

Doctor Wilkinson's Hot Springs Resort and Spa**1507 Lincoln Ave APN 011-092-008, -009-, -010, -011, -012, -013, -016, -017****City of Calistoga Use Permit/ Design Review Submittal****June 25, 2019- REVISED July 18,2019****Written Statement****1. Introduction**

Chartres Lodging Group acquired Doctor Wilkinson's Hot Springs Resort early this year with the intent of reimagining the property while maintaining its historical integrity. The existing use of Hotel and Spa will remain. We propose conversion of existing spaces to add 3 rooms for a total of 45, conversion of an existing space to walkaway food and beverage (F&B), and the addition of 16 parking spaces. Chartres has assembled a design team including:

SB Architects
EDG Interior Architecture and Design
Summit Engineering
M Studio Landscape Architecture
T Lee Spas
Pramuk Trees and Associates

At Doctor Wilkinson's Hot Springs Resort & Spa, we are independent purveyors of health and happiness since 1952 - sharing our wellness-giving waters and iconic mud baths, and inviting guests and locals alike into our backyard for relaxation and good times, alongside delicious food and wine. The proposed project would increase the number of rooms from 42 to 45, add a walkway food and beverage space, a beer and wine bar, increase in parking from 35 to 51 parking spaces, and remodel of the existing buildings and site as described below.

Inspired by the Dr. Wilkinson's longstanding commitment to alternative wellbeing and deeply rooted connection to the community of Calistoga, the new vision for the resort as outlined above seeks to:

a. Respect & Leverage Our Past -

With its progressive and passionate roots, downtown location, and quirky mix of storied spa and funky motel, the Dr. Wilkinson's brand experience has the potential to be unlike any other stay in Wine Country.

b. Reimagine the iconic hospitality and spa treatments of Dr. Wilkinson's the Wellness Sensibilities of Today & a Healthy Dose of Fun -

Our goal is to create a lighthearted, modern Apothecary-inspired experience that blends the legacy and pedigree of Dr. Wilkinson's Hot Springs Resort with a fun and

social point of view that appeals to a more youthful and independently-minded Napa Valley visitor.

c. Existing Conditions

Doctor Wilkinson's Hot Springs Resort and Spa is located at 1507 Lincoln Ave. The property consists of 8 structures on 5 Parcels in three tracts with 8 assessor parcel numbers (APNs). There is a total of 42 rooms, and spa including mud baths and an indoor pool, two outdoor pools, and parking for 35 cars. There is also a vacant, undeveloped parcel on the northwest portion of the property.

The buildings range in original construction from 1952 through 1989, but generally include the uses outlined in the image below, as noted:

- 1) Three main two-story, Guestroom buildings containing a total of 33 rooms- plus a meeting room, laundry room and laundry/ linen storage room.
- 2) Two bungalow buildings,
 - a. one at southwest corner of site, that houses 3 rooms,
 - b. one at the center of the property, with a single room
- 3) An 1890's era building at the north end of the site known as the Victorian building, with 5 guestrooms
- 4) Spa building at the corner of Lincoln Ave and Fair Way. This is the original building and includes a reception, and separate men's and women's lockers, treatment rooms, mud baths, attached to an indoor hot-spring-fed pool.
- 5) A vacant 1890's era building at the center of the site along Lincoln that was previously used as an antique shop called Edy's.
- 6) A Pool equipment building for the two outdoor pools
- 7) A storage building with a garage door facing Fair Way, and a storage building behind the Victorian building where volcanic ash and peat moss are mixed for the mud baths.
- 8) The Registration building and offices on the back side of the second main guestroom building, facing into the main drive entrance



Figure 1- Existing Conditions

d. Proposed Development

As noted in the introduction, proposed development does not change the building envelopes, but includes conversion of existing spaces. This will allow for 3 additional rooms and a walkaway food and beverage in the 976 SF Edy's House. We will be adding 16 parking spaces to the existing 35 to accommodate the modification.

a. Building improvements.

The redevelopment will maintain the existing buildings the redevelopment of Doctor Wilkinson's includes:

- 1) Rooms in the three main buildings will be renovated including new finishes, fixtures, and furniture. Bathroom showers will be replaced, and new HVAC will be installed in rooms that currently have through wall air conditioners. The Laundry, Meeting, and Storage Rooms will be returned to use as guestrooms.
- 2) The bungalow building along Fair Way will be similarly renovated with new interior

- finishes, with the addition of removal of kitchenettes to allow for larger restrooms.
- 3) The Victorian building will also be renovated with bunk beds for larger groups. An ADA lift will be installed on the West entrance, which will be utilized as the main entrance for the hotel guests. However, the street facing presence of the structure will be maintained to keep a connection for walk by traffic. The exterior will be painted to tie into the rest of the buildings.
 - 4) The spa will maintain its entrance at the corner of Lincoln and Fair Way, the interior will be renovated, maintaining the men's and women's lockers, will provide a more communal and treatment area that keeps access to the indoor pool area, and also to an outdoor spa garden in the courtyard between the pool, and adjacent guestroom buildings. Spa Operation hours will remain 9AM to 5PM.
 - 5) Edy's will be modified for use as a walkaway food and beverage venue for hotel guests to pick up snacks and meals. This building will have new ADA access on the south side of the building, outdoor seating, and its exterior improvements to tie the building to the rest of the property.
 - 6) The single-room building behind this (noted as bungalow item 2) will become a beer and wine bar with outdoor seating. F&B operations will be from 9AM to 10PM. It is anticipated that 90% of the business in the walkaway will be hotel guests.
 - 7) The Pool equipment room will remain, with updates to exterior.
 - 8) The storage along Fair Way will be converted to a small laundry room, back of house office space, and a small (approximately 300SF) flex space for hotel guests for meetings or other uses.
 - 9) The storage behind the Victorian/ Bunkhouse will be improved and combined with trash facilities (current trash is on the back side of registration)
 - 10) The registration within will be shifted to be accessed from the interior of the site. However, it will still be reachable and signed from Lincoln Avenue. while the side of the building fronting Lincoln avenue will be converted to a guestroom.

b. Site Improvements

As shown on the illustrative site plan below, the scope of work for the site will include:

- 1) Relocate the parking to the vacant parcel on the northwest quarter of the site to improve pedestrian flow through the site. This entrance from Lincoln at the north end of the site will become the only vehicle entrance, and all traffic will exit on to Fair Way at the southwest corner of the site. Signage will be added to support this new traffic flow.
- 2) Parking in this northwest corner will be expanded from 35 to 51 spaces (including accessible spaces). Please see enclosed parking study for additional detail.
- 3) 5 bicycle parking spaces will be provided in two locations near the registration and near Edy's as shown in plans.
- 4) The existing drive and parking between the registration and Edy's will become an amenity lawn with seating, games and other activities for hotel guests.
- 5) Fencing will be modified as noted in the Fence and Wall plan.
- 6) Landscape improvements will be made along Lincoln Ave. in front of Edy's and the Victorian/ bunkhouse for additional guest outdoor space. Proposed trees within the Caltrans ROW and proposed accessible path of travel improvements along the sidewalk within the ROW, will be coordinated with the City and Caltrans.

- 7) Trees will be added and removed as necessary per the arborist report and Landscape plan.
- 8) The outdoor pool deck area will be expanded north to allow for more seating and an amenity, likely a firepit.



Figure 2 - Illustrative Site Plan

e. Additional Information

- a. We have included a Water/ Wastewater study showing that with full capacity rooms throughout the year, café, bar, and 50 average daily spa guests fit within the allotment of 6783 hundred cubic feet.
- b. To expand on the description of our F&B offering While we are still finalizing the menu, the concept for food service is pastries, sandwiches, and salads in a market-like setting with espresso-based coffee drinks, bottled wines, tapped beers and bottled local soft drinks available. Pastries are prepared off site but baked in TurboChef-style oven. Sandwiches are prepared on site with pre-prepared meats. Salads and raw vegetables are prepared on site. Patrons will order in the café, but will have limited seating options in the café, and will more likely bring their selections to other parts of the resort. There are a total of 10 indoor seats and 12 outdoor seats dedicated to the food and beverage.

c. Tree Summary – Protection, Removal, Proposed

The following summarizes the existing and proposed trees on site based on the Arborist Report dated July 5, 2019.

Total trees on site	48
Total trees off site	14
Total trees in Arborist report	62
Total trees to be protected by City code	18
Total trees in poor condition per Arborist	9
Total trees with poor structure per Arborist	8
Total trees to be protected	22
Total trees to be removed on site	26
Total tree quantity to be mitigated: (3:1 for protected trees)	18x3=54
Conceptual Landscape Plan: total proposed trees	75

Use Permit Application Required Findings

1. The proposed use is in accord with the Calistoga General Plan and any applicable planned development.

Dr. Wilkinson’s hot springs resort is located in the ‘Downtown Commercial’ land use designation where inn and spa is an allowed land use. There is no planned development overlay on the subject parcels. This area primarily provides commercial uses for visitors and residents. The proposed use and renovations of Dr. Wilkinson’s hot springs resort will remain the same as the existing use. The proposed new Café inside the old Edy’s art house and Bar will conform to the land use designation ‘commercial downtown’. These will enhance the economic and commercial diversity of the downtown and promote a balance between visitor-oriented and local-serving commercial development.

2. The proposed use is in accord with all applicable provisions of the Calistoga Zoning Code (Title 17). Dr. Wilkinson’s hot springs resort is located in the ‘Downtown commercial’ Zoning District. The expansion of this existing facility inn and spa is allowed per zoning code section 17.21.030.16 which allows resorts and inns as conditionally permitted uses. Similarly the proposed new Café inside the old Edy’s art house and Bar are conditionally permitted uses under 17.21.030. 7 & 12 The proposed renovations will conform to all of the Calistoga Zoning Code. The proposed renovation will protect the small-town qualities of Calistoga, which include walkability, vineyards, orchards, natural habitats and open space. The project is seeking to add additional open space where the current driveway exists between the check-in building and Edy’s Art House.

3. The proposed use will not substantially impair or interfere with the development, use or enjoyment of other property in the vicinity. The proposed project is a remodel and minor expansion of an existing conditionally permitted use. The project improves the existing buildings, site, circulation and parking and will not impair or interfere with the development, use or enjoyment of other property in the vicinity. The proposed renovations will continue to convey and define Calistoga’s community

heritage of a small town lined with pedestrian oriented shopping and services for residents and visitors in accordance with the Calistoga General Plan. The proposed use and design will be compatible in mass, scale and character with the immediate neighborhood setting and conform to 'Development and Design Considerations'.

4. The proposed use will be consistent with and enhance Calistoga's history of independently-owned businesses, thus contributing to the uniqueness of the town, which is necessary to maintain a viable visitor industry in Calistoga and to preserve its economy.

The proposed project works with the existing buildings and site to maintain the unique character of the site. The resort maintains Calistoga's history and supports the visitor services industry preserving the economy as envisioned in the General Plan. The proposed renovations will maintain its signature thermal hot springs resort status and be respectful of its historic presence in town. Dr. Wilkinson hot springs resort will collectively form an "anchor" at the northern end of the History District along with the former Gliderport properties in accord with the Calistoga General Plan. Development will be comparable in scale and mutually supportive in use.

5. For formula businesses only: The proposed use would be resident-serving.

N/A