

City Hall/Town Hall Mixed Use Scenarios

{ October 6, 2014
{ Del Mar City Council

Council Direction:

1. Community Workshop expresses interest in Mixed Use at 1050 Camino del Mar (June 9)
2. Embark on Master Planning tasks to test various scenarios for mixed use (June 16) :
 1. Civic Uses (City Hall/Town Hall/Plaza)
 2. Civic + Commercial Uses
 3. Civic + Commercial + Residential Uses
3. Assess options based upon Goals (July 7, 2014)

Goals:

Commercial:

- Create vibrant community gathering space.
- Enliven with pedestrian-oriented uses.
- Expand the commercial activity.
- Provide a revenue source.

Residential:

- Add vitality to municipal uses.
- Generate revenue.
- Produce housing.

Parking:

- Maximize use and stalls.
- Redirect parking from residential neighborhoods.
- Create reservoir for downtown.

Cultural Uses:

- Activate the civic space.
- Provide for cultural activities not currently offered in Del Mar.
- Generate foot traffic into the commercial area.

Council Liaisons:

1. Working with staff and consultants to develop a range of options.
2. Bringing forward concepts for evaluation.
3. Return on October 20 for development cost and financial analysis discussion.
4. Workshop options with community on October 27.

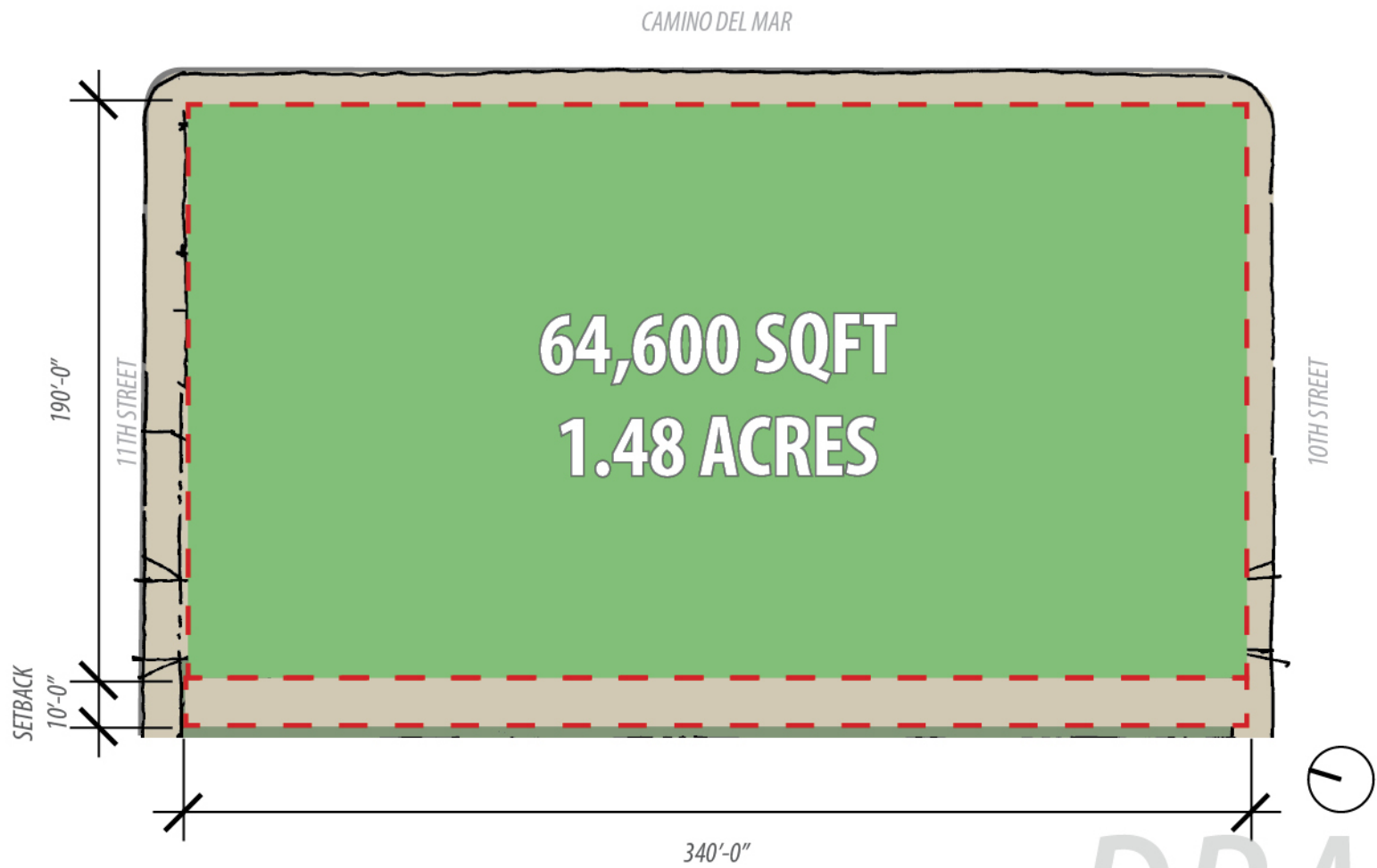




CITY OF DEL MAR - CITY HALL

PROGRAM LAYOUT STUDIES

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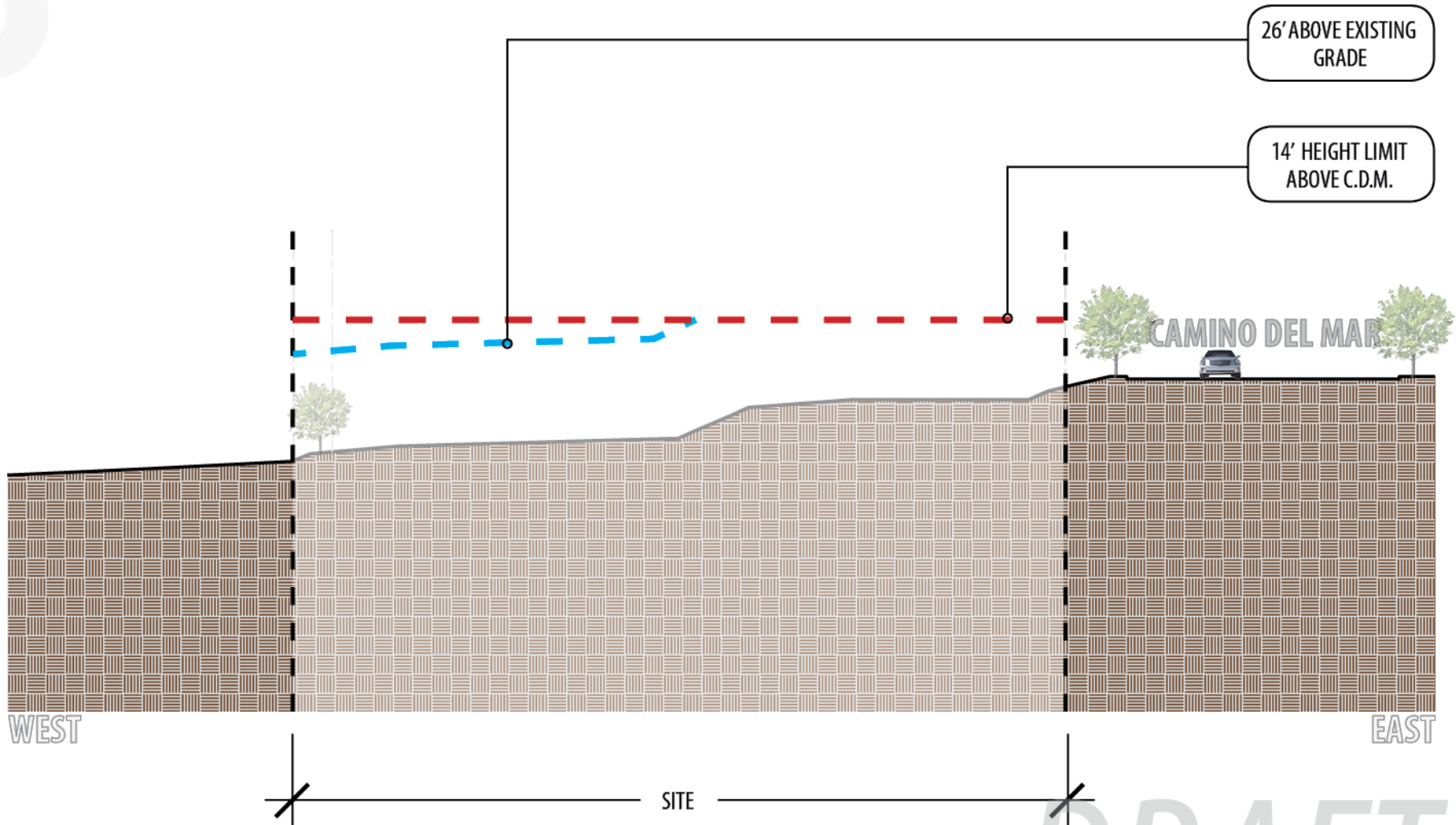


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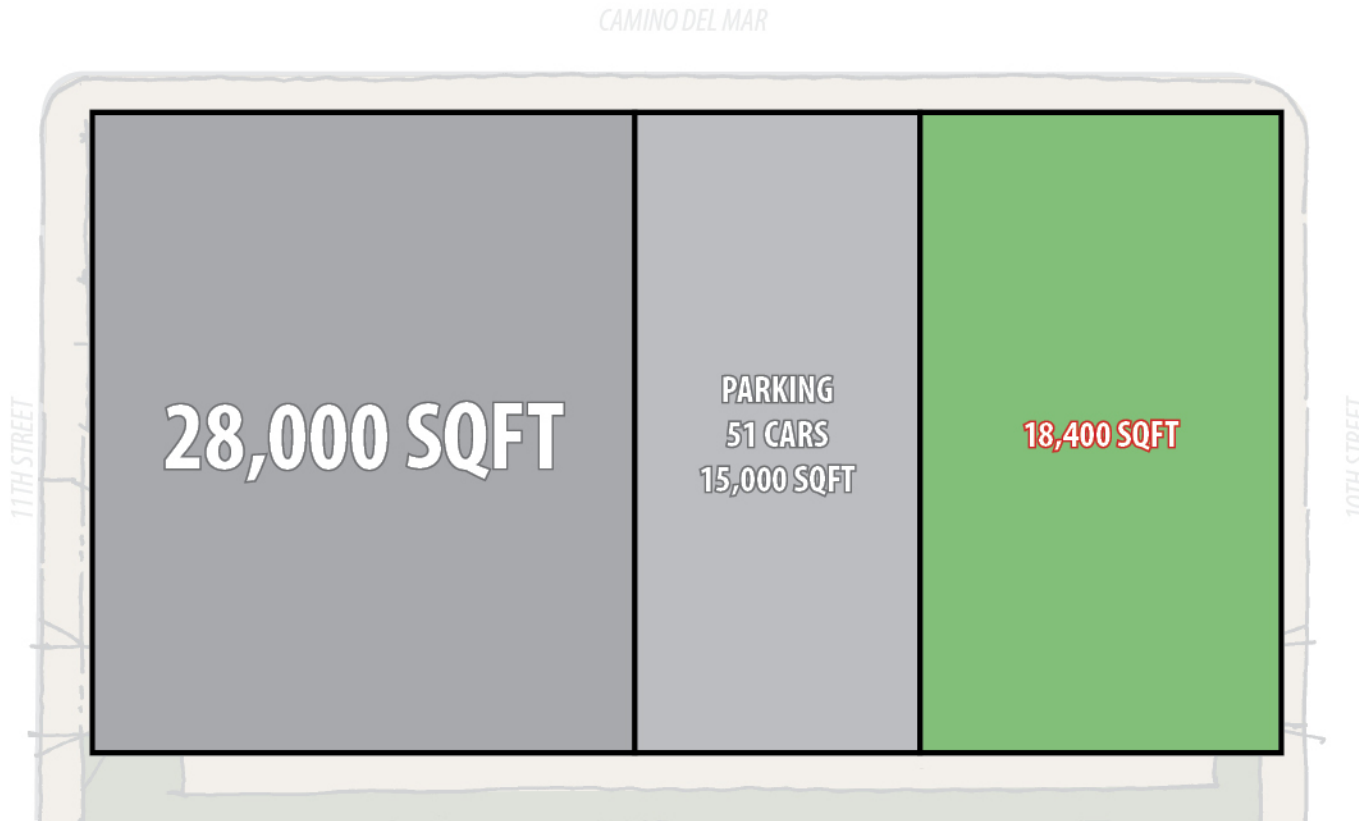
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EXISTING SITE SECTION - AND HEIGHT LIMITATIONS

EAST/WEST SITE SECTION



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CITY HALL
9,250 SQFT



TOWN HALL
3,200 SQFT



CIVIC PLAZA
15,000 SQFT



REQ'D PARKING
± 15,000 SQFT
51 CARS

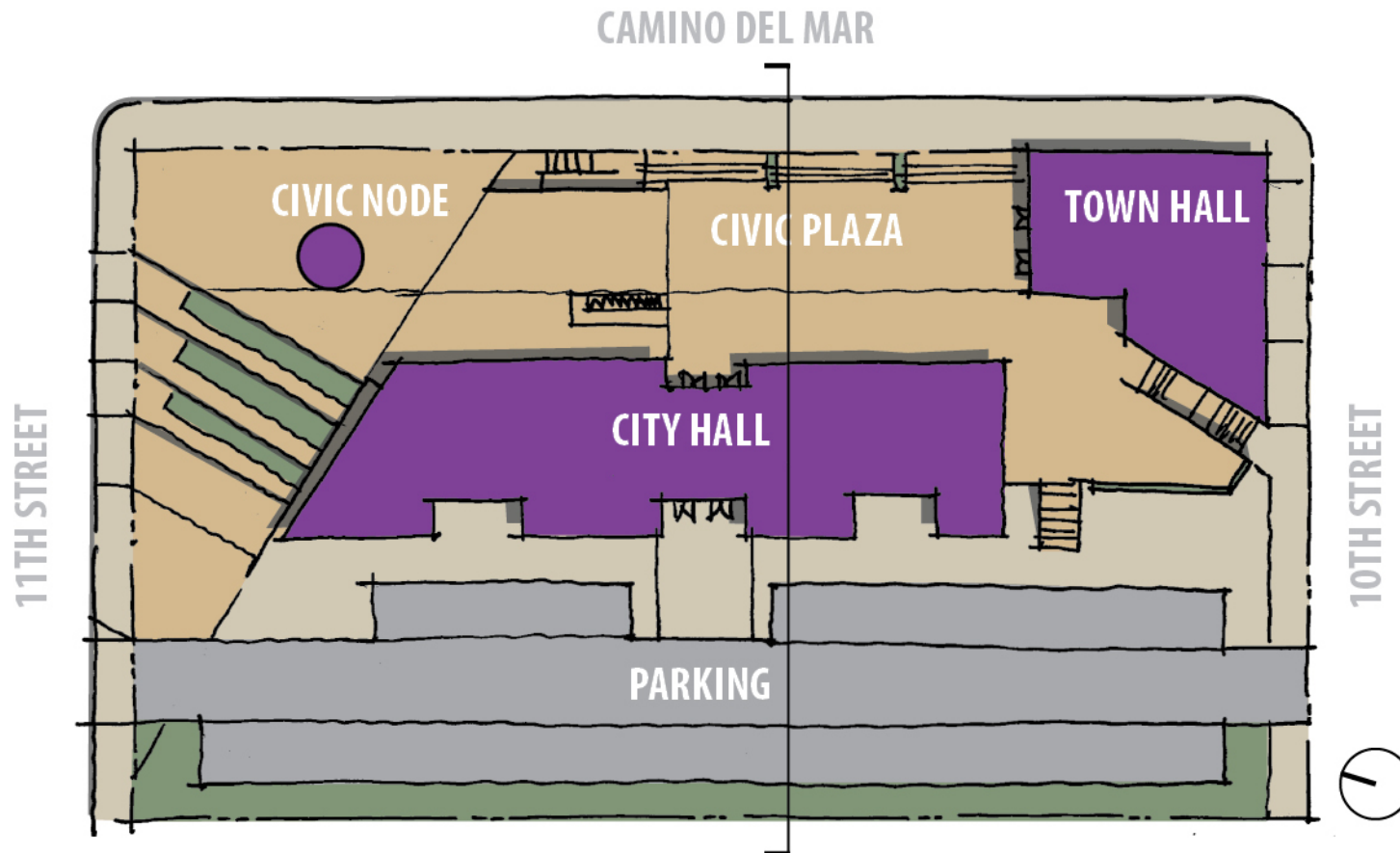


OTHER USES
18,400 SQFT

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5 A.

CIVIC OPTION 1 - SITE PLAN + SURFACE PARKING (60 SPACES)



PROGRAM:
CITY HALL
TOWN HALL / DEL MART.V.
CIVIC PLAZA

9,250 SQFT
3,200 SQFT
15,000 SQFT

PARKING
PARKING REQUIRED
ADDITIONAL PUBLIC PARKING
TOTAL PROVIDED

51 SPACES
9 SPACES
60 SPACES

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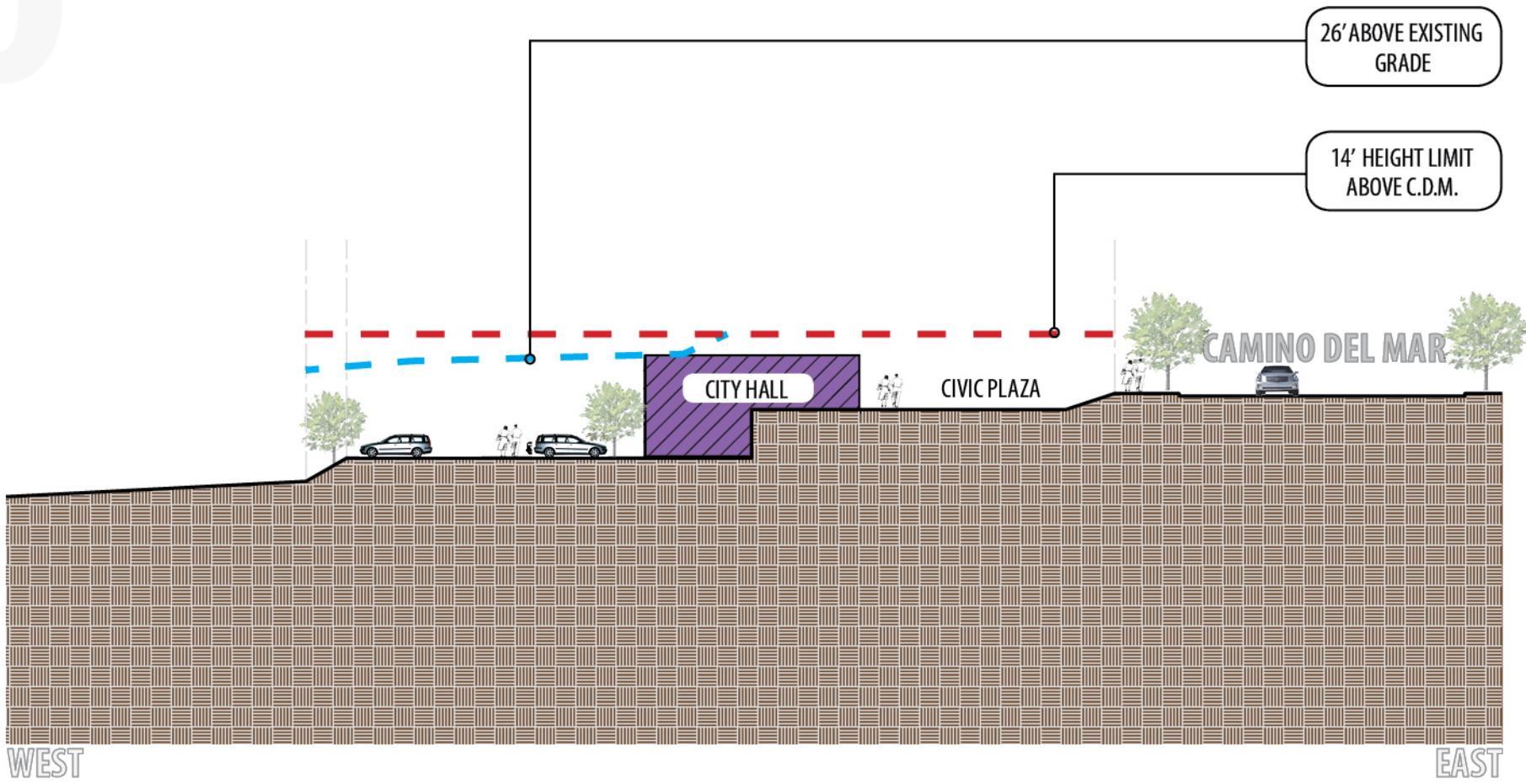
Note: site plans are conceptual and do not represent a design

6
A.

CIVIC OPTION 1 - SECTION
EAST/WEST SITE SECTION

26' ABOVE EXISTING
GRADE

14' HEIGHT LIMIT
ABOVE C.D.M.



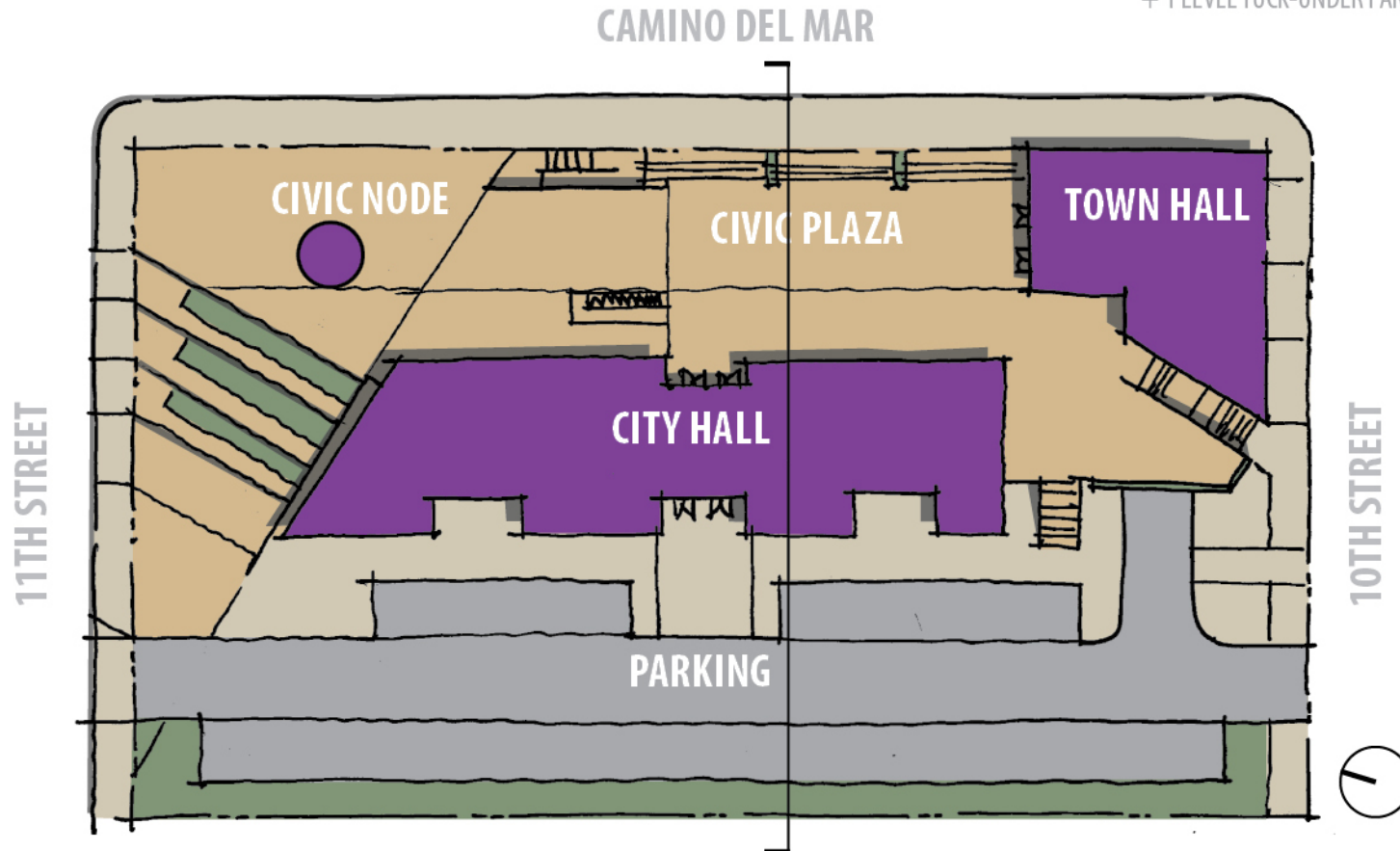
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B.

CIVIC OPTION 2 - SITE PLAN

+ SURFACE PARKING (60 SPACES)

+ 1 LEVEL TUCK-UNDER PARKING (100 SPACES)



PROGRAM:
 CITY HALL
 TOWN HALL / DEL MART.V.
 CIVIC PLAZA

9,250 SQFT
 3,200 SQFT
 15,000 SQFT

PARKING
 PARKING REQUIRED
 ADDITIONAL PUBLIC PARKING
 TOTAL PROVIDED

51 SPACES
 109 SPACES
 160 SPACES

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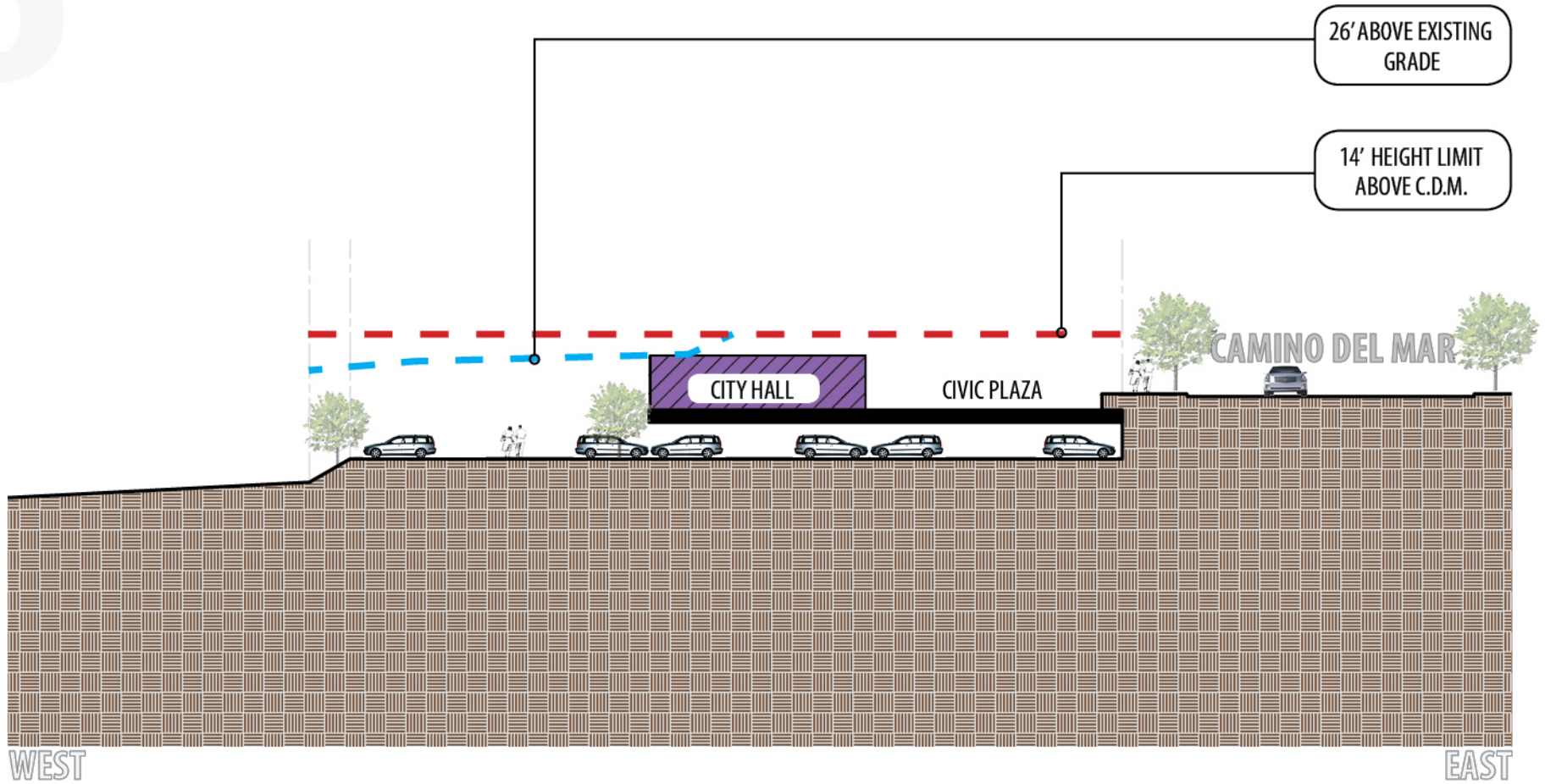


OCTOBER 06, 2014

carrierjohnson + CULTURE

8 B.

CIVIC OPTION 2 - SECTION EAST/WEST SITE SECTION

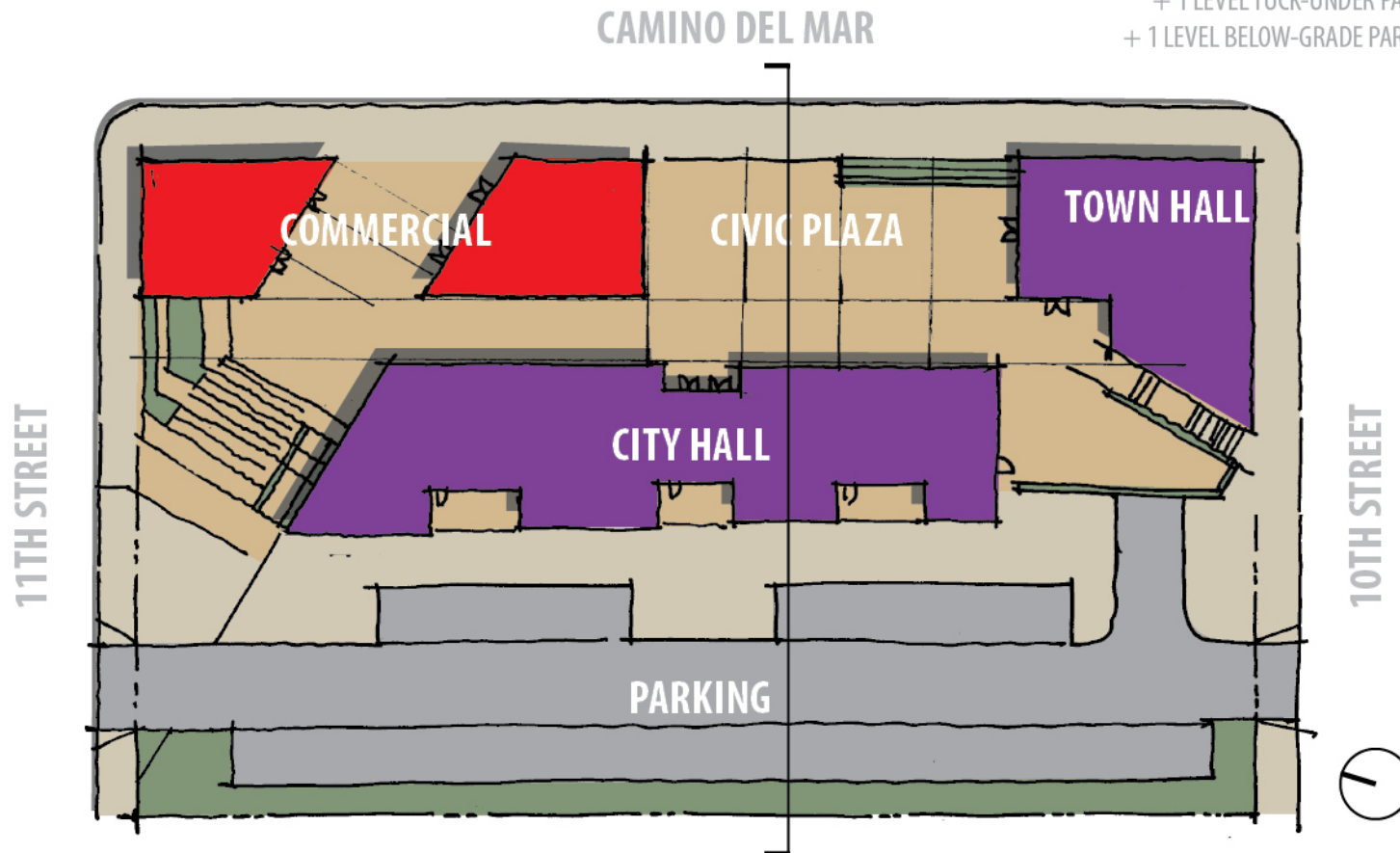


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9 C.

CIVIC + COMMERCIAL - SITE PLAN

- + SURFACE PARKING (60 SPACES)
- + 1 LEVEL TUCK-UNDER PARKING (89 SPACES)
- + 1 LEVEL BELOW-GRADE PARKING (115 SPACES)



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

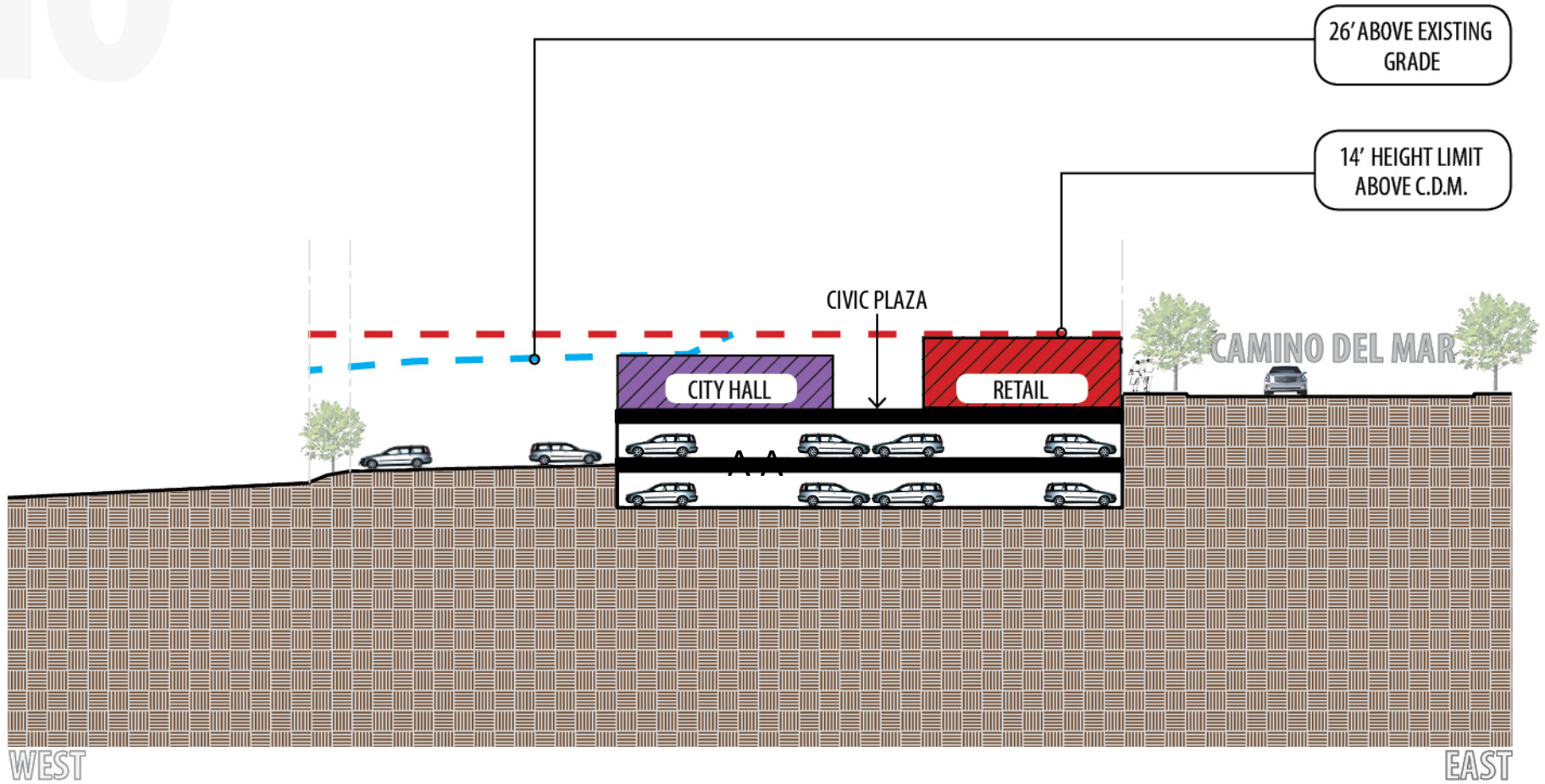
PARKING	
PARKING REQUIRED	89 SPACES
ADDITIONAL PUBLIC PARKING	175 SPACES
TOTAL	264 SPACES

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10 C.

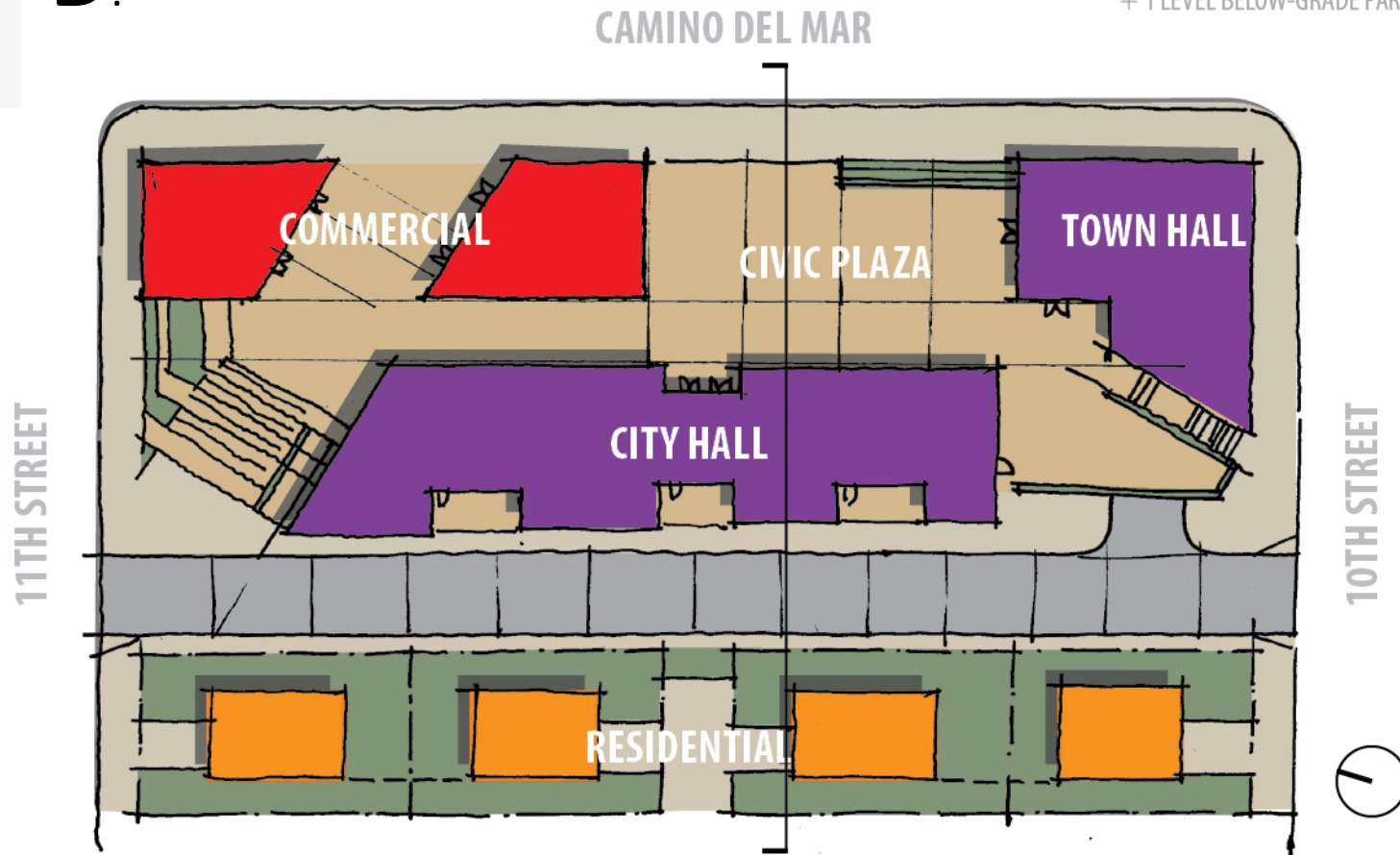
CIVIC + COMMERCIAL - SECTION EAST/WEST SITE SECTION



D.

CIVIC + COMMERCIAL + RESIDENTIAL OPTION 1 - 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 MART.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

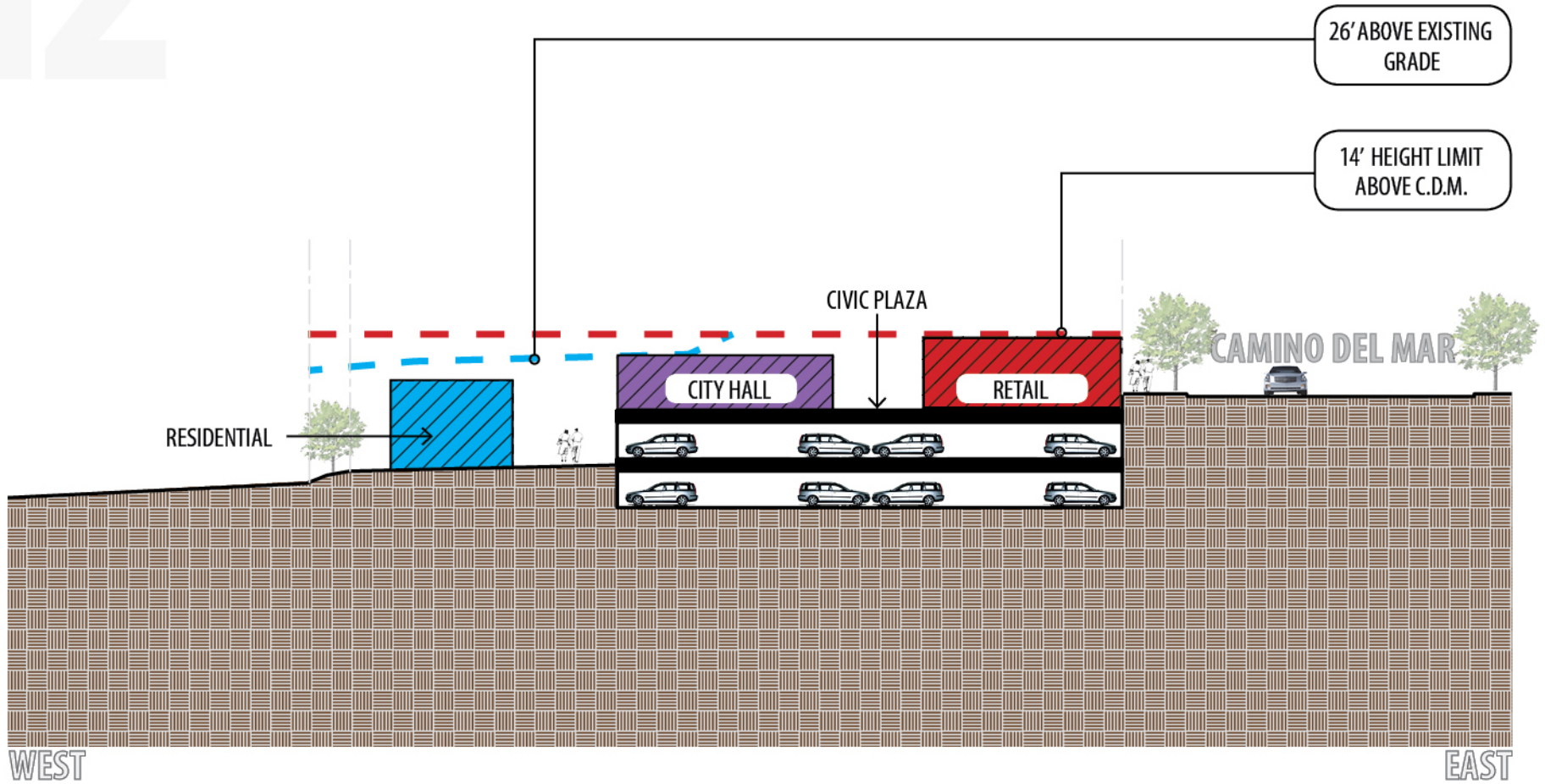
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D.

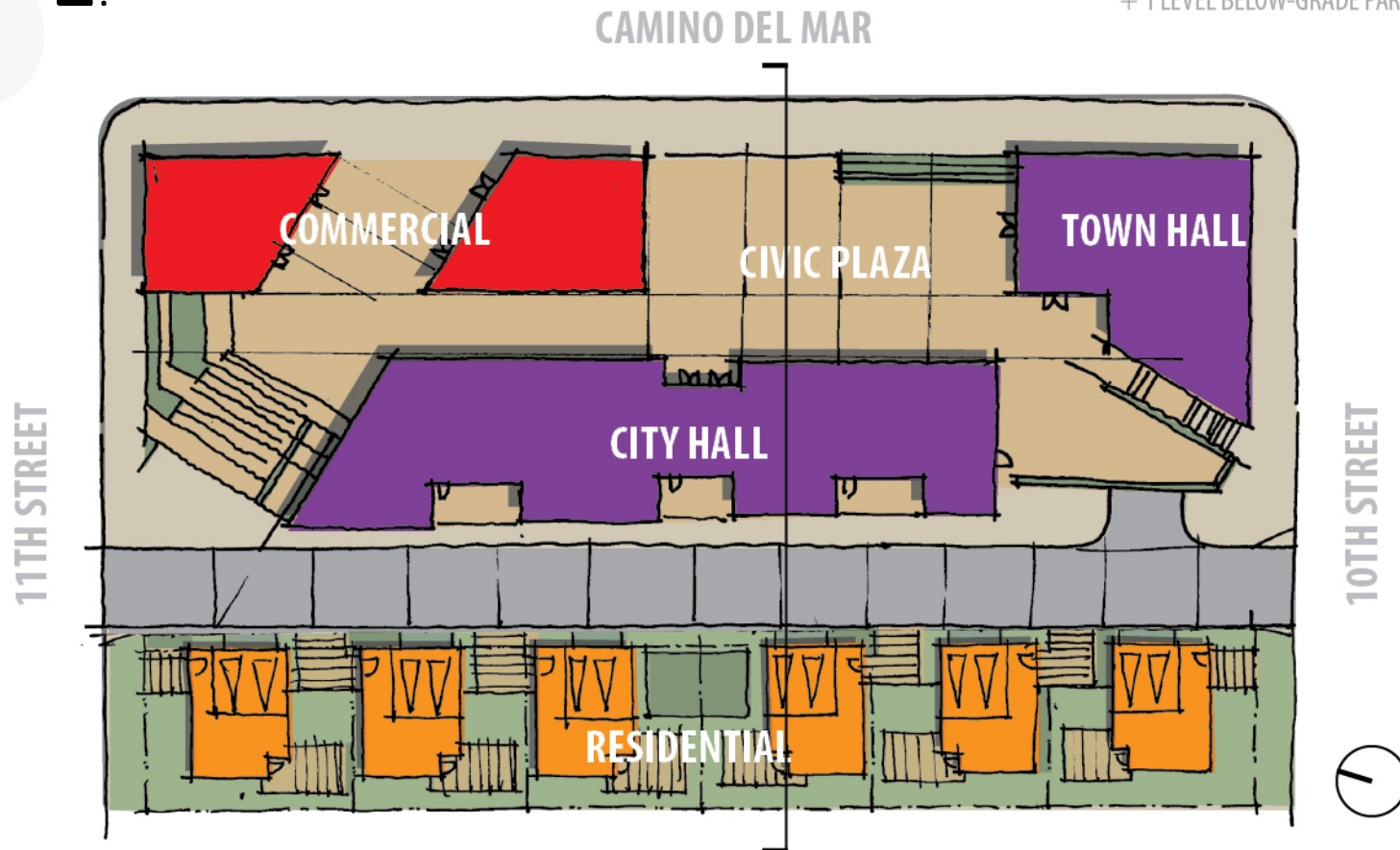
CIVIC + COMMERCIAL + RESIDENTIAL OPTION 1 - SECTION EAST/WEST SITE SECTION



13 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 MARI 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	

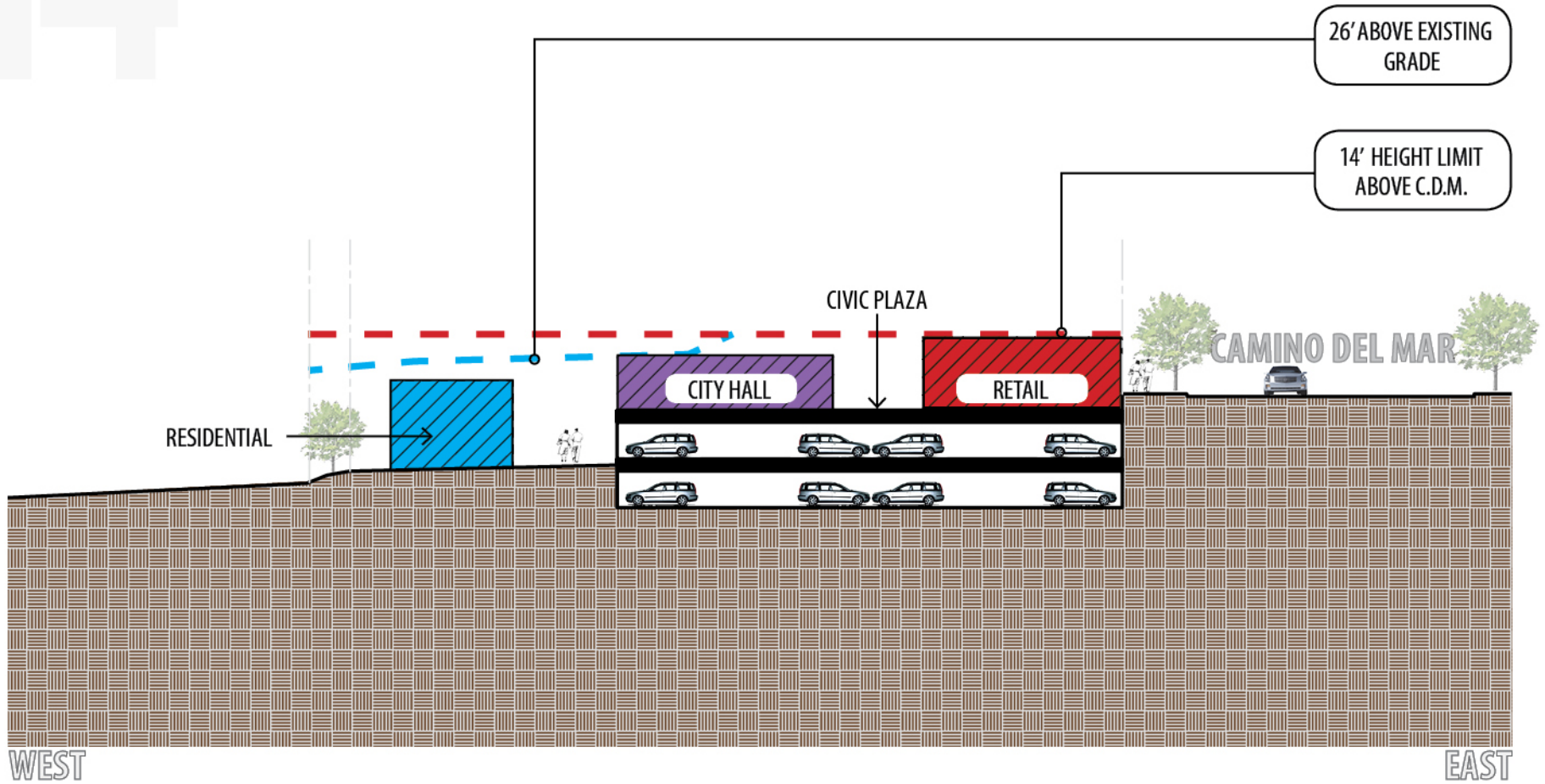
PARKING	
PARKING REQUIRED	89 SPACES
ADDITIONAL PUBLIC PARKING	115 SPACES
TOTAL	204 SPACES

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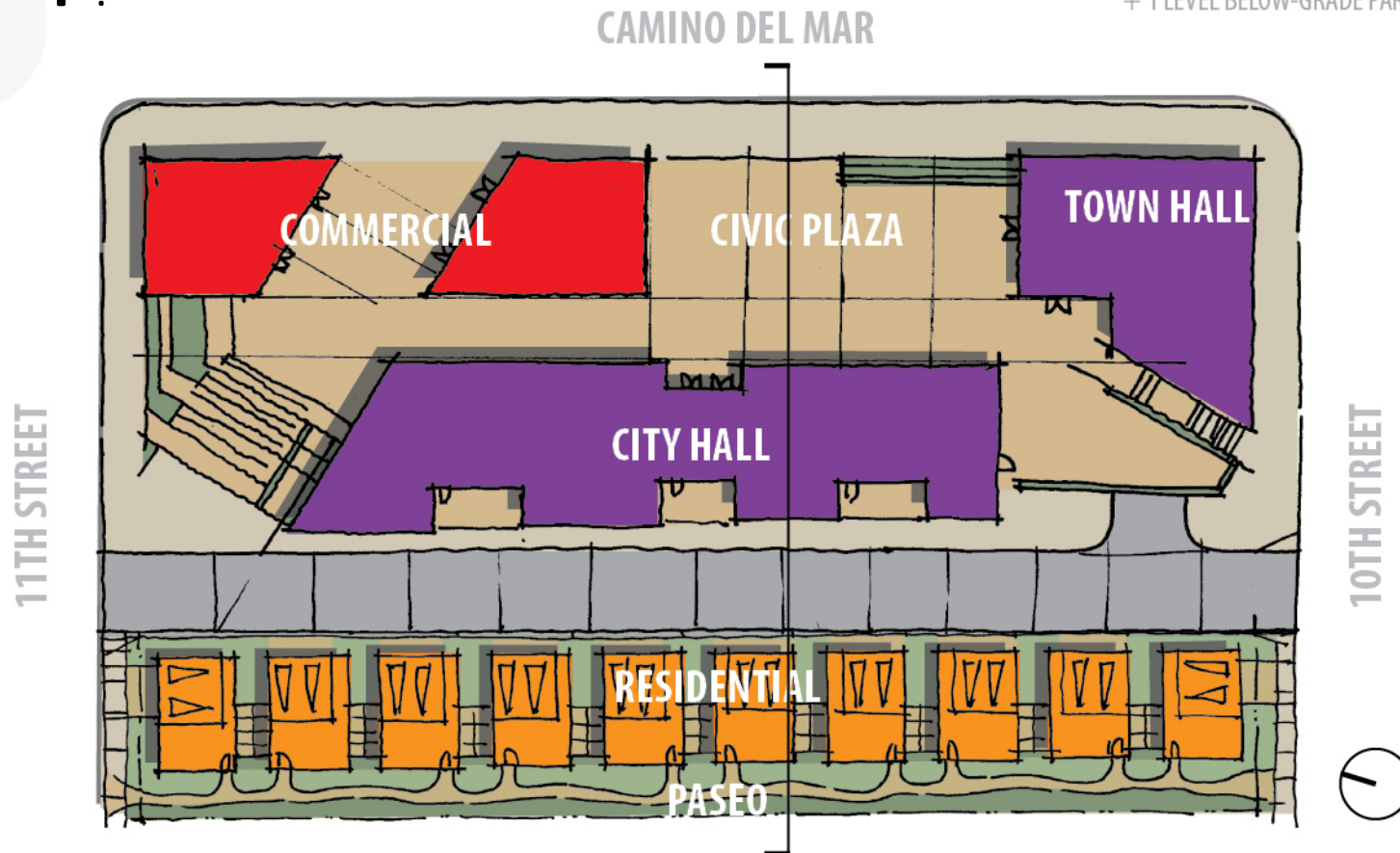
14 E.

CIVIC + COMMERCIAL + RESIDENTIAL OPTION 2 - SECTION EAST/WEST SITE SECTION



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	

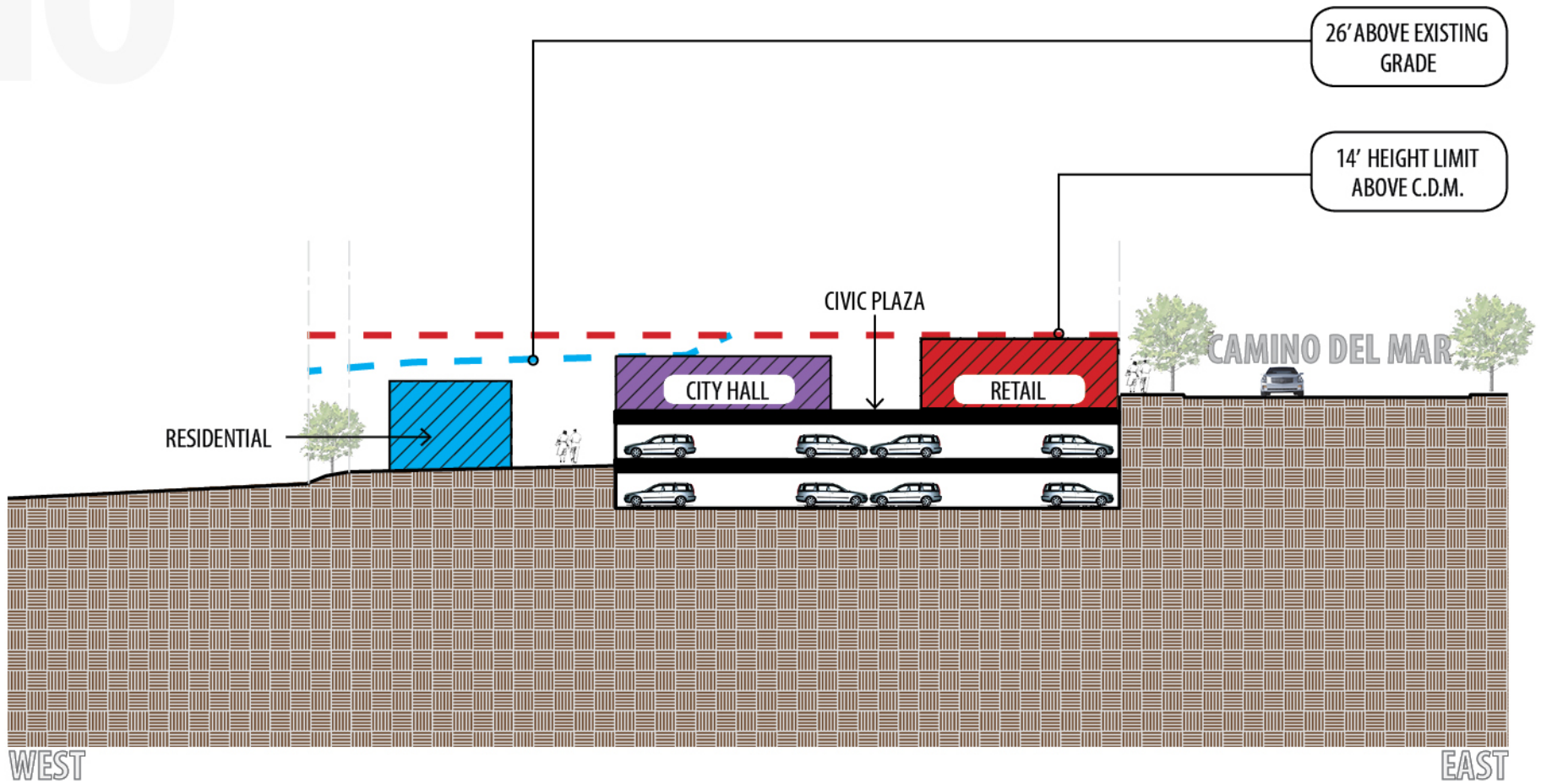
PARKING	
PARKING REQUIRED	89 SPACES
ADDITIONAL PUBLIC PARKING	115 SPACES
TOTAL	204 SPACES

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

16 F.

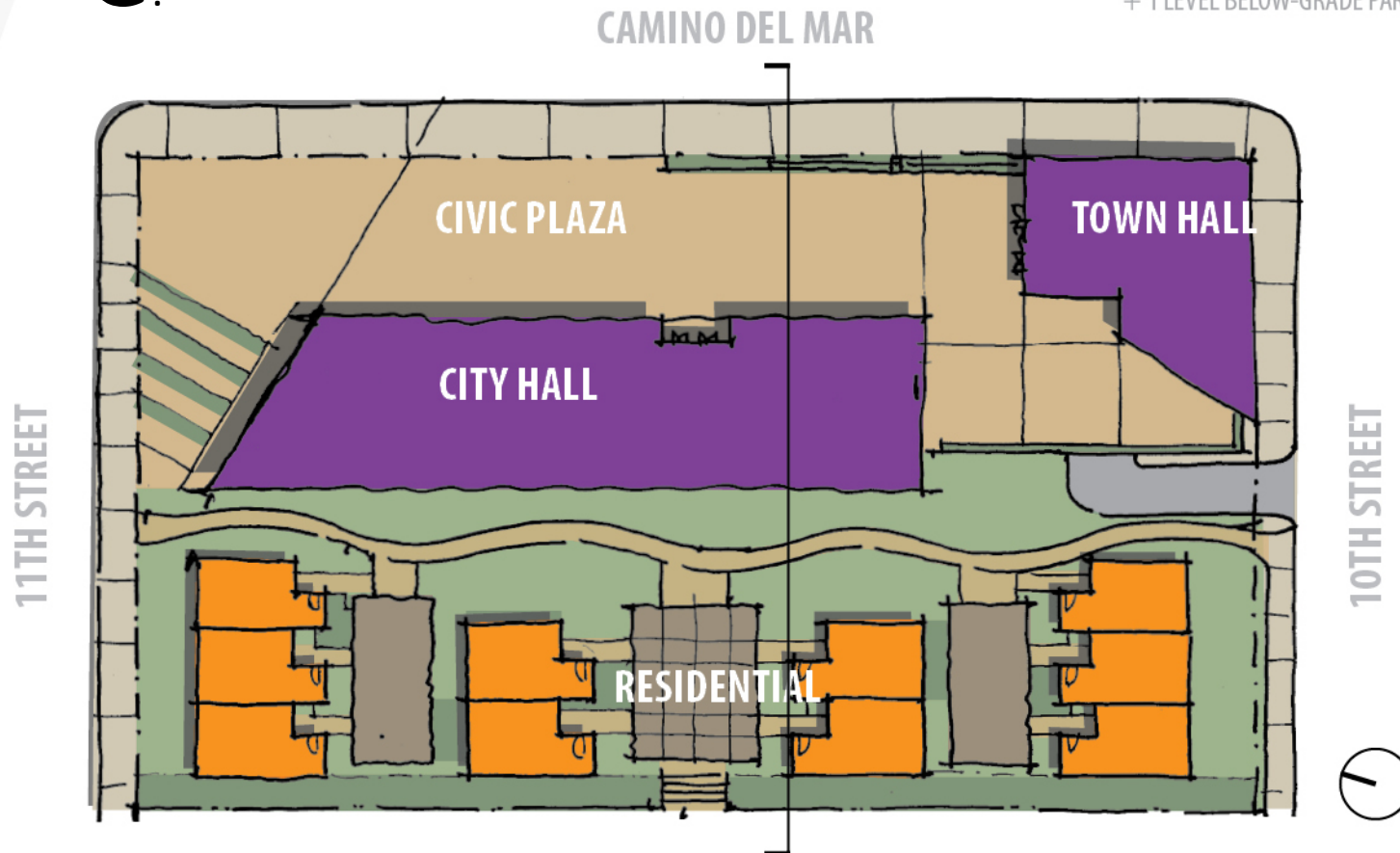
CIVIC + COMMERCIAL + RESIDENTIAL OPTION 3 - SECTION EAST/WEST SITE SECTION



G.

CIVIC + RESIDENTIAL OPTION 4 - 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
RESIDENTIAL	10 UNITS
1,600 SQFT ATTACHED TOWN HOMES, SHARED PARKING	

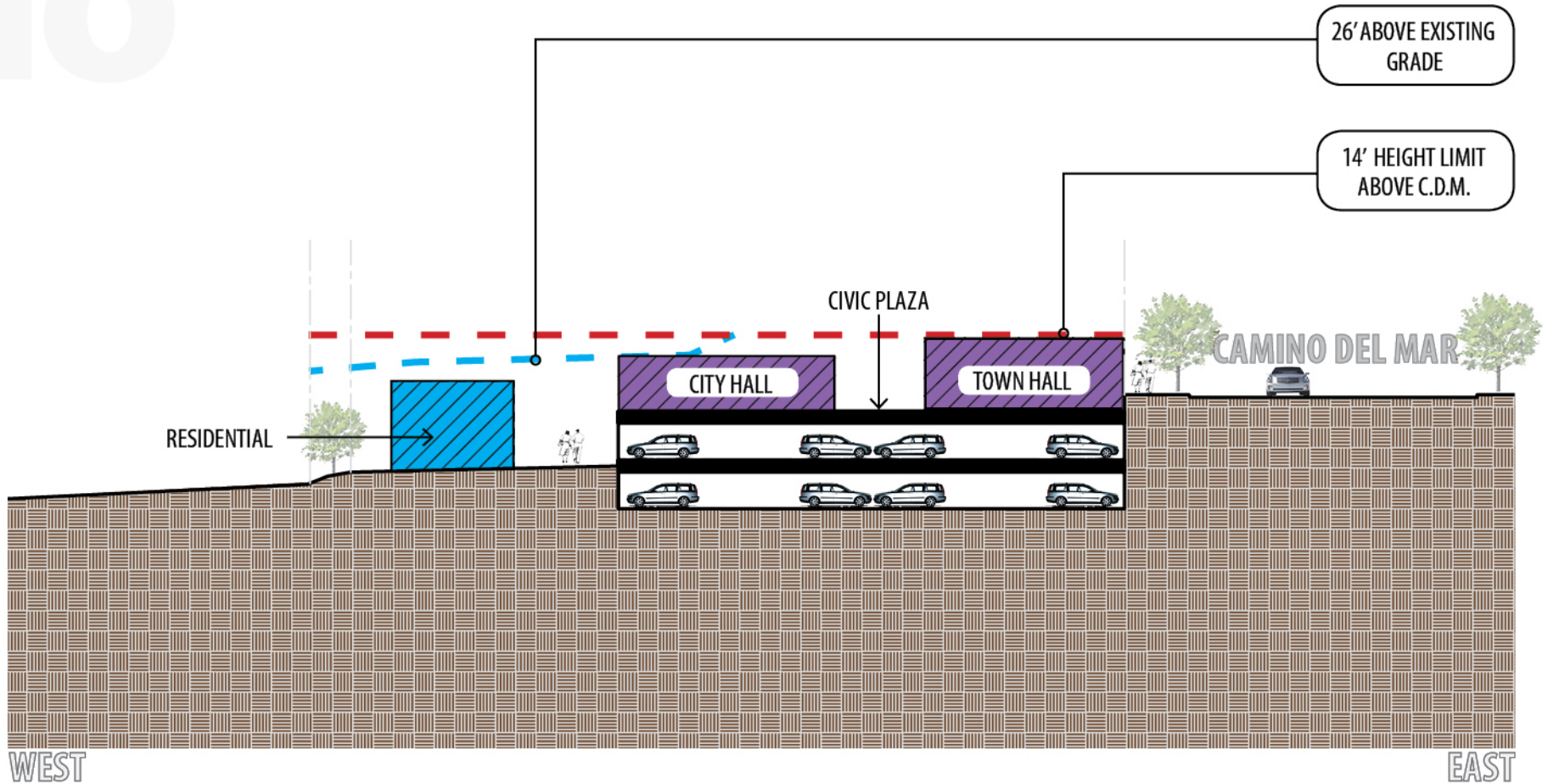
PARKING	
PARKING REQUIRED	74 SPACES
ADDITIONAL PUBLIC PARKING	130 SPACES
TOTAL	204 SPACES

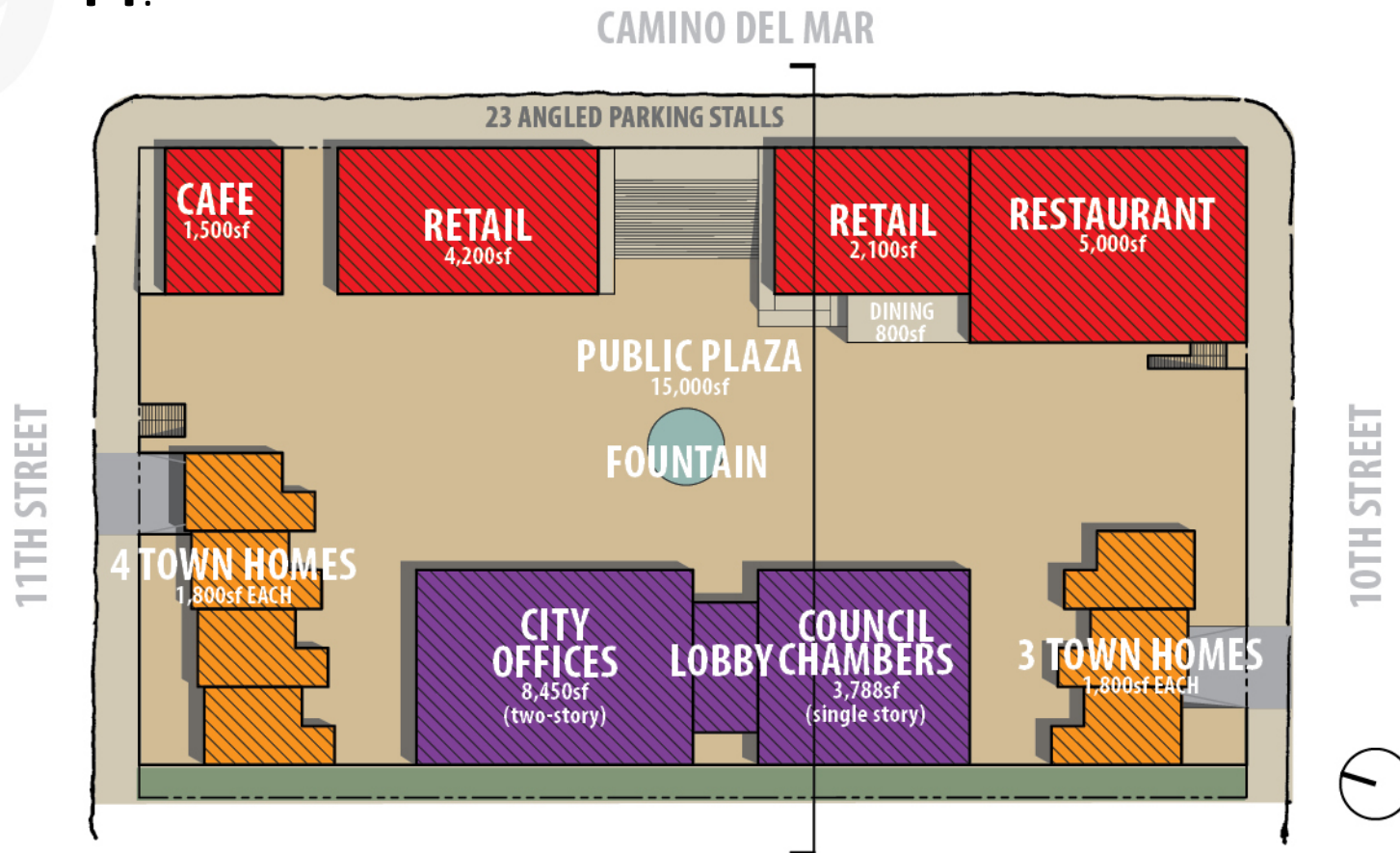
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18 G.

CIVIC + RESIDENTIAL OPTION 4 - SECTION EAST/WEST SITE SECTION





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	

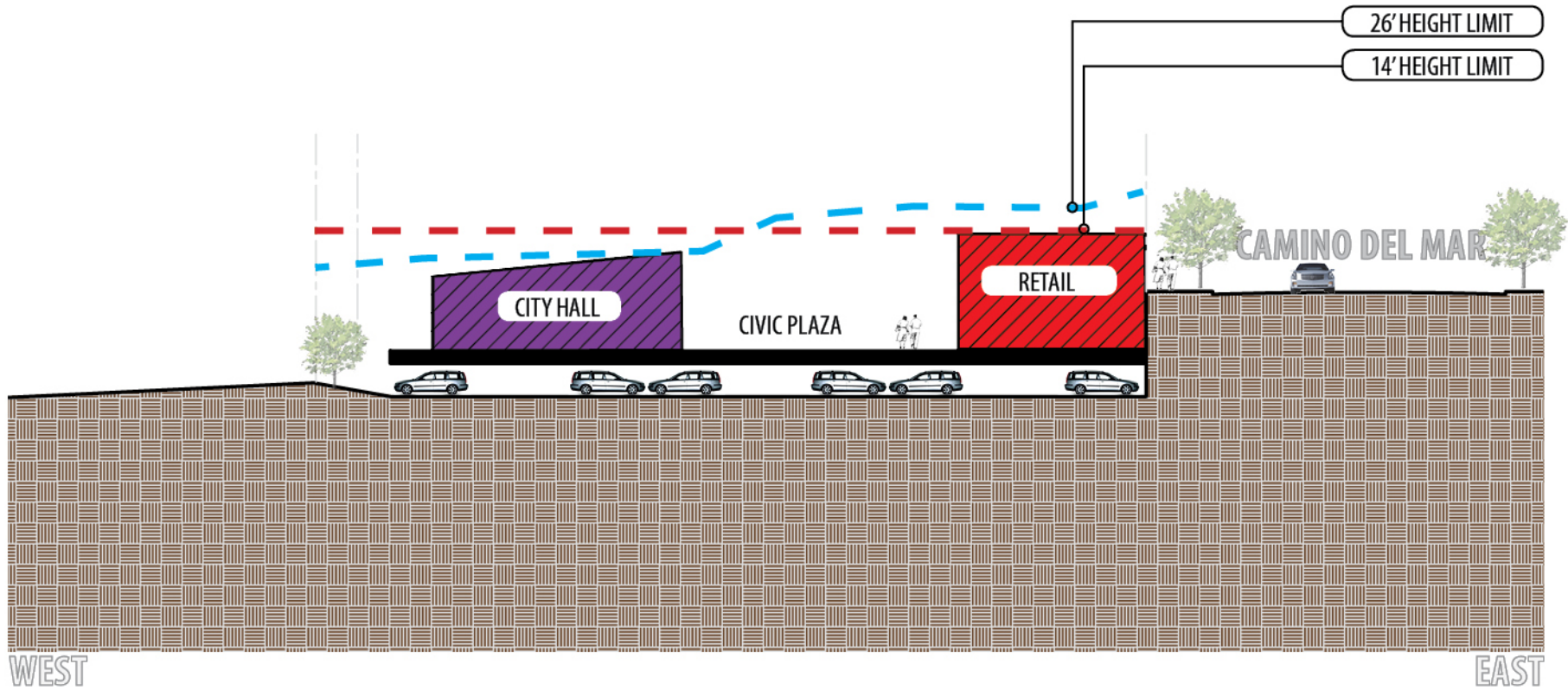
PARKING	
PARKING REQUIRED	164 SPACES
ADDITIONAL PUBLIC PARKING	*4 SPACES
PARKING PROVIDED	
ON-SITE GARAGE PARKING	168 SPACES
*OR APPROXIMATELY 90 SPACES BASED ON SHARED PARKING RATIOS	

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Note: Site Plan is conceptual for comparative purposes only

20 H.

WATKINS PLAN - SECTION



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THANK YOU.

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Council Direction:

1. Evaluate the options presented.
2. Provide any modifications to the options.
3. Determine which options should be further studied and presented at the October 27, 2014 workshop.

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?

TABLE A.

	<i>City Hall</i>	<i>Town Hall</i>	<i>Plaza</i>	Total Parking Provided	<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 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