



## PROJECT DESCRIPTION

### Sonoma County Family YMCA Facility Expansion

#### Background

The Sonoma County Family YMCA ("The Y") has long been a fixture in the Santa Rosa and Sonoma County health and fitness scene. The Y formed in Santa Rosa in 1954 and has occupied its current site on Stewart Street at College Avenue since the early 1970's. The initial structure was approximately 22,295 square feet in floor area and contained an indoor swimming pool, a weight training space, classrooms, administration, locker rooms, and a small lobby. A small parking lot was also provided.

Since its inception, The Y has striven to continue serving the community by expanding its programs and facilities in response to the growth and evolution of Santa Rosa and Sonoma County. Accordingly, over time and in several incremental phases, The Y has undertaken several remodelings and building additions to the facility, by adding a small gymnasium, a new weight training space, new locker rooms, and various changes to the classroom spaces, additional small child care space, a small indoor warm pool and administration space (the administrative space is currently located in two small office buildings (converted residences) on Stewart Street and College Avenue. In conjunction with those additions, a large off-street parking lot was constructed on additional property accessible from North Street and 13<sup>th</sup> Street. At this point in time, the total floor area of The Y is approximately 27,480 square feet; there are 140 off-street parking spaces provided.

#### Proposal

Just to the north of the existing Y facility is the "Schulz Brothers Van and Storage" (also known as the "Bekins") building, a large storage building with automobile and truck parking, maneuvering and delivery space facing Stewart Street. Several years ago a proposal was presented by The Y to City Staff and to the Junior College Neighborhood Association to convert the "Bekins" building into an expansion of the Y. That proposal was well-received but did not proceed. The Y has long needed a major outdoor swimming pool for workouts and swimming classes as well as additional classroom and programmatic areas. In response to that need, the Y recently purchased the "Bekins" property for such expansion, which would include the following features:

- An outdoor swimming pool measuring approximately 75' x 88', which would allow 8 lanes of lap swimming in a 25 yard distance and a large area for learn-to-swim classes. The pool is the central component of this expansion proposal. The current indoor pool is frequently crowded and kept very warm for classes; an outdoor pool operating all year round would be a highly desirable addition to the Y and would



respond to high demand from fitness swimmers. It would also address a significant need for learning to swim in this county, as evidenced by recurring and all-to-frequent drownings along the coast and in the Russian River. Lessons demonstrating swim techniques and water safety are vital particularly to children.

- A new building in proximity to the pool that would combine lockers and showers, as well as additional program and classroom space which would supplement similar space in the existing building. This additional space would also help the Y further address community health problems that include youth obesity and Type-2 diabetes that continue to be prevalent throughout Sonoma County. Along with a lobby, these spaces add up to a proposed 9,000 sf of enclosed indoor space.
- A new child care space of approximately 2,365 sf that would replace and better situate the existing smaller space in the existing building.
- A mechanical equipment building serving the mechanical requirements of the pool of approximately 1,545 Sf.
- The buildings would be mostly flat roofed with an attractive wall facing Stewart Street. This would help mitigate potential noise from the pool deck and would be extensively articulated through the use of material and color variations, which would tie in to the existing structures, as well as of recessed wall and fence components. Extensive landscaping would be provided along the Stewart Street frontage. The combination of building and wall design features plus extensive landscaping would dramatically improve the existing "Bekins" streetscape that currently dominates Stewart Street. Any lighting would be largely contained within the walls and structures. Use of natural lighting would be emphasized in the building design; skylight lighting is proposed over the lobby area and clerestory lighting is proposed over the classroom/programmatic space. A "sawtooth" design of the clerestory elements would add a distinctive character to the overall building complex. Buildings would be designed to be highly energy efficient. Storm water would be retained and treated on site prior to discharge into the storm drain system.
- An additional parking lot providing an additional 47 off-street parking spaces with access on 13th Street. That would bring the total number of off-street parking spaces for the Y to 187.

Timing on the construction of this proposal expansion of the Y facility is currently unknown; significant fund raising is necessary before undertaking the construction. Plans and drawings which illustrate the design concepts are enclosed, but are only preliminary at this point in time.