



**City of St. Helena
Special City Council Meeting
Monday, August 26, 2019 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena**

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "public comment" portion of the agenda may do so, but please observe the time limit of four minutes.

Page

1. CALL TO ORDER

2. ROLL CALL

Mayor: Geoff Ellsworth, Vice Mayor: Paul Dohring, City Council Members:
Anna Chouteau, David Knudsen and Mary Koberstein

3. PUBLIC COMMENT:

Under California law, public comments at special meetings are limited to subjects on the agenda only. Therefore public comment will take place during consideration of the item. Each person's comments shall be limited to 4 minutes.

4. NEW BUSINESS:

4.1. Discussion and Direction Regarding Concept Site Options Associated with Architectural Feasibility/Visioning Study of the Library, City Hall and Conceptual Community/Recreation Facilities

3 - 66

CEQA Determination: Not a CEQA project

Prepared By: Jessica Deakyne, Asst. to the City Manager

Recommendation:

Provide direction to the City Manager and Architect regarding priorities and concept design options.

[Staff Report - Pdf](#)

[City Manager Presentation](#)

[Presentation](#)

[Public Comment.Sara Chrisman Bjerk](#)

5. ADJOURNMENT

The next Regular City Council meeting is scheduled for September 10, 2019, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on Tuesday, August 20, 2019.

Cindy Tzaferopoulos, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special

assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



Report to the City Council
Council Meeting of August 26, 2019

Agenda Section: New Business

Subject: Discussion and Direction Regarding Concept Site Options Associated with Architectural Feasibility/Visioning Study of the Library, City Hall and Conceptual Community/Recreation Facilities

CEQA Determination: Not a CEQA project

Prepared By: Jessica Deakyne, Asst. to the City Manager

Reviewed By: Mark T. Prestwich, City Manager

Approved By: Mark T. Prestwich, City Manager

BACKGROUND

In September 2017, the City Council launched a comprehensive citizen-driven public engagement and research process to identify the condition of civic assets and their needs, discuss options related to their repair or replacement, and to identify other possible associated opportunities. The recruitment of an 11-member St. Helena Assets Planning Engagement (SHAPE) Committee, representing diverse community perspectives, set in motion critical research and public engagement phases for this effort. The SHAPE Committee held approximately 22 public meetings between November 2017 and May 2018, resulting in the publication of a 121-page Final Report on May 26, 2018. Public engagement efforts were bolstered by public tours of City facilities, two community workshops and two rounds of community focus groups.

Research completed for the Committee included:

- Facilities Condition Needs Assessment (prepared by EMG);
- Preparation and completion of a California Municipal Financial Health Diagnostic (Mark Walsh, CPA);
- Update to City's Long-Range Financial Forecast; and
- Evaluation of financial strategies (Kosmont Companies).

Following submittal of the SHAPE Committee Final Report, the City Council approved a four-phase “City of St. Helena Civic Infrastructure Strategy” framework for City Council decision making on September 17, 2018 to advance discussions toward replacement of City Hall, Library improvements, and a possible Recreation/Community space. The Strategy was designed and developed in accordance with the City’s Vision and Mission Statement (see attached). The recommendations were also developed in accordance with criteria established by the citizen-based SHAPE Committee (see attached). The criteria honor community values and characteristics identified by SHAPE Committee members as important, and take into consideration timing issues and financing strategies.

While the Strategy includes some concrete recommendations and milestones, it was acknowledged the Strategy would be flexible and could be adjusted to address changing conditions and priorities. The Strategy consists of four distinct phases to organize the decision-making process and considers work completed during the SHAPE Committee process to be the first step of this comprehensive effort:

- Phase 1 – Baseline Research/Public Engagement (Complete)
- **Phase 2 – City Council Asset Prioritization and Analysis (Underway)**
- Phase 3 – Planning, Cost Estimates, and Identification of Funding Strategy (Planned Fall 2019)
- Phase 4 – Construction (TBD)

Phase 1 Baseline research and initial public engagement activity is complete. Following a Request for Proposals (RFP) process and site visits in spring 2019, the City hired Noll & Tam Architects on May 28, 2019 to facilitate Phase 2 of the Strategy. The "Phase 2 City Council Asset Prioritization and Analysis" associated with Noll & Tam's Architectural Feasibility/Visioning consists of the following tasks:

1. **Needs Assessment** for the library, city hall, and recreational facilities based on interviews with city staff, community input, and design team's expertise with these building types.
2. **Site analysis** at the macro level of the entire town, and also at specifically identified civic sites that include the Adams Street property, City Hall site, Lyman Park site, and the Crane Park site as identified in the SHAPE report. Site analysis will also include mapping of existing cultural and social nodes, constraints, underutilized areas, traffic patterns, development zones, etc., that influence the town's viability and vitality. Analysis will be based on City staff and community input and the design team's observations.
3. **Space programming:** Preparation of proposed space program options for the Library, City Hall, and recreation facilities. Options will be first developed from the SHAPE report options and the needs assessment task as described above. Space program options may include combined or shared facilities between the three facility types that develop out of community and task force input and current trends appropriate to St. Helena.
4. **Site Test fits:** Specific sites will be test fit for the space programs as determined in task 3 above. Test fits will be diagrams showing relationship of building

footprint to public outdoor space design, parking, circulation, and required setbacks. These site masterplan diagram options will be narrowed to two to three options for further development.

5. **Conceptual Site Plan/Floor Plans:** Two to three site master plan options that each include a Library, City Hall, and community recreation facility component will be developed into more detailed but still conceptual site and floor plans illustrating options for the space program(s) as defined in task 3 above. Design team will facilitate a process that assists the task force and City staff to prioritize which facility should be implemented first, with a phasing strategy for all three facilities.
6. **Massing and 3D architectural character sketches:** Conceptual massing sketches will be developed for up to three selected masterplan options from Task 5 above. Two to three Architectural character sketches will be developed for the selected priority concept building option that will be developed in Phase 2.
7. **Conceptual Construction Cost Estimates:** Up to three concept construction cost estimates for the selected masterplan concept options above, estimates will be largely based on square foot unit cost appropriate to the building type, quality of construction, regional market conditions, and will include appropriate contingencies.
8. **Community Process:** Interviews with Council Members, key City staff, two-day storefront community "drop-in" open house/speed interviews, and steering committee. The Community Process also envisioned a workshop 1) to seek input on priorities, and 2) to narrow down the concept design options to one or two (the focus of the August 26, 2018 workshop).

It was estimated that Noll & Tam's work for these tasks would take approximately six months to complete and the project is progressing as planned.

This report is dedicated primarily to work on Phase 2 "City Council Asset Prioritization and Analysis" considerations for select properties, as Phases 3 and 4 are dependent on the completion of Phase 2 determinations. However, it is important to emphasize that public engagement and additional research will also be necessary for Phases 3 and 4.

DISCUSSION

Noll & Tam's contracted work began with extensive community outreach including establishing a steering committee comprised of diverse community stakeholders. Other outreach included hosting an in-person storefront downtown on June 20 and 21, 2019 with guest speakers who are leaders in their respective fields, in-depth interviews with staff currently working in the current facilities and an online survey, which garnered 482 responses. Workshop materials, the flyers for the in-person workshop and storefront, and the survey were translated into Spanish to ensure inclusion of Spanish-speaking community members. During this time, Noll & Tam staff also created a website (civicsthelena.com) for housing timely information regarding the project for the community.

After assessing current square footage of the Library and City Hall, Noll & Tam considered staff and public input on what functions the future facilities could perform.

For example, the library of the future will serve a larger role than simple media loaning. One resounding message from the community has been to identify a larger meeting space and smaller meeting rooms to accommodate entrepreneurs as well as non-profit groups in need of assembly space.

City Hall considerations include co-locating all City departments, excluding police and fire, and building a City Council chambers. At this time, the City holds an agreement with the St. Helena School District to utilize their Board Room to host Council and Planning Commission meetings. Contracting to rent the School District's space costs the City approximately \$11,000 annually and does not include audio and visual services which must be paid separately through an additional third party. Some issues encountered with not owning the facility include scheduling conflicts, accessibility issues, heating and cooling issues, IT issues, security, and room set-up challenges.

Following City Council direction on priorities and concept design options, Noll & Tam will develop massing and architectural character sketches, conceptual cost estimates, and phasing recommendations. These next steps are expected to be completed by mid-November.

FISCAL IMPACT

Conceptual cost estimates will be provided following a refinement of concept site options.

RECOMMENDED ACTION

Provide direction to the City Manager and Architect regarding priorities and concept design options.

ATTACHMENTS

[St. Helena Vision and Mission Statements](#)

[General Evaluation Criteria Principles for SHAPE](#)

City of St. Helena

Vision Statement

The City of St. Helena will strive to be economically sustainable, and continue to be family-friendly, diverse and safe community which prudently manages its financial and human resources, continues to upkeep and improve its infrastructure, ensures its water security, provides a full range of housing, business, cultural and recreational opportunities and embraces and retains its historic, small-town character, beautiful natural environment and high quality of life.

Mission Statement

The City of St. Helena is dedicated to serving the needs and desires of our citizens by:

- Maintaining and improving our short and long-term economic sustainability
- Offering excellent professional services to all customers
- Establishing, improving and maintaining City infrastructure
- Maintaining and encouraging an environmentally sustainable community
- Preserving and embracing the historic, small-town, rural character of St Helena.
- Expanding and improving recreational services and facilities and cultural opportunities
- Encouraging a wide range of innovative, well-designed housing available for residents of all ages and income levels
- Facilitating full civic participation and ongoing communication
- Strengthening partnerships with the private, non-profit and public sectors

Vision and Mission Statements adopted by the City of St. Helena City Council on April 12, 2016, Resolution No. 2016-47.

DRAFT

General Evaluation Criteria/Principles

(Synthesis of Work Submitted by Committee Members)

City Facilities/Services

- Ensure efficient use and functionality of facilities
- Improve community meeting and gathering spaces/venues for multiple uses
- Safe working environment
- Anticipate future needs
- High quality facilities; places citizens feel pride in.
- Ensure maintenance of facilities
- Minimize time to achieve outcome
- Consider partnerships if available

Community Character

- Protect neighborhoods from negative impacts
- Family friendly
- High quality aesthetics
- Low impact on water demands (environmental mitigation)
- Minimize traffic impacts/improve circulation
- Maintain open space
- Enhance cultural attractions in City
- Preserve the soul of St. Helena
- Provide more parking
- Provide additional workforce and senior housing
- Safe community
- Honor St. Helena's history
- Embrace art
- Facilitate biking, trails and walkability
- Consider economic and ethnic diversity

City Finances

- Secure sustaining revenue and cash flow stability
- Protection of the General Fund
- Thriving unique business community, while balancing tourism
- Evaluate creative revenue strategies (e.g. naming rights, philanthropy, sweat equity, etc.)
- Resist selling assets or build development for immediate gain

Pressing Needs

- Addressing City Facilities that are inefficient, unsafe, or otherwise deter positive workforce and ability to provide services.
- Public Restrooms
- Community Cultural Center or Civic Center for cultural events and diverse civic needs.
- Downtown business
- Downtown public restrooms

Notes:

1. Our original list of criteria from the brain-storming session February 14, contained redundancies and items that seemed to merge well with other items. We assumed that a useful framework would need to be shorter and 'cleaned' up some. We thought it would be easier for you to find the various items if we grouped them.
2. We also thought it would save time and be helpful if we sent the groupings out to you ahead of the March 7 meeting so you could reflect on them, see if we missed anything etc.
3. The purpose of this Synthesis is to provide a framework for evaluating the Committee's recommendations for the city assets without being too onerous. One of the recommendations we will make at the March 7 meeting is that the committee's decision-making process use the adopted framework as a means of evaluating the property recommendations.
4. We have combined the Things to Avoid with the Things to Enhance/Preserve. If we have missed something please make sure to bring it up at the meeting on March 7, 2018.
5. Some of the Pressing Needs are also in the first part of the synthesis. We just captured the items that did not seem to fit above.



Re-Imagining Civic St. Helena

Library, City Hall, Community/Recreation Space

By: Mark Prestwich, City Manager

August 26, 2019 Special City Council Meeting

Slide 1



Format for Tonight's Workshop

- Noll & Tam to Present Site Options
- 2009 General Plan Update Co-Chairs
- Preliminary Council Questions
- Public Comment
- Council Discussion & Direction



Project Timeline

- SHAPE Committee met November 2017 – May 2018
- SHAPE Final Report issued May 26, 2018
- Joint City Council/SHAPE Meeting June 25, 2018
- September 17, 2018 Council Meeting
 - Priority Facility Discussions
 - Council endorses ***City Civic Infrastructure Strategy***



City Civic Infrastructure Strategy

Four Phases:

1. Baseline Research/Public Engagement (Complete)
2. **City Council Asset Prioritization and Analysis** (Underway)
3. Planning, Cost Estimates, and Identification of a Funding Strategy (Planned Fall 2019)
4. Construction (TBD)



RE-IMAGINE CIVIC ST. HELENA

Concept Site Options: Library, City Hall & Community/Recreation Facility

NOLL & TAM ARCHITECTS

Janet Tam, Principal In Charge
Trina Goodwin, Assoc Principal, Library Architect
Tom Beil, Project Manager
Andrew Manuel, Designer

WRT | Planners + Designers

Poonam Narkar, Senior Assoc, Town Planner

CITY COUNCIL PUBLIC WORKSHOP

August 26th, 2019

City Council Public Workshop

August 26th Agenda:

Review Progress of *Re-Imagine Civic St. Helena*

1. Community Engagement to Date
2. Preliminary Space Programs
3. Site Context
4. Test Fit Options
5. Preferred Option(s)
6. Public Comment
7. City Council Comments

Workshop Goals

- **Discuss Pros and Cons of Preferred Option(s)**
- **Engage Public Comment**
- **Council Provides direction on Preferred Option(s)**

Project Overview

PROJECT OPPORTUNITY

- How can St. Helena's key civic institutions support the “soul” of St. Helena and contribute toward the quality of life for its community into the future?
- The City's civic facilities are more than real estate assets, and also core to St. Helena's identity, community & evolution.

Project Schedule

2019

✓ **MAY 29TH** Project Start

✓ **JUNE**

Needs Assessment
Site Analysis
Public Engagement

✓ **JULY**

Space Programming
Site Test Fits
Public Engagement

✓ **AUGUST**

Develop (3) Options,
Concept floor plans

SEPTEMBER

Concept cost estimates for Options
Concept Massing of site options
Narrow to one Option

OCTOBER

Architectural Character for selected option

Mid-NOVEMBER

Final Summary Report

Civic St. Helena Steering Committee

- Anna Chouteau - City Council Member
- Mary Koberstein - City Council Member
- Andre Pichly – Parks & Recreation Director
- Chris Kreiden – Library Director
- Matt Demchuk – Parks & Rec Commission Chair
- Skip Lane – St. Helena Historical Society Dir
- Maria Stel – Friends & Foundation Exec Dir
(Library)
- Jack Stuart – Friends & Foundation
Chair (Library)
- Chris Birdwell – Resident
- Dick Gourley – Resident
- Kerri Beeker – Resident
- Nadia Pena Torres – Resident
- Oscar de Haro – Resident

COMMUNITY ENGAGEMENT

Community Engagement to Date

SEPT 2017 – JULY 2018

SEPT 2018

DEC 2018 – APR 2019

MAY 29th 2019

- JUNE 4TH
- JUNE 20th/21st
- JULY 16-31st
- AUG 7th, 21st

SHAPE REPORT PROCESS

COUNCIL ASSET PRIORITIZATION

RFP & ARCHITECTURAL SELECTION

START OF REIMAGINE CIVIC ST HELENA

Interviews with City Council Members &
City Staff (Library/City Hall Depts/Park & Rec)

2-day Community Storefront w/ Guest Speakers
Steering Committee Meeting #1

Online Community Survey

Steering Committee Meetings #2 & #3

SHAPE RECAP

FEBRUARY 28, 2018

SHAPE COMMITTEE VALUES-

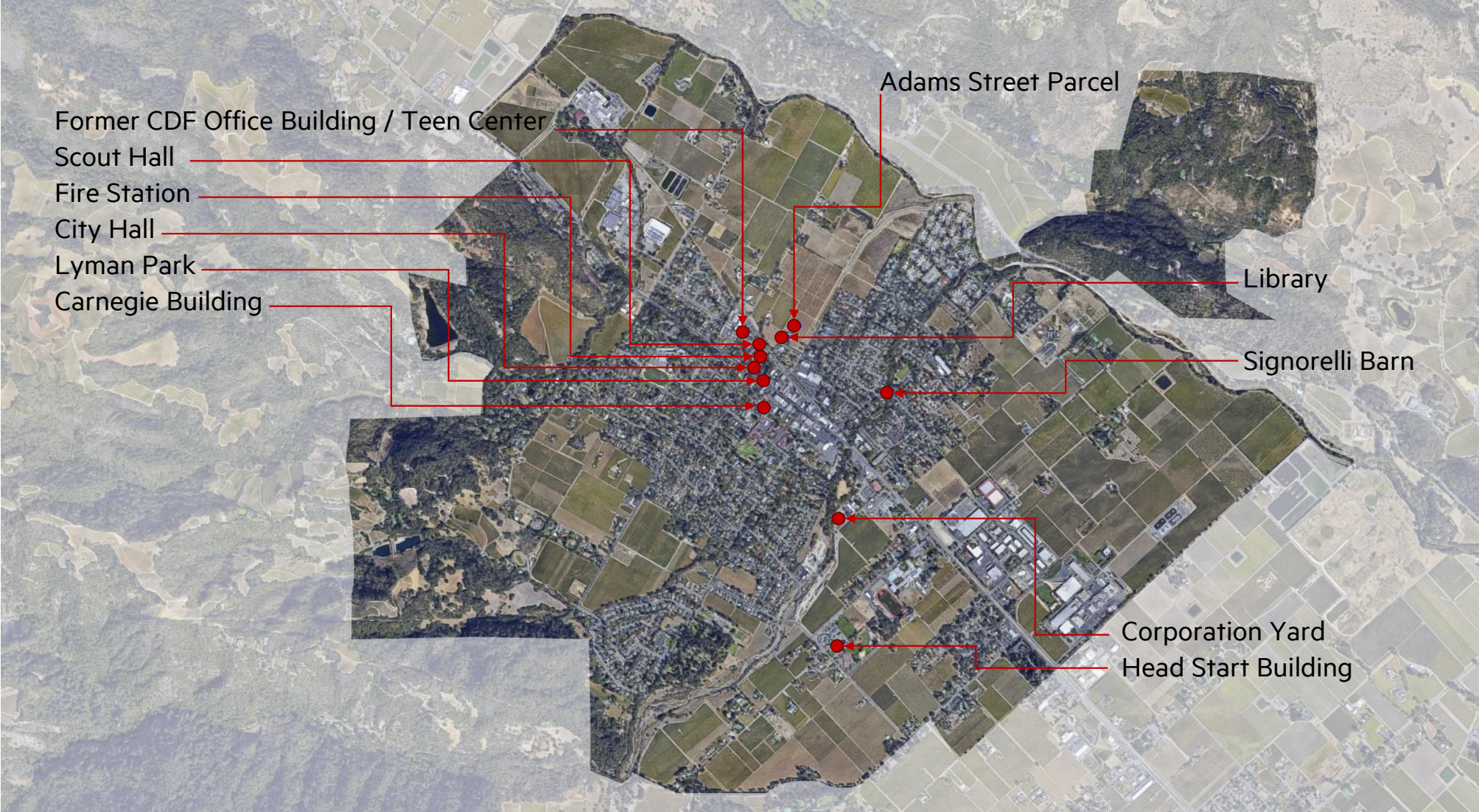
WHAT IS IMPORTANT? enhance or preserve?

Regenerate** new value/new relationships	Improve (to Enhance same but better)	Operate + Maintain (to Preserve)	Stabilize/Restore
• Greater wealth thru diversity • Future-thinking • Get out of cars to bikes • New relationship w/ tourists • Art lifting up civic life	• Self-sustaining w/purpose • Places /reasons to gather • Sustainable tourism • Cultural/Rec opportunities • Buildings to be proud of • Balance of interests • Parking	• Small Town / Historic • Water security • Good stewardship • No large formula stores • Open Space • Great place to raise family • Avoid sameness of other towns	• Reverse declining pop. • Infrastructure • Family Friendly • Operational stability • Minimize time for outcome • Sustain revenue • Minimize impact to neighbors • Local downtown business

** this list has been developed to illustrate the Regenerative level

CITY COUNCIL WORKSHOP AUG 26TH, 2019

ST HELENA FEASIBILITY PLANNING/VISIONING FOR CIVIC FACILITIES



ST. HELENA - CITY OWNED SITES

ST HELENA FEASIBILITY PLANNING/VISIONING FOR CIVIC FACILITIES

SHAPE RECAP

SEPTEMBER 2018

CIVIC FACILITIES OPTIONS @ AVAILABLE CITY SITES

1. LIBRARY

- ✓ New Building @
New location
- ✓ Renovate @ Adams
Street Property
- ✓ New Building @
Adams Street
Property

2. CITY HALL

- ✓ New Building @
Lyman Park
- ✓ Relocate to an
existing building:
Consider existing
library
- ✓ New Building @
Library Lane

3. COMMUNITY/REC CENTER

- ✓ New Facility or
Renovation:
Consider Crane Park

City Staff Input

June 4th 2019

Library Staff:

- The wine library is a unique resource in the Napa Valley
- The children's programs are well attended - 50 plus people
- More windows and connection to the outdoors are desired
- The attics are problematic -too hot, limited accessibly and the weight of storage causing structural problems.
- Saint Helena has the 2nd largest book collection to Napa & serves a regional population
- Designated parking is scarce

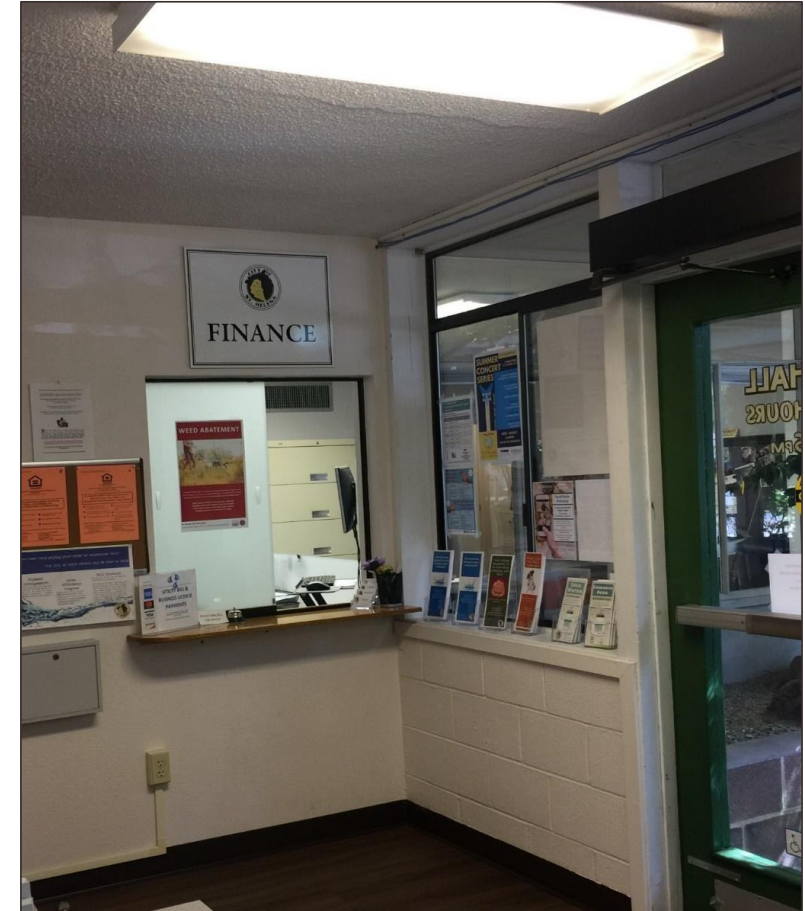


City Staff Input

June 4th 2019

City Hall Staff:

- Need more meeting rooms/conference rooms
- There is a need for a City Council chambers to fit up to 100 people
- Existing City Hall has inefficiencies due to the old building
- Desire for better security



City Staff Input

June 4th 2019

Park & Rec Staff:

- No permanent Park & Rec offices
- P&R facilities are poor
- Crane Park is main outdoor area for programs: Bocce, picnic pads etc.
- School facilities rented for programs
- Priority need is a large multipurpose room for programs
- Strong relationship with the Hispanic community



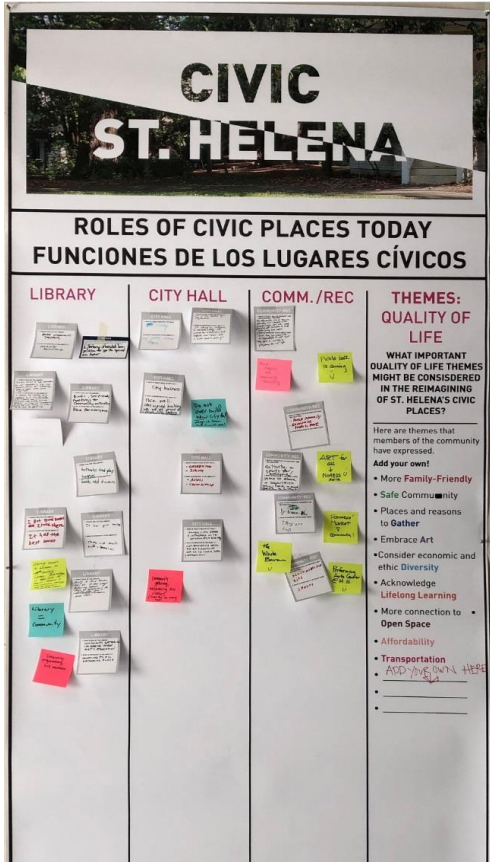
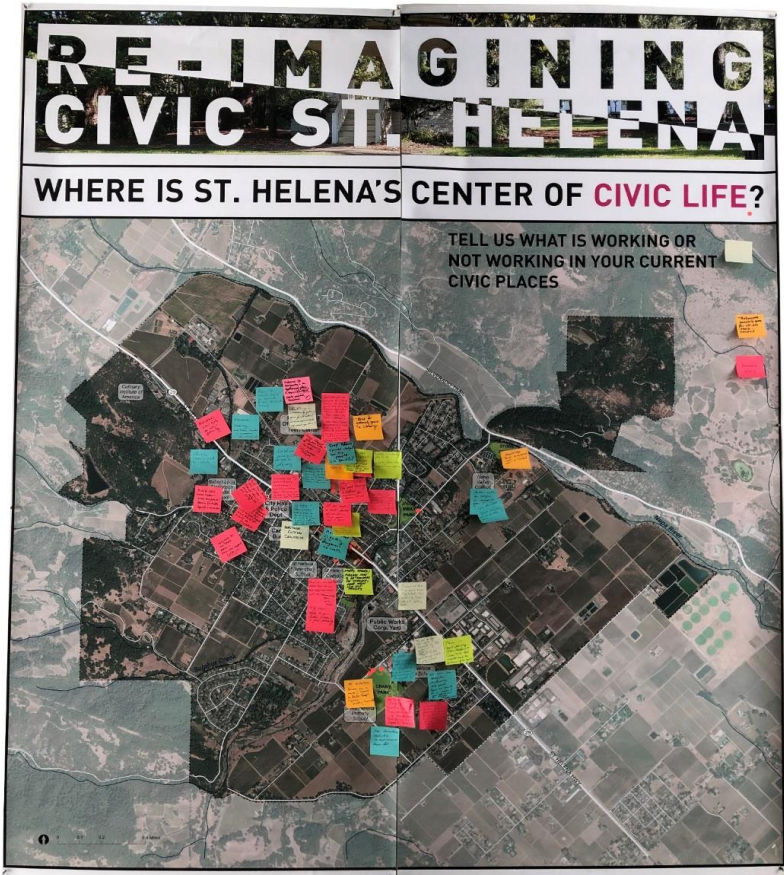
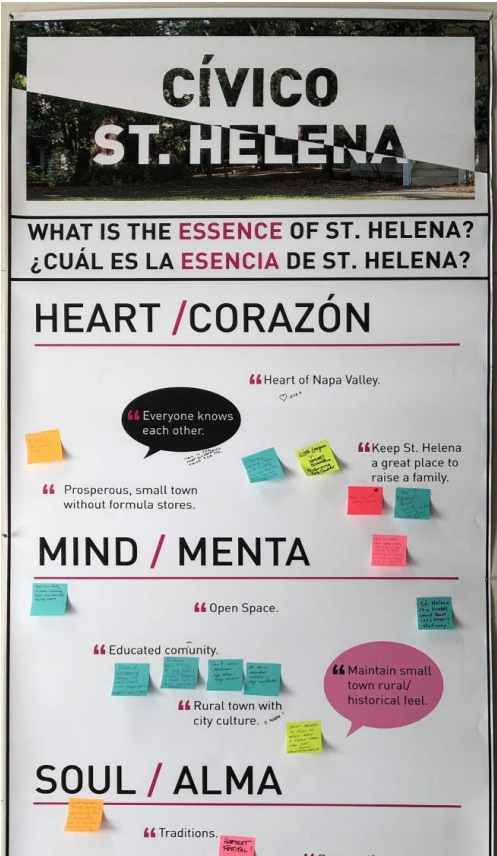
Storefront June 20/21st



CITY COUNCIL WORKSHOP AUG 26TH, 2019

ST HELENA FEASIBILITY PLANNING/VISIONING FOR CIVIC FACILITIES

Storefront June 20/21st



CITY COUNCIL WORKSHOP AUG 26TH, 2019

ST HELENA FEASIBILITY PLANNING/VISIONING FOR CIVIC FACILITIES

Community Outreach

Online Survey: July 16 - 31

482 Responses!

What is the cultural and social essence of St. Helena?

- #1** - A great place to raise a family
- #2** - Small rural town with city culture
- #3** - Connection to open space & natural setting

Top 3 Issues Facing St. Helena:

- #1** - Affordability
- #2** – Viability of Downtown
- #3** – Preservation of St. Helena’s small town character

Community Outreach

Online Survey: July 16 - 31

482 Responses!

Role and Services?

Library?

- #1 Books & media lending
- #2 Provides children's services
- #3 Quiet place to study or read

City Hall?

- #1 Get permits or licenses
- #2 Get City advice or info
- #3 Town Meetings

Park & Rec?

- #1 Special community-wide events
- #2 Access to park & nature areas
- #3 Bocce Ball

Community Outreach

Online Survey: July 16 - 31

482 Responses!

Where would you locate an improved St. Helena Civic Center?

#1 – Near the Library (45.71%)

#2 – Current City Hall parcel (38.64%)

What new roles, synergies & shared services could these facilities have with each other and beyond?

#1 - Common public outdoor spaces for community gathering and events –
a community living room

PRELIMINARY SPACE PROGRAM

Space Program

LIBRARY*

Proposed

15,250 sf

- Larger children's area
- Larger teen space
- New meeting room - seats 60
- 2 new small meeting rooms

Existing - Usable Code Compliant

(excludes code non-compliant attic)

12,700 sf

*Areas above are additions to the existing program



Space Program

CITY HALL

	Proposed	Existing- Areas from multiple buildings
Total size (excludes Police*)	8,500 sf	8,500 sf

- City Manager
- City Clerk
- Finance Department
- Building Department
- Planning Department
- Public Works Staff space
- HR/IT Department

*(Police space requirements will be discussed separately)



Space Program

CITY COUNCIL CHAMBERS/ MULTIPURPOSE ROOM

	Proposed	Existing* (Rent from School District)
Total size	7,000	0
Lecture style seating for 200 or 180 @ tables		
Fixed Dais that can be closed off		
Commercial kitchen		
Study Session conference room		

* School District Space is 1,500sqft

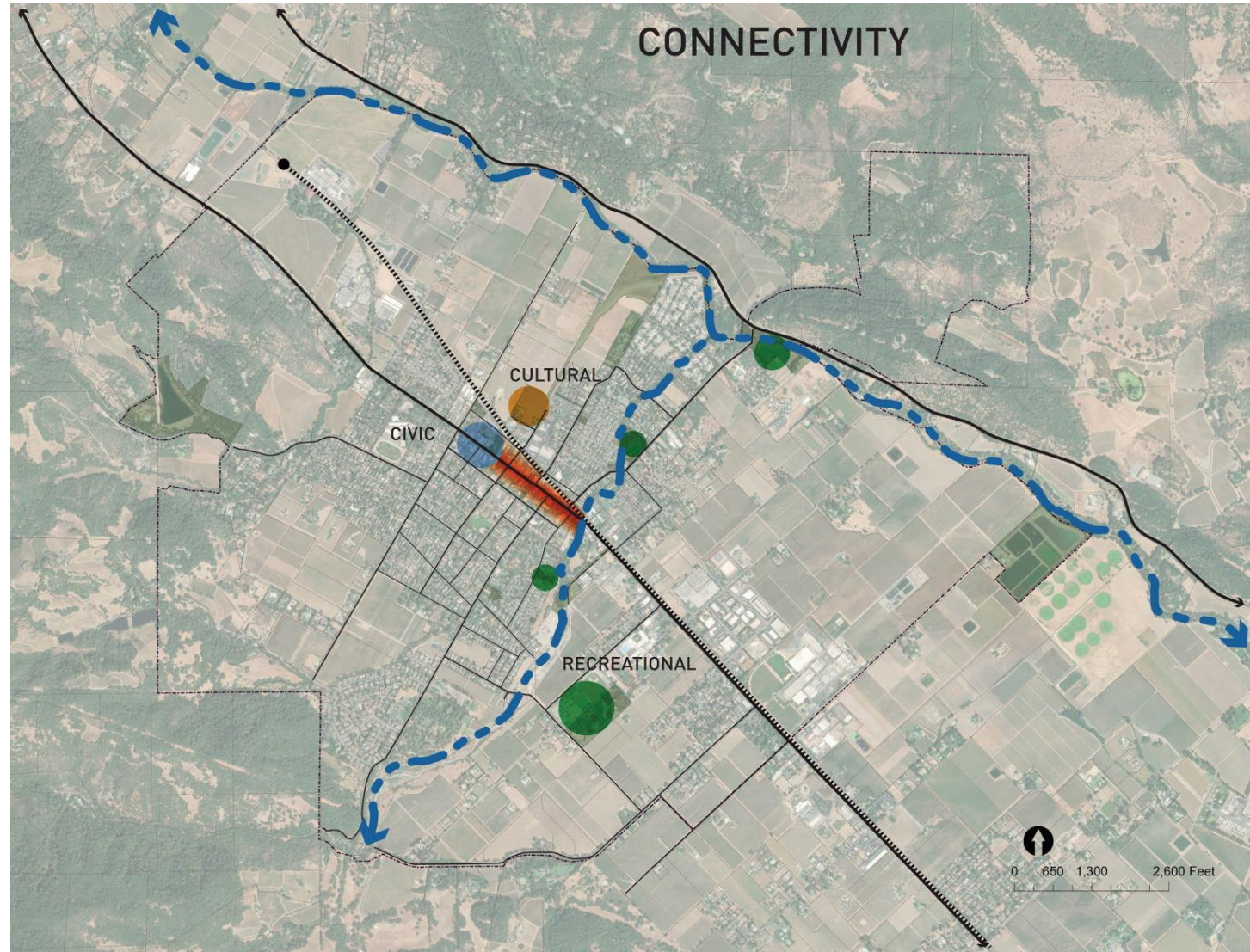
Space Program

PARK & REC

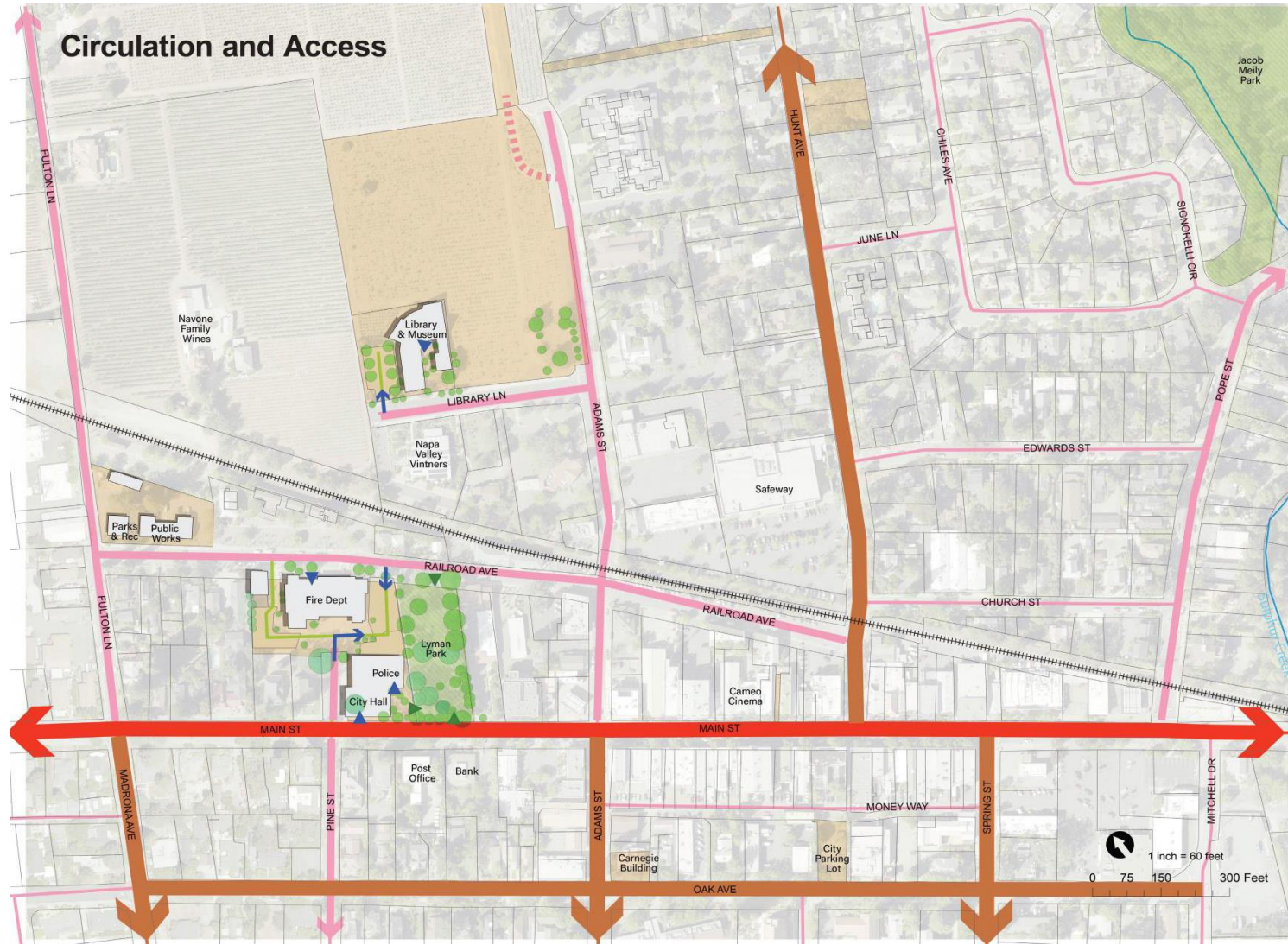
	Proposed	Railroad Avenue Program spaces
Total size	5,000-12,000	2,500
Minimum Program		
• Park and Recreation staff offices		
• (1-2) 30 seat reconfigurable classrooms		
• Multipurpose room 2,000 square foot w/kitchenette		
Additional Program		
• (2) 40 seat classrooms		
• 5,000 square foot multipurpose space		



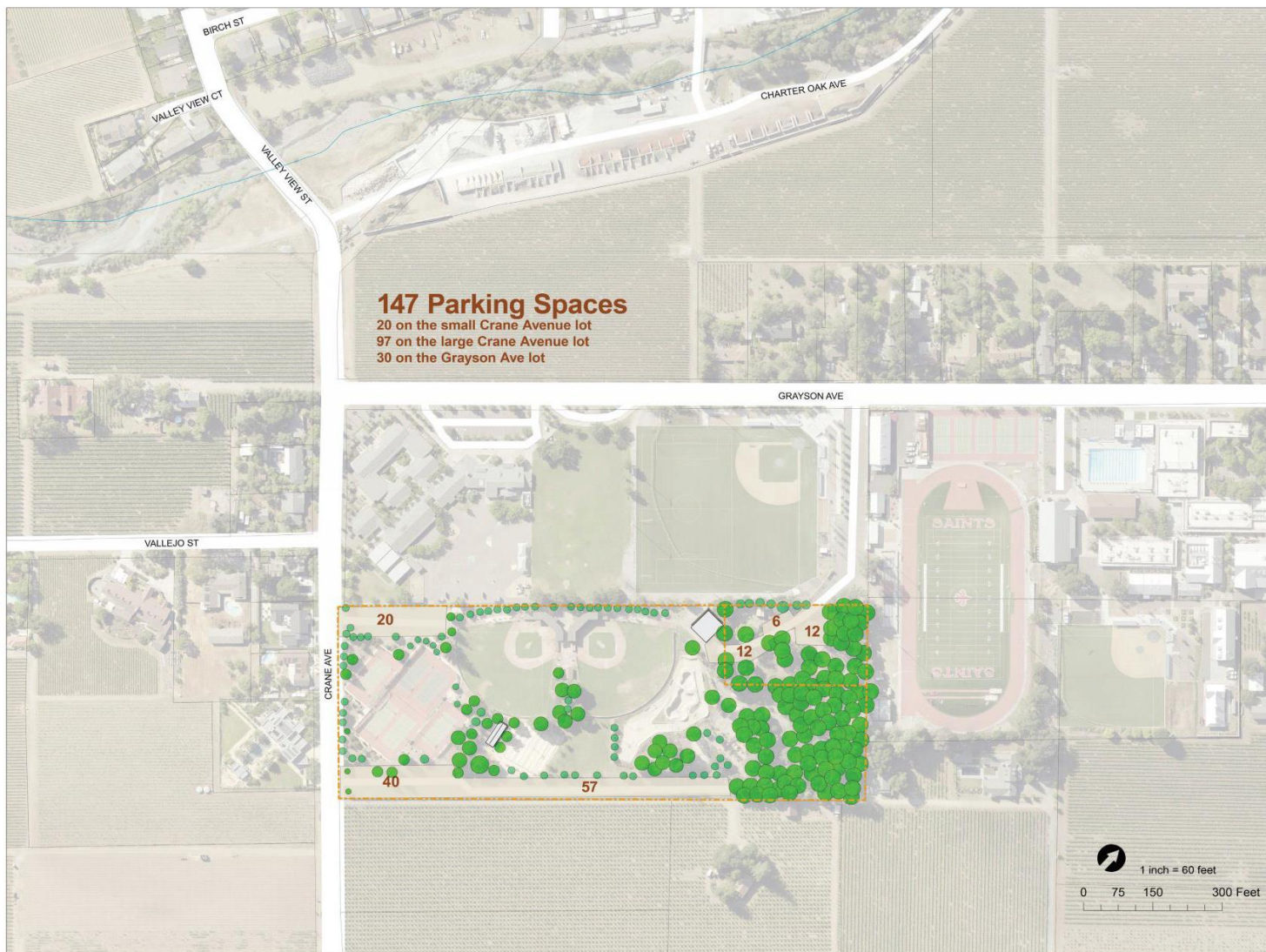
ST. HELENA SITE CONTEXT











TEST FIT OPTIONS

“Future thinking, declining population, forward-thinking in consideration of city facilities.” SHAPE Committee member comment

“Places citizens feel pride in.” SHAPE Principle

- Reimagine the roles of civic facilities so that they will enhance the quality of life in St. Helena.
- What is their relationship to each other?



Existing Parking: 12 lot + 29 street
No change to parking



LIBRARY LANE .9 acre parcel

- 12,700 sf Existing Library renovated
- Museum remains

Existing Parking: 20 lot + 7 RR Ave.
Parking Req'd: 130-150



LYMAN PARK

- New City Hall ~ 2 Story Bldg (20-24K)
- 8,500 sf Department offices ~ 1st + 2nd flr
 - (1-2) 60-seat classrooms, cafe ~ 1st flr
 - 7,000 sf Council Chamber/MP Rm (150 @tables) ~ 1st flr
 - Roof deck

Existing Parking: 155.
Parking Req'd: 40-100



CRANE PARK

- A 5000-12000sf Park & Rec Program space
- B Alternate building site

OPTION 1A
Status Quo



Existing Parking: 12 lot + 29 street
Parking Req'd: 83

LIBRARY LANE .9 acre parcel

City Hall building renovation ~ 12,700 sf

- 8,500 sf Department Offices
- 4,200 sf Council Chamber
- Museum remains



Existing Parking: 20 lot + 7 RR Ave.
Parking Req'd: 150-160

LYMAN PARK

New Library ~ 2 Story Bldg (20-24K)

- 15,000 sf Library space
- (1-2) 60-seat classrooms, cafe, or MP Rm (75 @tables) ~ 1st flr
- Roof deck



Existing Parking: 155.
Parking Req'd: 40-100

CRANE PARK

- A 5000-12000sf Park & Rec Program space
- B Alternate building site

OPTION 1B

Status Quo - Swap Library and City Hall



Existing Parking: 12 lot + 29 street
Parking Req'd: 140-150

LIBRARY LANE 2.8 acres total parcel

- 2 Story Addition
- 15,250 sf (E) Library + Addition ~ 1st Flr
- 8,500+1,500= 10,000 sf (N) City Hall+other uses ~ 2nd Flr
- 3,500 sf New Council Chamber /MP Rm (40 @tables) ~ 1st Flr



Existing Parking: 20 lot + 7 RR Ave.
Parking Req'd: determined by future use

LYMAN PARK

- 23,000 s.f. City Owned Parcel



Existing Parking: 155.
Parking Req'd: 40-100

CRANE PARK

- A 5000-12000sf Park & Rec Program space
- B Alternate building site

OPTION 2 New Town Square at Library Lane



Existing Parking: 12 lot + 29 street
Parking Req'd: 140-150

LIBRARY LANE 2.1 acres total parcel

- 12,700 sf (E) Library renovated
- 8,500 + 3,000 = 11,500 sf (N) City Hall+other uses
- 7,000 sf (N) Council Chamber /MP Rm (180@ tables)
- 14,000 s.f. outdoor gathering



Existing Parking: 20 lot + 7 RR Ave.
Parking Req'd: determined by future use

LYMAN PARK

- 23,000 s.f. City Owned Parcel



Existing Parking: 155.
Parking Req'd: 40-100

CRANE PARK

- A 5000-12000sf Park & Rec Program space
- B Alternate building site

OPTION 3A

New Town Square at Library Lane



LIBRARY LANE 2.1 acres total parcel

- $8,500 + 4,200 = 12,700$ sf City Hall renovation
- 15,250 sf New Library ~ 1 Story Bldg
- 7,000 sf New Council Chamber /MP Rm (180@ tables)
- 14,000 s.f. outdoor gathering



LYMAN PARK

- 23,000 s.f. City Owned Parcel



CRANE PARK

- A 5000-12000sf Park & Rec Program space
- B Alternate building site

OPTION 3B

New Town Square at Library Lane

PREFERRED OPTION

Status Quo or Consolidated Town Center?
Define Multi-purpose Community Room Uses

Steering Committee Preferred Option

OPTION 3A



LIBRARY LANE 2.1 acres total parcel

- 12,700 sf (E) Library renovated
- 8,500 + 3,000 = 11,500 sf (N) City Hall+other uses
- 7,000 sf (N) Council Chamber /MP Rm (180@ tables)
- 14,000 s.f. outdoor gathering



LYMAN PARK

- 23,000 s.f. City Owned Parcel



CRANE PARK

- A 5000-12000sf Park & Rec Program space
- B Alternate building site

OPTION 3A

New Town Square at Library Lane

Steering Committee 2nd Choice

OPTION 3B



LIBRARY LANE 2.1 acres total parcel

- 8,500+4,200 = 12,700 sf City Hall renovation
- 15,250 sf New Library ~ 1 Story Bldg
- 7,000 sf New Council Chamber /MP Rm (180@ tables)
- 14,000 s.f. outdoor gathering

Steering Committee Comments

Aug 7th 2019: Preference for Option 3A

Pros

- Retains library view shed
- New council chamber would be desirable as community multipurpose room (200 pers @ tables)
- Closure of central courtyard/street possible for community event space (i.e. farmer's market)
- Consolidation of civic functions
- Good connections to outdoor spaces
- Walkable from downtown/schools

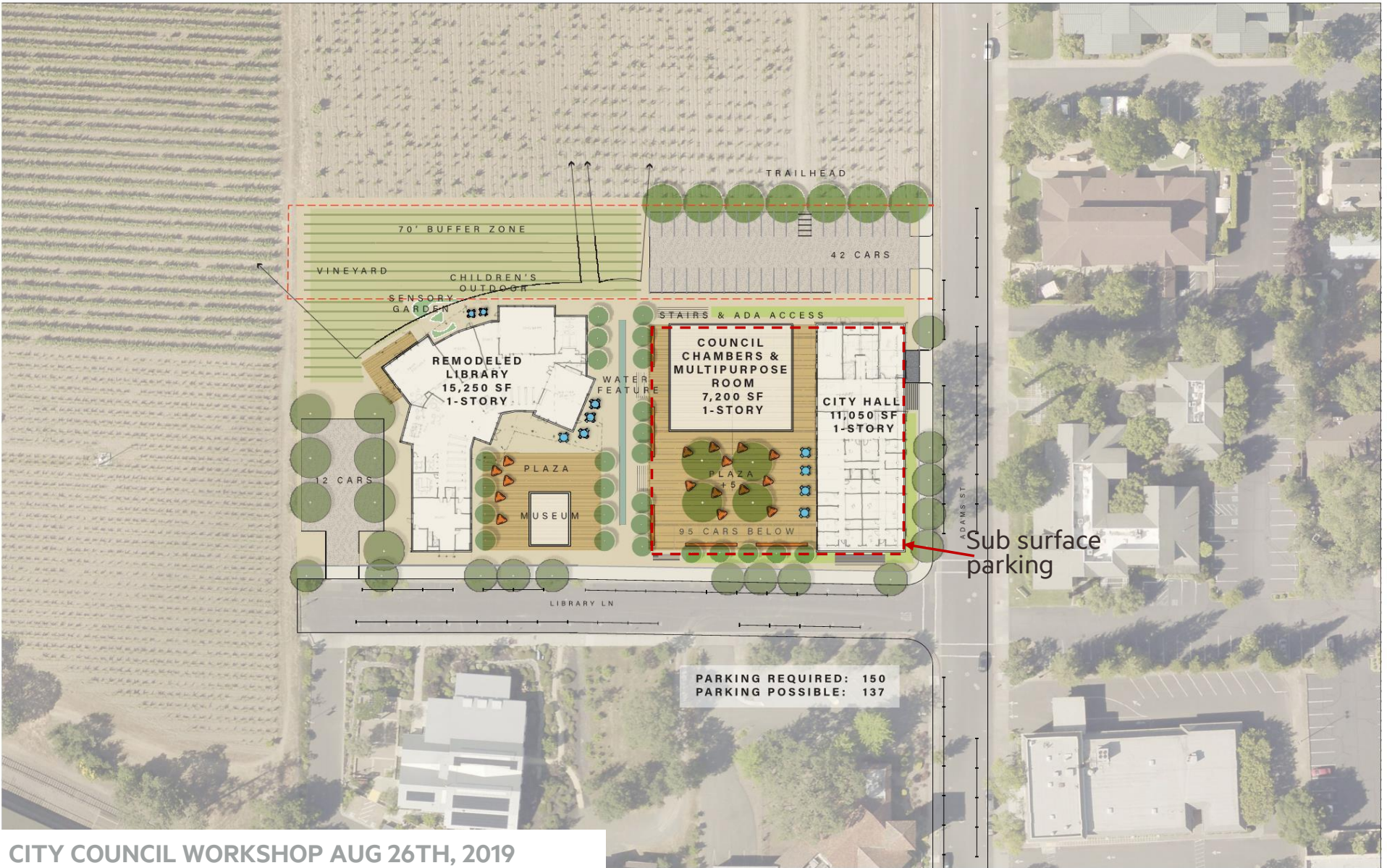
Cons

- Parking Concerns
- Reduction of vineyard space

**STEERING COMMITTEE UNANIMOUS
RECOMMENDATION:
OPTION 3A WITH VARIATIONS THAT
INCLUDE A NEW LIBRARY**



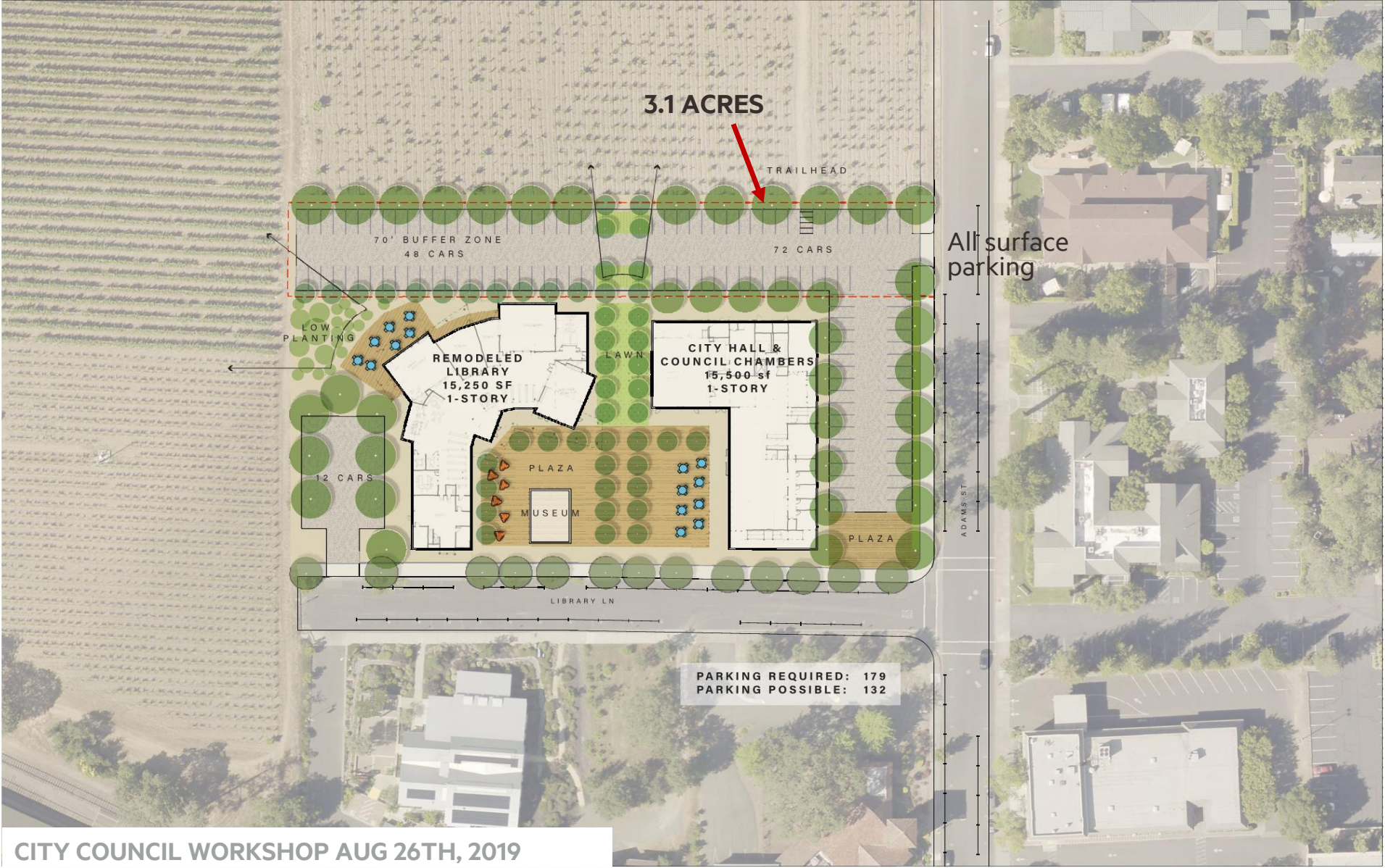
DEVELOPED OPTION 3A VARIATIONS



CITY COUNCIL WORKSHOP AUG 26TH, 2019

Option 3A-1

Option 3A-2



Option 3B-1



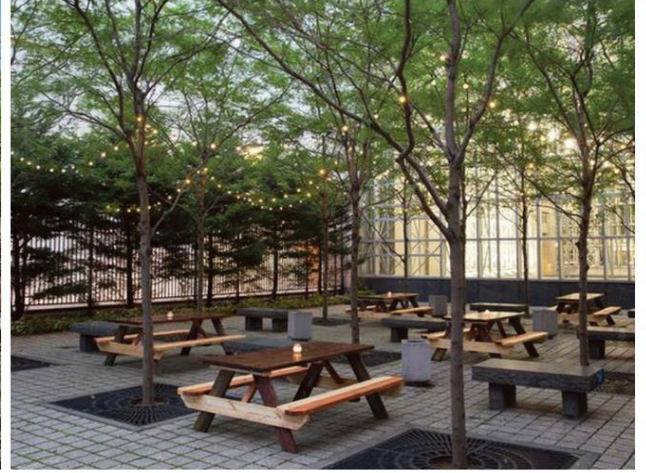
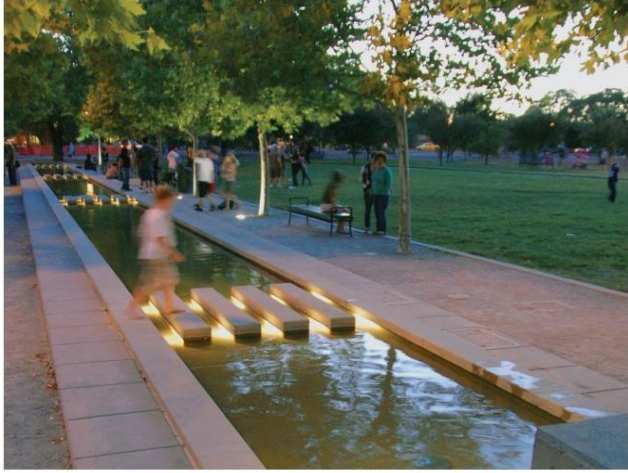
CITY COUNCIL WORKSHOP AUG 26TH, 2019



PRECEDENTS: PARKING LANDSCAPES

CITY COUNCIL WORKSHOP AUG 26TH, 2019

ST HELENA FEASIBILITY PLANING/VISIONING FOR CIVIC FACILITIES



PRECEDENTS: COMMUNITY GATHERING

CITY COUNCIL WORKSHOP AUG 26TH, 2019

ST HELENA FEASIBILITY PLANING/VISIONING FOR CIVIC FACILITIES

NEXT STEPS

- **September**
 - Cost Estimating**
 - Narrow to Single Option Recommendation**
 - Prioritize Library/City Hall/ Community Rec**



RE-IMAGINE CIVIC ST. HELENA

Concept Site Options: Library, City Hall & Community/Recreation Facility

NOLL & TAM ARCHITECTS

Janet Tam, Principal In Charge
Trina Goodwin, Assoc Principal, Library Architect
Tom Beil, Project Manager
Andrew Manuel, Designer

WRT | Planners + Designers

Poonam Narkar, Senior Assoc, Town Planner

CITY COUNCIL PUBLIC WORKSHOP

August 26th, 2019

Cindy Tzaopoulos

From: Sara Chrisman Bjerkan <SChrisman@svb.com>
Sent: Monday, August 26, 2019 2:46 PM
To: Cindy Tzaopoulos
Cc: leifbjerkan1@gmail.com
Subject: Special City Council Meeting - 8/26/2019

Hi,

I have some questions and thoughts/comments I'd like to share with the Council members as I may not be able to make it for the meeting this evening:

- 1) How does the Adams Street train crossing get addressed as this is a major traffic chokepoint and the various scenarios envision adding parking to the Library/City Hall site under the Steering Committee preferred option?
 - a. I work at the end of Adams Street and there are often long lines of cars trying to get through this intersection given the Wine Train and Safeway
- 2) My vote would be 3A-1 however this is contingent on understanding the financing for the project, traffic on Adams Street, and several other factors.
 - a. If financing for this scenario would require selling the remainder of the City-owned Adams Street property to a hotel developer, then I would not be in support. Rather, I would encourage a more cost effective design and sale of other City-owned parcels like the Lyman Park location or the Carnegie building, or renovation of the existing Library and City Hall instead.
- 3) What is the plan for the Carnegie Building? How does this building which was recently constructed but is now deemed not optimal become a functional City asset again?
- 4) Maintenance, Maintenance, Maintenance – how is the City going to guaranty that any renovated or new construction buildings will be appropriately maintained and ensure they will not fall into disrepair like the current City Hall building? How do citizens of this town trust that the City officials will maintain the City-owned assets given this does not appear to have been done historically on existing buildings?
- 5) At the most recent City Council meeting where the RFP for the Adams Street parcel was raised again with the Kosmot Group (sp?) representative, I seem to recall Council Member Koberstein stating how nice it would be to have \$6MM-\$8MM in cash available to build a new, shiny City Hall by way of selling the Adams Street property to a hotel or other developer. While I can see how it could potentially cost \$6MM-\$8MM to build a new City Hall, I think we need to be reasonable and pragmatic about how much is spent and not over-improve this work-horse building. In the prior scenario, that would equate to spending 25% of the total sale proceeds from the Adams Street property on a City Hall building. With everything else the City has outlined needing to finance/fund, we should be trying to engineer a simple, cost-effective and functional building rather than something fancy that we “can be proud of”.

Thank you in advance,
 Sara

Sara Chrisman Bjerkan
 1702 Crinella Drive

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If you recently applied for real estate financing, please read the following important regulatory disclosure:

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

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