



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: May 18, 2015

SUBJECT: City Hall/Town Hall/Civic Plaza Architects' Meet & Greet Community Input

REQUESTED ACTION/RECOMMENDATION:

Staff requests that the City Council receives the staff report and public testimony and direct staff on future discussion items for the City Hall/Town Hall/Civic Plaza program, potential activities, or design direction.

DISCUSSION/ANALYSIS:

On May 4, 2015, the Miller Hull Partnership, architects for the City Hall project, conducted a Meet & Greet with the community to gather input. They posed three questions to the community:

1. What features would you like to see incorporated in the new Town Hall?
2. What would you like to be able to do at the new Civic Plaza?
3. What cautions would you like to share with the design team?

Participants, of which there were nearly 90 in attendance, placed yellow tags with their input on the wall of City Hall. These tags have remained for community members to read and new ones have been added. A complete list of the comments received to date can be found in Attachment A. Following the Meet & Greet, the architects sent an open letter to all who attended with some of the additional comments that they heard during conversations that evening (Attachment B). Additionally, email letters were received from community members with additional comments (Attachment C).

Many of the comments consisted of design ideas, such as those regarding daylight, many operable windows or flexible space; sustainability measures such as solar panels, green walls, rainwater or gray water systems, dark sky compliant, or a net-zero building; or design character such as a Mediterranean, Craftsman, or Beach Cottage style.

Other comments addressed desired programmatic ideas, such as large meeting rooms, public restrooms, area for Farmers' Market, space for musical events/concerts, space

City Council Action:

for educational workshops, a community center, space for Alvarado House, and a larger assembly space than the 100 to 150 persons currently planned for in the program.

Cautions to the design team included desires to have a sustainable building design and drought tolerant landscape, keeping the program small and appropriate to the adjacent residential scale, no bulk or mass, not a cold, modern or industrial building, and accomplishing this without bankrupting Del Mar.

Staff is requesting that City Council identify any key design discussions that they would like to have at a future meeting based upon this community input. Potential discussions items could be:

- Town Hall Assembly Space size (if greater than 100-150 persons), appropriate for musical gatherings or special events and with a kitchen
- Alvarado House
- Additional space for police and security facilities beyond the current Park Ranger office space

FISCAL IMPACT:

The City Hall project efforts to date are funded in the adopted FY 2013 - 2014 and 2014 – 2015 Operating and Capital Budget.

ENVIRONMENTAL IMPACT:

The City Hall project is undergoing an Environmental Impact Report (EIR) currently pursuant to the regulations of the California Environmental Quality Act (CEQA).

PRIOR CITY COUNCIL REVIEW:

On April 6, 2014, the City Council initiated the Design phase of work for the City Hall project.

ATTACHMENTS:

Attachment A – Community Input Tags

Attachment B – Miller Hull Partnership letter to participants

Attachment C – Community Input through email to CityHallArchitects@delmar.ca.us

City Hall/Town Hall/Civic Plaza Architects Meet & Greet May 4, 2015



Community Input Flags (as of May 11, 2015, not in any order)

1. Solar panels and windows that open to the east and west side
2. Operable windows and natural light
3. Lots of windows for views
4. I like the ideas of lots of windows, mixed use parking, nice lighting, solar powered, security room, making an area for free market
5. Mixed use parking, lights at night, lots of window, solar panels
6. Operable windows and daylight
7. Lots of windows, beachy feel, fresh air
8. Keep second story window facing west for the residents, employees on the first floor
9. Maximize west facing windows
10. Open air vaulted ceilings, lots of windows
11. Edible landscaping, with climate appropriate plants, watered with grey-water from bathroom water, orientation of building, solar energy, net zero building
12. Solar power
13. Grey-water system
14. Environmentally friendly water feature if possible
15. Green areas that don't require too much water, public space and seating, open air acoustics
16. Rainwater capture and reuse
17. Green wall that harvest marine layer moisture
18. Sustainable site
19. Dark sky compliant
20. All landscaping to be a demonstration project for preferred plants in Del Mar

21. Keeps dark sky, soft exterior lighting
22. Let the building be dark at night
23. Succulent landscaping, places to sit in shade and sun
24. Trees
25. Outdoor eating spaces [beaches]
26. Public basketball hoop
27. Large lobby with plenty of seating and self-help kiosk
28. Employee gym
29. Employee gym and yoga space
30. Security in the building and security in the lobby [separate from the rest of the building]
31. Art inside and outside
32. Drinking fountains [the old fashioned touch]
33. Plan the south portion of the site to restore historic Del Mar [including the Alvarado house]
34. Lots of counter space for planners
35. We would ask that you include space for police, security facilities
36. Keep the council dais at the same level as community seating
37. Grocery store with local food providers/products
38. Make the Alvarado house part of the tenth street historical district
39. Alvarado house
40. Space to narrate the story of Del Mar, commemorate important city milestones
41. Performing arts center
42. Performing arts center
43. Farmer market and its needs [storage, parking, sitting area]
44. Space for groups larger than powerhouse [120 people]
45. Please find a place for the sculpture flock of bird
46. Alvarado house on 10th street
47. Nap room for power naps
48. Farmers market
49. Places for art and history
50. Coffee place would be nice
51. Table and chairs outdoors
52. Del Mar history museum
53. Robust E.O.C
54. Alvarado house as front entry
55. Community park on south part of site, tell history of Del Mar
56. Full upper deck from 10th to 11th street
57. Skate park, for Del Mar legend Tony Hawk
58. Alvarado House, Cable TV studio
59. Alvarado House
60. Garden with shady seating spots
61. Alvarado House where the past meets the present
62. 'Flock of Birds' at site
63. Place for public market
64. Please make the Town Hall multi-use to accommodate a larger audience [over 120]
65. Plaza for Farmers Market
66. Alvarado House aka Del Mar History Center anchors 10th Street as a welcoming center [past meets present]
67. Find space for Alvarado House
68. Spaces for public art displays, rotating art and seating areas
69. A wall listing Del Mar's past mayors or City Council members

70. Playground for kids
71. Rooms for local non-profits
72. Room for gathers/events for 150+
73. Park for children to play
74. Auditorium for 25-300 people
75. Room for Farmers Market
76. Meeting rooms for community use
77. Garden with shady seating spots
78. A complete community center
79. Coordinate with Del Mar shores to ensure that the City Hall facilities are a green space
80. Home for the Del Mar ballet
81. Keep the Del Mar garden club sculpture
82. Indoor/outdoor opportunities like flex space, acoustically capable for concerts, meetings rooms
83. Some sculptures, a flock of birds
84. Public art
85. Public restrooms
86. Restrooms and Farmers Market
87. Alvarado House at the TV Studio site
88. Alvarado House
89. Large meeting rooms with collapsible walls to make smaller as needed
90. Rooftop terrace
91. Incorporate Farmers Market
92. Large meeting room available for public use
93. Space for Farmers Market
94. Storage for Farmers Market
95. Space for small musical gatherings, small meeting rooms, Farmers Market
96. Orient front door to Camino Del Mar
97. Looks like a shopping center ☺
98. Preserve natural benefits of being close to the coast
99. Light, not heavy, open not closed, warm not cold and hard
100. Lots of parking space, place for free market
101. Open architecture, few walls, flexible space
102. Make it a community center that will invite and engage the entire community
103. Space for educational workshops for kids/local schools
104. Concerned about the look, not a warehouse fits into local surroundings, warm not cold modern look
105. Close Tenth Street below City Hall
106. I also prefer a warm, not cold modern look
107. Public use space, public art, courtyard patios, etc.
108. Bright sunny building, nice outdoor meeting places, sunny mood
109. Plan for future pedestrian connection to Shores Park [the new park]
110. Take inspiration from other buildings in Del Mar
111. Inside and outside art
112. Retain residential feel of the neighborhood, incorporate transition zones
113. Small is beautiful
114. No exterior glass walls
115. Modernistic industrial is not in del mar
116. Peaceful tranquil area for residents
117. Largest possible assembly space
118. No bulk or mass

119. Less portion of lot for passive use
120. Mediterranean or Craftsman style
121. Don't bankrupt Del Mar
122. Less is more
123. Del Mar art café
124. Less is more
125. Permaculture
126. Theater, arts galleries
127. Too much glass!!
128. More is better than less
129. 10st Street concerns with noise, light and traffic
130. Worried about residents
131. Stress relief space
132. Public use space, public art, courtyard patios, etc.
133. Bright sunny building, nice outdoor meeting places, sunny mood
134. Use of the ocean view, take down pole and wires
135. Variable meeting spaces, big and small
136. Interesting architecture, not modern box, look at the library, Stratford Building
137. Library should be design model
138. Look at the beautiful library, I want City Hall to look like it
139. Make sure trash is contained
140. Coordinate materials to blend with streetscape and use of natural materials
141. Gateway to residential
142. City Hall should be a statement of community values not architectural monuments
143. Town Hall views, city hall less of presence
144. Integrated indoor/outdoor paces for civic/community events
145. Incorporate performing arts
146. Many meetings rooms, small to large
147. More bulk and mass
148. Incorporate fun happy and interactive space
149. Use roof deck for hang out space with west views
150. Keep the building similar, no great architecture statements
151. Start with clean slate



May 6, 2015

To the People of Del Mar,

Our team would like to thank you for the warm welcome you gave us Monday, May 4, 2014 at the Meet & Greet barbeque. So many of you came out to share your visions for what a new Town Hall/City Hall and Civic Plaza could mean for Del Mar. This level of engagement shows us that this project is a critically important endeavor for this City and our team is keenly aware of the need to maintain the momentum you've built to make this vision a reality. We're off to a strong start but we still have a long way to go together.

We learned a great deal from you in a short time on Monday. The idea tags you are hanging on the wall of City Hall are an ongoing artifact of the great potential this project holds. Please continue to drop by to add more tags and read through your neighbors' ideas. Our team has spent time reading the tags each time we visit the site and we'll record all of them to be able to take them with us as we dive into the design process.

We heard some major themes begin to emerge from the conversations we had with you:

- The Civic Center can be at the heart of the civic life of Del Mar.
- The public spaces should be welcoming, not a fortress to City government.
- Provide a range of opportunities to create a community "Commons" for civic and recreational gatherings.
- Town Hall/City Hall and Civic Plaza can be a catalyst to extend the zone of Village activity south, strengthening businesses in between 15th and 10th and beyond to Shores Park in the future.
- Farmers Market continues to top the list of priorities for this site. We were asked to increase the visibility of the market from Camino Del Mar and establish this place as the permanent home of the market.
- Look for opportunities for spaces that flow from indoor to outdoor to accommodate a range of gatherings.
- Consider the impact on the immediate neighborhood in terms of noise, light, traffic and trash.
- Civic Plaza and the outdoor spaces should include gardens with native and low-irrigation plantings to provide a respite for passive enjoyment along Camino Del Mar.
- Outdoor spaces should also accommodate large events and performances and be of a size that complements the other outdoor spaces that already exist in Del Mar.
- It is critical to get the parking and traffic circulation to fit with the residential neighborhood to the west.
- Plan for many future possibilities for more public amenities on this property including a potential future home for the Alvarado House to return to 10th Street - its original street.
- The design should be sensitive to the privacy and views from the residential neighborhood to the west.
- The buildings should be carefully crafted with human scale in mind; not an institutional fortress.
- Sustainable design should be part of the design from the beginning and serve as a demonstration of Del Mar's commitment to a sustainable future. Consider rainwater harvesting and greywater reuse.
- Incorporate public art.
- The TV Studios are an important facility for creative public expression.
- There are so many community groups that want to get involved in the design and programming of this site. We encourage you to continue to look for ways to contribute.

This is just a small portion of what we heard and will continue to absorb in the weeks to come. We encourage you to continue to participate in the design process with us. The next major milestone will be a Concept Design Open House on June 1st from 5:00-6:00. At this event, our team will present our initial ideas for different ways the buildings can be arranged on the site. Come provide feedback and express your preferences. The Open House will be followed by a discussion at the regularly scheduled City Council meeting that evening. Based upon that input, a preferred direction will be discussed at the June 15, 2015 City Council meeting.

Keep in touch! You can always email your thoughts anytime to CityHallArchitects@delmar.ca.us

Sincerely,

Mike Jobes, Caroline Kreiser and Kurt Stolle

From: [REDACTED]
To: cityhallarchitects
Subject: A "tag" for the City Hall idea wall
Date: Thursday, May 07, 2015 4:21:52 PM

Dear Muller Hall team:

Thanks for the letter recapping the ideas that emerged from Monday's event. When I read the following in your "bullet" list, it looks very much like a tag I left on the wall, except that its focus is on outdoor rather than indoor spaces:

"Outdoor spaces should also accommodate large events and performances and be of a size that complements the other outdoor spaces that already exist in Del Mar. "

I did not see a bullet that captures my focus on the **indoor** (Town Hall) space, which I think needs to be of a size that complements the other main indoor venue that already exists in Del Mar, the Powerhouse Community Center.

Powerhouse Park - an outdoor space - accommodates huge crowds: 3,000+ attend the Summer Twilight Concerts there. Similarly, 300+ children (and their parents) participate each year in an Easter Egg Hunt at Seagrove Park. So we already have the ability to stage large events and performances outdoors.

However, the Powerhouse Community Center (the adjacent indoor space) only seats 120 or so, theater-style, and can seat that number at round tables only if the outdoor patio is also used, and then it is very crowded.

So from my perspective, **what we lack, and really need, is the ability to accommodate larger events and performances indoors**, where night time lighting and amplified sound will not have a negative impact on neighbors, acoustics can be better, and weather is not an issue. So if the Town Hall can accommodate, say, 200 people for an array of community performances, and events like the DMCC's annual fundraiser dinner, that would be a great complement to the existing community space at the Powerhouse Community Center (the building, not the park). Also, an adjacent kitchen space that accommodates caterers, or facilitates meal preparation for community events, would make the space even more community-friendly, and I feel certain that community funds could be raised for the extra expense of furnishing the kitchen.

Thanks,
Betty Wheeler

From: [REDACTED]
To: [cityhallarchitects](#)
Subject: Comment
Date: Friday, May 08, 2015 10:40:22 AM

Hi Folks,

Thanks for your letter of May 6 providing an update on the ideas from the May 4th event. We were traveling and unable to attend.

Del Mar has many open spaces and parks for the community to enjoy. Seagrove and Powerhouse park accommodate large gatherings for many wonderful events. The City Hall property should include a large open plaza for farmers market and other activities as contemplated throughout this process.

Your letter however, did not mention the Town Hall indoor space, which will hopefully be designed to accommodate a larger seating capacity than currently available in the Powerhouse. During the earlier City Hall review process the discussion related to Town Hall was limited to a 3200 square foot space. The City Council added some flexibility to the dimensions, but deferred to the design process for the final conclusion.

The community needs a space to accommodate a seated dinner or event for 250 people. The town hall is the perfect venue and perhaps our only near term opportunity to meet this need. I trust that the design process will include options for this capacity.

Regards, Tom McGreal

From: [REDACTED]
To: cityhallarchitects
Subject: New city hall project
Date: Monday, May 04, 2015 9:07:13 AM

Thank you for the opportunity to provide input. Although my husband and I cannot attend the meeting today we want to share our thoughts regarding this project as well as some history regarding the site.

We are the original owners of our home at [REDACTED] 10th. When we first bought in 1992 we were told by local politicians that a beautiful City Hall would be built with lots of open space, a plaza, fountain, etc. In subsequent years a fire station was proposed as part of the development. As you can imagine, the neighbors fought and defeated that ill-conceived idea. Now, we fast forward to the current proposal.

We welcome a beautiful City Hall that serves as a meeting place for the community. We appreciate that you are aware of the delicate balance that must occur to make the project fit into an established residential neighborhood. We do not see the need for a parking structure. Over the years we have observed the current city lot remain vacant daily, in the evenings, and especially on weekends. If a parking structure is planned we are concerned about its bulk, mass, and orientation. We do not want to look at a "wall" of parked cars at the end of our driveway. We do not want the entrance/exit to be across from our home. The headlights and traffic would clearly be disruptive. What are the plans for 10th St. ? We feel strongly that it remain a right turn only to minimize traffic flow.

We have many questions regarding the height of the entire project. As you proceed we hope to be kept informed of progress and have other opportunities to review preliminary plans and provide input. We also are interested in the timeline for construction.

Again, thank you for the opportunity for input.

Sincerely,

Marilyn and Charley Wheeler

Sent from my iPad