



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: June 15, 2015

SUBJECT: Direction on Architects' Concept Design for the City Hall/Town Hall/Civic Plaza

REQUESTED ACTION/RECOMMENDATION:

Staff requests that the City Council receives the architect's verbal report on Concept Design and public testimony and direct the design team on further refinement for the City Hall/Town Hall/Civic Plaza site arrangements in order to move forward with the Schematic Design phase. In addition, staff requests that any modifications to the adopted program (per Resolutions 2014-58 and 2015-11) be determined in order to incorporate into the Schematic Design.

DISCUSSION/ANALYSIS:

The Miller Hull Partnership, architects for the City Hall project, have refined their ideas of how best to arrange uses on the 1050 Camino del Mar site based upon City Council direction of June 1, 2015, community input, and their site investigations. Community comment during the June 1, 2015 meeting was divided amongst the three initial concepts: Concept A, which placed the civic plaza along Camino del Mar and had a band of Town Hall/City Hall in the center; Concept B, which placed Town Hall at the corner of Camino del Mar and 10th Street; and Concept C, which placed the civic plaza in the center of the site separating City Hall and Town Hall. A summary of comments on the Concepts can be found in Attachment A. Letters received following the City Council meeting regarding these concepts are included in Attachment B.

In addition to workshops and public meetings, the City has also utilized the online community engagement tool, "Engage Del Mar," as a method of soliciting input. From a link on the City's website or directly at www.engagedelmar.com, community members can conduct an online discussion regarding design input for the City Hall/Town Hall. Comments to date can be found in Attachment C.

City Council Action:

Since the May 4, 2015 Meet & Greet with the community, a number of community members have also tagged the comment wall. An updated list of community comments from the yellow tags can be found in Attachment D.

Program

At its June 1, 2015 meeting, the City Council reviewed and discussed additional items that could be considered for inclusion in the City Hall/Town Hall program in the expansion area, either now or at a future time. These program elements included enlarging the 100-150 person Town Hall assembly space for either a 250-person with table seating or 250-person with assembly/performance style seating and a kitchen (either catering or commercial); considering the site for the location of the Del Mar Heritage Center/Alvarado House; adding facilities for Law Enforcement beyond the current Park Ranger office space; adding facilities for non-profit organizations (Del Mar Community Connections and Del Mar Foundation), currently located at Shores Park and adding an Emergency Operations Center (EOC). Attachment E outlines the range of space needs for these various potential program elements, parking requirements and potential costs that was presented at the June 1, 2015 City Council meeting.

1. Larger Town Hall for Assembly Space/Kitchen: On June 1, 2015, the City Council discussed the desires for different activities that would accommodate more participants in the Town Hall, as well as the associated costs. There were concerns that enlarging the program would be an impact on the budget as well as utilizing a significant future expansion area. Staff is recommending that the City Council consider maintaining the 3,200 square feet (SF) Town Hall program (100-150 persons/assembly seating) as was adopted; or, as an alternative, a minor expansion (200 persons/assembly seating in approximately 4,200 SF including a small catering kitchen).
2. Del Mar Heritage Center/Alvarado House: On June 1, 2015, the City Council discussed and heard from a number of community members interested in locating the Del Mar Heritage Center at 1050 Camino del Mar/City Hall site. During prior interviews, nearby homeowners had expressed an interest in considering the Del Mar Heritage Center/Alvarado House as a buffer between the City Hall development and the existing residences and suggested locating the building along 10th Street adjacent to/across from the historically significant homes at 220 and 221 10th Street. This particular site is shown as an area for future expansion in all the Miller Hull architectural concepts and could be considered a potential use for this expansion area.

The Del Mar Historical Society provided a letter (Attachment F) expressing their desire to be on the City Hall site and identifying expansion areas that their organization desired for the Del Mar Heritage Center. Staff is recommending that the City Council direct staff to work with the Del Mar Historical Society in order to prepare a master plan/siting study of potential sites throughout Del Mar, including at the City Hall site, and to return with a discussion at a City Council

meeting in either July or September to address an appropriate location for the Heritage Center.

3. Law Enforcement: Any of the expansion areas could be considered for any future law enforcement building space needs, which is undetermined at this time. It is also possible that future law enforcement potential space needs could be considered as part of future Fire Station master planning efforts. The intent of the flexible expansion areas was to allow for changes over time, in order to accommodate new city services or community activities. As such, that decision can be made at the time when any law enforcement services are determined.
4. Non-profit organizations (Del Mar Community Connections (DMCC) and Del Mar Foundation (DMF)): At the Shores Advisory Committee meeting of June 10, 2015, there was a discussion of the current Del Mar Community Building, which houses DMCC and DMF, and their desire to expand and do more recreational activities if there was more space. The Master Plan process has assessed the existing Community Building and identified that it was in “good” condition. This process has also identified the need for indoor meeting and community/recreational activities with access to outdoor space as desirable for the Shores Park. The Shores Park Master Planning process is underway, and the Phase 1 findings will be presented to the City Council on July 6, 2015. Staff’s recommendation is for the City Council to hear the Shores Park Master Planning report, and then make a policy decision to either maintain the Community Building/DMCC/DMF function at Shores Park or consider it for a future expansion area at the City Hall site.
5. Emergency Operations Center (EOC): The planned Town Hall will be designed to serve as an EOC in the event that it is needed. Staff is working with the City’s first responders to determine the necessary features.

Next Steps

If there is an adopted change to the program, staff will return with a revised Resolution and budget at the July 6, 2015 City Council meeting. Pursuant to the adopted schedule, at the July 20, 2015 City Council meeting, the Miller Hull architectural team will return with the refinement of the concept design, in what is called the Schematic Design package for review, comment and direction to explore during the following phase, called Design Development.

FISCAL IMPACT:

The City Hall project efforts to date, including design and EIR, are funded in the adopted FY 2015 - 2016 and 2016 – 2017 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, 2015, the City Council initiated the Design phase of work for the City Hall project and on June 1, 2015, the City Council reviewed the initial concept options for direction to the design team. A complete list of City Council discussions is included in Attachment G.

ATTACHMENTS:

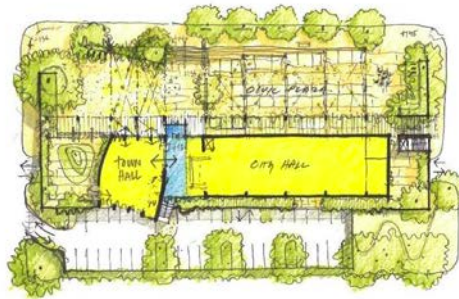
- Attachment A – Summary of Comments on June 1, 2015 Concepts
- Attachment B – Letters received commenting on Concepts
- Attachment C – Engage Del Mar comments
- Attachment D – Community Input Comment Tags
- Attachment E – Space Needs for Programmatic Elements beyond Adopted Program
- Attachment F – Del Mar Heritage Center comments
- Attachment G – Chronology of City Council Meetings regarding City Hall/Town Hall

Attachment A

Community Comments regarding City Hall/Town Hall Site Arrangement Concepts (From Open House at City Council June 1, 2015)

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CONCEPT A



Concept A:

Positive Aspects:

- More open along Camino del Mar
- Has flexibility for the Alvarado House
- Connection through a common lobby
- Park like setting
- Good views to plaza from Camino del Mar
- Best gathering place for the community
- Least expensive to build
- Most efficient option
- More open and allows expansion
- Most flexible for all users

Concerns:

- Could move the buildings easterly to protect residents
- Needs a major restaurant to activate
- Shallow depth along Camino del Mar
- Limited public views from plaza to ocean
- Creates a wall of buildings
- Too linear

Attachment A

Community Comments regarding City Hall/Town Hall Site Arrangement Concepts (From Open House at City Council June 1, 2015)

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CONCEPT B



Concept B

Positive Aspects:

- Town Hall (and its potential noise) is further away from neighbors
- Well balanced, easy to find
- Has flexibility for the Alvarado House
- Friendly to neighbors
- Most balanced, with trees all around
- Town Hall could be a landmark or gateway into the Village

Concerns:

- Could move the buildings easterly to protect residents from noise
- Shallow depth along Camino del Mar
- Limited public views from plaza to ocean

Attachment A

Community Comments regarding City Hall/Town Hall Site Arrangement Concepts (From Open House at City Council June 1, 2015)

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CONCEPT C



Concept C:

Positive Aspects:

- View corridor from plaza is best
- More views for the community
- Has flexibility for the Alvarado House
- Corner location for City Hall is positive
- Best public view space for all residents
- Strongly agree that this is the best because of views

Concerns:

- Sound from plaza could interfere with neighbors
- Westerly winds would chill plaza
- City Hall off by itself
- Building may be less sustainable
- Bulk and mass along 10th Street

Attachment A

Community Comments regarding City Hall/Town Hall Site

Arrangement Concepts (From Open House at City Council June 1, 2015)

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General Comments:

Positive Aspects:

- All could be the heart of civic life
- Trees around site are good
- Parking solution is good
- Egress from Parking is good
- Build community through history, move the Alvarado House to heart of village
- Have a place for Alvarado House
- Brilliant to stack parking
- Buffer zone for adjacent residences is very good
- Plaza on "soil" is valuable for big trees and drainage when compared to a plaza over a parking structure.
- Any of these three plazas would be good

Concerns:

- Expand Town Hall with extra square feet now, it is more cost effective now than later.
- Surface parking will limit additional development
- Concern that there is enough additional flexible space for future expansion
- It should be homey and comfortable, not modern
- Design it like the library
- Are we putting DMCC and/or Del Mar Foundation on City Hall site
- Don't use Town Hall for commercial purposes like weddings
- Buildings should be closer to Camino del Mar to buffer neighbors

From: [REDACTED]
To: cityhallarchitects
Subject: Del Mar Civic Center Conceptual Design Presentation - June 1, 2015
Date: Tuesday, June 02, 2015 11:23:06 AM

Mike, Caroline, Kurt:

I was in attendance at the Special City Council Meeting last night and witnessed your presentation and the follow on comments by the general public and then the Council discussion. I was there to observe and because I am not a resident of Del Mar I did not feel it was appropriate for me to make any public comment. However, after witnessing and hearing I thought I might offer you some thoughts as to how to address what was said last night and also some thoughts for consideration on the design of this new civic center complex. The following thoughts / comments are arranged in no particular order but just how they happen to pop out of that void that exists between my ears.

- To address first the conceptual layouts and what appears to be concerns regarding providing views to the West and minimizing massing on Camino del Mar I would suggest the following for each concept.
 1. Concept A achieves non massing on Camino del Mar but "blocks the view". I know you guys did not perform the programming but I would look at the programming and see what the square footage needs are for each City department and see if adjacencies were addressed. I would suggest breaking the City Hall into two buildings under one roof separated by a "breeze way" / atrium. Combing this with the Town Hall would provide a three building complex "under one roof" with two "breeze ways" / atriums providing views to the West. A good example of this concept of multiple buildings "under one roof" with "breeze ways" / atriums can be found in the City of Orange CA City Hall. If you look at Orange's City Hall ignore the architectural style but focus on the concept of the multiple buildings "under one roof" with "breeze ways" / atriums. I believe with a modification like this any architectural style can be used and the concerns that the Council raised can be addressed. However, Concept A does have an issue. There was talk that the Town Hall would be used as an Emergency Operations Center (EOC). An EOC structure is classified by the CBC as an Essential Services Facility (ESF) as such it is designed to higher design criteria most specifically the seismic lateral load requirement is 50% higher. By placing the Town Hall on top of the parking structure the CBC would require the parking structure to be designed to ESF criteria which would increase its cost.
 2. Concept B does not necessarily achieve the non massing on Camino del Mar because the Town Hall would be located adjacent to Camino del Mar. However, in theory the Town Hall does not have the mass that the City Hall would have as presented in Concept C. I would suggest for this concept the same suggest I made for Concept A and that is a three building complex "under one roof" with now three "breeze ways" / atriums two providing views to the West and one separating the City Hall from the Town Hall. This concept would provide a "L" shaped configuration as opposed to the 100% linear configuration of Concept A. This concept also eliminates the issue with requiring the parking structure to be designed to ESF criteria. The only detail that would be required here to accommodate the Town Hall being designed to ESF criteria is a seismic expansion joint in the roof structure in the "breeze way" / atrium that separates the Town Hall from the City Hall which is a pretty common and standard detail in structures all over CA.
 3. Concept C does put the massing on Camino del Mar. Concept C also creates an issue from a geotechnical / structural point of view and that is constructing a building supported by two different types of foundation systems. The City Hall would be partially supported by spread footings on it's Eastern half and would be supported by the parking structure on its Western half. The parking structure is also supporting the Town Hall which brings back the issue of the designing the parking structure to ESF criteria. However, just like Concept B a seismic expansion joint in the City Hall building could be used to

accommodate these issues.

- For all three concepts it would appear that ADA parking will be at a different level than the plaza. The bottom line is an elevator within the parking structure will be required to meet ADA. So where is the elevator located? I would guess that the elevator would want to exit on the Plaza level into the plaza and not into either the Town Hall or the City Hall. I would guess this would be desired so that the parking structure could be used even when the Town Hall and City Hall are closed. The City of Covina CA has a town plaza known as Heritage Park which one of the purposes it was designed for was a weekly Farmer's Market. Because of the large number of people who attend this weekly market there is a large restroom facility at the plaza. This restroom facility also has two large wash tubs available for washing and prepping the produce to be sold at the market. I would think that a similar restroom facility would be needed for the Civic Plaza. I would also think that the City would not want these restrooms to have their access within either the Town Hall or City Hall. Thus a thought for consideration is to have a small restroom structure that incorporates the elevator from the parking structure into it. This structure could be either free standing or attached to either the Town Hall or City Hall.
- The parking structure shown last night is a concept and I'm not sure to what extent you have looked at its design. The images presented last night show a totally enclosed parking structure. This will require the parking structure to have a mechanical ventilation system. This may have been done on purpose because the parking structure will have to be lighted for safety purposes and if an open sided structure is used the lighting will be observable by the local residents. However, the at grade parking lot on the West side will also be lighted so lighting may not be an issue to the neighbors. My guess is that the neighbors most probably have not thought about this and you might want to address this head on so that it does not become an issue later. We have made great strides in parking lot and recreational field light fixtures which minimize offsite lighting.
- Along the same lines as the last comment, the Town Hall if it will be an EOC will require a standby generator. I saw in one of the documents that this was acknowledged by the City. The size of the generator and where it will be located can become an issue to the neighbors. If the generator is just sized for the Town Hall it will be small, most probably 75kW or smaller. If it is sized for the whole complex it will most likely be a 175kW unit. That size unit will require an enclosed area of roughly 12 ft x 25 ft with a 8 ft high wall. The obvious place to locate the generator is on the lower level open air parking area which happens to be next to the residences. The generator needs to be started up and run for a few minutes each month. The generator does have a muffler and can have also be equipped with a sound insulation package but it still makes noise. My guess is that the neighbors and the City most probably have not thought about this and you might want to address this head on so that it does not become an issue later.
- Space for future expansion / construction of potential civic / commercial / retail spaces is to be provided. All three concepts show some expansion to be located on top of the parking structure. Future construction on top of the parking structure could pose challenges. The parking structure will most likely be constructed of cast-in-place, post-tensioned concrete. The top deck will be designed as support deck for structures and their potential loads on the deck will not be an issue. What the issue will be is when these expansion structures are to be built they will require wet and dry utilities that will have to penetrate this parking structure deck. Core drilling for these utilities and not cutting any of the post tensioning cables will be the issue. The Del Mar Station of the Gold Line in Pasadena CA sits on top of a five story underground parking structure. Along with the station there are residential / retail / commercial structures on top of this deck. Some of these structures were added after the deck had been designed. Core drilling the deck for added utilities was a major issue. Ideally limiting the future expansion to the "native soil" area adjacent to Camino del Mar or to the lower outside parking area solves this problem but limits the amount of expansion potential.
- Unforeseen conditions can really impact a project. I don't know if a geotechnical study of the site has been done already. I sure would hope it has to make sure there aren't going to be any geotechnical issues with siting this parking structure. Also existing underground utilities can be an issue. I noticed last night that a storm drain runs down 11th Street and it's not in the street right-of-way but rather under the sidewalk. Construction of the North parking structure entrance will most likely require relocation of this storm drain depending upon its depth. Similarly the

SDG&E transformers and distribution panel which serves the current City Hall sits directly where the North parking structure entrance will be located. This will all have to be relocated. My experience in working with SDG&E is they only move at one pace, their own pace.

- Traffic generated by this new facility will obviously be greater than the existing facility. I'm not sure if you have been charged to address this issue. There currently is a four way intersection with a stop sign at 11th Street and Camino del Mar. If this remains this way anyone leaving the Civic Center complex that wants to head North on Camino del Mar needs to exit the parking structure to the North on to 11th Street. If you exit the South side of the parking structure and want to go North on Camino del Mar you turn down 10th Street and then turn right on Stratford Court and then right on to 11th Street. I would think that the City would want to consider constructing a four way controlled intersection at 11th Street and Camino del Mar.

I know that you all have heard at one time or another the expression that "the devil is in the details". At that at this stage of the project what you were presenting last night were massing diagrams and how they conceptually fit on the site. However, because of the obvious high profile of this project and the interest it has generated not only with the local community and but also with individual members of the City Council it is apparent to me that some of the 'devil's details" need to be addressed sooner than later. I also know that this will impact your schedule. What I have seen in the numerous years that I have been assisting on similar projects the biggest hurdle in achieving project schedules is the front end planning approval particularly with public projects. Once that approval is obtained achieving the design and construction schedule is much easier.

If you should want to chat with me about any of these thoughts I can be reached at either:

Office: (949) 474-1401 ext 213

Cell: (949) 246-9970

This is a great project and you have gotten a good start on it. Good luck with it.

Tom Broz

June 4, 2015

JAMES M. WATKINS
INVESTMENT ANALYST

RECEIVED

JUN 04 2015

Dear Mayor Corti and Council,

The following is a review of what we believe are factors to consider in the new Mar Community Center planning stage.

City of Del Mar
Administrative Services Dept.

A REVIEW OF 3 CIVIC CENTER OPTIONS

In 2013 it began as simply a plan to house our City government. As planning progressed, residents wanted more and the plan evolved into what will be a complete Community Center as the heart of Del Mar civic life. A gathering place for all residents designed around a grand public plaza to house the Farmer's Market and provide space for multiple interactive social, cultural, school, non-profit, holiday and other special Community events.

Our house for City Government and a Community Center as the gathering place for Community interactive socialization are equally important, however each have uniquely different functions.

In analyzing the architect's three options, we believe it is important to choose the option that can best serve the functions of each to best achieve the stated Community goals and options.

In discussing the options with our group that voted 2 to 1 for the Village Square concept, the over whelming first choice was Plan A for the following reasons:

- Plan A provides the most space for future expansion or options, including the Alvarado House.
- Plan A is the most cost effective of the three options.
- Plan A provides more open space for landscaping and a park like setting.
- Plan A's close proximity of Town Hall to City Hall is more convenient and efficient for the staff and public for use of the multiple meeting rooms designed within the Town Hall.
- Plan A provides the opportunity for a shared lobby - flexible and efficient.
- The best ocean view is from the north side of the property. Plan A's northern location of Town Hall provides the best ocean view opportunity for the Community. (See photos)

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- Plan A also provides open space on the northeast corner of 11th street for a possible mini park as a pleasant entrance leading into the Town Hall and the Grand Public Plaza.
- Plan A's location of City Hall provides a buffer for the Plaza from cold evening breezes.
- Plan A's building locations provide a sound barrier to buffer neighbors from noise created from the Community events on the plaza.
- Plan A's northern location of Town Hall is the safest and most convenient location for residents because of the stoplight and pedestrian crossing. Plan B's southern location of Town Hall with no pedestrian crossing would be unsafe and inconvenient.
- Plan A maintains the most welcoming plaza even after space for future options or expansion.

At the June 1st City Council review the only concern we heard on Plan A was a linear effect. The architects' presentation was on optional structural location, not design. There are multiple ways to reduce or eliminate the linear effect with good design. We believe the architectural team selected is superb and very capable of designing a craftsman like human scale City and Town Hall perfect for Del Mar.

Neither Plan B or Plan C provide the multitude of benefits, space and future plan options as Plan A.

As noted, our house for City Government and a Community Center as the heart and gathering place for the Community social interaction are equally as important, however each have uniquely different functions and needs to achieve the goals of the Community which include:

- An alive active vibrant Public Plaza to be the hub for Community interaction.
- An active energized City Hall and Public Plaza with ample public parking as the catalyst to revitalization of the Business Community.
- Establish a southern anchor for our Village and achieve a more walkable Community.

All of these elements are essential to result in a truly successful interactive Center for all residents to enjoy and take pride.

One element that is absolutely essential for the Community Center's ultimate success is a major restaurant on Camino Del Mar.

Without the restaurant there is nothing to activate, energize and service the Plaza. Without that energy, activity and service for the public, the plaza could become a dull inactive space instead of the exciting activity center that the Community has envisioned.

- A major restaurant is essential to activate the Plaza.
- A major restaurant is needed to service the Plaza's Community events.
- A major restaurant eliminates the City's need for a \$686,000 catering kitchen.
- A major restaurant can offset the city's cost by 1 to 1 ½ million dollars.
- A major restaurant will energize the village as its southern anchor.
- A major restaurant will provide continued revenue sources for the city.

Mixed use parking for a fine dining restaurant is also a key beneficial factor. Approximately 56 spaces are required for City Hall. The City Hall staff mostly vacates those 56 spaces after 5:00 pm. Conversely, the fine dining restaurant does not utilize the spaces until typically after 5:00 pm. An ideal mixed use fit.

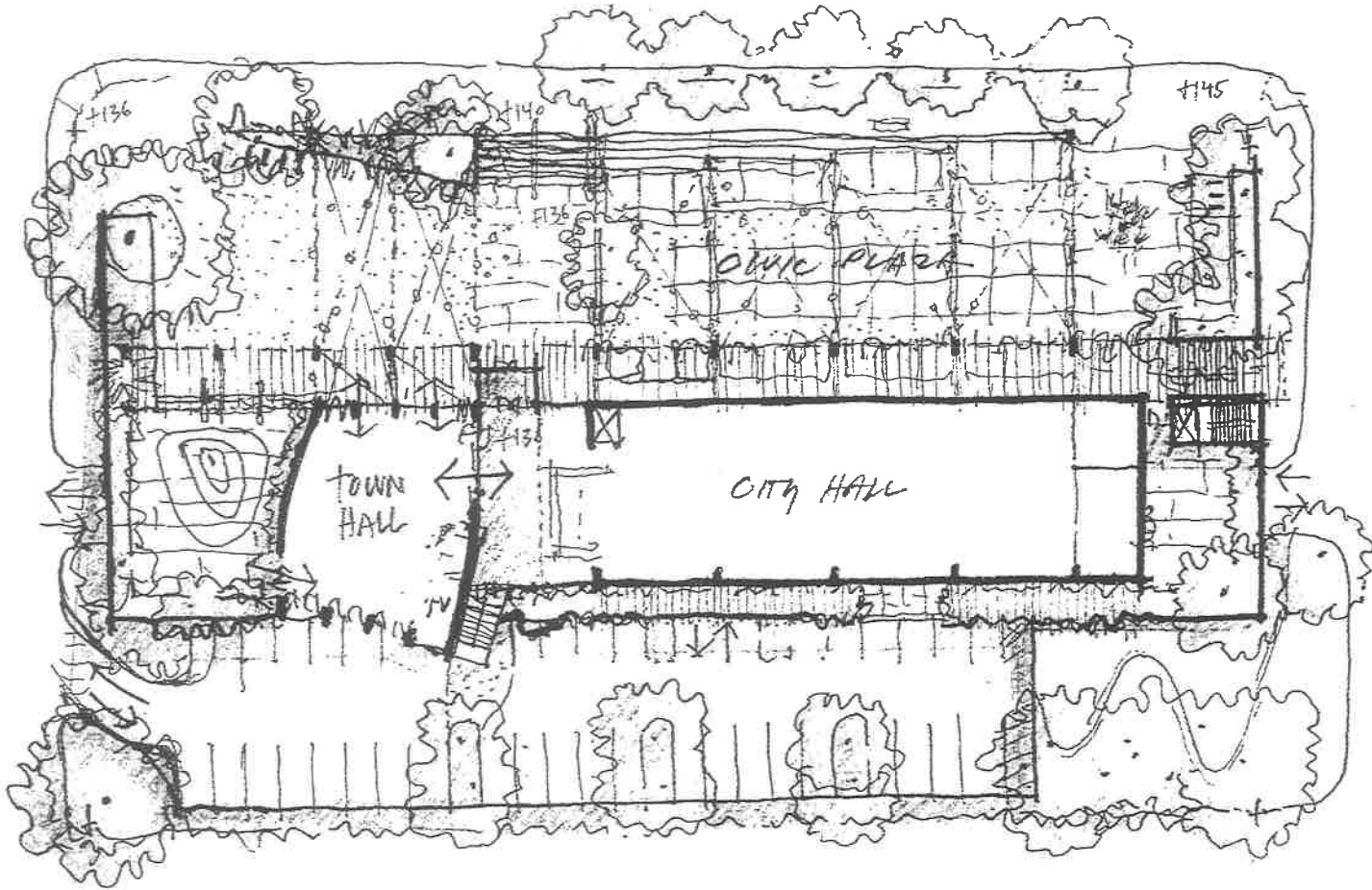
While a restaurant is not a part of the current planning it is essential that space be provided in the planning stage for a 4,500 sf future restaurant so as to not preclude the future possibility for such an important element to the ultimate success of the Community Center. Currently, only Plan A provides the space for that future opportunity.

These are our preliminary thoughts on the three plans presented by the City's architects. We compliment the architects chosen on their creativity and conceptual proposal to create an exciting new Community Center in which we will all enjoy and take pride for decades to come.


James M. Watkins


Kit Leeger

CONCEPT "A" SITE PLAN

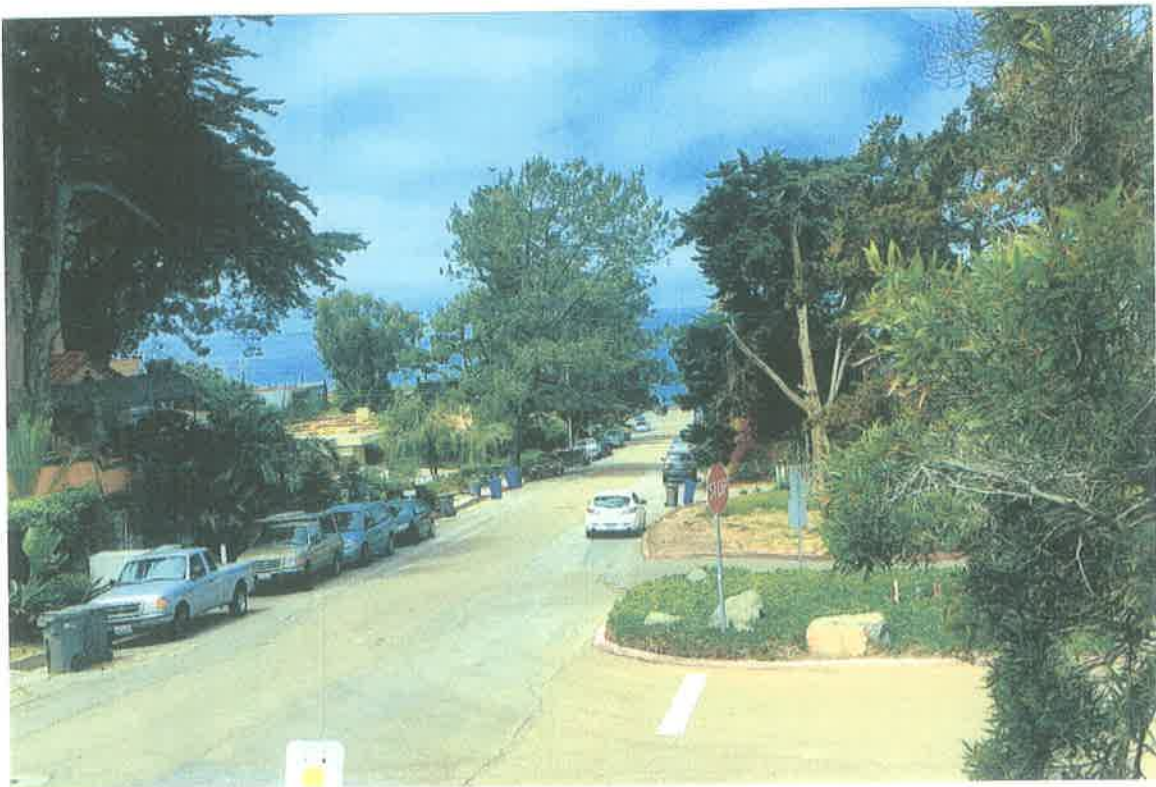


SITE CONCEPTS

PRIMARY VIEW - 11TH STREET



SECONDARY VIEW - 10TH STREET



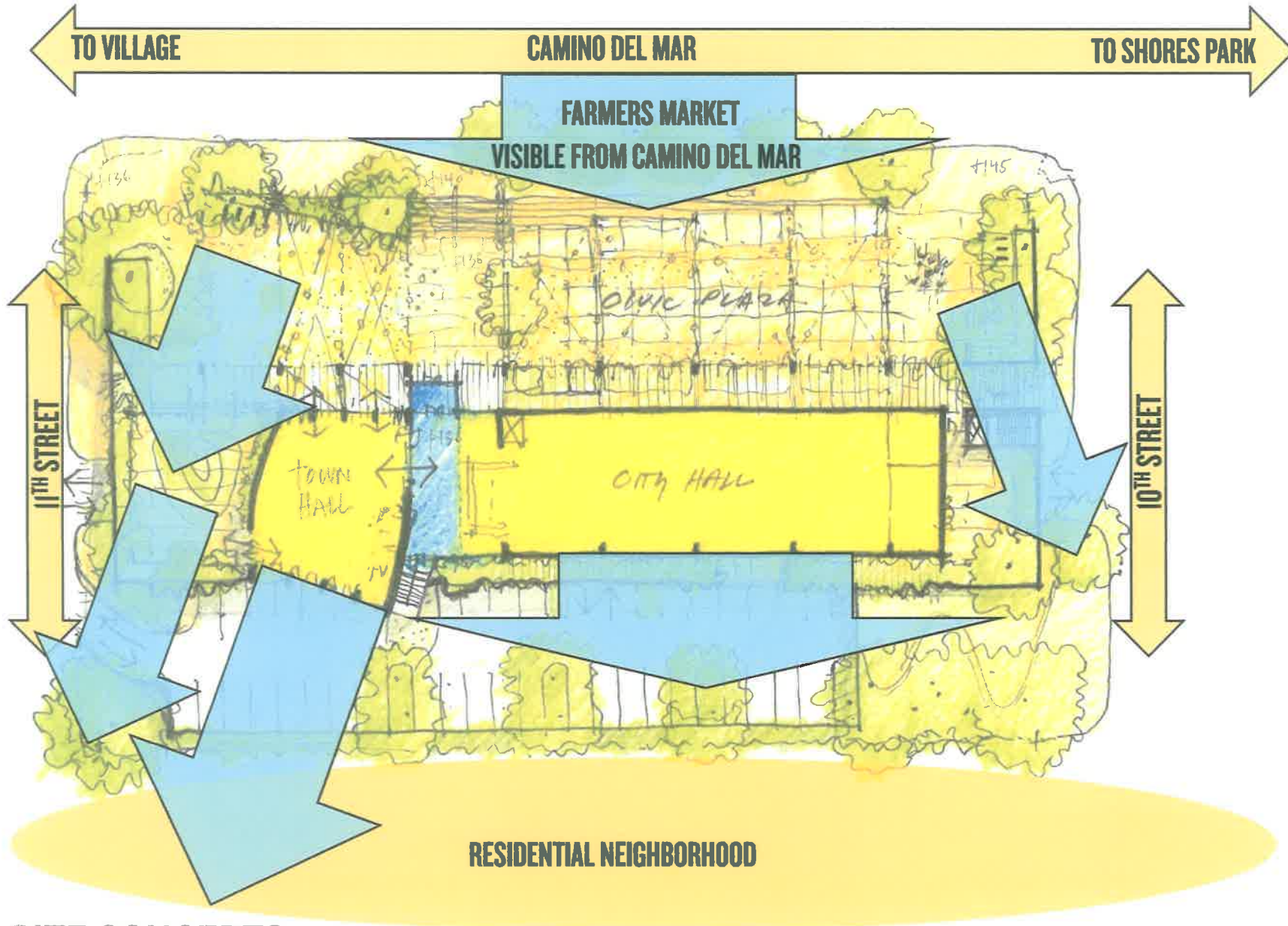
SAFETY CROSSING - 11TH STREET



STREET LEVEL VIEW



CONCEPT "A" SITE PLAN



SITE CONCEPTS



Topic Name: City Hall/Town Hall Design Input

Idea Title: Design that invites community, reflects environment.

Idea Detail: Antithesis of Solana Beach City Hall design (stone block), an eclectic design that is comfortable, encourages mingling, dialogue and creativity. Reflect motto of Keeping Greenery In The Scenery and Del Mar Way. A place for residents as well as staff. Would love to have the old Del Mar Shores School ambiance that provided a place for community potlucks; maybe Farmers Market is today's equivalent. Flexible City Council chambers that allows for other kinds of performances.

Idea Author: Ann G

Number of Stars 6

Number of Comments 1

Comment 1: A big YES to encouraging mingling and dialogue -- some shade (preferably from trees) and benches/seating would encourage that, and I also think this kind of activity flourishes better in a civic space than in commercial spaces, where people don't necessarily feel comfortable "loitering" if they aren't a paying customer (like the sidewalk cafes, which are technically open to the public, but...). | By Betty W

Idea Title: Succulent demonstration garden

Idea Detail: Drought tolerant landscaping examples to inspire residents

Idea Author: Donald M

Number of Stars 5

Number of Comments 1

Comment 1: Succulents can work as water/ climate control gardens on roof tops, no? Cool idea! | By Dwight W

Idea Title: Question 1. Council meeting area that is designed around cit

Idea Detail: Q.1-Orient Council chamber to make it comfortable and inviting for the citizen attendees to hear and see presentations and participate in the hearings. Now the citizens are squeezed into a facility that is designed more as a TV studio. Make it adequate space to get



large number of citizens in.

-Meeting rooms for citizen groups

The word limit on this Engage Del Mar site makes it virtually useless for meaningful input on the rest of the questions

Idea Author: Joel H

Number of Stars 4

Number of Comments 1

Comment 1: I agree - I don't go to Council meetings often in person, but almost every time I've done so, it's been super crowded and uncomfortable for citizens, and not everyone has a view of one of the monitors for Powerpoints. | By Betty W

Idea Title: Indoor-outdoor design for Town Hall.

Idea Detail: Council chambers welcoming to public--seating able to be at same level or slightly elevated for visibility. Various configurations--round, etc. Possible couches/comfy chair section in back. Ability to sit outside, have a coffee, chat, and listen/watch on speaker/screen.

Idea Author: Dwight W

Number of Stars 3

Number of Comments 0

Idea Title: Civic Center

Idea Detail:

We need a multi purpose auditorium that provides a small, intimate venue for performing arts and indie and foreign films. The hall should be built with attention to acoustics, and equipped with quality audio-visual equipment in order to appeal to important artists. Such a venue would attract residents and visitors from San Diego and beyond to visit Del Mar.

See: www.rockportmusic.org/shalin-liu-performance-center for such a venue. This Performance Center was recently built in the small coastal town of Rockport, MA. ; a town similar to Del Mar in many ways. Note that due to its excellence, this 330-seat venue features a wide variety of performance artists – artists such as Yo-Yo Ma, Judy Collins, and Tom Rush. It doubles as a cinema and provides space for business meetings and community groups and



special events. It could certainly house city government meetings as well. And it has been able to attract corporate sponsorship.

Idea Author: Deborah L

Number of Stars 2

Number of Comments 2

Comment 1: I favor having a flexible space that can serve for DMMC dinners, foundation events, volunteer recognition events, community meetings, workshops and other civic uses and that can also be configured for theater, film, and music performances. Many Del Mar community events can't fit inside at the Powerhouse which tops out at about 120 seats indoors (considerably fewer if table seating is used for food or other purposes). Music, film, first Thursdays, and other cultural programs need a good indoor acoustic space to sound good and to avoid imposing noise on neighbors. Powerhouse park is already a large outdoor venue, but I don't think outdoor concerts will work at the civic center due to spill over impacts to residential neighbors. What we need is a decent indoor venue in the 250 seat range--accommodating about twice what the Powerhouse can hold but still small. The hall Deborah mentions looks very nice, but we can do well with something a bit smaller than its 330 seats that will work within our budget. It does get me excited though to see something community oriented and that is beautiful and functional--we should strive for that in Del Mar! | By Dwight W

Comment 2: I was thinking along the same lines as you, Deborah. However, perhaps more neighborhood-oriented. As much as I like Yo-Yo Ma, having someone who is that type of a celebrity perform in our town would probably create massive traffic and parking problems. But, I love the foreign and indie film idea, as well as documentaries. | By Dolores D

Idea Title: Question #3

Idea Detail: Don't get carried away with expensive and frivolous extras. Instead, use this money for more useful items such as reliable AV equipment, furnishings, needed equipment for city business, useful outdoor equipment, and safety.

Idea Author: laura W

Number of Stars 1

Number of Comments 0

Idea Title: Access for persons with disabilities



Idea Detail: Parking, routes to and through and all facilities in Civic Plaza should be completely accessible to and usable by persons with disabilities.

Idea Author: Joanne S

Number of Comments 0

Idea Title: open space

Idea Detail: keep it open space

Idea Author: joan J

Number of Comments 0

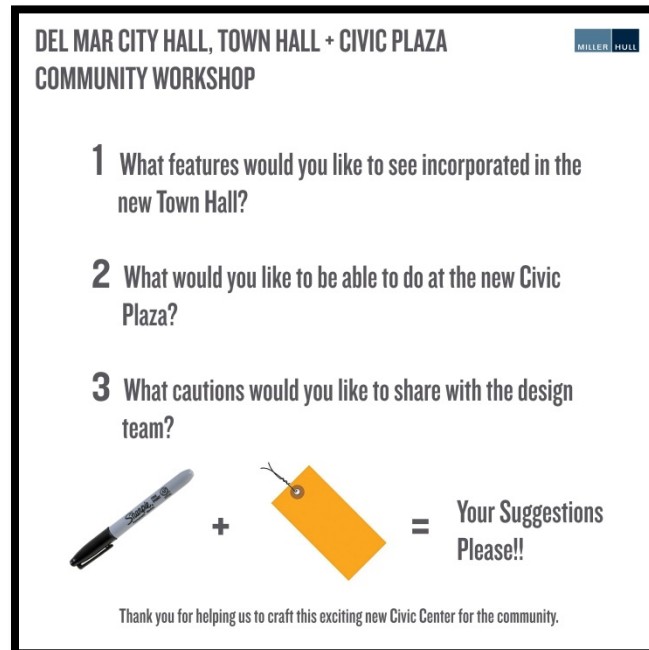
Idea Title: Space/facility equipped for screening films.

Idea Detail: A facility for screening films would be a major benefit for local residents. We could host regular film nights, including documentaries, as well as historic and foreign films. This could be a multipurpose space that could also accommodate author talks, academic lectures, and more low key musical performances.

Idea Author: Dolores D

Number of Comments 0

**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 ad 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

Second Inventory: June 9, 2015

152. Extremely modern design, views from decks, contemporary architecture
153. Separation between employees to reduce airborne germs, not just management team
154. Separate reception area and decent sized planning counter
155. Employee lounge with full kitchen and TV
156. City Hall interior sound attenuation materials
157. Name building after Mayor Al Corti
158. City Hall should only meet the needs of the City, no extra frills
159. Access control and security system
160. Del Mar decorative memorial with planters and ocean as art, or a garden in front
161. Tesla power wall, backup generators and solar power
162. Waterless urinals
163. Keep parking as is, no parking structure
164. Have police store front
165. Bike storage area
166. Area for charging electronics in City Hall

167. Offices with walls and sound proofing
168. Craftsman style to fit in with library
169. Pool with hot tub and shower to rinse after the beach
170. Make Del Mar a destination, multi-use cinema
171. Many garden gnomes
172. Small city hall, no new civic center
173. Public art
174. Food and coffee shop
175. Dog area
176. Yoga Meditation garden
177. Lots of garden gnomes
178. Multipurpose auditorium like the Shalin Liu performance center
179. Just get one. It's been in debate for years
180. Ramps rather than stairs when possible, incorporate natural stone, have a clock tower and outdoor space for meetings
181. Outdoor space for summer concerts, movies in the park. Also community space for community gatherings, yoga and fitness classes
182. Public art program
183. Consider the competition of the neighboring cities so you don't bankrupt Del Mar
184. Create gathering places such as an amphitheater, ideally will represent Del Mar culture
185. The heritage museum (Alvarado House) will have a new home
186. Open walls for each level of parking, maximize ventilation

Space Needs for Programmatic Elements beyond Adopted Program

Item	Size	Parking Required	Estimated Project Cost Premium	Notes
Larger Town Hall , sized for banquets up to 250 persons at tables (4,500 SF ^{*1}).	Additional 3,000 SF for a total of 6,200 SF Town Hall	Additional 30 parking stalls (1:5 seats) for a total of 50 parking stalls required for Town Hall	\$411/SF ² x 3,000 SF = additional \pm \$1,233,000 for a new Town Hall total: \pm \$2,548,400	Adopted program for Town Hall is 100 - 150 persons in: 1,500 SF meeting room for total of 3,200 SF (including 600 SF Del Mar TV, restrooms, lobby, circulation), plus 20 parking stalls. Adopted Town Hall project costs: \$1,315,400.
Town Hall as Performance Space , sized to accommodate up to 250 persons in flat floor, theater style seating (2,100 SF ¹), plus additional stage/storage area (400 SF).	Additional 1,000 SF for a total of 4,200 SF Town Hall	Additional 30 parking stalls (1:5 seats) for a total of 50 parking stalls required for Town Hall	\$411/SF ² x 1,000 SF = additional \pm \$411,000 for a new total: \pm \$1,726,400 plus AV and specialty costs for performances in Town Hall.	Adopted program for Town Hall is 100 - 150 persons in: 1,500 SF meeting room for total of 3,200 SF (including 600 SF Del Mar TV, restrooms, lobby, circulation), plus 20 parking stalls. Adopted Town Hall project costs: \$1,315,400.
Catering Kitchen	500 SF of kitchen and small storage		\$686/SF ³ x 500 SF = \pm \$343,000	No kitchen is included in adopted Town Hall program. ⁴
Commercial Kitchen	1,000 SF of kitchen area with storage		\$686/SF ³ x 1,000 SF = \$686,000	No kitchen is in adopted Town Hall program. ⁴

¹ Building Code Requirements for Occupancy per Miller Hull Architects: Table seating: 15 NSF per occupant + 20% circulation (18 SF); Chair seating: 7 NSF per occupant + 20% circulation (8.4 SF)

² Town Hall Costs based upon \$411/SF total project costs per McCarthy Contractor Estimates 2014 (Project costs include construction costs and "soft" costs (design/engineering/permitting/FF&E/etc.)

³ Kitchen SF costs of \$686/SF reflect \$411/SF shell cost plus \$275/SF for the supply and installation of the kitchen equipment, per Miller Hull Architects

⁴ Powerhouse catering kitchen is approximately 200 SF with storage.

Item	Size	Parking Required	Estimated Project Cost Premium	Notes
Alvarado House	800 SF House; area of site: $\pm 1,800$ SF @ .45 FAR	3 parking stalls (if used as museum at 1:250 SF)	Undetermined	Evaluation of Alvarado House by architect/contractor necessary to determine costs
Law Enforcement Facility⁵ (assumes 20 staff on 3 shifts)	1,800 SF (does not include holding cell)	7 secured parking for police vehicles + 7 staff parking = 14 parking stalls	\$455/SF ⁶ or \$819,000 plus equipment and specialty furnishings	Adopted program includes ± 200 SF of Ranger office and Sheriff work space (replacing ± 150 SF existing)
Non Profit Office Space: Replacement Only, assumed to be office space similar to City Hall offices	Additional 1,831 SF	6 parking stalls (if used as office at 1:300 SF)	\$455/SF ⁶ or \$833,100	DMCC and DMF currently occupy 1,831 SF at Community Bldg. in Shores Park ⁷
Expanded Non Profit Office Space: Enlarged by 30% (550 SF) from existing facility.	Additional 2,380 SF	8 parking stalls (if used as office at 1:300 SF)	\$455/SF ⁶ or \$1,083,000	DMCC and DMF currently occupy 1,831 SF at Community Bldg. in Shores Park
Emergency Operations Center	Town Hall Meeting Room to be used as EOC	N/A	Incorporated into adopted cost estimate	Generator planned in existing program

⁵ Based upon recommendations in the Ralph Andersen & Associates report: "Evaluation of Law Enforcement Services," presented to City Council on November 18, 2013.

⁶ City Hall Office Costs based upon \$455/SF total project costs per McCarthy Contractor Estimates 2014

⁷ DMCC = Del Mar Community Connections; DMF = Del Mar Foundation

From: Larry D. Brooks [<mailto:xiceman62@gmail.com>]
Sent: Wednesday, June 10, 2015 8:48 AM
To: Andrew Potter
Subject: Info for Council meeting, 15 June

Honorable Mayor and City Council Members:

An Internet poll (not election!) of the Del Mar Historical Society Board shows unanimous support for the Heritage Center being included in the new Civic Center and not the Shores Park. Therefore, DMHS has taken the three Miller-Hull concepts and added the Alvarado House (to scale) in each. Attached are the three modified concept drawings and additional info on Alvarado House as the new Del Mar Heritage Center.

Our preferred arrangement is Concept A with the house facing north (left) with a porch on all four sides to facilitate various view corridors. This would provide a focal point for the Civic Plaza and place the house within one block of where it was built in 1885. The simple foundation could be a part of the initial construction, and the only needed utility is electricity.

DMHS has \$70,000+ in hand to enable this move, and additional monies have been pledged.

Thank you for your thoughtful consideration,

Larry Brooks
President, DMHS

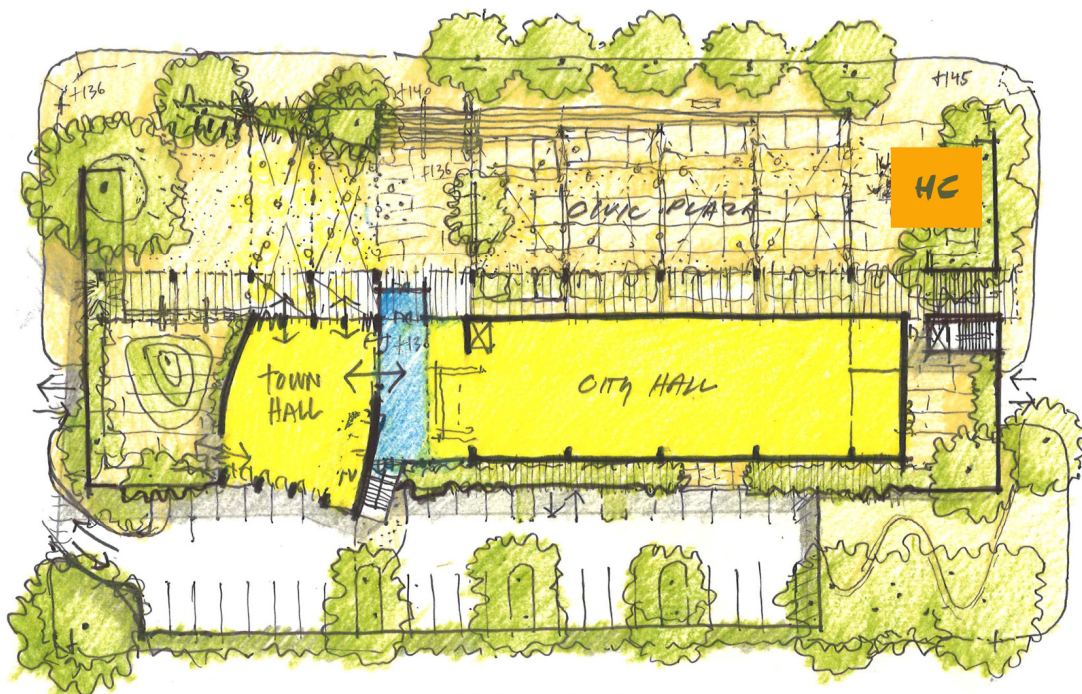
DEL MAR HERITAGE CENTER

Where the past meets the present to plan the future

- Alvarado House should be the new Del Mar Heritage Center.
- The 130 year old, 784 square foot, Alvarado House was built by Del Mar's founder, Jacob Taylor, and was originally located on 10th Street. It is currently placed at the fairgrounds where it can only be enjoyed by the public during the fair.
- In the new Civic Center, the Heritage Center could be the focal point of the Civic Plaza.
- It wouldn't cost the city anything to move it! The Historical Society has already raised the funds!
- It would serve as a place for the past to come alive; providing Del Mar with a location to share local history with school children and also conduct oral histories.
- The Heritage Center would be open with docents during events, such as the weekly Farmers Markets.

DEL MAR CIVIC CENTER CONCEPT A With Heritage Center

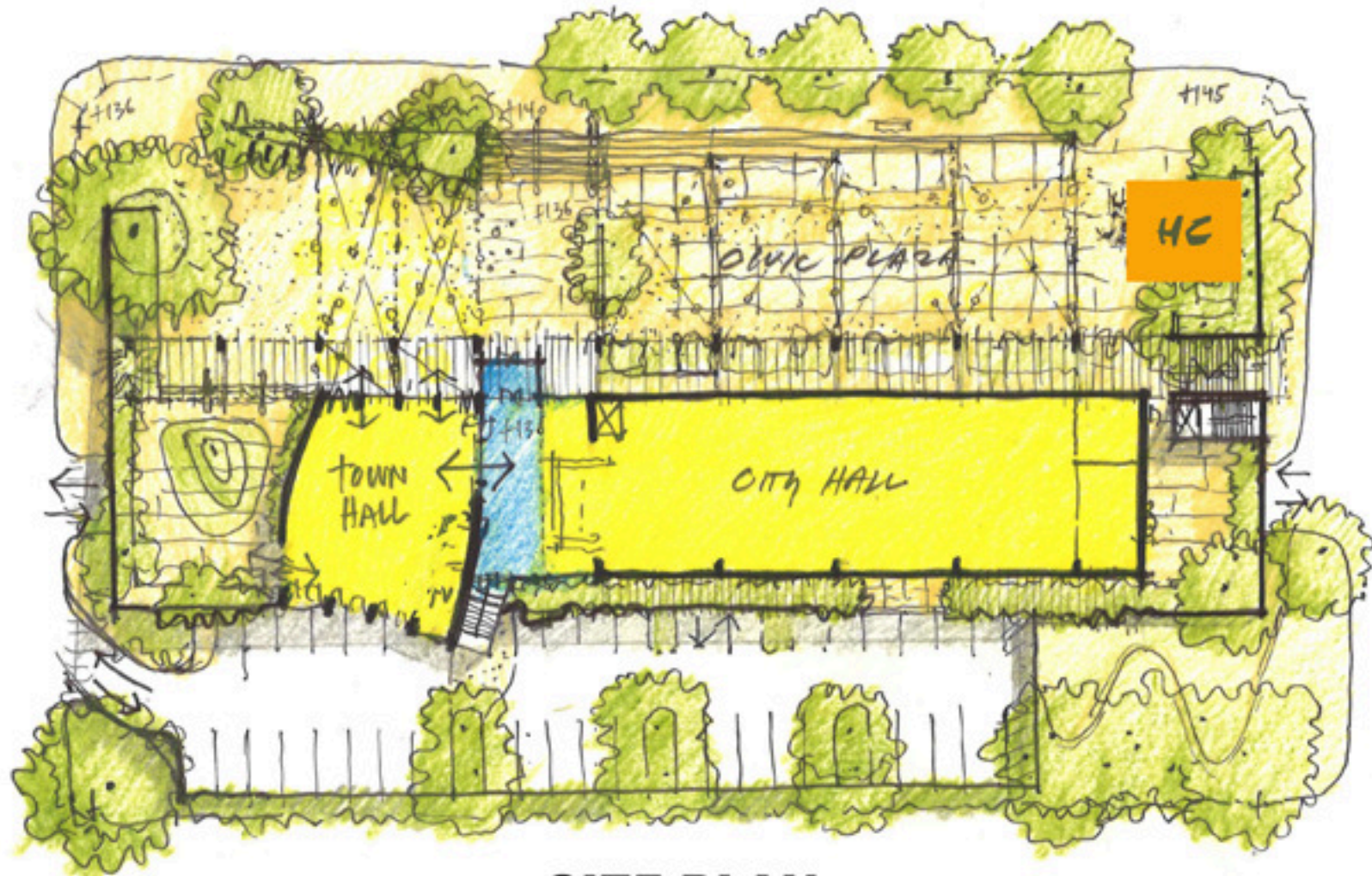
MILLER HULL



SITE PLAN

DEL MAR CIVIC CENTER

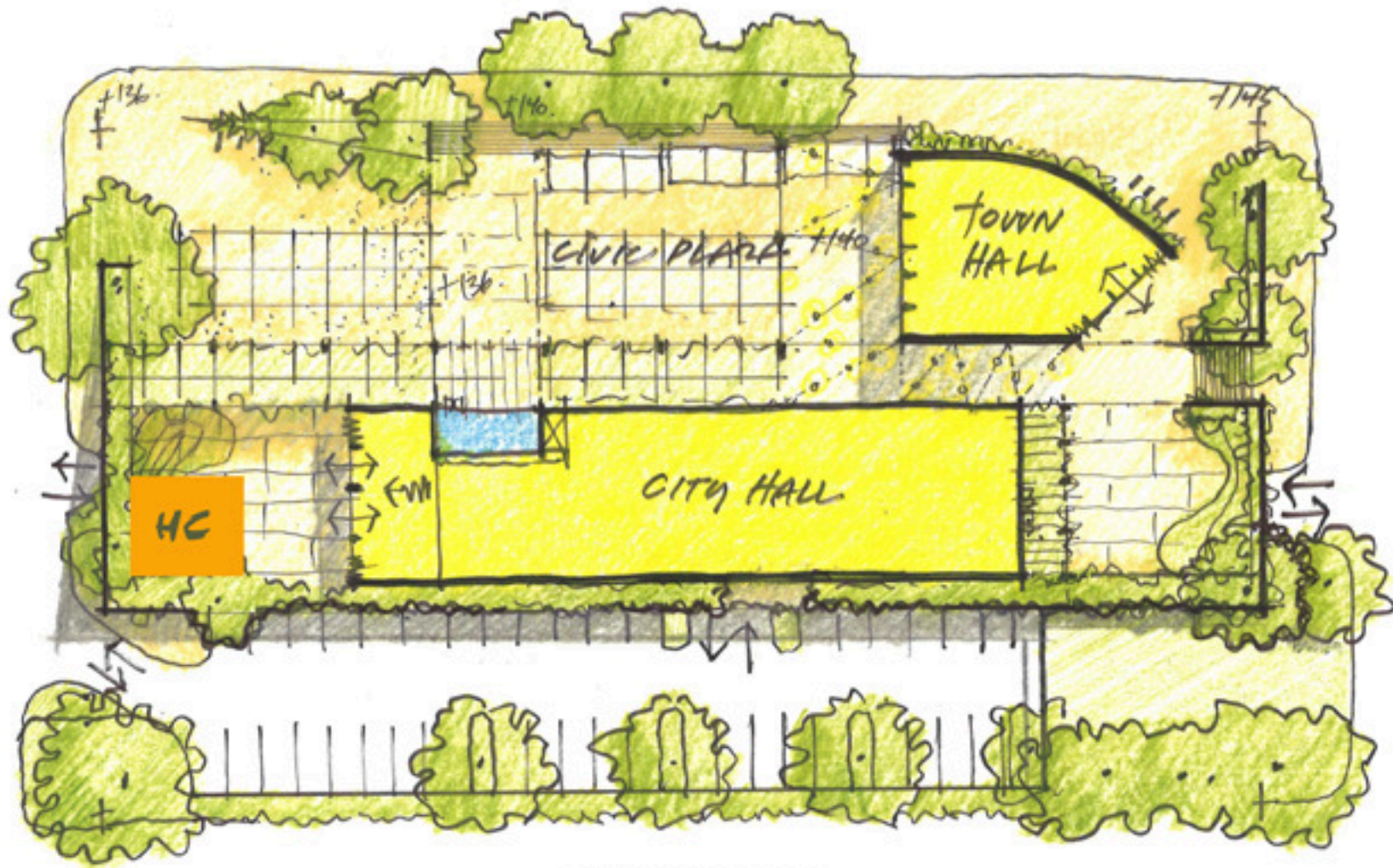
CONCEPT A With Heritage Center



SITE PLAN

DEL MAR CIVIC CENTER

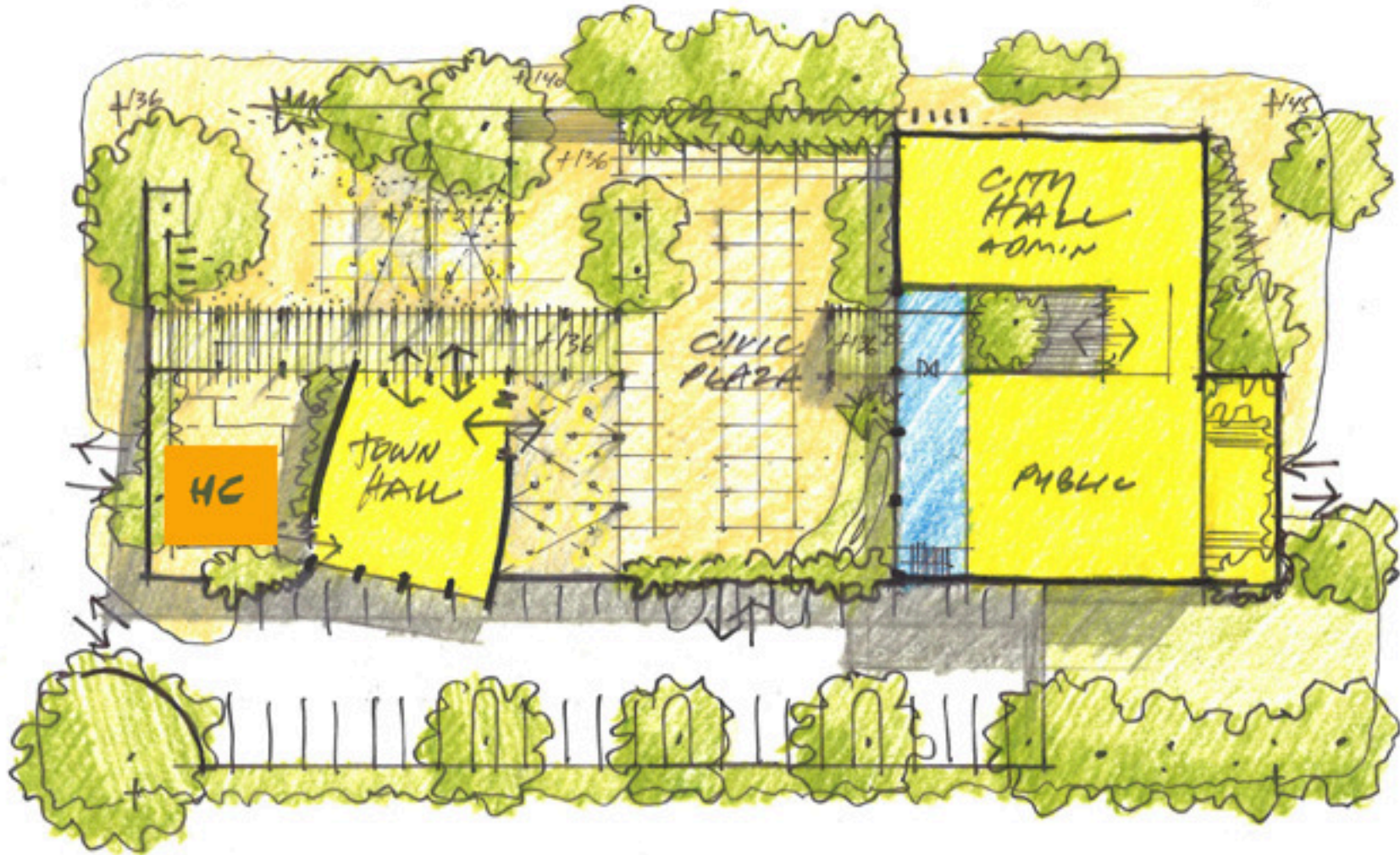
CONCEPT B With Heritage Center



SITE PLAN

DEL MAR CIVIC CENTER

CONCEPT C With Heritage Center



SITE PLAN

Chronology of City Hall Council Discussions/Directions to Date:

- June 15, 2015: Concept Design Direction; Program Verification
- June 1, 2015: Open House Workshop on Concept Design Ideas/CEQA Scoping Meeting
- May 18, 2015: Meet & Greet Input Report
- May 4, 2015: Meet & Greet with Miller Hull Architects
- April 20, 2015: Revised Schedule
- April 6, 2015: Recommendation of Architect and CEQA Consultant
- ★ March 2, 2015: Results of Poll and Authorization for Design Phase
- February 2, 2015: Schedule for Design/Construction; Poll open
- January 20, 2015: Poll Questions and Design Team Selection Committee Appointment
- January 5, 2015: Confirmation of DRB/CPP process
- December 15, 2014: Development Options, Voting Methods, Design Services RFQ
- December 1, 2014: Discussed the development options for a public poll
- ★ November 17, 2014: Review of Workshop Results and Direction for Polling Options
- October 27, 2014: City Hall/Town Hall Council Workshop #3 - Scenarios Review
- ★ October 20, 2014: Financial Analysis of Master Planning Scenarios
- October 6, 2014: Master Planning – Mixed-Use Scenarios Review
- ★ July 7, 2014: City Hall Mixed-Use Goals & Assessment Criteria; Program Resolution
- ★ June 16, 2014: Program discussion; Direction to prepare alternative scenarios; Master Planning Phase initiation
- June 9, 2014: City Hall/Town Hall Council Workshop #2
- ★ June 2, 2014: City Hall Funding Program; City Hall Sites Assessment report; Current City Hall Renovation Costs
- ★ 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;
- ★ May 5, 2014: City Hall Revised Schedule and Recommended Program
- April 21, 2014: City Hall Program Verification
- April 7, 2014: Community Forum
- March 17, 2014: Space Planning and Cost Estimate Consultant Selection
- March 3, 2014: City Hall Planning Schedule
- ★ February 18, 2014: Survey Results
- January 6, 2014: Draft Community Survey
- ★ December 9, 2013: City Council Workshop Report and Next Steps

Attachment F
June 15, 2015

- December 2, 2013: City Council Workshop #1
- September 3, 2013: Site Selection to redevelop 1050 Camino del Mar
- ★ July 15, 2013: Preliminary Space Needs; Priority to replace City Hall
- July 1, 2013: Goals and Criteria for Success for evaluation of Alternative Sites.
- ★ June 17, 2013: Process for Facility Planning