



Project Description PL16-0124: Hotel Oxbow Updates

Construct two four-story hotel buildings totaling 151,224 square feet in size in two stand-alone structures on lots bisected by the Wine Train railroad at the southeast corner of the intersection of First Street and Soscol Avenue and bounded by First Street, Soscol Avenue, the Napa River, and the Water Street right-of-way. The two buildings combined will have 123 rooms. The retail space will be eliminated and be used as part of the hotel lobby and amenities.

Design Review:

1. Site Layout/Design: The proposed project utilizes the same foot print, access and layout as originally approved. No changes
2. Mass/Scale: Two buildings are proposed and bisected by the Wine Train railroad utilizing the same mass and scale as approved. One (1) level of underground of subterranean parking has been removed.
3. Building Height/Step-backs: Both buildings are designed using the same building heights and elevation articulation.
4. Building Setbacks: Both buildings retain the same setbacks from First Street on the ground floor. We have then set back the fourth floor at the corner of Soscol and First Street to reducing the massing at the intersection and provide for a roof top patio. The patio width is set back 30 to 60 feet from First Street
5. Façade Articulation: We are providing mid elevation bay windows and Romeo and Juliet balconies. At each corner condition, we are providing private patios with glass door access.
6. Materials: We are proposing high quality Woodtone lap siding with grain finish as well as the board-formed concrete at the ground floor and garage level.
7. Lighting: We propose no changes to lighting
8. Signage: Signage will be reviewed under separate permit
9. Awnings: For long term maintenance, we have included but changed the awing color from yellow to dark brown.
10. Building Elevations: The building will be four (4) stories in height and 60' feet tall as measured from finished grade as originally approved. We are utilizing the same modern gabled ends and roof design. We have incorporated trellises on the 4th floor balconies and roof top patio. At the Romeo and Juliet sliders we have included balcony planting on the hand rails. The ground floor storefront will remain the same as approved.
11. Landscape Plan: No changes in the landscape plan
12. Public Art: Public Art will be reviewed under separate permit.
13. Trash Doors: Added trash doors on Water Street