

Attachment 4

Brannan Center Project Description

Revised June 25, 2020

The **Brannan Center**, a 501(c)(3)(pending) California Non-Profit Corporation is completing a long term lease with the Northern California Presbytery of the Redwoods for the existing **Calistoga Community Presbyterian Church** (Green Church) building, grounds and parking lot for the purpose of preserving and re-imagining the nearly 150 year old facility. The rehabilitated and enlarged facility will be dedicated for use as an up-valley music, theatre and community education & events venue as well as providing much needed meeting space for a collection of community organizations and events, in which many met in the church in years past. The rehabilitated site will also remain as the place of worship for the existing Presbyterian congregation for as long as it remains active.

The existing site at 1407 3rd street consists of the 9,287 sq.ft. church structure and a parking lot with 21 parking spaces. The condition of the existing structure is dire having been red tagged by the City leaving only the sanctuary and one other room occupy-able. At present the only use of the site is for Sunday Services, AA and ESL classes.

The proposed **Brannan Center** will rehabilitate the entire existing structure for full occupancy. In addition we propose to construct a 1,144 sq.ft. addition to the entry area of the building to serve as a lobby space, approximately 2,270 sq.ft. of outdoor terrace with ADA compliant building and terrace access, approximately 353 sq.ft. of lower level outdoor courtyard space as well as a 280 sq.ft. storage and 68 sq.ft. trash enclosure located adjacent to the parking lot. Restoration work of the existing interior will include ADA compliant ramps to all floors except the private office space located on the upper most level, new mens and women's restrooms adequate for the proposed uses as well as the addition of a commercial kitchen. The existing structure will be retrofitted for seismic strength where necessary, the existing electrical and plumbing infrastructure will be brought up to date and state of the art HVAC and new Fire Suppression systems installed throughout.

The new Terrace patio area, elevated to the same level as the existing main floor will incorporate landscape and seating and will be accessed from an enhanced public pedestrian plaza at Washington and 3rd.

The existing parking lot has been redesigned to accommodate 31 parking spaces, new lighting and bicycle racks for 12 bicycles. In addition to the on-site parking the Calistoga School District has approved our request to allow event parking at the Calistoga Elementary School parking facilities (27 spaces) (within 400 ft.) in exchange for the Brannan Center parking to be available to parents picking up their children after school.

The city owned public parking lot adjacent to the Police Station (within 560 ft.) provides an additional 54 spaces. These combined parking opportunities will provide a total of **112 lighted off street parking spaces** easily accessible by foot.

The **Brannan Center** event uses will range from one event per week to nightly events during short periods, such as a theatre group play running for consecutive nights for a week or so. Anticipated events include musical performances, plays, speaking engagements, school performances, weddings, quinceaneras, private family or organization gatherings and civic events larger than the City's existing facility capacity.

The on going daily use of the facilities will be for small group organizations such as the Boy Scouts, Girl Scouts, AA, ESL classes, Calistoga Cares, Rotary, Future Farmers, various instructional activities etc. as well as Sunday morning church services.

The anticipated use of space incorporated within the finished **Brannan Center** can best be anticipated as follows:

The 2,270 sq.ft. **OUTDOOR TERRACE** and 1,144 sq.ft. interior **LOBBY** areas will be utilized for pre-event, post-event and intermission gathering spaces. The terrace may incorporate seating areas for people to linger. There are no outdoor entertainment events proposed nor will there be any outdoor sound system. The **TERRACE** will be available for wine and hors d'oeuvres service during planned events. The anticipated time parameters for **TERRACE** event use will run from early afternoon until 9:00 or 9:30 in the evening.

Located on the **MAIN LEVEL** together with the lobby and terrace, the 1,950 sq.ft. existing sanctuary space will become the primary event venue space for music performances, lectures and speeches, presentations, weddings, etc. To provide flexibility the existing pews will be replaced with movable chair seating to accommodate up to 130 people.

Located on the **MEZZANINE LEVEL**, the 1,770 sq.ft. **UPPER STAGE** space will be available as the primary theatrical venue space, taking advantage of the existing stage. Again utilizing chairs, the room is laid out to accommodate up to 105 people for a performance. The room will have the flexibility to also be used for banquets utilizing a commercial dumb waiter connection to the commercial kitchen space to be built on the lower level of the building.

The 395 sq.ft. **CONFERENCE ROOM**, also on the mezzanine level, will be used for meetings, classes, etc. It is anticipated that smaller civic groups and community education classes may utilize this space. The space incorporates a small sink for coffee and tea plus cabinets and counter space to serve those utilizing the room. It is planned to accommodate IT and communications equipment on par with corporate level conference facilities. The space can be configured with tables and chairs, row seating or large conference table arrangements depending on the need.

The 3,087 sq.ft. **LOWER LEVEL** is divided into three primary uses and will be directly accessible from outside by way of an outdoor ADA ramp down to a new recessed courtyard. This will allow use for community groups to have access to the space independent of the larger facility. There is a commercial kitchen planned that can be utilized to support Brannan Center and community events as well as function as a caterer kitchen with independent ramp access to the parking lot. The two other spaces will be multi use and could accommodate everything from yoga or dance classes to ESL or citizenship classes, AA meetings, Boy Scouts, Girl Scouts, the list goes on. The planned commercial kitchen may have a permanent caterer renting the space although there is not yet a commitment for that.

The **UPPER LEVEL**, 790 sq.ft. office area will be opened up as a common bullpen office with 7 workstations. The Brannan Center non-profit anticipates having one full time manager on site who will occupy one office work station on the upper level. In addition, we have committed to provide one dedicated work station for use by the church. The actual use is expected to be intermittent. There is the potential of occasional use of the remaining 5 work stations for local organizations such as the Up Valley Family Center and Rianda House.