



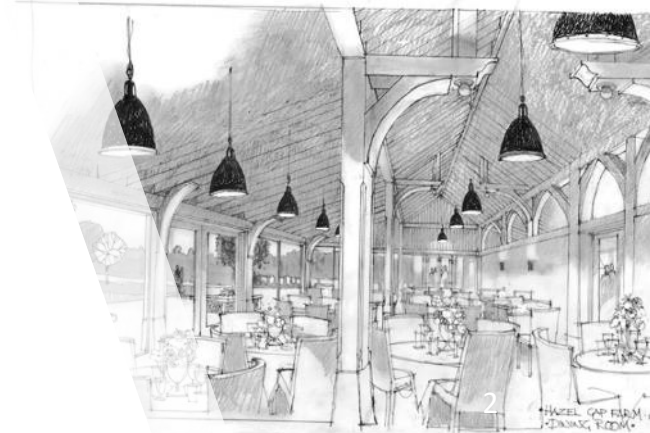
# Bristol Yacht Club Strategic Plan: Pavilion

Planning the Future of our Club  
For the Next 5 and 10 Years



# THE STARTING PREMISE: Pavilion

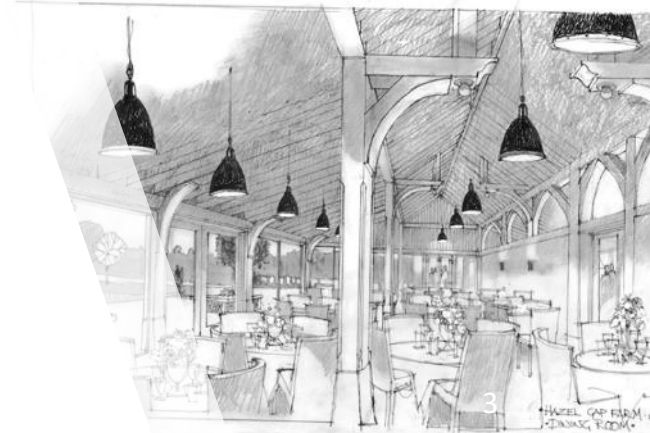
- To provide an additional space for club activities and events, enable increased revenue from hosted events and provide an alternative outdoor venue, fireplace/pit and much needed storage, classroom and office functions currently housed in the club
- Would enable simultaneous use of club facilities. If an event were happening in the pavilion, club members would still have use of the house and vice versa
- To provide dedicated office, classroom and storage space for our sailing programs outside of the house – freeing up club space and separating house and sailing program activities.
- To provide more easily accessible event options AND make the club and grounds handicap friendly / compliant by introducing a new ramp system to connect deck, bar, event space, terrace, pavilion and grounds.





# THE STARTING THOUGHTS: Pavilion Specifics

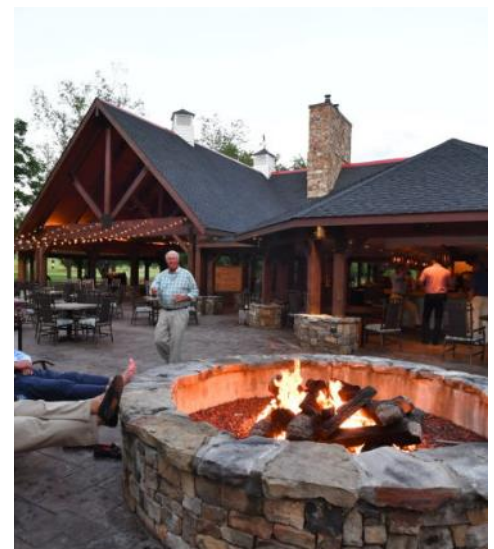
- Stand alone structure connected to the house by extending the porch (would allow catering kitchen and bar to easily support both exterior and interior functions)
- +/- 1,600 SF of open space under open roof structure; +/- 600 SF of enclosed space including relocated outdoor bathrooms, storage, office and flex/classroom space; +/- 1,200 SF of open “terrace” space that could be tented to expand useable pavilion space
- Located to keep structure and improvements out of the flood zone and easily connect to house amenities and infrastructure (kitchen, bar etc.)
- Include measures to connect the house, existing deck, pavilion and terrace in a way that they are fully “accessible” from and ADA / mobility standpoint.
- A simple, open structure with rooflines, materials and details to compliment the existing club





# BYC Member Benefits of a new Event Pavilion

- Provides an opportunity for more and larger events to be hosted at BYC – increasing revenue potential during the high season and throughout the year
- Second event space provides potential for member use of the club even while some events are ongoing
- Pavilion is open and flexible – can be used for a variety of club needs in addition to formal events and activities.
- Provides an opportunity to make the current house and deck fully accessible to mobility impaired members and guests
- Organizes sailing program activities outside of the house (classroom, sailing office, bathrooms, storage) to minimize house use by our sailing programs.
- If situated where suggested it will keep the structure out of the flood zone, provide a “gateway” to the waterside grounds/lawn and organizes secondary amenities (outdoor bathrooms etc.) into a structure that is sympathetic with the rest of the club and grounds.





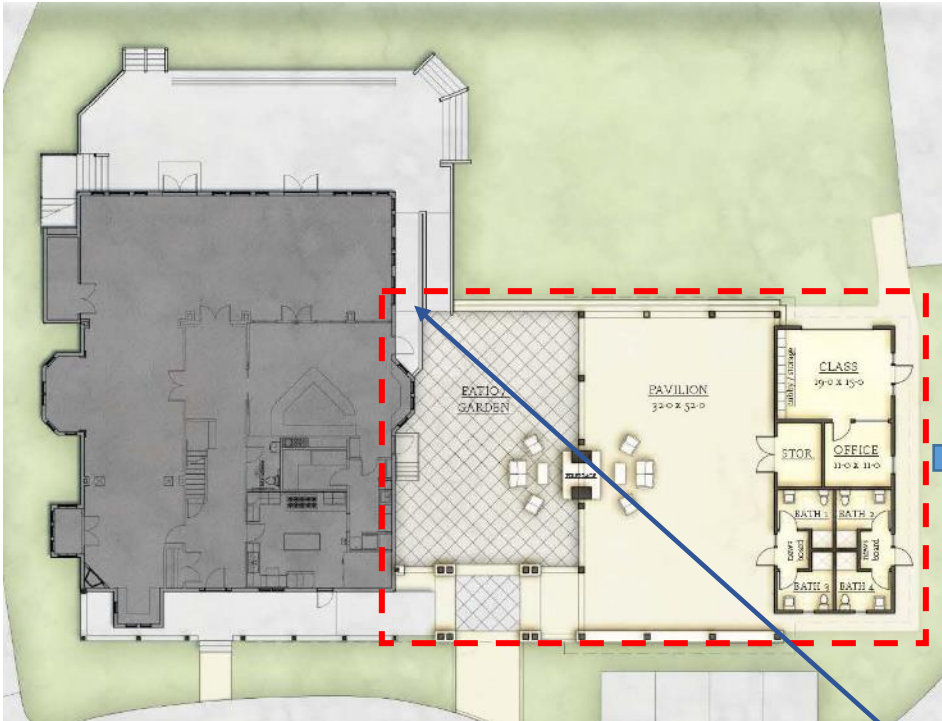
# Recommended Design Elements

- Build an attractive open pavilion of sufficient size to accommodate events under the fixed roof of similar size to our indoor gathering room
- Provide space adjacent terrace that could be covered / protected as necessary to expand the pavilion space for larger events (or more socially distanced events as necessary)
- Drop down plastic panels at open walls to allow for shoulder season use
- One side of the pavilion to be fully enclosed and provide space for relocated outdoor bathrooms, sailing program office, & storage/classroom space.
- Simple, largely outdoor structure - architecture, materials & details to compliment the house
- Provide new ADA compliant ramp that connects terrace, house, deck & pavilion – this improvement would make our club more code compliant and fully functional for all of our membership
- Solar ready (large roof structure could be used for solar panels and connected to house)





# Potential Design, Estimated Cost



Relocated Outdoor Bathrooms (4)  
New Office, Storage, Classrooms  
Covered Pavilion



New Terrace Space / Fireplace?

New Ramp for handicap access to house, club, terrace and pavilion

**Estimated costs +/- \$350,000**





# Inspiration / Precedent





## In summary, recommended next steps:

- The value of potential increased revenue and value of additional space to members and sailing program support must be evaluated against the capital expense to build
- The location of the building will likely impact some portion of the existing infrastructure for the club located on the south side – but seems manageable. Further work needs to be done to clearly document everything that lives between the south side of the club and new pavilion.
- Carefully evaluate the size needed to support typical and anticipated event activities at the club and calibrate as necessary
- Once Requirements are refined, a formal plan and costs should be obtained from an architect / builder. Estimated cost is ~\$7,500 - \$10,000.