



# 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: July 20, 2015

SUBJECT: Direction on Architects' Schematic Design for the City Hall/Town Hall/Civic Plaza and authorization to move forward with the Design Development Phase of Work

## REQUESTED ACTION/RECOMMENDATION:

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

## DISCUSSION/ANALYSIS:

The Miller Hull Partnership, architects for the City Hall/Town Hall project, has continued to refine their initial concept design for the City Hall/Town Hall/Civic Plaza. At this point in Schematic Design, they have refined the Concept Plan site layout (as endorsed by the City Council at its June 15, 2015 meeting); developed a preliminary building and site materials palette; explored heights and general massing; and explored directions for accommodating more seating in the Town Hall, pursuant to the City Council's direction on June 15, 2015.

The Environmental Impact Report (EIR) is under development with preparation of the visual assessments, traffic analysis and other technical studies. Height "lines" have been erected on site to test allowable or potential building heights of the Town Hall and City Hall.

## **Schedule**

On April 20, 2015, the City Council adopted a revised schedule (Attachment A) which is being met by the project team with this Schematic Design presentation. The next steps

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City Council Action:

include initiating the Design Development phase of work, which includes an exploration of the building materials, site development, building elevations, and refinements to massing. Pursuant to the adopted schedule, at the August 26, 2015 Design Review Board meeting, the Miller Hull architectural team will present their initial massing and design direction to the DRB for their review, comment, and direction to explore during the Design Development Phase. This initial DRB review will consist of initial concepts of massing and form, with a preliminary discussion of building materials. The DRB project hearing is scheduled for November 2015. The Draft EIR is scheduled for its 45-day public review period starting on September 7, 2015.

### **Community Input**

Since the May 4, 2015 “Meet & Greet”, a number of community members have continued to add their comments (tags) to the comment wall. An updated list of community comments from the yellow tags can be found in Attachment B.

No new community discussions have occurred on the online engagement tool, “Engage Del Mar” ([www.engagedelmar.com](http://www.engagedelmar.com)), since the June 15, 2015 City Council Report. New questions for the community will be posed during the Design Development phase.

### **Program**

At its June 1, and June 15, 2015 meetings, the City Council reviewed and discussed the potential for the planned 100-150 person Town Hall assembly space to be enlarged to accommodate additional seating, up to approximately 250-persons. The Miller Hull Partnership will present potential room and seating arrangements of the Town Hall within the approved  $\pm 3,200$  square foot program; utilizing shared space with City Hall; and, expanding the facility to approximately 5,000 square feet. Staff is seeking directions as to whether or not to pursue an expansion.

### **Next Steps**

If there is a directed change to the program with regards to Town Hall, staff will return with a revised resolution and budget at the September 8, 2015 City Council meeting.

### **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 EIR currently, pursuant to the regulations of the California Environmental Quality Act (CEQA).

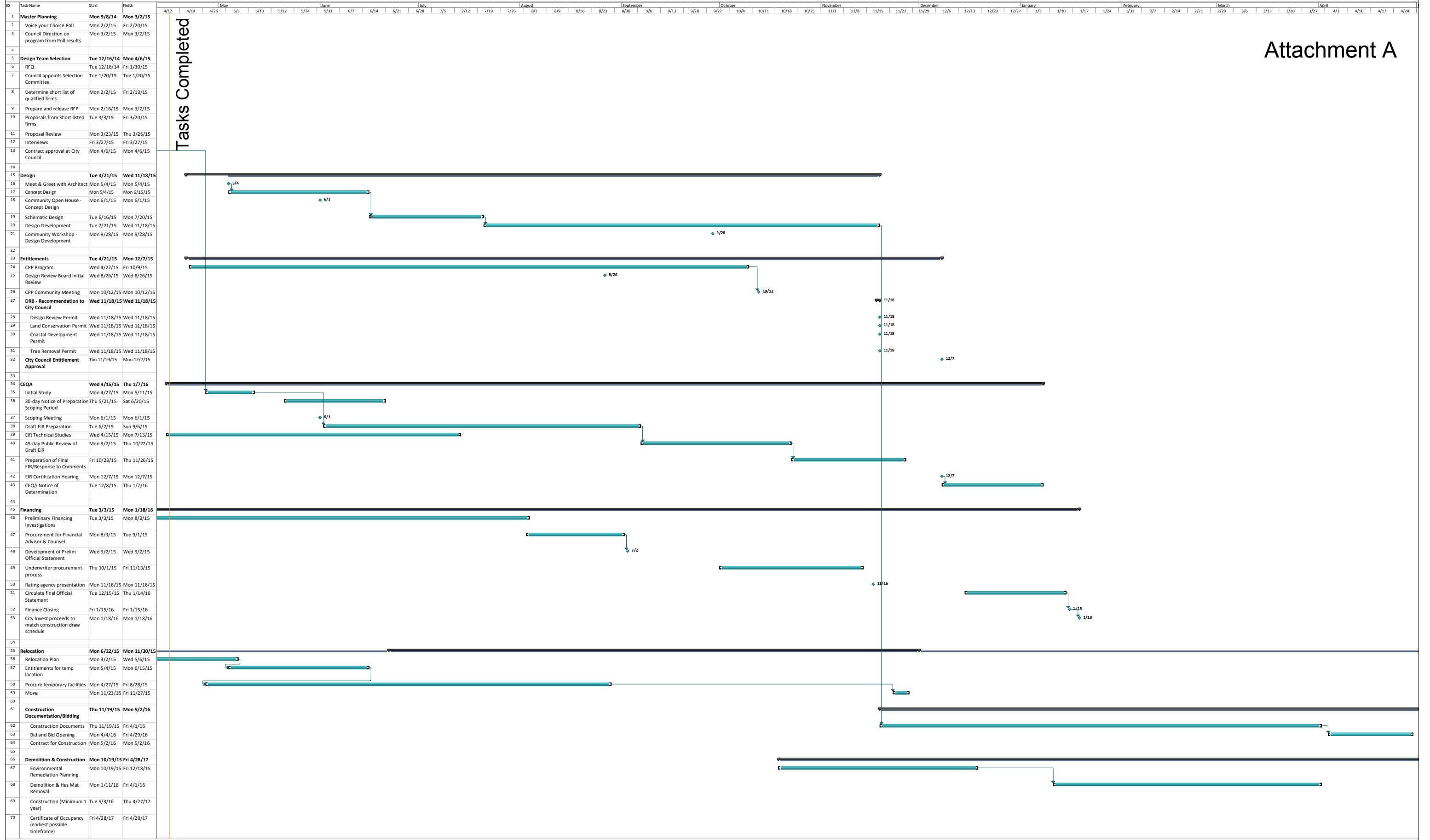
PRIOR CITY COUNCIL REVIEW:

On April 6, 2015, the City Council initiated the Design phase of work for the City Hall project and on June 15, 2015, the City Council directed the Design Team to pursue the recommended Concept Plan (Concept E, Attachment C) for Schematic Design Phase. A complete list of City Council discussions is included in Attachment D.

ATTACHMENTS:

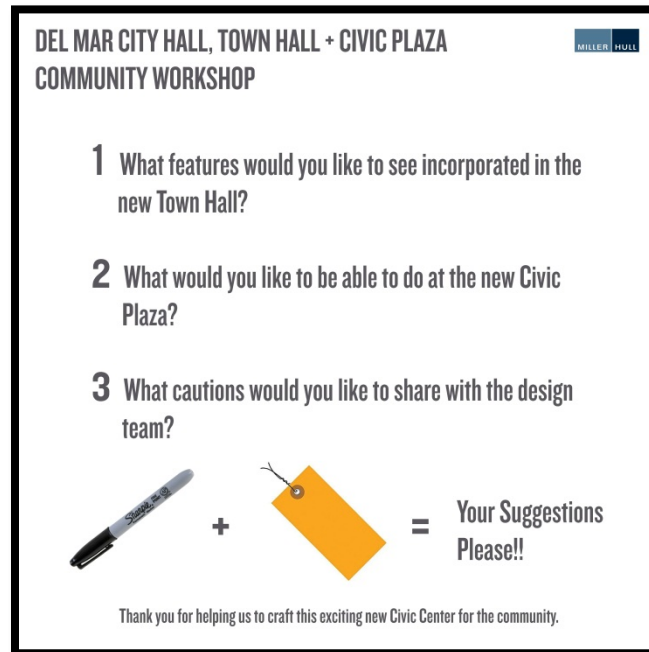
- Attachment A – Adopted Schedule
- Attachment B – Community Input Comment Tags
- Attachment C – Approved Concept Plan
- Attachment D – Chronology of City Council Meetings regarding City Hall/Town Hall

Revised City Hall/Town Hall Schedule



Attachment A

**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 10<sup>th</sup> 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 10<sup>th</sup> to 11<sup>th</sup> 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 10<sup>th</sup> 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. 10th 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 spaces 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

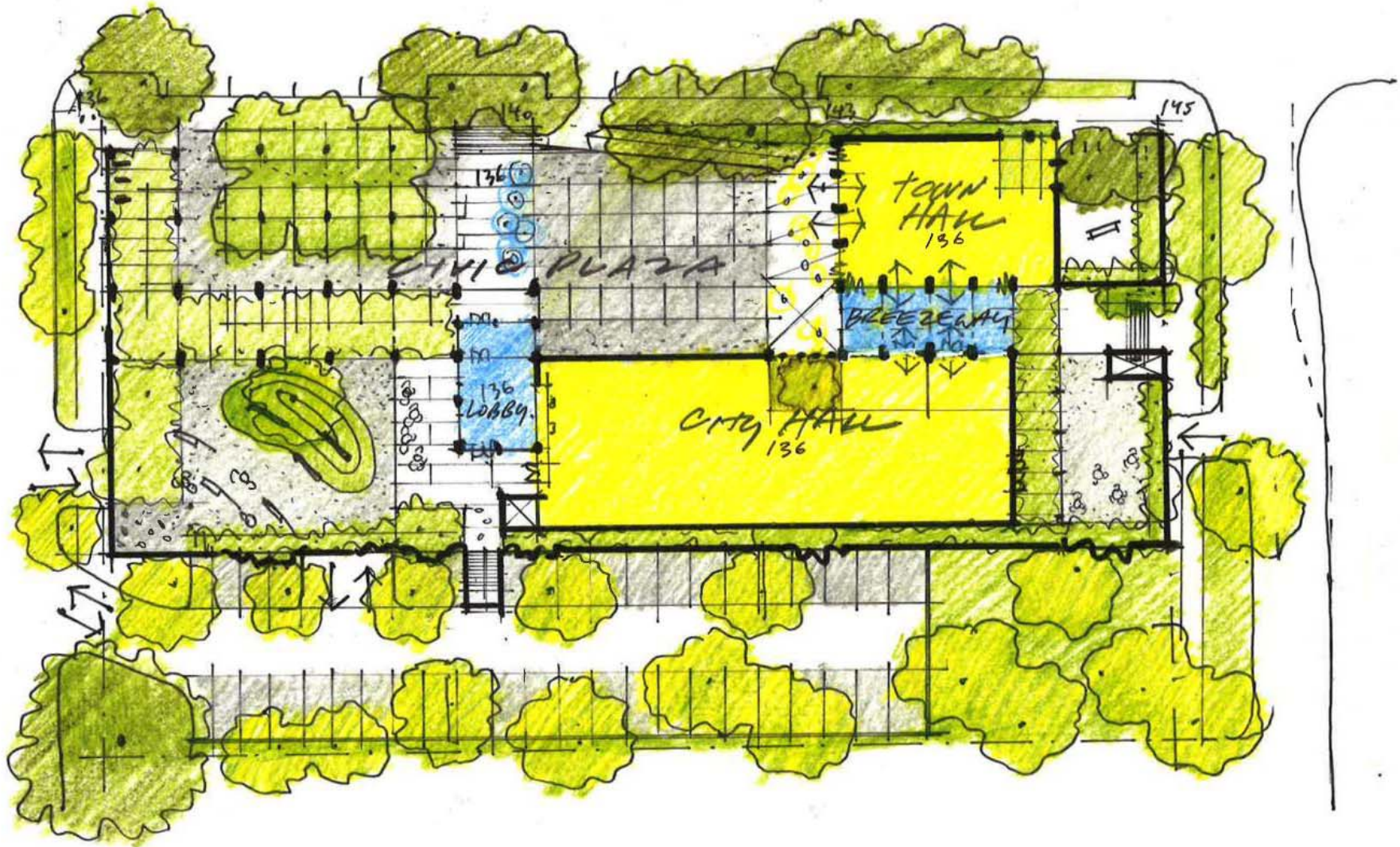
167. Offices with walls and sound proofing
168. Craftsman style to fit in with library
169. Pool with hot tub and shower to rinse after the beach
170. Make Del Mar a destination, multi-use cinema
171. Many garden gnomes
172. Small city hall, no new civic center
173. Public art
174. Food and coffee shop
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

**Third Inventory:** July 13, 2015

187. Designate 10<sup>th</sup> street as a historical district and move the Alvarado House back
188. Meeting room with ocean view
189. Public outdoor space, interesting "coastal" architecture
190. Please incorporate the California flag and MIA flag
191. Security lighting at night for employees
192. Separate bathrooms for employees and public
193. Separate covered patio for employees
194. Good use of large windows for ventilation and views
195. Local grocery store
196. Why not renovate the old train station to become the new City Hall?
197. Keep parking as is, no underground parking
198. Trees
199. Movie theater
200. Community garden
201. Move City offices inland and use this area for park
202. Community park and community herb garden
203. Community Market
204. Public pool and hot tub
205. Environmentally sustainable design
206. Formal conference room
207. Coffee place and dining area
208. Stair case going down to beach
209. Sound dampening for building
210. Restore the plaza
211. Separate the break room, kitchen and copy room
212. Efficient heating and air conditioning

- 213. Large conference room
- 214. Large reception area separate from other departments
- 215. Security outdoor lighting
- 216. Large kitchen and break room
- 217. Public art

# CONCEPT E - SITE PLAN



## REFINED SITE CONCEPTS

### Chronology of City Hall Council Discussions/Directions to Date:

- ★ July 20, 2015: Schematic Design Recommendations/Initiation of Design Development
- ★ June 15, 2015: Concept Design Recommendation/Initiation of Schematic Design
- June 1, 2015: Open House Workshop on Concept Design Ideas
- 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
- 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: Initiate Process for Facility Planning