



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

DATE: October 6, 2014

SUBJECT: City Hall and Town Hall Master Planning – Program Options

REQUESTED ACTION/RECOMMENDATION:

Staff requests that the City Council review and provide direction on the options addressing various potential development programs at 1050 Camino del Mar. The selected options will be presented at a workshop on October 27, 2014 for community input.

DISCUSSION/ANALYSIS:

At its June 16, 2014 and July 7, 2014 meetings, the City Council initiated the Master Planning phase for a new City Hall and directed staff to return with options for the municipal program combined with mixed-uses. The consultants were to prepare conceptual site plans for comparative purposes, construction cost estimates and financial analyses of each scenario.

Staff is now returning with the draft conceptual site plans and programmatic layout studies for City Council direction. Staff and the consultants will then develop cost estimates for the options recommended for further study and will return on October 20, 2014 with construction costs and a financial analysis of each option for direction prior to the October 27, 2014 Community Workshop.

The 1050 Camino del Mar site is approximately 64,600 square feet (SF) or 1.48 acres. The civic uses (City Hall, Town Hall and Public Plaza) with its associated parking are easily accommodated on the site, with excess space. These options explore what, if any, additional uses – such as retail, residential and/or additional parking – are desired.

There are three main options (Civic; Civic + Commercial; and Civic + Commercial + Residential) with various sub-options to address the amount of housing or additional public parking. These options are outlined here in Table A and illustrated in Attachment A. The City Hall Mixed-Use Goals & Assessment Criteria that the City Council adopted after discussion on July 7, 2014 are shown in Attachment B, and can be used to review the options.

City Council Action:

TABLE A.								
	<i>City Hall</i>	<i>Town Hall</i>	<i>Plaza</i>	<i>Total Parking Provided</i>	<i>Required Parking for Uses</i>	<i>Amount of Public Parking beyond Required</i>	<i>Commercial</i>	<i>Residential</i>
Civic Options								
A.	9,250 SF	3,200 SF	15,000 SF	60 stalls	51	9	-0-	-0-
B.	9,250 SF	3,200 SF	15,000 SF	160 stalls	51	109	-0-	-0-
Civic + Commercial Option								
C.	9,250 SF	3,200 SF	15,000 SF	264 stalls	89	175 (98 if only one level)	3,400 SF	-0-
Civic + Commercial + Residential Options								
D.	9,250 SF	3,200 SF	15,000 SF	204 stalls + 4 garages	89 + 4 garages	115	3,400 SF	4 single family homes w/ garages
E.	9,250 SF	3,200 SF	15,000 SF	204 stalls + 6 garages	89 + 6 garages	115	3,400 SF	6 townhomes w/ garages
F.	9,250 SF	3,200 SF	15,000 SF	204 stalls+10 garages	89 + 10 garages	115	3,400 SF	10 townhomes w/ garages
G.	9,250 SF	3,200 SF	15,000 SF	204 stalls	74	130	-0-	10 townhomes w/ parking in structure
Proposed Leeger/Watkins Community Center & Public Plaza								
H.	8,450 SF	3,788 SF	15,000 SF	168 stalls in garage (+ 23 Town & Country*)	164	4 (or approx. 90 based upon DMMC shared parking)	13,600 SF	7 townhomes with parking in parking structure

* Town & Country parking not currently allowed per DMMC at this location.

For comparative purposes, the above options A through G utilize the same municipal program (9,250 SF City Hall; 3,400 SF Town Hall and 15,000 SF Plaza), which requires 51 parking stalls per the Del Mar Municipal Code (DMMC). Commercial space's parking is calculated using the restaurant parking DMMC requirement (1 stall for every

90 SF of space) representing the most intensive commercial use. Residential parking is calculated at two off-street parking stalls per unit plus guest stalls per the DMMC.

In addition to the options developed in the Master Planning process, community members Kit Leeger and James Watkins have proposed a mixed-use project known as the "Proposed Leeger/Watkins Community Center & Public Plaza plan" which has been presented to the City Council during Community Forums. At prior meetings, Councilmembers have asked that staff also compare this proposal to the master planning options. For purposes of this comparison, a summary of the Leeger/Watkins site plan and program has also been shown in Table A (Line H) and Attachment A.

The site plans illustrated in Attachment A are conceptual and do not represent a design. Rather, they are tests of the program to see what could physically fit on the property. When a preferred programmatic direction is decided upon, a full public process of design will be undertaken with public review and the Design Review process.

Staff is requesting that the City Council evaluate the options presented, provide any modifications to the options, and determine which options should be further studied for construction costs and financial analysis (anticipated to be discussed at the October 20, 2014 City Council meeting) and which options should be presented at the October 27, 2014 workshop for community input. For example, does the City Council wish to modify, eliminate or further consider the option that does not provide additional public parking? Does the City Council wish to modify, eliminate or further consider any of the residential options based upon density or configuration?

Following City Council direction, staff will return with the construction costs and a financial analysis of each option at the October 20, 2014 City Council meeting in preparation for the October 27, 2014 community workshop.

PRIOR CITY COUNCIL REVIEW:

During the last year, the City Council has addressed the multiple topics associated with City Hall/Town Hall planning at multiple meetings.

- June 17, 2013: Process for Facility Planning
- July 1, 2013: Goals and Criteria for Success for evaluation of Alternative Sites.
- July 15, 2013: Preliminary Space Needs; Priority to replace City Hall
- September 3, 2013: Site Selection to redevelop 1050 Camino del Mar
- December 2, 2013: City Council Workshop #1
- December 9, 2013: City Council Workshop Report and Next Steps
- January 6, 2014: Draft Community Survey
- February 18, 2014: Survey Results
- March 3, 2014: City Hall Planning Schedule
- March 17, 2014: Space Planning Verification and Cost Estimate Consultant Selection

- April 7, 2014: Community Forum
- April 21, 2014: City Hall Program Verification
- May 5, 2014: City Hall Revised Schedule and Recommended Program
- May 19, 2014: Highest and Best Economic Use Analysis for 1050 Camino del Mar; Public Private Partnership Overview; Opinion of Probable Construction Costs, City Financing Bond Capacity;
- June 2, 2014: City Hall Funding Program; City Hall Sites Assessment report; Current City Hall Renovation Costs
- June 9, 2014: City Hall/Town Hall Council Workshop #2
- June 16, 2014: Direction to prepare alternative scenarios/Master Planning Phase
- July 7, 2014: City Hall Mixed Use Goals & Assessment Criteria

ATTACHMENTS:

Attachment A – City Hall Site Programmatic Options

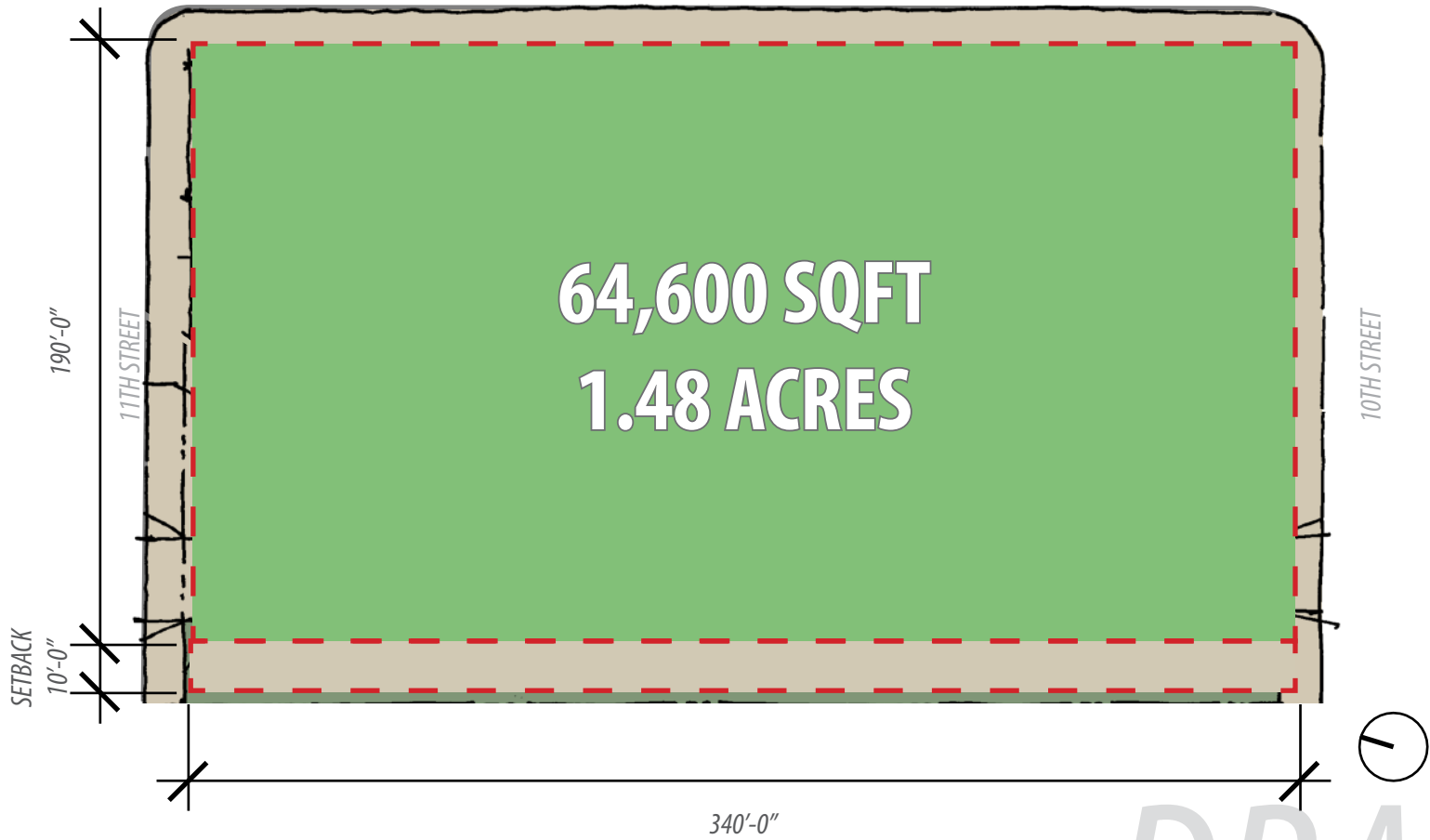
Attachment B – City Hall Mixed Use Goals & Assessment Criteria

ATTACHMENT A

CITY OF DEL MAR - CITY HALL
PROGRAM LAYOUT STUDIES

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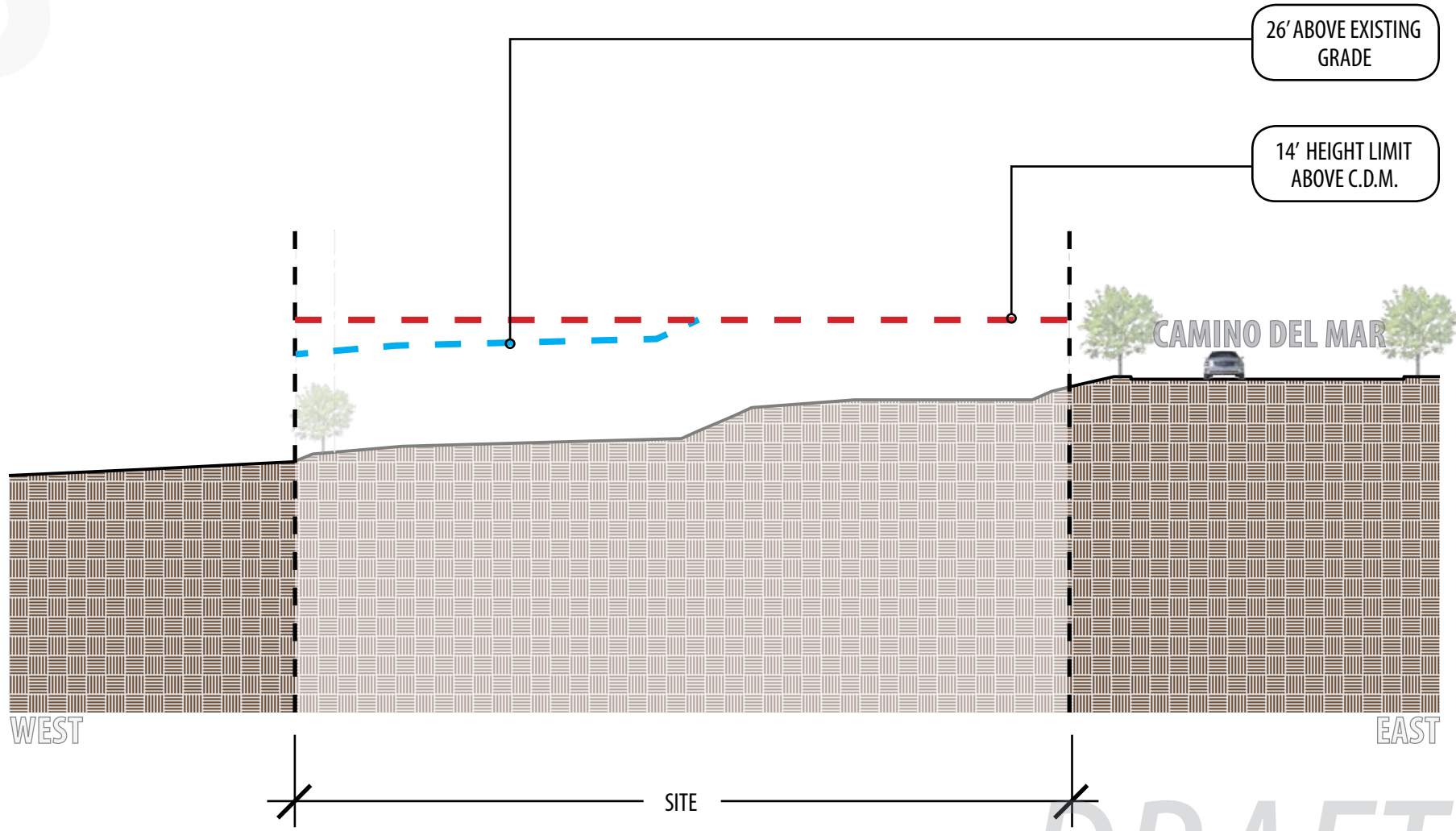
CAMINO DEL MAR



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EXISTING SITE SECTION - AND HEIGHT LIMITATIONS

EAST/WEST SITE SECTION



26' ABOVE EXISTING GRADE

14' HEIGHT LIMIT ABOVE C.D.M.

CAMINO DEL MAR

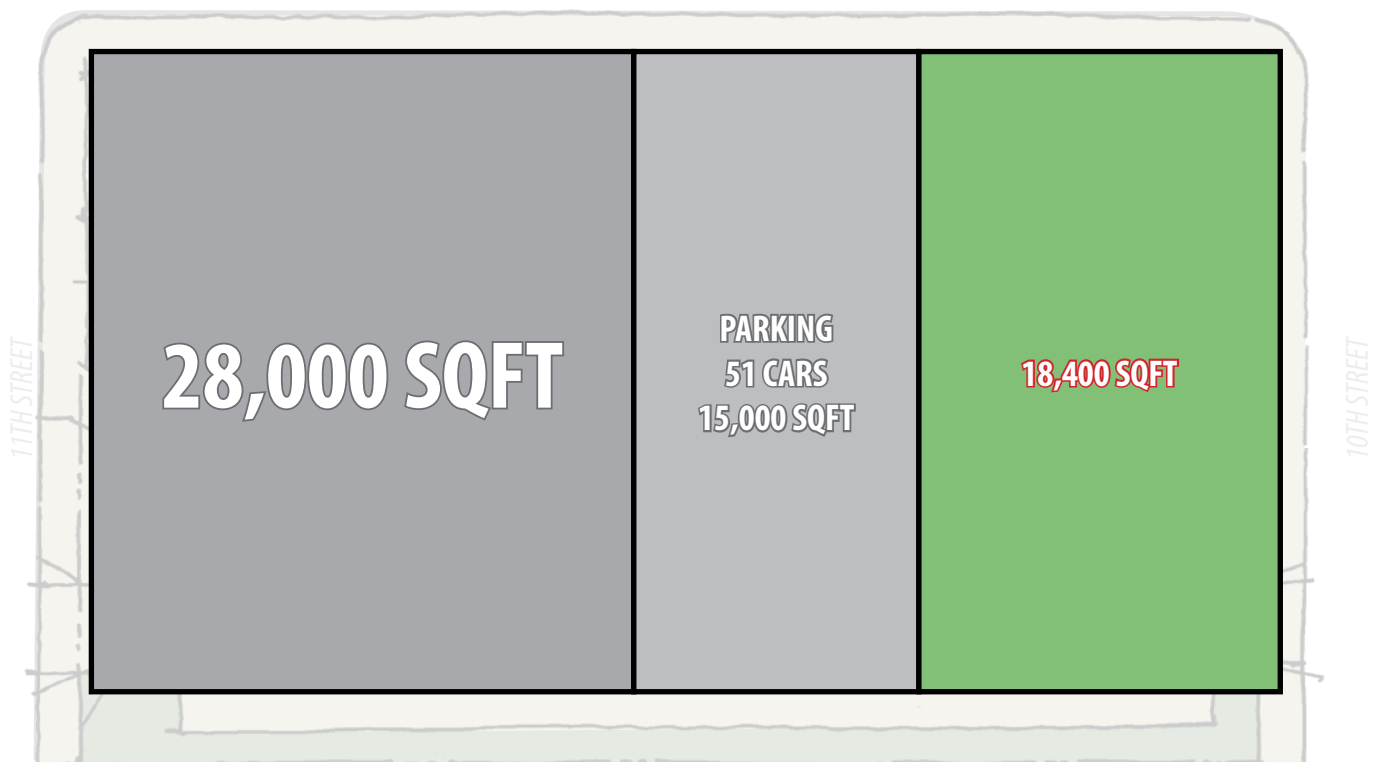
WEST

EAST

SITE

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CAMINO DEL MAR



CITY HALL
9,250 SQFT



TOWN HALL
3,200 SQFT



CIVIC PLAZA
15,000 SQFT



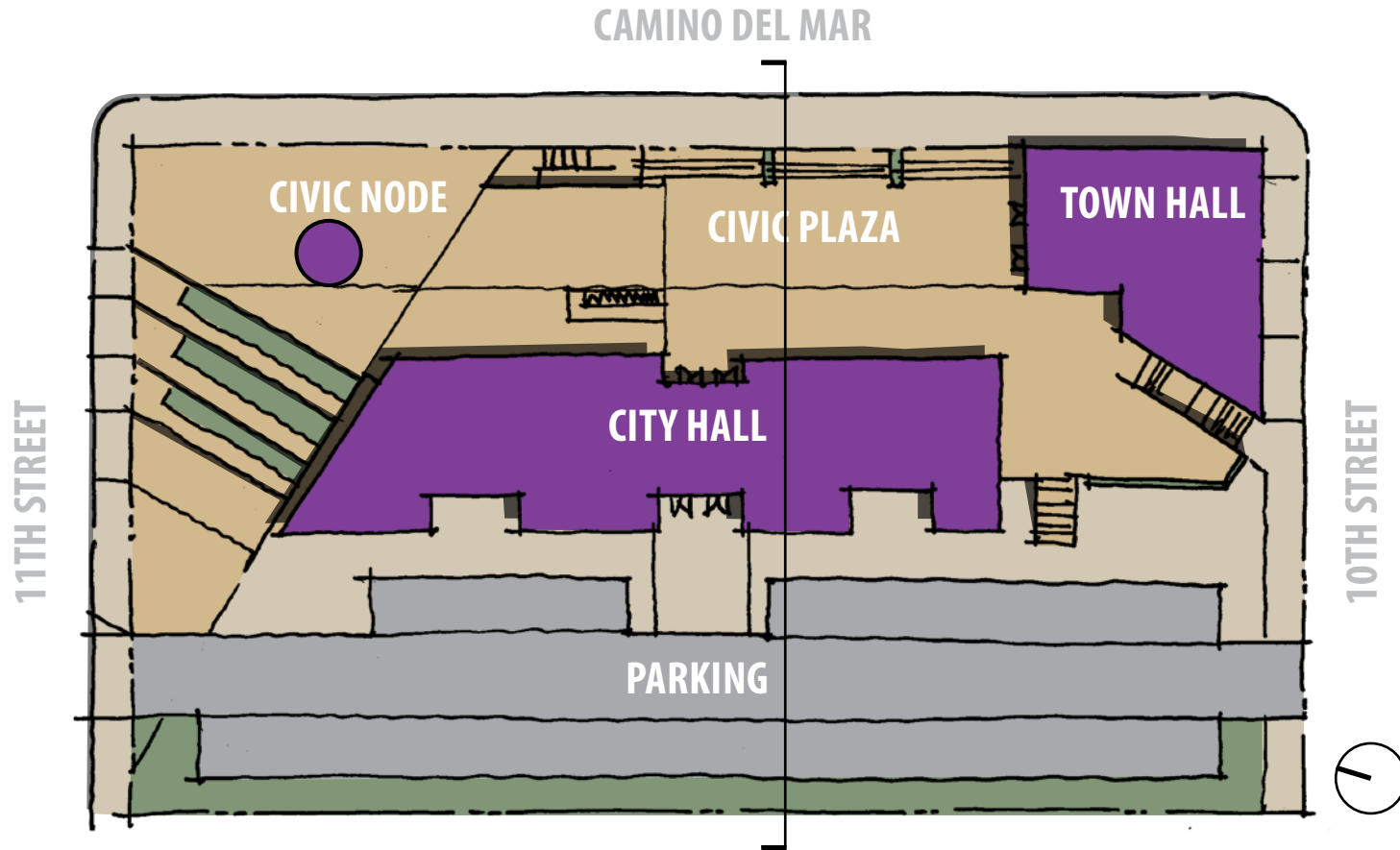
REQ'D PARKING
± 15,000 SQFT
51 CARS



OTHER USES
18,400 SQFT

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A.

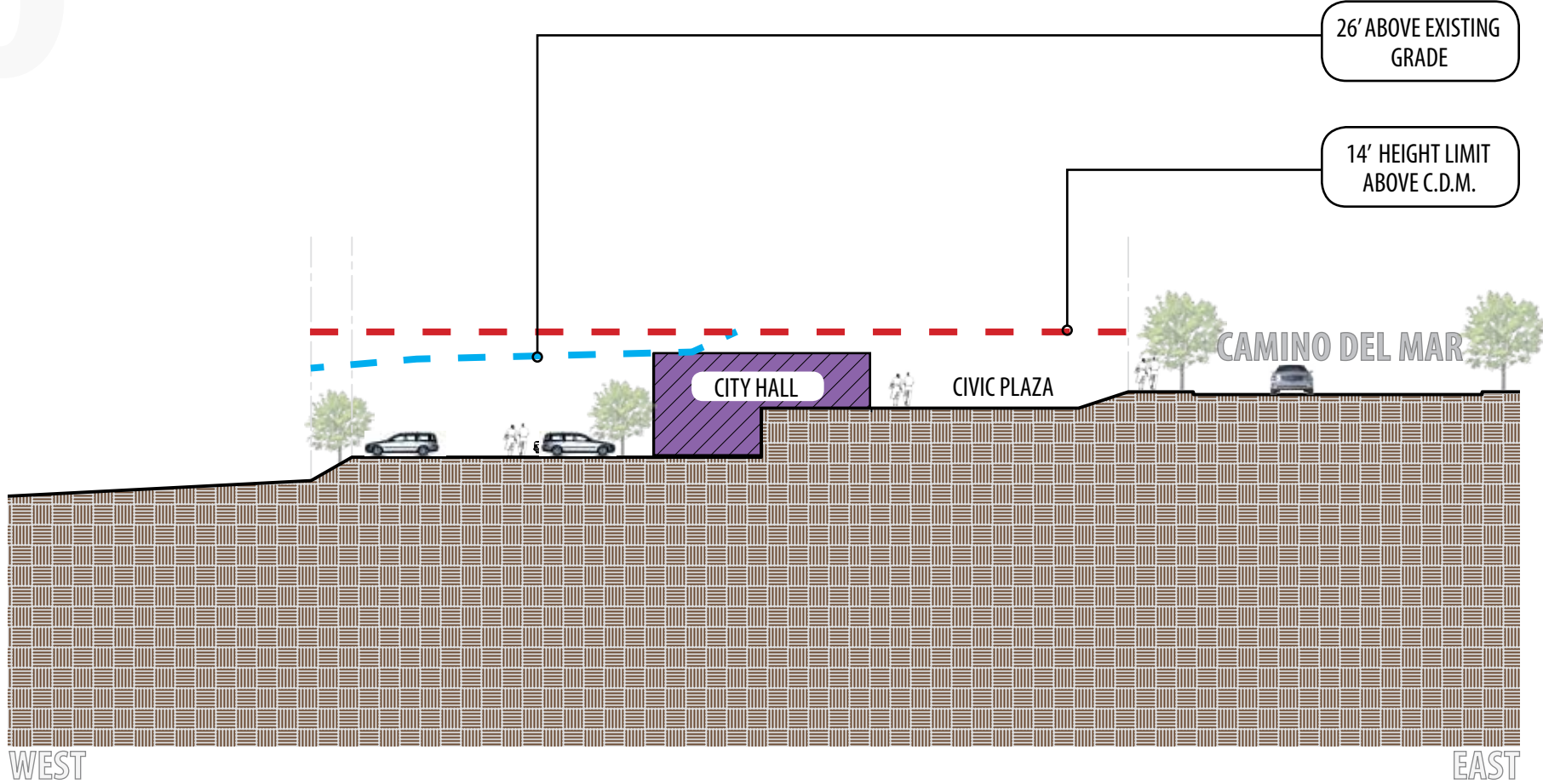


PROGRAM:	
CITY HALL	9,250 SQFT
TOWN HALL / DEL MAR T.V.	3,200 SQFT
CIVIC PLAZA	15,000 SQFT

PARKING	
PARKING REQUIRED	51 SPACES
ADDITIONAL PUBLIC PARKING	9 SPACES
TOTAL PROVIDED	60 SPACES

Note: site plans are conceptual and do not represent a design

CIVIC OPTION 1 - SECTION
EAST/WEST SITE SECTION



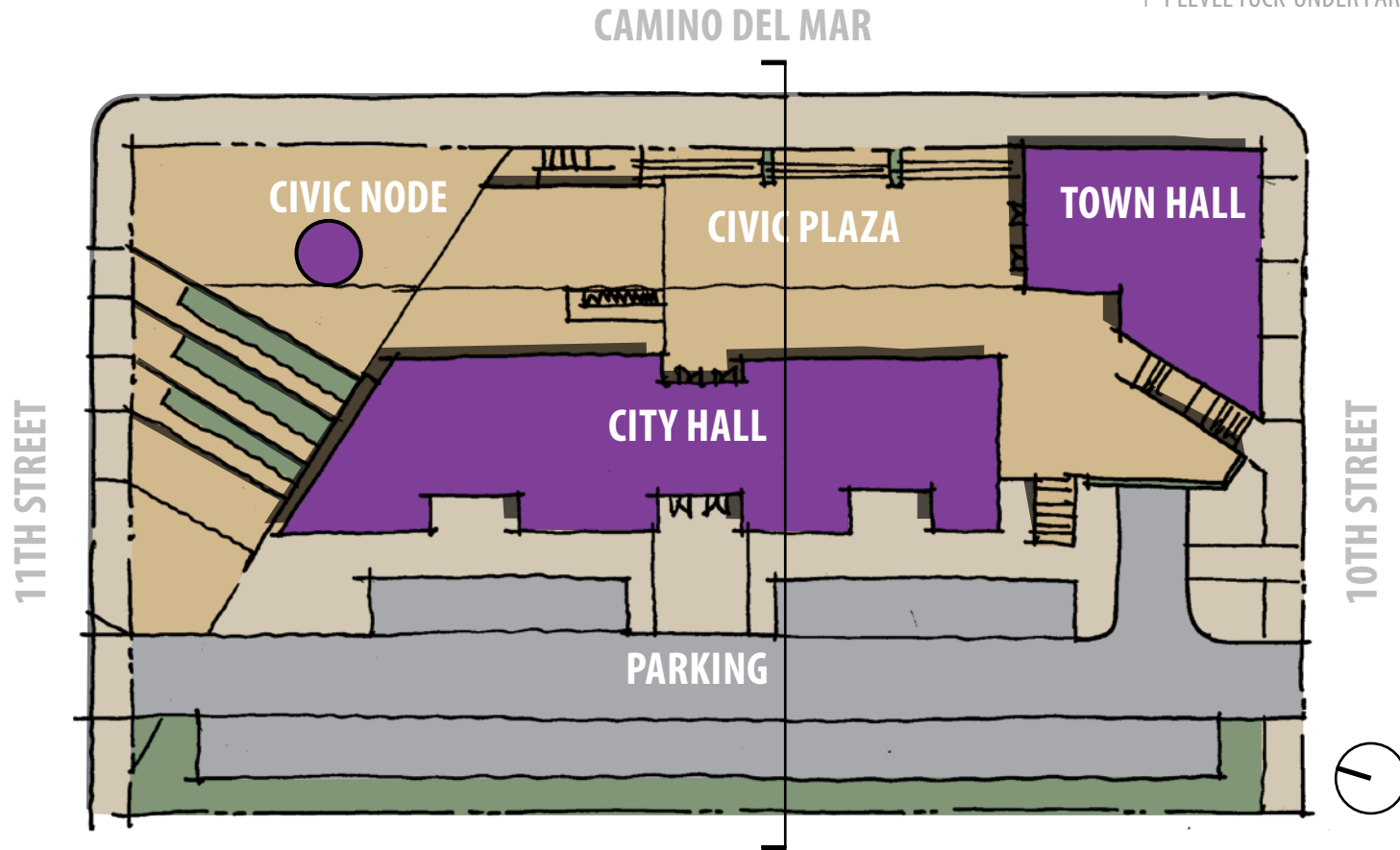
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CIVIC OPTION 2 - SITE PLAN

+ SURFACE PARKING (60 SPACES)

+ 1 LEVEL TUCK-UNDER PARKING (100 SPACES)

B.



PROGRAM:

CITY HALL	9,250 SQFT
TOWN HALL / DEL MAR T.V.	3,200 SQFT
CIVIC PLAZA	15,000 SQFT

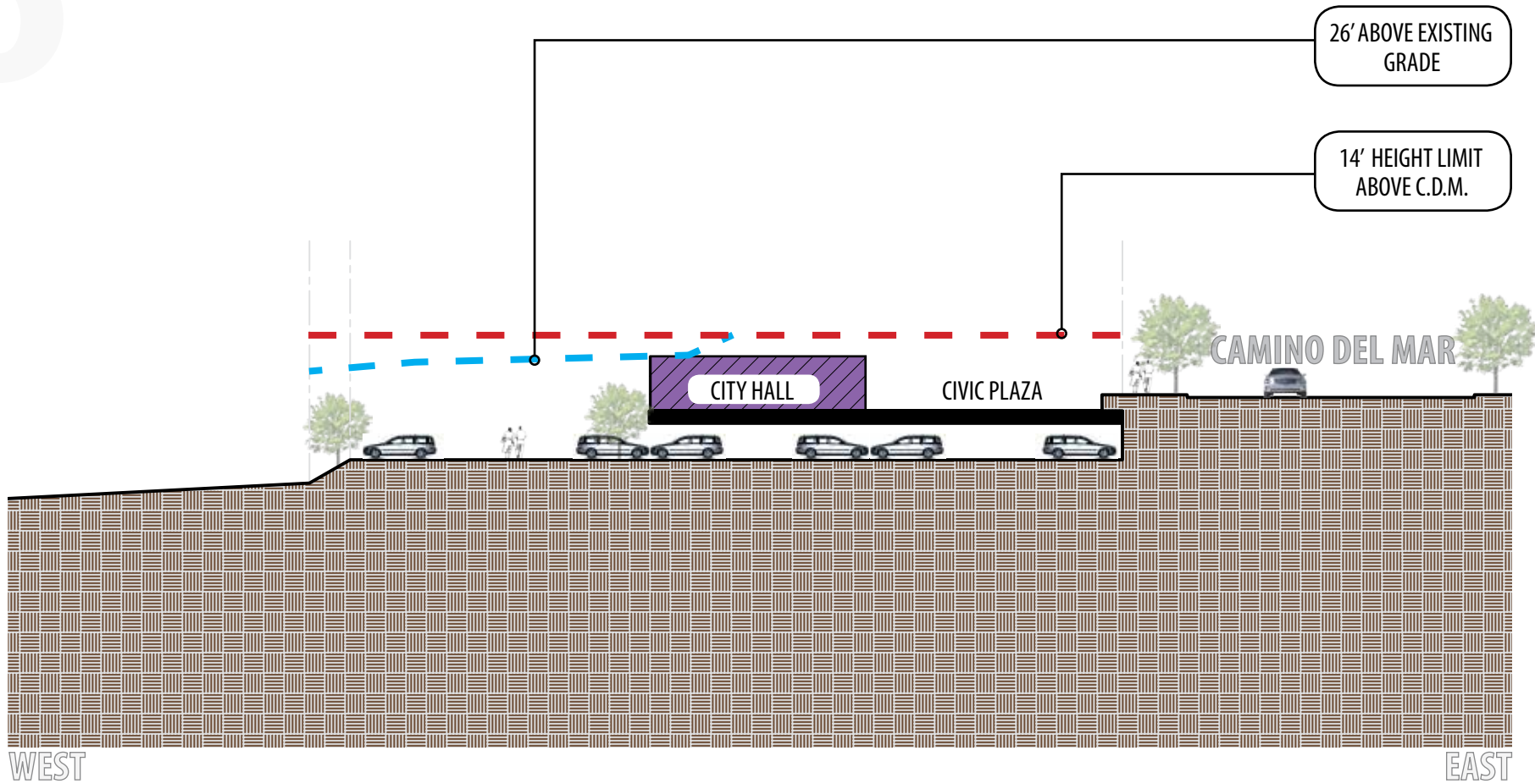
PARKING

PARKING REQUIRED	51 SPACES
ADDITIONAL PUBLIC PARKING	109 SPACES
TOTAL PROVIDED	160 SPACES

Note: site plans are conceptual and do not represent a design

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CIVIC OPTION 2 - SECTION
EAST/WEST SITE SECTION



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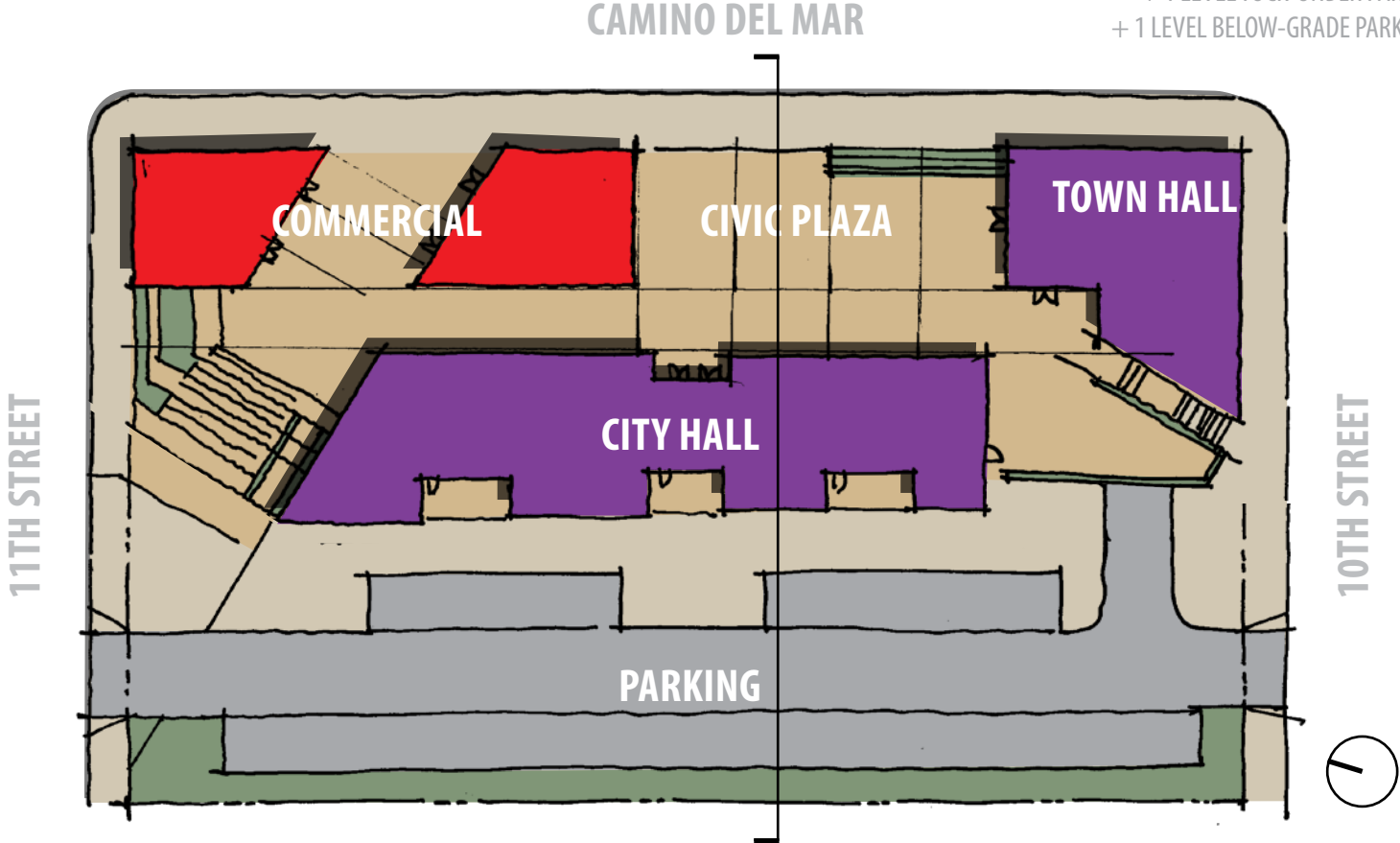
CIVIC + COMMERCIAL - SITE PLAN

+ SURFACE PARKING (60 SPACES)

+ 1 LEVEL TUCK-UNDER PARKING (89 SPACES)

+ 1 LEVEL BELOW-GRADE PARKING (115 SPACES)

C.

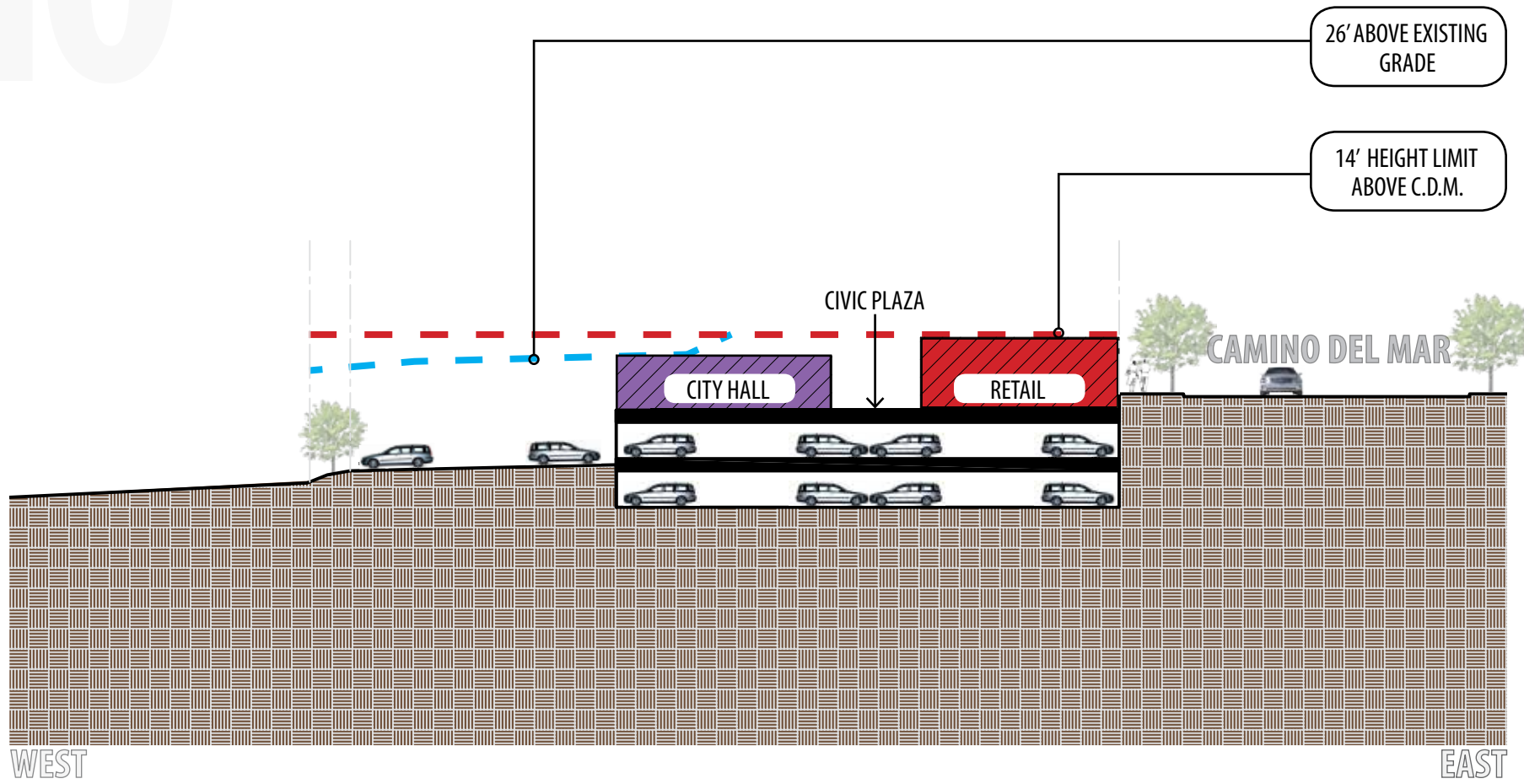


PROGRAM:	
CITY HALL	9,250 SQFT
TOWN HALL / DEL MAR T.V.	3,200 SQFT
CIVIC PLAZA	15,000 SQFT
COMMERCIAL	3,400 SQFT

PARKING	
PARKING REQUIRED	89 SPACES
ADDITIONAL PUBLIC PARKING	175 SPACES
TOTAL	264 SPACES

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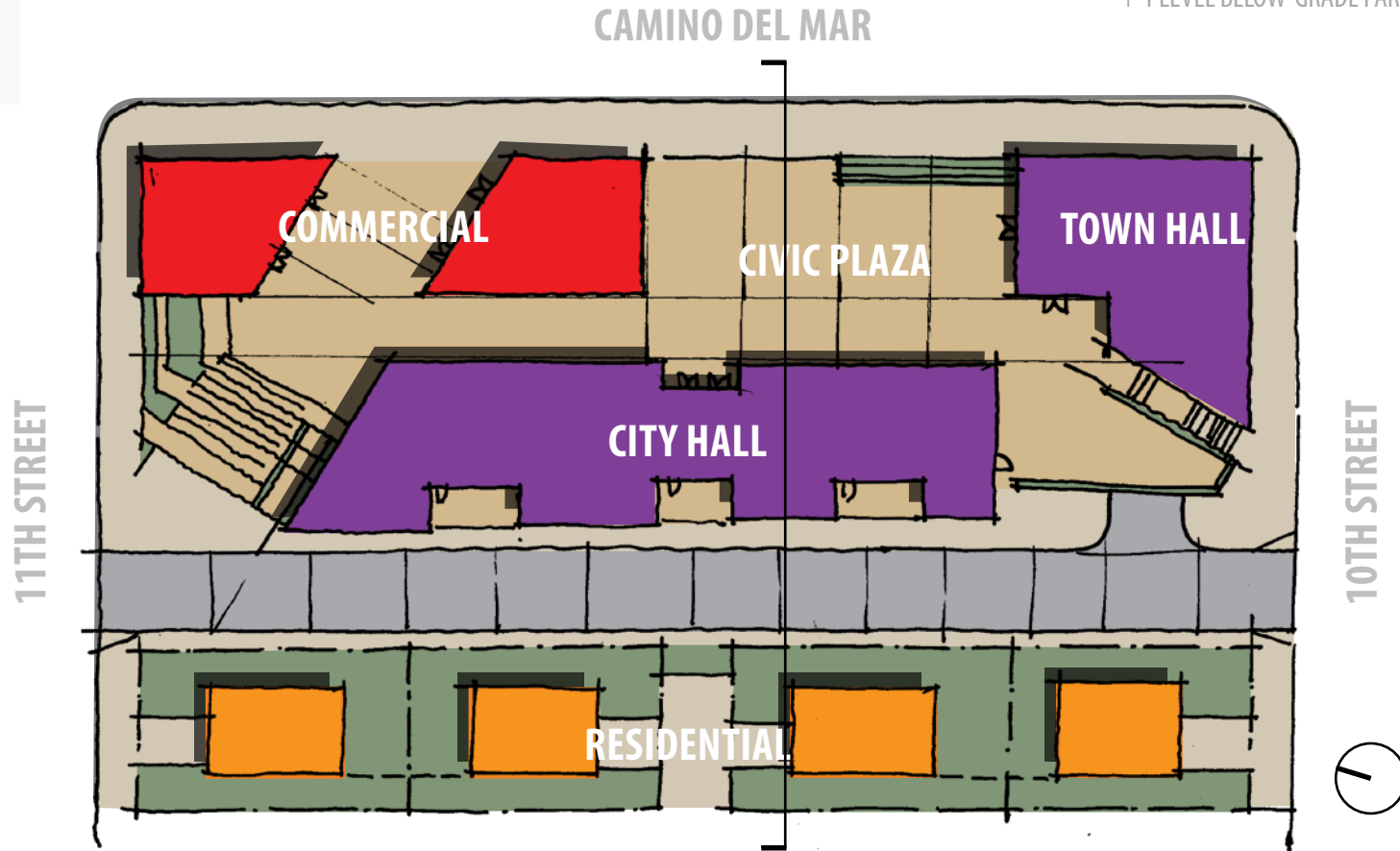
Note: site plans are conceptual and do not represent a design



CIVIC + COMMERCIAL + RESIDENTIAL OPTION 1 - SITE PLAN

+ 1 LEVEL TUCK-UNDER PARKING (89 SPACES)
 + 1 LEVEL BELOW-GRADE PARKING (115 SPACES)

D.

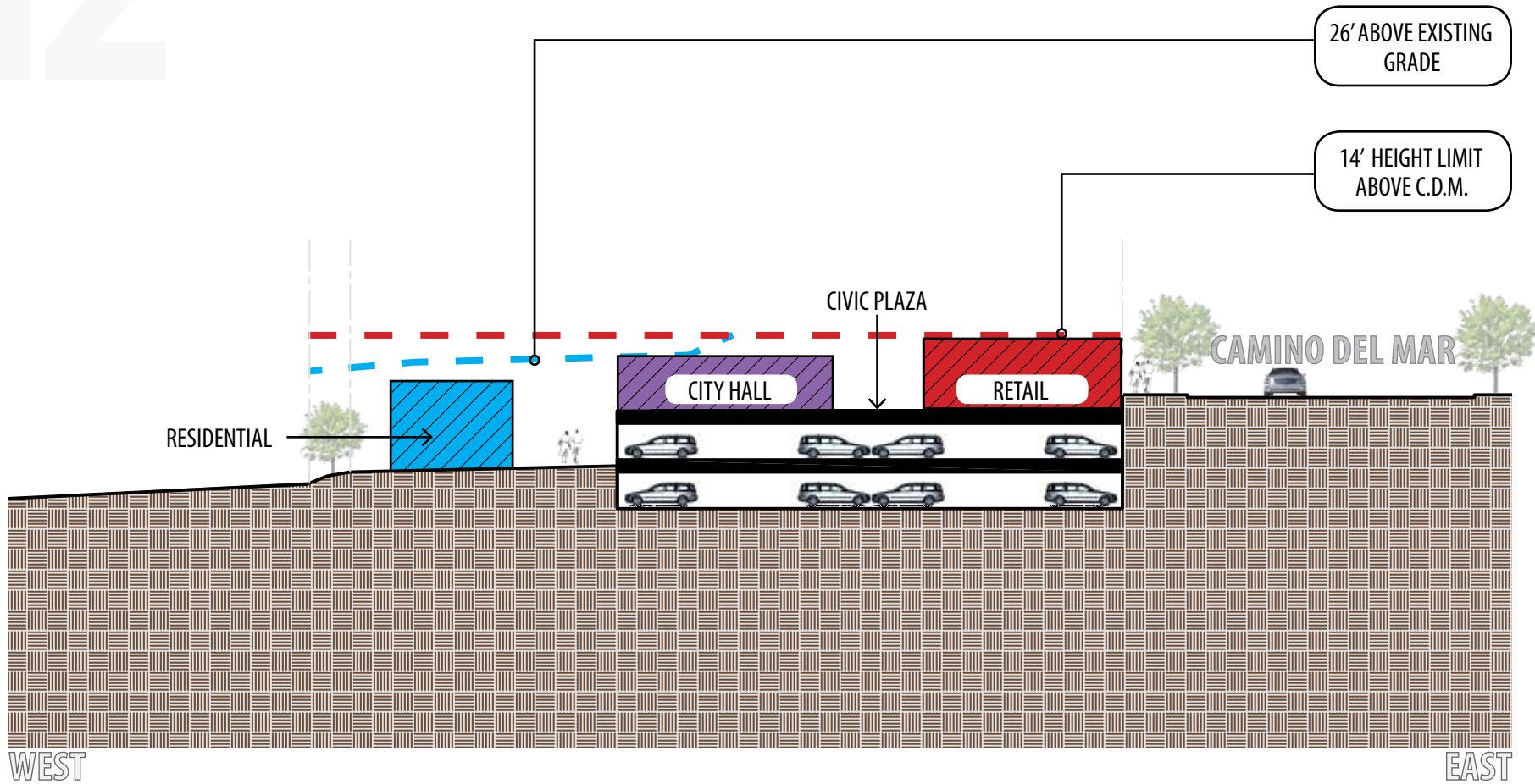


PROGRAM:	
CITY HALL	9,250 SQFT
TOWN HALL / DEL MAR T.V.	3,200 SQFT
CIVIC PLAZA	15,000 SQFT
COMMERCIAL	3,400 SQFT
RESIDENTIAL (SINGLE-FAMILY HOMES W/GARAGE PARKING)	4 LOTS

PARKING	
PARKING REQUIRED	89 SPACES
ADDITIONAL PUBLIC PARKING	115 SPACES
TOTAL	204 SPACES

Note: site plans are conceptual and do not represent a design

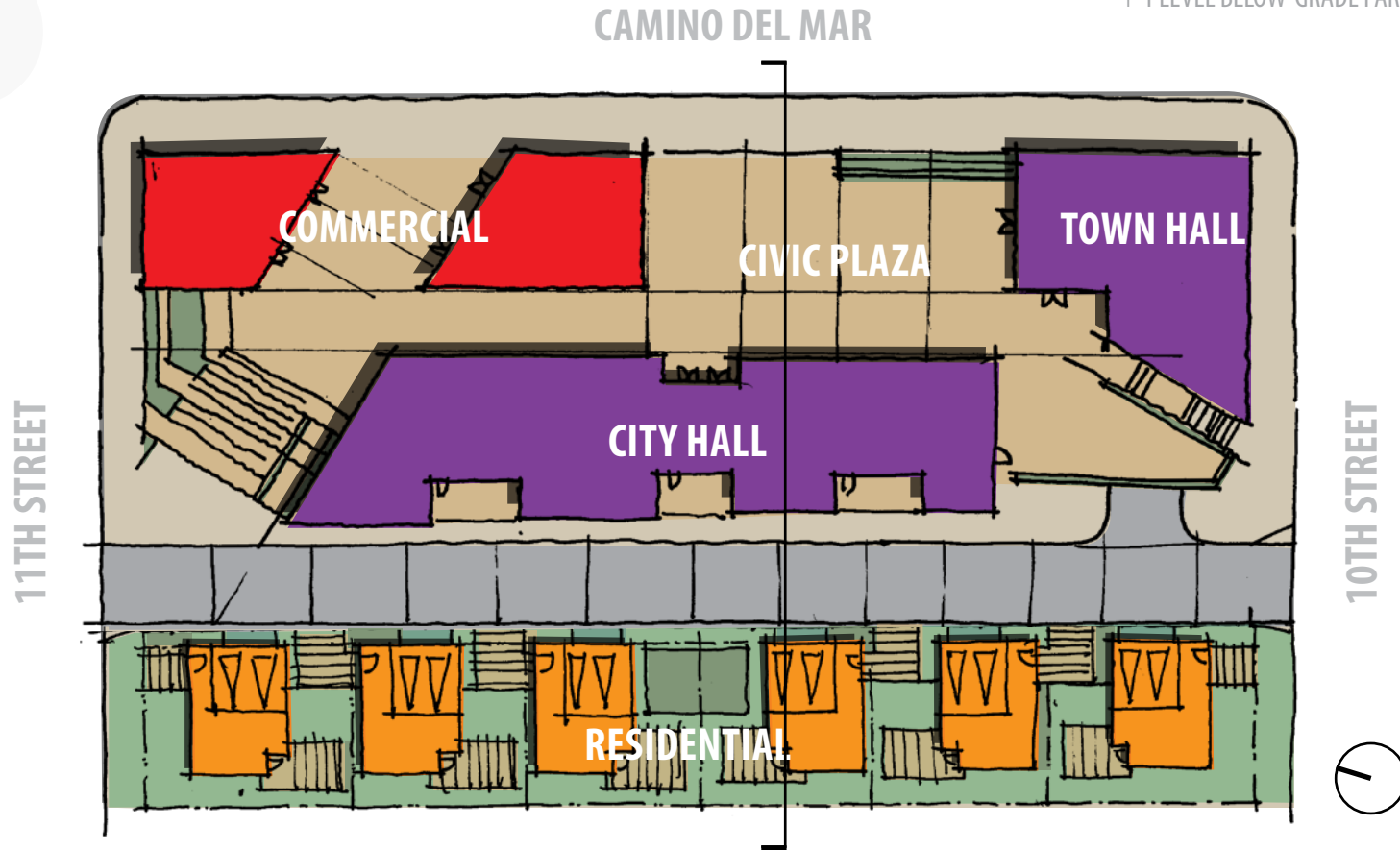
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E.

CIVIC + COMMERCIAL + RESIDENTIAL OPTION 2 - SITE PLAN

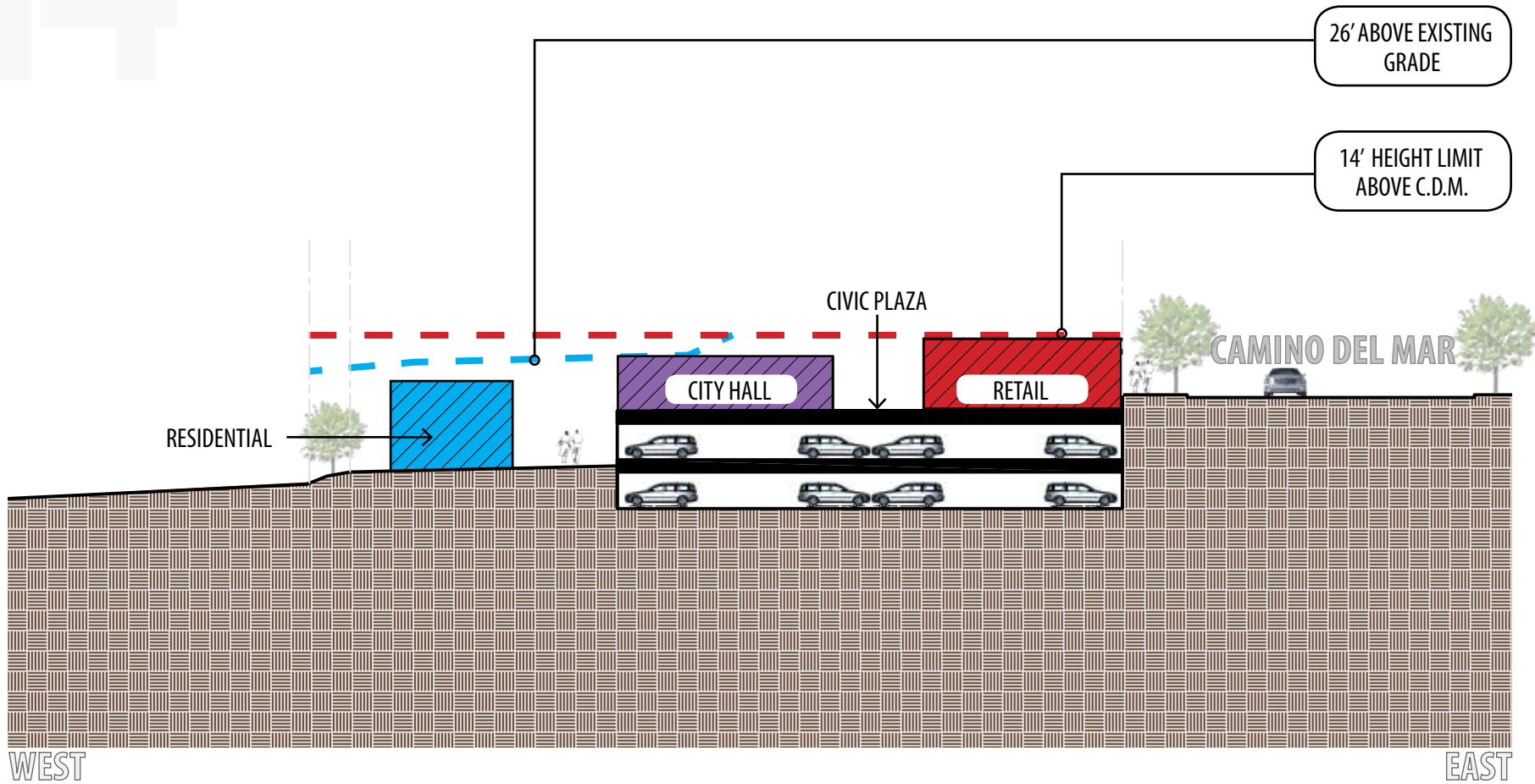
+ 1 LEVEL TUCK-UNDER PARKING (89 SPACES)
 + 1 LEVEL BELOW-GRADE PARKING (115 SPACES)



PROGRAM:	
CITY HALL	9,250 SQFT
TOWN HALL / DEL MAR T.V.	3,200 SQFT
CIVIC PLAZA	15,000 SQFT
COMMERCIAL	3,400 SQFT
RESIDENTIAL	6 UNITS
1,500 SQFT DETACHED TOWN HOMES W/GARAGE PARKING	

PARKING	
PARKING REQUIRED	89 SPACES
ADDITIONAL PUBLIC PARKING	115 SPACES
TOTAL	204 SPACES

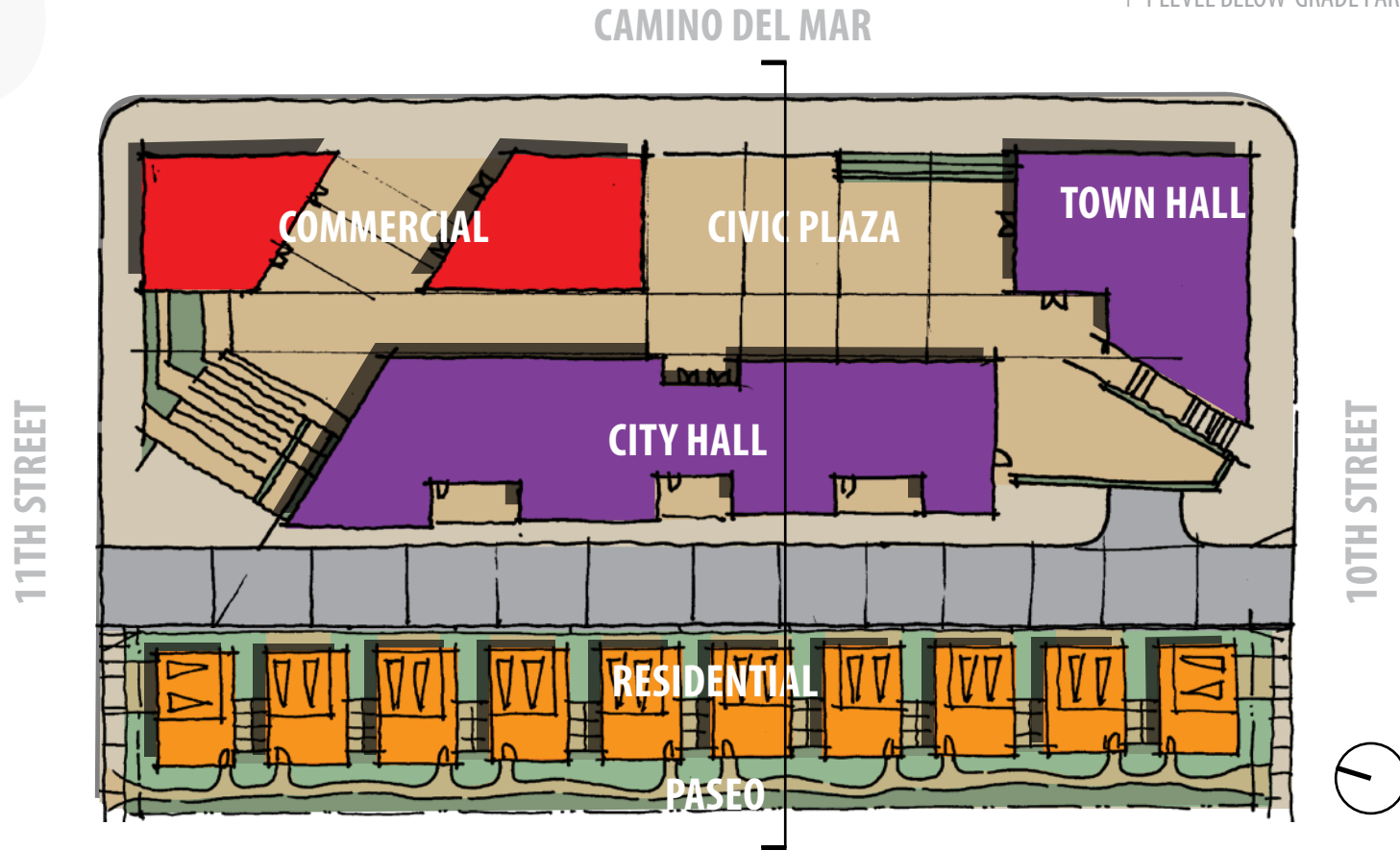
Note: site plans are conceptual and do not represent a design



F.

CIVIC + COMMERCIAL + RESIDENTIAL OPTION 3 - SITE PLAN

+ 1 LEVEL TUCK-UNDER PARKING (89 SPACES)
 + 1 LEVEL BELOW-GRADE PARKING (115 SPACES)



PROGRAM:

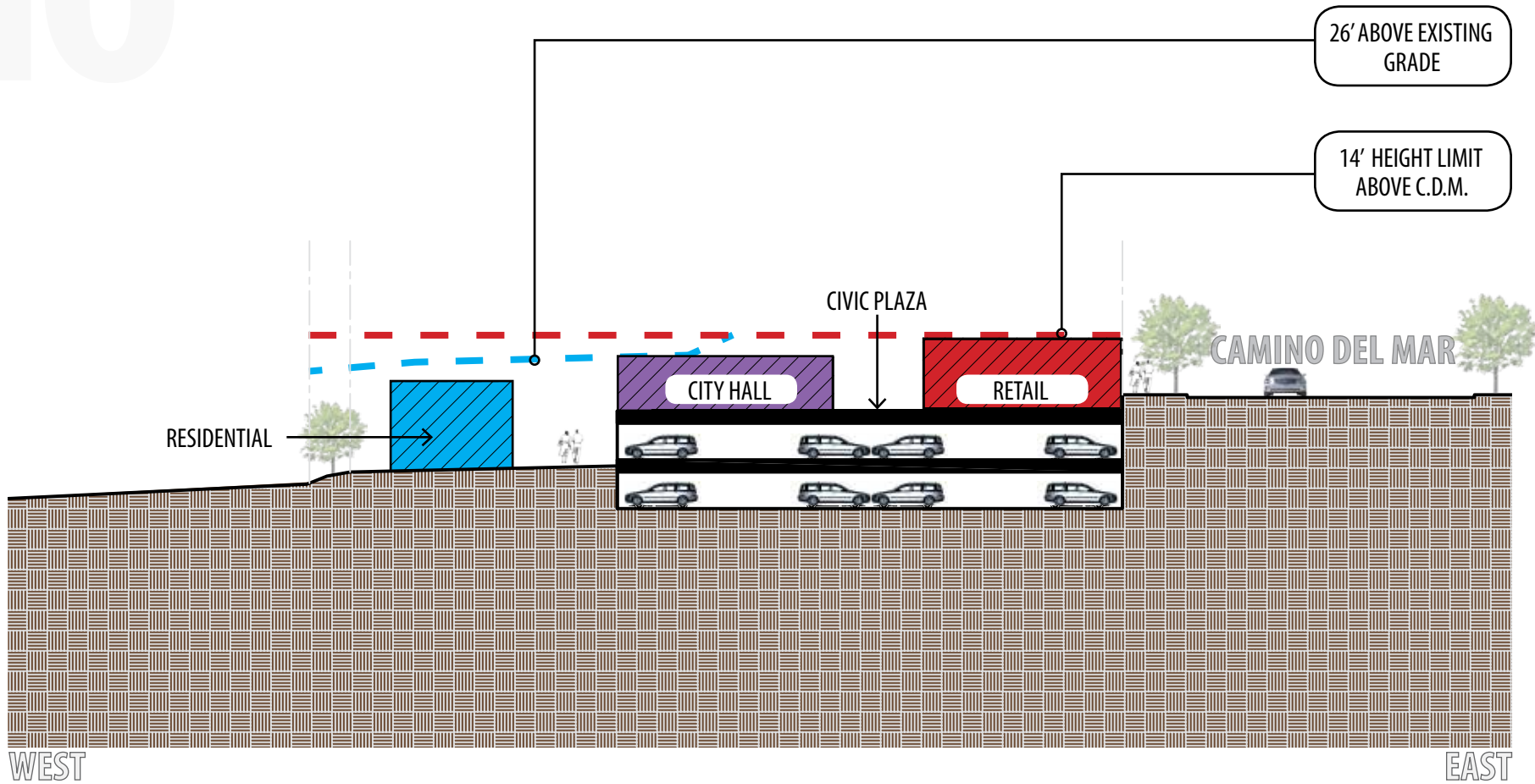
CITY HALL	9,250 SQFT
TOWN HALL / DEL MAR T.V.	3,200 SQFT
CIVIC PLAZA	15,000 SQFT
COMMERCIAL	3,400 SQFT
RESIDENTIAL	10 UNITS
1,500 SQFT DETACHED TOWN HOMES W/GARAGE PARKING	

PARKING

PARKING REQUIRED	89 SPACES
ADDITIONAL PUBLIC PARKING	115 SPACES
TOTAL	204 SPACES

Note: site plans are conceptual and do not represent a design

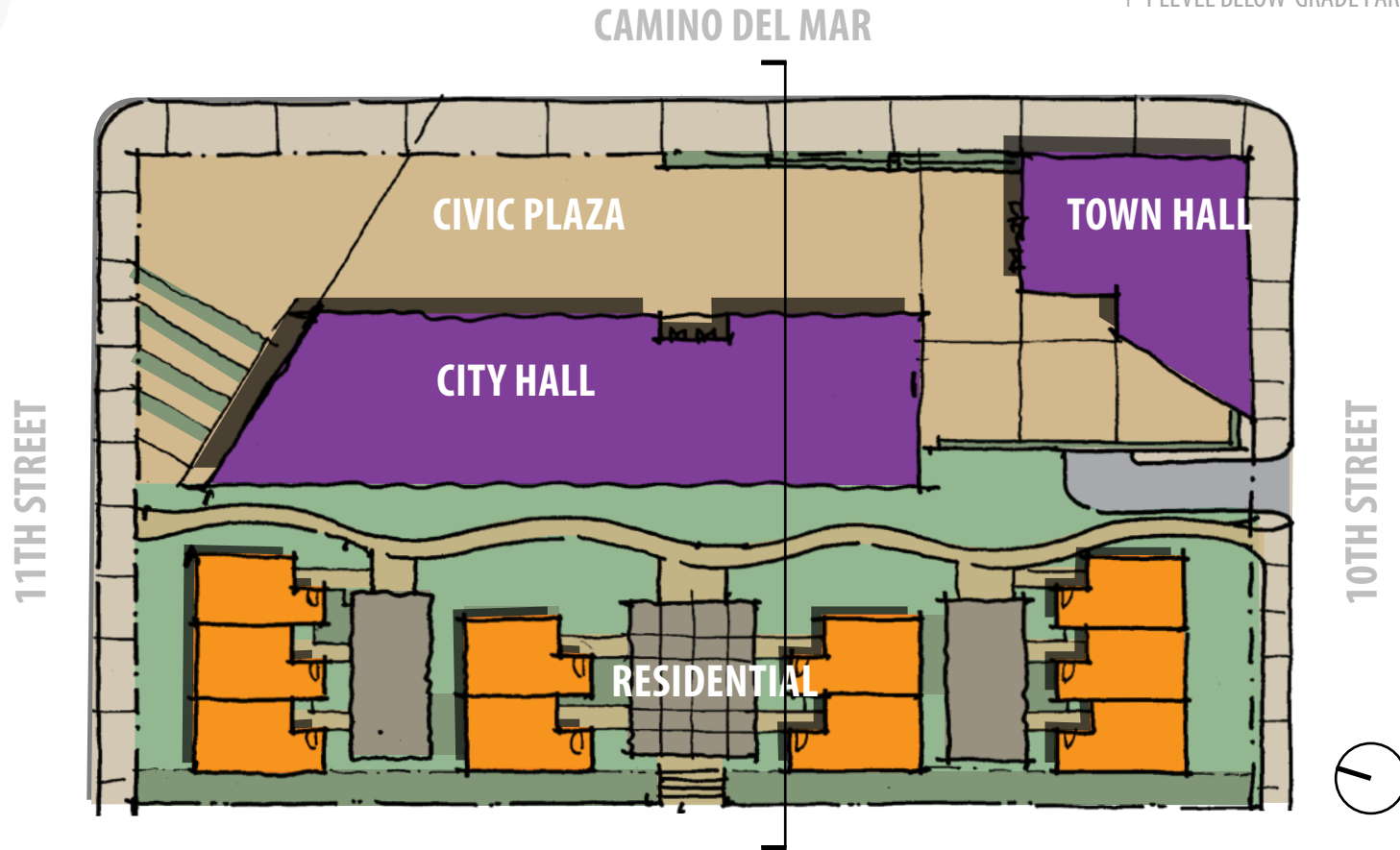
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CIVIC + RESIDENTIAL OPTION 4 - SITE PLAN

+ 1 LEVEL TUCK-UNDER PARKING (89 SPACES)
 + 1 LEVEL BELOW-GRADE PARKING (115 SPACES)

G.

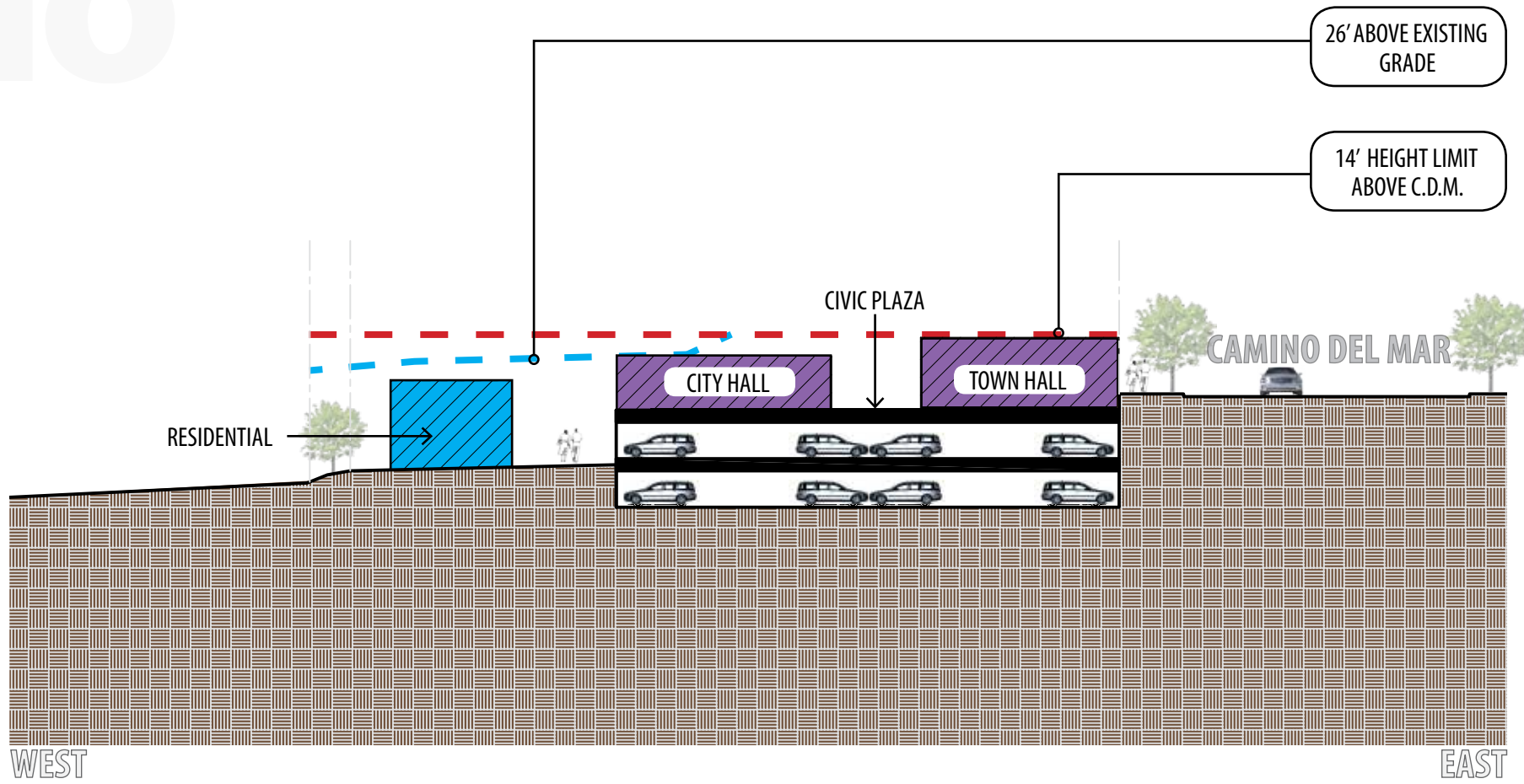


PROGRAM:	
CITY HALL	9,250 SQFT
TOWN HALL / DEL MAR T.V.	3,200 SQFT
CIVIC PLAZA	15,000 SQFT
RESIDENTIAL	10 UNITS
1,600 SQFT ATTACHED TOWN HOMES, SHARED PARKING	

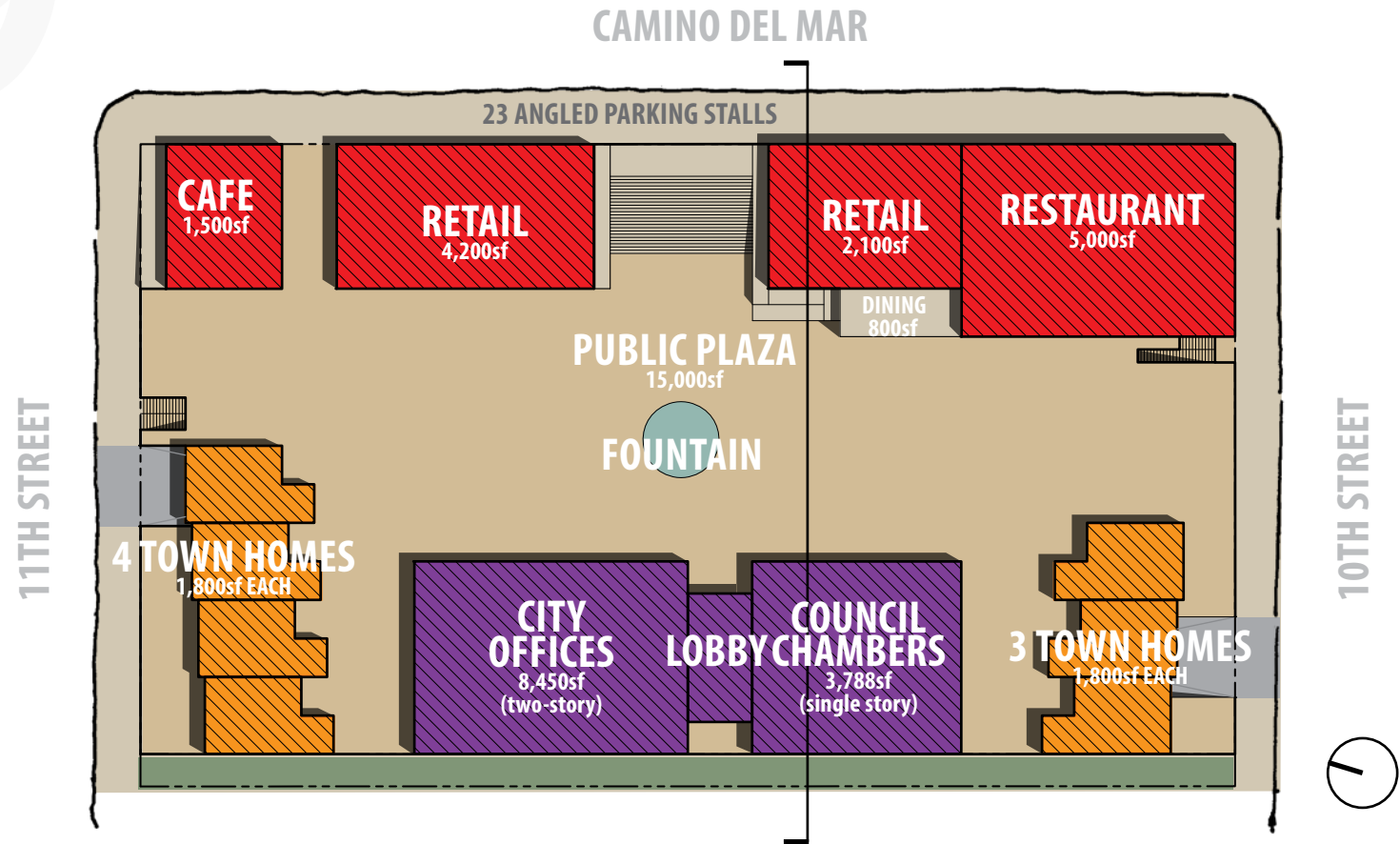
PARKING	
PARKING REQUIRED	74 SPACES
ADDITIONAL PUBLIC PARKING	130 SPACES
TOTAL	204 SPACES

Note: site plans are conceptual and do not represent a design

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H.



PROGRAM:

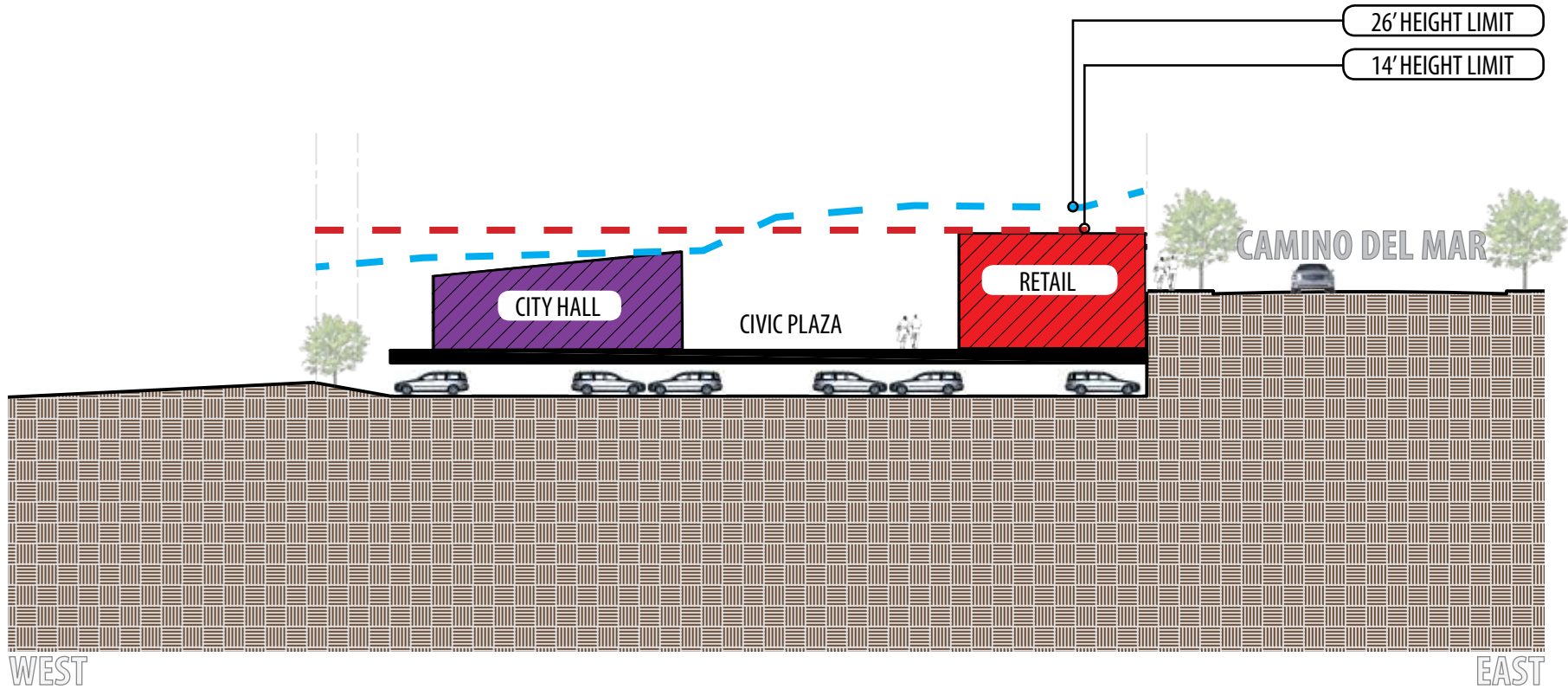
CITY HALL	8,450 SQFT
TOWN HALL / DEL MAR T.V.	3,788 SQFT
CIVIC PLAZA	15,000 SQFT
COMMERCIAL (RETAIL + RESTAURANT)	13,600 SQFT
RESIDENTIAL	7 UNITS
1,800 SQFT ATTACHED TOWN HOMES, SHARED PARKING	

PARKING

PARKING REQUIRED	164 SPACES
ADDITIONAL PUBLIC PARKING	*4 SPACES
PARKING PROVIDED	
ON-SITE GARAGE PARKING	168 SPACES
*OR APPROXIMATELY 90 SPACES BASED ON SHARED PARKING RATIOS	

Note: Site Plan is conceptual for comparative purposes only

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Attachment B:

Scenario Evaluation Criteria (7/1/13; updated 9/3/13, 6/02/14, 7/7/14)

City Hall Project Evaluation Criteria	A	B	C	D	E	F	G	H
I. Community Values								
Accommodate ease of access and convenience to the community								
Promote additional community activity and interest								
Provide public gathering space, indoor or outdoor								
Include the potential for revenue generating uses								
Development costs commensurate with community value								
Reinforce the surrounding community character								
Avoids adverse environ. impacts								
Limits community impacts during construction								
Longevity of the structure and site improvements								
II. Operational								
Estimate cost-benefit value - short term (5 year)								
Estimate cost-benefit value – long term (30+ years)								
Promote operational efficiencies for users of the site								
Provide connections between activities and uses								
Support increased energy efficiencies								
III. Regulatory								
Streamline regulatory requirements, entitlements, and associated costs								
Meets zoning or deed restrictions								
Feasibility of development considering standards and codes								
Exposure to natural hazards								
IV. Approved Additional Criteria								
Mix of uses activates site and attracts residents/visitors								
Mix of uses promotes walkability								
Required Parking does not impact provision of public parking								
Mix of uses provides revenue to offset the municipal uses								
Provides flexibility for changes of use in the future								
Incorporates a sense of tradition and longevity								
Sustainability value, Environmental sensitivity								
Use of Community Space in terms of activation								
Value of Commercial Space in terms of Restaurant and Retail								
TOTAL POINTS:								

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