



City of Del Mar Staff Report



TO: Honorable Mayor and City Council Members

FROM: Kathleen A. Garcia, Planning and Community Development Director
Via Scott W. Huth, City Manager
Prepared by Joseph Smith, AICP, Associate Planner

DATE: June 2, 2014

SUBJECT: City Hall and Town Hall Planning - Summary of Potential Sites Considered

REQUESTED ACTION/RECOMMENDATION:

Receive the report and provide any further direction to staff regarding the consideration of other sites beyond 1050 Camino del Mar for a City Hall and Town Hall.

EXECUTIVE SUMMARY:

As part of the City Hall and Town Hall Planning process, staff is providing an assessment of all sites considered for the future City Hall and Town Hall facilities. Early in the process, the City evaluated potential suitable sites in Del Mar. This process resulted in an evaluation of five sites that could potentially meet the City's needs. Three publically-owned sites and two privately-owned sites were analyzed for their opportunities and constraints to develop a City Hall and Town Hall. The publically-owned sites include the current City Hall site at 1050 Camino del Mar, the Public Works Yard, and the Shores property. The privately-owned sites include a downtown office building at 853 Camino del Mar and a North Commercial office building at 2010 Jimmy Durante Boulevard. This assessment can be found in Attachment A.

Previous assessment of the sites occurred at the July 1, 2013 and September 3, 2013 City Council meetings, in addition to a community workshop on December 2, 2013 and the community survey dated February 18, 2014. Based upon the analysis to date, the current City Hall site at 1050 Camino del Mar was rated the highest or most feasible site for a new City Hall and a Town Hall, and can also accommodate the desired programmatic uses of public parking and a large plaza. Subsequently, further analysis of 1050 Camino del Mar has been completed including redevelopment scenarios and consideration for highest and best use of the site.

City Council Action:

DISCUSSION/ANALYSIS:

Publicly-Owned Properties: Currently, the City of Del Mar owns three properties of adequate size to potentially house all or portions of the City Hall and/or Town Hall. These include the existing City Hall site at 1050 Camino del Mar, the Public Works Yard at 2240 Jimmy Durante Boulevard, and the Shores Property at 225 9th Street.

1050 Camino del Mar, the current site of City Hall, is of adequate size to accommodate a new City Hall and Town Hall as well as public parking and an open space plaza. The site is large enough that additional uses could also be located on the property. The site is previously developed and is zoned Public Facilities (PF), which would allow the City's programmed uses. Any additional uses on the site that are not Public Facilities would require either a rezone, most likely through a Specific Plan and potentially be subject to Measure B and/or a subdivision. The 1050 Camino del Mar property has a high potential for City Hall and Town Hall uses.

The Public Works Yard at 2240 Jimmy Durante Boulevard is large enough to accommodate a new City Hall, Town Hall, plaza and parking as well as maintain the Public Works Yard in this location. The site has adequate area so that it could also contain a fire station or other civic uses. However, the property has significant environmental constraints. In addition, this property has limited pedestrian access to residents. The site is located in the Floodway (FW) zone in the Del Mar Zoning Code which does not allow for office development. In addition, portions of the property are either listed as 'Floodway' or 'Floodplain' in the Flood Hazards Mapping by the Federal Emergency Management Agency (FEMA) and are in the tsunami inundation zone. The property is also in the original jurisdiction of the Coastal Commission, which would give the Coastal Commission, not the City of Del Mar, the land use authority to approve or deny any development proposal. Use of this site for a City Hall, while potentially feasible, would require a Community Plan Amendment, Zone Code change, a Coastal Development Permit, FEMA map adjustment and appropriate mitigations to remove the Floodway conditions. The FEMA mapping process is estimated to take multiple years and cost between \$50,000 and \$75,000 for the map adjustment only and without the assurance that permits would ultimately be issued. The entitlement process for the Coastal Development Permit, Zoning Code change and Community Plan Amendment could also take multiple years and would require and EIR as well as other studies. An additional risk is the legal challenge of development on this site, similarly to the challenge of the Fairgrounds Master Plan, based upon the height of buildings, proximity to the Lagoon and floodplain impacts. This could also delay the process and add substantial costs.

Based upon the information provided by the cost consulting firm Cumming Inc., construction costs would also be at a premium as all development would need to occur on a second level to avoid any floodplain and require piles and enhanced foundations to mitigate for liquefaction. This premium is estimated at 7-10%, raising the estimated construction costs for a 9,250 SF City Hall, 100-seat Town Hall and tuck-under parking

from \$10,136,124 (Scenario #1B, Item 13, City Council Meeting of May 19, 2014) to \$11,149,736 and the estimated total project costs from \$14,858,128 (Scenario #1B, Item 13, City Council Meeting of May 19, 2014) to at least \$16,343,940.

The Shores Property at 225 9th Street is of adequate size to accommodate the City Hall, Town Hall, plaza and public parking. A Town Hall at this site has potential synergy with the existing Winston School, which currently occupies approximately one third of the site. The property is zoned PF which allows the civic uses. Additional civic uses on this site, however, would displace future recreational uses and not comply with City Council Resolution No. 2007-35, which expressly stated that the property would be utilized for recreational uses and not a city hall or fire station. Based on prior City Council direction, the Shores property has a low potential for a City Hall but could potentially house a Town Hall, if it were designed to be a multipurpose facility that also served as a recreation/community facility.

Construction costs would be comparable to those derived for new construction at 1050 Camino del Mar. However, if only the Town Hall was constructed at the Shores and the City Hall was located at a different location, efficiencies such as shared conference rooms would be lost. This would result in the need for additional conference rooms in the City Hall program and its associated costs.

Privately-Owned Properties: There are limited properties, either developed or undeveloped, in Del Mar that are of significant size and appropriately zoned for office use that could accommodate a City Hall and Town Hall. Three types of private properties were reviewed: 1) undeveloped; 2) developed with an inadequate building that would require redevelopment; and 3) existing office buildings.

Undeveloped Private Property: A review of adequately sized, undeveloped sites shows two, (Jimmy Durante Boulevard/San Dieguito Drive and 941 Camino del Mar) both of which are either in escrow or recently changed ownership and have entitlements for other development. Development on privately owned, undeveloped sites would have the cost of land in addition to all the same construction costs as development at a publicly owned site.

Redeveloped Private Property: There are properties in the North Commercial, Central Commercial and Professional Commercial zones (Jimmy Durante and Camino del Mar) with buildings that would not be suitable for a City Hall, but could be redeveloped with new construction. Again, development on privately-owned, redevelopment sites would have the cost of land in addition to demolition and all the same construction costs as development at a publicly-owned site. Properties developed with appropriate office buildings of approximately 9,000 to 10,000 SF (City Hall Administration Offices only) or greater are also limited. The City Council directed staff to look at office buildings in the North Commercial and Professional Commercial zones, reserving the Central Commercial zone for commercial retail/restaurant uses based upon the horizontal zoning regulations.

Existing Office Buildings: Two privately-owned properties have the adequate size and potential for use as City Hall, 853 Camino del Mar and 2010 Jimmy Durante Boulevard.

853 Camino del Mar is a 10,500 SF office building, located on a 23,958 SF parcel at the corner of Camino del Mar and 9th Avenue, with 32 parking spaces. It is adequately sized to house the City Hall function, but not to accommodate a Town Hall. This building is adjacent to the downtown corridor, is directly across Camino del Mar from the Shores Park and provides good pedestrian access. It was built in 1979 and appears to be well maintained. There are five suites with existing leases, the soonest of which expires in March 2017. Other leases run for the next five or more years, limiting the availability. This site has the potential to be purchased or leased for office space. The approximate building sales price is \$6,200,000, or \$589/SF. The rental rates average about \$3.32/SF plus expenses, or approximately \$420,000 plus expenses annually. Expenses are estimated by realtors to be 10% of lease.

If the City was to lease or to move in and defer long-term investments, the building would still require improvements for disabled accessibility if used as a City Hall, including an elevator and disabled accessible restrooms and offices. That cost is estimated to be approximately \$790,000. If purchased, this would also require the annual cost of maintaining a 35-year old building.

If the City was to purchase the building and improve it to be comparable to a 50-year new construction scenario, the tenant improvements are estimated to cost an additional \$3,364,812. This would include an elevator and remodeled bathrooms for disabled access, upgrades to the telecommunications and information systems, new mechanical systems, energy efficiencies and a new roof for an additional fifty-year life-span. The estimates of tenant improvement costs are shown in Attachment B.

2010 Jimmy Durante Boulevard is a 31,300 SF office building north of the downtown called SouthFair. It is located on a 101,059 square foot parcel. The building is oversized to house the City Hall and a Town Hall, and has more than adequate parking. All or portions of the building could be leased or purchased for office space and the Town Hall. The building has some suites available immediately, or on month-to-month leases that would total approximately 10,000 SF. Additional space could be included, as it becomes available, to also accommodate a Town Hall.

Costs to purchase space in the building are estimated at \$390-\$400/SF. If the entire building was purchased, the estimated cost is approximately \$12,500,000. If only the space necessary for the Town Hall and City Hall (12,500 SF) was purchased, the estimated cost is approximately \$5,000,000. Rental rates are approximately \$2.75/SF plus expenses, or approximately \$412,500 plus expenses annually. Expenses are estimated by realtors to be 10% of lease.

If the City was to lease or to move in and defer long-term investments, the building would still require improvements for disabled accessibility, including an elevator and disabled accessible restrooms and offices. That cost is estimated to be approximately \$805,000 plus, if purchased, the annual cost of maintaining a 42-year old building.

If the City was to purchase a portion of the building (condominium) and improve it to be comparable to a 50-year new construction scenario, the tenant improvements are estimated to cost an additional \$4,530,438 for the portion that the City would purchase or lease.

Should the City choose to purchase the whole property at an estimated cost of \$12.5 to \$13 million, it could lease out the unneeded space. This larger building complex would be adequate to also accommodate additional municipal offices on site, if desired. However, the site could not accommodate a large public plaza due to its already developed footprint and the remote location has limited pedestrian access.

Out-of-City Properties: Beyond the City of Del Mar, office properties outside the city limits, but immediately contiguous to Del Mar, are limited to two properties, an office building at the corner of Pacific Highway and Via de la Valle, and an office complex at 512 Via de la Valle, both in the City of Solana Beach. Both properties do not have available space for the civic uses. Other properties outside of Del Mar were not reviewed.

Requested Action: The City Council previously directed staff to continue planning for a new City Hall/Town Hall at 1050 Camino del Mar and to continue investigation of 853 Camino del Mar and 2010 Jimmy Durante Boulevard as private office buildings that could be suitable for lease or purchase. The City Council is being asked to reaffirm this direction or to provide additional direction to staff for further consideration.

FISCAL IMPACT:

The construction of a new City Hall will have a fiscal impact of varying degrees depending upon the location and development selected.

ENVIRONMENTAL IMPACT:

In accordance with California Environmental Quality Act (CEQA) standards, facility planning is not defined as a project and is therefore, exempt from the provisions of CEQA. A future development project would be subject to CEQA review.

PRIOR CITY COUNCIL REVIEW:

On July 1, 2013, the City Council discussed the goals and criteria for success for evaluation of alternative sites. During the July 15, 2013 meeting, the City Council determined the preliminary space needs for planning future facilities and prioritized

planning for City Hall governmental offices. On September 3, 2013, the City Council reviewed the publicly held sites against the assessment criteria. Private properties were addressed in Closed Session. On December 2, 2013, the City Council held a public workshop for input on the publicly held sites. On March 17, 2014, the City Council directed staff to return with a summary report addressing the candidate sites for City Hall and Town Hall.

ATTACHMENTS:

Attachment A – City Hall and Town Hall Candidate Sites Assessment Report
Attachment B – Camino del Mar Building Tenant Improvements Cost Estimate
Attachment C – Southfair Building Tenant Improvements Cost Estimate

Attachment A

Del Mar City Hall & Town Hall Candidate Sites Assessment Report

Prepared by:
City of Del Mar
Planning and Community Development Department
June 2, 2014

Del Mar City Hall & Town Hall Candidate Sites Assessment Report

OVERVIEW

As part of the City Facilities Planning process, staff is providing a final assessment of sites considered for future City facilities. Overall, three publically-owned sites and two privately-owned sites were analyzed for their opportunities and constraints to provide a location for a new City Hall and Town Hall.

The publically-owned sites include:

- 1) the current City Hall site located at 1050 Camino del Mar (CDM);
- 2) the Public Works yard located at 2240 Jimmy Durante Boulevard; and
- 3) the Shores property located at 225 9th Street.

The privately-owned sites include the existing office buildings located at:

- 1) 853 Camino del Mar; and
- 2) 2010 Jimmy Durante Boulevard.

Assessment of the publically-owned sites occurred at the July 1, 2013 and September 3, 2013 City Council meetings, in addition to a community workshop on December 2, 2013 and community survey dated February 18, 2014. Based upon the analysis, the current City Hall site at 1050 Camino del Mar was rated the highest or most feasible site for City administrative offices. Subsequently, further analysis of 1050 Camino del Mar has been completed including redevelopment scenarios and consideration for highest and best use of the site.

Past assessments of the privately-owned sites occurred in closed City Council sessions due to the need for confidential property negotiations to not disclose City bargaining positions. Based upon the analysis, both 853 Camino del Mar and 2010 Jimmy Durante Boulevard were considered potential candidates for either lease or purchase as civic facilities due to their existing condition and ease of adaptability.

For the property evaluation, the development program assumed includes a City Hall (City Administrative Offices) of approximately 9,250 square feet (SF); a Town Hall (Council Chambers/Meeting Rooms) to seat 100 people (3,200 SF); a public plaza of approximately 15,000 SF; and parking to meet the requirement for the buildings and additional public parking. The Town Hall is also assumed to serve as the City's Emergency Operations Center (EOC).

PROCESS

The process used to evaluate the sites included:

- Review of all publicly held properties that were of adequate size for civic facilities.
- Review of all available properties listed for sale in the North Commercial or Professional Office zones that were of adequate size for civic facilities.
- Preliminary evaluation of available sites.
- Review of regulatory conditions and process for redevelopment as a civic facility.
- Discussion of these sites against the City Council adopted selection criteria.
- Preparation of summary reports.

Additional private sites were included in the preliminary evaluation but were not selected to be further evaluated for one or more of the following reasons:

- They were not for sale or did not have a willing seller.
- The site or building was not of adequate size to accommodate the anticipated program.
- Redevelopment as a City Hall would displace commercial activities and did not comply with the horizontal zoning requirements.
- The need for redevelopment (new buildings) in addition to the land costs of already-developed private properties could surpass the costs of developing on city-owned land.

CANDIDATE SITES EVALUATIONS:

All sites under consideration were evaluated against three sets of criteria as directed by City Council – Community Values; Operational; and Regulatory – to determine their overall benefit and impact to the community, should they be pursued. A summary matrix is included as Table A.

Table A: Preliminary Site Evaluation (updated 9/3/2013 and 06/02/2014)

City Facilities Evaluation Criteria	1050 CDM	Public Works	Shores	853 CDM	2010 Jimmy Durante
Estimated Site Area	68,000 SF	89,000 SF	152,000SF	23,958 SF	101,059 SF
Estimated Property Cost				+\$6.2M	+\$14.3M
Estimated Existing Building SF				10,500 SF	35,849 SF
Existing Parking				32	146
I. Community Values					
Accommodate ease of access and convenience to the community	3	1	3	3	2
Promote additional community activity and interest	3	1	3	0	2
Provide public gathering space, indoor or outdoor	3	3	3	1	3
Include the potential for revenue generating uses	3	1	1	1	3
Development costs commensurate with community value	To be determined	To be determined	To be determined	To be determined	To be determined
Reinforce the surrounding community character	3	1	2	3	3
Avoid adverse environ. impacts	2	0	2	3	3
Limits community impacts during construction	1	3	1	3	3
Longevity of the structure and site improvements	3	3	3	2	2
II. Operational					
Estimate cost-benefit value - short term (5 year)	Not yet determined	Not yet determined	Not yet determined	Not yet determined	Not yet determined
Estimate cost-benefit value – long term (30+ years)	Not yet determined	Not yet determined	Not yet determined	Not yet determined	Not yet determined
Promote operational efficiencies for city employees	2	3	1	1 City Hall only	3
Provide connections between departments	2	3	1	1	3
Support increased energy efficiencies	3	3	3	1	1
III. Regulatory					
Streamline regulatory requirements, entitlements, and associated costs	3	1	2	3	3
Meets zoning or deed restrictions	3	0	1	2	2
Feasibility of development considering standards	3	1	2	3	3
Exposure to natural hazards	3	0	3	3	1 (flood hazard)
TOTAL	40	24	31	30	37

Ranking: 0 = Low Benefit, High Impact
 3 = High Benefit, Low Impact

Table B compares the various different costs associated with the different properties that could support the full City Hall and Town Hall program. The table compares the base building program, which is a 9,250 SF City Hall built on-grade, a 3,200 SF/100-seat Town Hall and surface parking for 50 to 75 cars. If this same program is built on the Public Works site, however, the building cannot be built on-grade due to the floodplain. It would have to be elevated, with tuck under parking and constructed on piles, hence the premium construction cost.

Table B: Cost Comparisons – Sites that can Accommodate Full Program

Cost Comparisons Sites that Accommodate Full City Hall/Town Hall Program	1050 Camino del Mar <i>New Construction or Renovation</i>	Public Works <i>New Construction</i>	2010 Jimmy Durante <i>Renovation</i> (35,849 SF)
Property Purchase (estimated)	\$0	\$0	\$5,000,000- \$14,300,000 ¹
New Construction - City Hall & Town Hall	\$9,822,948	\$16,300,000 ²	
“50-year lifespan” Renovation <i>or</i>	\$7,580,499 ³		\$4,530,438 ⁴
Move-In Minimum ADA Improvements			\$805,000+ ⁵
Summary (<i>range shown where appropriate</i>)	\$7,580,499- \$9,822,948	\$16,300,000	\$5,805,000- \$18,830,438

¹ \$14,300,000 Purchase cost is for entire building. The cost could be pro-rated to \$5,000,000 if sold as a condominium and only 12,500 SF is purchased by the City of Del Mar.

² Development of the same City Hall/Town Hall program must be elevated on a podium to avoid floodplain (similar to the tuck-under parking scenario) and with enhanced foundation.

³ Does not include additional public parking, plaza or open space, may have unknowns in terms of existing structure.

⁴ Only estimated for improvements to the space that the City would occupy (12,500-14,000 SF); does not include additional public parking, or plaza

⁵ Includes only elevator and ADA accessibility improvements; if purchased, would also require long term renovation

Table C compares the various different costs associated with the different properties that could only support a portion of the City Hall or Town Hall program. It is assumed that if 853 Camino del Mar is purchased for a City Hall, a new Town Hall would either have to be constructed at the Shores property or at 1050 Camino del Mar, or the existing TV Studio be renovated and expanded. The summary costs in Table C would be added to meet the full City Hall and Town Hall program.

Table C: Cost Comparisons – Limited Program

Cost Comparisons Sites that cannot accommodate Full City Hall/Town Hall Program	Shores New Construction for Town Hall Only	853 Camino del Mar Renovation for City Hall only (10,500 SF, 32 parking stalls, no Town Hall)
Property Purchase (estimated)	\$0	\$6,200,000 ⁶
New Construction Town Hall Only	\$2,357,507 ⁷	
"50-year lifespan" Renovation <i>or</i>		\$3,364,812 ⁸
Move-In Minimum ADA Improvements		\$790,000+ ⁹
Summary (<i>range shown where appropriate</i>)	\$2,357,507	\$6,990,000- \$9,564,812
Summary if providing full program (City Hall & Town Hall) combined on both sites	\$9,347,507 - \$11,922,319	

⁶ Estimated price for building purchase

⁷ Project costs for Town Hall only, does not include parking, plaza or other facilities

⁸ Does not include additional public parking, plaza, Town Hall or open space

⁹ Includes only elevator and ADA accessibility improvements; if purchased, would also require long term renovation

SITE 1: EXISTING CITY HALL, 1050 CAMINO DEL MAR



View from Camino del Mar and 10th Street, looking northwest

Site Description:

1050 Camino del Mar is the current City Hall site. The property is owned by the City of Del Mar and is comprised of two parcels and an east-west paper alley with a combined lot area of approximately 68,000 square feet (1.56 acres).

The property fronts along Camino del Mar and is bounded by 10th Street to the south and 11th Street to the north. Residential homes are immediately to the west.

The property is zoned Public Facilities (PF), with a height limit of 26 feet (14 feet along Camino del Mar) and no stated Floor Area Ratio (FAR). The adjacent zoning is Central Commercial (CC) to the north, east and south, and Residential High Density (R-2) to the west. The site is located in the "Village Center District" as designated in the Community Plan.

The property currently houses the City Administrative Offices, known as City Hall, the TV Studio, which accommodates Del Mar TV and is used for a Council Chambers, as well as shared meeting rooms used by staff and recognized city committees. On Saturdays, the lower parking lot is utilized for the Farmer's Market.

The property is currently developed with:

- City Administration Building (City Hall)
- Annex (trailers)
- IT Trailer
- South Building (unusable)
- TV Studios (Council Chambers)
- Parking for 58 stalls in two lots

The site is currently terraced on two pads, with the upper street level elevation approximately 10 to 15 feet above the lower pad. Full utilities are available to the site, and vehicle/pedestrian access is available on three sides by Camino del Mar (east), 10th Street (south) and 11th Street (north).

1050 Camino del Mar Evaluation:

Criterion A: Community Values – 1050 Camino del Mar

Accommodates ease of access and convenience to the community.

The community is familiar with this site for civic uses. Continued use of the site as a City hall satisfies Policy C(9)(g) in the City's Local Coastal Program (LCP) Land Use Plan which describes the Village Center District as having a "Community Center complete with Council Chambers and a City Hall." Maintaining the governmental offices in the Village Center would provide a central location with easy access. Redevelopment of the site could enhance commercial activity on the south end of Camino del Mar. The site has the potential to offer additional uses beyond City Hall, including public open space, commercial, and/or residential. In addition, the existing Council Chambers/TV Studios could remain in its current location or be incorporated into a new facility as part of any redevelopment of site.

Promotes additional community activity and interest.

Given the site's central location within the City, it is an advantageous location for the City's Emergency Operations Center (EOC) which currently shares community space on the site in the Annex building.

Provides public indoor and outdoor gather space.

The site is larger than the needs of the building program could offer ample public open space and indoor gathering space, depending on its design.

Development costs are commensurate with the value of the community.

Past City Council and public review of the site during workshops and a community-wide survey, including overall development impacts and general financial obligation, rank the site as having a high potential for redevelopment to accommodate new City administrative offices, a town hall, and other public facility improvements such as increased parking and open space for community events, but specifically not including a new fire station.

Reinforces the surrounding community character.

Surrounding commercial uses are located in the Central Commercial (CC) zone on the east, north and south, with residential uses located in the High Density Residential zone (R2) on the west. Properties in the CC zone include a mix of commercial structures, a hotel, and vacant land. Properties in the R2 zone are developed with one and two-story single-family homes. Development of new city facilities on this site could be done sensitively to buffer from the adjacent

residential and maintain the streetscape and pedestrian corridor along Camino del Mar.

Avoids adverse environmental impacts.

The site is currently graded and developed with full utilities and is already disturbed. The site is sloped to the west, allowing ease of under-structure parking, further optimizing site development.

Limits community impacts during construction.

Any new development would require phasing or relocation of existing City Hall functions, at least temporarily. Development could have a potential impact on adjoining residential in terms of privacy, preservation of views, noise, lighting and traffic and would need to be mitigated to a degree less than significant.

Provides longevity of the structure and site improvements.

Redevelopment of the site would include new construction and new infrastructure, resulting in ample longevity (minimum 50 years) of the site for civic uses well into the future.

Criterion B: Operational – 1050 Camino del Mar

Estimated cost-benefit value in the short-term over five years.

It is too early in the process to determine the cost-benefit for the short term, as only construction costs are available. (Construction cost of a new City Hall, Town Hall and public parking is estimated between \$9.8M and \$17M depending on the amount of structured parking. Structured parking is estimated to contribute between \$5M and \$7M to the total project costs.)

Estimated cost-benefit value in the long-term over 30 or more years.

It is too early in the process to determine the cost-benefit for the long term, as only construction costs are available. (The current structures, when evaluated, are determined to be at the end of its useful lifespan and will require a substantial investment to renovate and bring up to current building codes and standards. Such costs are estimated to be around \$7.6M and would not include any additional parking or plaza as is estimated with new construction.)

Promotes operational efficiencies for City employees.

The site could adequately support the full administrative needs of the City and be of compatible density to the surrounding commercial development. The site is large enough to support additional uses as the community desires.

Provides connections between City departments.

The site could adequately support the full administrative needs of the City and could be developed where all city

offices are on a single floor to promote operational efficiencies and connections.

Supports increased energy efficiencies.

New construction would allow the latest energy efficiencies and technology to be integrated into the building design and site layout.

Criterion C: Regulatory – 1050 Camino del Mar

Streamlines regulatory requirements and reviews.

Redevelopment of the site would require review and approval of a Design Review (DRB) permit and Coastal Development Permit (CDP) by the Design Review Board. The site is not located within the appealable jurisdiction of the California Coastal Commission (CCC).

If the site was to incorporate commercial uses in addition to the civic uses, it would be subject to Measure B and would require the development of a Specific Plan approved by a vote of the people.

Meets zoning requirements and deed restrictions.

The site is zoned Public Facilities (PF) in the Del Mar Municipal Code (DMMC) and allows such uses as civic administrative offices, parking, public meeting rooms and chambers, public parks, and open space. No known deed restrictions exist on the underlying parcels that would preclude development and use of the site for civic facilities.

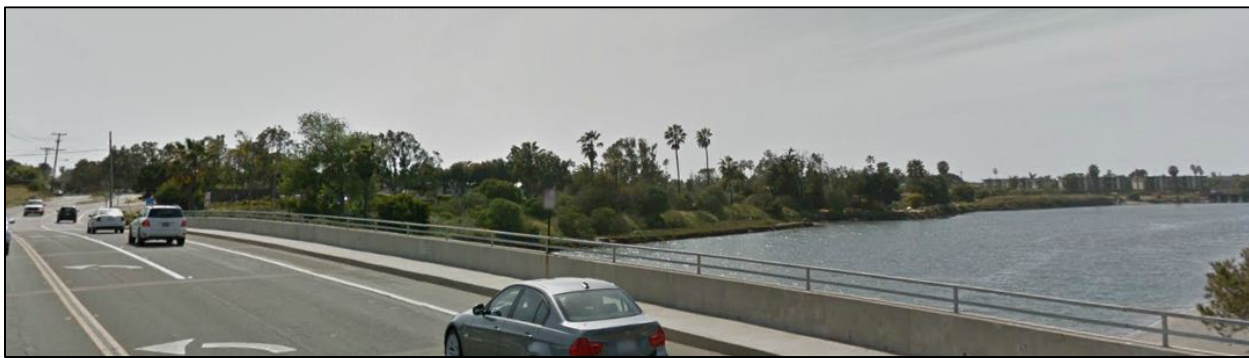
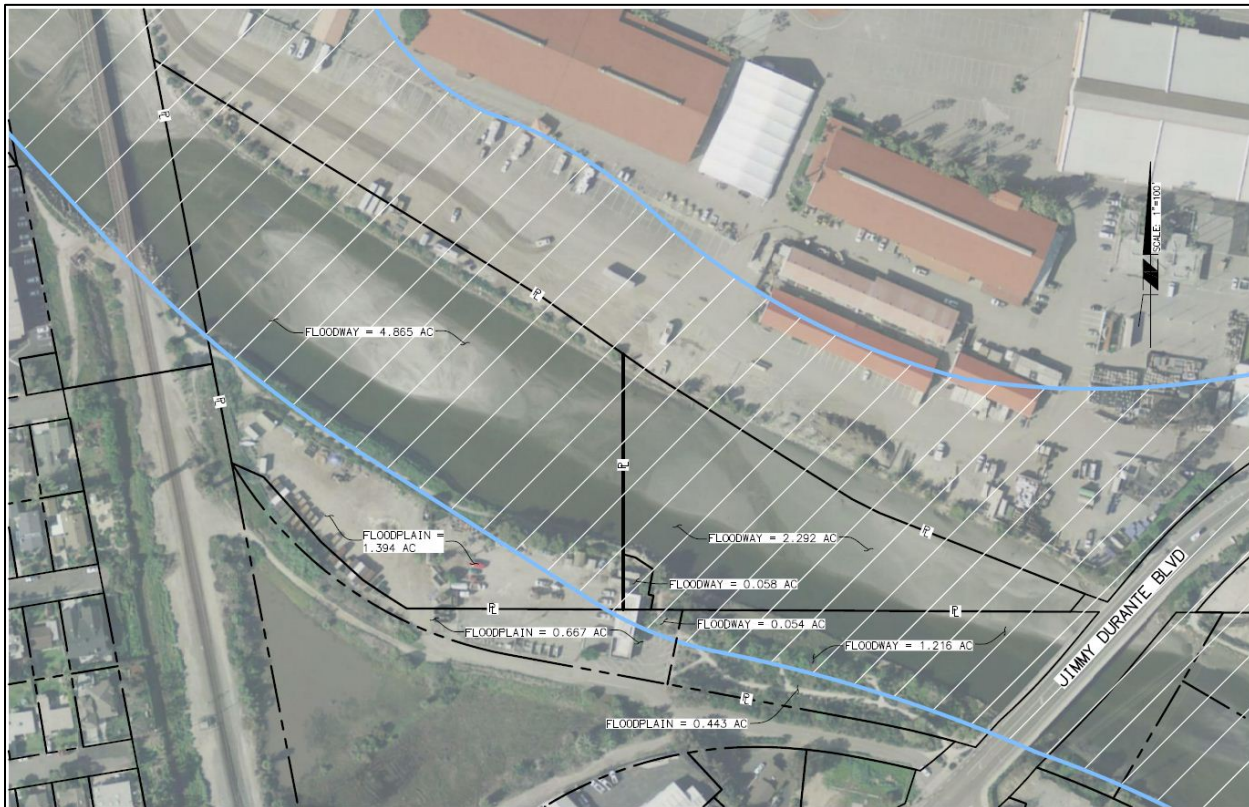
Provides feasibility of development considering applicable development standards, including buffers, setbacks, maximum floor-area, etc.

The site offers various opportunities for future redevelopment as city facilities. Standard zoning requirements are flexible as the PF zone does not limit floor area ratio (FAR) and does not have a minimum setback requirement – with exception to a minimum ten foot setback from the residentially-zoned parcels to the immediate west. Building height is limited to 26 feet across the site overall; however, due to its orientation along the west site of Camino del Mar, an additional height regulation is applied which also constrains maximum building height to 14 feet or less above the Camino del Mar curb elevation. With these restrictions, the site still maintains the capacity to develop with the anticipated civic program as well as the potential for additional uses.

Limits exposure to natural hazards.

The site is currently developed and already disturbed. The site was originally developed as a school in the 1920s and has been in use for public services for several decades. There are no recorded exposure to natural hazards including slope instability, liquefaction, fault rupture, or flooding. The site has sufficient access for police, fire, ambulance, and utility services in an emergency event.

SITE 2: PUBLIC WORKS YARD, 2240 JIMMY DURANTE BOULEVARD



View of Public Works Yard from Jimmy Durante Boulevard Bridge, looking southwest

Site Description:

The City of Del Mar owns four parcels totaling 377,360 gross square feet (8.66 acres). The majority of this acreage is under water and part of the San Dieguito River. In addition, a good portion is designated Floodway. Only 89,777 square feet (2.06 acres) is considered usable area and is in the flood plain. The current Public Works Yard utilizes a portion of the four parcels.

The properties are located west of Jimmy Durante Boulevard and the only site access is by way of a narrow drive 300 feet from Jimmy Durante Boulevard at San Dieguito Drive. The access drive is owned by the North County Transit District (NCTD) with an access easement provided to the City.

The site is currently developed with surface parking; existing Public Works Department offices, garages, and shop; and yard and laydown areas. The western portion of the site is used by Waste Management as a waste transfer site. The eastern portion is an open space riverfront park with trails.

The property is surrounded by the North County Transit District's (NCTD) land and railroad corridor to the west and southwest, and the North Commercial district to the south and east. North of the site is the San Dieguito River and north of the river, the Del Mar Fairgrounds.

The properties are zoned Floodway (FL) and are restricted from any new development. The properties all lie within the Coastal Commission's original jurisdiction boundaries and therefore all permitting is through the Coastal Commission.

Criterion A: Community Values – Public Works Yard

Accommodates ease of access and convenience to the community.

The community is familiar with this site for uses associated with public works, light industrial, and utilities; however most residents do not visit the Yard. Currently this area has no sidewalks and limited public parking. While access is possible from Jimmy Durante over the NCTD easement, there is limited ability to widen it to be a standard street. There is no bus service to the area and it is not walkable from the downtown.

Promotes additional community activity and interest.

Redevelopment of the site could activate additional commercial activity on the north end of the City. The site has the potential to offer additional uses beyond City Hall, including public open space or other civic uses such as a fire station or safety center.

Given the site's location on the periphery of the City and within an area designated as Floodplain and Floodway, there are disadvantages for locating the City's Emergency Operations Center (EOC) in this location. Any EOC or Essential Services Center would need to be designed to function during an emergency, and be located outside of the Floodplain. In addition, road access to this site is also subject to inundation and the site could be inaccessible during flooding.

Provides public indoor and outdoor gather space.

The site offers potential for ample public open space and indoor space. Open spaces could focus on the San Dieguito River, could be sited in the required setback areas, and transition into the existing open space which is currently used for passive recreation, and developed with trails and native vegetation.

Development costs are commensurate with the value of the community.

Past City Council and public review during workshops and a community-wide survey rank the site as having a low desire for redevelopment to accommodate new City Administrative offices, a Town Hall, public parking and open space for community events.

Based on estimates by Cumming Cost Estimators, building costs within the floodplain increase over typical building costs due to the necessity of elevating any buildings over the flood plain and the need for enhanced foundations. The City

Hall and Town Hall would be developed on the second level, with parking on the lower level (similar to a “tuck-under” parking scenario) and the foundations are assumed to require piles.

The adopted Community Plan sets the community’s value as Open Space, allowing the previously existing Public Work’s Yard to be maintained as a non-conforming use. The site is located in the San Dieguito Lagoon and Floodway open space per its Community Plan designation. The Environmental Management Section of the Community Plan declares these open space areas as a natural resource of regional significance in need of both preservation from development and restoration as a natural wetland. Policy I(2) further states that “land use policies established within the San Dieguito River Floodway and Lagoon Habitat should be consistent with the long-range goal of returning the entire area to the natural lagoon condition.” Policy P(1) prohibits structures in the floodway, while Policy P(2) requires the location of proposed development in the San Dieguito River Floodplain to eliminate the need for protective construction such as flood control devices. The Community Development Section of the Community Plan under “Specific Recommendations for the Valley District” states that “the future of this area should conform to the criteria established in the Environmental Management Section of this Plan...”

Redevelopment of this site with significant public facilities would conflict with the stated goals of the Community Plan and require a change in the Community Plan and Zoning Code (see Regulatory).

Reinforces the surrounding community character.

The surrounding parcels are either undeveloped or transportation corridors (railroad right-of-way) or office/light industrial uses in the North Commercial zone. A City Hall or Town Hall would be more similar to the office uses but the area is not currently used for community uses.

Avoids adverse environmental impacts.

The site is currently developed with full utilities and is already disturbed. However, redevelopment of the site to accommodate a new City Hall, Town Hall, fire station, and Public Works yard and laydown area is anticipated to require heavy site disturbance and structural engineering/protection given its orientation in the San Dieguito floodway and floodplain. The site has significant concerns related to

liquefaction, coastal flooding and sea-level rise, and a potential for tsunami inundation.

Any new development would be subject to the constraints associated with a floodplain. All habitable structures would be required to be elevated above the base flood elevation, as determined by the Federal Emergency Management Agency (FEMA), placing all administrative offices, meeting rooms including Town Hall, community space, bathrooms, mechanical equipment and systems, etc., on the second floor of a building. All areas below the floodplain elevation would have to be non-habitable (e.g., parking, general storage, etc.). Further, no basement construction could be used for habitable space.

Any structures constructed in the floodplain trigger FEMA regulations including a floodplain analysis with hydraulic models of the existing versus proposed condition of the site. Depending on the outcome, approval from FEMA may be required in the event the analysis revises FEMA's flood map. Structures constructed in the floodplain will require an adequate foundation system to mitigate potential liquefaction hazards and any portion of the structure, including utilities and sanitation, in the floodplain below the base flood elevation will require flood-proofing elements incorporated into the structural and operational design.

Since the site is within the City's Lagoon Overlay Zone, a minimum 50 to 100 foot buffer is required from the delineated extent of the wetland boundary, further reducing the site capacity. The setbacks would limit buildings to the southern boundary of the site. Given the site's location within the San Dieguito Floodway and Floodplain, the site has several constraints associated with hazards and development feasibility. Please reference Appendix A attached titled "Construction within Floodway/Floodplain," prepared by the City Engineer which highlights the key issues related to redevelopment of this site.

In addition to the hazard and development feasibility constraints, redevelopment of the site is subject to rigid land use provisions of the Environmental Management Section of the Community Plan and the Lagoon Overlay Zone of the Del Mar Municipal Code (DMMC) and Local Coastal Program (LCP). In addition, the site lies within the original

jurisdiction limitations of the California Coastal Commission (CCC) and the CCC would be the issuing authority for any Coastal Development Permit. Additional required permits would include an Floodplain Development Permit (FDP), Conditional Use Permit (CUP), and standard Design Review Board (DRB) permit, in addition to a rezone classification of the site from Floodway (FW) to Public Facilities (PF). In addition to acquiring CCC and FEMA authorization, other approvals would be required for development at this site from the Army Corps of Engineers and the California Department of Fish and Game. See Appendix A.

Limits community impacts during construction.

The site is currently developed with full utilities and a portion of the buildable portion of the site is developed. Any new development would require phasing or relocation of existing Public Works functions. Development could have impact on adjoining commercial and light industrial uses, including circulation in/out of the Del Mar via Jimmy Durante Boulevard due to construction-related traffic impacts. The adjacent uses are not residential and as a result, noise and light resulting from construction operations or the long-term site operations would have a lesser impact on neighboring properties.

Provides longevity of the structure and site improvements.

Redevelopment of the site would include new construction and new infrastructure, resulting in adequate longevity of the site for civic uses well into the future. There is the potential of damage and long term maintenance or rehabilitation costs associated with any natural hazard events such as flooding and/or liquefaction-induced settlement.

Criterion B: Operational – Public Works Yard

Estimated cost-benefit value in the short-term over five years.

It is too early in the process to determine the cost-benefit for the short term, as only construction costs are available. (The costs for development of on this site would be at a 7% to 10% premium over a typical “tuck-under parking” scenario, due to the increased construction costs in the floodplain. In addition, the cost and time necessary for permitting would also have to be considered. It is estimated that the total project costs would be \$16M or greater.)

Estimated cost-benefit value in the long-term over 30 or more years.

It is too early in the process to determine the cost-benefit for the long term, as only construction costs are available.

However, any future cost benefit analysis should address both monetary and environmental “costs”. The value to the community as open space is stated in the Community Plan. This would be precluded or greatly reduced if the site is developed as a City Hall and Town Hall.

Promotes operational efficiencies for City employees.

This site would allow the greatest operational efficiencies for City employees as most all employees would be located in the same location. The site could adequately support the full administrative needs of the City and a Public Works yard and laydown area and have available space for a potential new Fire Station or Safety Center.

Provides connections between City departments.

Being that City departments would be co-located, there is the ability to provide strong connections between departments at this site.

Supports increased energy efficiencies.

New construction would allow the latest energy efficiencies and technology to be integrated into the building design and site layout.

Criterion C: Regulatory – Public Works Yard

Streamlines regulatory requirements and reviews.

The site has significant regulatory constraints for redevelopment and the process would not be streamlined. If considered for development, the approvals process is anticipated to take between two and three years and hold significant costs for permitting. In addition, final decision authority does not rest with the City of Del Mar but with the Coastal Commission and cannot be assured.

The FW zone specifically prohibits permanent structures, or parking that does not serve one of the allowed uses noted above, and the placement of fill. Further, the FW zone restricts deviations from zoning standards through the variance process. The existing site is zoned FW and would require a zone change to PF to allow for future City administrative uses, which would be in conflict with the Community Plan. A Community Plan Amendment would also be necessary. This process is anticipated to take one year. Additional required City permits would include FDP, CUP, and standard DRB permit.

The site lies within the original jurisdiction limitations of the CCC and the CCC would be the issuing authority for any

Coastal Development Permit (CDP). This process is anticipated to take an additional one year to 18 months minimum. If zoning approvals can be granted, future development would also be subject to the constraints of the floodplain. Habitable structures would be required to be elevated above the floodplain, placing administrative offices, meeting rooms, etc. on the second floor. Basement construction could not be used for habitable space.

Further, use of the site for civic facilities would require a relocation of the existing waste transfer area, and use of the site for an Emergency Operations Center (EOC) presents is questionable due to the potential for flood water or tsunami inundation. In addition to the hazard and development feasibility constraints, redevelopment of the site is subject to rigid land use provisions of the Environmental Management Section of the Community Plan and the Lagoon Overlay Zone of the DMMC and LCP.

The site is located within the City's Lagoon Overlay Zone and a minimum 50 to 100 foot buffer would be required from the delineated extent of the wetland boundary, further reducing the site capacity. The setbacks would limit buildings to a narrow band along the southern boundary of the site.

Any structures constructed in the floodplain trigger FEMA regulations including a floodplain analysis with hydraulic models of the existing versus proposed condition of the site. Depending on the outcome, approval from FEMA may be required in the event the analysis revises FEMA's flood map. Structures constructed in the floodplain will require an adequate foundation system to mitigate potential liquefaction hazards and any portion of the structure, including utilities and sanitation, in the floodplain below the base flood elevation will require flood-proofing elements incorporated into the structural and operational design.

In addition to acquiring CCC and FEMA authorization, other approvals would be required for development at this site from the Army Corps of Engineers and the California Department of Fish and Game.

Meets zoning requirements and deed restrictions.

The desired civic uses do not meet the current zoning requirements. The site is zoned FW in the DMMC and is

limited to such uses as field and seed crops, aquaculture and mariculture operations, and open recreational uses with the receipt of an approved Floodplain Development Permit, Conditional Use Permit and Coastal Development Permit.

No known deed restrictions exist on the underlying parcels that would preclude development and use of the site for civic facilities.

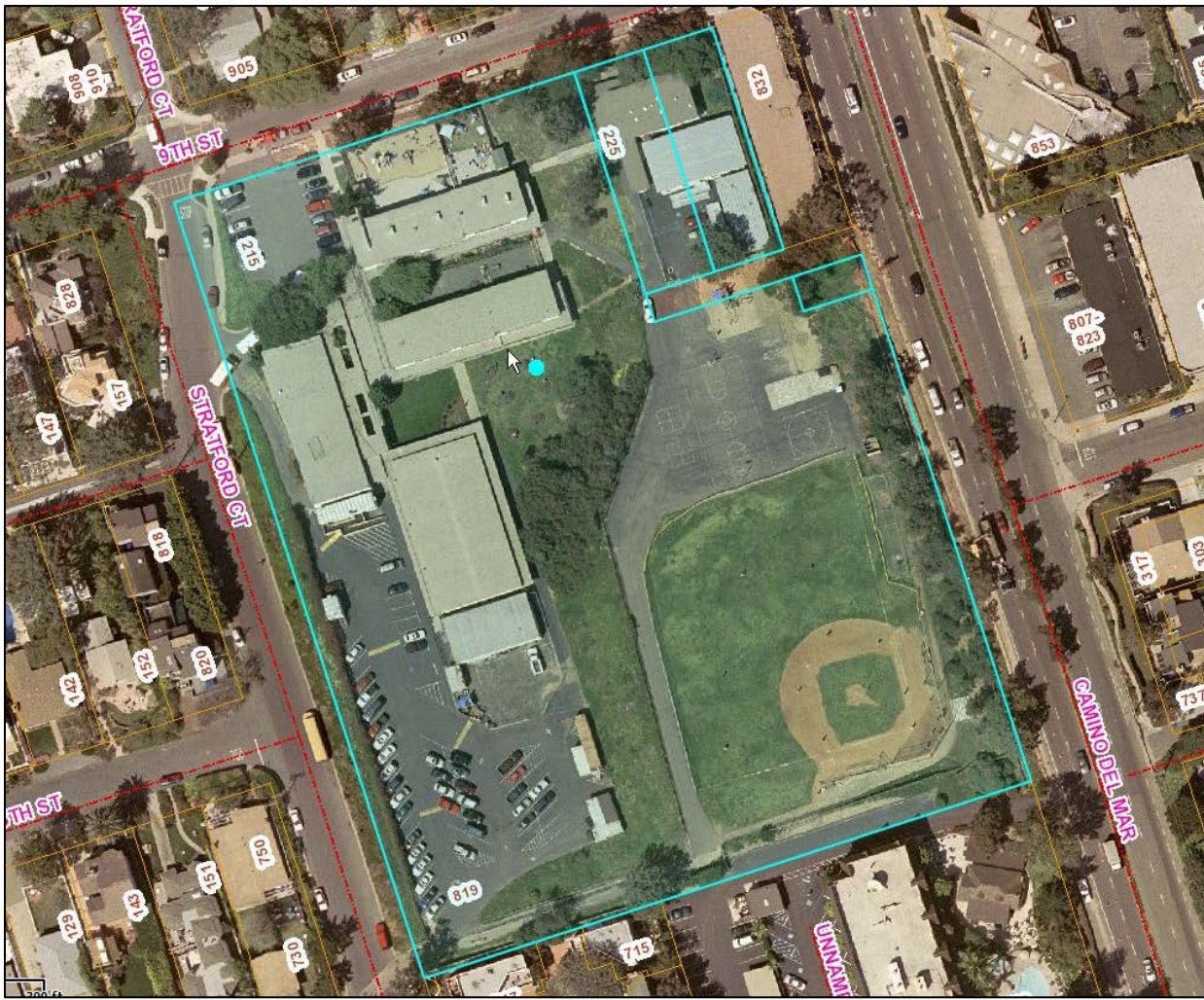
Provides feasibility of development considering applicable development standards, including buffers, setbacks, maximum floor-area, etc.

The site is not currently zoned for development and therefore development would be required to also achieve a rezone. The adjacent properties in North Commercial have a required buffer of 100 feet from the edge of the sensitive wetlands, which would limit the development depth of the property to approximately 100 feet wide.

Limits exposure to natural hazards.

Given the site's location within the San Dieguito Floodway and Floodplain, the site has several constraints associated with hazards. The properties lie within the Tsunami Inundation Zone and FEMA's floodway and floodplain zones.

SITE 3: SHORES PROPERTY, 225 9TH STREET



Shores property looking southwest from Camino del Mar

Site Description:

The Shores property is comprised of two City-owned parcels with a combined lot area of 377,360 square feet (5.3 acres). Currently, 1.8 acres is leased to the Winston School in a long-term lease through 2063. The remaining area totals approximately 3.5 acres and is developed with ball fields, parking and former school buildings now used for City non-profit organizations.

The property is bounded by Camino del Mar on the east, the Del Mar Inn on the south, Stratford Court on the west, and 9th Street on the north. Residential development faces the property on the west and northwest. Office and commercial developments are located northeast and east.

The site is located in the South Beach District as designated in the Community Plan, just south of the Village Center District.

The property is zoned Public Facilities (PF) and was purchased from the Del Mar Unified School District with the intent of it being a park. Notably, the City Council adopted Resolution 2007-35 which established the property's long term goal for open space and recreation. The resolution specifically stated the intent was not pursuing other non-consistent uses (such as a city hall, fire station, or Public Works yard) at the site, and any change to this resolution would require a new action by City Council.

Criterion A: Community Values – Shores Property

Accommodates ease of access and convenience to the community.

Maintaining the governmental offices near the Village Center would provide a central location with easy access. Ample vehicle/pedestrian access is available on two sides by 9th Street (north) and Stratford Court (west). Pedestrian access could be created from the east side along Camino del Mar.

Promotes additional community activity and interest.

Redevelopment of the site could activate commercial activity on the south end of the Village Center. The site has the physical area to offer additional uses beyond City Hall, including public open space, and a Town Hall. When not in use for City meetings, a Town Hall component could be used for community functions including a performing arts venue. Further, educational uses at the Winston School could be compatible with civic uses and may result in opportunities for shared use facilities.

Provides public indoor and outdoor gather space.

The site offers potential for ample public open space.

Development costs are commensurate with the value of the community.

The community, through City Council resolution 2007-35 stated the value of this property was as open space/recreation/education rather than civic facilities. Past City Council and public review of the site during workshops and a community-wide survey has largely been in favor of the site being used for recreation.

Reinforces the surrounding community character.

Surrounding uses comprise a mix of residential and commercial development, including retail and office use, hotel, and single and multi-family residences. Commercial properties in the Community Commercial (CC) zone are located to the north and northeast, with properties in the Professional Commercial (PC) zone located to the east. Properties in the Visitor Commercial (VC) zone are located to the south. In addition, residential properties are located in the Medium Density Single-Family Residential (R1-5) zone to the southeast, the Medium Density Mixed Residential South (RMS) zone to the south, and High Density Mixed Residential (R2) zone to the southwest, west, and north. Educational uses at the Winston School could be compatible with civic uses.

Development of a Civic Center on the site would remove area from future park development.

Avoids adverse environmental impacts.

The Shores property site is already developed with surface parking, an existing school, recreational fields, and offices. The site is sloped to the west, allowing ease of under-structure parking, further optimizing site development.

Limits community impacts during construction.

The site is currently developed with full utilities and is already disturbed. Development could have impact on adjoining residential in terms of privacy, preservation of views, noise, lighting and traffic. Further, redevelopment of the site could disrupt educational activities at the Winston School, which would likely continue to operate at the site during a redevelopment of the site.

Provides longevity of the structure and site improvements.

Redevelopment of the site would include new construction and new infrastructure, resulting in ample longevity of the site for civic uses well into the future.

Criterion B: Operational - Shores

Estimated cost-benefit value in the short-term over five years.

It is too early in the process to determine the cost-benefit for the short term, as only construction costs are available. (Construction costs on this site would be comparable to those at 1050 Camino del Mar. Depending on the amount of structured parking, full civic center development could range between \$9M and \$17M. If only a Town Hall was constructed as a multipurpose space that could be shared with the community, the cost is estimated to be \$2.4M)

Estimated cost-benefit value in the long-term over 30 or more years.

It is too early in the process to determine the cost-benefit for the long term, as only construction costs are available. The benefit of civic buildings will need to be weighed against the benefit for recreational uses.

Promotes operational efficiencies for City employees.

The site could adequately support the full administrative needs of the City and be of compatible density to the surrounding commercial development. In addition, the site could accommodate a new fire station and Public Works yard and laydown area.

Provides connections between City departments.

The site is of a size that could physically support the full administrative needs of the City and be of compatible density to the surrounding commercial development. In addition, the site could physically accommodate a new fire station and Public Works yard and laydown area. However, these uses are in conflict with Council Resolution 2007-35.

Supports increased energy efficiencies. New construction would allow the latest energy efficiencies and technology to be integrated into the building design and site layout.

Criterion C: Regulatory – Shores Property

Streamlines regulatory requirements and reviews. Redevelopment of the site would require review and approval of a Design Review (DRB) permit and Coastal Development Permit (CDP) by the Design Review Board. The site is not located within the appealable jurisdiction of the California Coastal Commission (CCC). It would also require a repeal of City Council Resolution 2007-35.

Meets zoning requirements and deed restrictions. The site is zoned Public Facilities (PF) in the Del Mar Municipal Code (DMMC) and allows such uses as civic administrative offices, parking, public meeting rooms or chambers, private/public schools, public parks, playgrounds, and open space.

The site has constraints for redevelopment, notably the City Council adopted Resolution 2007-35, which established the property's long term goal for open space and recreation. The resolution specifically stated the intent was not pursuing other non-consistent uses (such as a city hall, fire station, or Public Works yard) at the site, and any change to this resolution would require a new action by City Council. Given the resolution, use of the site may be limited to a Town Hall component only and would require City Hall administrative offices to be located elsewhere.

The Winston School's lease is in effect until 2063 which would limit any development area to lands outside the leasehold.

Provides feasibility of development considering applicable development standards, including buffers, setbacks, maximum floor-area, etc. Standard zoning requirements are flexible as the PF zone does not limit floor area ratio (FAR) and does not set a minimum setback requirement – with exception to a minimum ten foot setback from the residentially-zoned parcels to the immediate west. Building height is limited to 26 feet across the site overall; however, due to its orientation along the west site of Camino del Mar, an additional height regulation is applied which also constrains maximum building height to 14 feet or less above the Camino del Mar curb elevation.

Limits exposure to natural hazards.

The site is currently developed with full utilities and is already disturbed. The site has been used by the Del Mar Unified School District for several decades and does not appear to have experienced exposure to natural hazards including slope instability, liquefaction, fault rupture, or flooding. The site has sufficient access for police, fire, ambulance, and utility services in an emergency event.

SITE 4: EXISTING OFFICE BUILDING, 853 CAMINO DEL MAR



853 Camino del Mar looking east from the intersection at 9th Street

Site Description:

853 Camino del Mar is a privately-owned, corner parcel. The lot size is 23,958 square feet (0.55 acres).

The parcel is currently developed with an approximately 10,500 square foot, two-story office building oriented on the west half of the parcel. The east half of the parcel includes a surface parking lot with 32 spaces.

The property is under private ownership and all or portions of the property could be leased or sold for City Hall uses. The property currently has active tenants with options and would not be available until approximately 2017.

The parcel is zoned Professional Commercial (PC) and allows professional office buildings. The site is located in the North Hills District as designated in the Community Plan, just south of the Village Center District.

The existing building was built in approximately 1976 and has been well maintained. At 10,500 SF it does not have adequate size to accommodate more than the City Hall Administrative Offices, and does not lend itself to having a large enough space to convert to a Town Hall. In addition, there is no outside plaza or additional public parking.

The building was not developed with an elevator and significant improvements would need to be made for the building to meet the accessibility needs of a City Hall, including an elevator as well as ADA accessible restrooms.

Criterion A: Community Values – 853 Camino del Mar

Accommodates ease of access and convenience to the community.

The community is familiar with professional office use at this location. Maintaining the governmental offices near the Village center would provide a central location with easy access. Pedestrian access to the building is available on two sides by 9th Street (north) and CDM (west). Vehicle access to the site is from 9th Street. An unimproved alley is located along the south property line.

Promotes additional community activity and interest.

Use of the existing building for City administrative offices and a Town Hall is not expected to stimulate new commercial activity on the south end of Camino del Mar. Further, the potential for redevelopment to create added community benefits on the parcel is not viable due to existing site constraints, including limited parking availability and building orientation on the lot.

Provides public indoor and outdoor gather space.

The site does not offer ample public open space due to existing development and parking on the site, and would not provide for ample outdoor or indoor public space due to the building's existing configuration as professional office, exclusively.

Development costs are commensurate with the value of the community.

Cost for property acquisition is estimated at \$6.2M. Additionally, full tenant improvements at a cost of \$3.4M would be necessary to bring the facility up to current codes, and ADA access standards, replace older mechanical and energy systems, and improve the building for a City Hall, bringing the total project costs to approximately \$9.6M for the adaption of an existing 38-year old office building. If the City were to do just the minimal tenant improvements (ADA only), and defer the systems maintenance, it is estimated that the total project costs would be reduced to approximately \$7M for move-in, but would still require a budget for long term improvements.

Reinforces the surrounding community character.

The site is located in the Professional Commercial (PC) zone and as a City Administrative Office, would be compatible with the office uses. Surrounding professional commercial uses continue in the PC zone to the east and south of the site. Additional commercial uses are located in the Central Commercial (CC) zone to the north and northeast. Public facility uses are located in the Public Facilities (PF) zone to the west. Residential uses are

located in the Medium Density Mixed Use Residential (RM-Central) zone and Low Density Residential (R1-10) zone to the east and southeast. Properties in the CC and PC zones include a mix of commercial structures, a hotel, and vacant land. Properties in the PF zone include public open space, a private school, parking, and community buildings. Properties in the RM-Central and R1-10 zones include one- and two-story single-family homes.

Avoids adverse environmental impacts.

There would be no anticipated change of uses from professional commercial offices to governmental offices that would have environmental impacts.

Limits community impacts during construction.

The site is currently developed with full utilities and already disturbed/built-out as professional office. Minimal construction-related impacts would be expected since the building is already developed and conversion to civic offices would be interior of the structure.

Provides longevity of the structure and site improvements.

Use of the site would convert an existing office building into City Administrative offices. The existing structure and site infrastructure have been in use for several years and the life of the structure is limited. Increased maintenance of the site is anticipated.

Criterion B: Operational – 853 Camino del Mar

Estimated cost-benefit value in the short-term over five years.

It is too early in the process to determine the cost-benefit for the short term, as only construction costs are available. This site will not accommodate a Town Hall, additional public parking or civic plaza. The cost of purchase coupled with the cost for tenant improvements (\$9.6M) for the office building only is comparable to the cost for new construction of a new City Hall, Town Hall, civic plaza and surface parking (\$9.8M).

Estimated cost-benefit value in the long-term over 30 or more years.

It is too early in the process to determine the cost-benefit for the long term, as only construction costs are available. The existing building is 38-years old and although tenant improvements would extend the useful life of the structure for approximately fifty years, it is not anticipated that the building will serve the needs beyond that.

Promotes operational efficiencies for City

The site could adequately support the full administrative

<i>employees.</i>	needs of the City in the existing structure. However, the site offers limited parking (32 spaces) and would require additional off-site parking to accommodate additional public parking. The property is not large enough to also accommodate a Town Hall, which would have to be located elsewhere at an additional cost.
<i>Provides connections between City departments.</i>	The existing building, with tenant improvements, could be remodeled to promote connections between the City departments.
<i>Supports increased energy efficiencies.</i>	Use of the site would convert an existing ±38-year old office building into City administrative offices. The existing building was not built with energy efficiencies. Limited energy efficiency improvements could be integrated into the conversion including improved lighting and ventilation equipment; however, the majority of the structure and site infrastructure would be limited by its original construction.

Criterion C: Regulatory – 853 Camino del Mar

<i>Streamlines regulatory requirements and reviews.</i>	At minimum, conversion of the office building would require Building Permits, and would only require review and approval of a Design Review (DRB) permit if the scope were to include exterior changes, including modification of doors and windows and/or site improvements.
<i>Meets zoning requirements and deed restrictions.</i>	The site is zoned PC and allows such uses as offices, parking lots and garages. No known deed restrictions exist on the underlying parcel that would limit the conversion and use of the site for civic facilities.
<i>Provides feasibility of development considering applicable development standards, including buffers, setbacks, maximum floor-area, etc.</i>	The site is currently built-out with an office building and parking lot. Development is expected to be limited to interior improvements and is therefore feasible from a regulatory perspective.
<i>Limits exposure to natural hazards.</i>	The site is currently developed with full utilities and been in use as professional office for several years. The site does not appear to have experienced exposure to natural hazards including slope instability, liquefaction, fault rupture, or flooding. The site has sufficient access for police, fire, ambulance, and utility services in an emergency event.

SITE 5: OFFICE BUILDING, 2010 JIMMY DURANTE BOULEVARD



View of Southfair, from the westerly parking lot looking east-southeast.

Site Description:

2010 Jimmy Durante Boulevard is a privately-owned, office development known as Southfair. The lot size is 101,059 square feet (2.32 acres).

The parcel is currently developed with approximately 35,849 square feet arranged in four partially-connected office buildings arranged in a square. The parcel also includes a surface parking lot with 148 spaces.

The property is under private ownership and all or portions of the property could be either leased or sold for civic uses. The property currently has active tenants with options and limited space would be available in the next few years.

The parcel is zoned North Commercial (NC) and allows professional office buildings. The existing building was built in approximately 1972 and has been adequately maintained. At 35,849 SF it has more than adequate size to accommodate the City Hall Administrative Offices and a Town Hall. While there is a small courtyard, there is no outside plaza or additional public parking.

The building was designed and built by architect Herb Turner as a low profile complex of redwood buildings with portions under a green roof. The buildings have outdoor walkways and are not developed with an elevator. Significant improvements would need to be made for the building to meet the accessibility needs of a City Hall, including an elevator as well as ADA accessible restrooms and offices.

Criterion A: Community Values – 2010 Jimmy Durante Boulevard

Accommodates ease of access and convenience to the community.

The community is familiar with professional office and commercial uses at this location. The site is located in the Valley District as designated in the Community Plan. Relocating the City’s administrative offices and Town Hall to this location would shift these services from its current central location in the Village Center District to the north end of the City. Vehicle access to the site is provided from Jimmy Durante Boulevard; however there is no pedestrian access from the center of Del Mar.

Promotes additional community activity and interest.

Use of the existing building for City administrative offices and a Town Hall is not expected to stimulate new commercial activity on the north end of City. Further, the potential for redevelopment to create added community benefits on the parcel is not viable due to existing site development, including the large surface parking lot and orientation of the four office buildings on the lot.

Given the site’s location on the periphery of the City and within an area designated as a Floodplain, there are disadvantages for locating the City’s Emergency Operations Center (EOC) in this location due to the potential for flood water inundation.

Provides public indoor and outdoor gather space.

The site currently provides minimal public open space, predominately located in a center courtyard between the four buildings. Due to existing development and parking on the site, incorporating additional public open space does not appear feasible. The site does not provide ample indoor public space due to the buildings’ existing configuration as professional office and layout. Some opportunities for indoor public space could be created through reconfiguration of the interior space.

Development costs are commensurate with the value of the community.

Cost for property acquisition of the entire building is estimated at \$14.3M. Additionally, tenant improvements at a cost of \$4.5M would be necessary to bring the facility up to current codes and ADA access standards for a City Hall, bringing the total project costs to approximately \$18.8M for the adaption of an existing 42-year old office building. If only a portion of the property was purchased (through a condominium form of ownership), the approximately 12,500 SF necessary for City Hall and Town Hall could be

purchased for approximately \$5M. Minimum renovations to provide ADA accessibility only would be an additional \$.8M for a total of approximately \$5.8M for move-in, but would still require a budget for long term improvements.

Reinforces the surrounding community character.

The site is located in the North Commercial (NC) zone. Surrounding commercial uses continue in the NC zone north and south of the site, with vacant NC-zoned parcels located northeast of the site. The Railroad Right-of-Way (RR) zone is located west of the site with properties in the Low Density Residential (R1-10) zone east and southeast of the site. Properties in the NC zone are developed with a variety of buildings and used for commercial, professional office, and light industrial uses. The RR-zoned property, referred to as the Wye property, is owned by the North County Transit District (NCTD). The Wye property is wetlands and no longer used for railroad purposes; however, remnants of train tracks remain. Properties in the R1-10 zones include one- and two-story single-family homes.

Avoids adverse environmental impacts.

The site is currently developed with full utilities and is already disturbed/built-out as professional office and commercial. However, the building was constructed in the Floodplain and would be subjected to those impacts.

Limits community impacts during construction.

Minimal construction-related impacts would be expected since the majority of the site is already developed and conversion of the site to civic facility use would be primarily interior of the structures.

Provides longevity of the structure and site improvements.

Use of the site would convert a >40-year old existing office building into City Administrative offices and a Town Hall. The existing structure and site infrastructure have been in use for several years and the life of the structure is limited. Increased maintenance of the site is anticipated.

Criterion B: Operational – 2010 Jimmy Durante Boulevard

Estimated cost-benefit value in the short-term over five years.

It is too early in the process to determine the cost-benefit for the short term, as only construction costs are available.

Estimated cost-benefit value in the long-term over 30 or more years.

It is too early in the process to determine the cost-benefit for the long term, as only construction costs are available. The existing building is 42-years old and although tenant

improvements would extend the useful life of the structure for approximately fifty years, it is not anticipated that the building will serve the needs beyond that.

Promotes operational efficiencies for City employees.

The existing buildings would be more than adequate in size to support the full administrative needs of the City. The site is within one-quarter mile of the current Public Works Yard and fire station on Jimmy Durante Boulevard, increasing the operational efficiencies of those departments with City Hall administrative departments.

Provides connections between City departments.

The site could adequately support the full administrative needs of the City as well as a Town Hall.

Supports increased energy efficiencies.

Use of the site would convert existing office buildings into City offices and a Town Hall. The existing building was not built with today's energy efficiencies. Limited energy efficiency improvements could be integrated into the conversion including improved lighting and ventilation equipment; however, the majority of the structure and site infrastructure would be limited by original construction.

Criterion C: Regulatory – 2010 Jimmy Durante Boulevard

Streamlines regulatory requirements and reviews.

At minimum, conversion of the office buildings would require Building Permits, and would require review and approval of a Design Review (DRB) permit if the scope were to include exterior changes, including elevators, modification of doors and windows and/or site improvements.

Meets zoning requirements and deed restrictions.

The site is zoned NC and allows such uses as offices and parking lots. No known deed restrictions exist on the underlying parcel that would limit the conversion and use of the site for civic facilities.

The site is located in the southeast quadrant of the San Dieguito Floodplain as designated in the Community Plan and is subjected to those regulations.

Provides feasibility of development considering applicable development standards, including buffers, setbacks, maximum floor-area, etc.

The site is currently built-out with an office building and parking lot. Improvements are expected to be limited to interior improvements. The site currently provides ample parking to support the civic uses.

Limits exposure to natural hazards.

The site is currently developed with full utilities and been in use as professional office and commercial for several years. Given the site's location within the San Dieguito Floodplain, the site is susceptible to flooding and other potential impacts associated with settlement and liquefaction.

Appendix A

CONSTRUCTION WITHIN FLOODWAY/FLOODPLAIN

There are two major obstacles affecting the proposed construction of City facilities within the 100-year floodway or floodplain, as delineated on the FEMA Flood Map.

City of Del Mar

Permanent structures are prohibited from being constructed in the 100-year floodway per the City of Del Mar Local Coastal Program. Refer to City Ordinance *Chapter 30.29 Floodway Zone*.

FEMA

Development within the 100-year floodplain or floodway also triggers FEMA regulations. A floodplain analysis with hydraulic models of the existing versus proposed condition must be performed in order to quantify the effect of the project on the base flood elevations (BFE) upstream and downstream of the site.

If the Floodplain Analysis shows any increase in BFE caused by the project, the City will have to receive FEMA approval to revise the Flood Map. Prior to construction, the City will submit a Conditional Letter of Map Revision (CLOMR). FEMA has 60 days to review the CLOMR and notify the City as to the adequacy of the submittal. Our experience is that comments are made on the CLOMR and additional information is requested. This time period lasts approximately six months. Once deemed adequate, FEMA has 90 days to provide the final determination response to the CLOMR. The CLOMR submittal fee paid to FEMA is \$4,400.

Once construction is complete, the City will submit the Letter of Map Revision (LOMR) to FEMA. This is the process by which FEMA adopts the annotated floodway/floodplain and issues a new Flood Map for the area. The review period is the same as the CLOMR, as described above. The LOMR submittal fee paid to FEMA is \$5,000. In addition, elevation certificates for the new structures must be provided to FEMA.

The total design fees for the floodplain analysis, CLOMR, LOMR, and elevation certificates are approximately \$50,000. This does not include the development of proposed site plan or construction plans; or conducting topographic survey of the existing condition.

Attachment B

Del Mar City Hall

Del Mar, CA

Conceptual Statement of Probable Cost

May 14, 2014

SCENARIO #6 PROJECT COST SUMMARY CAMINO DEL MAR BUILDING TENANT IMPROVEMENTS

Construction Cost

Element	Area	Cost / SF	Total
Camino Del Mar Building Tenant Improvements	10,500 SF	\$223.24	\$2,344,000
Construction Cost Subtotal			\$2,344,000

Project Soft Costs

Element	Factor	Total
Construction Manager		
Material Testing		
Design Professional Fees, Reimbursables, Basic Services		
Building Permit		
Telecommunications, Phones, Information Systems and Wiring		
Printing & Reproduction		
FF&E		
Signage		
Project Costs Subtotal	30.5%	\$714,920
Construction & Project Soft Costs Subtotal		\$3,058,920

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Contingencies

Element	Factor	Const. & Soft	Total
Owners Construction Contingency (Change Orders)	10.0%	\$3,058,920	\$305,892

Total Project Cost

\$3,364,812

Anticipated Project Cost Range

	-10%	Low	\$3,028,331
	10%	High	\$3,701,293

Optional LEED Certification Cost Premiums

Element	Factor	Const. Cost	Total
LEED Gold Consultants and Commissioning	Lump Sum		\$105,000
LEED Gold Construction Cost Premium	2%	\$2,344,000	\$46,880
Total Optional LEED Gold Premium Costs			\$151,880

Attachment C

Del Mar City Hall

Del Mar, CA

Conceptual Statement of Probable Cost

May 14, 2014

SCENARIO #5 PROJECT COST SUMMARY SOUTHFAIR BUILDING TENANT IMPROVEMENTS

Construction Cost

Element	Area	Cost / SF	Total
Tenant Improvements	14,000 SF	\$225.43	\$3,156,000
Construction Cost Subtotal	14,000 SF	\$225.43 / SF	\$3,156,000

Project Soft Costs

Element	Factor	Total
Construction Manager		
Material Testing		
Design Professional Fees, Reimbursables, Basic Services		
Building Permit		
Telecommunications, Phones, Information Systems and Wiring		
Printing & Reproduction		
FF&E		
Signage		
Project Costs Subtotal	30.5%	\$962,580
Construction & Project Soft Costs Subtotal		\$4,118,580

DRAFT

Contingencies

Element	Factor	Const. & Soft	Total
Owners Construction Contingency (Change Orders)	10.0%	\$4,118,580	\$411,858

Total Project Cost

\$4,530,438

Anticipated Project Cost Range

-10%	Low	\$4,077,394
10%	High	\$4,983,482

Optional LEED Certification Cost Premiums

Element	Factor	Const. Cost	Total
LEED Gold Consultants and Commissioning	Lump Sum		\$105,000
LEED Gold Construction Cost Premium	2%	\$3,156,000	\$63,120
Total Optional LEED Gold Premium Costs			\$168,120

