

ROMAN SPA HOT SPRINGS RESORT

A Resort Redevelopment Project

Design Review Submittal Narrative

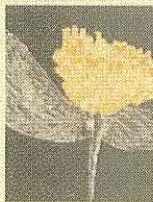
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Applicant:

Michael and Kathy Quast
1300 Washington Street
Calistoga, CA 94515

Architect:



David Bury & Company
Architects, Ltd.
215 Church Road
Ojai, CA 93023
David Bury, AIA, NCARB
Adriene Coulter, AIA
Ethan J. Twer

INTRODUCTION

Preface

The Roman Spa Hot Springs Resort is located at 1300 Washington Street in Calistoga, California. The spa and resort currently includes 60 guestrooms, which are set amongst flowering Mediterranean gardens, splashing fountains, invigorating hot spring pools and the pampering onsite full service Spa, Baths at Roman Spa.

The goal of the owners, the Quast family (directed by Michael and Kathy Quast), is to redevelop the spa and resort for spaciousness, upscale facility improvements, and revitalized occupancy. David Bury & Company, Architects, Ltd is pleased to help master plan and redevelop the vision of this property.

Market

The Roman Spa Hot Springs Resort is an enchanting place to reside while exploring Calistoga and California's legendary wine country. The most popular activities nearby include strolling through the quaint, historic downtown district and exploring the tree lined small town neighborhoods, sampling Napa's best restaurants and pampering oneself with intimate spa treatments. The Roman Spa Hot Springs Resort attracts most of its visitors from the Sacramento and San Francisco Bay Areas, but has been visited by those from across the country and all over the world.

Problem Statement

The Roman Spa Hot Springs Resort is currently underdeveloped as a hot springs and resort vacation destination. The pools do not evoke a feeling of an authentic hot springs, and many of the guest rooms and suites need to be redesigned to better accommodate and excite today's discerning traveler. There is a need to address an evolving market of younger and more discerning guests with increased expectations regarding experience and amenities. Adapting to this market is imperative to remain competitive and profitable as a destination resort and spa. In addition, the spa and resort is presently lacking spa services for locals and day visitors in the area. The goal during redevelopment will be merging these needs and others into a comprehensive master plan befitting Calistoga, while maintaining the intimate, residential and rural, small town ambiance that has attracted visitors to the spa and resort for decades.

Property History

The Roman Spa was started in 1975 by Max Quast and the Quast family. They acquired Piner's Hot Springs and introduced the outdoor geothermal pools to the property. It grew in the first 10 years to the largest lodging resort in Calistoga at 61 lodging units. The original, outdated units and tiny bungalows were all replaced to modern lodging units. During that time, the bathhouse changed from a communal European style facility to one

with private massage rooms. Throughout its time, the Roman Spa has always emphasized lush gardens and the outdoor Roman soaking experience featuring authentic geothermal waters. This together with the walking proximity of Calistoga's downtown has been a primary draw of this facility and the guests' experience.

Now the Quast family wishes to update the bathhouse to current demand standards with changing, relaxation, and gathering areas incorporated into the treatment facilities together with heightening the Bath experience. The new bathhouse together with an adherence on the Roman bathing tradition will continue to be the focus of Roman Spa Hot Springs Resort.

Since 1994, the Roman Spa has provided the City of Calistoga over 3.5 million dollars in Transient Occupancy Tax (TOT) revenue.

PROJECT DESCRIPTION

Existing Property Inventory



The Roman Spa Hot Springs Resort currently includes all of the following facilities and areas:

- 60 guest rooms and suites (61 permitted)
- 67 parking spaces
- 1 large outdoor geothermal pool
- 1 outdoor hydro jet geothermal therapy spa
- 1 indoor hydro jet geothermal therapy pool
- Men's and Women's Finnish saunas
- Mediterranean flowering gardens and grounds with fountains and fish ponds
- Barbeque and picnic areas
- Guest Laundry facility
- Guest Library
- On-site laundry and maintenance facility
- Staff offices
- 3 residential apartments
- Baths at Roman Spa (which includes therapeutic massages, herbal facials, mud baths, mineral baths, and reflexology treatment)
- Spa storage building (located on an adjoining 7,200 sq. ft. parcel)

Existing Baths at Roman Spa



The existing Baths at Roman Spa typically accommodates 10-14 persons per hour in 1,970 sq. ft. of space. The facility currently uses both City water and mineral water (from on-site wells). The existing spa includes the following rooms and amenities:

- 2 mud rooms with dual mud tubs, whirlpool tubs and showers
- 7 massage rooms with a sink in 2 of them
- 2 restrooms with a sink and water closet (wc) in each
- 1 laundry room with capacity for 3 washers, 3 dryers and a utility sink
- 1 reception Area
- 1 staff break room

Spa Redevelopment

The goal of the spa redevelopment is threefold: first, by incorporating 2 contiguous parcels into the resort and creating two parcels with a lot line adjustment, the owners will increase the overall size of the spa on a separate City waterline; next, improved amenities (such as showers, changing rooms and soaking pools) are being planned. In addition to the upgraded spa, the new structure of $\pm 31,754$ interior s.f. will contain $\pm 5,344$ s.f. of resort-serving facilities: a new 2,766 s.f. Laundry/Maintenance facility, a 2,187 s.f. resort employee area, and additionally, a 1050 s.f. Caretaker's unit.

Spa upgrades will increase its current size of 1,970 s.f. by approximately 23,390 s.f. for a total spa gross square footage of $\pm 25,360$ interior s.f. and 6,735 s.f. of exterior pool and relaxing areas. Part of this square footage increase will address deficits in the current spa, such as the addition of approximately 2,600 s.f. of locker area, over 1200 s.f. of lounge and treatment waiting areas, and enlarging the lobby space and associated administration areas by over 2,800 s.f.. Other additions will address current clientele expectations for spa services which did not exist at the time of construction of the original spa. Such additions include a Juice Bar, Fitness, and Salon services, Turkish steam room, Therapy pool, private couples' suites, Vichy shower rooms and an Aromatherapy room. New exterior facilities such as a therapy pool, outdoor spa tubs and relaxation space have also been added. Additional square footage has been added throughout to accommodate current ADA requirements, exiting corridors, stairs, elevator and other missing support functions. The total guest generating use area including

treatment rooms, mudrooms, therapy pool, and salon service areas is approximately 14,885 s.f.. The remaining building square footage, approximately 10,475 s.f. is for circulation and support as auxiliary function areas that do not generate increased treatment occupancy. Spa Club Memberships on a limited basis may occur in the future.

The full Spa Building and all new structures will incorporate full fire sprinkler systems.

The new spa rooms and amenities will include:

1st Floor:

- entry lobby with stairs and elevator
- 3 mud rooms with dual mud tubs and whirlpool tubs
- 3 shower rooms
- 1 mud room relaxation room
- staff preparation and storage areas
- Resort Employee Areas
- Spa Resort Laundry
- Maintenance Department
- Offices
- Aromatherapy room
- Fitness spa
- Salon Services
- Employee and guest restrooms

2nd Floor

- Mechanical/janitor space
- Employee and guest restrooms
- Caretakers unit
- Multiuse Yoga studio
- 2 couples Massage Suites
- 10 massage rooms
- 1 couples Vichy Massage
- 1 Vichy massage
- Prep and Storage room

3rd Floor

- Spa lobby with reception counter, retail and seating areas and elevator
- Private client conference room
- 3 management offices and storage and reservations areas
- Juice bar and table seating
- Men's and Women's locker rooms with attached Towel Dispensary, pools, and loggia seating
- exterior roof garden (not included in square footage totals) with soaking pools

- outdoor Turkish steam room
- outdoor therapy pool with recovery area
- Employee and Guest restrooms
- Guest relaxation and waiting area
- Interior and Exterior exiting safety stairways



Existing Guest Rooms

Eight buildings presently house 60 guest rooms and suites. Some rooms consistently rent better than others due to their size, location, amenities, etc. A summary of the existing guest rooms and types follows:

First Floor Suites	0	Rooms with a Kitchen	28
First Floor Rooms	26	Rooms with a 2-Person Jet Tub	2
Second Floor Suites	2	ADA Accessible Rooms	2
<u>Second Floor Rooms</u>	<u>32</u>	Semi-Accessible Rooms	1
Total	60*		

*61 units permitted on site and used through the mid-1990's

Guest Room Redevelopment

The goals of the lodging redevelopment are to renovate the existing 60 rooms in use, reinstitute the 61st guest room for rental, and add 3 rooms as upscale suites, and increase/improve basic guest amenities on site. To accomplish these goals, the redevelopment will include:

- a new fitness center at approximately 480sf
- addition of a poolside lounge with Internet access
- creation of a multipurpose/conference room and staff offices
- relocation of the existing laundry and maintenance facilities
- reinstating use of the 61st lodging room

- continuing use of the remaining guest rooms with minor relocations and improvements
- enhancement of the existing pools with upscale surroundings and convivial outdoor features
- a new multi-purpose guest lounge
- 3 new upscale suites
- possible spa club memberships may occur in the future on a limited basis

Existing and Proposed Housing Inventory

The existing DC zoned resort property has 3 apartments on-site. The housing stock of the resort will be maintained. Existing and proposed housing are as follows:

Existing Housing

Unit	Size	Location
1	774sf	(E) Bldg 1
2	700sf	(E) Bldg 10
3	360sf	(E) Bldg 4

Proposed Housing

1	774sf	(N) Bella Sera Loggia - Caretaker
2	593sf	(N) Bella Sera Loggia - Apartment
3	1050 sf	(N) Spa - Caretaker

DEVELOPMENT OBJECTIVES

Design Theme

Development of the Roman Spa Hot Springs Resort will predominantly feature rural, Italian-themed structures that are in character with the Napa Valley. This will include stone and plaster details, scaled building masses and varied forms to create visual interest in the downtown Calistoga district. Additional features will include rustic tile roofs, wrought iron balconies, wood and iron trellises, plaster detailing (utilizing soft tans, pastels, and other neutral colors), lush landscaping, enhanced paving and other architectural elements to enhance and extend Calistoga's rural, small-town character.

Calistoga Urban Design Plan

The project will recognize the objectives contained in the City of Calistoga Urban Design Plan and the "Historic District" within which the project area is located. The site is a transitional area between commercial, hospitality and residential uses.

The Urban Design Plan recognizes the unique character and assets of Calistoga and the qualities that draw residents and visitors alike including the rural, small town character, the location in the wine country, and the thermal waters. The Plan will encourage quality design that recognizes and enhances the city's unique attributes and small town fabric. The proposed design for the Roman Spa includes the following objectives proposed for the Historic District:

- mixed-use commercial and residential
- redevelopment should be encouraged to increase the intensity, activity and vibrancy of Downtown's "second streets": First Street
- courtyard spaces
- Encourage greater building density and locate the required parking off-site in shared or public parking facilities.
- provide "anchors" in the form of signature development
- encourage the development of multi-story mixed use buildings
- If a three-story building is proposed, setting the upper floor back from the building front may be considered to lessen the impact on the perceived scale at the street level.
- Whenever possible, access, circulation and parking shall be shared by adjacent properties.
- additions to buildings facing plazas
- centralized refuse and recycling storage
- expansion of spa and visitor accommodations
- spa housing
- residential components

Conditional Use Permit

The City of Calistoga has previously issued a Conditional Use Permit (CUP) for the Roman Spa property to allow the current 61 hotel rooms. As required, the owner is submitting applications for CUP and Design Review; however, the applicant is seeking to increase the total hotel room count by 3 new upscale suites. The existing CUP will be modified as required as a part of this proposal.

General Plan

The current designation for the principal existing project site area at 1300 Washington Street is Downtown Commercial (DC). As part of the proposed project, and to assist in the unification of the property components, the applicant requests merging the contiguous applicant-owned parcel at 1422 Second Street, currently designated Community Commercial (CC) with the adjacent applicant optioned property at 1455 1st Street with a lot line adjustment into a separate spa parcel. Merging the properties into a single parcel with a uniform land use designation of CC will not require an amendment to

the 2003 City of Calistoga General Plan Land Use Element and Land Use Map (LU-4). The two merged CC parcels will accommodate the new proposed Spa building.

The applicant is also requesting an amendment to the General Plan Land Use Overlay Map (LU-6) to include the Roman Spa within the Planned Development Overlay Land Use designation. The size and significance of the Roman Spa and its location as a transitional property between the Downtown Commercial District and surrounding residential uses makes it an ideal property for a PD designation.

Creating a Planned Development district for the Roman Spa is consistent with the Overlay Designations of the General Plan Land Use Element, which indicates that the PD "is applied to large land holdings with unique features.... transitional areas, and in areas where innovative design standards are applied to achieve a superior design....". Pursuant to Section 17.24.040 of the Calistoga Municipal Code, when a Planned Development district is established, a preliminary development plan should also be considered, which will guide future development on the property. Under separate cover, the applicant is submitting a Preliminary Planned Development District to define Development Standards and Review Requirements for the proposed Planned Development.

Pursuant to section 17.24.030, by designating the property as PD, "the Planning Commission may require higher standards or allow lower standards for the PD district than are required for the district with which it is combined for use, height, parking, traffic circulation, landscaping, lot sizes and other elements with which the zoning regulations are concerned".

Designating the complete project site as PD will harmonize all of the diverse uses and supports the full redevelopment potential, unique character, and the natural resources of this existing property. It will unify current legal non-conforming structures, both new and remodeled structural improvements, and provide improved ADA accessibility. The PD designation allows planners and designers more creative flexibility when addressing and enhancing the unique characteristics of complex projects such as the Roman Spa.

The PD district will recognize and unify the following existing and proposed conditions that are currently non-conforming under the DC designation:

1. The existing two-story Guest Room Building #3 adjoining Second Street has a legal non-conforming 4.5' setback off the street property line. The front of the Resort property is considered to be Washington Street. First and Second Street are also considered as front yards per the Director of Planning. Pursuant to City Ordinance #614, the DC District requirement for a street side setback for a principal or accessory building is 0' except when across from a residential district when the setback requirement is 20'. Until recently, under previous City zoning requirements, the required setback was 0'. Allowing a 0' setback across from the Second Street residential district will correct this existing non-conformity. It should be noted that the distance on Second Street between the curb and the

Roman Spa property line is already over 15', providing a generous existing setback at this location.

2. The proposed new spa building immediately to the north of Building #3 has a proposed 2nd Street setback of over 10'. The trash enclosure gate has a 5' setback. The new Urban Design Plan suggests creation of courtyards. A proposed PD setback of 0' on 2nd Street will accommodate the 10' setback of the new Spa building and allow the structure to have an exterior roof garden-courtyard area in the front of the building in keeping with the design theme of the project. The new three story Spa building will have second and third story balconies setting most of the upper levels approximately 10' to 20' off the property line on Second Street, creating a stepped facade to enhance the streetscape and provide varied massing to complement the residential scale of the neighborhood.
3. Pursuant to City of Calistoga Ordinance No. 614, and Section 17.22.080.E.3.a.b, of the Municipal Code, up to two (2) stories are allowed in principal buildings in all commercial districts, subject to height restrictions. Three (3) stories may be permitted in principal buildings upon first obtaining a use permit. The new Stella Vista building, a combining and rebuilding of the existing #10 and #4 buildings that abut First Street has been redesigned as a 3-story building and the new Spa Building is also proposed as 3 stories. According to City of Calistoga Municipal Code Section 17.38.030 "Height limitations established by this title may be exceeded... when authorized by the Planning and Building Director... in no case shall the building exceed a maximum height of 35 feet". City staff has determined that all maximum roof heights refer to actual midline maximum roof and mansard heights.
4. The survey of the existing property determined that the actual boundary line along Washington Street is not at the interior edge of the sidewalk. Instead, the property line is approximately 2' back from the sidewalk. The applicant is requesting that two second story balconies proposed at the south end of building #1-A be allowed to encroach in the air space over the property line. In discussions with City staff, a non-routine encroachment would allow for a usable balcony, making these less desirable rooms more attractive for guests. The resulting architectural elevations will create an attractive building on Washington Street and allow enhanced interaction of the building, occupants, and the community as suggested by the preliminary Urban Design Plan process.
5. The City's Municipal Code states that buildings shall be set back 50' from the centerline of Washington Street, from the easterly city limits northwesterly to Oak Street. This includes the Roman Spa Hot Springs Resort. As proposed, two small portions of the building off of Washington Street will encroach into the setback approximately 18'-20', while maintaining their zero setback requirement from the property line for parcels within the DC district. The existing building already encroaches within the 50' setback as a legal, non-conforming condition. By comparison, City Hall, the building just to the east of Roman Spa Hot Springs Resort, encroaches into the same 50' street setback by an estimated 22'. Reducing this setback requirement to 26' will correct this non-conformity.

6. A relocated and reconfigured trash enclosure is proposed in the area of the rear exit of the spa building accessible from 2nd Street.
7. A PD zoning allows for the application of project specific parking requirements yet recognizes the existing constrained on-site parking conditions. The Parking Study accompanying this application recognizes and supports industry standard joint utilization parking ratios based on typical usage patterns of the hotel guests and the differences in peak period utilization of the Spa and resort lodging. A project specific parking requirement would recognize the realistic experience of the shared use component to the Spa parking by the same lodging guests. New City of Calistoga parking standards will allow for shared and on-street parking credit. Final parking requirements will be determined by a parking study, however, any parking deficiency will be mitigated with in lieu parking fees at the tier one rate.
8. The Roman Spa has the natural resource of geothermal water. The overlay district will recognize this resource, protect, and provide for its recognized and continued use and allow for new techniques in its use, conservation, and decreased impact to the City.

Redevelopment

This redevelopment project will have a tremendously positive effect on the downtown district. First, the corner of the property next to City Hall will be greatly enhanced, as will the Washington and First Street elevations through remodeling and the removal of a non-conforming structure. An enlarged spa will allow the owners to better service their current guests while providing ample space for future customer intensified use. Decorative paving and enhanced landscaping will replace drab concrete and asphalt in selected areas. The project will generate a substantial amount of City revenue through economic development of an important and underutilized property. Lastly, the increased occupancy will provide an added stimulus and customer base for the downtown Calistoga business district.

The following is a brief list of the City's development objectives with which this project complies:

1. Intensification of existing uses or the construction of new structures for occupancy by a local serving retail or commercial business.
2. Construction of a structure that includes non-residential uses as part of a mixed-use development project.
3. Intensification of existing uses or new construction on vacant, underdeveloped or redeveloped land located within the Downtown Commercial (DC) Zoning District.

Lot Merger

The Roman Spa Resort redevelopment will be refined into 2 parcels to be designated PD in the DC zone by a General Plan amendment.

1. The spa bath house parcel will include 1455 First St., 1422 Second St. and a lot line adjustment from the current Roman Spa Resort to be transferred to this parcel to encompass the footprint of the current bath house starting on its western edge and continuing east to First St. including the well, tanks, and trash enclosures totaling approximately 3200 SF. These parcels will be joined by Voluntary Merger.

2. The second parcel is the existing Roman Spa Resort, 1300 Washington St., minus the lot line adjustment for the bath house.

Development Agreement

The owner will be entering into a Development Agreement as started by the MOU with the City of Calistoga on Oct. 17, 2006 and will determine and set the requirements, general conditions and expectations of the both the City of Calistoga and the owner as it pertains to implementing the project and utilization of the resource allocations and entitlements.

Project Phasing

The proposed project will be constructed in phases. Phasing will be required in order to allow the property to remain open during construction. This will also allow the City to collect, without interruption, transient occupancy tax revenue from the second largest hotel property in the City. It is not economically feasible for the owner or the City to close the property for over 2 years and complete the entire project in one step.

Under the terms of the proposed Design Development Agreement, the owner is proposing that the project be built in phases over the course of 10 years. Phase 1 will include Building 1 and the new Spa building. Concurrently, a geothermal well reinjection and heat exchange system will be explored, developed, and test drilled to investigate decreasing geothermal discharges to the City of Calistoga and develop further green technology at the Roman Spa Resort. The subsequent phases will be determined based on constructability, avoidance of guest disruption, revenue flow, and funding. A detailed phasing plan will be submitted as part of the Development Agreement and will be revised and modified as necessary during the building permit process.

Parking Study

The City of Calistoga does not have established parking standards for resort properties recognizing joint utilization and the shared parking requirements between the principal hotel functions and the accessory spa uses. The owner has been asked to submit a parking study that analyzes the joint utilization components and establishes parking requirements for this project. The Urban Design Plan directs the City of Calistoga to revise its parking standards, shared parking, and credit street parking for adjoining businesses. An updated, detailed parking study will be prepared for this project, which will be submitted under separate cover.

In addition to the existing on-site parking at the Roman Spa, there is also a significant amount of underutilized public parking in the immediate area, including 17 adjoining parking spaces on the street. There are also 3 public parking lots across the street including the Community Center with 8 parking spaces everyday, the Police Department lot having 43 parking spaces everyday, and the City Hall lot having 9 parking spaces on evenings and weekends. These 60 spaces are immediately available, yet underutilized due to a lack of signage indicating availability to the public.

End