



# DEL MAR **CIVIC CENTER**



MILLER HULL

SPURLOCK POIRIER  
LANDSCAPE ARCHITECTS



**MEET & GREET BBQ**



GATEWAY  
TO  
RESIDENTIAL

aviation  
friendly  
possible  
water  
city

Playa for  
Farmer Market  
and storage tables

EST PORTION  
OF  
LOT  
PASSIVE  
USE

LARGEST  
POSSIBLE  
AREA

Multi-use  
park

Park for children  
to play

Large  
available for  
public use

INCORPORATE  
FUN HAPPY  
Interactive

Auditorium for  
250-300 People

On  
his Dal Mar's  
space allows  
clubbers

sure there's room  
for 100 people -  
would be good.

use coastal  
streets to bl

for  
guest

**Civic Center can be the public heart of Del Mar.**

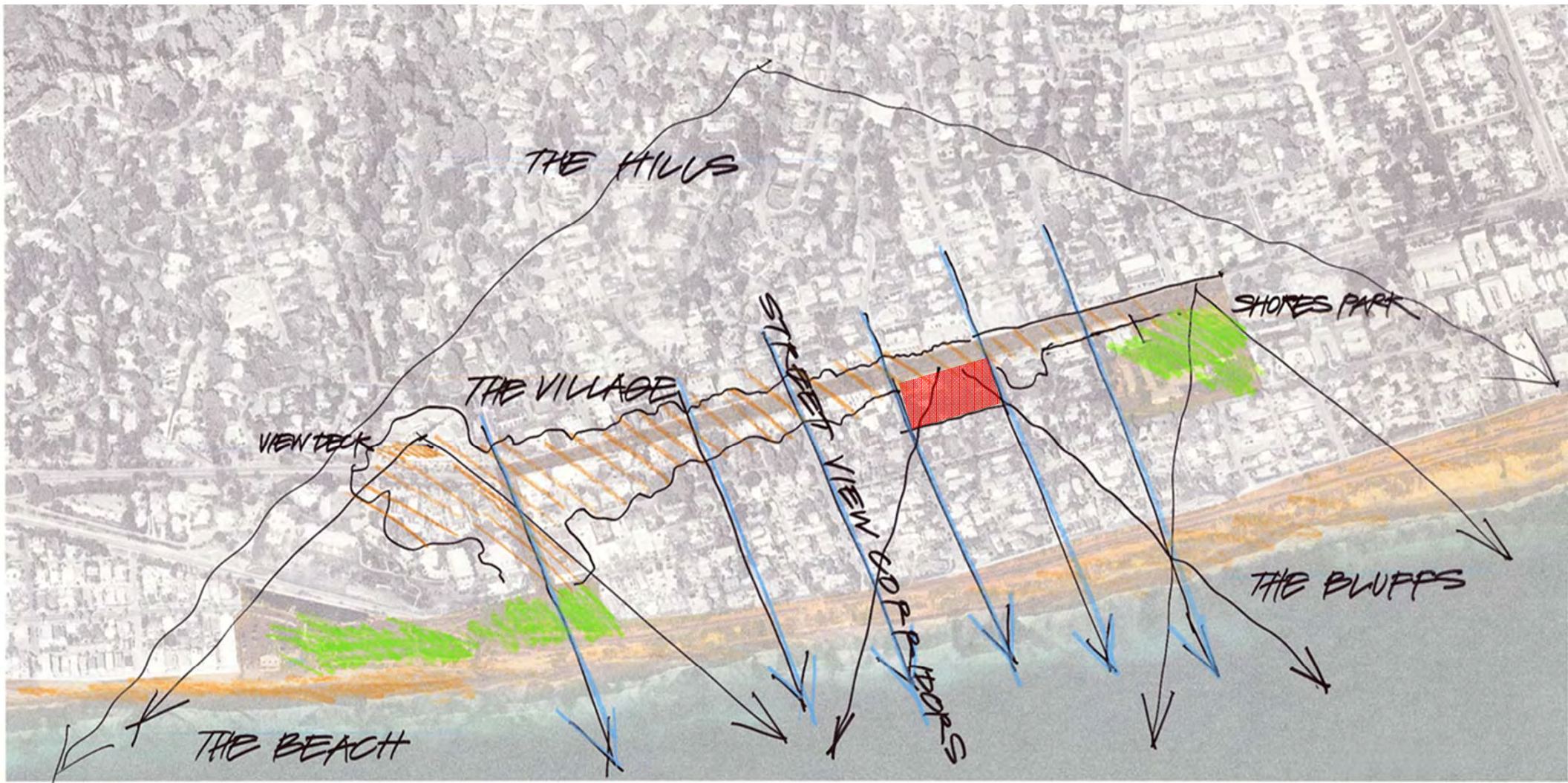
**Civic Center should fit within the context of both the Village and residential neighborhood.**

**Provide flexibility.**

**Create multipurpose spaces and allow for a range of future expansion opportunities.**

## **FIVE MAJOR PROGRAM ELEMENTS**

- 1) TOWN HALL:** Design a 3,200 multipurpose hall that allows for a wide range of functions.
- 2) CIVIC PLAZA:** Create 15,000sf open space for community activities, including Farmers Market.
- 3) CITY HALL:** Provide 9,250sf for administrative services.
- 4) FUTURE EXPANSION:** Allow for 11,000–20,000sf range of future expansion; keep the options open!
- 5) PARKING:** Provide 160 stalls for current and future uses.



THE HILLS

SHORES PARK

THE VILLAGE

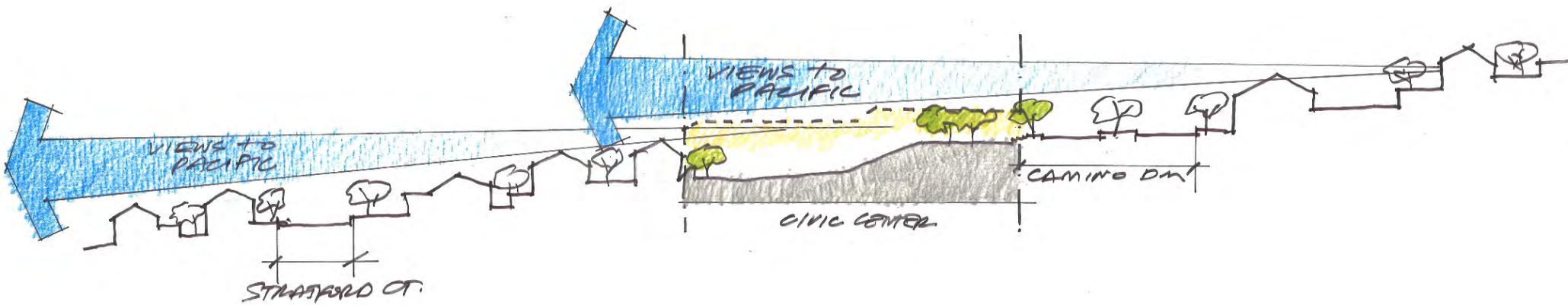
VIEW DECK

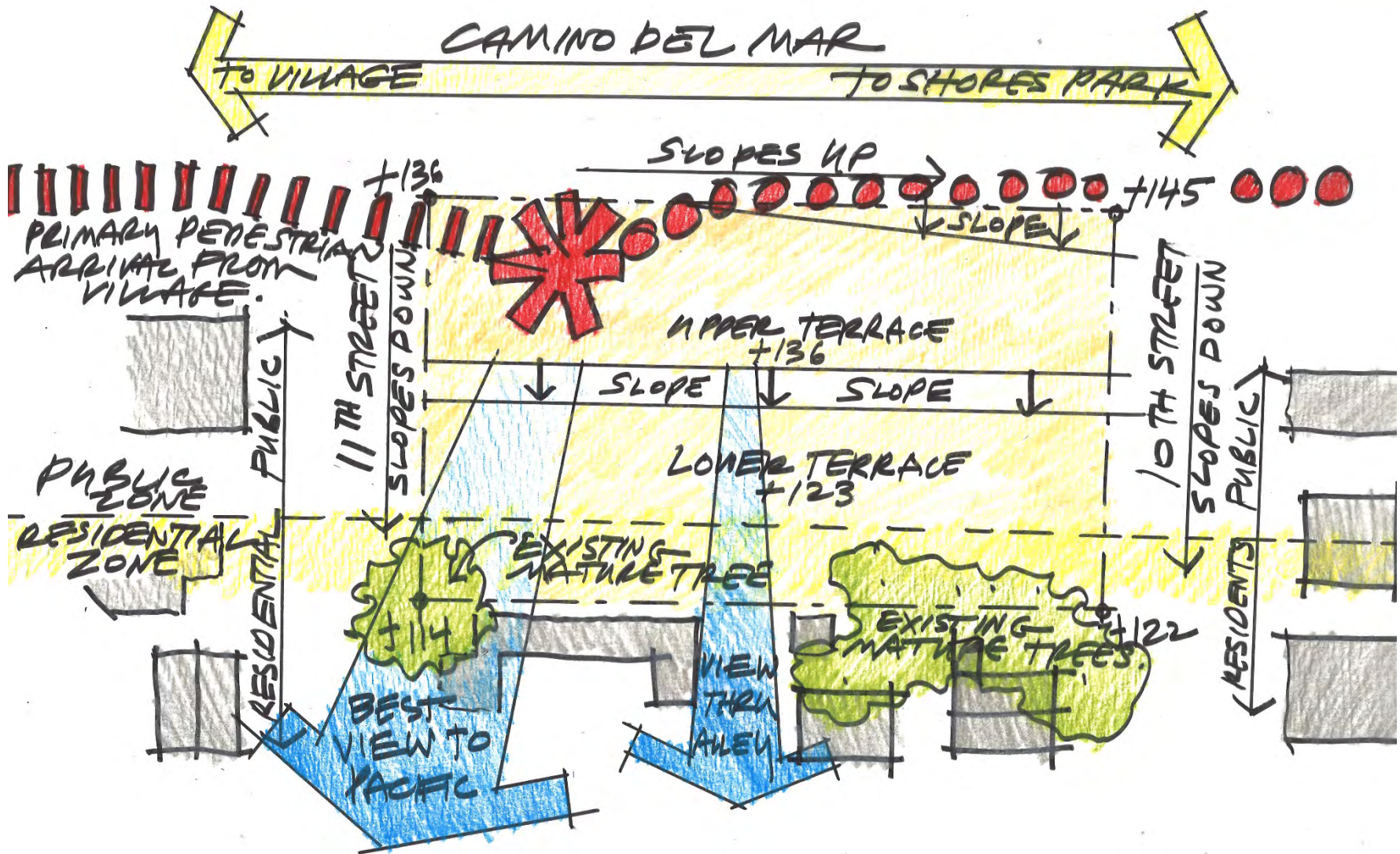
STREET VIEW CO-OP PROPOS

THE BLUFFS

THE BEACH

THE PACIFIC OCEAN





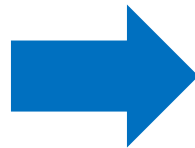
# **PARKING PROGRAM**

**APPROVED PROGRAM = 160 STALLS**

**TO FIT REQUIRED NUMBER OF STALLS, A  
GARAGE STRUCTURE IS NECESSARY.**

# **PARKING OBJECTIVES**

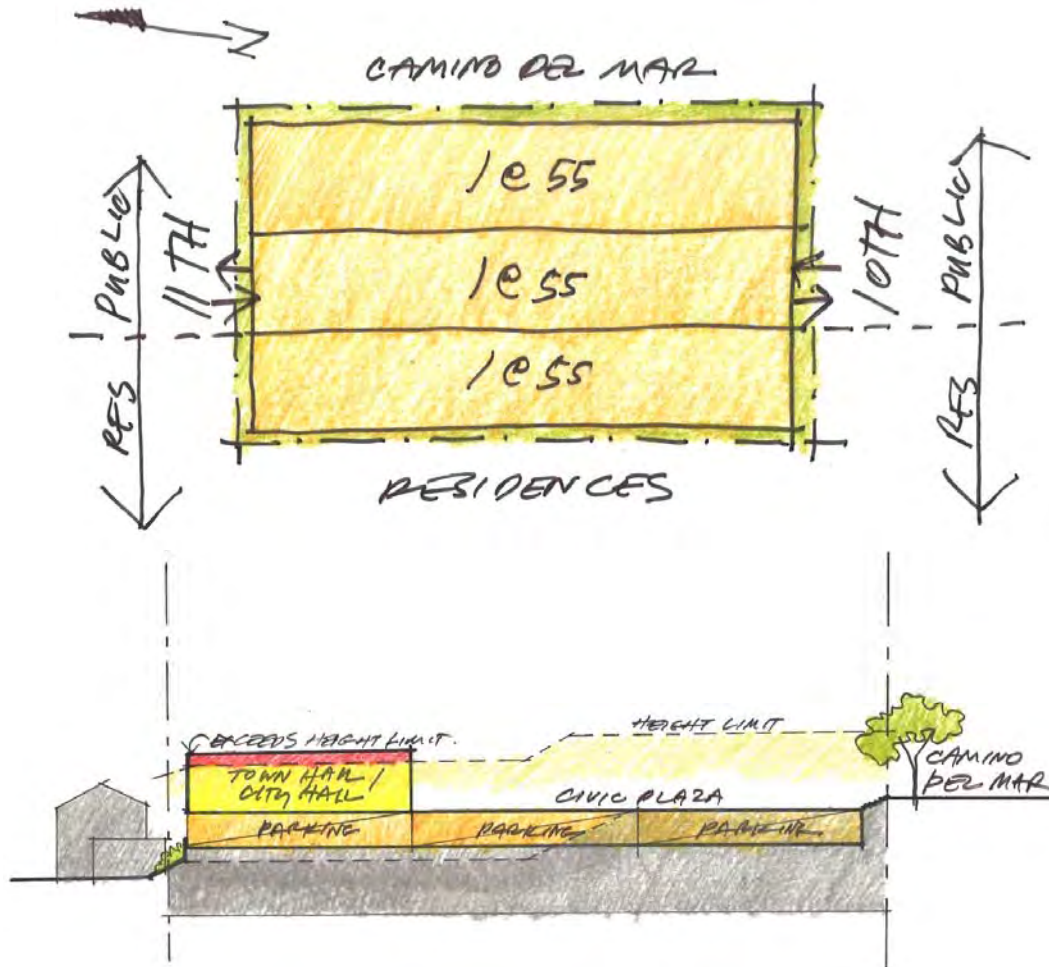
**TO ANALYZE WHICH GARAGE OPTION WORKS BEST, WE MEASURED EACH OPTION AGAINST CRITERIA AT RIGHT.**



## **CRITERIA FOR SUCCESS**

- HEIGHT LIMIT AT WEST**
- BUFFER FOR NEIGHBORS**
- TRAFFIC CIRCULATION**
- COST & SCHEDULE**
- NATURAL GROUND AT**
- PLAZA**

# GARAGE OVER FULL SITE

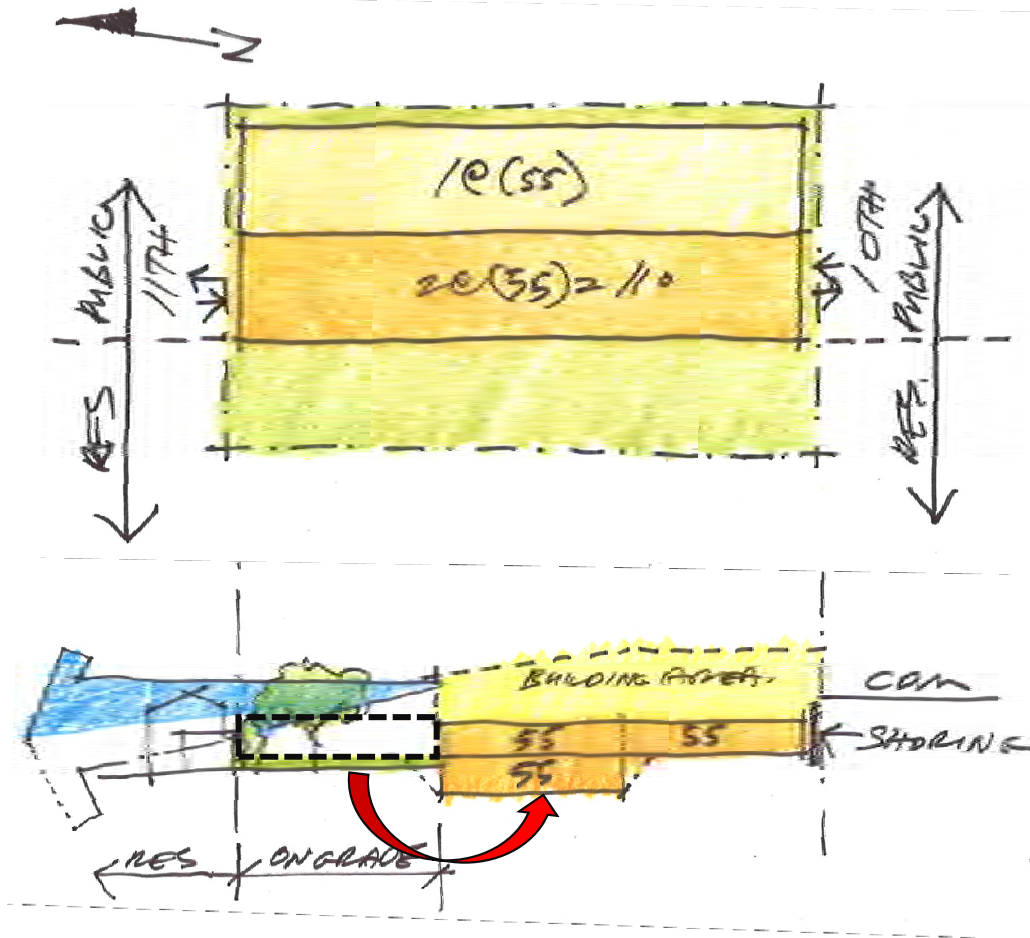


## SUCCESS

### CRITERIA

- HEIGHT LIMIT AT WEST
- BUFFER FOR NEIGHBORS
- TRAFFIC CIRCULATION
- COST & SCHEDULE
- NATURAL GROUND AT PLAZA

# GARAGE OVER 2/3 SITE AT EAST



## SUCCESS

### CRITERIA

- HEIGHT LIMIT AT WEST
- BUFFER FOR NEIGHBORS
- TRAFFIC CIRCULATION
- COST & SCHEDULE
- NATURAL GROUND AT PLAZA

# GARAGE OVER 1/3 SITE IN CENTER



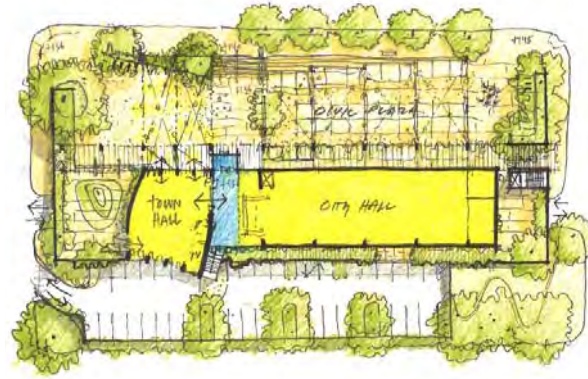
## SUCCESS

### CRITERIA

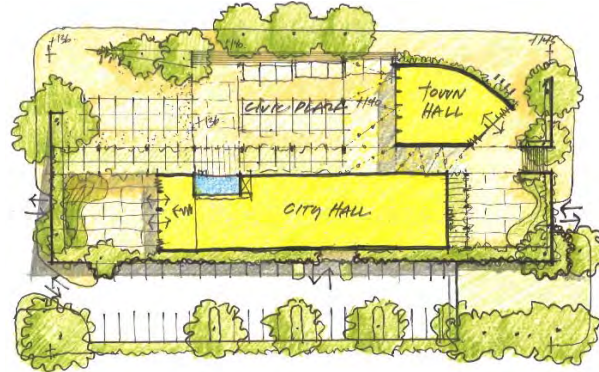
- HEIGHT LIMIT AT WEST
- BUFFER FOR NEIGHBORS
- TRAFFIC CIRCULATION
- COST & SCHEDULE
- NATURAL GROUND AT PLAZA

# 3 BIG IDEAS

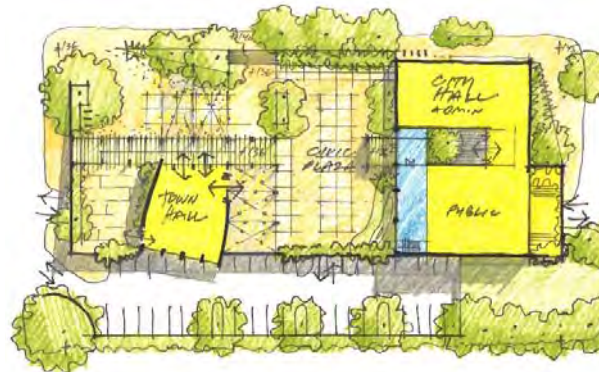
CONCEPT A



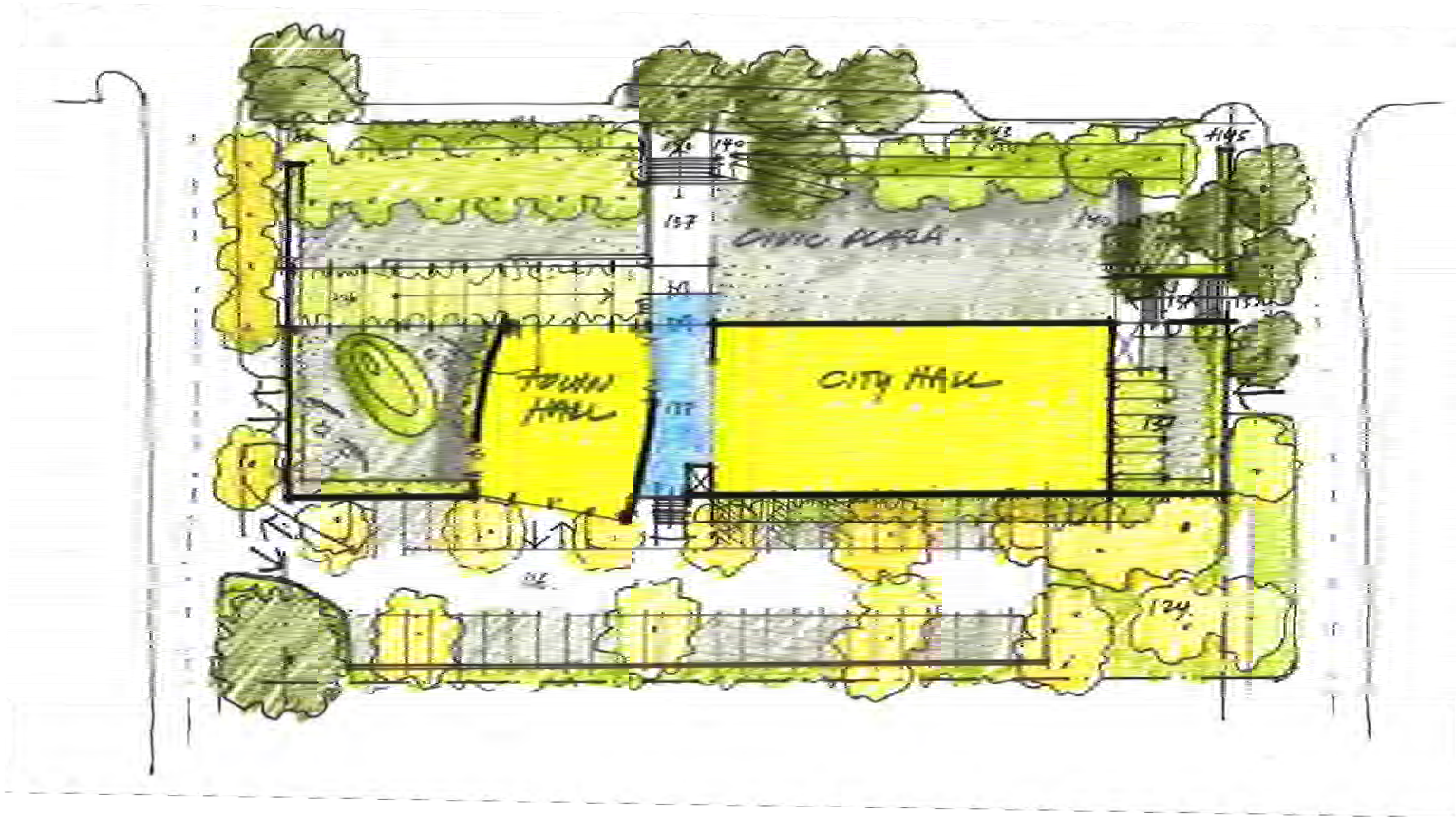
CONCEPT B



CONCEPT C

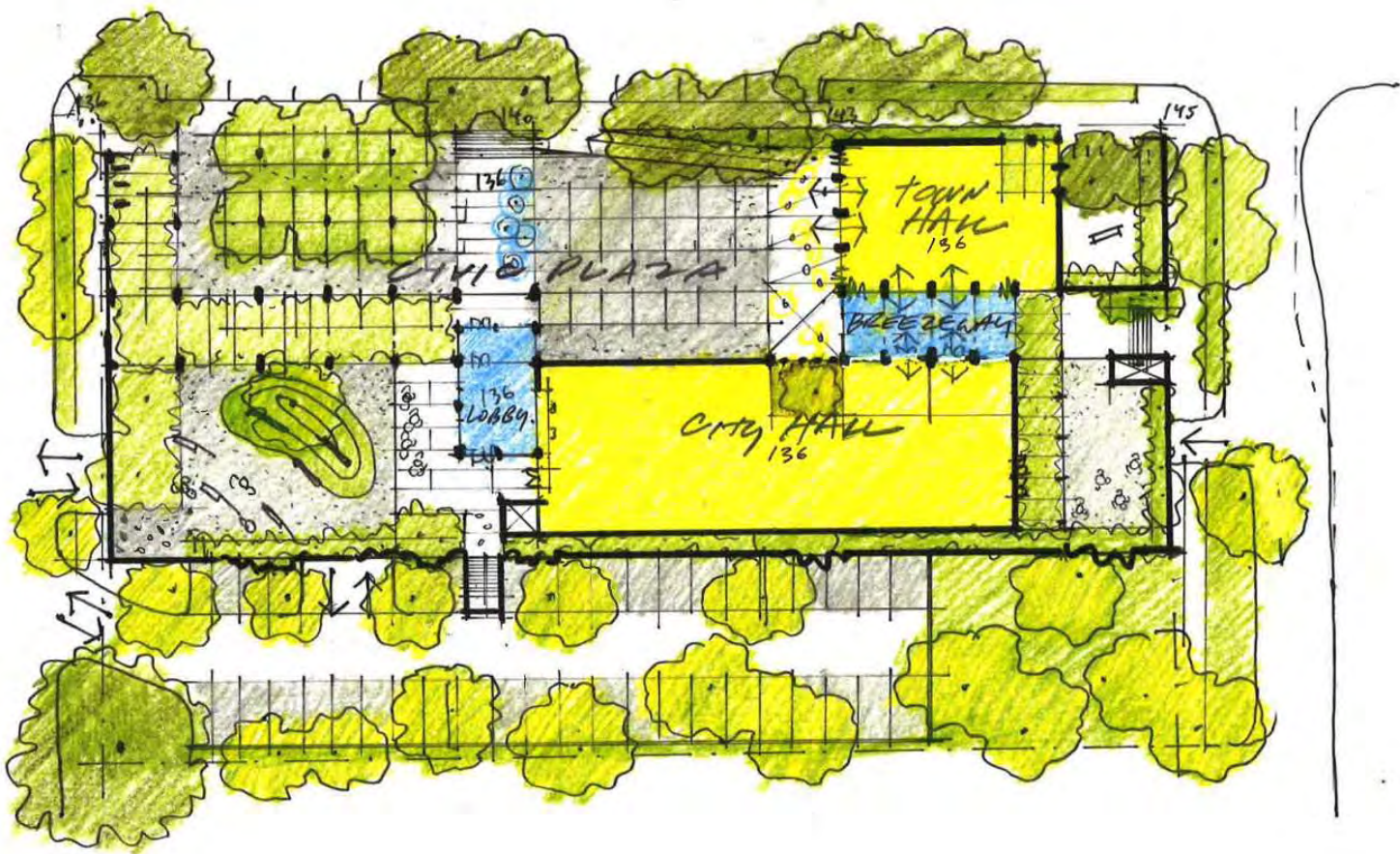


# CONCEPT D - SITE PLAN



# REFINED SITE CONCEPTS

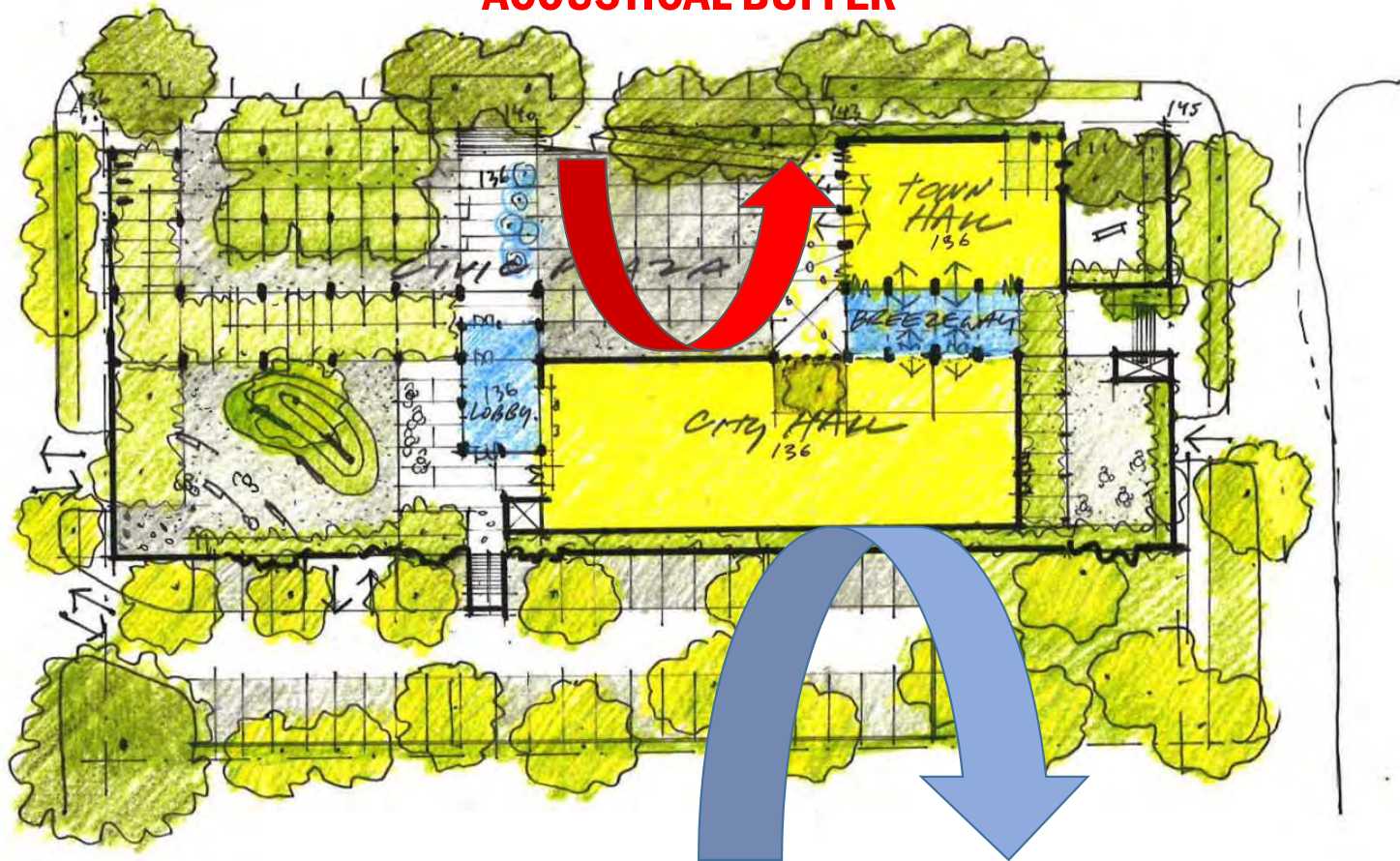
# CONCEPT E - SITE PLAN



# REFINED SITE CONCEPTS

# CONCEPT E - SITE PLAN

**ACOUSTICAL BUFFER**

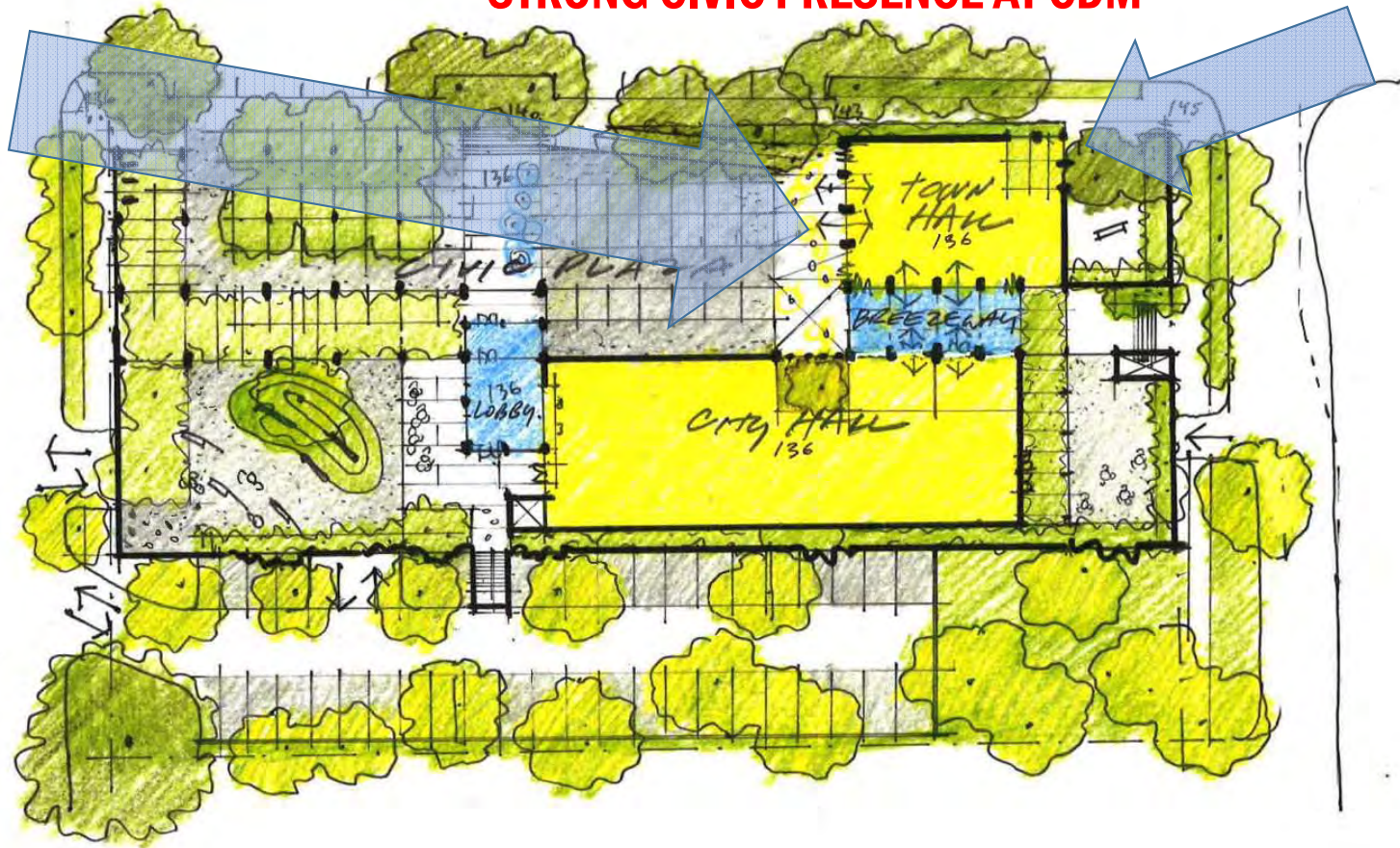


**WINDBREAK**

**REFINED SITE CONCEPTS**

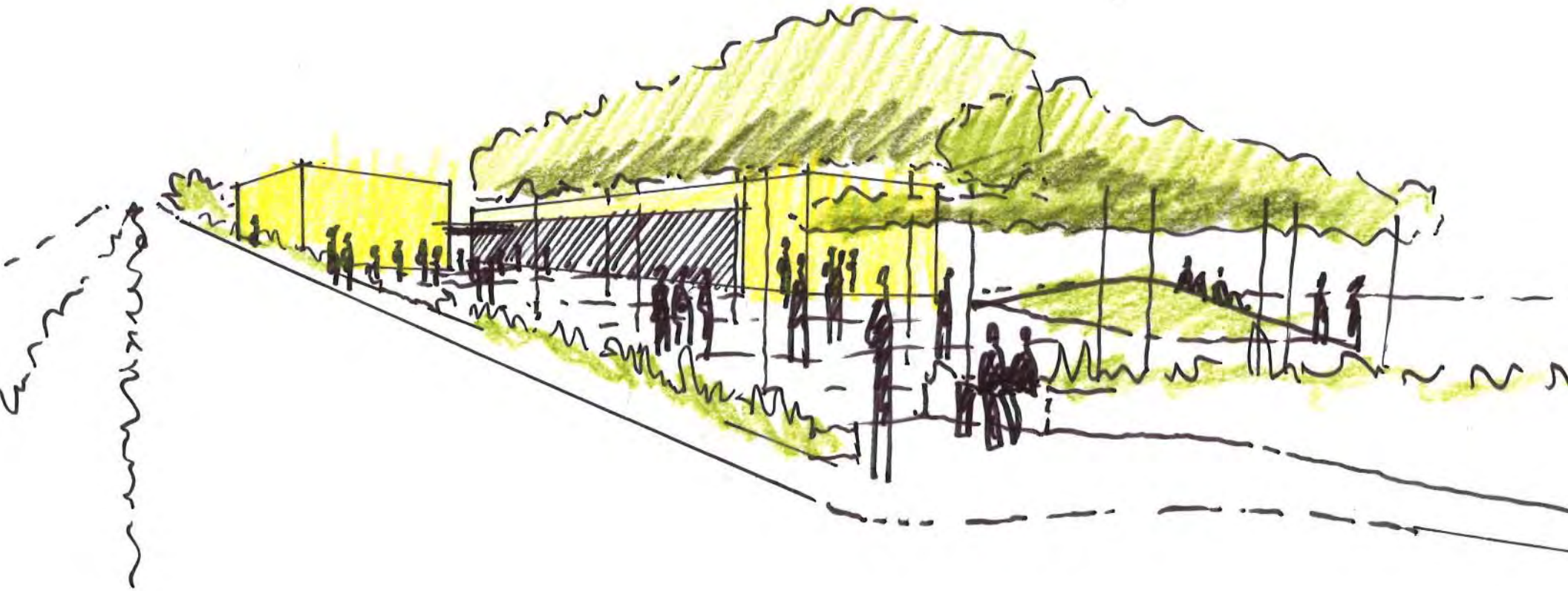
# CONCEPT E - SITE PLAN

**STRONG CIVIC PRESENCE AT CDM**



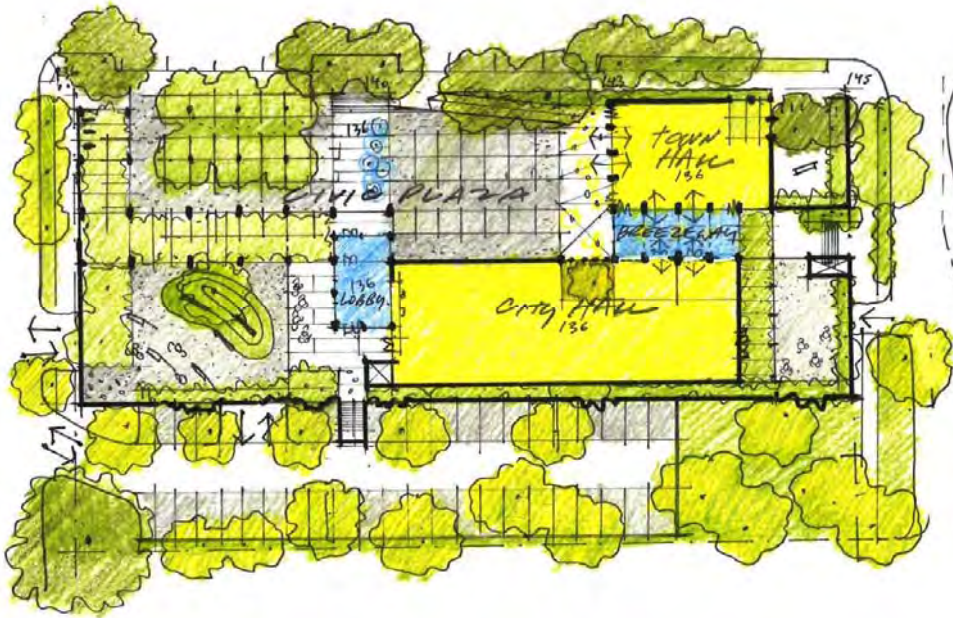
**REFINED SITE CONCEPTS**

## TOWN HALL - FRONT AND CENTER



REFINED SITE CONCEPTS

# CONCEPT E - EVALUATION FOR SUCCESS



## CRITERIA

- PUBLIC VIEWS
- CIVIC BEACON
- PLAZA VISIBLE FROM
- CDM  
FUTURE EXPANSION POTENTIAL
- WEATHER PROTECTED OUTDOOR  
SPACES
- NEIGHBORHOOD
- ACOUSTICS  
HEIGHT LIMIT
- FARMERS MARKET
- FUNCTION  
HUMAN SCALED SPACES
- STRUCTURAL FOR E.O.C.

REFINED SITE CONCEPTS





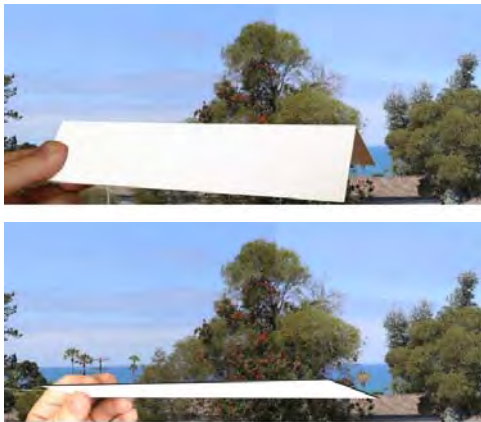
# **WORKSHOP COMMENTS & RESPONSES**

## HOW SHOULD DEL MAR'S NATURAL AND ARCHITECTURAL CHARACTER BE APPLIED AT CIVIC CENTER?

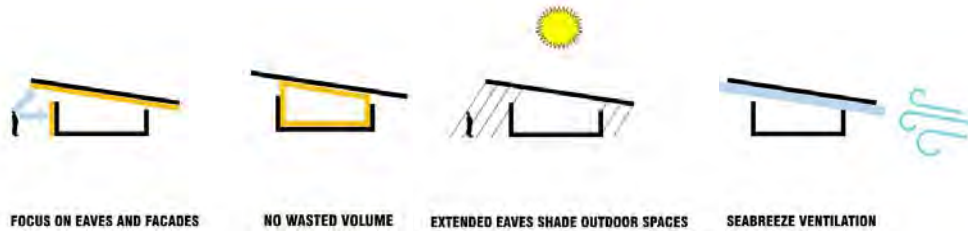
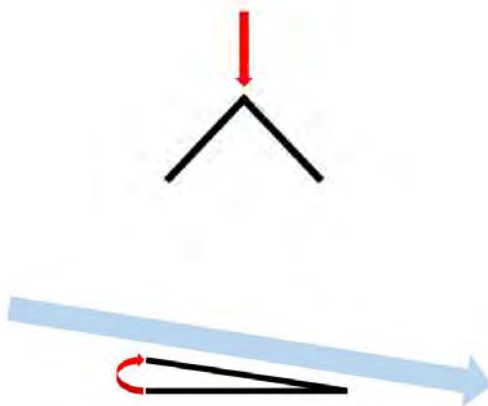


**QUESTIONS**

# DO YOU AGREE WITH OUR PRIORITIES IN ADDRESSING ROOF FORM?



LOW ROOF FORMS MINIMIZE VIEW IMPACT



FOCUS ON EAVES AND FACADES

NO WASTED VOLUME

EXTENDED EAVES SHADE OUTDOOR SPACES

SEABREEZE VENTILATION

## QUESTIONS

## HOW ARE PEOPLE-SCALED SPACES CREATED IN DEL MAR?



**QUESTIONS**



**Plan for future expansion areas.**

**Workshop Comments**

**Trees and other shading devices are needed.**

**Workshop Comments**

**Plaza surface materials:  
There is a need for hard surfaces.  
Explore a mix of appropriate materials.  
Less decomposed granite.**

**Explore a variety of uses for the outdoor spaces:**

**Farmer's Market**

**Movie Night**

**Intimate Conversation Spaces**

**Dining Areas for Farmer's Market**

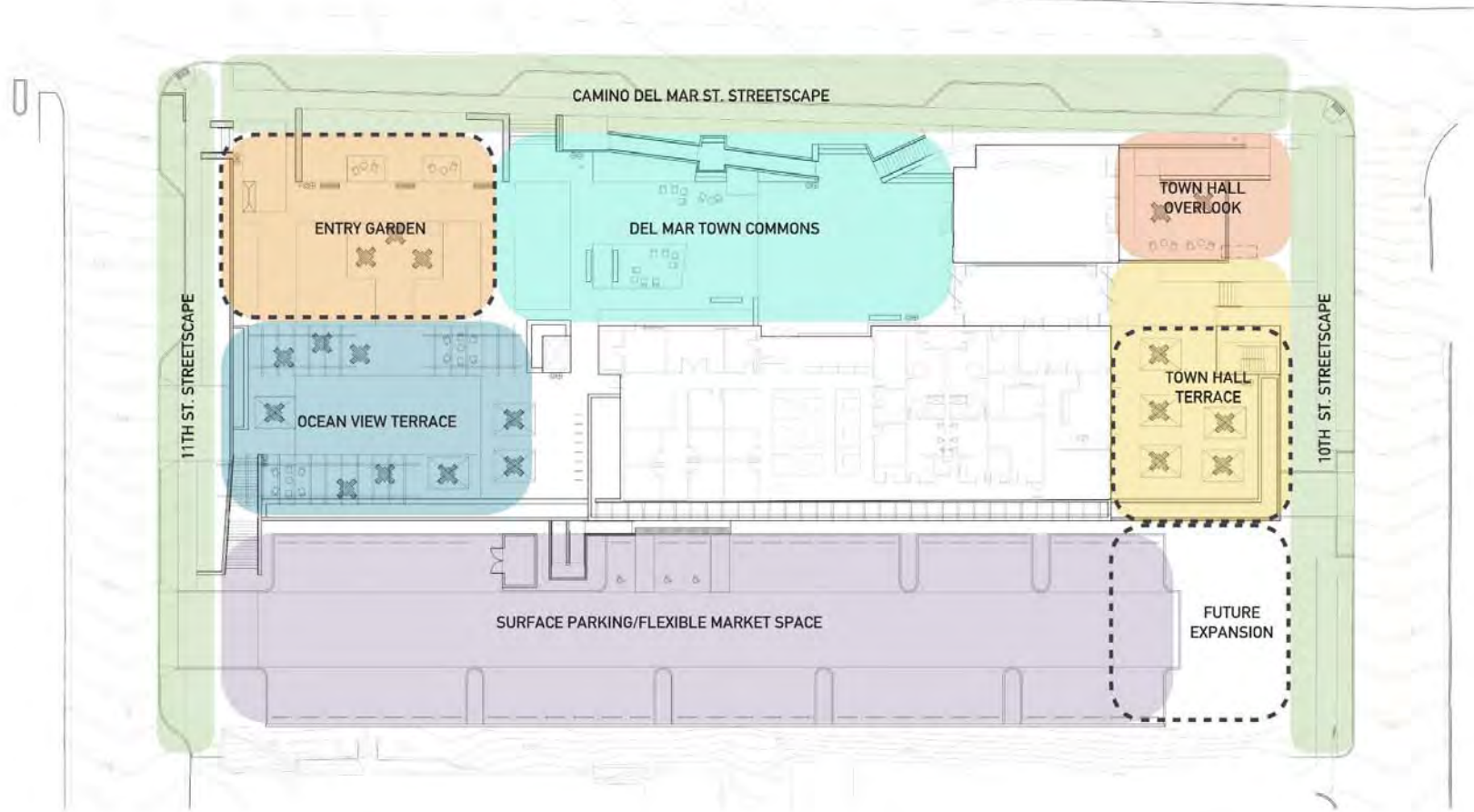
**Flexible Spaces**

**Workshop Comments**

**Can the roof be utilized as a view overlook?**

**Workshop Comments**





 FUTURE EXPANSION AREAS

LANDSCAPE ZONE DIAGRAM





**Too contemporary and boxy.  
Doesn't fit the character of Del Mar.**

**Flat and shed roofs are not appropriate for Del Mar.  
Explore low-slope but pitched roof forms.**

**Building needs a durable base where it meets the ground.**

**Workshop Comments**

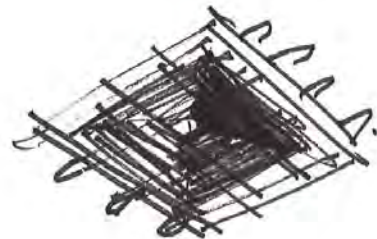
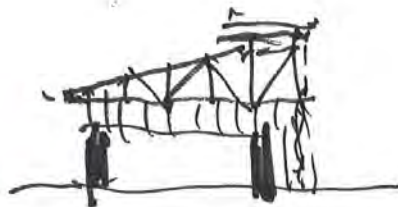
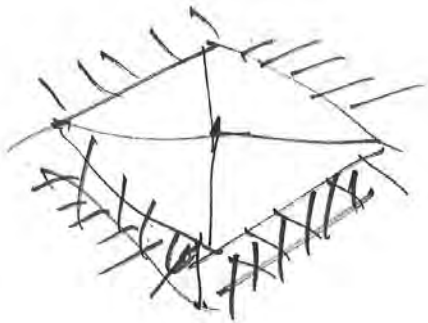
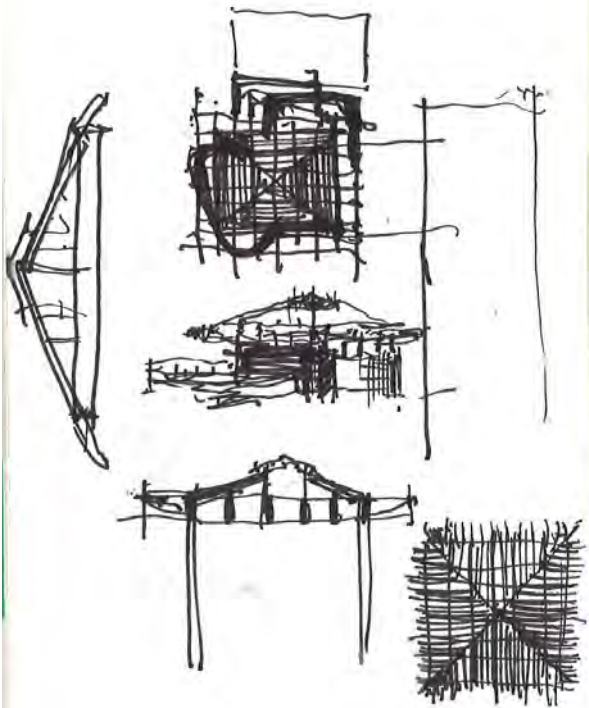
**Respect the height limits on Civic Center site while  
right-sizing Town Hall.**

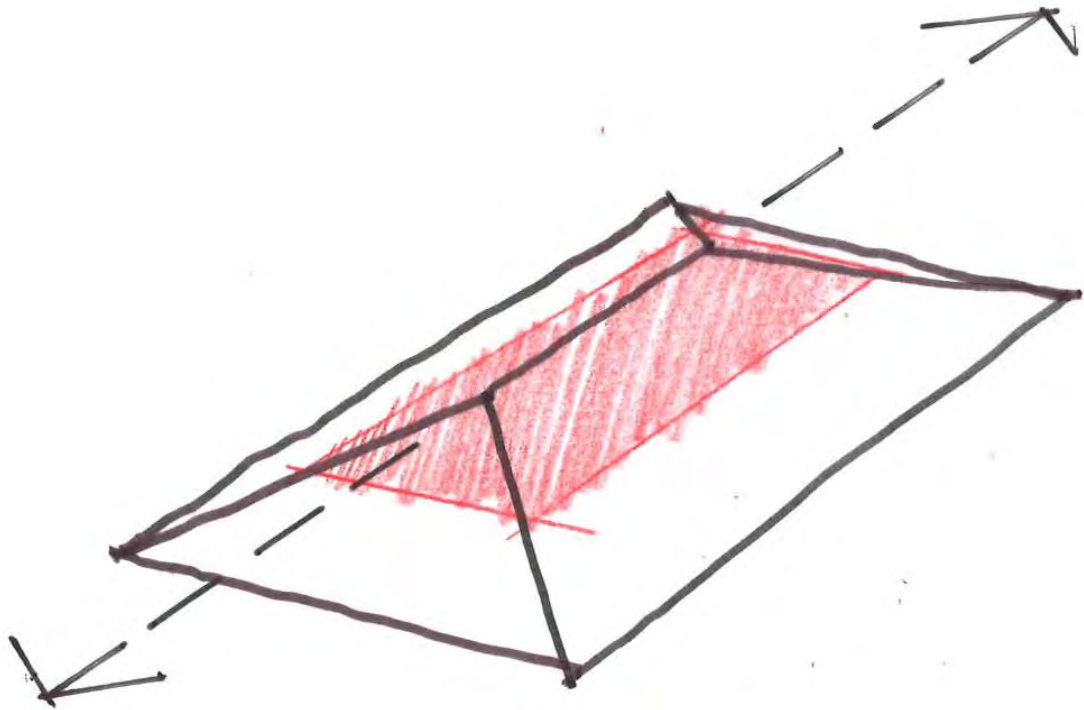
**Workshop Comments**

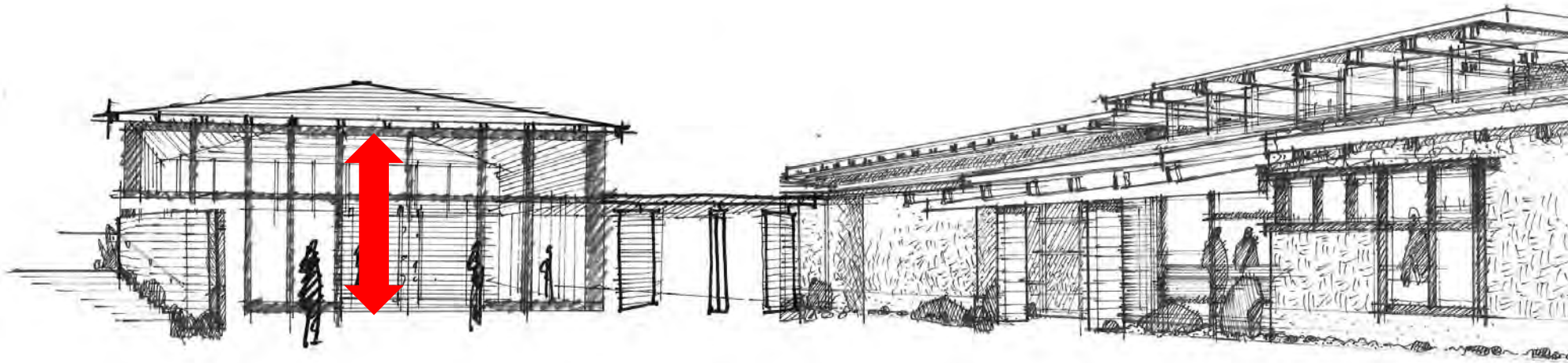
**Iconic Corner at 10<sup>th</sup> & CDM needs to progress.**

**Workshop Comments**

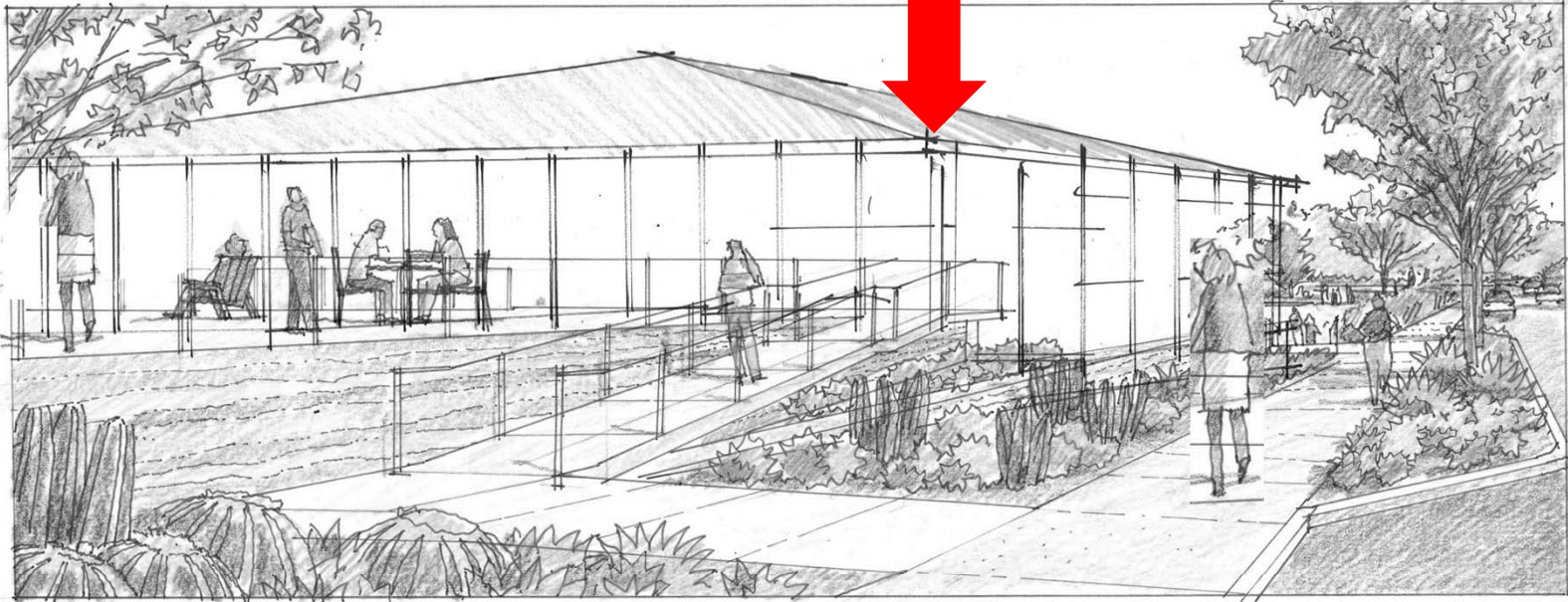




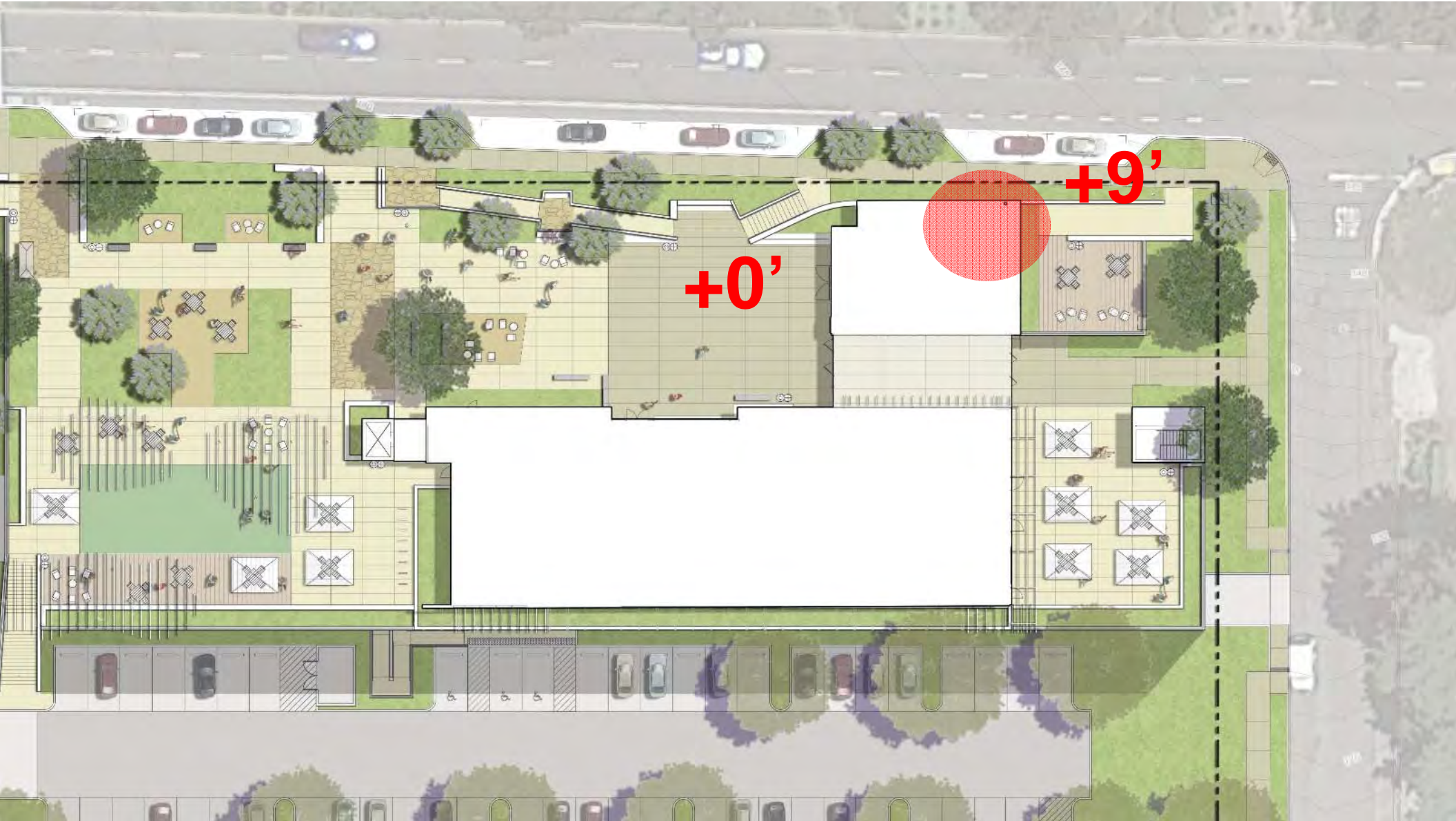




**HIPPED ROOF OPTION**

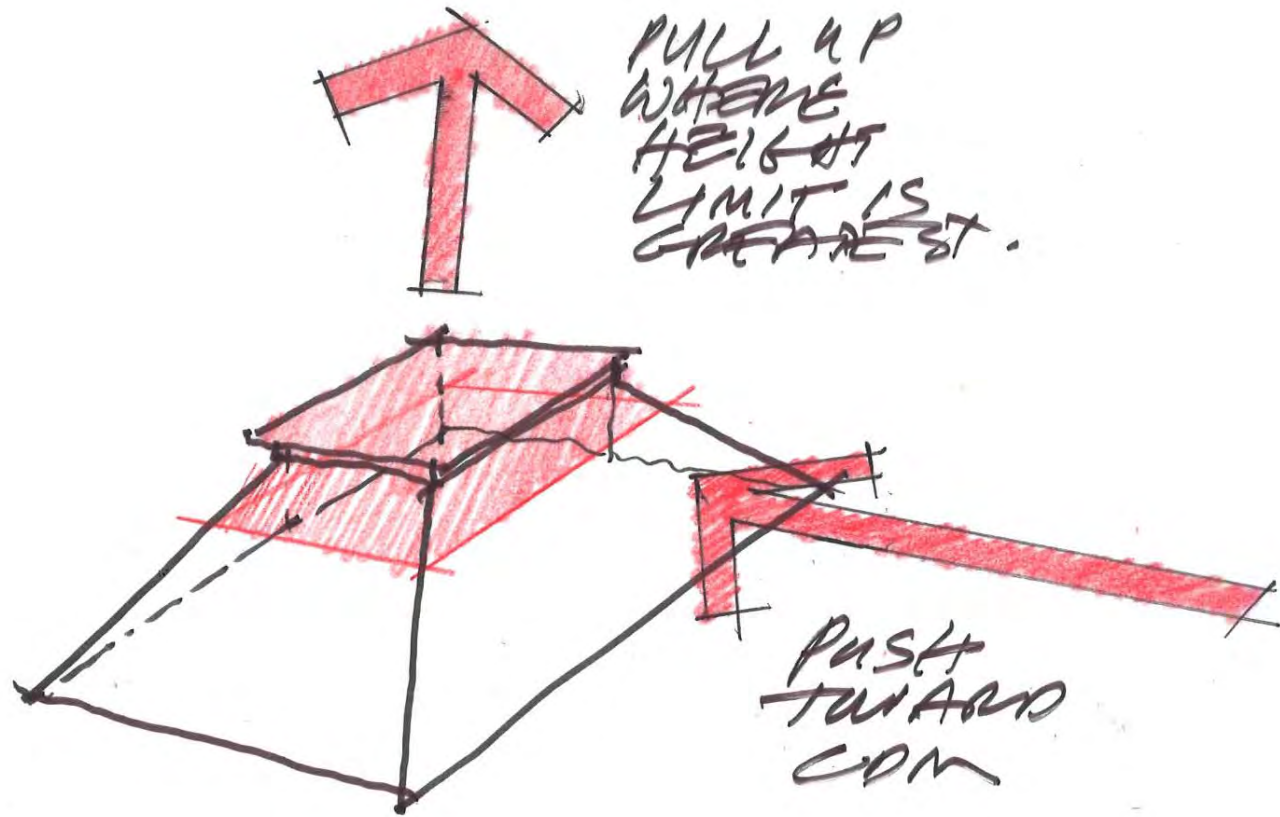


**HIPPED ROOF OPTION**



+0''

+9''

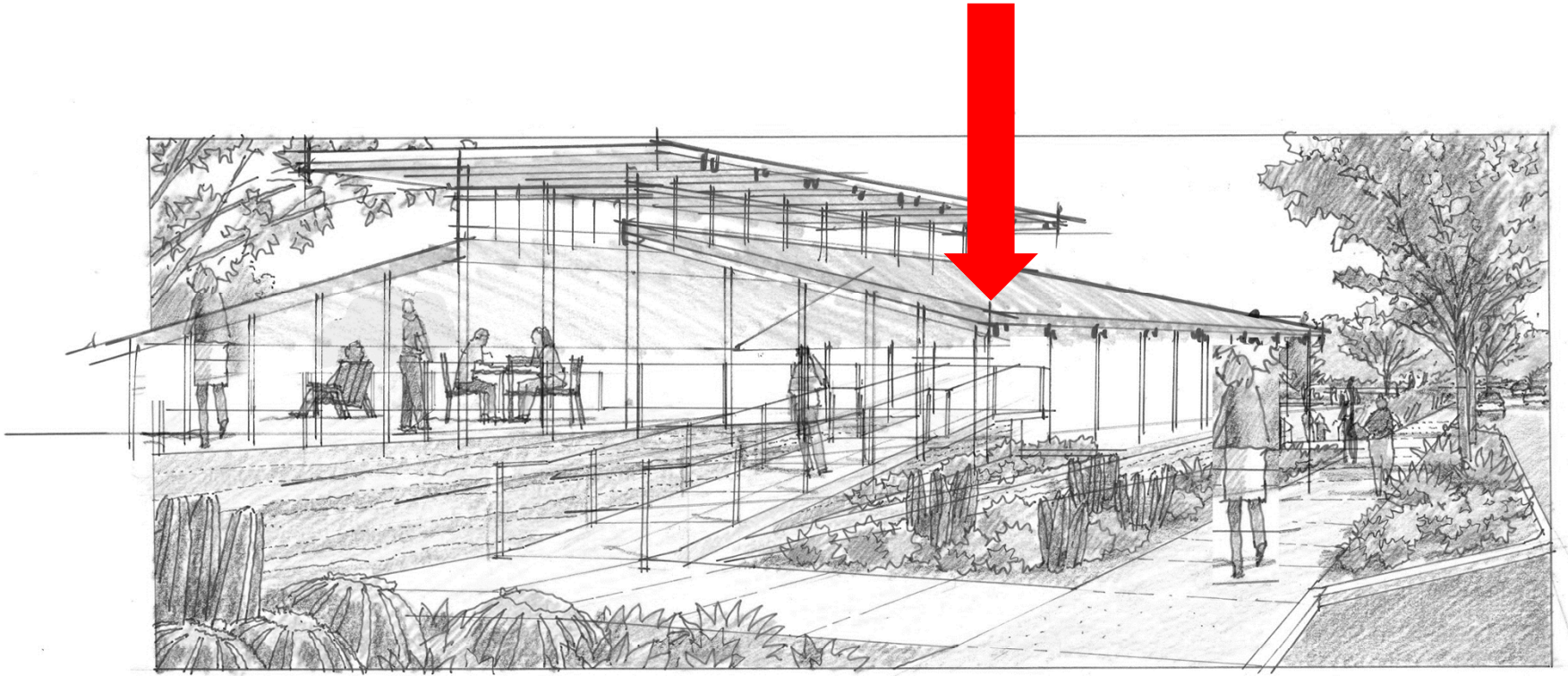


PULL UP  
WHERE  
HEIGHT  
LIMIT IS  
GREATEST.

PUSH  
TOWARD  
COM



## **MONITOR ROOF OPTION**



**MONITOR ROOF OPTION**



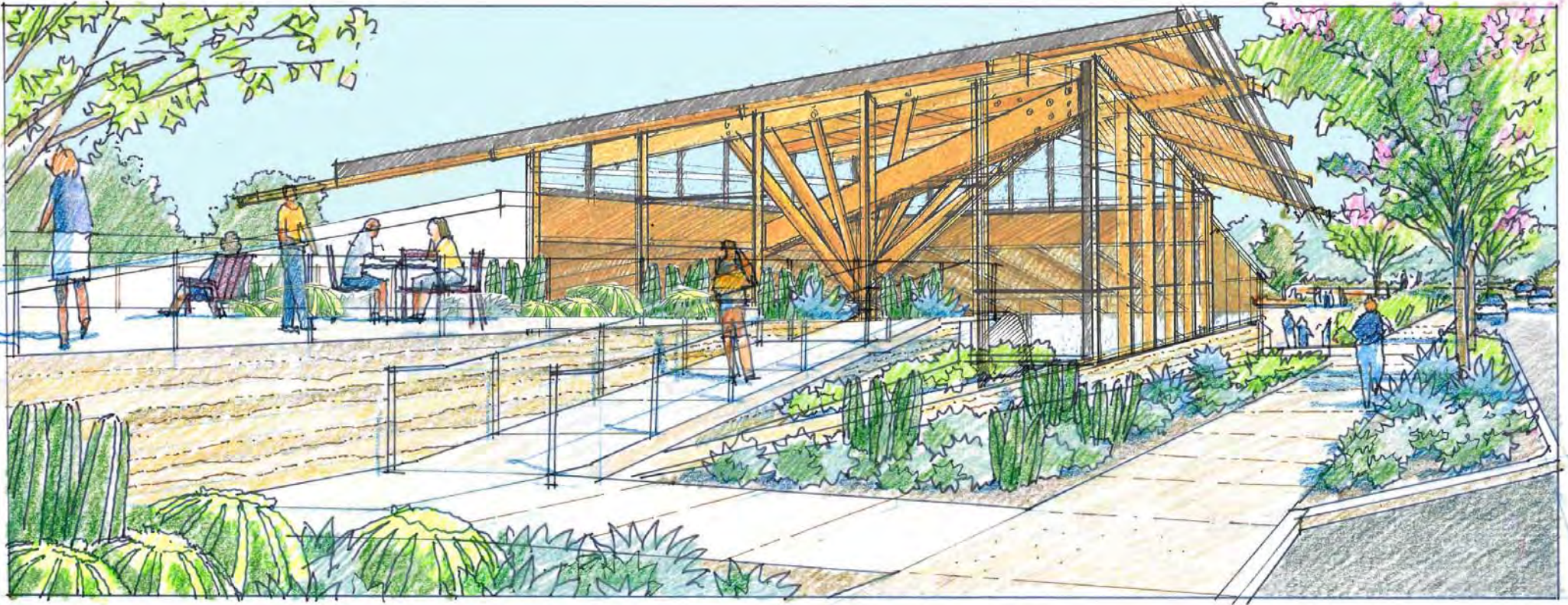


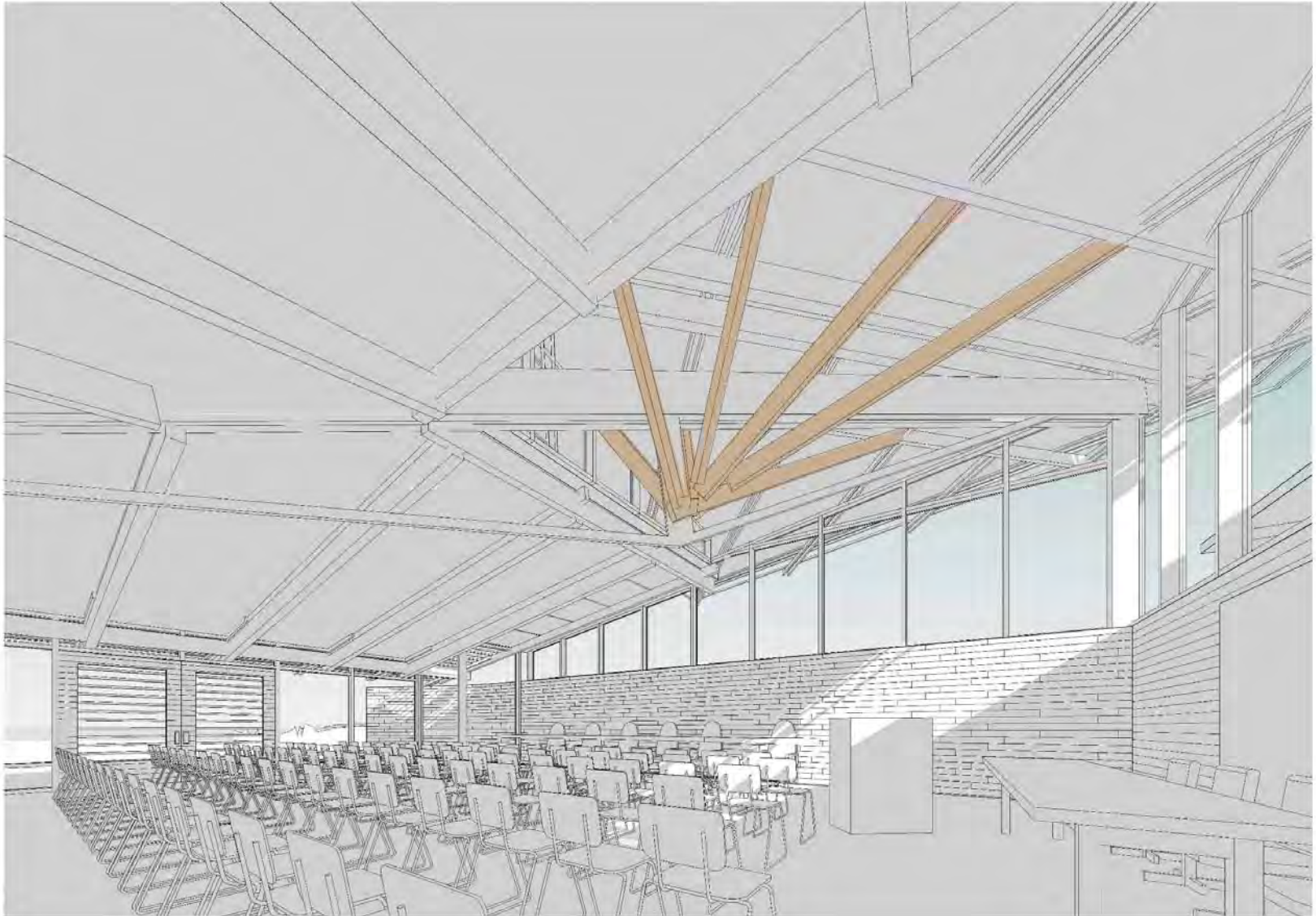








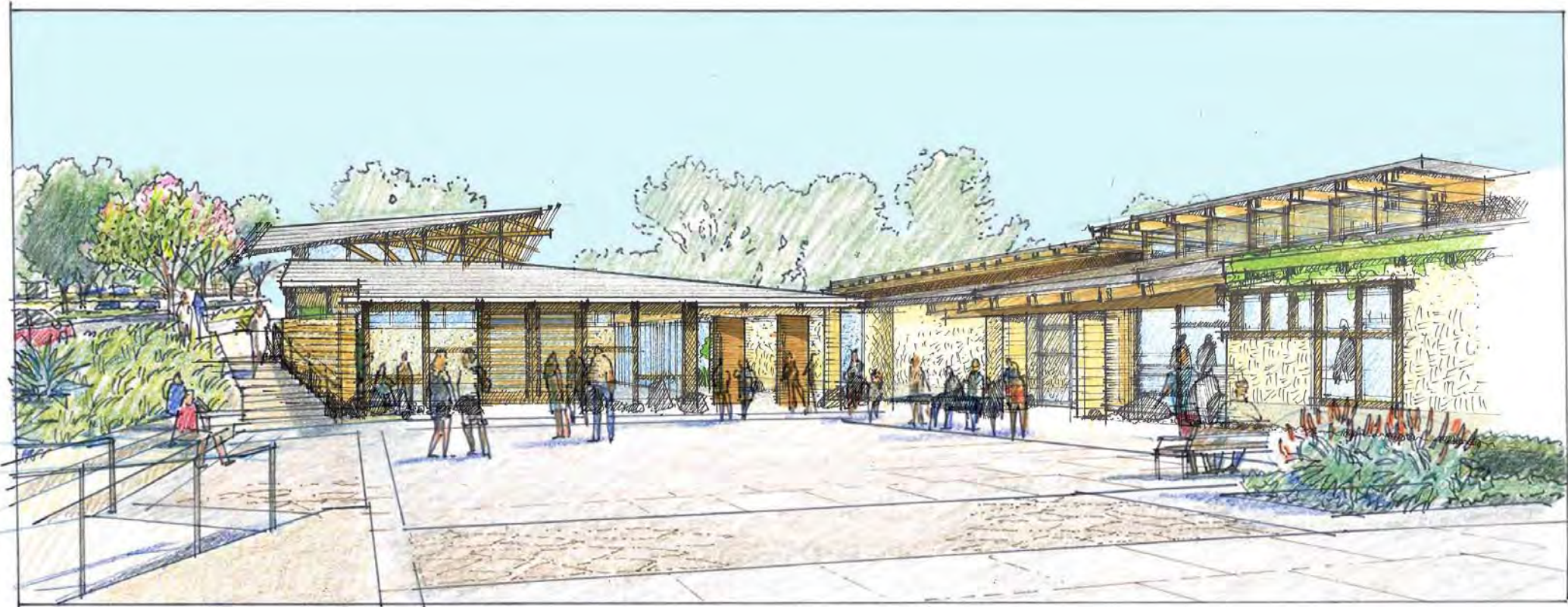






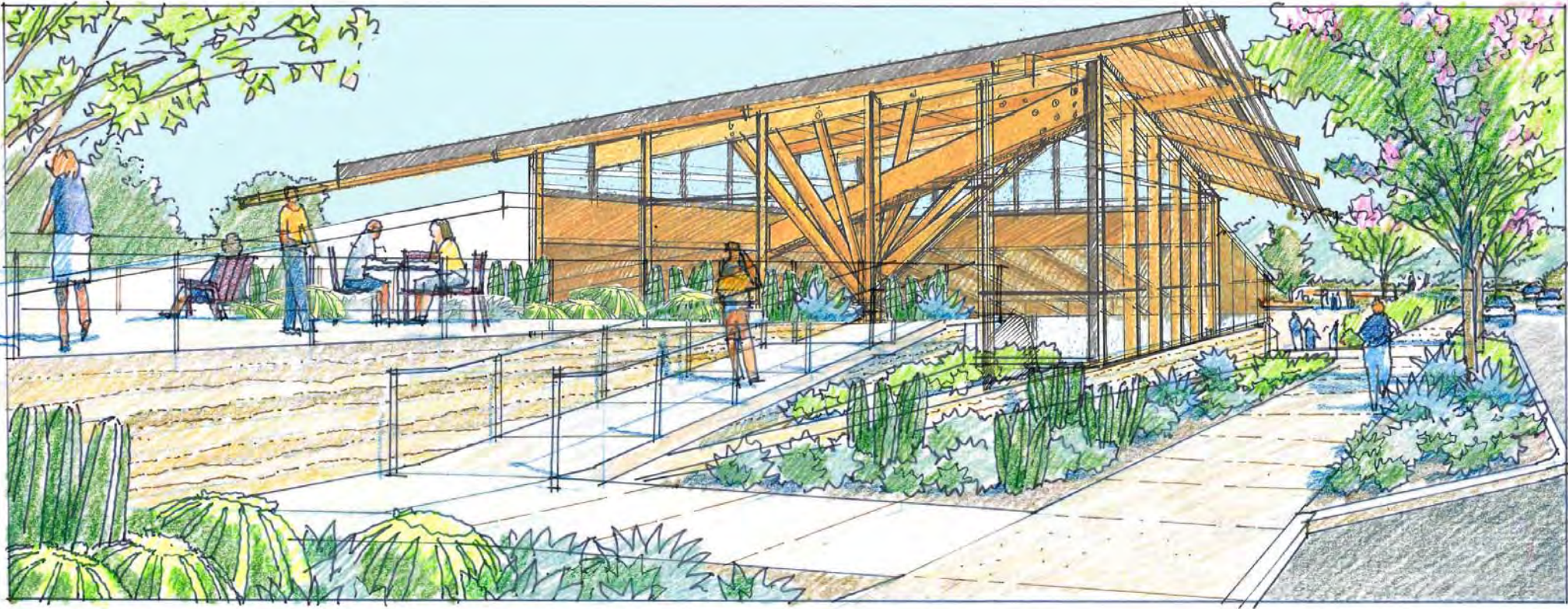


**MATERIALS REFLECTING NATURE**





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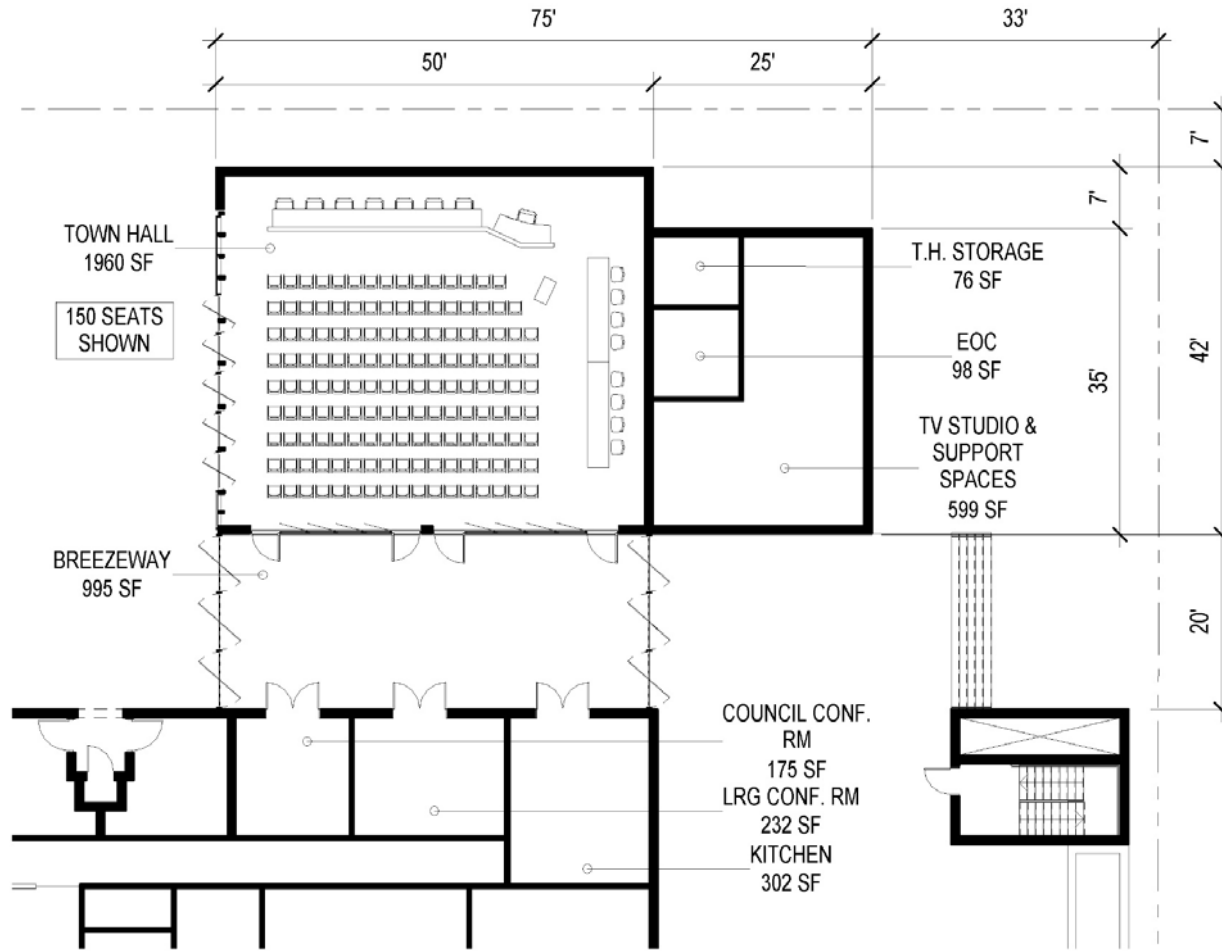


**MATERIALS REFLECTING NATURE**

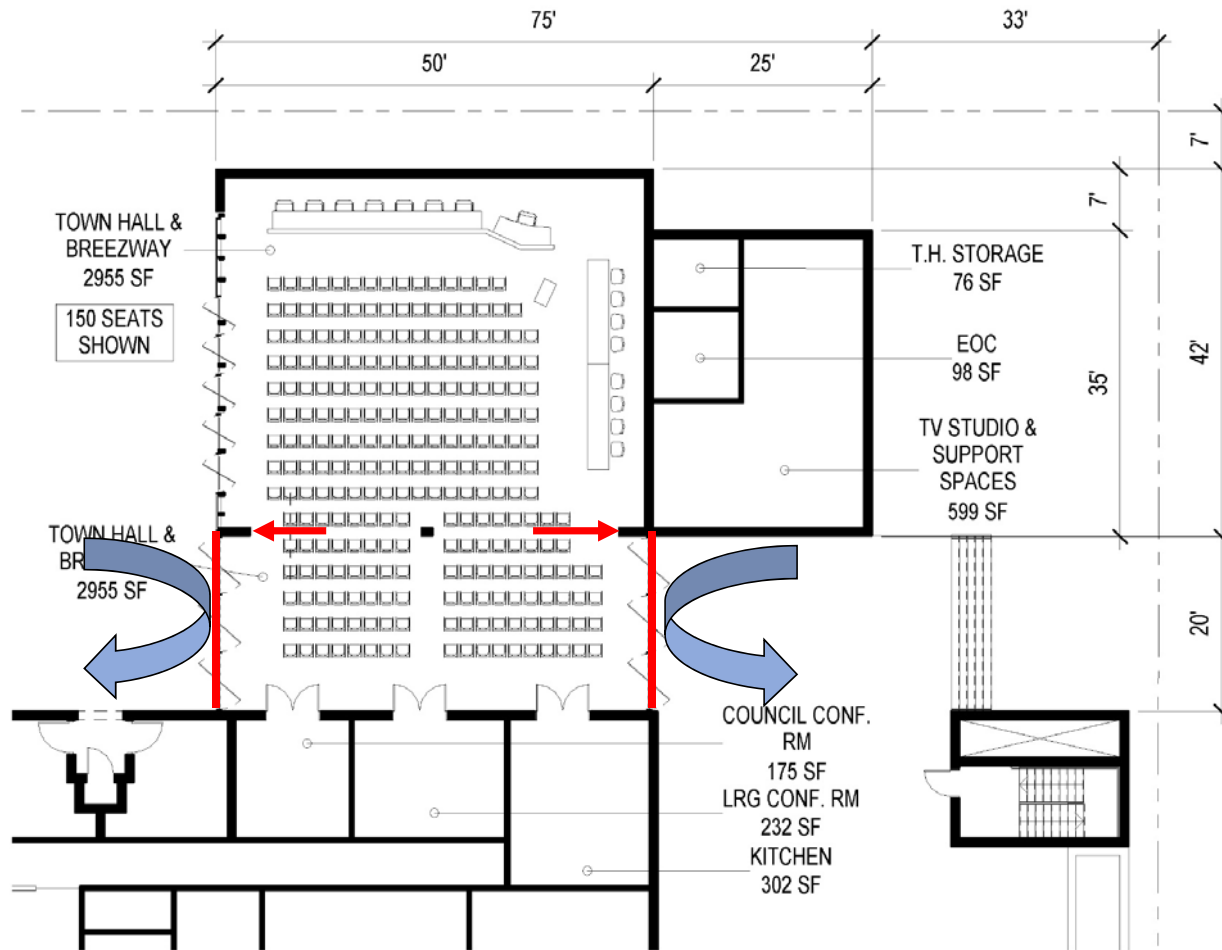




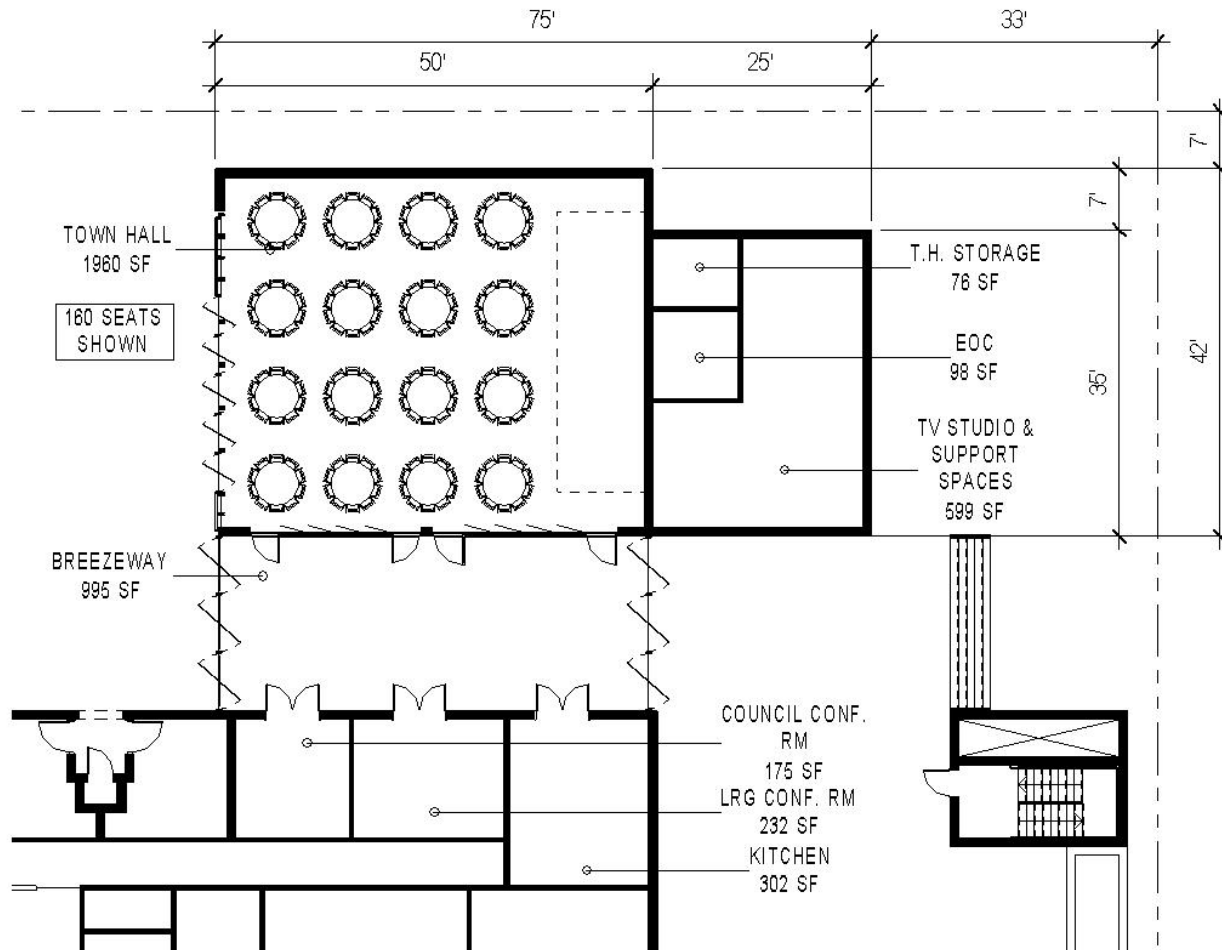
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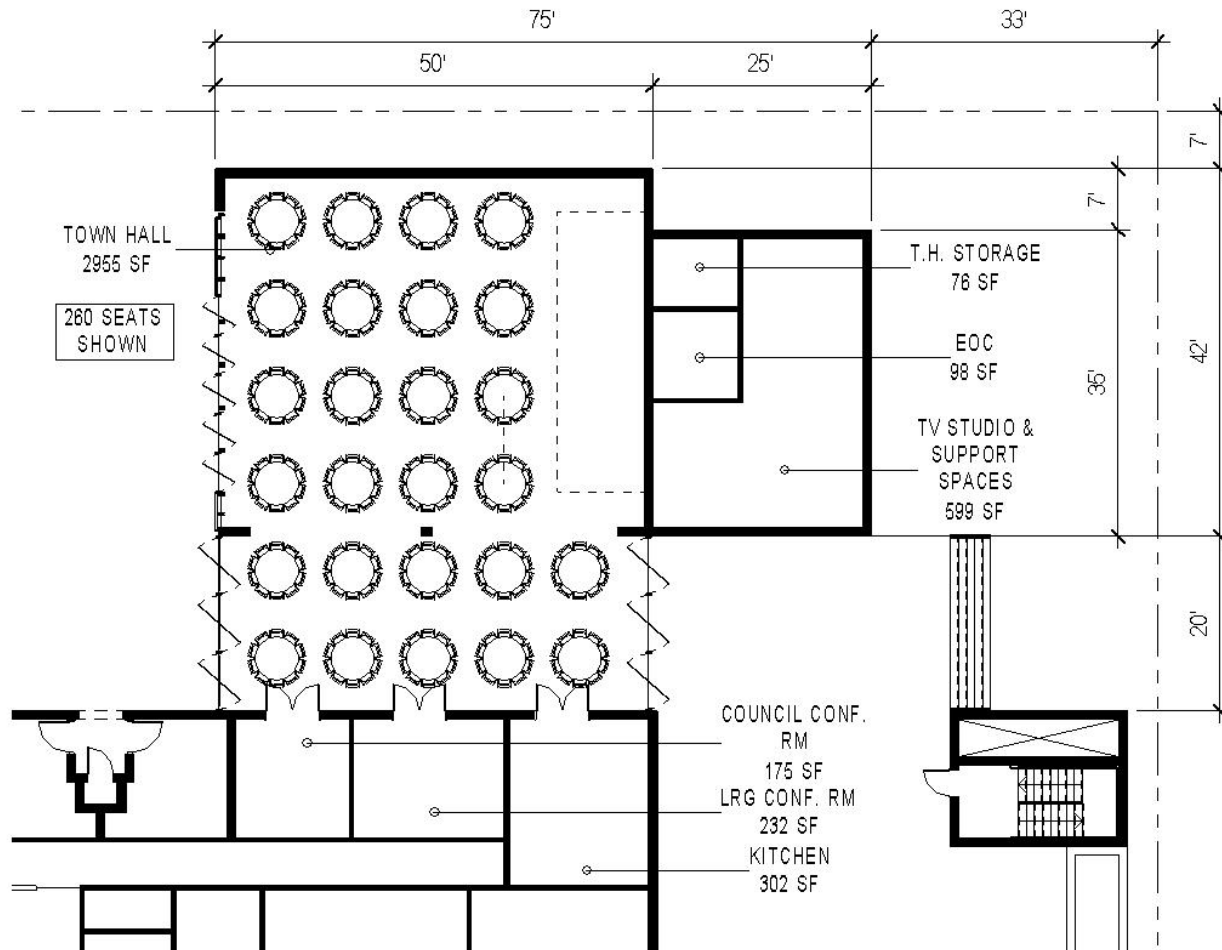
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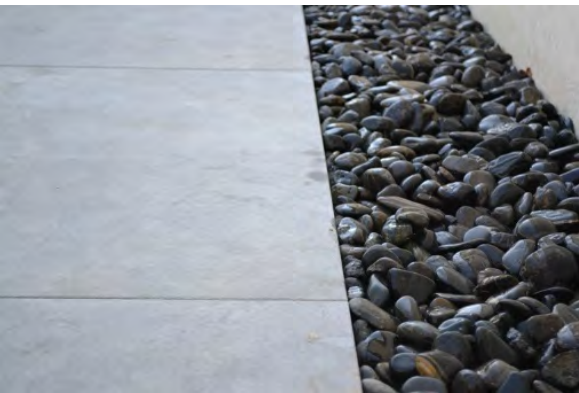


# 160 AT TABLES



# 260 AT TABLES





**MATERIALS REFLECTING NATURE**

















