



October 23rd, 2015

Reference: Boys & Girls Clubs of St. Helena and Calistoga
1401 North Oak Street

Subject: Proposed Project Narrative

Founded in 1989, the Boys & Girls Clubs of St. Helena and Calistoga (BGCSHC) is the only after-school and summer program provider to up-Valley youth. In 2008, the St. Helena Club facility was built, following a successful \$6 million capital campaign. With its great success, and driven by the increasing need for additional after-school programs, BGCSHC has launched the Great Futures Campaign in 2014 to build a new Clubhouse in Calistoga. The BGCHSC has currently raised \$9.2 million of the targeted \$9.5 million overall goal.

The site is located at 1401 North Oak Street, adjacent to the Calistoga Community Swimming Pool. It is on 1.06 acres of relatively flat land. The design team is working to locate the building on the site in such a way to minimize the impact on the environment. In addition to the 1.06 acres, there is a strip of land to the west of the property that is being held for a future extension of Washington Street. The BGCSHC would like to explore adding this area to the useable footprint of the site. This area is currently proposed to accommodate the exit portion of the pick up driveway. There are large trees on or adjacent to the property that have been reviewed by a certified arborist.

The site design items currently being considered are:

- A road side monument sign
- A vehicle drop-off area for kids at the entry to the building
- We are studying the proposed parking layout. We are assuming there will be on-site parking, with overflow parking possibly on the adjacent Fairgrounds property. Preliminary discussions are currently underway with the Fairgrounds Association.
- On-site bio-retention
- New landscaping and ADA compliant hardscape
- An edible garden. This is to teach kids the garden to table process and an appreciation for the environment.
- Perimeter fencing to provide security for the kids
- Extension of the public utilities to the facility

The design team has been asked to design a building that feels safe and welcoming to kids when they arrive. We are currently working through the programming of the building space but potential amenities include the following:

- Art Lab 1156 s.f.
- STEM Lab 566 s.f.
- Dining Area – indoor/outdoor 891 s.f.
- Warming Kitchen and Pantry 678 s.f.

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- Academic/Learning Center 1155 s.f.
- Games Room 1738 s.f.
- Employee Offices/entry /common space 1102 s.f.
- Storage 571 s.f.
- Restrooms (boys, girls and staff) 480 s.f.
- A Gymnasium that will be utilized by the community for after-hours sports and community use. 4836 s.f.
- An outdoor space to be used for classroom activities. 1250 s.f.
- Mechanical/Electrical Rooms/Custodian 265 s.f.

Per recommendations from the conceptual Planning Commission hearing on 10/14/15 we have also incorporated these additional items on the plans:

- Added an additional parallel parking space at the loading/unloading zone in front of the project
- Posted signage identifying the loading/unloading zone as such
- Added screening at the exterior of the kitchen on the east side of the building to screen any boxes or materials disposed of from the kitchen

The anticipated hours of operation are typically M-F 2pm to 6pm (school year) and M-F 8am to 6pm during the summer and non-school days- such as Christmas and spring breaks. However, the gymnasium facility could be used on Saturdays and as late as 9:30pm week nights during basketball season (November- March) and for special events. The facility will be made available for City and community recreational use and special events during non-Club hours. There is a possibility that alcohol could be served at non Club hour events, such as a Soroptimist dinner or Rotary auction. Any alcohol will be licensed, brought in and removed from the facility by the organizer of these events. No alcohol will be on-site while kids are in session.

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