

## PROJECT FACT SHEET

Questions and Answers from the Community Meeting

Q&A related to:

### Pre-Construction / Planning

#### **What is being proposed for the site?**

A boutique hotel is proposed at 3535 Central Avenue, featuring a restaurant, rooftop event and meeting space.

#### **How tall will the building be?**

The current plans include approximately 7 stories.

#### **How many hotel rooms are planned?**

The development is expected to include approximately 112 hotel rooms.

#### **Will there be a parking garage?**

No. The current plan does not include a parking deck.

#### **How many parking spaces will be available?**

The project currently includes approximately 180 on-site parking spaces. Final parking counts include EV-Ready spaces and may adjust slightly during final design review.

#### **Will existing trees remain?**

The development team is working to preserve as many existing trees as possible and has discussed collaborating with a local vendor on tree preservation and landscaping enhancements.

#### **Will project plans be publicly available?**

Yes. Relevant plans and documents submitted through the public process will be available online through the appropriate public agencies.

#### **What type of lighting will be used?**

Lighting plans will comply with city code requirements related to height, brightness, and placement. Additional details regarding bulb type and fixture style will be finalized during design review.

#### **What assurances do neighbors have given the changing economy?**

The development team continues to evaluate market conditions and financing carefully. The project is being planned with long-term operations and sustainability in mind.

## Q&A related to: **Construction / Building**

### **Will construction impact traffic?**

Some temporary traffic impacts may occur during construction, as is typical with major projects. The development team will work to minimize disruptions and follow city-approved traffic management requirements.

### **Where will construction equipment and materials be stored after hours when not in use?**

Construction staging areas will be identified during permitting and coordinated to minimize neighborhood disruption.

### **Will there be noise during construction?**

Construction activity will follow approved city guidelines and permitted working hours.

## Q&A related to: **Construction / Building**

### **Where will vehicles enter and exit the property?**

Final entry and exit points will follow the approved site plans and traffic engineering recommendations to ensure safe access and circulation.

### **What will parking look like once the project is complete?**

A parking layout and circulation diagram will be included in the final site plan materials.

### **Will there be a restaurant on-site?**

Yes. Plans currently include restaurant space as part of the development.

### **Will the restaurant be open to the public?**

Current plans anticipate public access to the restaurant component.

### **Will local chefs or operators be involved?**

The development team has prioritized local culinary partnerships.

### **How loud will music be?**

Operational details related to music levels, entertainment, and hours will comply with city ordinances and operational guidelines.

**What type of hotel management will oversee the property?**

The hotel is anticipated to operate under Hilton management standards and brand requirements.

**Where will HVAC units and dumpsters be located?**

Mechanical equipment and service areas are planned to minimize visual and operational impacts to neighboring properties.

**How tall will the property fence be?**

Current plans indicate approximately an 8-foot fence. Final specifications will be confirmed during final design review.