



YOUNTVILLE COMMONS FREQUENTLY ASKED QUESTIONS

INITIAL

- **Q. What did the Town buy?**

A. The Town has acquired a 6.83 acre site located at 6554 Yount Street in the heart of Town adjacent to Town Hall. There are three main buildings that will remain on site: the multi-purpose room to the North (now referred to as the Commons Hall), the library with six classrooms in the center (soon to be wellness center operated by Calistoga Fit), and the southern building adjacent to Town Hall with offices and classrooms. The site also includes the Hopper Creek Trail, ballfields, open space, and playground behind the buildings.

- **Q. How was the purchase price determined for the property, and what measures were taken to ensure that the Town paid a fair value for the property?**

A. The purchase price for the property was determined through good faith negotiations and appraisals/assessments by independent professionals. Multiple factors, including market conditions and property assessments, were taken into consideration to establish a fair market value. The Town engaged in negotiations with NVUSD to reach a mutually acceptable purchase price. Measures were also taken to ensure that the acquisition aligns with the Town's fiscal policies and long-term financial sustainability.

- **Q. What is the Town's plan regarding the Yountville Commons site?**

A. The Town is committed to creating a balanced project that addresses housing needs, enhances resident amenities, and supports our local economy. A public outreach and engagement process has begun for the future of the property. There are initial and interim improvements underway that have been approved by the Town Council with details available on the Town's [website](http://www.townofyountville.com) (www.townofyountville.com).

- **Q. How much money has been allocated for the purchase and development of the property, and where is it coming from?**

A. A total of \$13 million has been budgeted to date. \$11 million was allocated for the purchase, with \$500k designated for initial cleanup and related tasks, another estimated \$500k for interim

community uses of certain existing buildings, and an additional estimated \$500k for design/engineering towards a long-range vision for the site. Town Council approved an additional \$500k for fiscal year 2024/2025 at the July 16 meeting to enhance interim uses. The acquisition was funded by specific savings for this purchase, general fund reserves in excess of policy targets, available general fund unassigned fund balance, and Measure S funds designated for workforce housing. The Town maintains existing reserve targets and did not issue any debt for the purchase.

- **Q. What is Measure S and what can the funding be used for?**
 - A. Measure S is an affordable/workforce housing initiative that was approved by the voters in November 2018. There was approximately \$3 million in the reserve that was used for the purchase. There is also ongoing annual funding of approximately \$700k that will be used for design and development of the site, and ultimately construction of affordable/workforce housing. There is an oversight committee that meets annually to review expenditures to ensure that they are being used for their intended purpose.
- **Q. How will the Town manage ongoing costs associated with the acquisition and development of the site?**
 - A. Managing ongoing costs is a critical aspect of the Town's planning for the site. To ensure long-term financial sustainability, the Town will implement a combination of strategies. This may include setting aside funds for maintenance and operational expenses, exploring revenue-generating opportunities within the development plan, and potentially leveraging public-private partnerships to share costs and responsibilities. Additionally, prudent fiscal management practices will be employed to monitor expenses, adjust budgets as needed to align with revenue projections, and review consistency with the Capital Improvement Plan budget. The Town is committed to transparent communication with residents regarding ongoing costs and will seek input from the community on prioritizing expenditures to meet the needs of both current and future generations.

INTERIM/ ENGAGEMENT

- **Q. How can residents contribute their ideas and perspectives to the development of the property?**
 - A. To ensure that this project reflects the needs and desires of our community Brendan Kelly, lead designer and architect at Kelly + Morgan Architects, will be facilitating the engagement process. The Town invites community members to join him for a cup of coffee and have a conversation about the vision, preferences, and aspirations for the project.

Throughout the engagement timeline, the Town will host additional open house events between September and February to ensure ongoing dialogue and transparency. Online surveys will also be used throughout the engagement process.

Residents are also welcome to make an appointment to discuss the project during “office hours” at the Commons on Tuesday mornings and the last Saturday of the month from August 2024 to November 2024 from 9:00 a.m. to 12:00 p.m.

Residents can sign up for an office hours time slot by visiting www.townofyountville.com/YountvilleCommons or by calling Town Hall at (707) 944-8851.

An open house event was held on August 19 from 3:00 p.m. to 6:00 p.m. in Commons Hall. Community members had the opportunity to drop in to the open house and receive a progress report about interim uses and provide input for the idea/vision phase. Attendees took part in an activity where they reviewed a range of images displayed around the room. They were asked to place red dots next to the items they didn't like and green dots next to the ones they did like.

- **Q. How will the Town Boards and Commissions, such as ZDRB (Zoning and Design Review Board), be involved in the development process of the site?**

A. The Town Boards and Commissions, including ZDRB, will play an advisory role in the development process of the site. They will provide oversight, review proposed plans, and ensure that the development aligns with the Town's zoning regulations, design standards, and overall vision for the community.

Study Sessions have been scheduled for the following dates:

- Parks and Recreation Advisory Commission – Thursday, September 19, 2024 at 6:00 PM
- Affordable and Workforce Housing Oversight Committee – Thursday, October 24, 2024 at 3:00 PM
- Zoning and Design Review Board – Tuesday, November 12, 2024 at 5:30 PM

Additional Town Council Study Sessions will be held to allow for community input and transparency in the decision-making process.

- **Q. What are the short and long-term benefits of this investment?**

A. The \$13 million investment will yield short-term gains for our community with initial clean up and interim uses while planning a balanced project that includes open space, civic uses, and workforce housing. There are also exciting opportunities for additional amenities and resident-serving uses. Moreover, this initiative kickstarts a long-term visioning process for the future development of the property.

- **Q. What are the interim uses and what will happen to the existing structures on the property?**

A. The Five interim uses that were approved and budgeted by the Town Council are as follows:

- Commons Hall, which has already been hosting Camp Y-Ville, will be used as a multi-purpose room that will complement the Community Hall at the Community Center down Yount Street.
- Canine Commons, the interim dog park, opens August 19. This is a temporary location as we pilot a dog park in Yountville after decades of conversation on the topic. The fence that has been installed can be relocated in the community decides this a good use of space in another location.
- The Wellness Center is beginning to build out with the goal of opening in early 2025. This will be a seven day a week full gym with modern amenities operated by Donavan Wellness Solutions as Yountville Fit.
- The Farm Stand at the ballfield snack shack will also open in early 2025. It is intended to offer reasonably priced locally grown produce and other offerings for residents. Oasis by

Hoopes will be operating this six days a week and expand its offerings from the one day a week farm stand currently available on Thursdays at the Community Center.

- The community garden and other landscape improvements are underway. The Town is currently working with a landscape architect and other designers to bring the community garden back to life while making other landscape improvements throughout the site.

The southern building will not be used because it is the oldest of the three buildings on site and the infrastructure, sewer, heating, and cooling systems are past their useful life. To make the Commons Hall and Wellness Center usable, the Town had to invest significantly in sewer upgrades and other improvements such as HVAC to provide heat and air conditioning.

- **Q. How did the Town decide to enter into use agreements with Donavan Wellness Solutions (DWS) and Oasis by Hoopes for the Wellness Center and Farm Stand?**
 - A. Both operators demonstrated professional capabilities and related experience to help shape the uses to be in line with Town priorities. DWS has already done exercise classes for the Parks & Recreation Department and currently provides significant programs for the City of Calistoga. The Town had explored a similar partnership in the past and didn't have the space until the Commons was acquired. Oasis by Hoopes operates a sustainable farm just south of Town and started offering its produce at the Community Center earlier this year. Because the snack shack is also a licensed commercial kitchen there was a win-win opportunity to expand the one day a week operation and offer a more consistent resident-serving amenity in an existing structure that didn't require a large investment.
- **Q. What happened to the small dog portion of the temporary dog park, was this eliminated?**
 - A. The interim dog park is a pilot program to address the resident's desire for a Town dog park. When designing the Canine Commons staff made the decision to pilot the park as one large open space to maximize the use area for all. The Town will observe and monitor use and seek feedback from the users and from the Canine Commons Liaison group. Feedback is encouraged and can be sent via the following link or by calling Parks and Recreation at (707) 944-8712.
https://seeclickfix.com/web_portal/57uSLfYEh6KsZndEqCXC8c3t/report/category
- **Q. How will the Town ensure transparency and accountability throughout the acquisition and development process of the property?**
 - A. The Town is committed to transparency and accountability in all its endeavors. Regular updates and progress reports will be provided to the community, and opportunities for public input and engagement will be encouraged at various stages of the project. Additionally, all decisions related to the acquisition and development of the property will be made in accordance with established protocols and laws and with the best interests of the community in mind. The Town has launched a [webpage](http://www.townofyountville.com/yountvillecommons) (www.townofyountville.com/yountvillecommons) with links to important documents and meeting videos for those seeking additional information.

- **Q: What will happen to the large amount of wood chippings from all of the trees that have been removed. How will these be prevented from just naturally being washed into the creek, a watershed violation?**
 - A. The wood chippings are a useful tool for stormwater pollution prevention. They will be distributed on the dirt portions of the site as part of the landscaping to prevent rainfall from scouring the open earth and introducing sediment into the runoff. The site drainage is such that it will not drain the wood chips from the site into the creek.
- **Q. When and where will these trees be replaced, a part of our arbor city certification?**
 - A. The site was inspected by the Town Arborist and the trees that were removed were due to species, age, and condition. The tree replacement will be part of the overall site design. Independent of this site, the Town has a tree planting/replacement program which plants trees throughout Town-owned properties as part of the Arbor City status.
- **Q: Is the Town considering other interim uses? Why isn't the Town using the southern building?**
 - A. The southern building will not be occupied because it is the oldest of the three buildings on site and the infrastructure, sewer, heating, and cooling systems are past their useful life. To make the Commons Hall and Wellness Center usable, the Town had to invest significantly in sewer upgrades and other improvements such as HVAC to provide heat and air conditioning. The Town could consider other interim uses with the support of the Town Council and appropriate funding to cover one-time and ongoing costs.

IDEA/PLANNING

- **Q. What measures will be taken to ensure environmental sustainability in the development of the property?**
 - A. Environmental sustainability is a priority for the Town. The development of the property will adhere to all applicable environmental regulations and incorporate green building practices wherever feasible. Additionally, the Town will explore opportunities for mobility improvements, energy-efficient and resilient design, and sustainable construction and landscaping.
- **Q. How will Yountville Commons impact traffic and infrastructure in the surrounding area?**
 - A. Traffic and infrastructure considerations are integral to the planning process for the property. The Town will conduct thorough traffic impact studies and work closely with relevant agencies to address any potential impacts and implement necessary infrastructure improvements. At this phase in the process, there have been no resulting traffic impacts.
- **Q. Will housing be incorporated into the property development?**

- A. A portion of the property will be designated for workforce housing, aligning with the community's needs and priorities. Funds allocated through the Workforce and Affordable Housing Fund (Measure S) will be applied to the acquisition and development of housing to meet this need.
- **Q. How will the acquisition of the property contribute to economic growth and job creation in the community?**
 - A. The development of the property has the potential to stimulate economic growth and create job opportunities through various means, such as construction activities, the establishment of resident-serving retail spaces, and the provision of workforce housing. Additionally, increased foot traffic and amenities in the area may attract new businesses, further enhancing economic vitality.
- **Q. How will the development of the property impact property values in the surrounding neighborhoods?**
 - A. Property value impacts are an important consideration in the development process. The Town's intent would be to have a positive impact on property values through working with the community through the site development process including thoughtful design, community amenities, and compatible land uses.
- **Q. What measures will be implemented to address potential concerns about noise, privacy, and quality of life for residents near the property?**
 - A. Mitigation measures for noise, privacy, and quality of life concerns will be incorporated into the design and planning of the property development. This may include landscaping buffers, setback requirements, and other strategies to minimize impacts on neighboring properties.
- **Q. How will the Town ensure equitable access to amenities and housing opportunities created through the development of the property?**
 - A. Equitable access to amenities and housing opportunities will be a key consideration in the development process. The Town will explore strategies such as affordable housing requirements, mixed-income housing developments, and accessible design features to promote inclusivity and diversity in the community.
- **Q. What will happen to the ball field area of the site?**
 - A. With the acquisition of the site, the Town plans to improve the field conditions. The Town will develop plans for open space, recreation uses, and the future of the fields as ideas from the community help shape the vision.
- **Q. What will happen to Hopper Creek Path and green space with the acquisition of the site?**

- A. Preserving and enhancing green space, including the Hopper Creek Path, is a priority for the Town. As part of the development plans for the site, efforts will be made to integrate Hopper Creek Path into the overall design, ensuring continued access and enjoyment for residents. The Town is committed to maintaining and preserving natural habitats.