


City Facilities Space Planning

**{ July 15, 2013
{ Del Mar City Council**

Facility Planning Schedule

	Jun	July		Aug		Sept	
<i>Council Meeting:</i>	17	1	15			3	9
<i>Task</i>							
Determine Scope of Facility Study							
Criteria for Success							
Preliminary Space Program							
Siting Discussions							
Decisions on Direction							

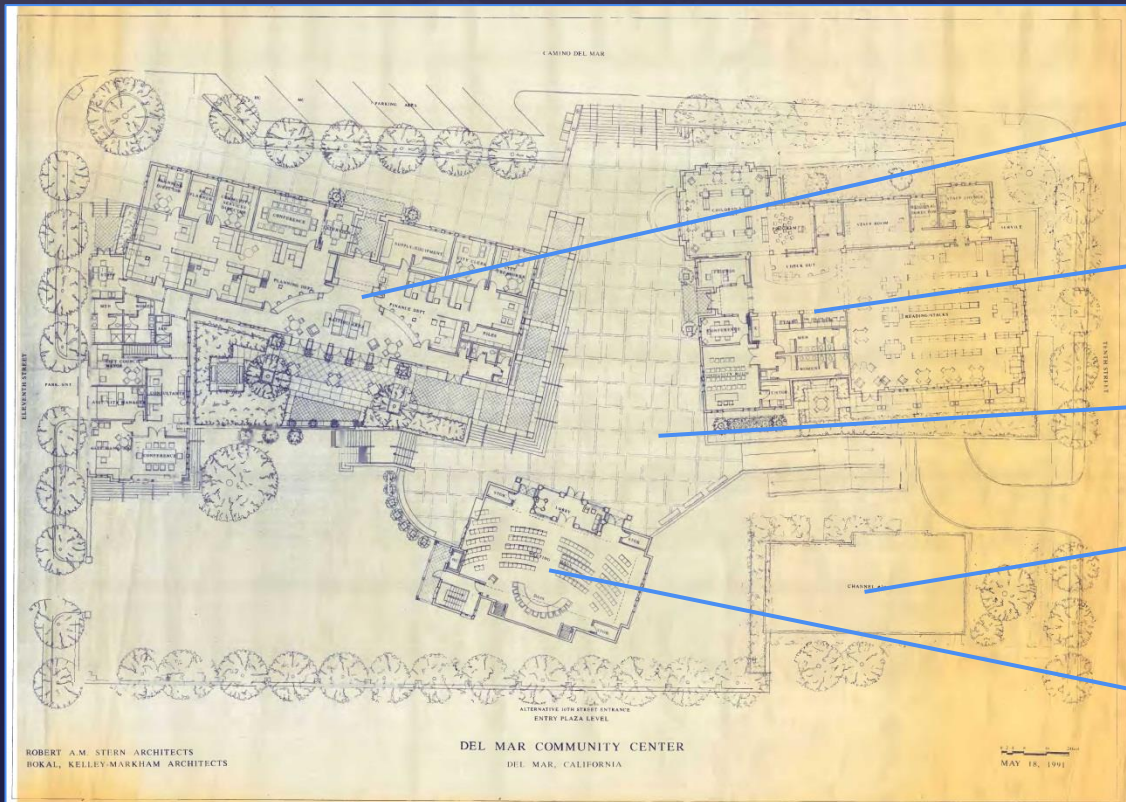


City Hall

- 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

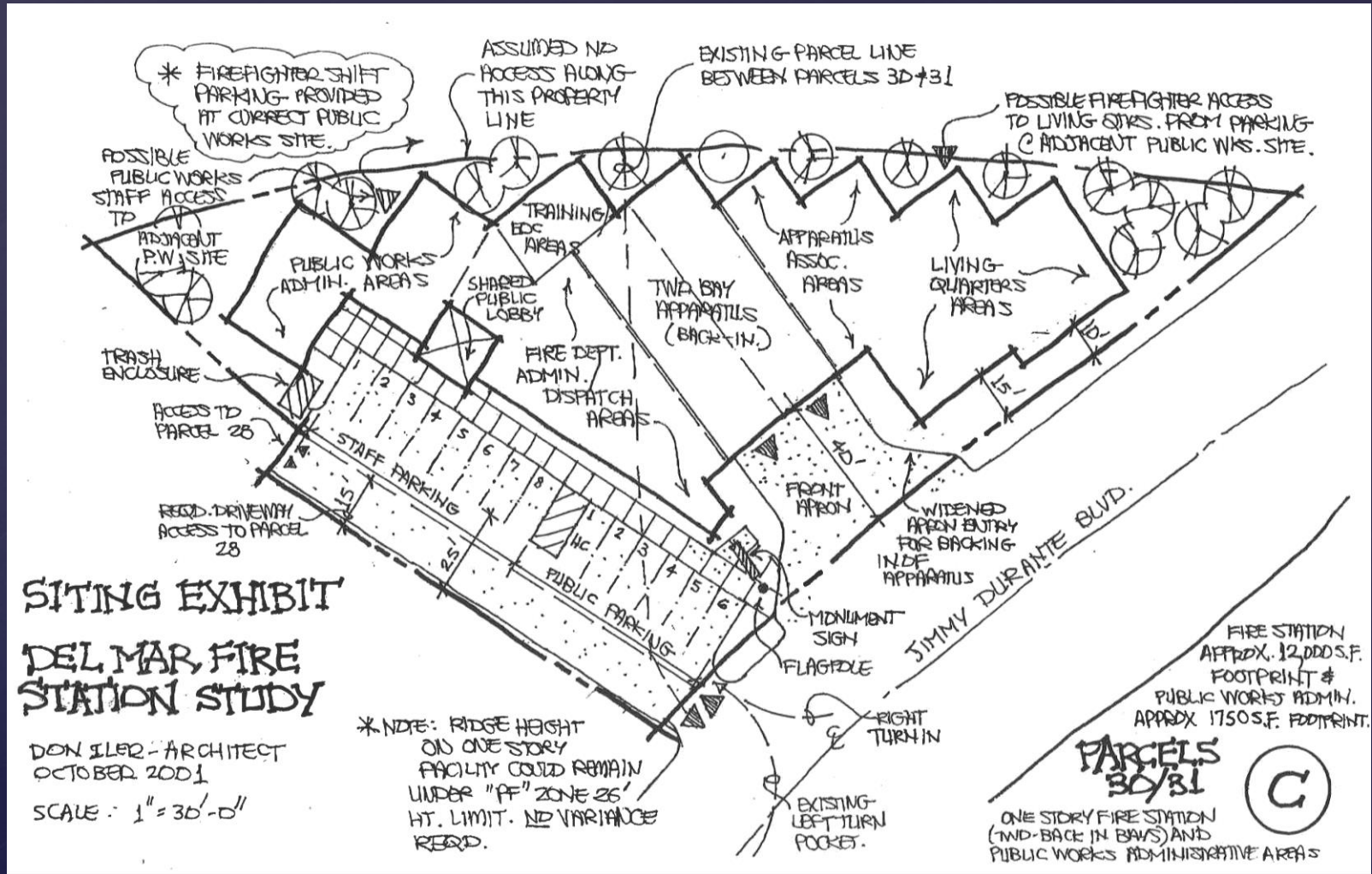


Fire Station

- 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

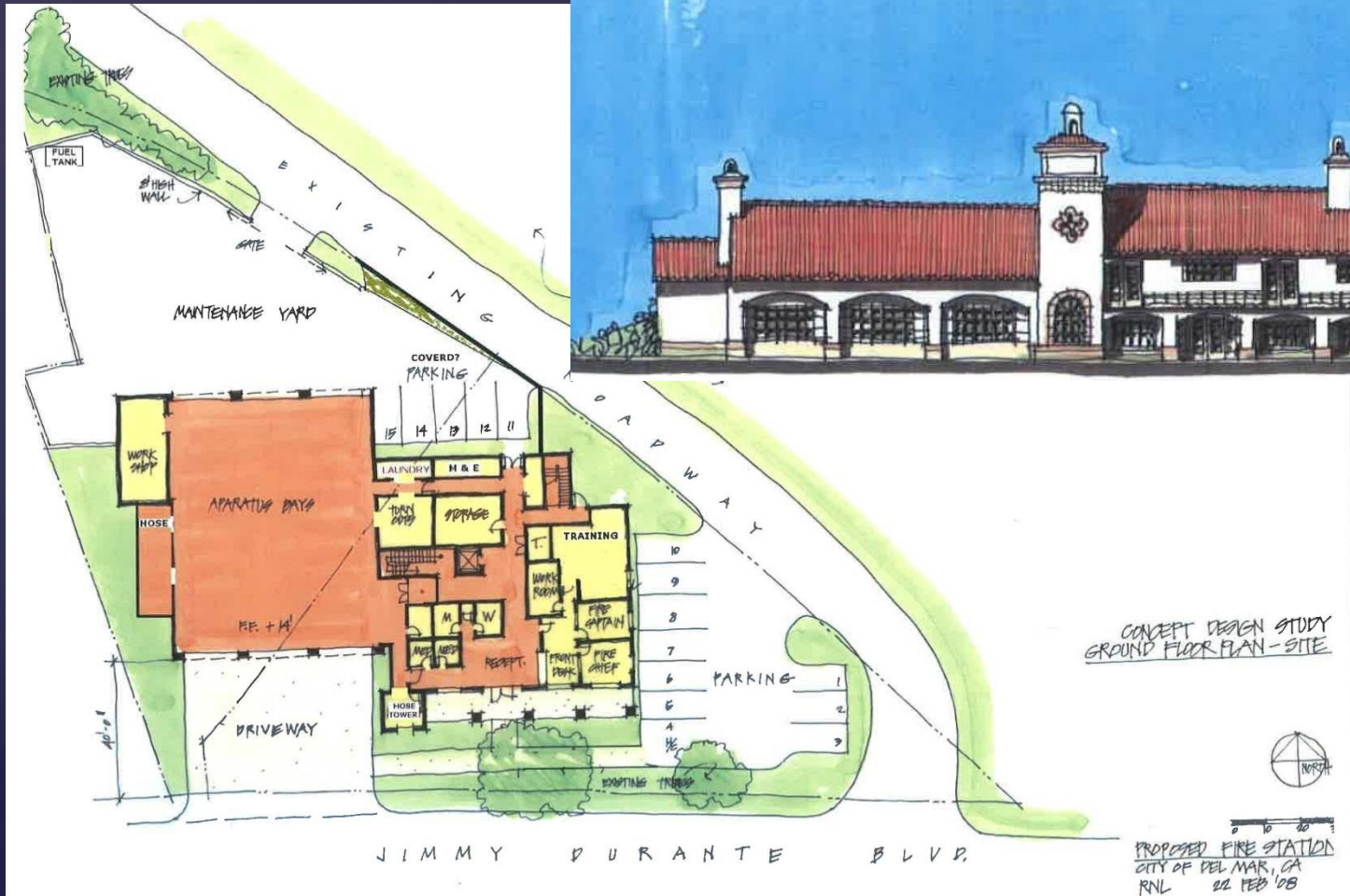
Facility Planning – Fire

- 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

Space Needs Methodology

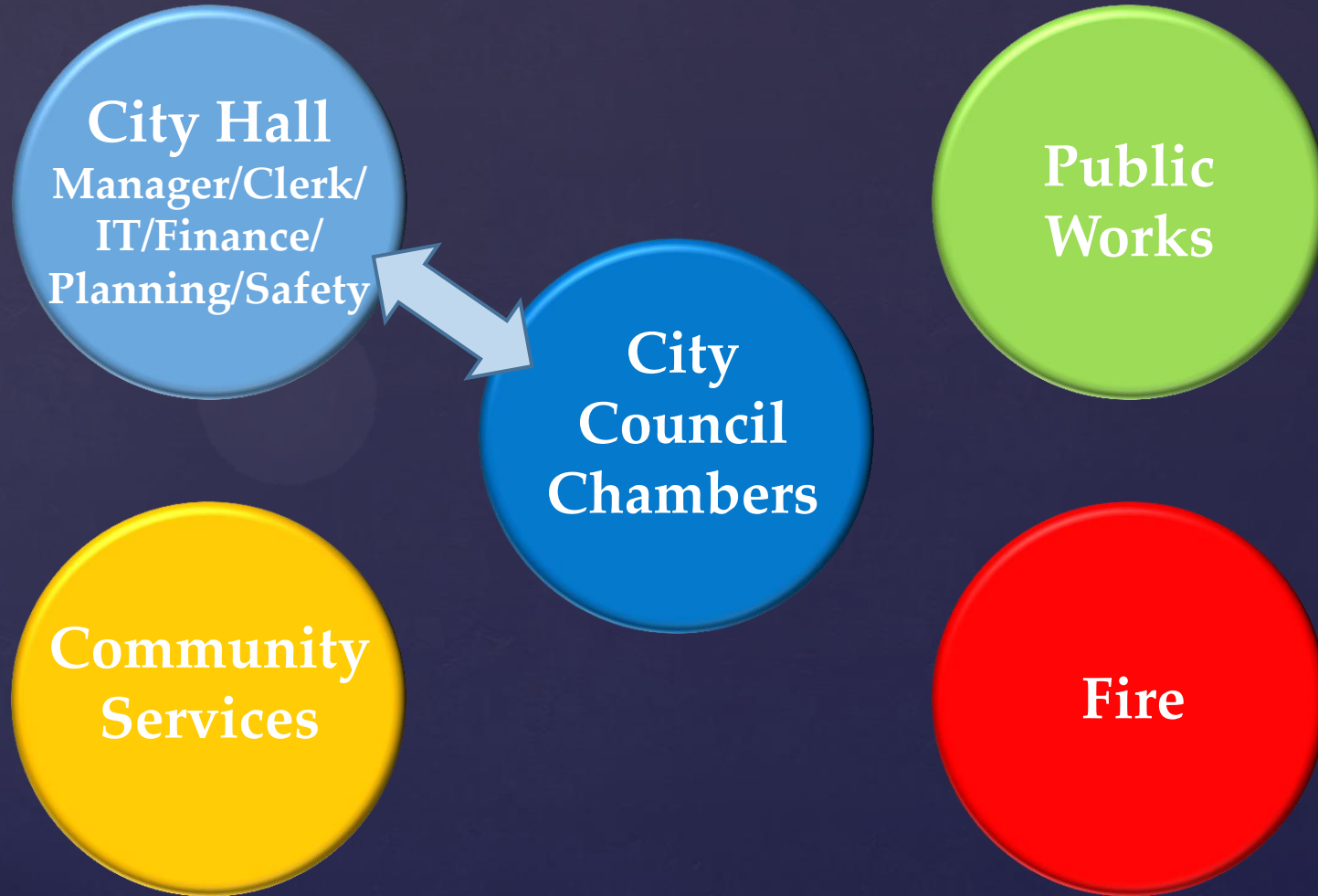
- Review of previous studies space allocations.
- Assessment of current conditions/operations
- Comparison to local standards; i.e. Vista

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

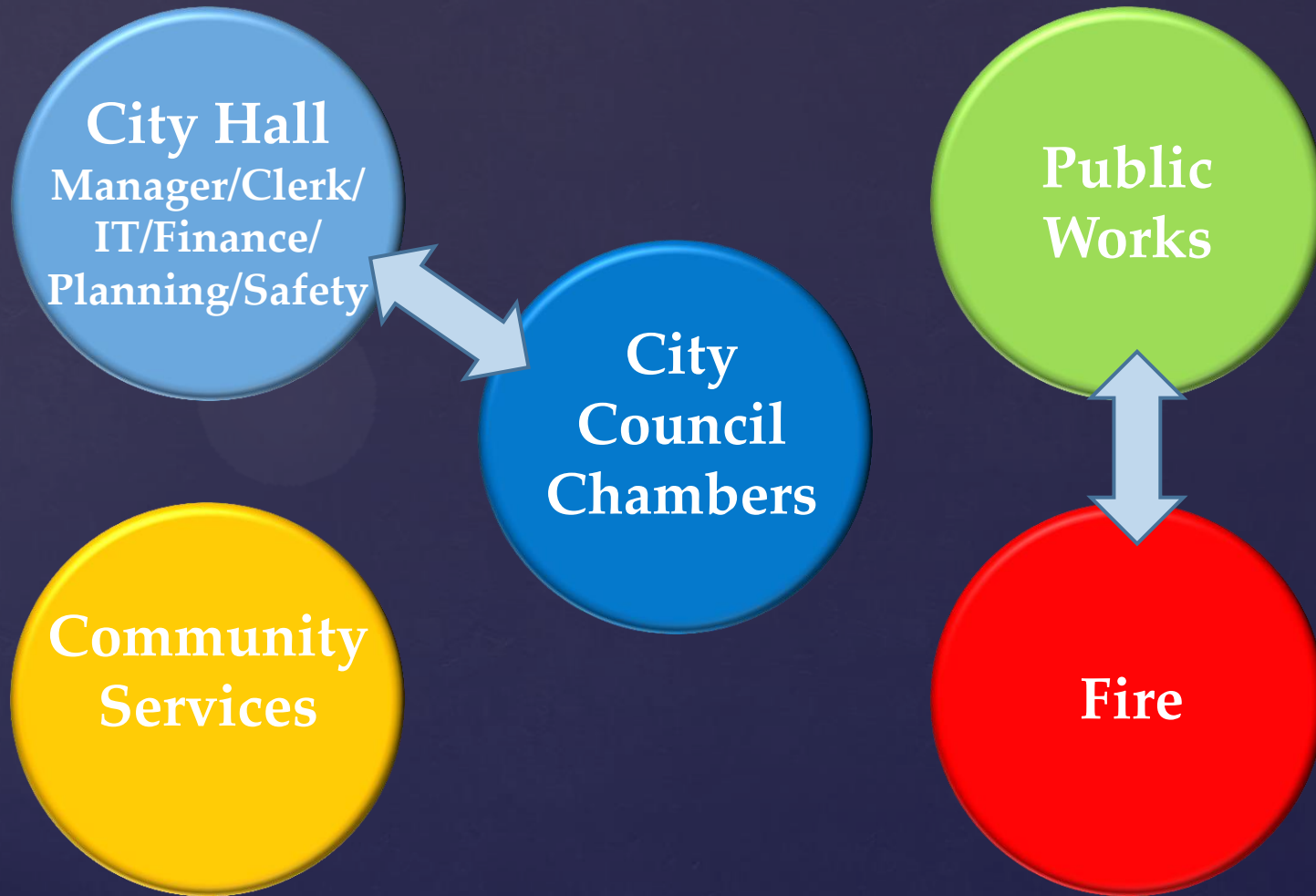
Preliminary Space Needs

<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 Manager, City Clerk/IT, Finance, Planning, Safety	20 FT/5 PT	11,892 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

Potential Co-Location



Potential Co-Location



Potential Co-Location

City
Council
Chambers

Community
Services



Council Direction to Staff

- Confirm Preliminary Space Needs for future facilities study:
 - 11,000-12,000 SF City Hall Administrative Offices
 - 3,500-4,500 Council Chambers/Town Hall
 - 4,000 SF Public Works
 - 7,000 – 8,000 SF Fire Station
 - 2,840 SF Community Services, as is for current staff
- Reaffirm potential co-locations for study:
 - City Hall + Chambers
 - Fire + Public Works
 - City Hall + Public Works + Fire