

City Facilities Planning Summary

**{ September 9, 2013
{ Del Mar City Council**

Facilities Planning Process

- ✓ Established Facility Planning Process
- ✓ Established Assessment Criteria
- ✓ Established Planning Program for Space Needs
- ✓ Prioritized City Hall offices as primary need
- ✓ Reviewed public property's opportunities and constraints
- ✓ Assessed sites against Assessment Criteria
- ✓ Established priority site for City Hall at 1050 CDM
- ✓ Identified future direction for other facilities

Facility Planning Schedule

	Jun	July		Aug		Sept	
<i>Council Meeting:</i>	17	1	15			3	9
<i>Task</i>							
Determine Scope of Facility Study							
Prelim. Space Needs Review							
Siting Discussion							
Siting Discussions, continued							
Decisions on Direction							

City Properties

{ Summary



City Properties

1050 CDM

- 68,000 SF Site, Zoned Public Facilities
- Built in 1921, expanded 1950s
- Site could accommodate:
 - City Hall offices
 - Council Chambers/Meeting Rooms
 - Public Parking
- May also accommodate:
 - Safety Center, Public Works (limited)

Public Works



- ±63,000 SF site
- Zoned Floodway, constraint to development
- Three parcels in City ownership, including area to the west abutting NCTD right-of-way
- Could potentially accommodate new buildings if floodway mitigated.

Beach Safety Center



- 11,570 SF site
- 2,840 SF facility, built in 2012
- Community Services Department offices/Lifeguard Headquarters
- Site also provides public restrooms and limited parking
- No programmed expansion area



Shores

- 5.3 acre site
- Anticipated Master Plan to determine community uses
- Council Resolution 2007-35: establishes long term goal for open space and recreation; intent to not pursue other non-consistent uses (fire station/city hall)
- Winston School Lease: 1.8 acres; 55-year lease in effect 2008-2063



Fire Station

- 19,000 SF site
- 6,156 SF of building
- Leased from 22nd DAA since 1960
- Constructed as 1942 WWII Barracks
- Lease rate has had substantial escalation
- Currently \$75,430 annually

City Staff & Existing Facilities

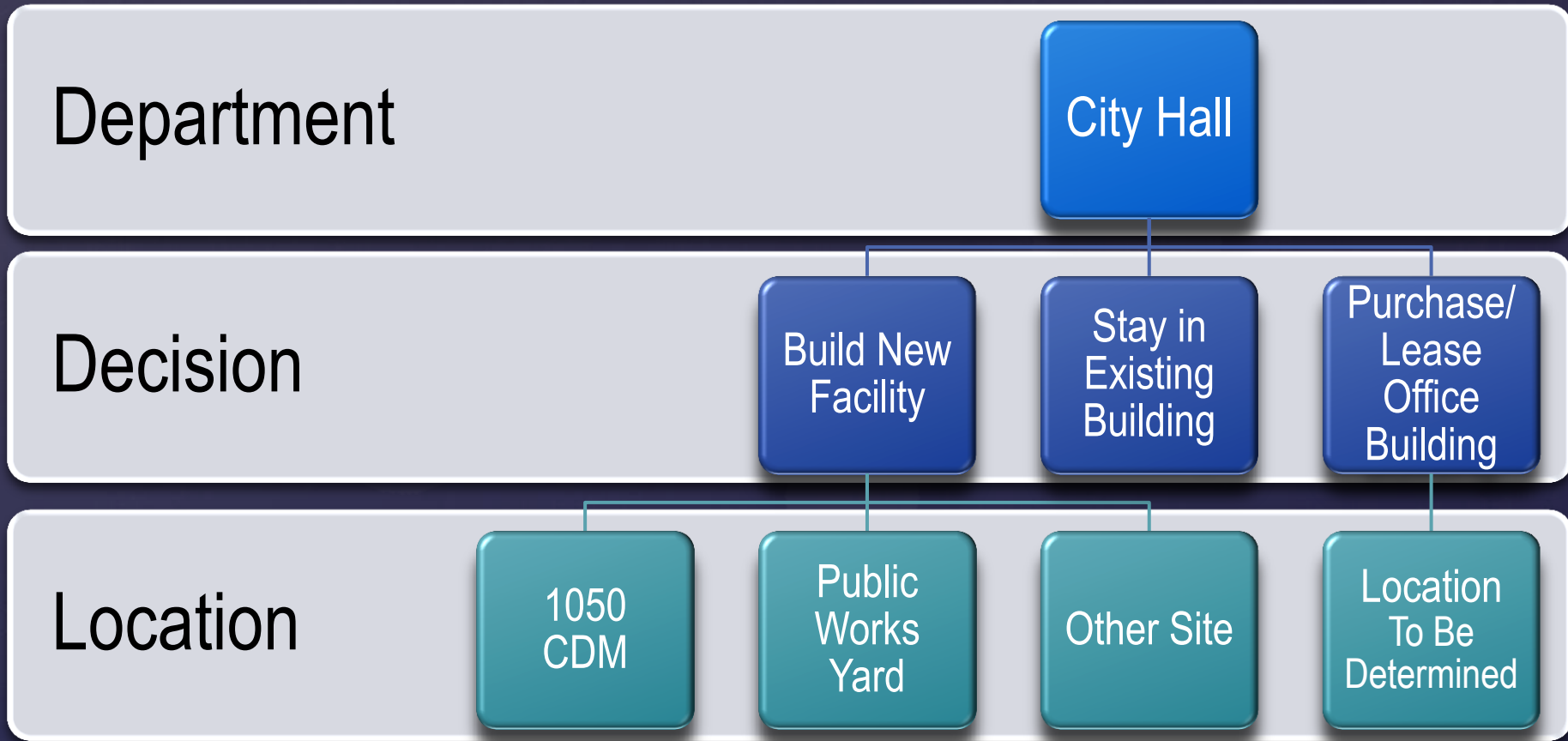
<i>Location</i>	<i>Departments</i>	<i>FY 2012-2013 City Employees Full Time/Part Time</i>	<i>Facility Size</i>	<i>Site Area</i>
City Hall, 1050 Camino del Mar	City Manager, City Clerk/IT, Finance, Planning, Safety	20 FT/5 PT	11,592 SF	68,000 SF/1.5 acre
Public Works Yard, 2240 Jimmy Durante Blvd.	Public Works	13 FT/2 PT	3,015 SF	63,000 SF/1.4 ac
Beach Safety Center, 1700 Coast Blvd.	Community Services	11 FT/varies	2,840 SF	11,570 SF/.36 ac
Fire Station, 2200 Jimmy Durante Blvd.	Fire	9 FT/0 PT	6,156 SF	19,000 SF/.44 ac

- No substantial changes to full time staffing (53) anticipated in upcoming budget cycle

Decision Trees

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City Hall



City Hall:

- City Manager
- City Clerk/IT
- Finance
- Planning
- Council Chambers
- Public Parking

Public Works

Department

Public Works

Decision

Co-locate w/ Fire
and/or Safety

Maintain sole
Public Works
Facility

Co-Locate with
City Hall

Location

At a new
Safety
Center

At
Jimmy
Durante

At
Jimmy
Durante

At
another
site TBD

At 1050
CDM

At
Jimmy
Durante

Community Services

Department

Community Services

Decision

Co-location of certain divisions

Maintain at Beach Safety Center

Location

Co-locate Parking Enforcement with Safety

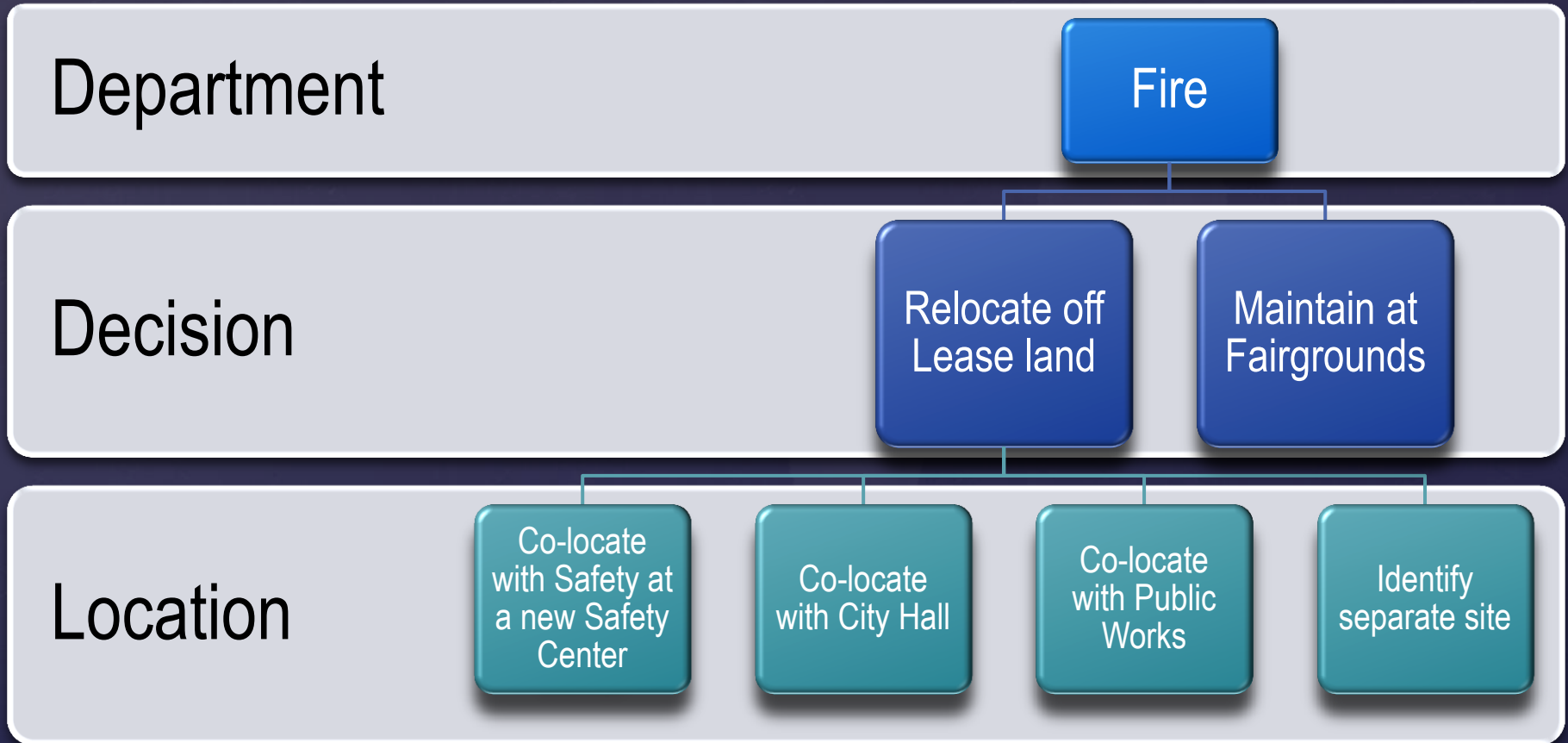
Co-locate Admin/Parking Enforcement with City Hall

Co-locate Recreation Services at Shores

Community Services:

- Lifeguards
- Parking Enforcement
- Community Services/Facilities
- Recreation (future possibility)

Fire



Contingency planning:

- Lease not maintained
- Lease becomes cost prohibitive

Public Safety

Department

Public Safety

Decision

Co-locate with other departments

Create independent storefront

Location

Co-locate with Fire at a new 'Safety Center'

Co-locate with City Hall

Co-locate with Community Services

Public Safety:

- Sheriff Storefront
- Park Ranger

Assessment Criteria

{ Summary

Assessment Criteria

	CRITERIA	PRIORITY/WEIGHT High/Med/Low
I.	COMMUNITY VALUES	
I.1	Does the public facility location provide easy access and convenience to the community?	
I.2	Does the public facility promote additional community activity and interest?	
I.3	Does the public facility provide public gathering space, either indoor or outdoor?	
I.4	Are revenue generating uses not precluded?	
I.5	Are the development costs commensurate with the value to the community?	
I.6	Does the public facility reinforce the surrounding community character?	
I.7	Are there potential environmental impacts?	
II.	OPERATIONAL CRITERIA	
II.1	Is there a cost-benefit value in the short (5 year) term?	
II.2	Is there a cost-benefit value in the long (30 year) term?	
II.3	Does this facility promote operational efficiencies for city employees?	
II.4	Does this facility provide connections between departments?	
II.5	Does this facility support increased energy efficiencies?	

History of Facility Planning

{ Summary

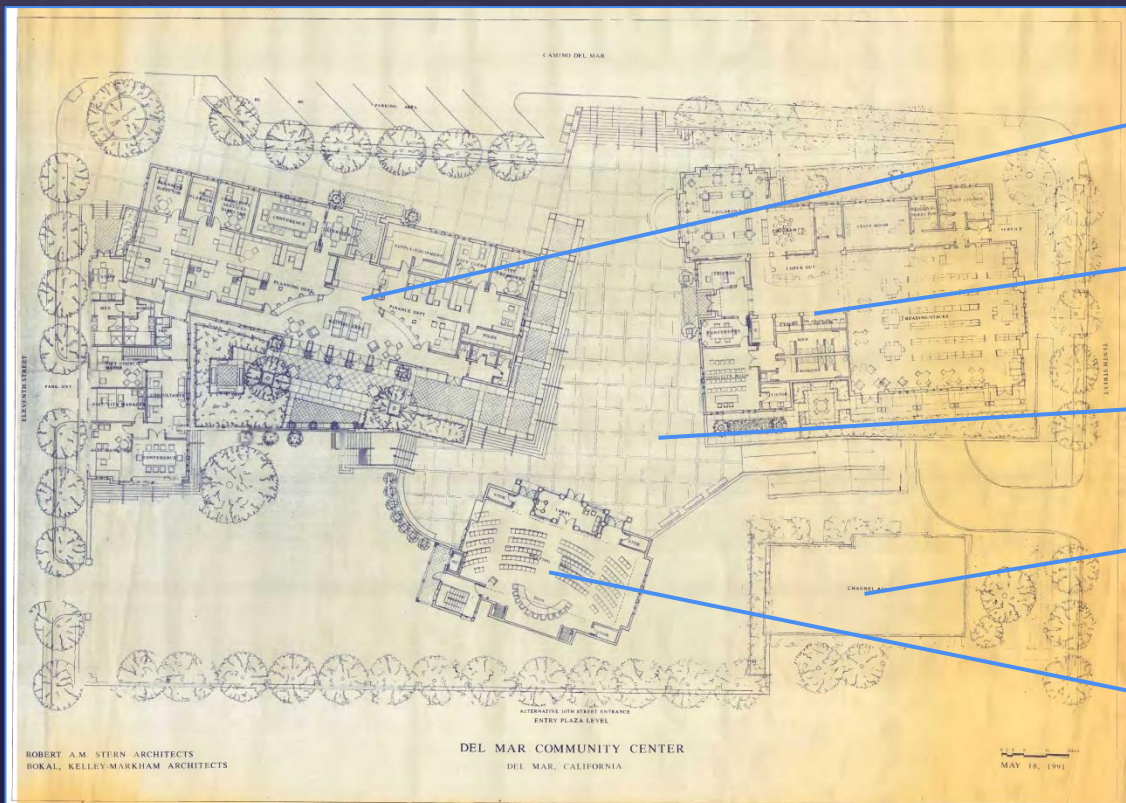


City Hall

- 1959 – Established in Hotel Del Mar
- 1960 – 1224 Maiden Lane
- 1960's – 15th & Stratford, Old Jail
- 1973 – Remodeled Old St. James Academy
- 1984 – TV Studio/Council Chambers

Facility Planning – City Hall

- 1986 – Ad Hoc Civic Center Committee
- 1990-91 – Master Plan & Architectural Design
- 1992 – \$4.5M Bond issuance fails



10,000 SF City Offices

Library

108 Parking under deck

Existing TV Studio

3,690 SF Town Hall

Facility Planning – City Hall

- 2007 – Scenarios for Mixed Use

Scenario A



- Single level City Admin. offices
- No mixed-use
- Surface parking
- Public plaza
- 68 non-residential parking spaces

• Net cost to City: \$7.2 M

Scenario B



- Two level City Admin. offices
- Two levels of parking
- CDM commercial frontage
- 8 town homes w/garages
- 226 non-residential parking spaces

• Net cost to City: \$5.5 M

Scenario C



- Single level City Admin. offices
- Two levels of parking
- CDM commercial frontage
- 10 town homes w/garages
- 237 non-residential parking spaces

• Net cost to City: \$3.7 M

Scenario D



- Single level City Admin. offices
- Mezzanine level @ City Admin. offices
- Single level underground parking
- CDM commercial frontage
- 9 detached single-family homes w/garages
- 135 non-residential parking spaces

• Net cost to City: \$0



Public Works



- 1960's – Contract services for Public Works
- 1991 – Facility Needs Analysis: 10,000 SF on a 1.5 acre site
- 2001 – Joint Fire Station/Public Works at 2236 Jimmy Durante

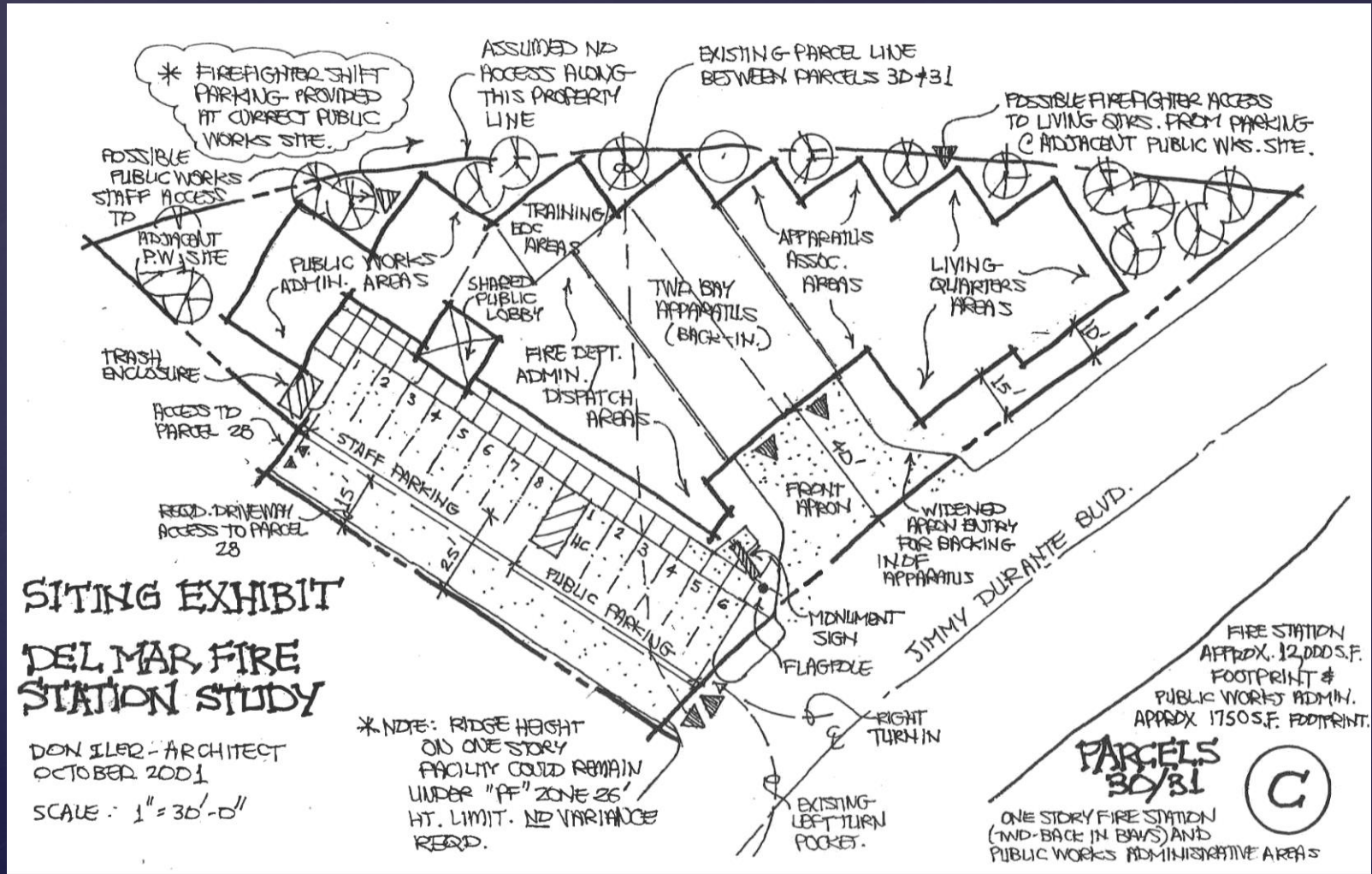
Fire Station



- Pre 1960 – 2120 Grand Ave. Garage
- 1962 – Former Forestry Station @ Fairgrounds
- 1966 – New 2,348 SF facility proposed
- 1975 – Site Location Study for relocation
- 1979 – Expansion with metal bays
- 1991 – Needs Assessment: 11,656 SF
- 2001 – Concept Designs
- 2002 – Joint Facility concepts with Public Works
- 2008 – Fire Station Design for 13,000 SF

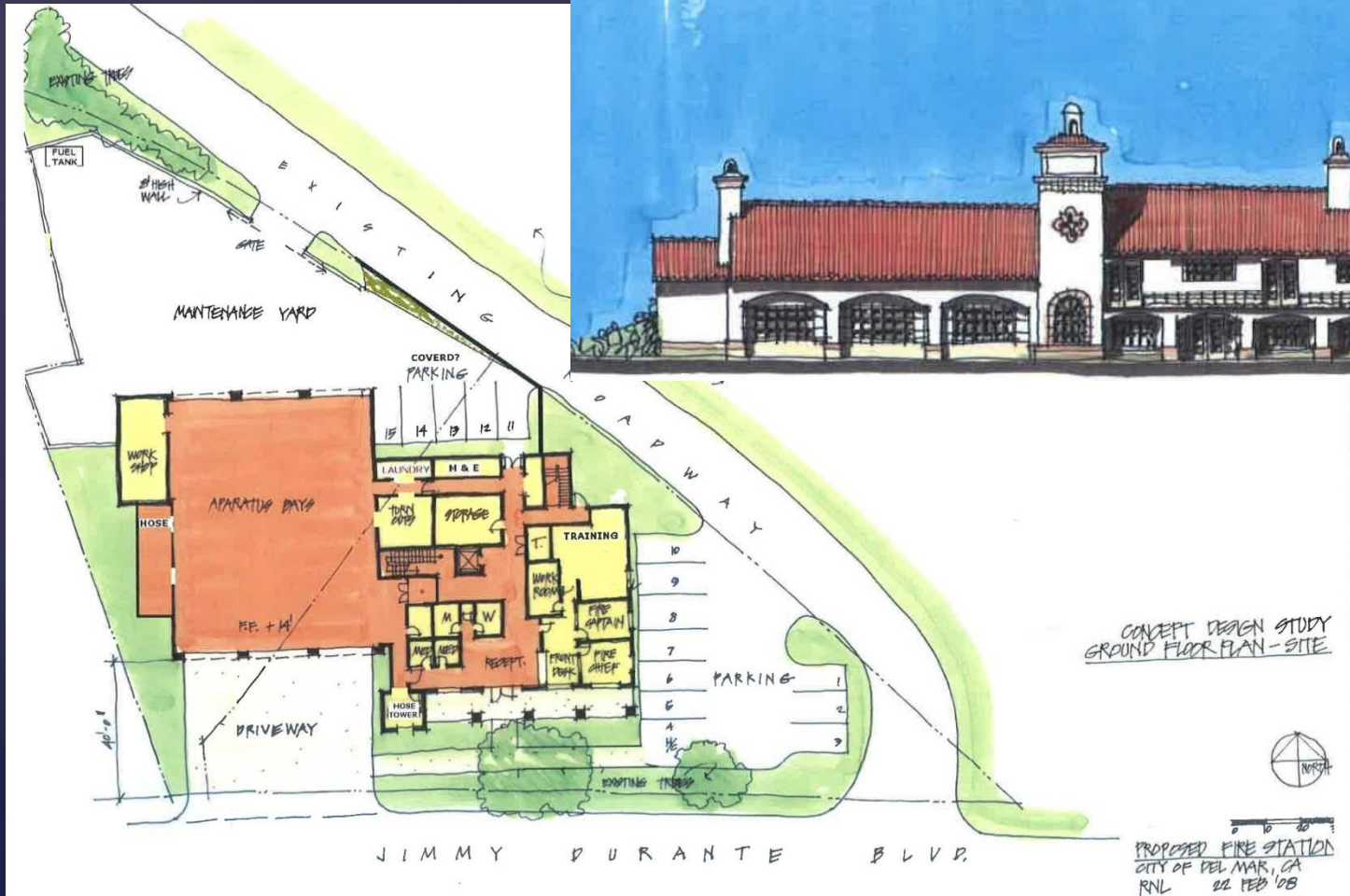
Facility Planning – Fire

- 2001 Concepts at 2236 Jimmy Durante (Barn Site)



Fire & Public Works

- 2008 Concept at 2236 Jimmy Durante



Beach Safety Center



- Pre 1965 – County run services
- 1969 – 17th Street Lifeguard Tower built
- 1991 – Plan for 4,882 SF in multiple lifeguard towers
- 2012 – new 2,840 SF Beach Safety Center

Program

{ Summary

Space Needs Methodology

- Review of previous studies space allocations.
- Assessment of current conditions/operations
- Comparison to local standards; i.e. Vista

City of Vista	
Senior City Management	300 SF
Directors	225 SF
Managers	175 SF
Staff	100-150 SF
Large Conference Rooms	500 SF
Small Conference Rooms	250 SF

Preliminary Space Needs

<i>Departments</i>	<i>FY 2012-2013 City Employees Full Time/Part Time</i>	<i>Current Facility Size</i>	<i>Projected Space Needs</i>
City Hall: City Manager, City Clerk/IT, Finance, Planning, Safety	20 FT/5 PT	9,256+ SF	11,000-12,000 SF
Public Works	13 FT/2 PT	3,015 SF	4,000 SF
Community Services	11 FT/varies	2,840 SF	3,000 SF
Fire	9 FT/0 PT	6,156 SF	7,000 – 8,000 SF
Town Hall/Council Chambers/TV Studios		2,636 SF	3,500 – 4,500 SF
TOTAL	53 FT	23,956 SF	28,500 SF-31,500 SF

City Properties Opportunities & Constraints

{ Summary



City Hall

1050 CDM

- 68,000 SF Site (1.5 acres)
- Zoned Public Facilities (PF)
 - No FAR
 - 26 foot height limit, 14 foot along Camino del Mar
 - 10 foot setback at residential
 - Subject to Design Review
- Could develop >30,000 SF.



Constraints

1050 CDM

- Requires redevelopment and phasing.
- New development could impact adjoining residential – views, noise, lighting, traffic.
- Would not accommodate Public Works laydown area along with City Hall.
- 14 foot height limit will limit development.
- Fire station could have noise and traffic impacts during emergencies.

Opportunities



1050 CDM

- Could adequately support City Hall, Council Chambers, Parking, other administrative offices as well as open space/plaza.
- Sloped site promotes tuck-under parking
- Would keep City Hall in Village Center.
- Redevelopment could activate commercial activity.
- Site has potential for other uses as well.

Public Works



2240 Jimmy
Durante Blvd.

- Multiple parcels in City ownership, including area to the west abutting NCTD right-of-way and portions in the river.
- Net +89,777 SF site outside Floodway
- Zoned Floodway (FW), Lagoon Overlay
 - No permanent structures
- Access is through NCTD easement

Constraints



2240 Jimmy
Durante Blvd.

- Would require a change in zoning.
- Any development subject to constraints of floodplain – elevating habitable structures about floodplain and FEMA restrictions.
- Potential impact from sea level rise, tsunami and/or liquefaction.
- Within original jurisdiction of Coastal Commission – permit authority.

Opportunities



2240 Jimmy
Durante Blvd.

- Site large enough to support all civic office functions, including fire station, Public Works Yard, and parking.
- Level site with existing utilities.
- Adjacent uses are commercial and noise and light impacts would be lessened.
- Open spaces could focus on river.



Shores

225 9th St.

- 5.3 acre site (1.8 acres leased to Winston School) – 152,000 SF net site area.
- Existing civic/school buildings & recreation.
- Zoned Public Facilities
 - No FAR
 - 26 foot height limit, 14 foot along Camino del Mar
 - 10 foot setback at residential
- Could accommodate >30,000 SF of development.



Constraints

225 9th St.

- Council Resolution 2007-35: establishes long term goal for open space and recreation; intent to not pursue other non-consistent uses (fire station/city hall)
- Winston School Lease in effect until 2063
- 14 foot height limitation along CDM
- May only be appropriate for Town Hall/Council meeting room

Opportunities



225 9th St.

- Site large enough to support all civic office functions, including fire station, Public Works Yard, and parking.
- Zoned Public Facilities.
- Shared uses with Winston School.
- Town Hall could be performance/community venue.
- Maintains City Hall in Village Center.

CRITERIA Ranking: 0 = low benefit/high impact..3 = high benefit/low impact		1050 CDM	Public Works	Shores
I.	COMMUNITY VALUES			
I. 1	Does the public facility location provide easy access and convenience to the community?	3	1	3
I. 2	Does the public facility promote additional community activity and interest?	3	1	3
I. 3	Does the public facility provide public gathering space, either indoor or outdoor?	3	3	3
I. 4	Are there potential for revenue generating uses/are they not precluded?	3	1	1
I. 5	Are the development costs commensurate with the value to the community?	TBD	TBD	TBD
I. 6	Does the public facility reinforce the surrounding community character?	3	1	2
I. 7	Are there potential environmental impacts?	2	0	2
	Limits community impact during construction	1	3	1
	Longevity of structure and site improvements	3	3	3

CRITERIA Ranking: 0 = low benefit/high impact..3 = high benefit/low impact		1050 CDM	Public Works	Shores
I.	OPERATIONAL			
I. 1	Estimated cost-benefit value in short term (5 year)	TBD	TBD	TBD
I. 2	Estimated cost-benefit value in short term (30+ year)	TBD	TBD	TBD
I. 3	Promote operational efficiencies for City employees	2	3	1
I. 4	Promote connections between departments	2	3	1
I. 5	Support increased energy efficiencies	3	3	3

CRITERIA		1050 CDM	Public Works	Shores
Ranking: 0 = low benefit/high impact..3 = high benefit/low impact				
I.	REGULATORY			
I. 1	Streamline regulatory requirements, reviews, entitlements and associated costs	3	1	2
I. 2	Meet Zoning or Deed restrictions	3	0	1
I. 3	Feasibility of development considering applicable standards (buffers, setbacks, FAR, etc.)	3	1	2
I. 4	Exposure to natural hazards	3	0	3
TOTAL		40	24	31

