



# 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: September 8, 2015

SUBJECT: Update on Direction from the Design Review Board Regarding the City Hall/Town Hall Project

## REQUESTED ACTION/RECOMMENDATION:

Staff requests that the City Council receive the report on the Design Review Board's (DRB) interim review of the City Hall/Town Hall Project and provide comment and direction as needed.

## DISCUSSION/ANALYSIS:

Per City Council's adopted schedule for the City Hall/Town Hall Project, the Miller Hull Partnership, architects for the project, presented their early, in-progress design to the DRB on August 26, 2015. This early review allowed DRB direction at this interim stage as well as public comment on the design to date. The architects have received this information and are studying options in their design process.

DRB members identified the elements that they felt were strengths to the design, including the placement of Town Hall at the 10<sup>th</sup> Street/Camino del Mar corner; the internal garage circulation to reduce potential traffic impacts on the streets; the breezeway and the expansion potential for Town Hall and the open westerly views through the lobby and at the plaza. Board members recognized the challenges with massing and the height limits on the site and suggested that the site plan was a good use of the space. A Board member encouraged the architects to be inspirational with the design, even though it may mean violating rules, such as height. Board members also discussed how the design should blend old and new architectural traditions and character, although not necessarily mimicking historic designs. DRB members suggested various ways to improve the design, including: more detail to softening the box, as it appeared sterile and cold; looking at opening up public views; studying the egress to appropriately distribute traffic between 10<sup>th</sup> and 11<sup>th</sup> Streets; and giving more attention to the prominent corner at 10<sup>th</sup> Street/Camino del Mar, including the

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City Council Action:

opportunity to open additional views. A summary of the comments by DRB members is included in Attachment A.

Community comments included those that were concerned with community character in that the buildings were a more modern style than the historic style of the Library or other traditional Del Mar buildings; concerns over the design inspiration and its current boxy character; concerns of the massing of the Town Hall and the preliminary design of the Town Hall/TV Studio as it faces the 10<sup>th</sup> Street/Camino del Mar corner; and concern of accommodating the Farmer's Market in the public plaza. There were also concerns expressed over traffic circulation on 11<sup>th</sup> Street due to the garage entry/exits; the potential blockage of public views and views from the commercial property at 1011 Camino del Mar (Canterbury) and the potential public view impacts with the site plan and the future expansion areas. Concerns were expressed regarding the west elevation of the garage and any potential air quality, light, noise or glare issues. A summary of the comments by community members is included in Attachment B.

In addition to the DRB meeting, community discussions regarding the design have also occurred on the online engagement tool, "Engage Del Mar" ([www.engagedelmar.com](http://www.engagedelmar.com)), and are shown in Attachment C. Since the DRB meeting, community members have also left additional "tags" on the City Hall input wall onsite. A summary of the comments are included in Attachment D, with the most recent comments included at the end. Letters regarding community character have been sent to both City Hall and the newspapers and are included in Attachment E.

### **Next Steps**

The architects are now working with these comments to further develop the design. They will use this input much like they utilized the City Council and community comments to develop the site plan and parking approach. The architects will return with discussion items for the upcoming City Hall Workshop.

The following are the upcoming opportunities for continued input into the design process and the overall entitlement process of the project:

- City Hall Forum at all City Council meetings (6:30 PM Time Certain)
- Community workshop scheduled for September 28, 2015 to discuss design.
- Citizen's Participation Program (CPP) meeting tentatively scheduled for October 12, 2015.
- DRB Project Hearing scheduled for November 18, 2015.
- The Environmental Impact Report (EIR) is under development. The Draft EIR will be released on September 11, 2015 for public review and comment.
- City Hall/Town Hall budget discussion at the September 21, 2015 City Council meeting.

### **Request for Council Direction**

The Miller Hull architectural team is requesting direction from City Council regarding the DRB and community comments as they further explore, develop and refine the design direction using the City Council and DRB direction and community comments.

In addition, staff has identified additional opportunities or issues that warrant City Council discussion. Staff is seeking direction on the following items and will return with a more complete or focused discussion at a future City Council meeting, as directed.

1. **Input on Use of the Plaza:** During the DRB meeting and public testimony, there were varied opinions on the potential use of the plaza, including the potential of the Farmer’s Market using the surface parking lot for many of their activities that may soil a plaza space. The large Public Plaza is sized to accommodate the Farmer’s Market, but it could also house other events such as art shows, concerts, exhibits and other opportunities. What direction would the City Council care to provide the design team on potential activities that would be warm and welcoming to the community?
2. **Welcoming Elements:** Community discussions have requested that the City Hall/Town Hall be warm and welcoming. Attachment D identifies many desires offered by the community. What elements could potentially describe “warm and welcoming”?
3. **Undergrounding Utilities:** The City Hall site contains a power pole and transformer on the west side which serves residences west to Stratford Court. New development is required to underground utilities on site, however a greater area could benefit from a more comprehensive undergrounding. Should staff pursue this opportunity and return with additional information, costs and interest?
4. **Street Improvements:** The City has indicated the desire to move forward with studying improvements to parking, circulation and pedestrian access along Camino del Mar as part of the Streetscape endeavors. In addition, the City maintains a backlog of roadway repairs on surrounding streets. Improvements to the immediately surrounding street rights of way (ROW) may be wise to include with the City Hall/Town Hall project for an economy of scale and implementation earlier in the process. Should staff pursue this opportunity and return with additional information and costs?
5. **Sustainability:** The architects are designing the new buildings to an increased level of sustainability identified as Cal Green Tier 1, which is more stringent than is required by the Del Mar Municipal Code. Early budgets included an allowance of approximately \$375,000.00 for the U.S. Green Building Council’s sustainable certification program known as LEED. Is the certification program important to the City Council? Should staff pursue funding sustainable measures with this

budget rather than a third party certification? If so, staff will return with potential sustainable measures that could be included.

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 for Schematic Design Phase. Following review, the City Council initiated the Design Development Phase of work on July 20, 2015. A complete list of City Council discussions is included in Attachment E.

ATTACHMENTS:

- Attachment A – DRB Comment Summary from August 26, 2015 (not official minutes)
- Attachment B – Community Comment Summary from August 26, 2015 DRB
- Attachment C – Engage Del Mar comments to date
- Attachment D – Yellow Tag Community Input to date
- Attachment E – Comment Letters Received since DRB hearing
- Attachment F – Chronology of City Council Meetings regarding City Hall/Town Hall

# DRB Meeting 1 on City Hall

## Synopsis of DRB Comments

Wednesday, August 26, 2015  
6:00 PM

### DRO consistency issues:

- 1) Parking ingress/egress and circulation along 10th and 11th St [DRO §23.08.074.B, F, H] (JC)
  - a. Unnecessarily adds to traffic and congestion
  - b. Increase public safety concerns on 11th, both pedestrian and vehicular
- 2) Bulk and mass of south elevation of TV Studio from NB CDM [DRO §23.08.077.D.2 & G] (BM)(JC)
- 3) Sound, light and noise pollution on residential from parking [DRO §23.08.077.F, K] (RE)(BM)
  - a. Surface lot effect of heat island
  - b. Light, noise and fumes from garage and lot
- 4) Respect Del Mar Community Plan [DRO §23.08.072.A] (SM)
  - a. Design should create a vibrant downtown and the structure should be more inspirational
- 5) Massing from box structure and open-beam design [DRO §23.08.077.D.4, 5](BM)
  - a. Lacks inspiration and reminiscent of industrial design
- 6) Public views on the site [DRO §23.08.077.A] (BM)
  - a. Future expansion space could result in added public view blockage
  - b. Existing views through the middle of the site to be obstructed

\*In summary, the DRB Chair (JC) noted that the suggestions and issues raised by the DRB did not appear to result in a drastic overhaul of the proposed site design.

### Strengths of design:

- 1) Good placement of Town Hall in SE corner (JC)
- 2) Open west view through lobby (BM)
- 3) Good use of space (JC)
- 4) Breezeway element and connection (JC)

### Themes of discussion:

- Design is challenged to accommodate the Farmer's Market (TH)(BM)
- Parking lot and garage buffer to west neighborhood (related to lights, noise, and odors) (RE)(BM)
- Lack of design inspiration; emphasis on box appearance (SM)(BM)
- Public view impacts and concern of future expansion impacts (BM)
- Traffic circulation and impacts on 10th and 11th St (BM)(JC)

### Suggestions for improvement:

- Avoid use of decomposed granite (TH)
- Improve back of TV Studio for NB CDM views; Address design of south elevation of TV Studio (BM)(JC)
- Close upper level of parking garage (RE)

- Add wall along west edge of parking lot (RE)
- Architecture needs to blend old, and new designs and not to completely repeat the old designs (SM)(JC)
- Be inspirational with the design (SM)
- Use of louver system for west elevation of upper garage (BM)
- Building needs some softening; existing too cold and sterile (BM)
- Consider forcing egress to CDM (BM)
- Consider ingress on 10th into garage and egress on 11th St exclusively and delete ingress from 11th (JC)

Non-DRO Consistency Issues:

- Concern of heat generated by open, glass design (TH)
- Enhance activated retail to south end of CDM (BM)
- Animate the range of uses for the plaza space to draw and retain pedestrian use of the area (JC)

DRB abbreviations:

SM = Scott Macdonald

TH = Tim Haviland

BM = Bill Michalsky

JC = Joe Curtis, Chair

# DRB Meeting 1 on City Hall

## Synopsis of Community Comments

Wednesday, August 26, 2015  
6:00 PM

### DRO Consistency issues:

- 1) Parking ingress/egress and circulation along 10th and 11th St [DRO §23.08.074.B, F, H] (SD)
  - a. Unnecessarily adds to traffic and congestion
  - b. Increase public safety concerns on 11th, both pedestrian and vehicular
- 2) Bulk and mass of south elevation of TV Studio from NB CDM [DRO §23.08.077.D.2 & G] (GR)(DM)

### Strengths of design:

- Internal garage circulation reduces impact to streets (DM)

### Themes of discussion:

- Protect the historic character of the neighborhood (JW)(KL)(GR)
- Design is challenged to accommodate the Farmer's Market (KL)(DM)
- Scale of Town Hall from plaza view (KL)
- Relocate Town Hall to NE corner (TS)
- Traffic circulation and impacts on 10th and 11th St (SD)

### Suggestions for improvement:

- Improve the design to protect the City's historic character (JW)(GR)
- Avoid use of decomposed granite (KL)
- Town Hall is appropriately sited, but scale is too large with CDM context from plaza view (KL)
- Shift Town Hall to NE corner, or shift the structure west 3-4 if kept of SE corner (TS)
- Utilize egress on 10th St to lessen 11th St concerns (SD)
- Improve back of TV Studio for NB CDM views (GR)
- Break up use of Farmer's Market to move non-perishables to upper plaza, and meat etc. to surface lot (DM)
- Shift TV Studio below grade so the NB CDM expression is Town Hall, not the back of a TV Studio (DM)
- Consider use of A-frame trusses (DM)
- Architecture needs to blend old, and new designs and not to completely repeat the old designs (DM)
- Articulate height envelope to break up flat roofs (IG)
- Review Del Mar 2020 for articulation considerations and prior-plaza design from 1990 design by Robert A.M. Stern (IG)

### Non-DRO consistency issues:

- Commercial view blockage (TS)
- Challenge to accommodate a Farmers Market (KL)(DM)
- Enhance activated retail to south end of CDM; and break (IG)
- Consider the acoustics of the Town Hall design

Community member abbreviations:

JW = Jim Watkins

KL = Kit Leeger, 1442 CDM

TS = Tom Seymour, 1011 CDM, Canterbury Court

SD = Surin Dutia, 238 11th St

GR = Greg Rothnam, 9th St

RE = Rick Ehrenfeld, 224 10th St

DM = Dean Meredith, 1125 CDM

MM = Monica Meredith, 1975 Seaview Dr

IG = Ivan Gayler, 410 15th St

**Post:**

Posted: July 28, 2015 8:46 AM

**Civic Center/Town Hall Project**

**What are your thoughts about the proposed design concepts for the City Hall/Town Hall project?**

Schematic design (the further refinement of the adopted Concept Plan) was presented to the community and the City Council at the July 20, 2015 City Council meeting. The architects explained the character of the plaza and entry to Town Hall, their inspiration from treasured Del Mar buildings (Powerhouse and Library) and their recommended materials of wood and glass. For more information about the design concepts, please visit [delmar.ca.us/cityhall](http://delmar.ca.us/cityhall)

Likes: **1** Responses: **18**

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**Responses:**

Posted: July 29, 2015 11:24 PM

**June Cleaver**

Reminds me of my junior high school circa 1950. Del Mar is stuck in the past.

Likes: **2**

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Posted: August 2, 2015 2:8 PM

**Eugene Schwartz**

Looks good, but fwiw I don't see the treasured Library or the Powerhouse reflected in this design, not that it needs to. Many thanks and appreciation for good efforts and intentions so far, but No amenities, no farmers market, no restaurant, no historic center. Does that come later?

Likes: **0**

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Posted: August 4, 2015 7:42 AM

**Dwight Worden**

I'm hoping to hear lots of comments and feedback. Like everyone, I have personal tastes, but very much want to hear the views of others. before I am called on to vote on the design.

Likes: **0**

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Posted: August 5, 2015 9:7 AM

**Amy Eischeid**

The design looks like an out-dated high school. I don't see how this design would beautify the city of del mar. The colors and materials are all wrong.

Likes: **2**

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Posted: August 7, 2015 7:49 AM

**bruce Doubleu**

Leave the design to the experts, but see no need to exceed a single level - 8 ft.. floor height facing Camino del Mar.

Likes: **0**

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Posted: August 20, 2015 1:4 PM

**Dean Meredith, Architect AIA**

I am glad I had the opportunity to see the design at the Council meeting recently & I hope my comments are well received. The site plan is great, I believe the building design needs significant improvements. The current design is basically 2 boxes & a trellis, looking more like a school or medical building. The 2 boxes are sitting on a flat plane with no blending of the architecture into the ground plane; just hard vertical surfaces meeting other hard horizontal surfaces. Why not floor plan articulation & roof forms giving the Project more 3 dimensional interest rather than 2 dimensional boxes? The architects said they were using wood trusses to relate to the character of Del Mar, but from the exterior, the wood elements are not seen. What you see are hard surfaces, a glazing system of glass along with metal extrusions adding to the institutional look. The wood features meant to give 'Del Mar' character are solely seen from the interior. Also, I do not recall a comment from the architects on what material is to be used for the large exterior vertical surfaces. What is the skin of the building other than a glazing system with metal extrusions expressed on the exterior? Are the materials available for viewing? I know this is a mandatory step required by the Del Mar Design Review Board. Finally, I feel it's important to not have garage circulation spilling out onto the streets of Del Mar. On site garage circulation will only cost approximately 6 - 10 parking spaces total. I'm please that the design is now going to the Design Review Board, & I'm looking forward to their comments and those from the residents of Del Mar. Thanks for your time.

Likes: **3**

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Posted: August 20, 2015 5:14 PM

**Paul Chasan**

The basic design looks good, but needs some Dean Meredith upgrades. It's time that Del Mar city makes a statement that we are part of the 21st century and are part of the contemporary world. It might be a beacon for others to redevelop their tired old looking sites in downtown Del Mar.

Likes: **2**

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Posted: August 20, 2015 10:35 PM

**Barbara Jaffe**

I do not think the proposed design will enhance our community. It is cold, and too contemporary and not in keeping with the charm of our lovely town. I would prefer to see something with more visual interest that can combine the feeling of our town with the newer architectural designs that we see in some of the newer homes and buildings here. Perhaps something that incorporates the feel of a Frank Lloyd Wright design with an interesting mix of stone and wood. I hope a new concept can be worked on.

Likes: **2**

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Posted: August 21, 2015 2:15 PM

**pete glaser**

The concept plan as presented is quite good. However the aesthetic design as presented in the perspective drawing is too contemporary and does not capture the essence of the Village of Del Mar as seen in all the other the other public building in the city. Del Mar needs a Civic Center that reflects the city's charm and uniqueness, not a cold glass ordinary commercial structure.

Second comment: Many of the farmers that come to the Farmers Market sell out of there trucks. How will they get onto the Civic Plaza and do we want fluid leaking trucks parked there for four hour each week.? It seems that they could be accommodated by extending part of the Market on to the lower parking lot, just as it is done today.

Likes: **2**

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Posted: August 23, 2015 6:56 AM

**Warren Spieker**

I agree with other residents that this is far too contemporary. The architecture is not fitting with our quaint little town. It needs more traditional, Bokal and Sneed-type influence consistent with the library, Stratford Square, or the Powerhouse.

Likes: **1**

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Posted: August 23, 2015 7:59 PM

**Jerry Hoffmeister**

I would like to see an overall contemporary design. How this is articulated is up to the City Council; to decide. Perhaps they should request 3 alternative concepts for citizen review to nail down a final design that reflects an "Old Hollywood Vacation Destination" but today is a forward thinking community located on the ocean with its surfers, is known for world class thoroughbred horse racing along with being on the edge of Torrey Pines State Park, UCSD & the biotech community.

Likes: **1**

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Posted: August 24, 2015 7:43 AM

**T. Stubbs**

the current design is disappointing to me illustrative of an outside firm that doesn't understand the community. I would prefer a more modest craftsman design that reflect the character, warmth and charm of Del Mar.

Likes: **1**

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Posted: August 24, 2015 11:43 AM

**jim Coleman**

I also applaud the City Council for their willingness to move forward and include the civic center design to carry the community forward. There is so much heritage and history to Del Mar that make it such a fabulous destination and home base. I encourage the council to look at designs that are more congruent with and more reflect our unique character and heritage.

Likes: **2**

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Posted: August 26, 2015 11:52 AM

**Jen Grove**

I agree with all of the responses to date as to the aesthetics of the design. Too contemporary, reminds me of a 70's style elementary school. This should be a building that the community cherishes. More work needs to be done to get to this point.

Likes: **1**

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Posted: August 26, 2015 5:42 PM

**Mary Lou Amen**

This design is cold and uninviting and totally out of the character of Del Mar. There is much history in our town and this, in no way, resembles the architecture that dominates the landscape. I believe we need something that is warm and inviting and says welcome to our special beach town. I trust the City Council will consider our responses and do what is best for the majority of citizens.

Likes: **0**

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Posted: August 27, 2015 8:7 AM

**Monica Meredith**

Like most of us in Del Mar, I'm hearing a lot of concerns as to how to best achieve a balance of old and new in our little beach community. We are all drawn to the charm and small town feel, yet we live in a sophisticated, desirable part of Southern California. I believe we can achieve balance without frowning upon progress, which is inevitable, and necessary to sustain Del Mar. What better way to set the tone for what we stand for here than to take this opportunity of a new Town Hall to reflect the character of Del Mar. We spend a lot of time and effort making sure that the residences here are aesthetically pleasing and Design Review Ordinance compliant. Let's put that same energy into making our City Hall a statement of what and who we are. While the current design is a very popular 'look' right now, I don't think it reflects our community well. Let's make this new gathering place warm and welcoming, with an interesting, timeless design and a lot of visual interest. I'll leave the design up to the professionals, but let's show everyone we are design oriented in this town, not only for those coming to the City Hall itself, but those driving by what should be a gateway into our beautiful city. Finally, I'd like to thank our city volunteers and personnel for all their hard work and dedication to the residents and the environment in Del Mar.

Likes: 0

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Posted: August 28, 2015 1:20 PM

**pete glaser**

I thought the prelim design review and comments covered all the key points that needed to be address for the design. Hope the City and the Architects take them seriously. Do we have wait until November before see the progress being on these changes?

Likes: 0

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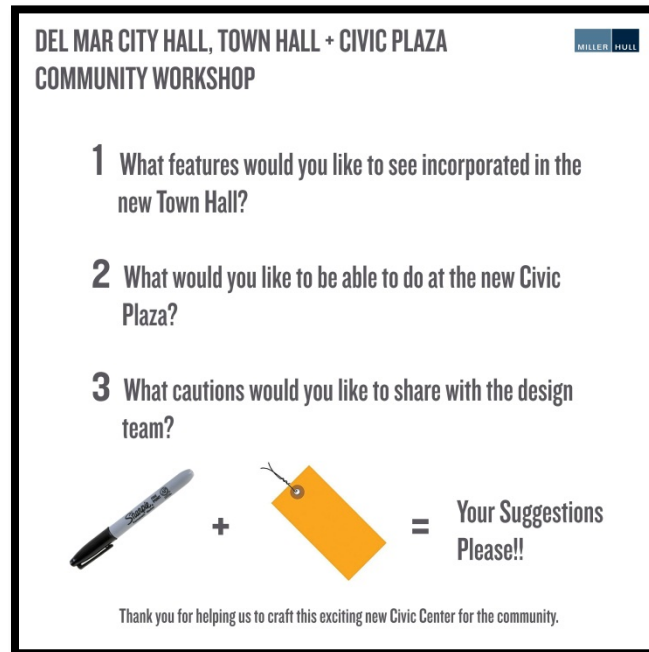
Posted: August 28, 2015 1:59 PM

**Mike Khoury**

I agree with most of the other comments. The current design is too contemporary in my opinion. This will be a focal point entering/leaving our town and a design the is more in line with a beach community would be desired. The library, plaza and lauberge hitle are good examples. Thanks for considering our input.

Likes: 1

## 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 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

**Third Inventory: September 1, 2015**

218. Please don't use redwood for the beams, need to use recycled wood
219. Have a binding vote for the new City Hall
220. A small City Hall for a small town
221. Convention space and a parking garage.
222. Display public artwork
223. A place for composting
224. Hoping to see Plan E on the November Ballot
225. The City was selfish to place the City Hall item on the DRB agenda that was 4-11PM
226. Need normal sidewalks
227. Indoor/Outdoor gardens
228. Chipotle, Starbucks or Panera & public art
229. Expand the Farmer's Market
230. Ice cream store
231. Book store

**From:** RALPH PECK [<mailto:artiepek@prodigy.net>]  
**Sent:** Tuesday, September 01, 2015 11:59 PM  
**To:** COAST NEWS ; DEL MAR TIMES ; CITY HALL MAILBOX  
**Subject:** letter to the editor

This week's letter to the editor by Watkins/Leeger criticized the architects Design Review Board Draft Preview of the new city hall as boxy wood and glass commercial design that is inappropriate as the character of Del Mar, and instead touts the old Normandy style of the old hotel, Stratford bldg., library and the many buildings he built in town with that style. They prefer that style – I, for one don't. Actually, that style was used for the commercial buildings of the time, wasn't it?

It seems to me that sometime during the history of the City, a poll was taken that found most citizens didn't want that style adopted for the overall style for Del Mar. The style presented by the architects reminds me of the first Del Mar Plaza that occupied the bluff where the current Plaza sits, and was open, friendly and attractive, because it was built with post and beam wood and glass. To me, that is more DEL MAR.

Our input is wanted – that's mine – what is yours?

Ralph Peck  
333-11<sup>th</sup> St  
Del Mar, CA  
858-755-9696

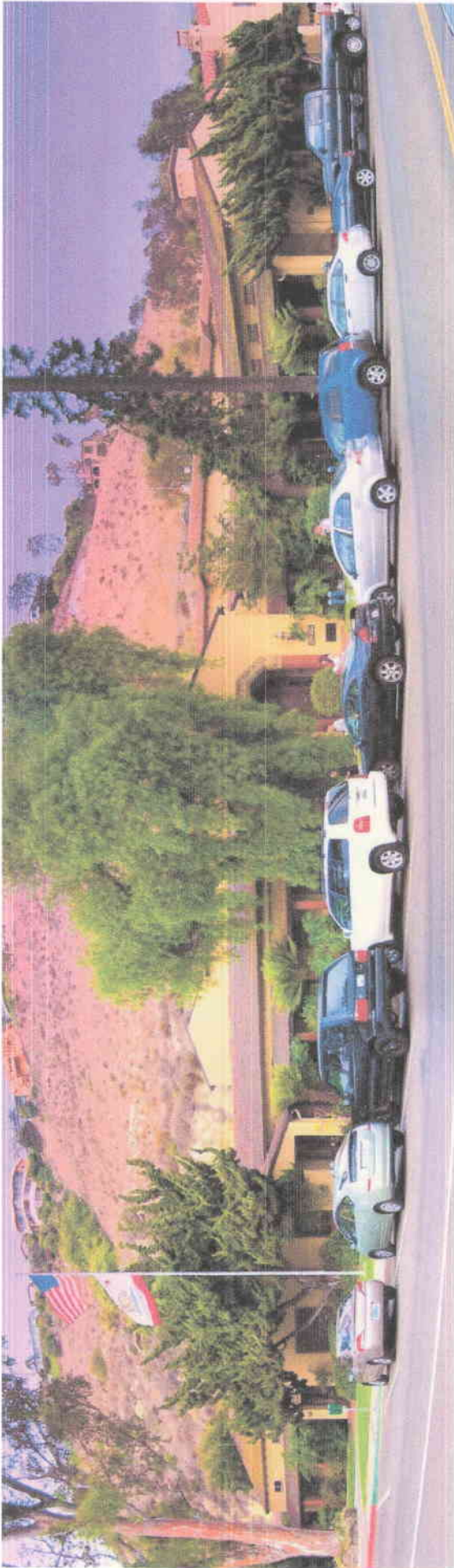
**From:** Jim Watkins [<mailto:jimwatkins@winnerscircleresorts.com>]  
**Sent:** Friday, July 31, 2015 11:27 AM  
**To:** Caroline Kreiser <[ckreiser@millershull.com](mailto:ckreiser@millershull.com)>  
**Subject:** Del Mar City Hall

We applaud the architects selected by the city for their creative parking solution and the final site plan for City Hall. However, most folks we have talked to are very troubled by the aesthetic design, shared at the most recent city council meeting. Most felt the perspective drawings look like a large contemporary commercial corporate structure, not in keeping with the small unique village character that is Del Mar. Many suggested a craftsman like design would be more appropriate, or similarly styled to our beloved Del Mar library (photo attached). A design that is compatible with the surrounding area and in harmony with the character of our village. Others felt the extreme height and size was mansionizing our own City Hall. One suggestion was to take note of Laguna Beach City Hall which blends in with the fabric and character of the community (photo attached). As noted, we applaud the architects for their work to date and believe they certainly have the talent, experience and creativity to achieve a design that is appropriate for our village, however, due to the negative feed backs, we believe more community input is needed.

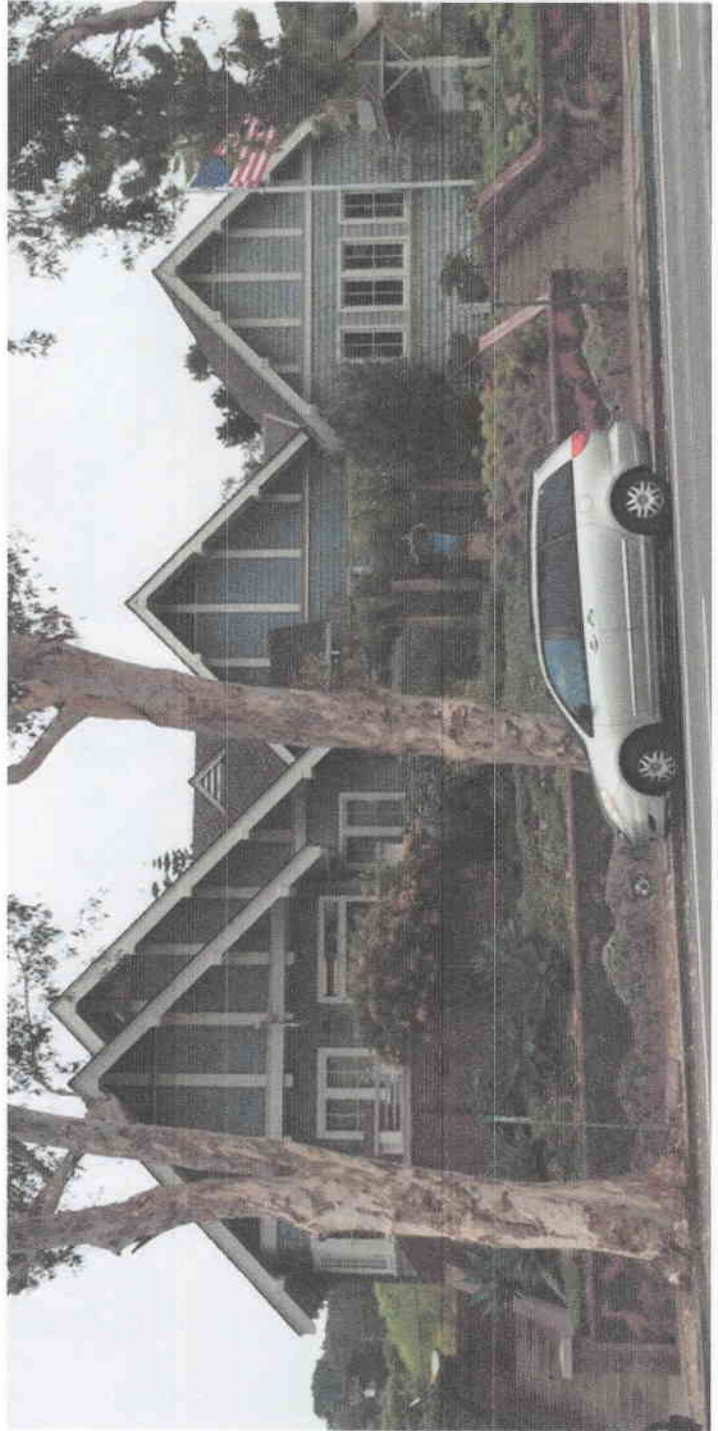
Jim Watkins

Kit Leeger

(858) 755-3991 Office  
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LAGUNA BEACH CITY HALL



DEL MAR LIBRARY

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

- September 8, 2015: Update on Direction from DRB Meeting 1
- ★ 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