOMIC BENEFITS

1. \$31.4 MILLION IN GUEST SPENDING (NET OF TAXES).

A. \$23.4 MILLION OF THIS IS EXPECTED TO OCCUR IN SEBASTOPOL, AND \$8 MILLION ELSEWHERE IN SONOMA COUNTY.

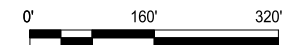
2. WOULD GENERATE APPROXIMATELY \$9.8 MILLION IN LABOR INCOME AND SUPPORT APPROXIMATELY 210 JOBS.

3. FOR THE CITY OF SEBASTOPOL, THIS PROJECT WOULD GENERATE APPROXIMATELY \$1.5 MILLION IN ANNUAL TRANSIENT OCCUPANCY TAXES, ABOUT \$350,000 IN SALES TAXES, AS WELL AS ADDED PROPERTY TAXES.

4. IN ADDITION TO THESE DIRECT FINANCIAL BENEFITS, THE VISITOR SPENDING WOULD HELP SUPPORT SEBASTOPOL BUSINESSES, WHICH SERVE BOTH RESIDENTS AND VISITORS, AND THE LOCAL TAX INCOME WOULD SUBSTANTIALLY ENHANCE THE CITY'S ABILITY TO PROVIDE IMPORTANT PUBLIC SERVICES, MAINTENANCE, AND IMPROVEMENTS, MAINTAINING AND IMPROVING ECONOMIC VITALITY AND THE QUALITY OF LIFE IN SEBASTOPOL.

PLANNING COMMISSION RECOMMENDATIONS

- 1. UPDATE THE SEBASTOPOL AVE. ELEVATION TO ADDRESS THE FOLLOWING CONDITIONS:**
 - A. FEEL MORE WELCOMING; SERVE AS AN ENTRY TO THE REST OF THE CITY.
 - B. SIMPLE FACADE ACCEPTABLE, BUT SHOULD NOT FEEL LIKE THE BACK OF THE BUILDING.
 - C. BETTER INTEGRATION OF THE RAILINGS INTO THE OVERALL DESIGN, AS ALLOWED BY ADA.
 - D. INCOPORATE DESIGN ASPECTS OR PHYSICAL ADDITIONS TO BETTER ENGAGE THE STREET AND TO IMPROVE THE PEDESTRIAN EXPERIENCE.
- 2. APPLICANT AND RELEVANT PROPERTY OWNERS TO WORK WITH THE CITY IN EXPLORING HOW TO IMPROVE ACCESSIBILITY BETWEEN THE HOTEL AND MAIN STREET.**
- 3. EXPLORE THE USE OF A WOOD-LIKE PRODUCT IN LIEU OF A TRUE, WOOD MATERIAL FOR THE FACADE DUE TO MAINTENANCE CONCERNS.**
- 4. EXPLORE USING A STONE MATERIAL SIMILAR TO LOCAL BUILDINGS. APPLICANT TEAM TO REFERENCE THE P&SR ELECTRIC RAILWAY DEPOT.**
- 5. APPLICANT TO EXPLORE REMOVING THE MCKINLEY ARCHWAY. EXPLORE A SQUARE PROFILE TO FIT BETTER WITHIN THE SURROUNDING CONTEXT.**
- 6. EXPLORE RAISING THE MCKINLEY STOREFRONT WINDOWS TO SIT FURTHER ABOVE THE SIDEWALK TO BETTER RELATE WITH WHAT I SEEN ELSEWHERE IN SEBASTOPOL.**
- 7. EXPLORE PUBLIC ACCESSIBILITY OPTIONS TO THE LAGUNA OVERLOOK AT THE BATCH PLANT SITE.**



AREA DEVELOPMENT PLAN

1"=160'-0"



BARLOW HOTEL AT-GRADE SITE PLAN



BARLOW HOTEL ROOF SITE PLAN



PERSPECTIVE VIEW-GRAVESTON COURT

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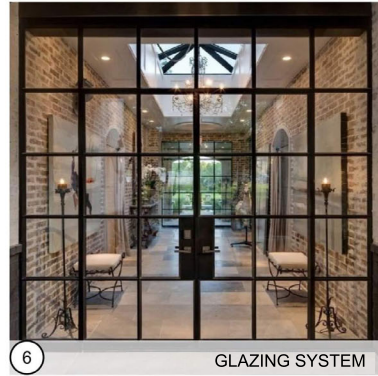
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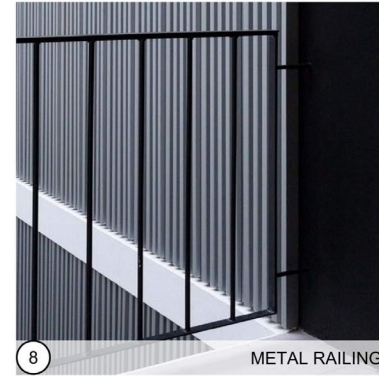
1 WOOD TONE SIDING



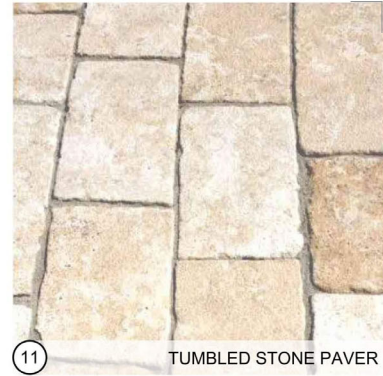
3 STONE VENEER



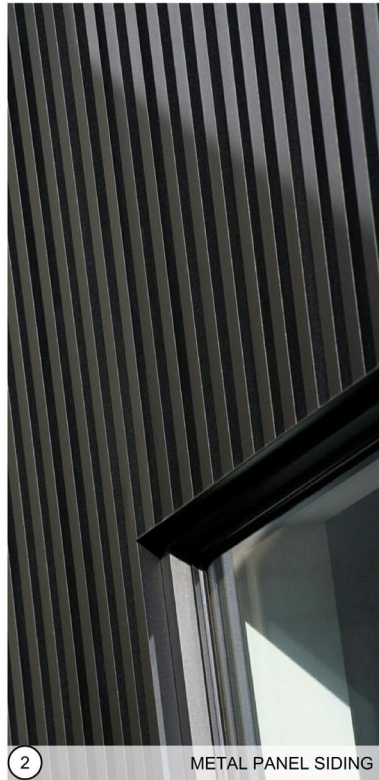
6 GLAZING SYSTEM



8 METAL RAILING



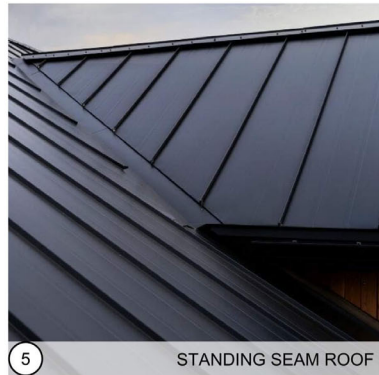
11 TUMBLED STONE PAVER



2 METAL PANEL SIDING



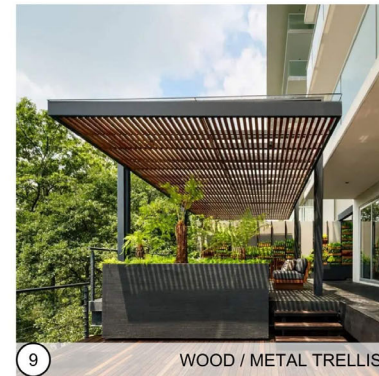
4 SMOOTH CONCRETE



5 STANDING SEAM ROOF



7 ALUMINUM/VINYL WINDOW



9 WOOD / METAL TRELLIS



10 METAL AWNING



12 PAVING - WASHED CONCRETE

MATERIAL BOARD

2



3



4



5



1



6



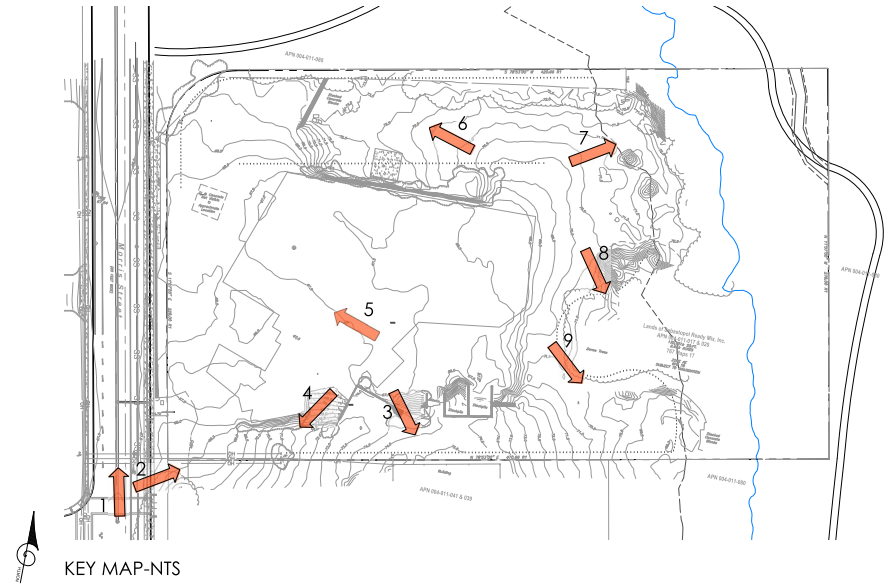
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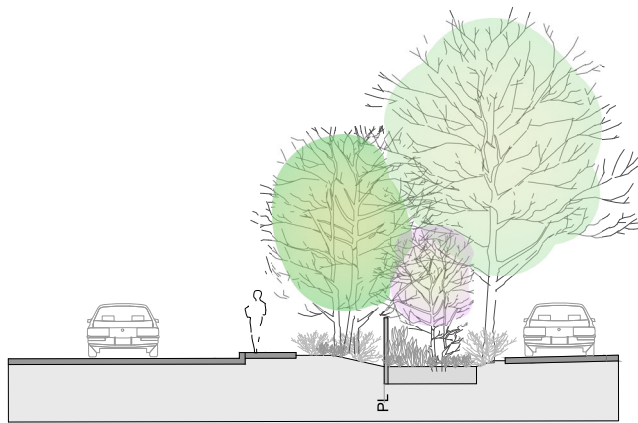
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BATCH PLANT-BEFORE SITE PHOTOS



BATCH PLANT SITE PLAN



SECTION at MORRIS STREET

0' 5' 10'

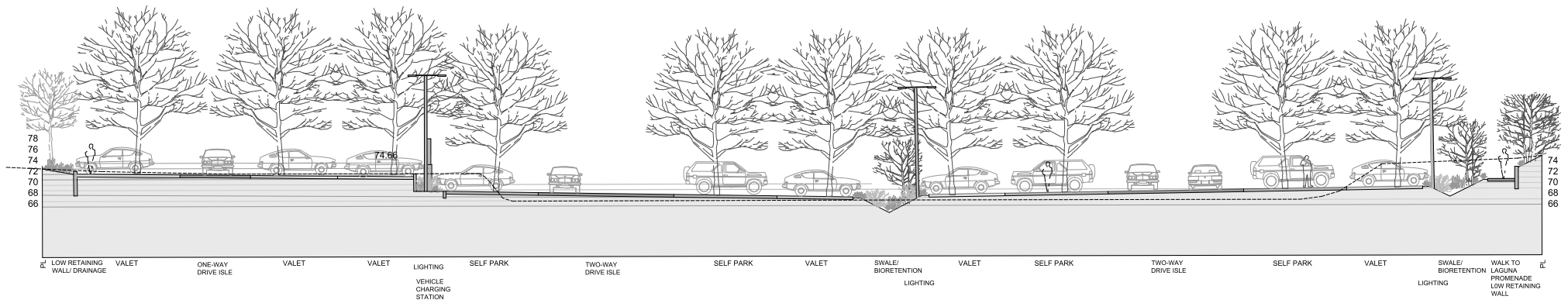


EXISTING CONDITIONS at MORRIS STREET

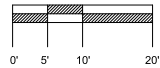


MORRIS STREET ELEVATION

0' 5' 10' 20'



LANDSCAPE SECTION A-A



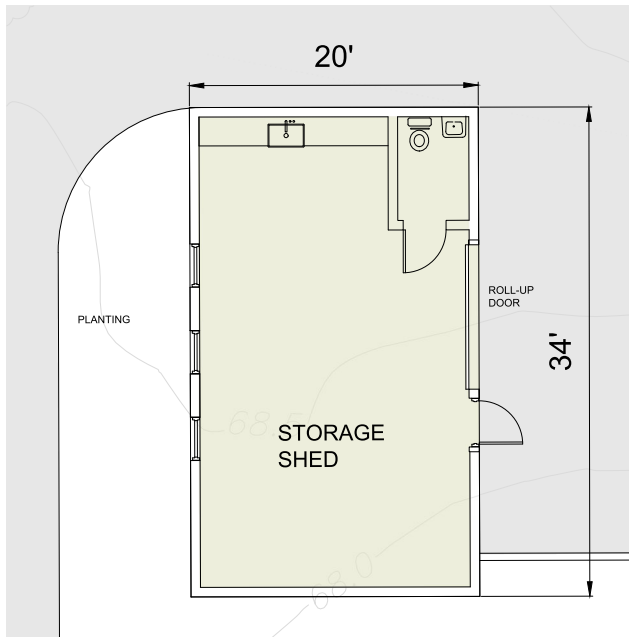
BATCH PLANT SITE SECTION



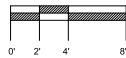
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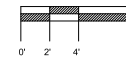
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CONCEPTUAL PLAN



EAST ELEVATION



NOTE:
ARCHITECTURAL STYLE AND MATERIALS TO MATCH THE BARLOW

BATCH PLANT SHED



BATCH PLANT - OVERLOOK VIEW



BATCH PLANT - AERIAL VIEW

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THANK YOU!