



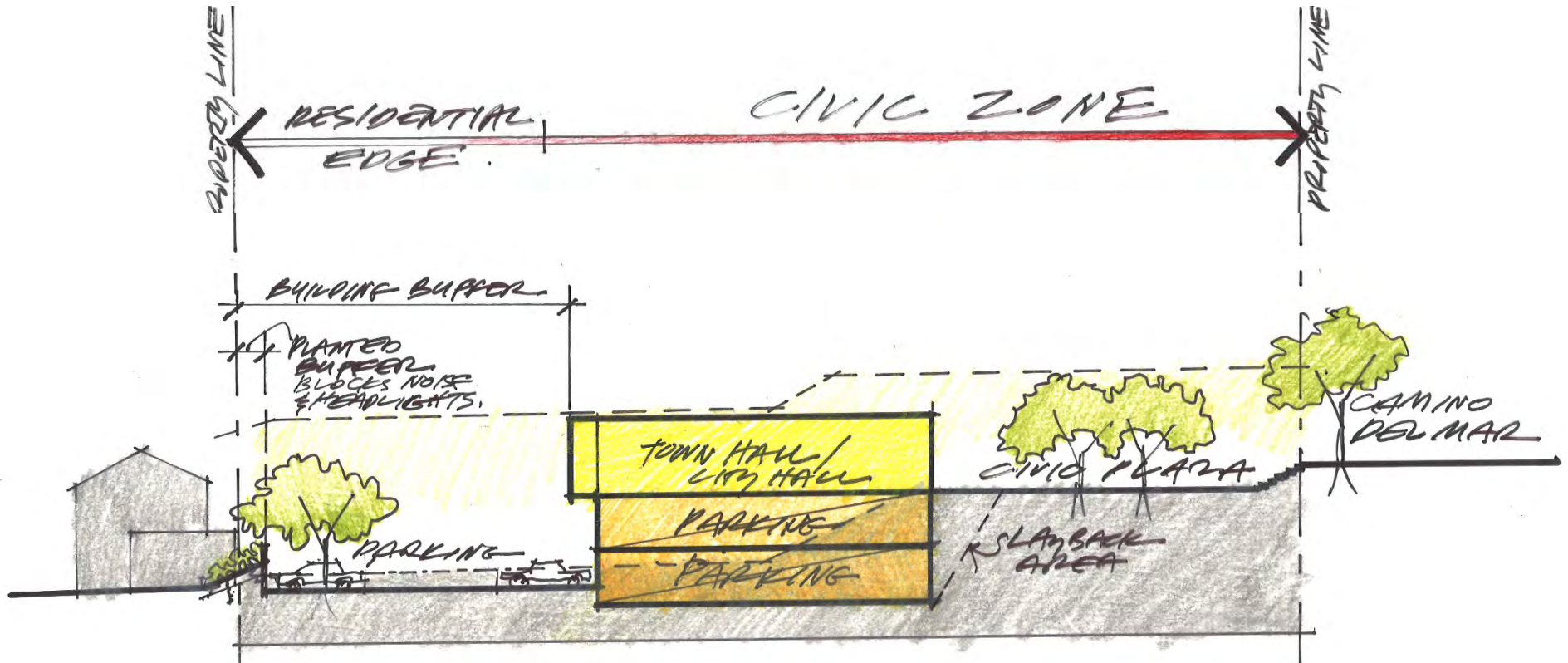


# JUNE 1<sup>st</sup> RECAP

# FIVE MAJOR PROGRAM ELEMENTS

- 1) TOWN HALL:** Design a 3,200sf 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.

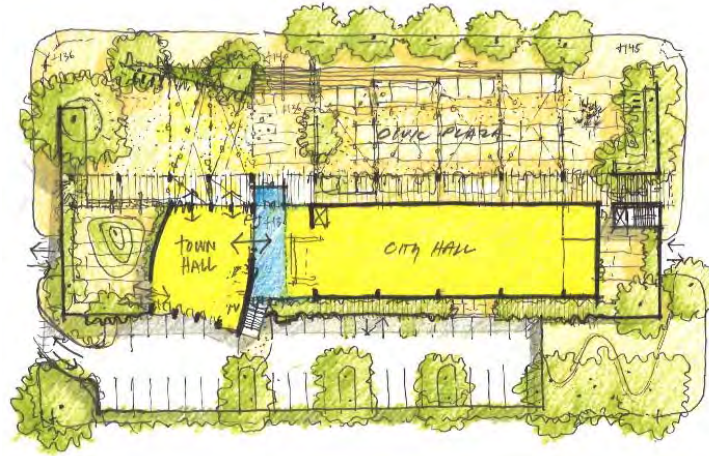
# SITE SECTION WITH GARAGE



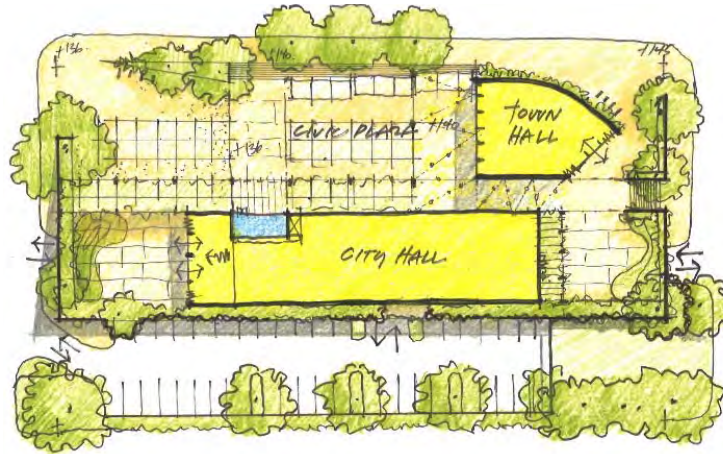
JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

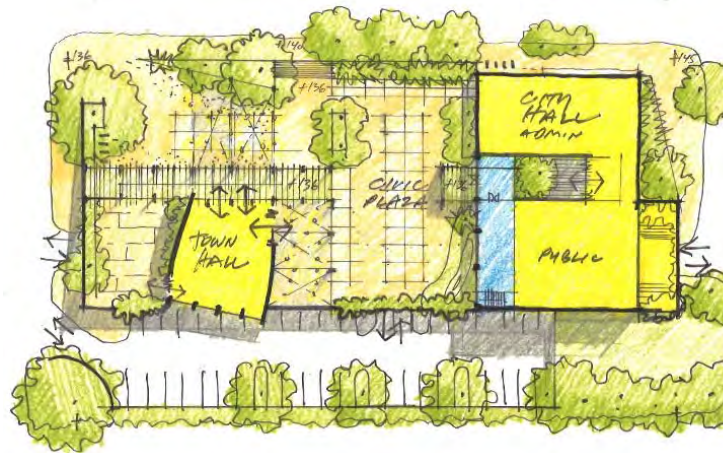
## CONCEPT A



## CONCEPT B



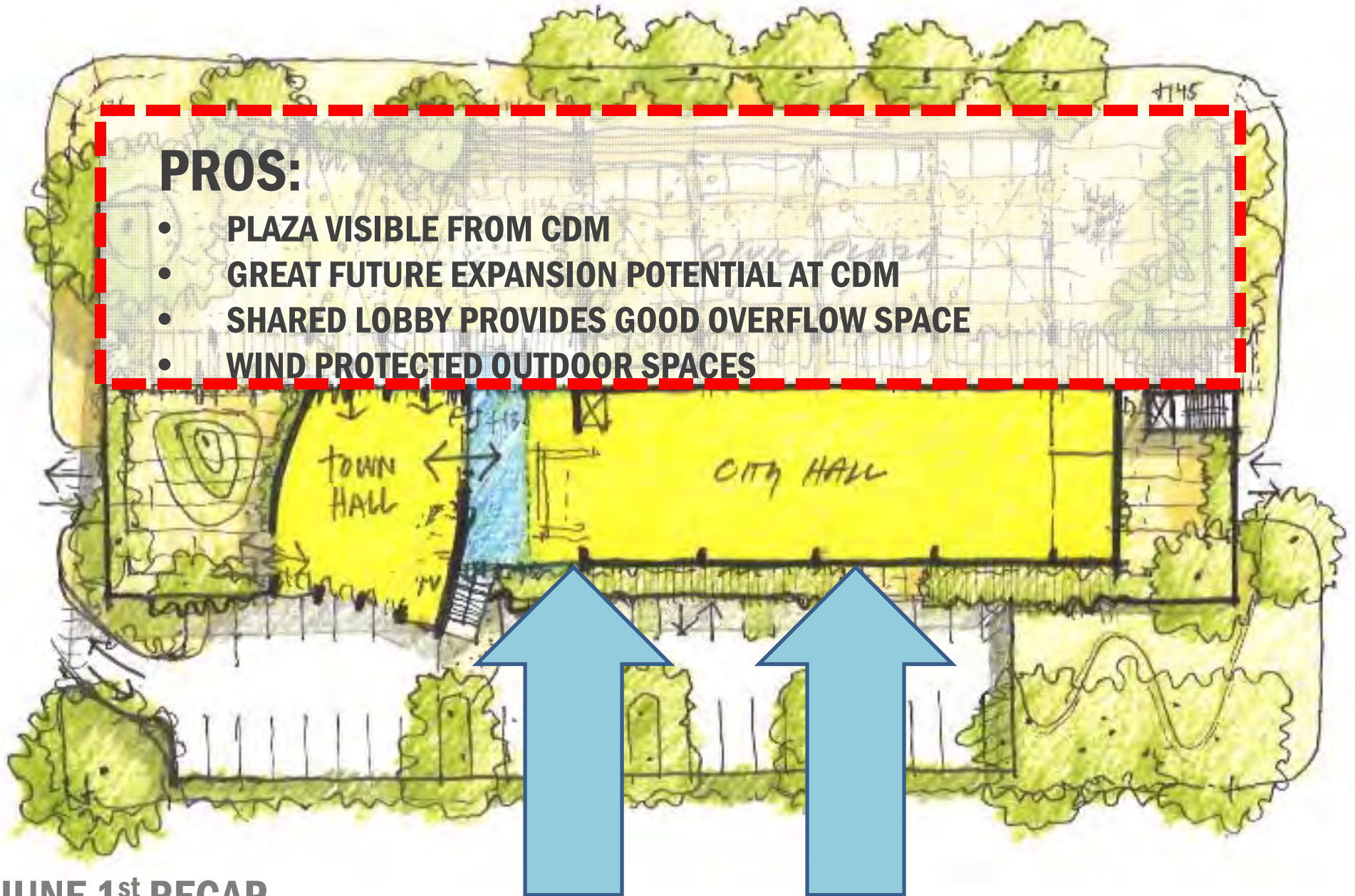
## CONCEPT C



JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

# CONCEPT A

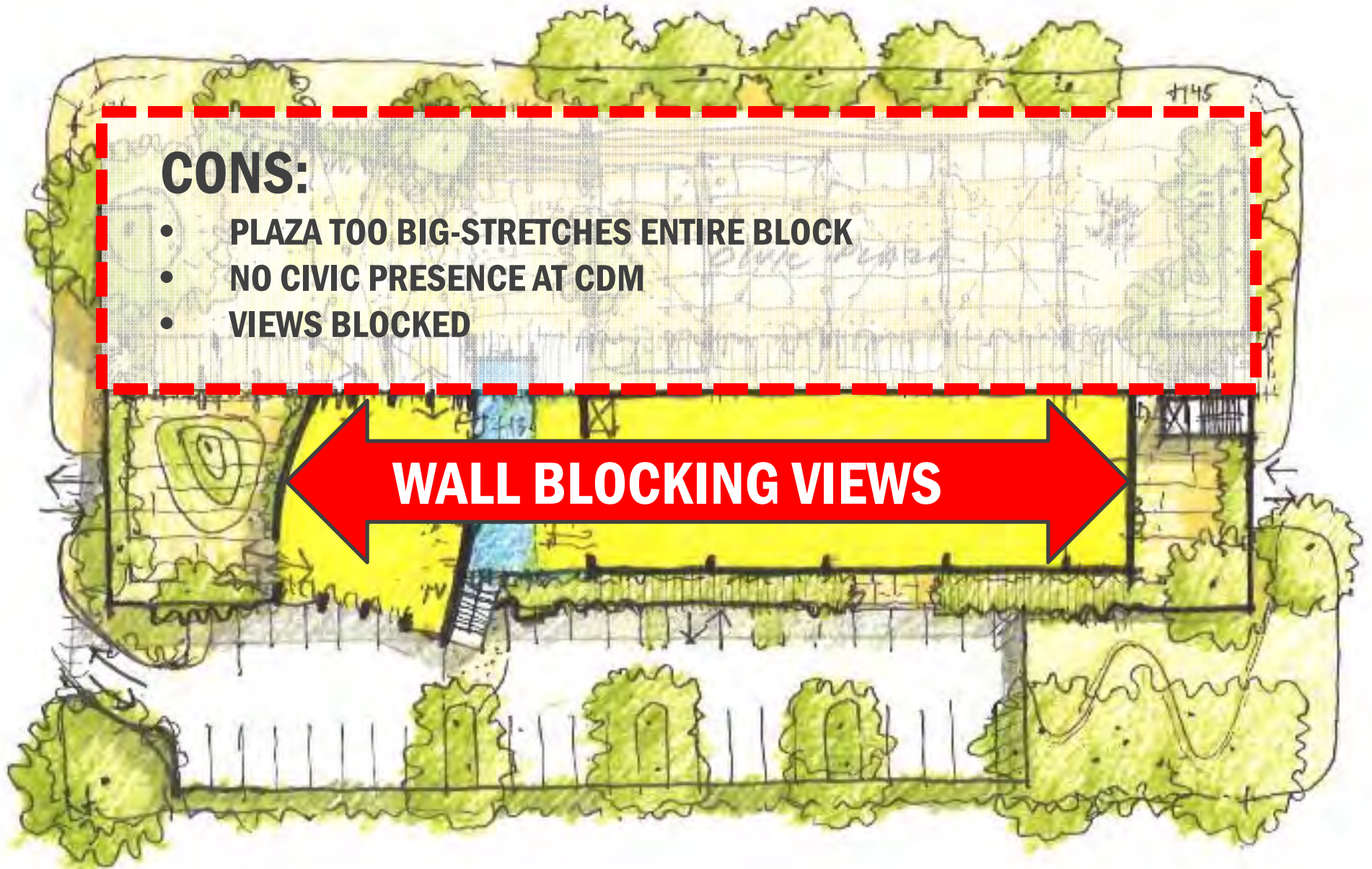


## PROS:

- PLAZA VISIBLE FROM CDM
- GREAT FUTURE EXPANSION POTENTIAL AT CDM
- SHARED LOBBY PROVIDES GOOD OVERFLOW SPACE
- WIND PROTECTED OUTDOOR SPACES

# 3 BIG IDEAS

# CONCEPT A

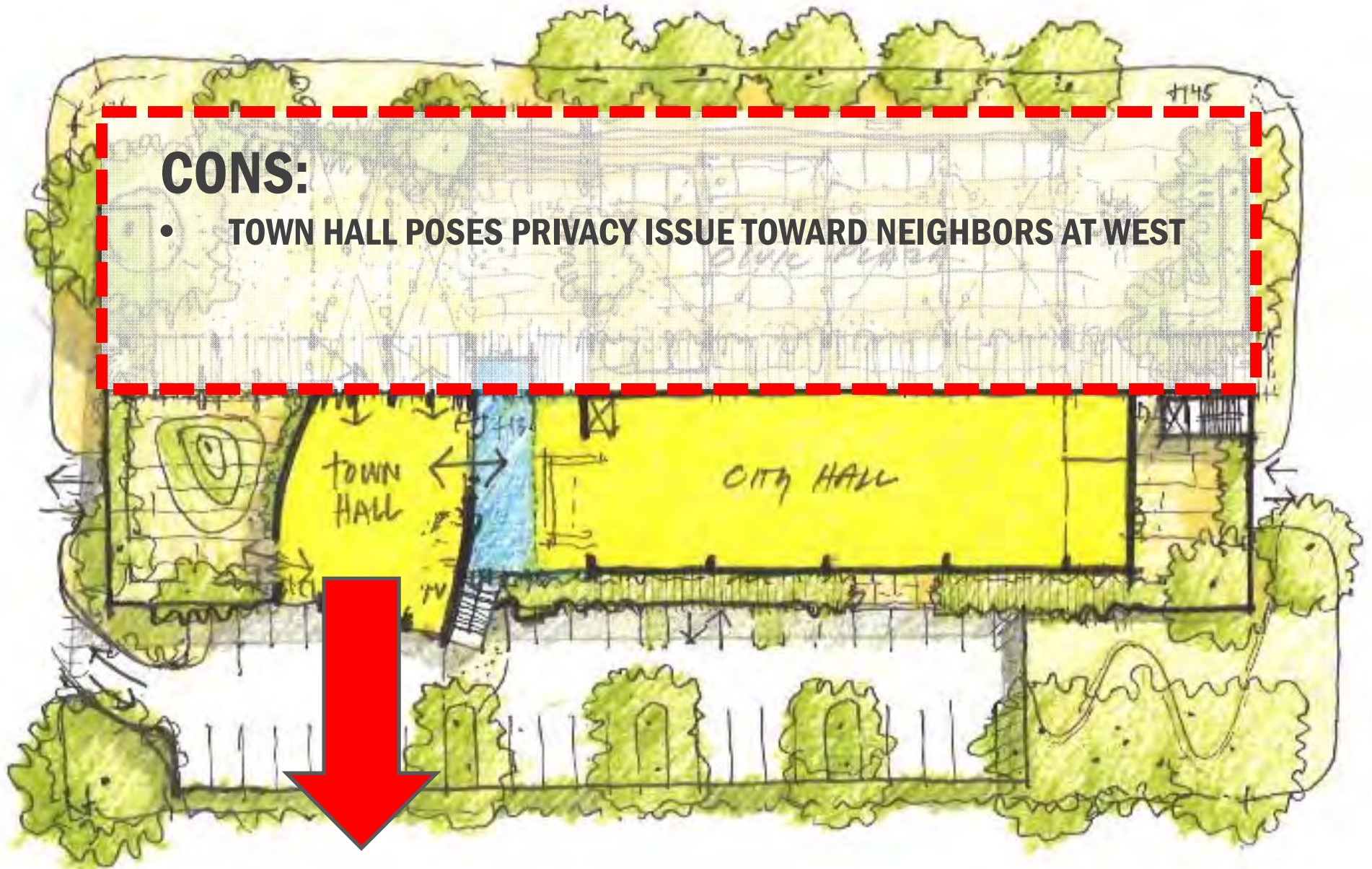


## CONS:

- PLAZA TOO BIG-STRETCHES ENTIRE BLOCK
- NO CIVIC PRESENCE AT CDM
- VIEWS BLOCKED

# 3 BIG IDEAS

# CONCEPT A



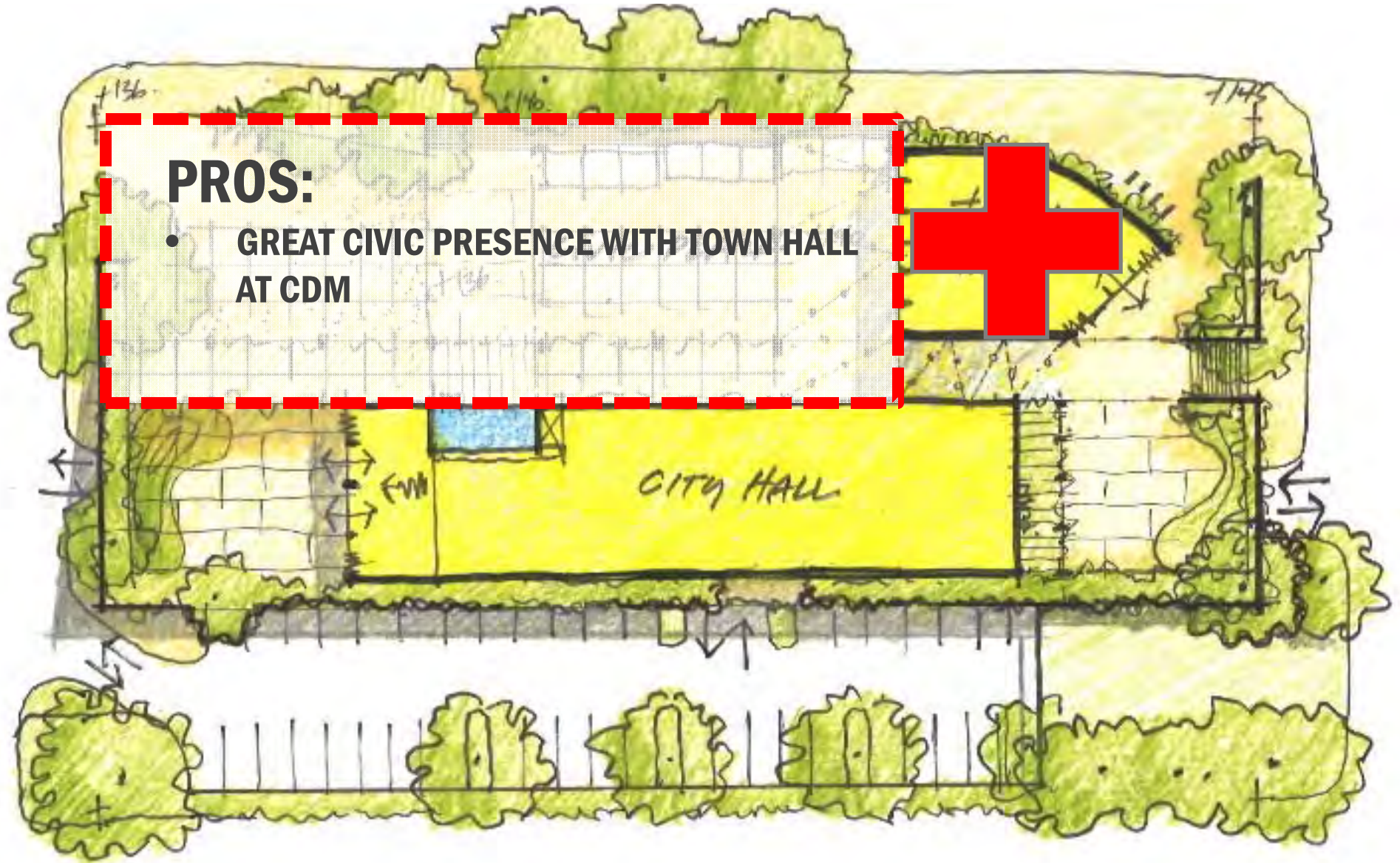
## CONS:

- TOWN HALL POSES PRIVACY ISSUE TOWARD NEIGHBORS AT WEST

JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

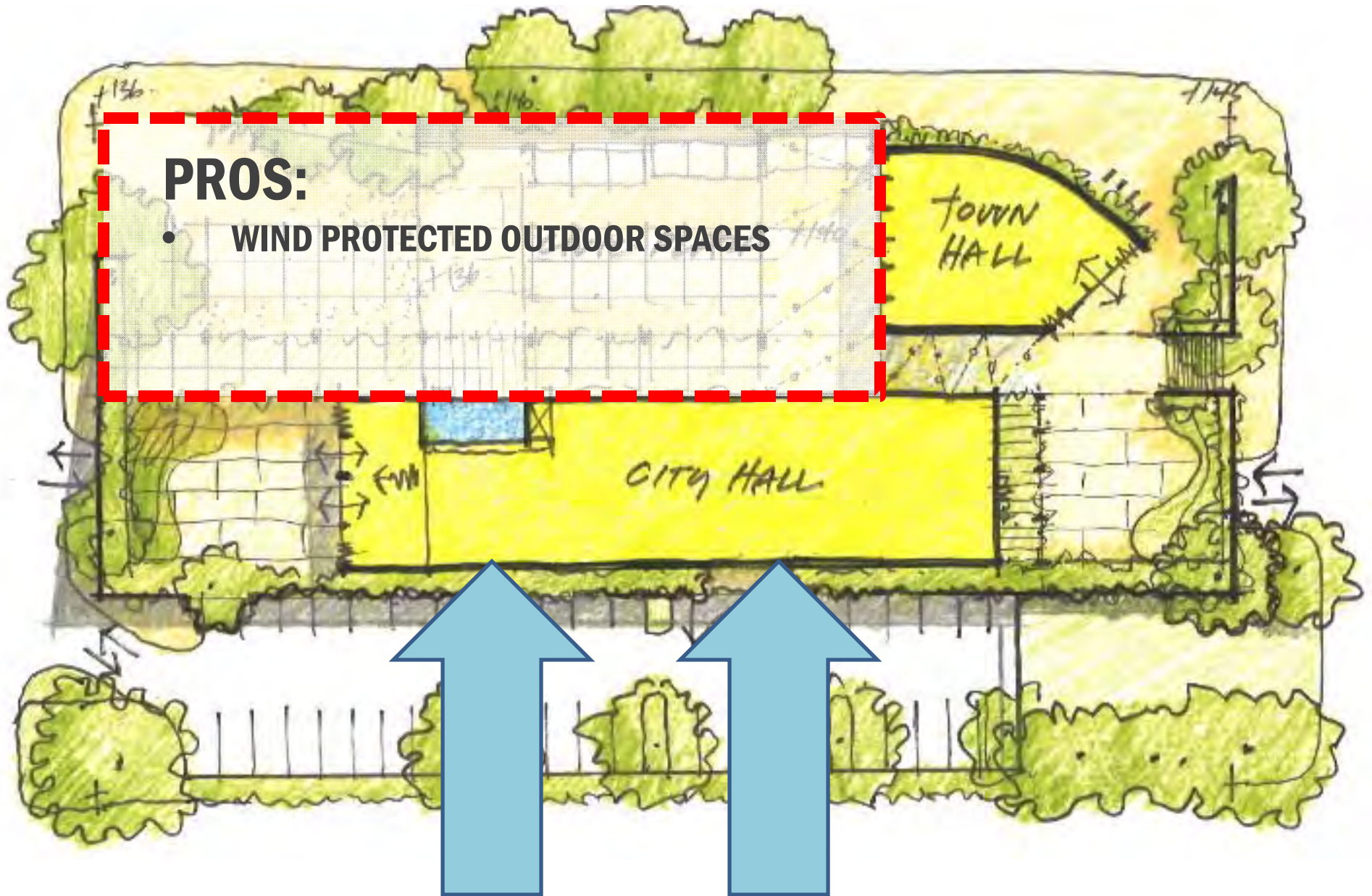
# CONCEPT B



JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

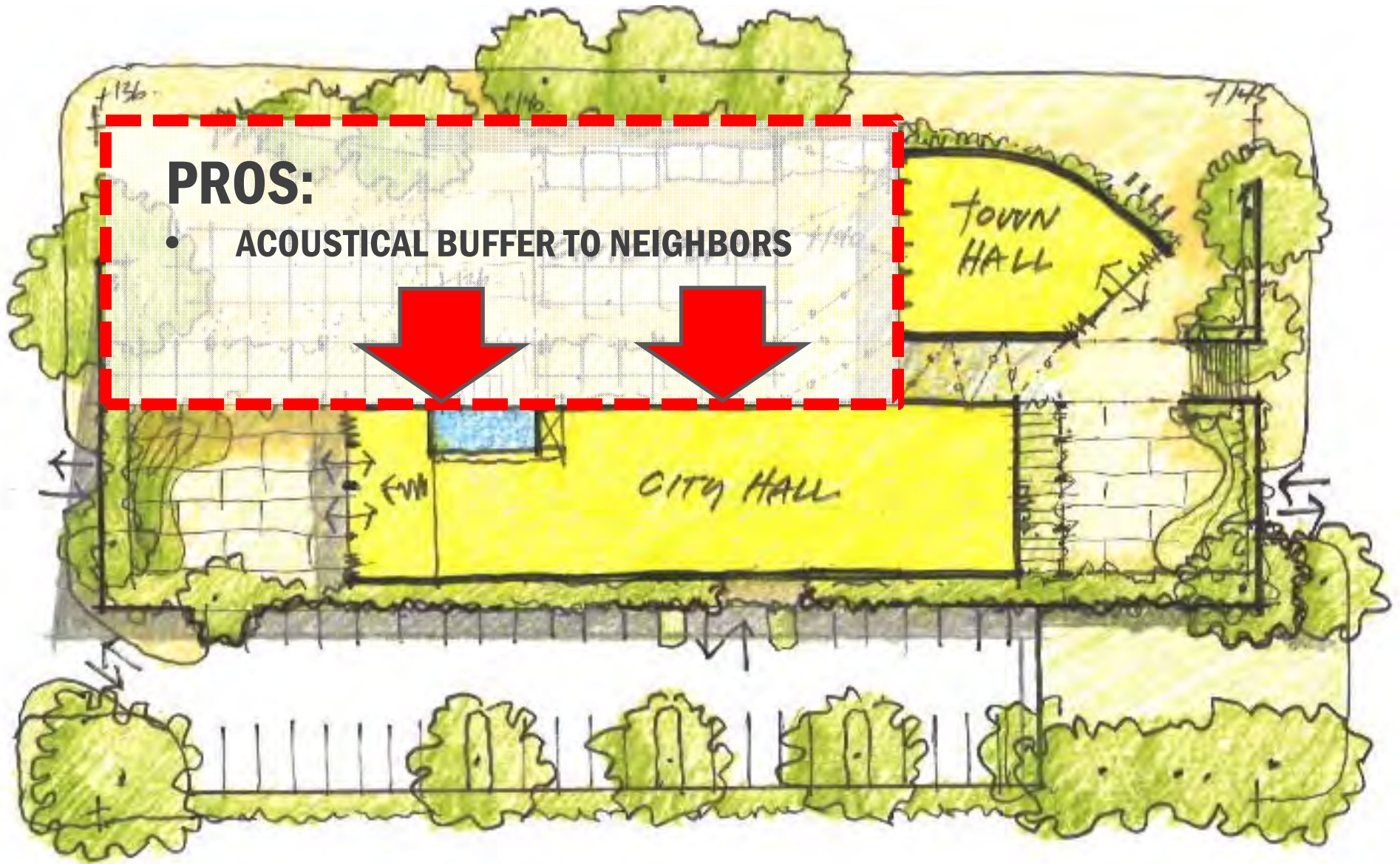
# CONCEPT B



JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

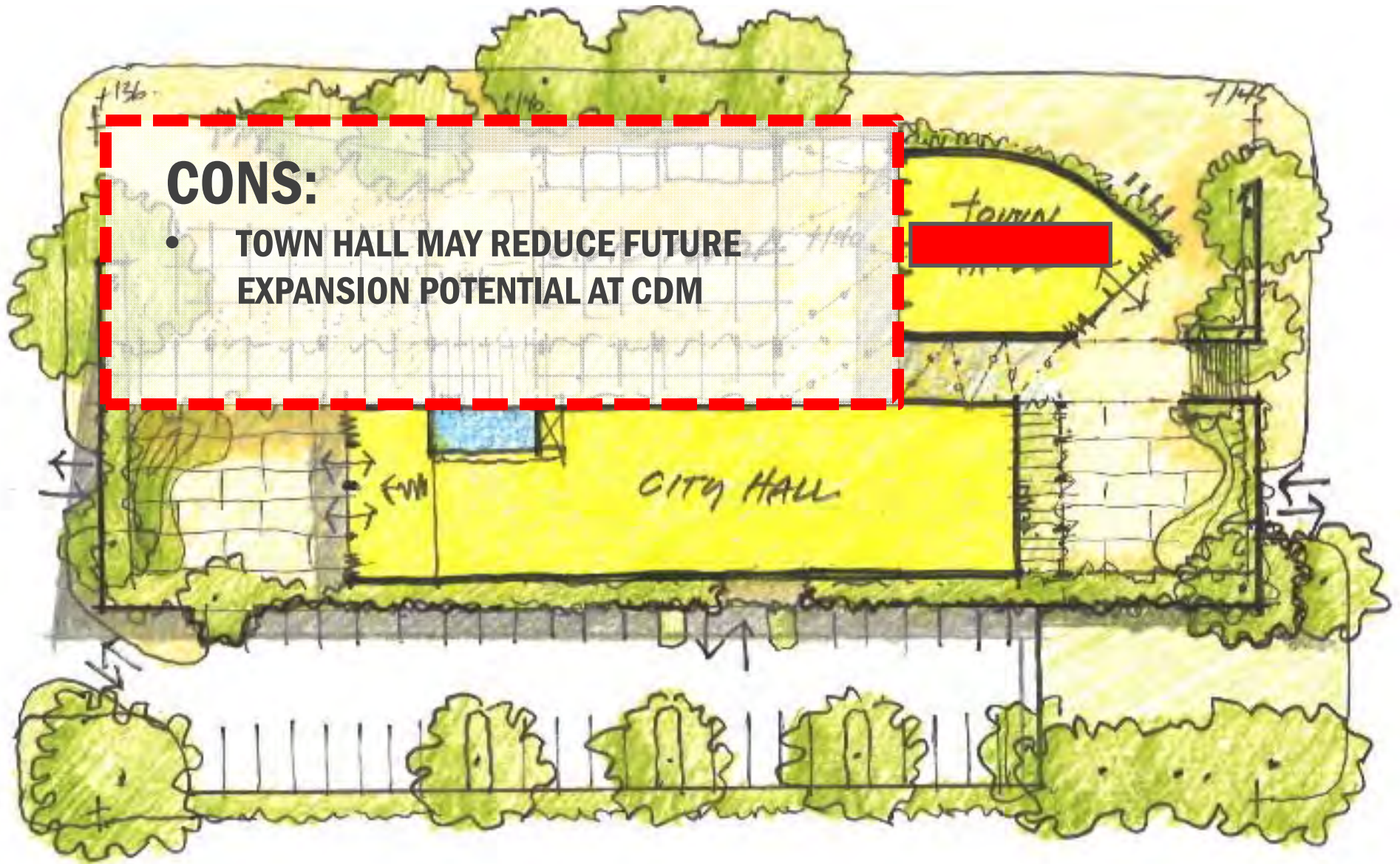
# CONCEPT B



JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

# CONCEPT B

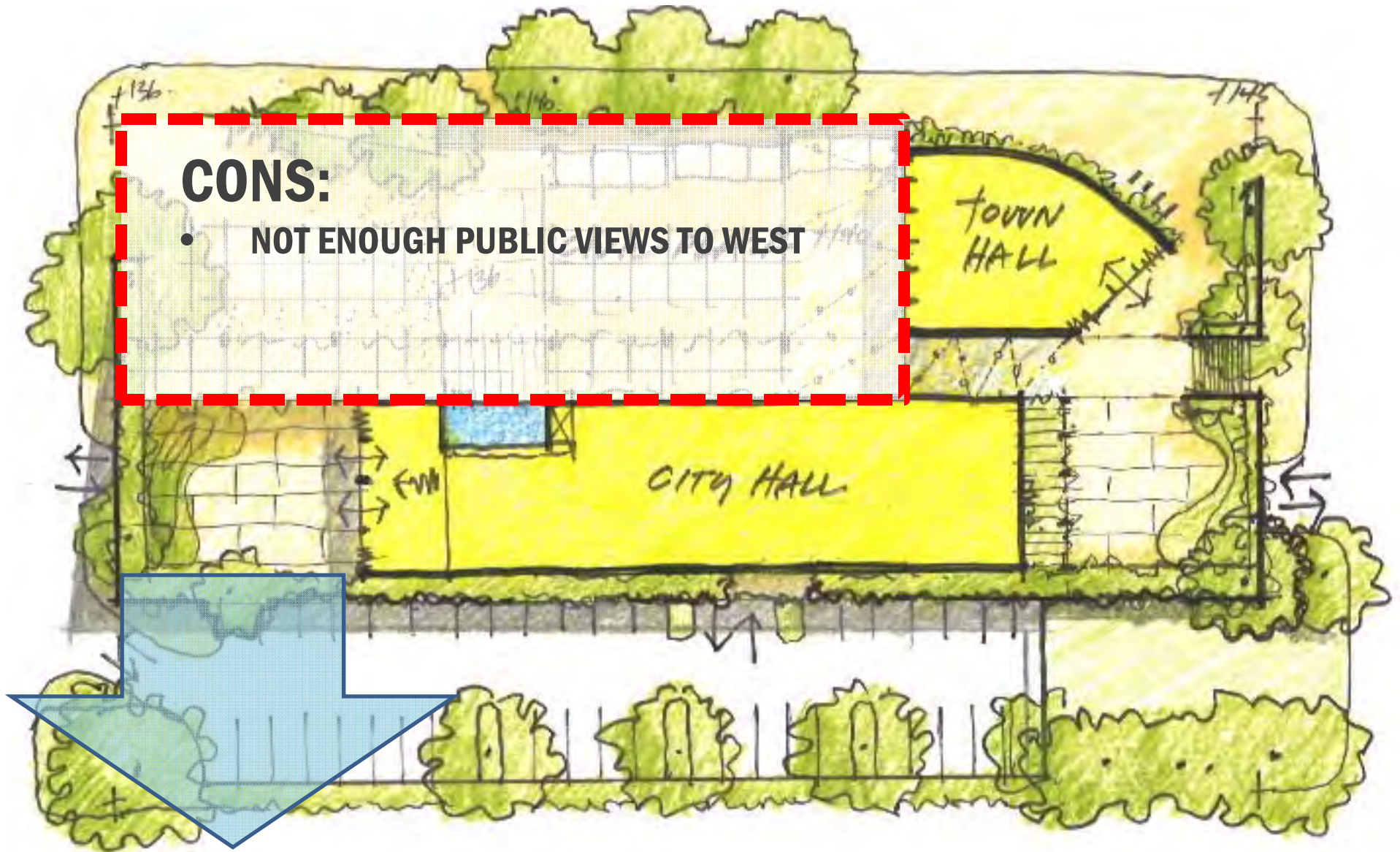


## CONS:

- TOWN HALL MAY REDUCE FUTURE EXPANSION POTENTIAL AT CDM

# 3 BIG IDEAS

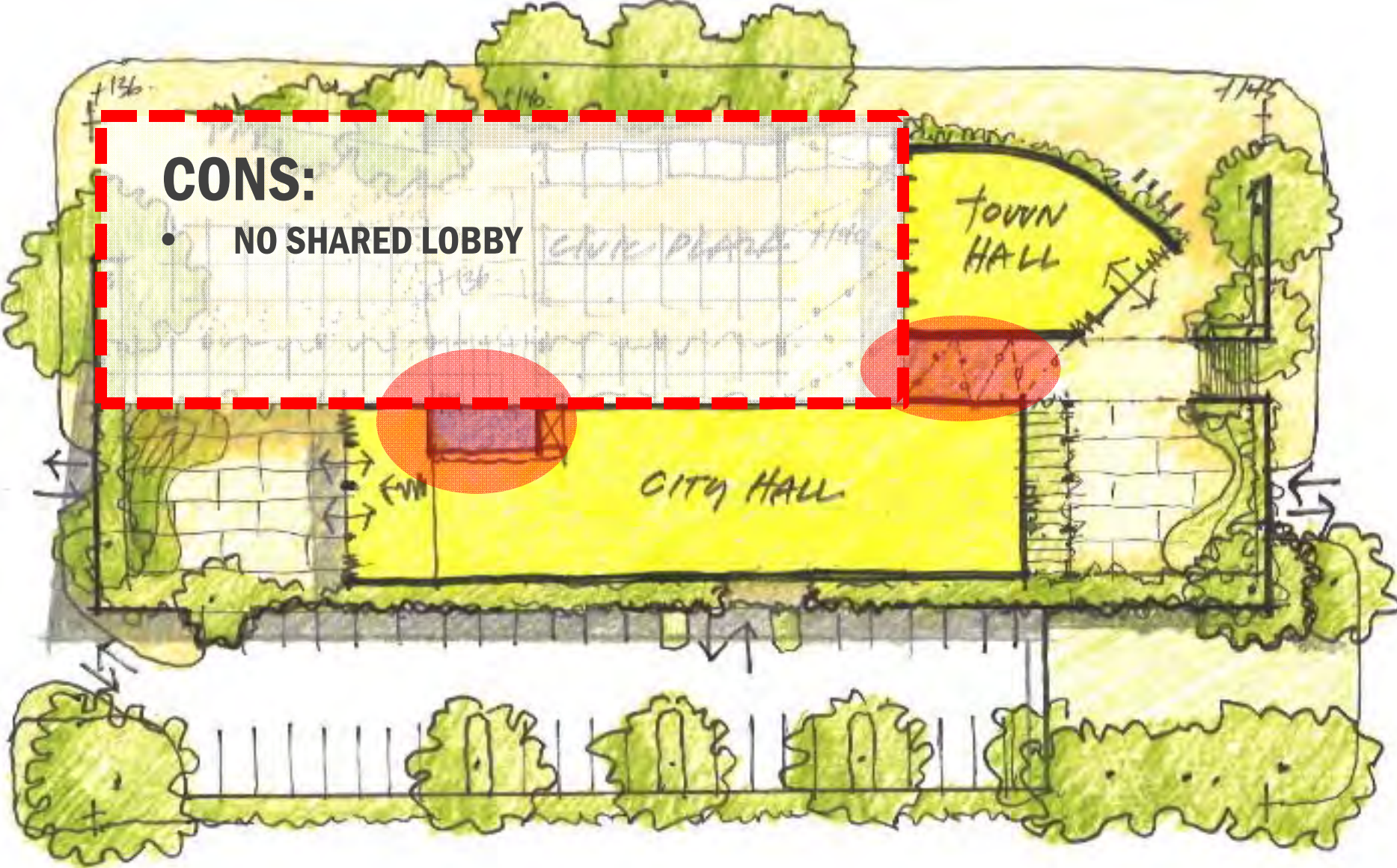
# CONCEPT B



JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

# CONCEPT B



JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

# CONCEPT C



## PROS:

- GREAT PUBLIC VIEWS TO WEST!!

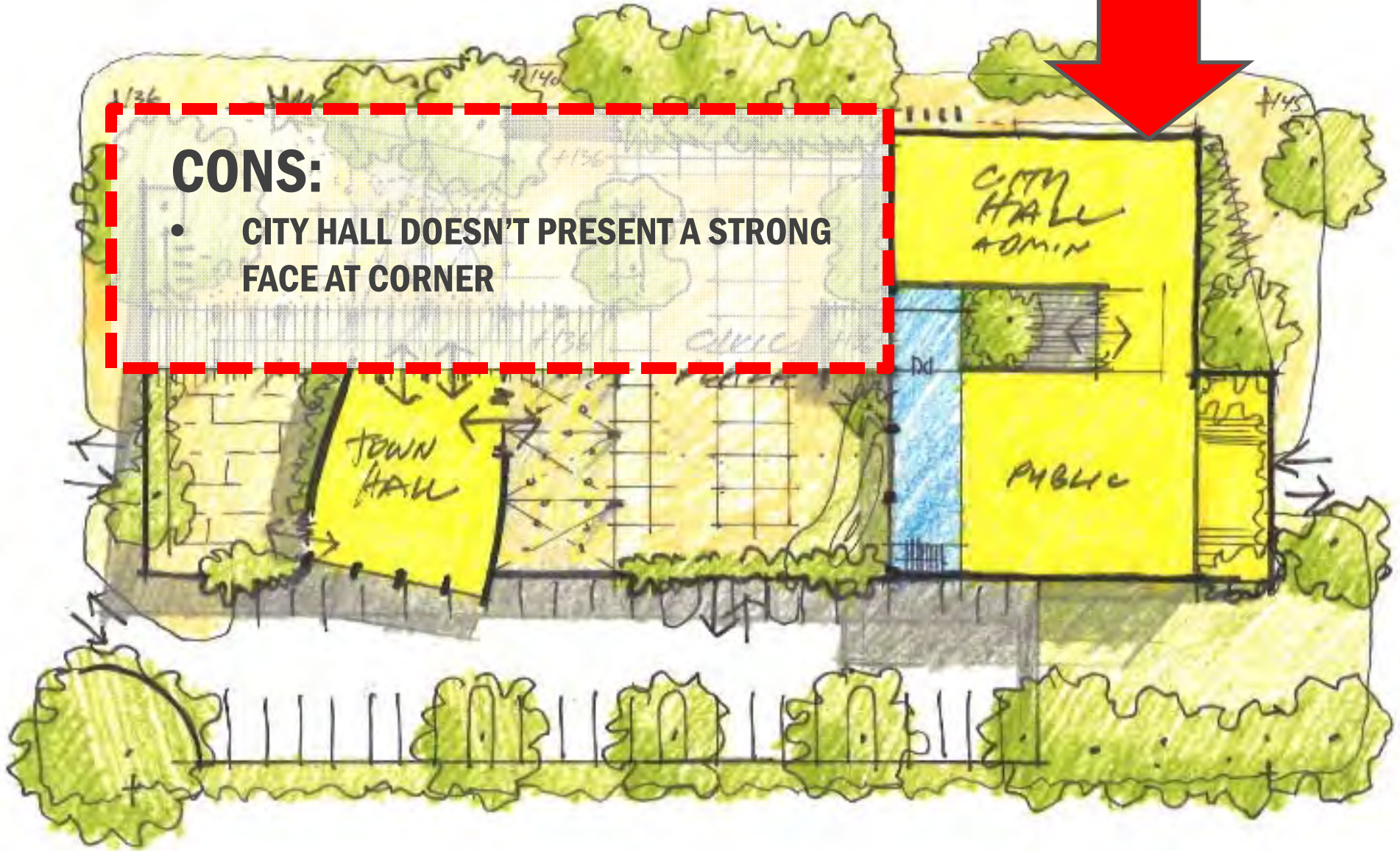
# 3 BIG IDEAS

# CONCEPT C



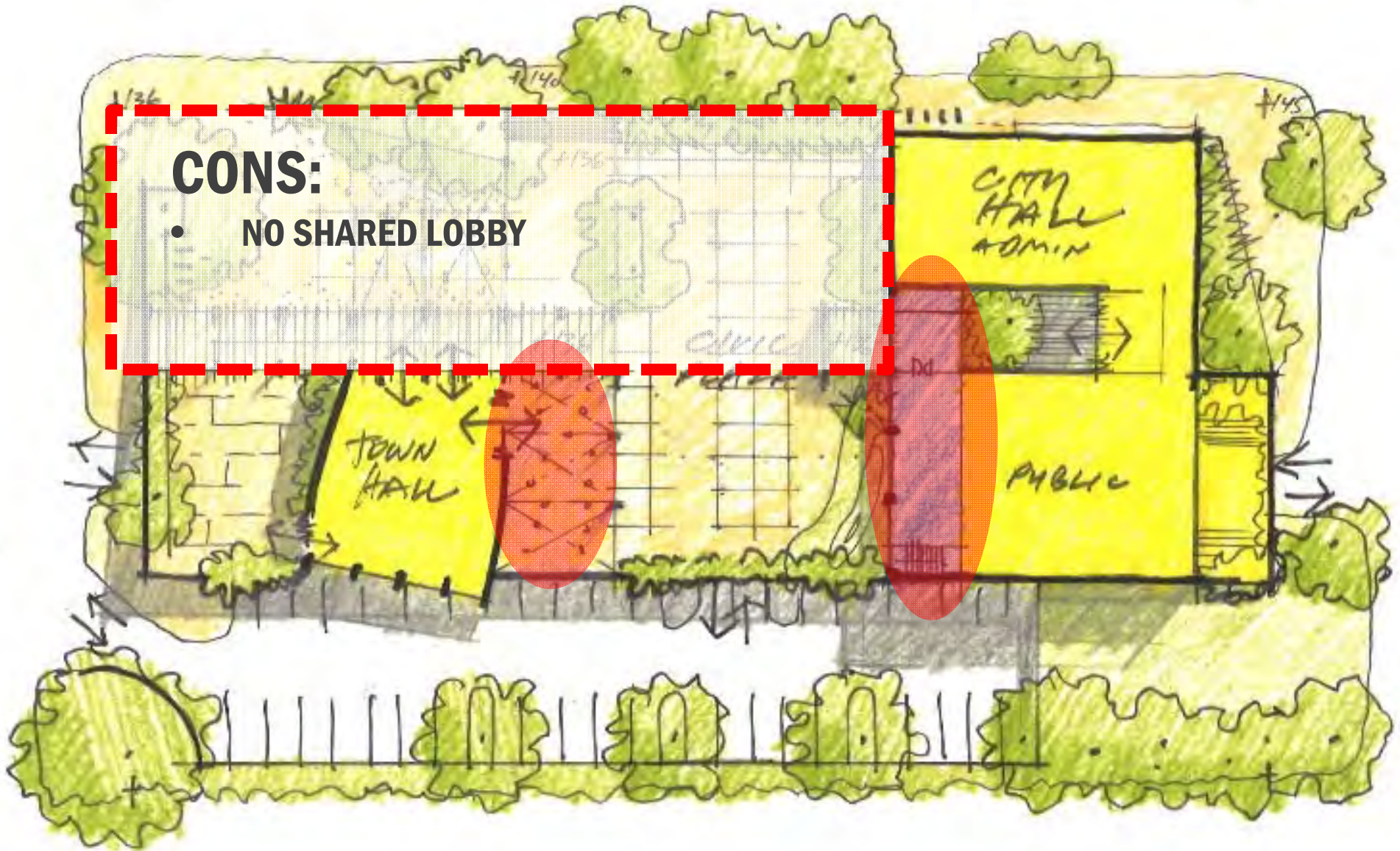
## CONS:

- CITY HALL DOESN'T PRESENT A STRONG FACE AT CORNER



# 3 BIG IDEAS

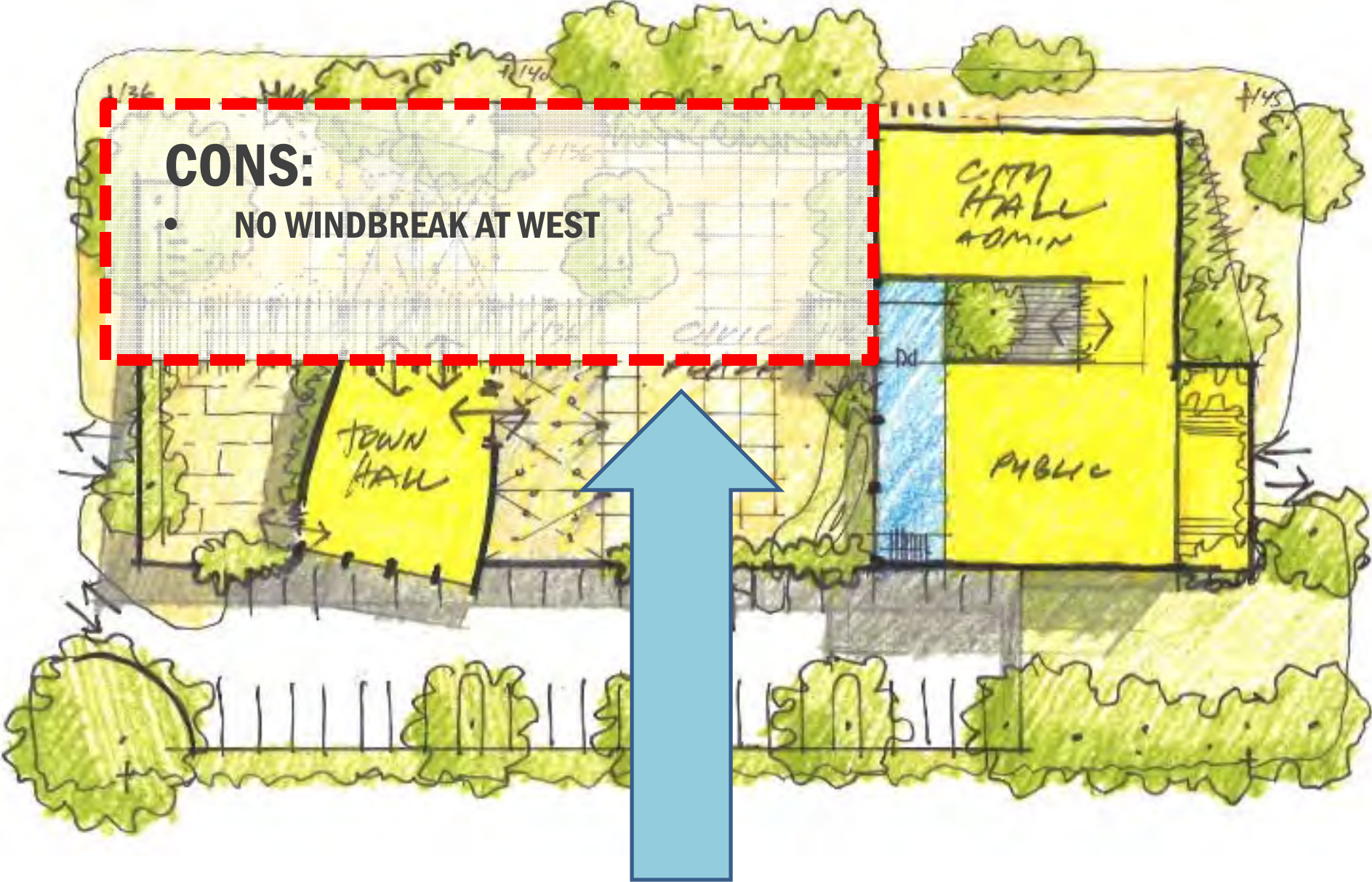
# CONCEPT C



JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

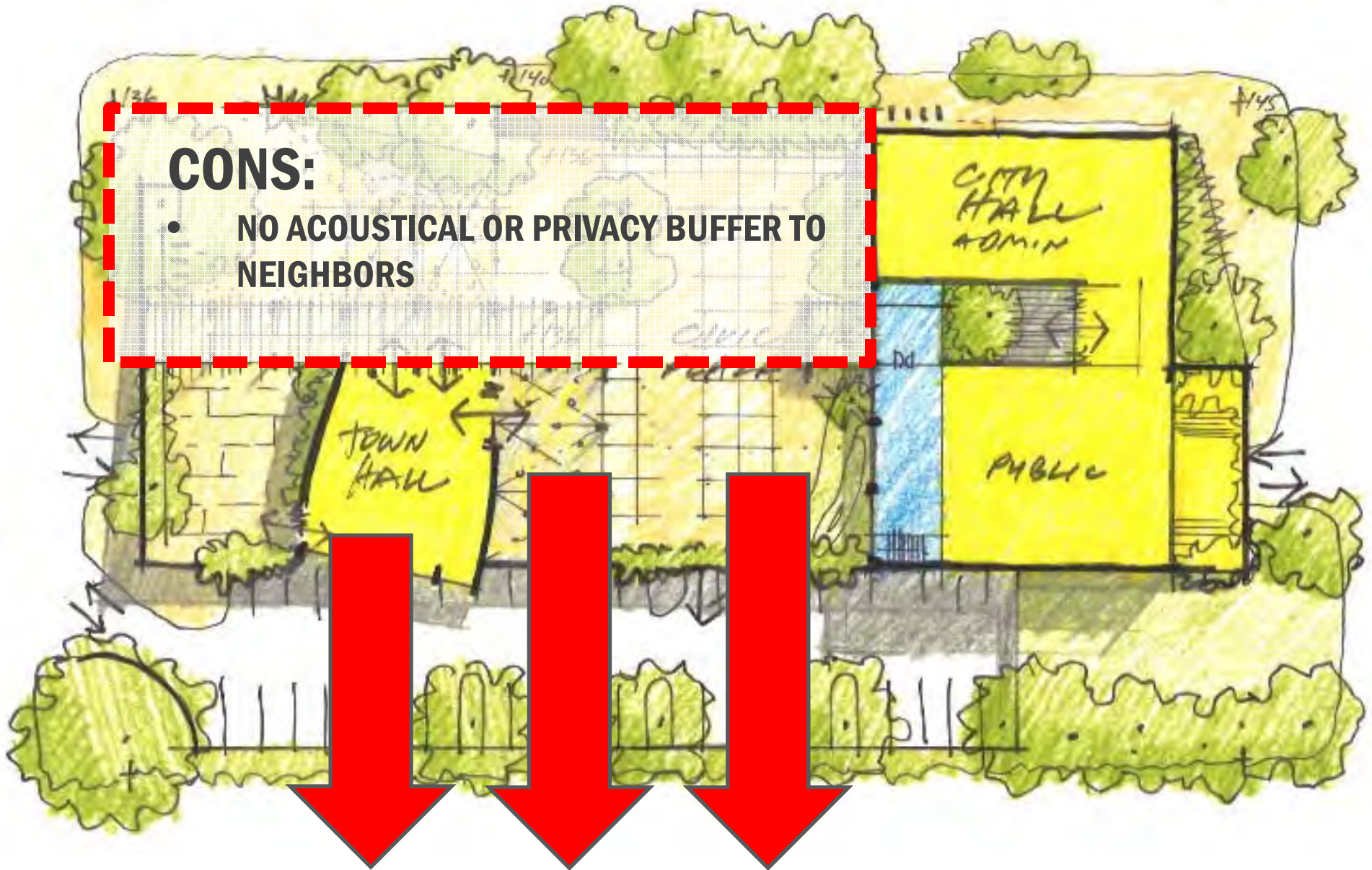
# CONCEPT C



JUNE 1<sup>st</sup> RECAP

# 3 BIG IDEAS

# CONCEPT C



## CONS:

- NO ACOUSTICAL OR PRIVACY BUFFER TO NEIGHBORS

## **DIRECTION GIVEN ON JUNE 1<sup>ST</sup> FOR NEXT STEPS:**

- **RETURN WITH TWO HYBRID CONCEPTS THAT ADDRESS THE FEEDBACK FROM JUNE 1**
- **PRESENT THE TRADE-OFFS OF EACH CONCEPT**
- **IF A CLEAR WINNER EMERGES, SUGGEST A PREFERRED CONCEPT**

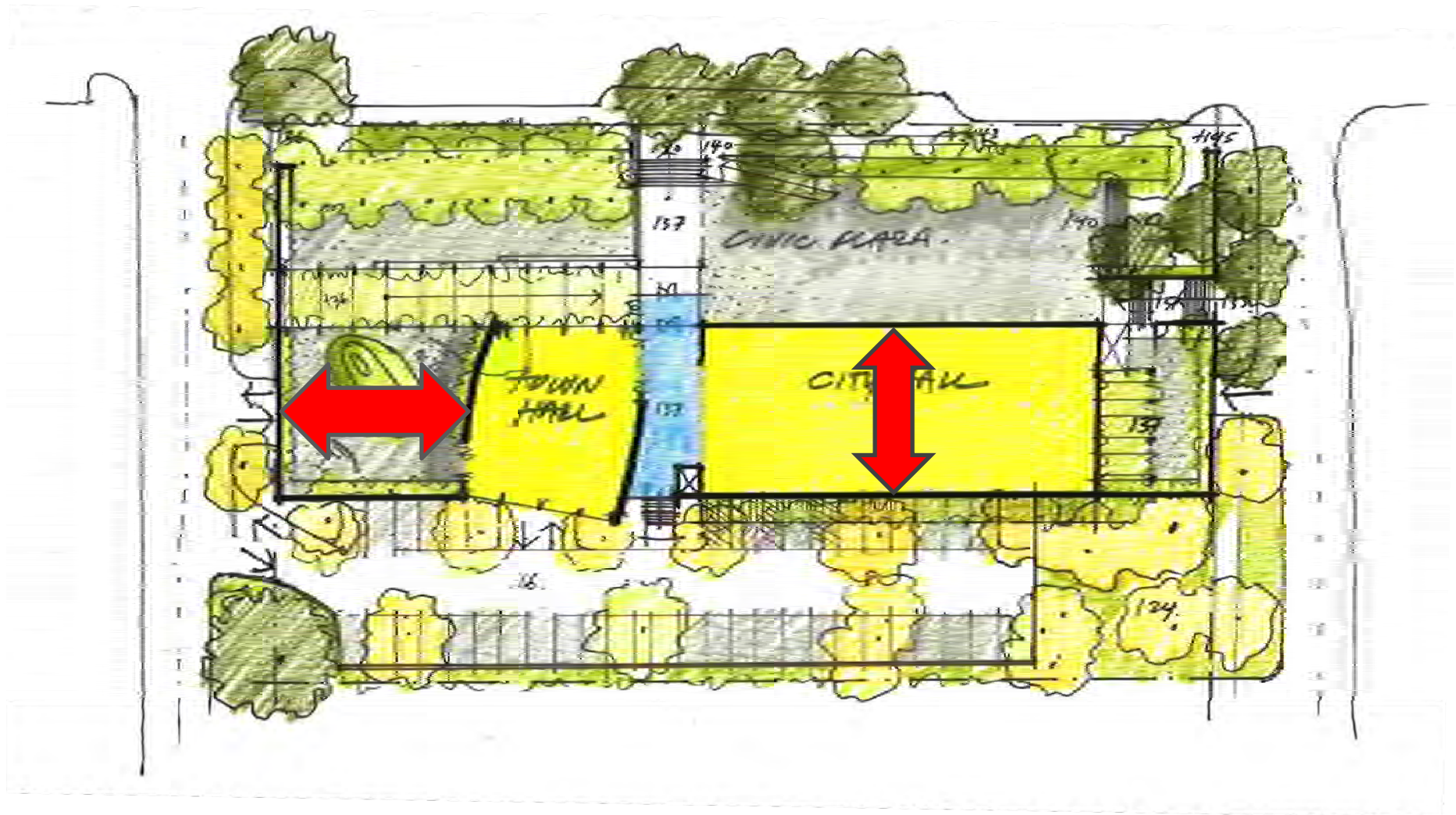
# **GOALS FOR TONIGHT TO REMAIN ON SCHEDULE:**

- **DETERMINE CLEAR DIRECTION ON PREFERRED SITE CONCEPT**
- **VERIFY FIVE MAJOR PROGRAM ELEMENTS**

# **REFINED SITE CONCEPTS**

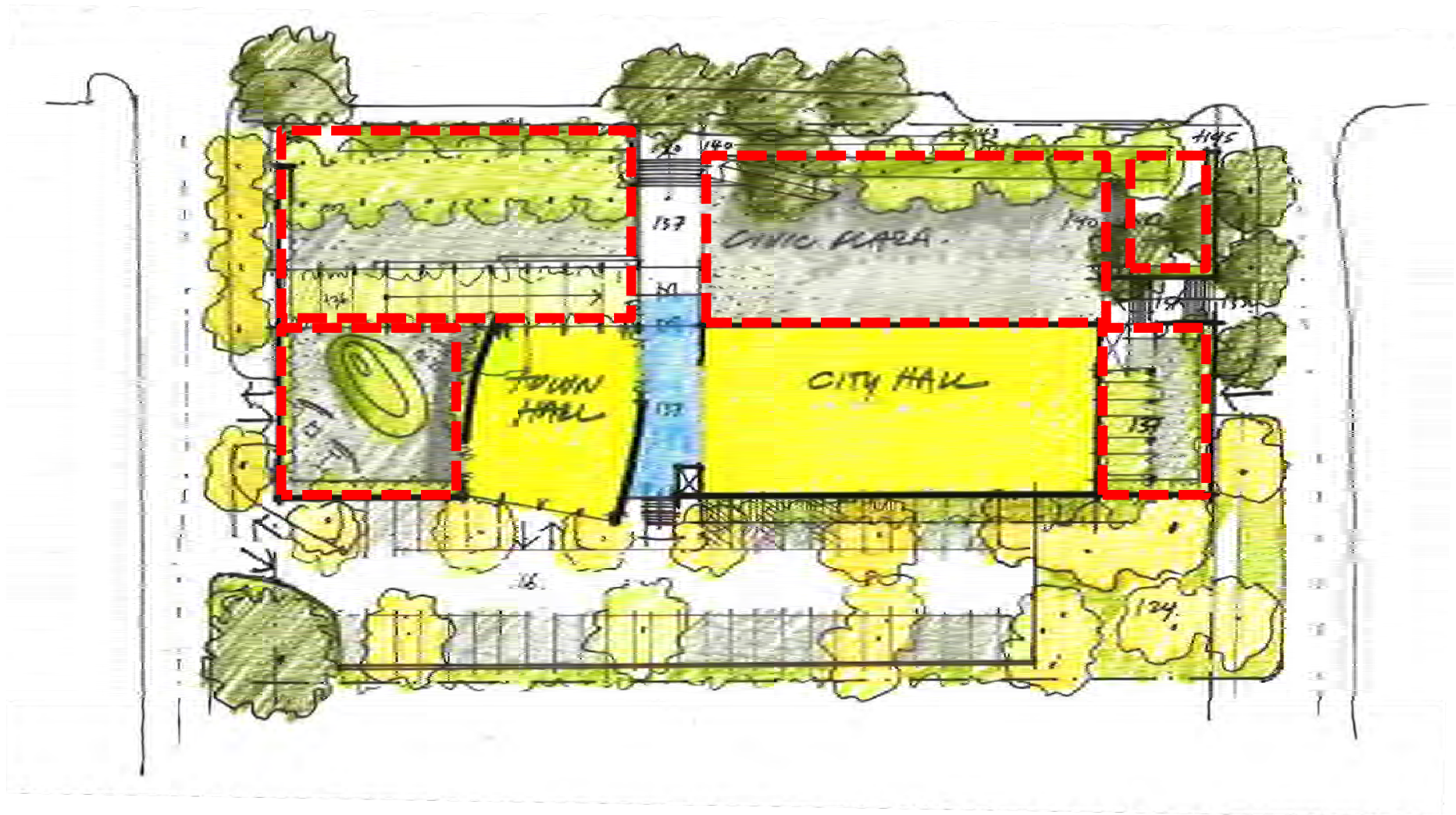
**D + E**

# CONCEPT D - SITE PLAN



REFINED SITE CONCEPTS

# CONCEPT D - SITE PLAN



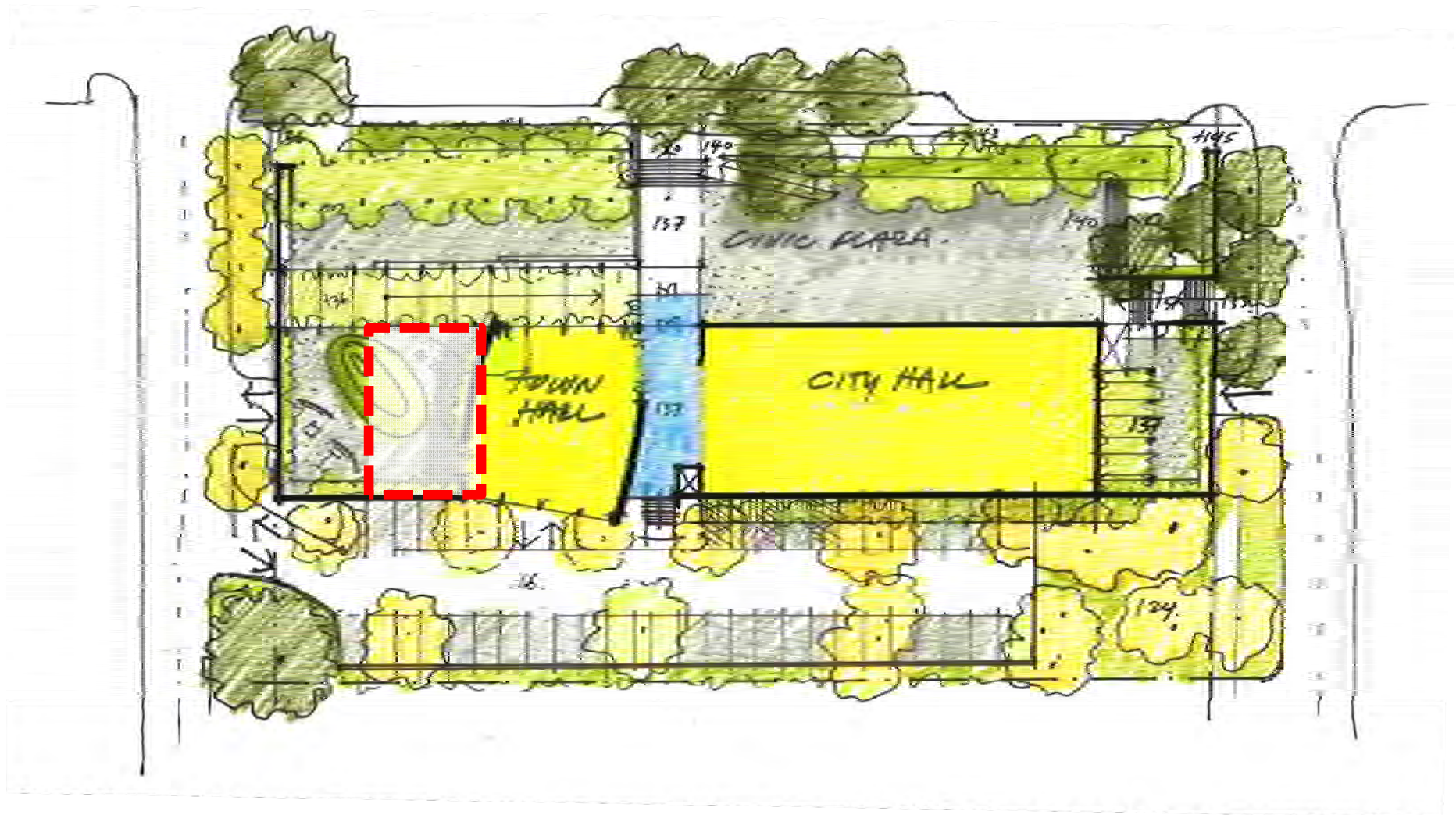
REFINED SITE CONCEPTS

# CONCEPT D - SITE PLAN



REFINED SITE CONCEPTS

# CONCEPT D - SITE PLAN



REFINED SITE CONCEPTS

# CONCEPT D - EXPANSION POTENTIAL



## FUTURE EXPANSION

A: 4500

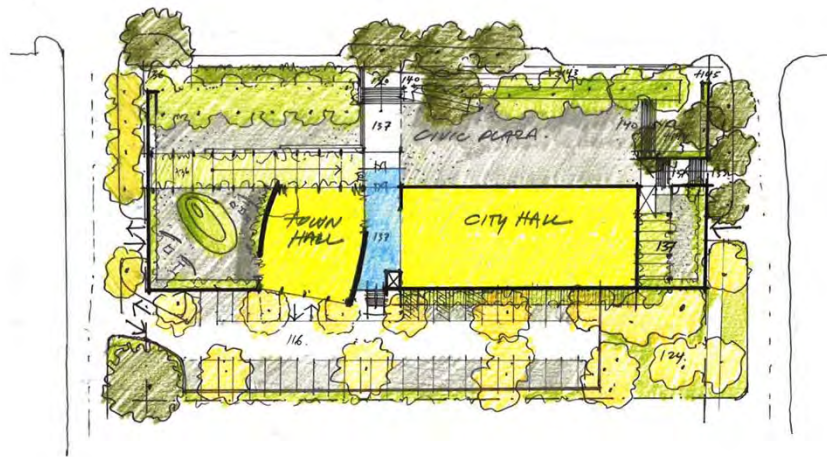
B: 4500

C: 2700

---

11,700

# CONCEPT D – EVALUATION FOR SUCCESS

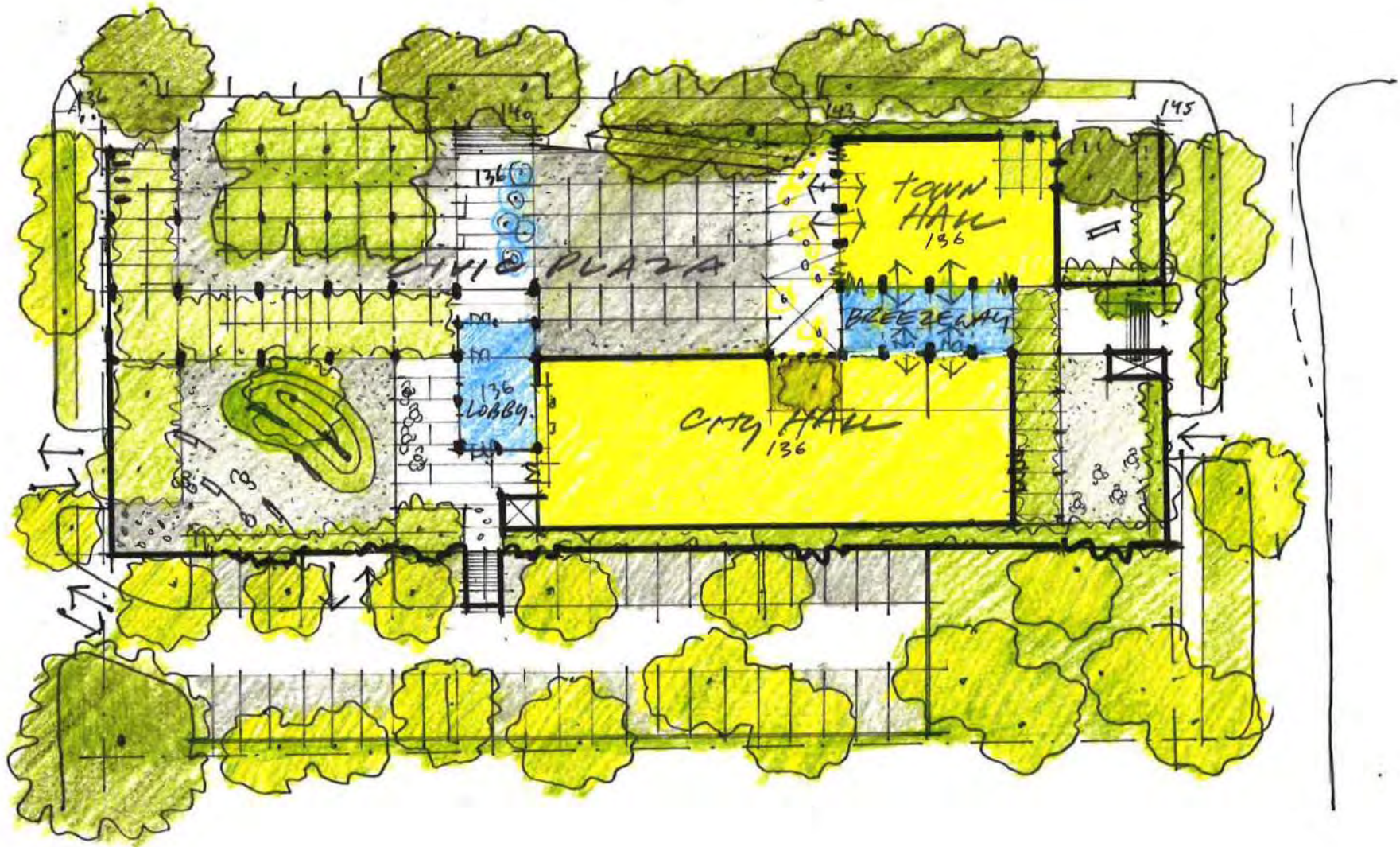


## CRITERIA

- 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.

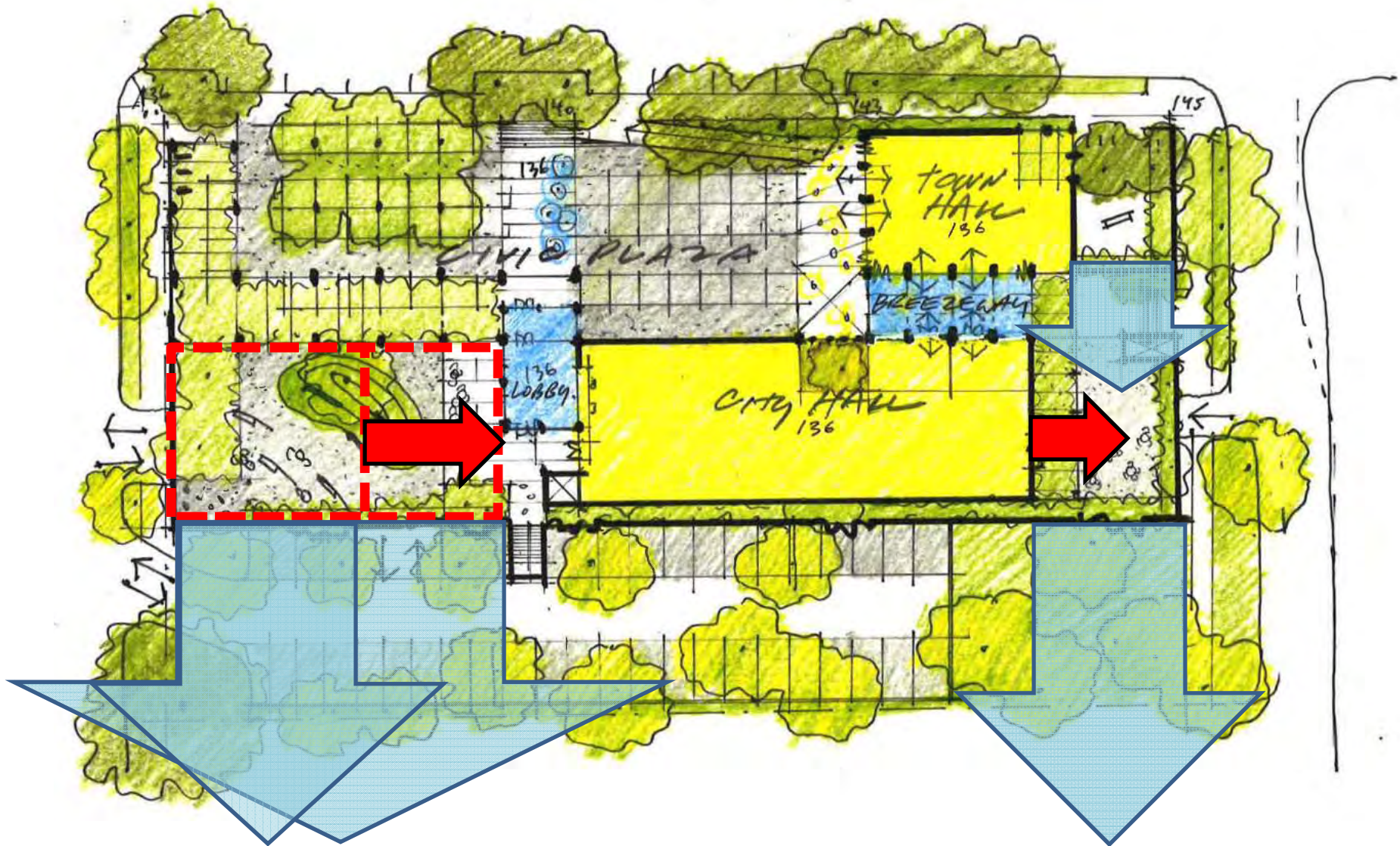
REFINED SITE CONCEPTS

# CONCEPT E - SITE PLAN



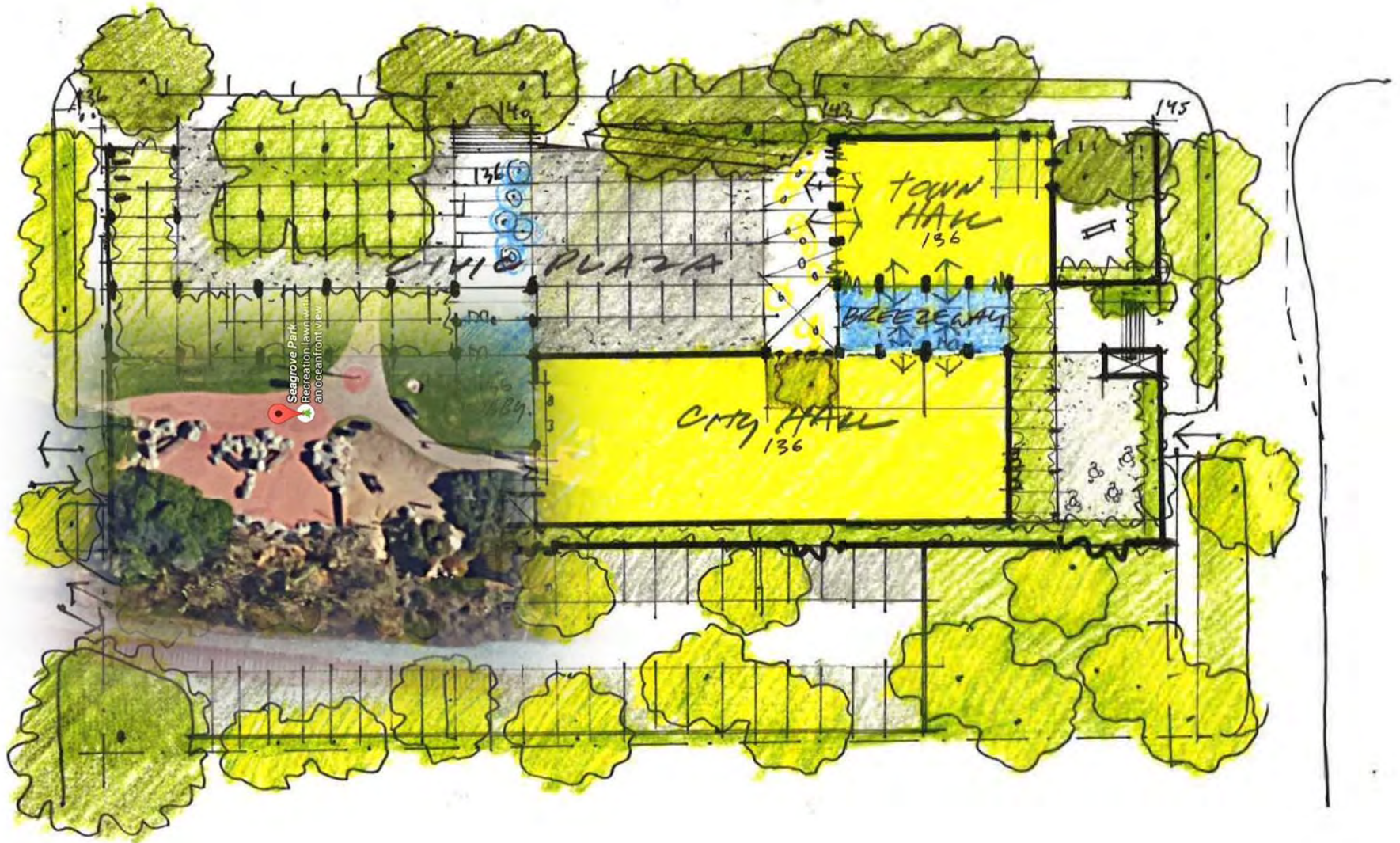
REFINED SITE CONCEPTS

# CONCEPT E - SITE PLAN



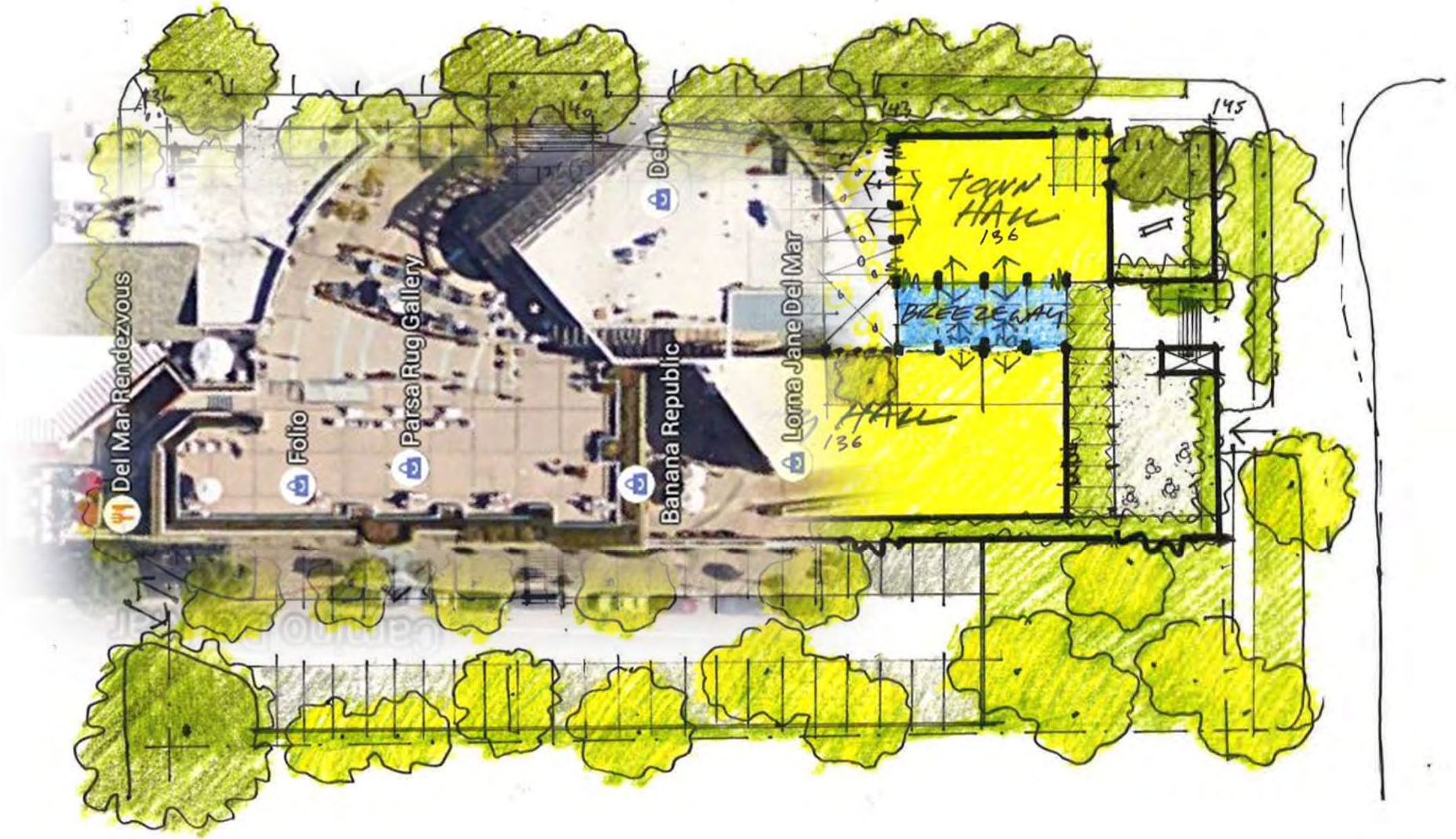
REFINED SITE CONCEPTS

# CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS

# CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS



# CONCEPT E - SITE PLAN



Powerhouse Park  
Bluffs side setting  
for play & leisure



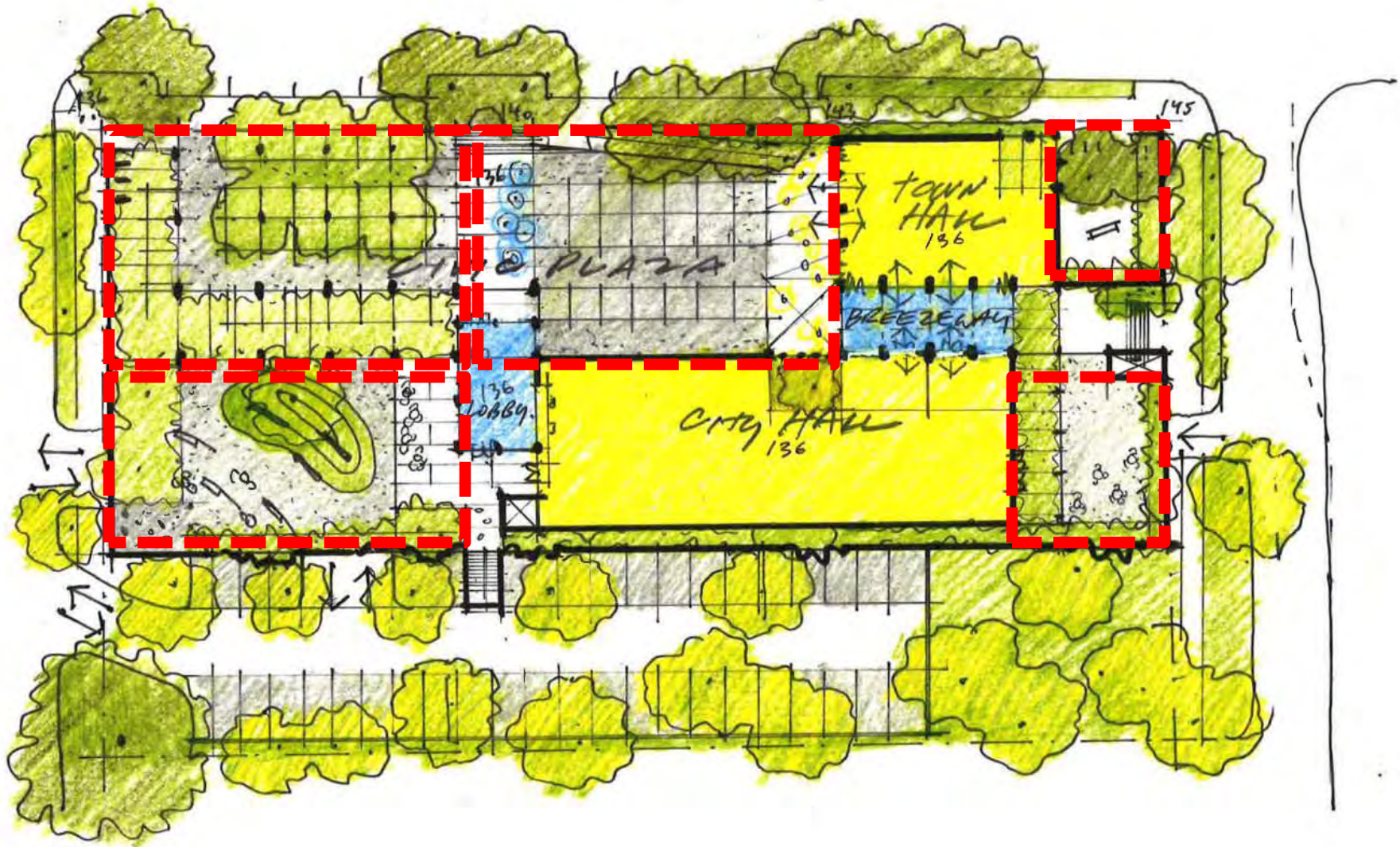
## REFINED SITE CONCEPTS

# CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS

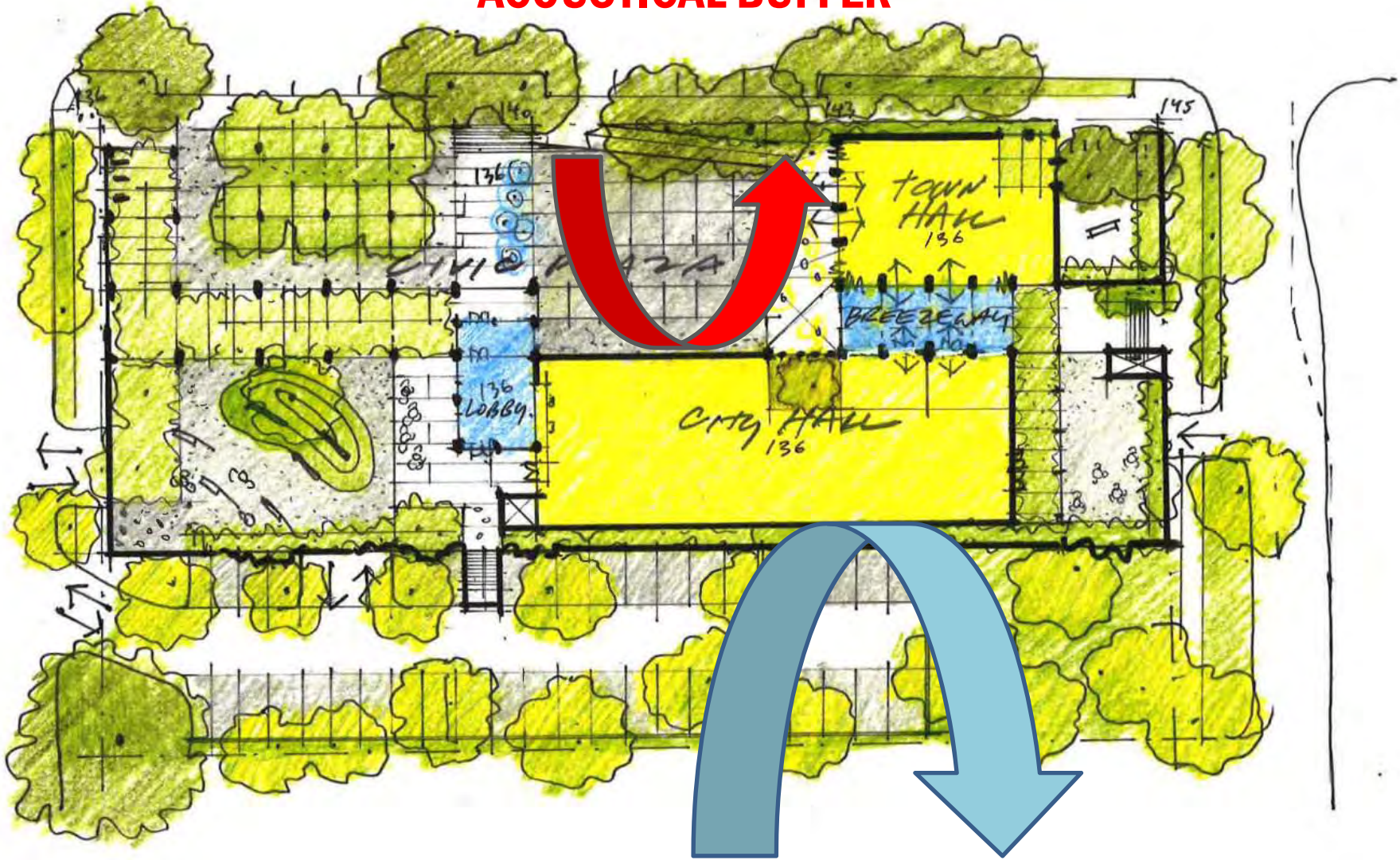
# CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS

# CONCEPT E - SITE PLAN

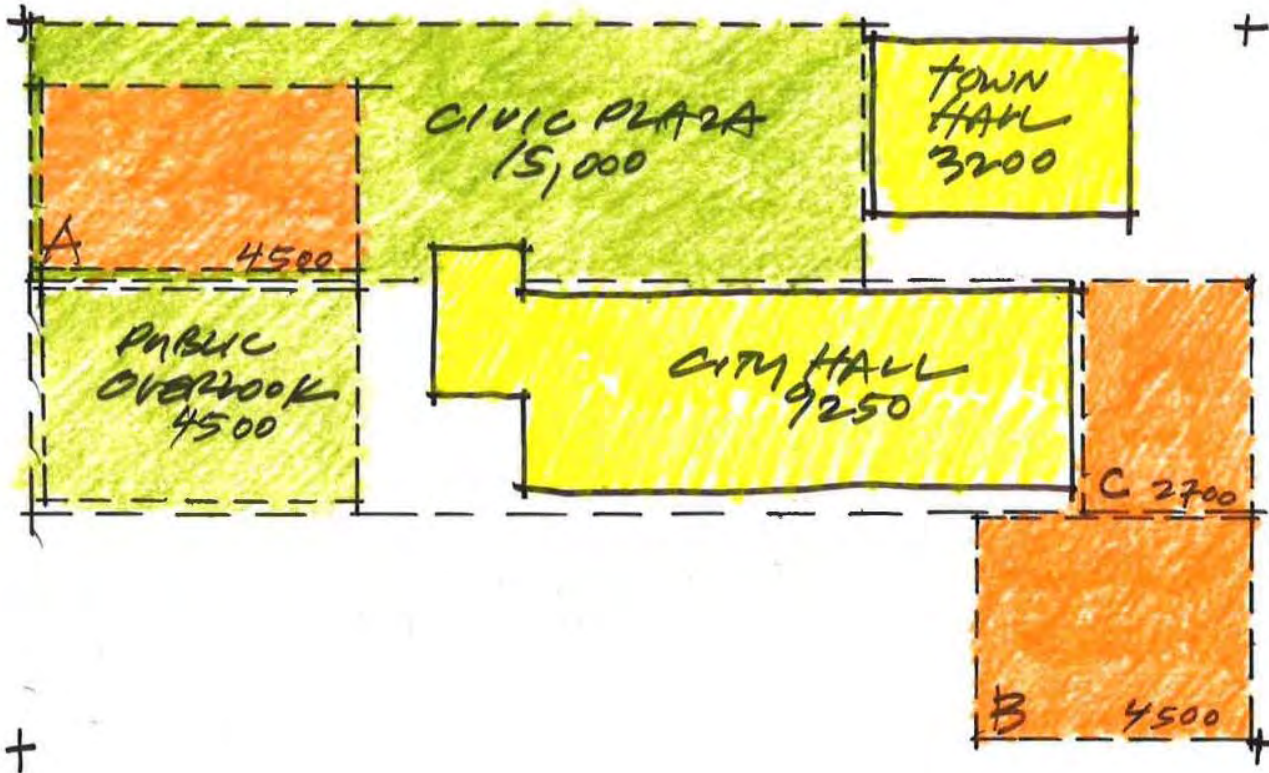
**ACOUSTICAL BUFFER**



**WINDBREAK**

**REFINED SITE CONCEPTS**

# CONCEPT E - EXPANSION POTENTIAL



## FUTURE EXPANSION

A: 4500

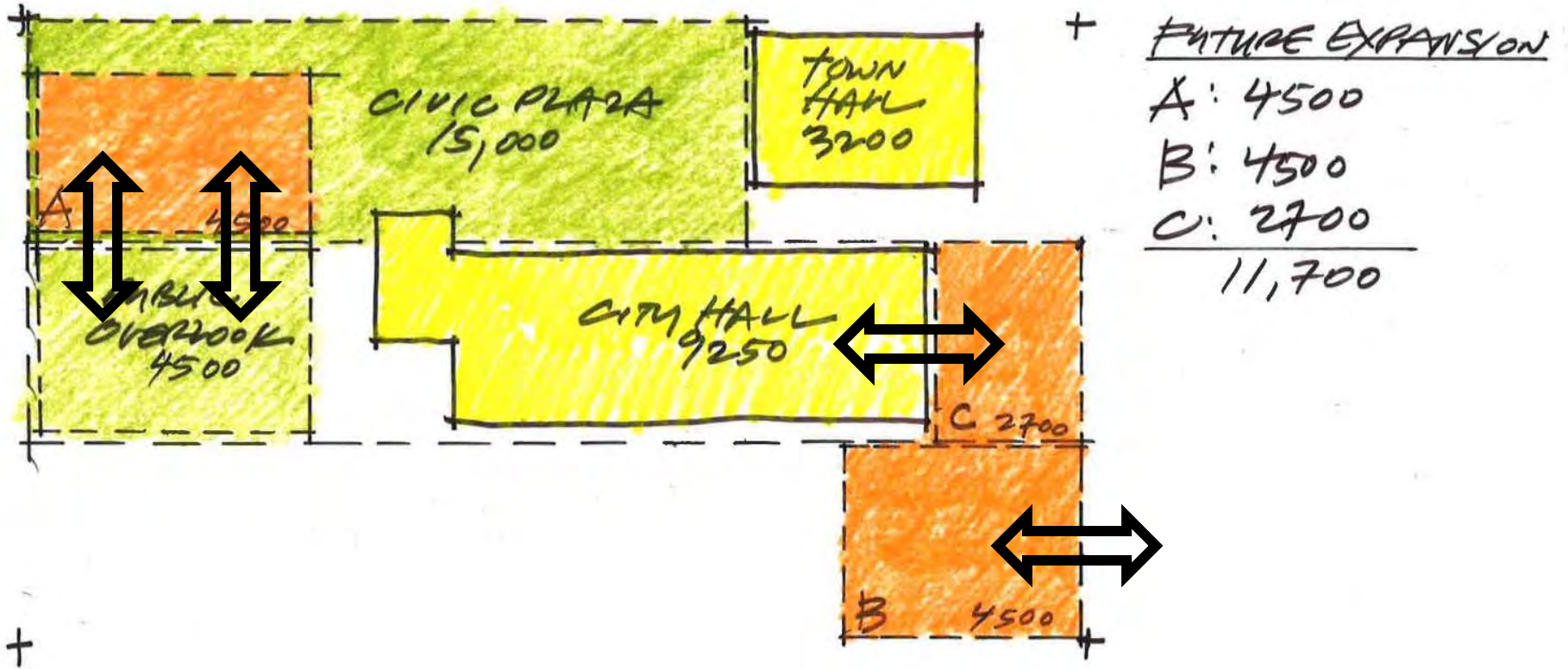
B: 4500

C: 2700

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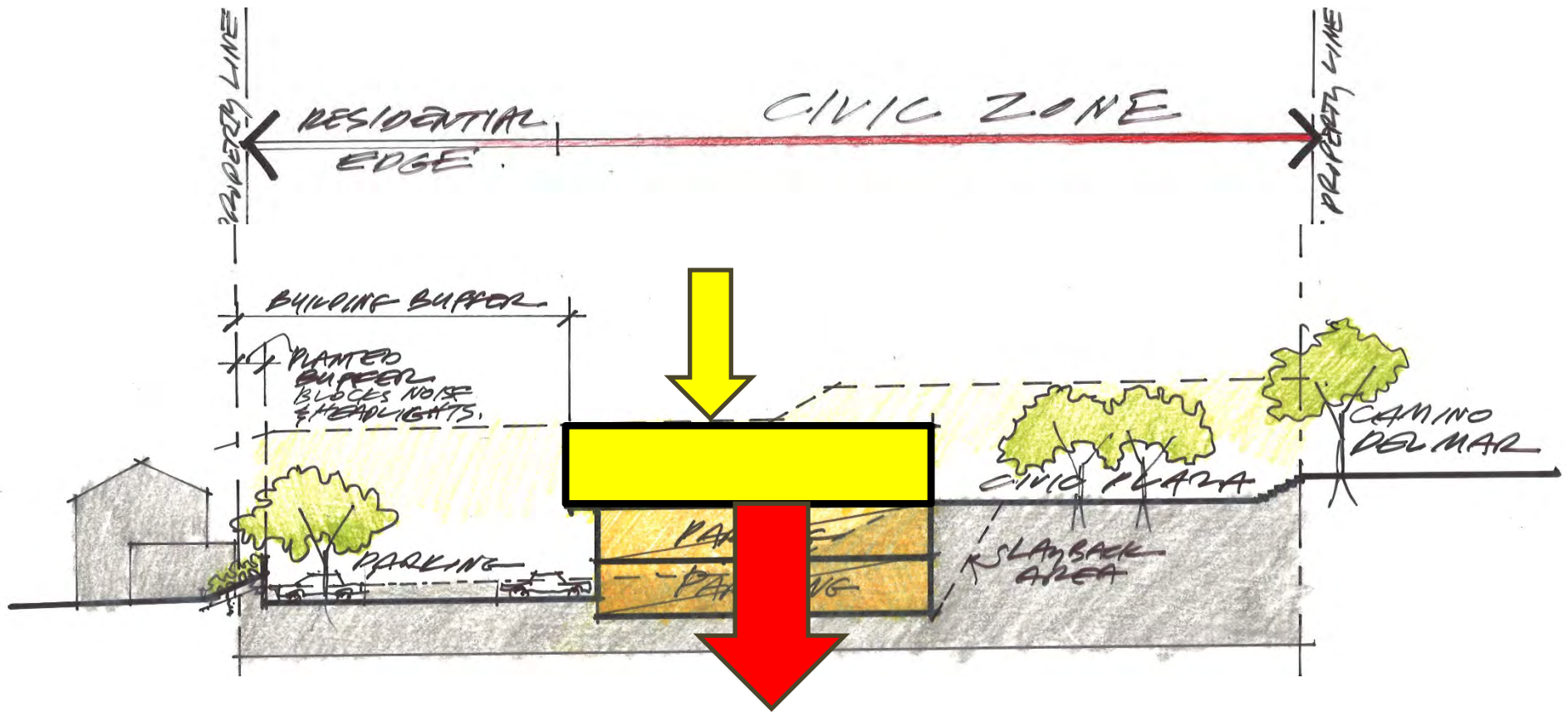
11,700

# CONCEPT E - EXPANSION POTENTIAL

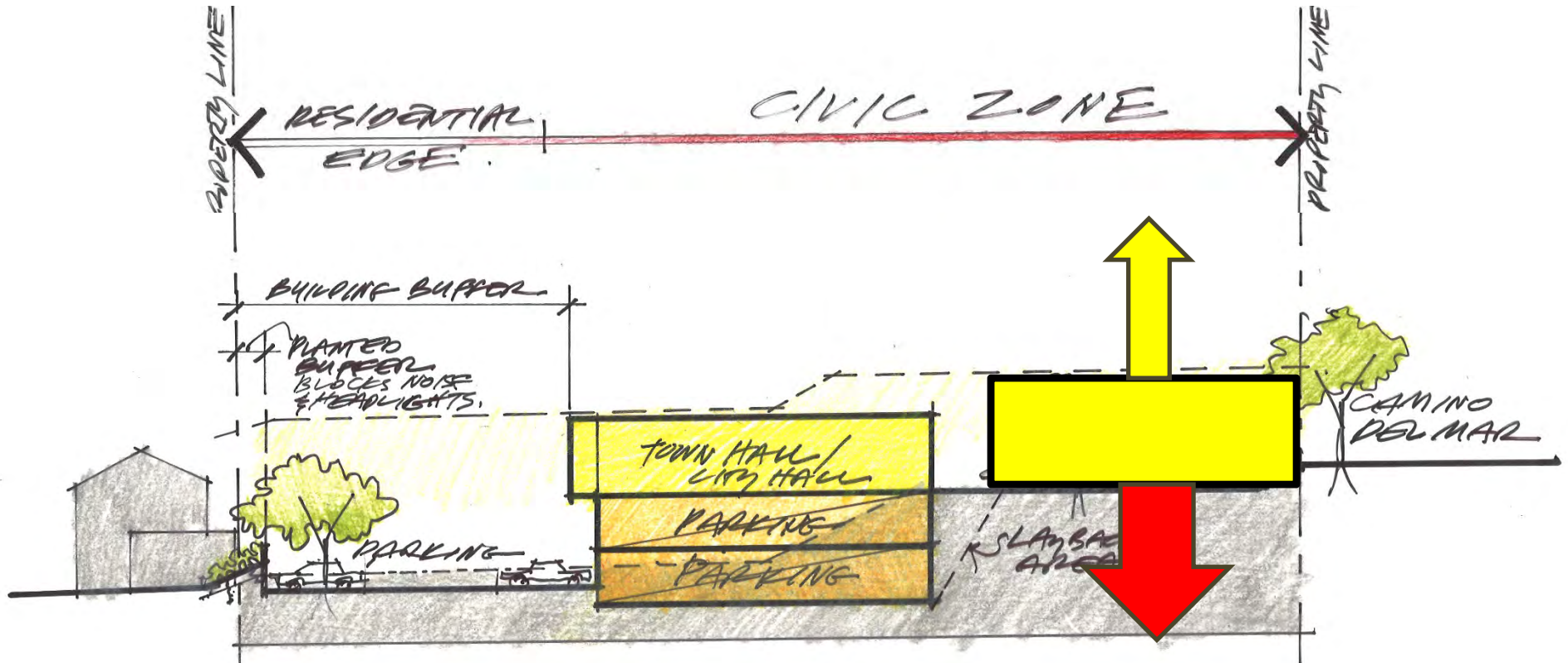


REFINED SITE CONCEPTS

# SITE SECTION WITH GARAGE

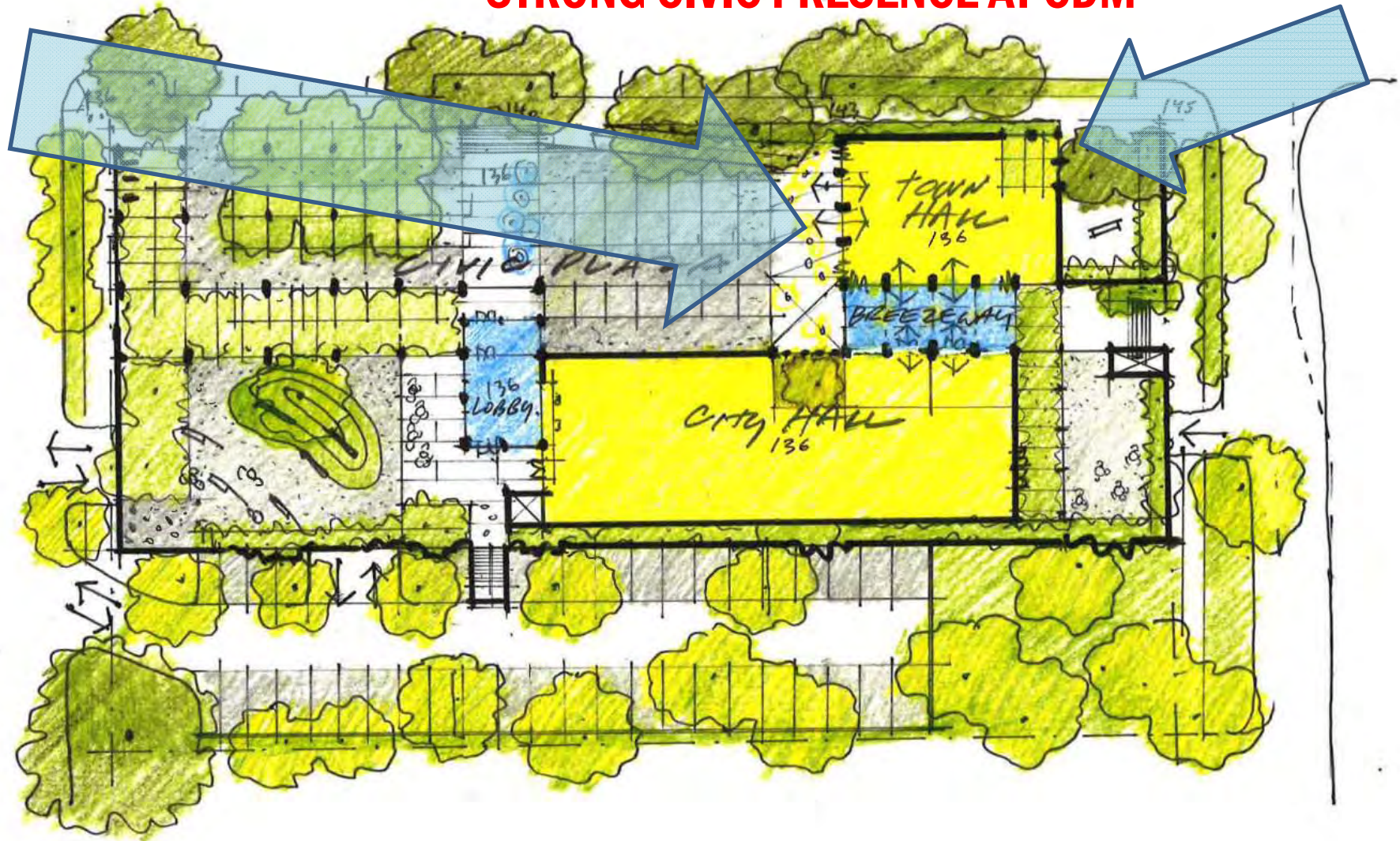


# SITE SECTION WITH GARAGE



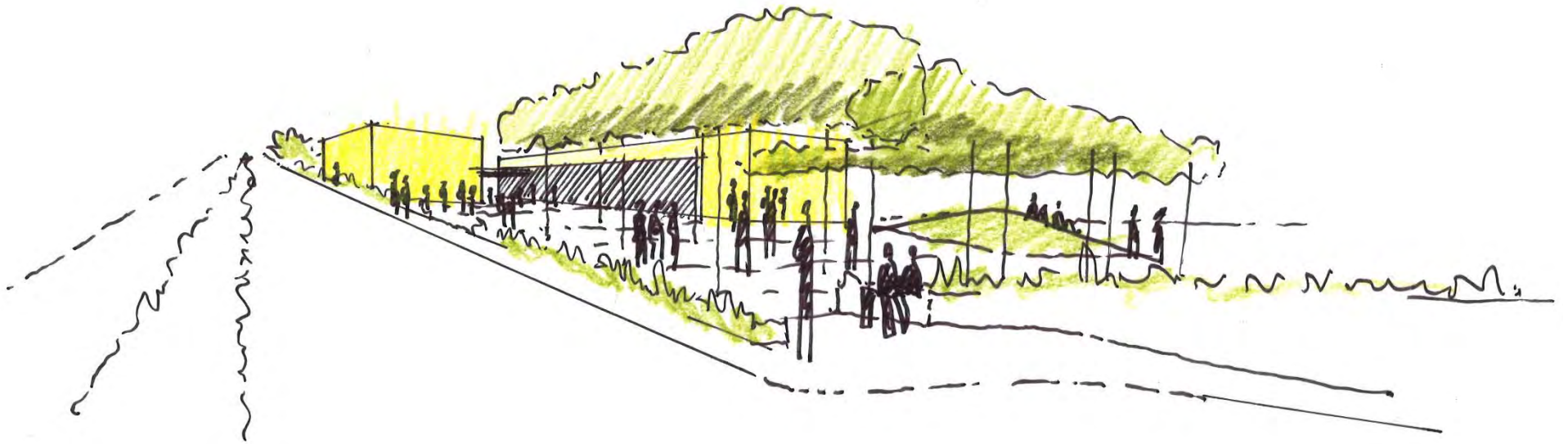
# CONCEPT E - SITE PLAN

**STRONG CIVIC PRESENCE AT CDM**



**REFINED SITE CONCEPTS**

# CONCEPT E - VIEW ACROSS PLAZA

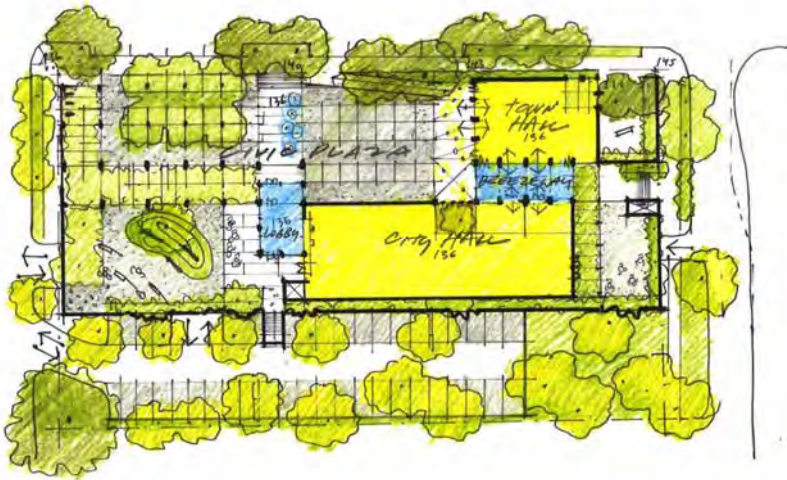


REFINED SITE CONCEPTS

# 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

# **TOWN HALL CAPACITY**

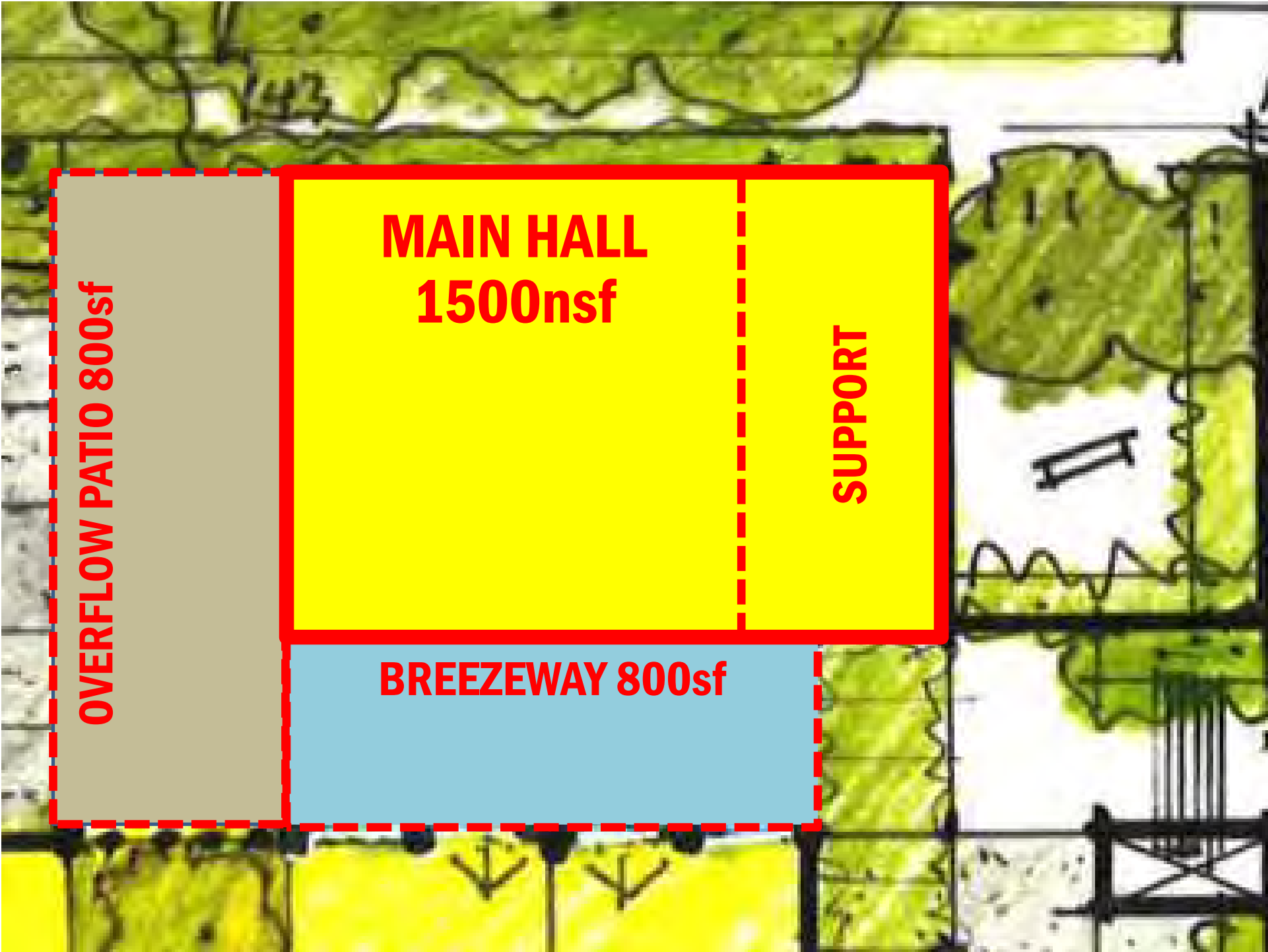
# POWERHOUSE PARK COMPARISON



TOWN HALL CAPACITY

# POWERHOUSE PARK COMPARISON



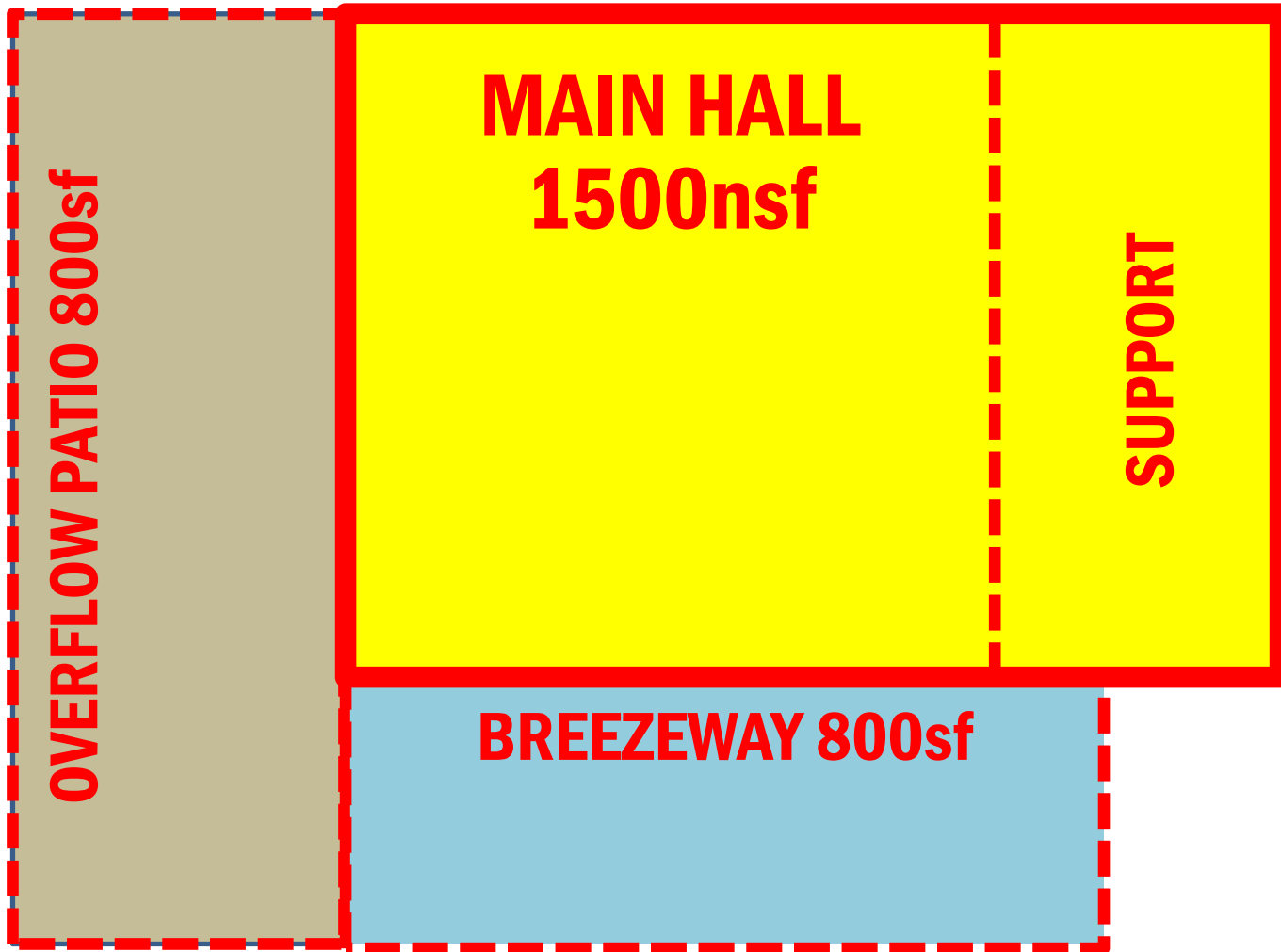


**OVERFLOW PATIO 800sf**

**MAIN HALL  
1500nsf**

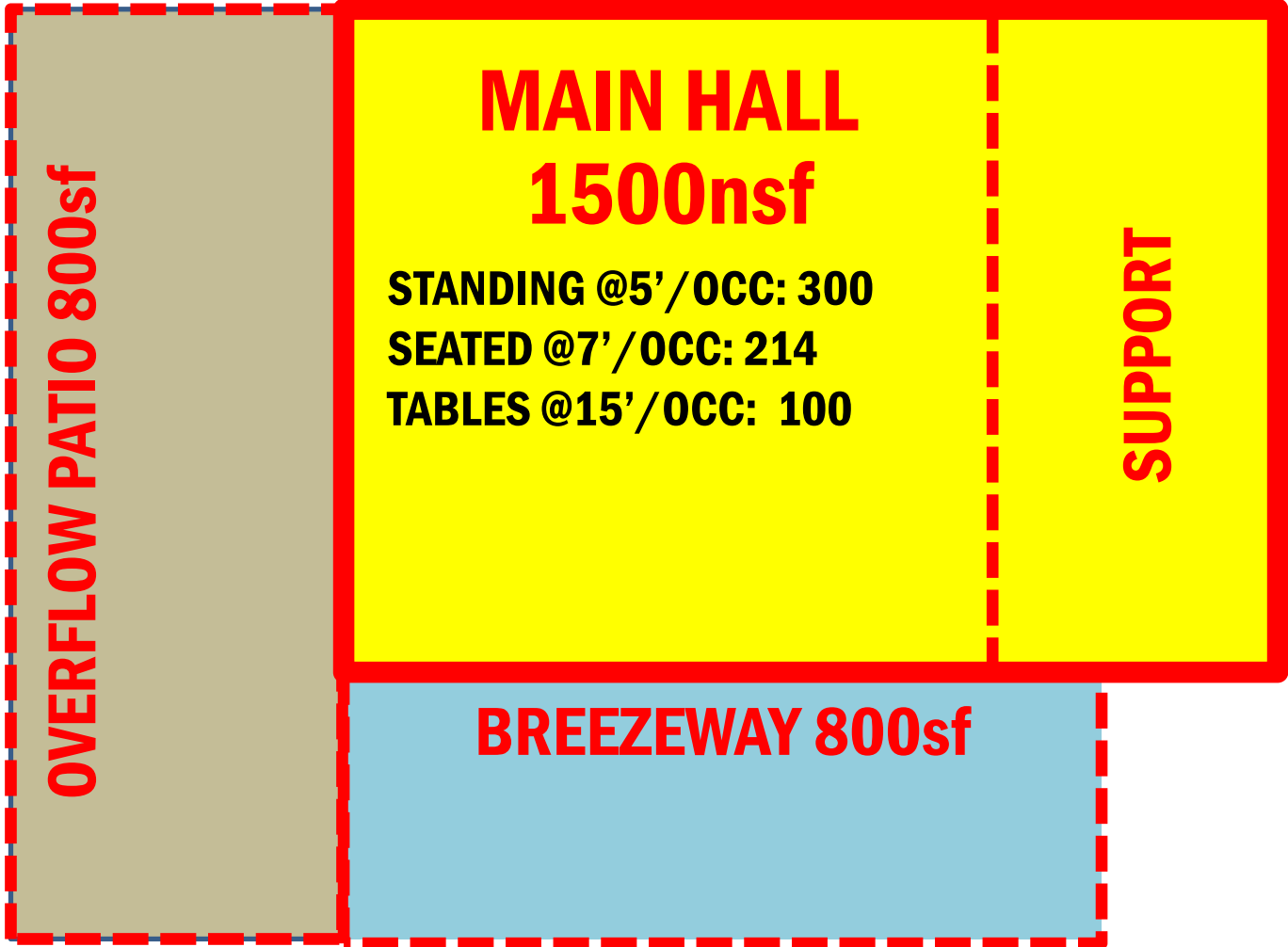
**SUPPORT**

**BREEZEWAY 800sf**



## TOWN HALL CAPACITY

**CODE MAX OCCUPANT LOAD:**



**MAIN HALL**  
**STANDING: 300**  
**SEATED: 214**  
**TABLES: 100**

**TOWN HALL CAPACITY**

**STANDING: CODE REQUIRES 5' PER PERSON**



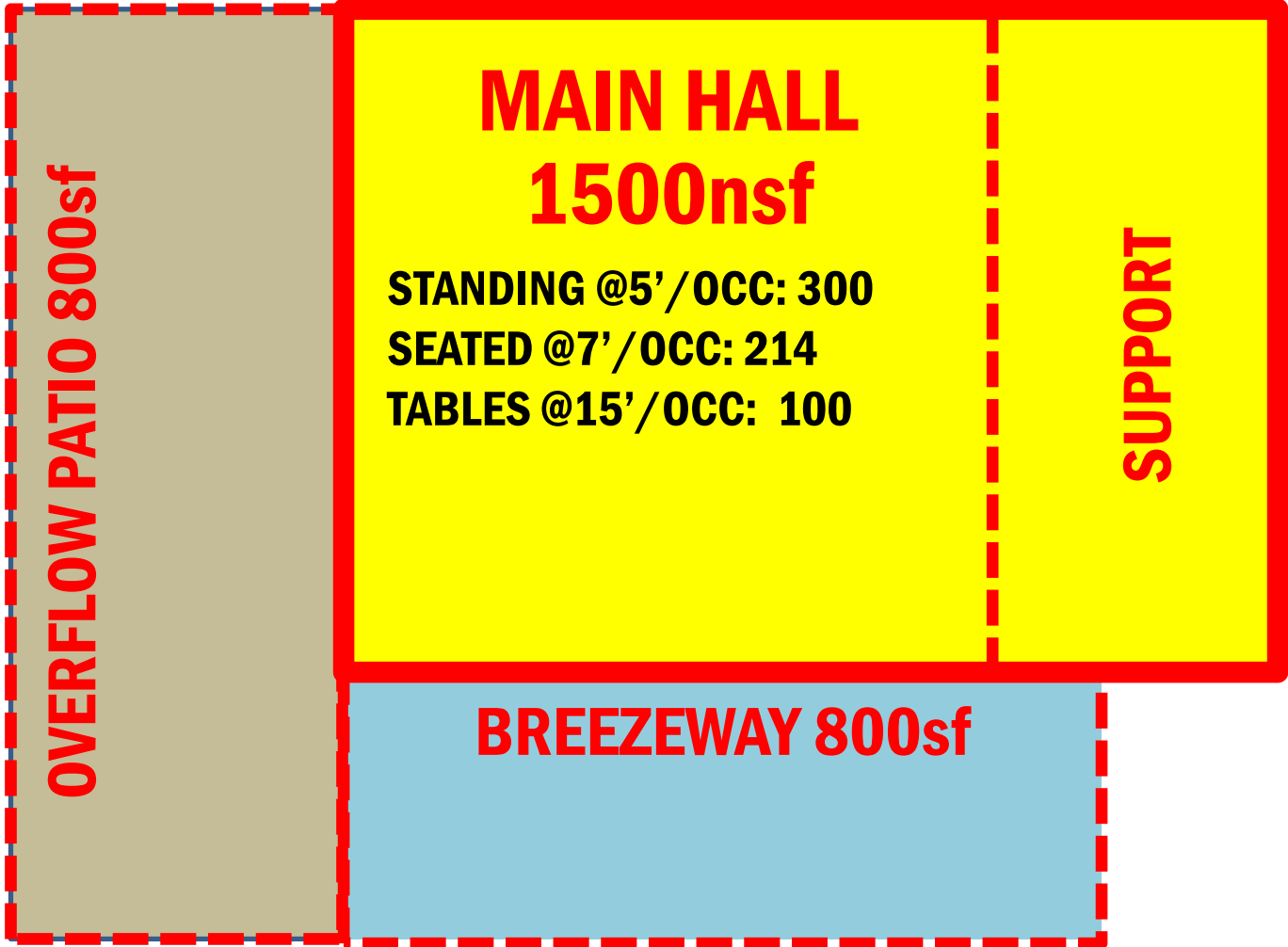
## **SEATING (UNFIXED): CODE REQUIRES 7' PER PERSON**



# **TABLE SEATING: CODE REQUIRES 15' PER PERSON**



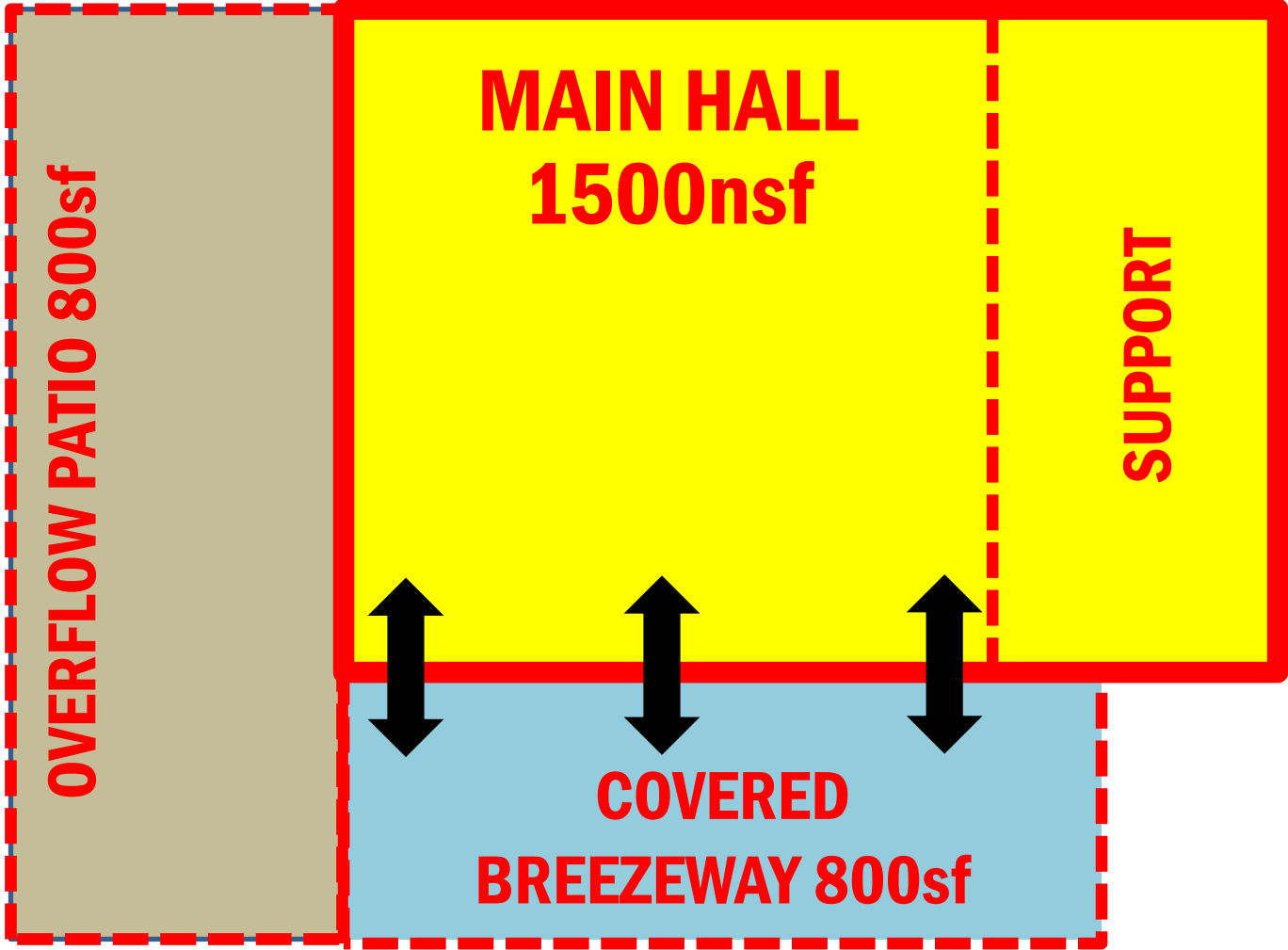
**CODE MAX OCCUPANT LOAD:**



**MAIN HALL**  
**STANDING: 300**  
**SEATED: 214**  
**TABLES: 100**

**TOWN HALL CAPACITY**

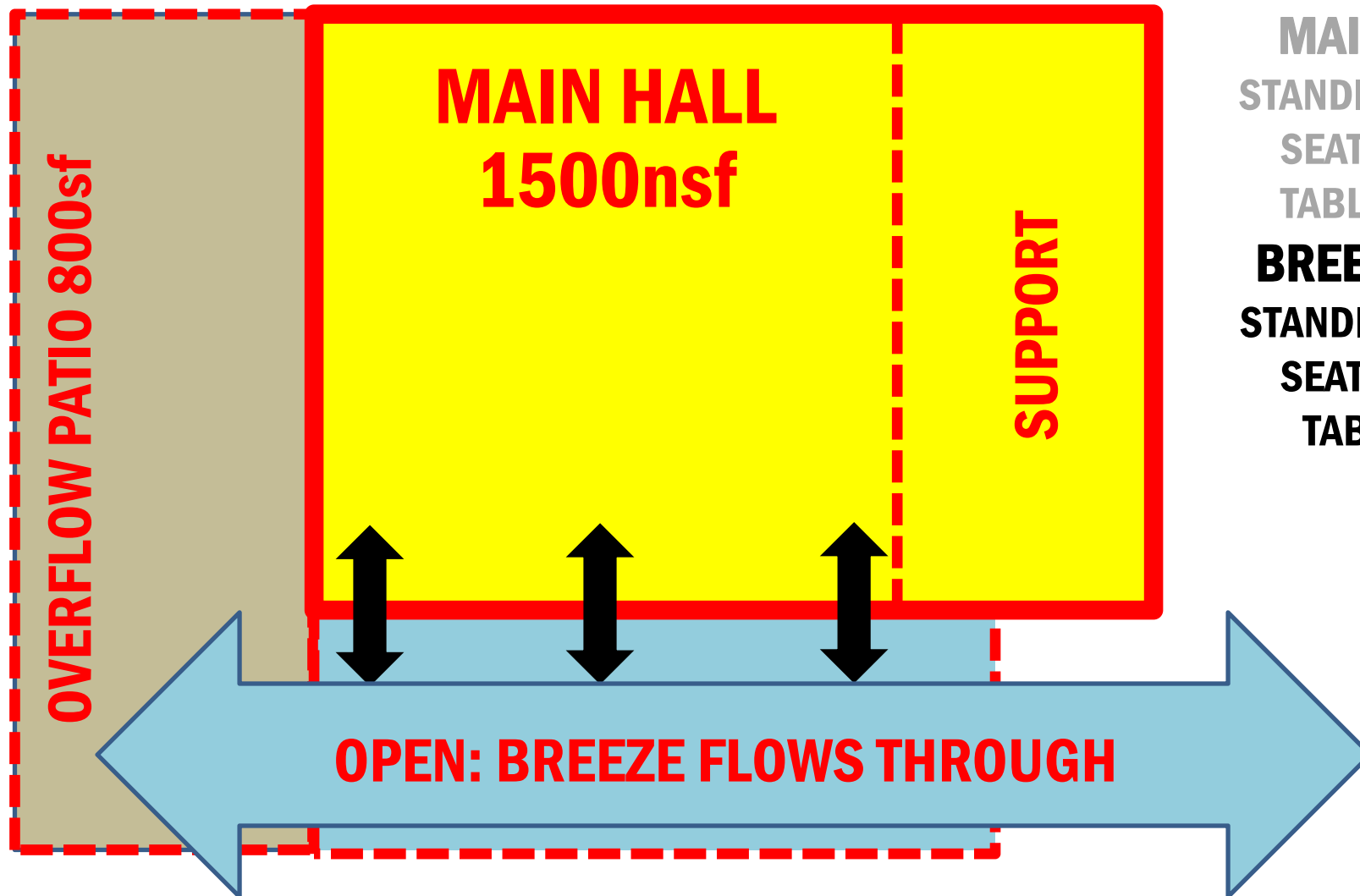
**CODE MAX OCCUPANT LOAD:**



- MAIN HALL**
  - STANDING: 300
  - SEATED: 214
  - TABLES: 100
- BREEZEWAY**
  - STANDING: 160
  - SEATED: 114
  - TABLES: 53

**TOWN HALL CAPACITY**

## CODE MAX OCCUPANT LOAD:

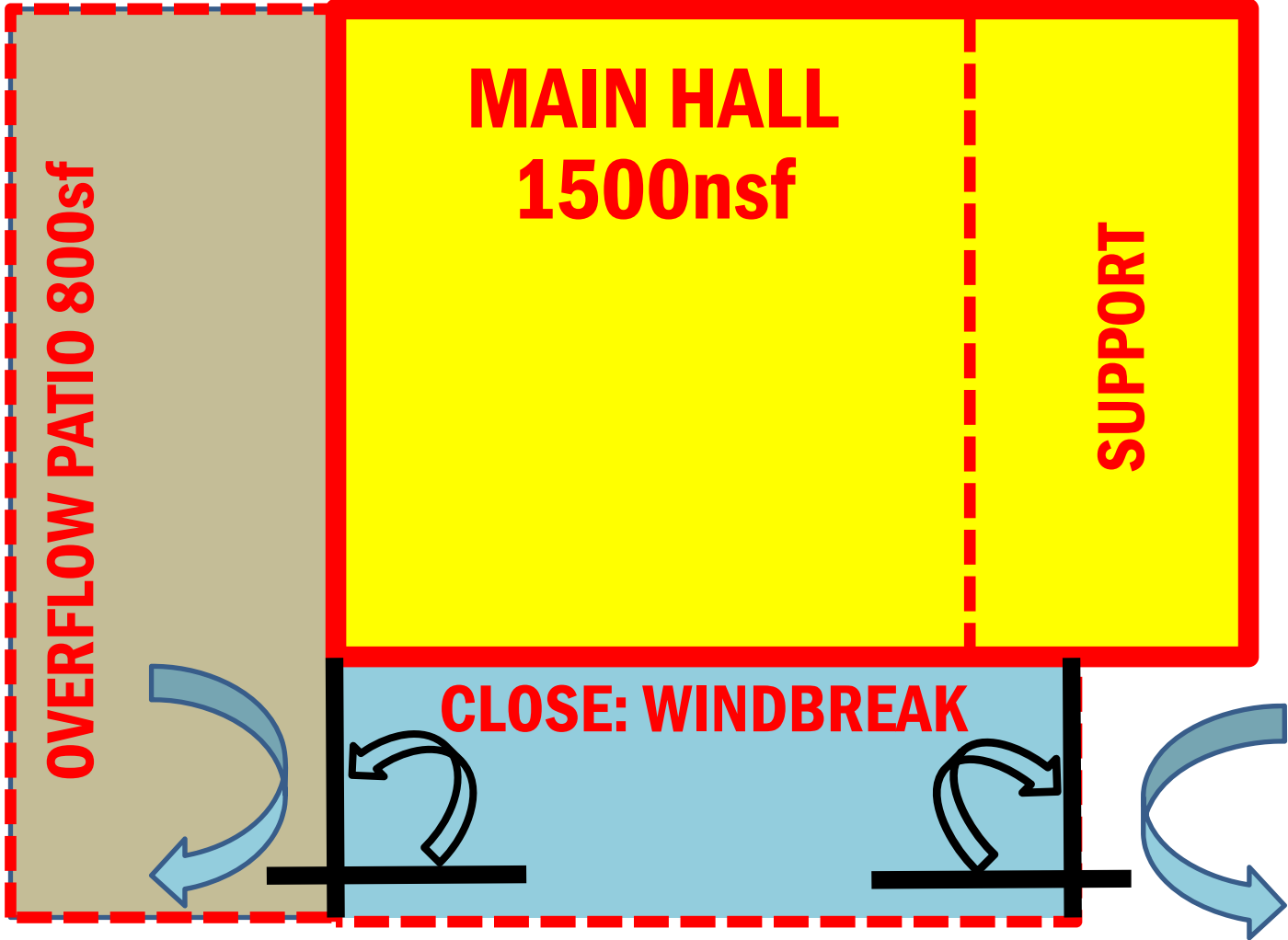


**MAIN HALL**  
STANDING: 300  
SEATED: 214  
TABLES: 100

**BREEZEWAY**  
STANDING: 160  
SEATED: 114  
TABLES: 53

TOWN HALL CAPACITY

**CODE MAX OCCUPANT LOAD:**



- MAIN HALL**
  - STANDING: 300
  - SEATED: 214
  - TABLES: 100
- BREEZEWAY**
  - STANDING: 160
  - SEATED: 114
  - TABLES: 53

**TOWN HALL CAPACITY**



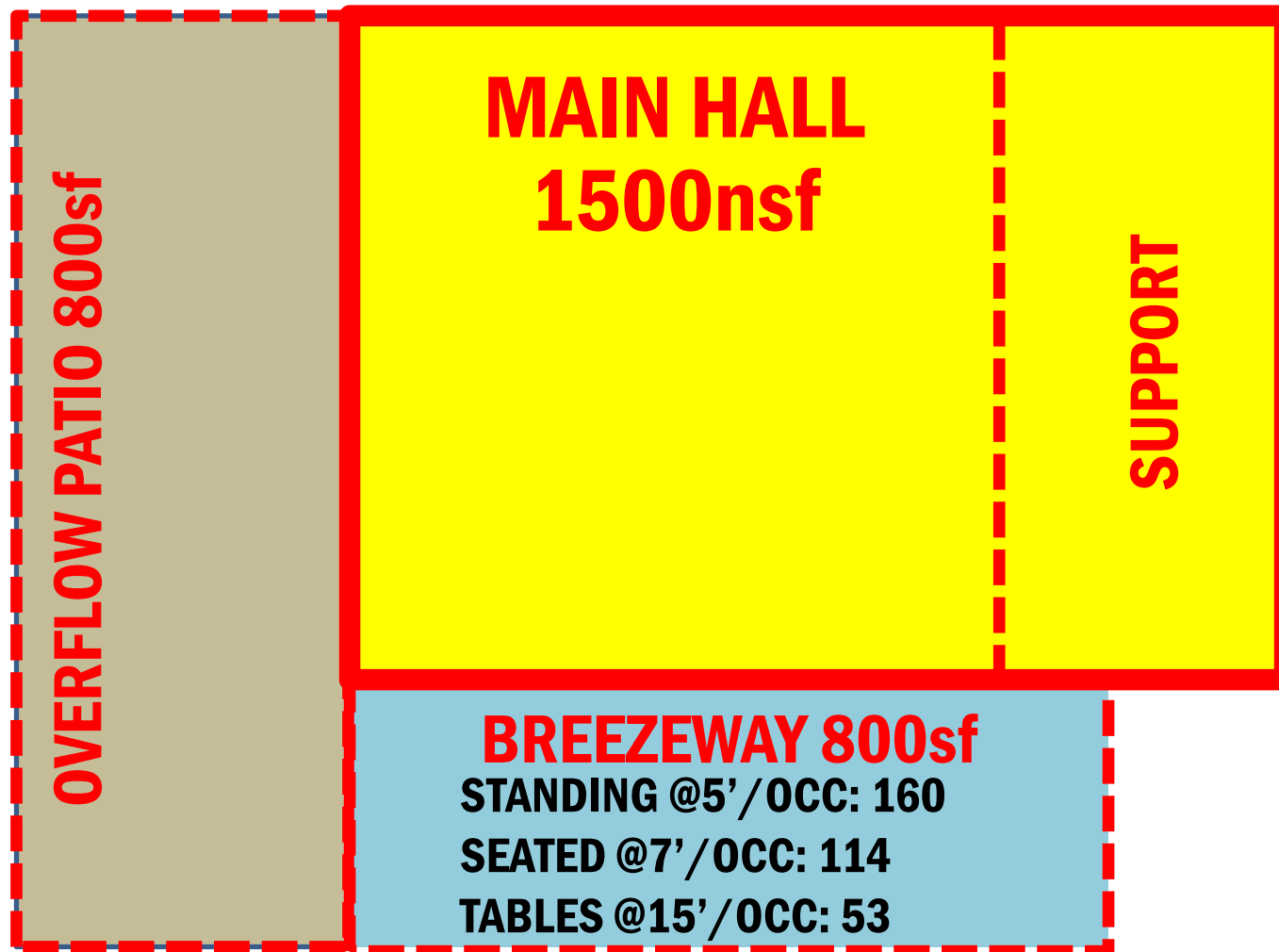






© SERGIO GOMEZ

## CODE MAX OCCUPANT LOAD:

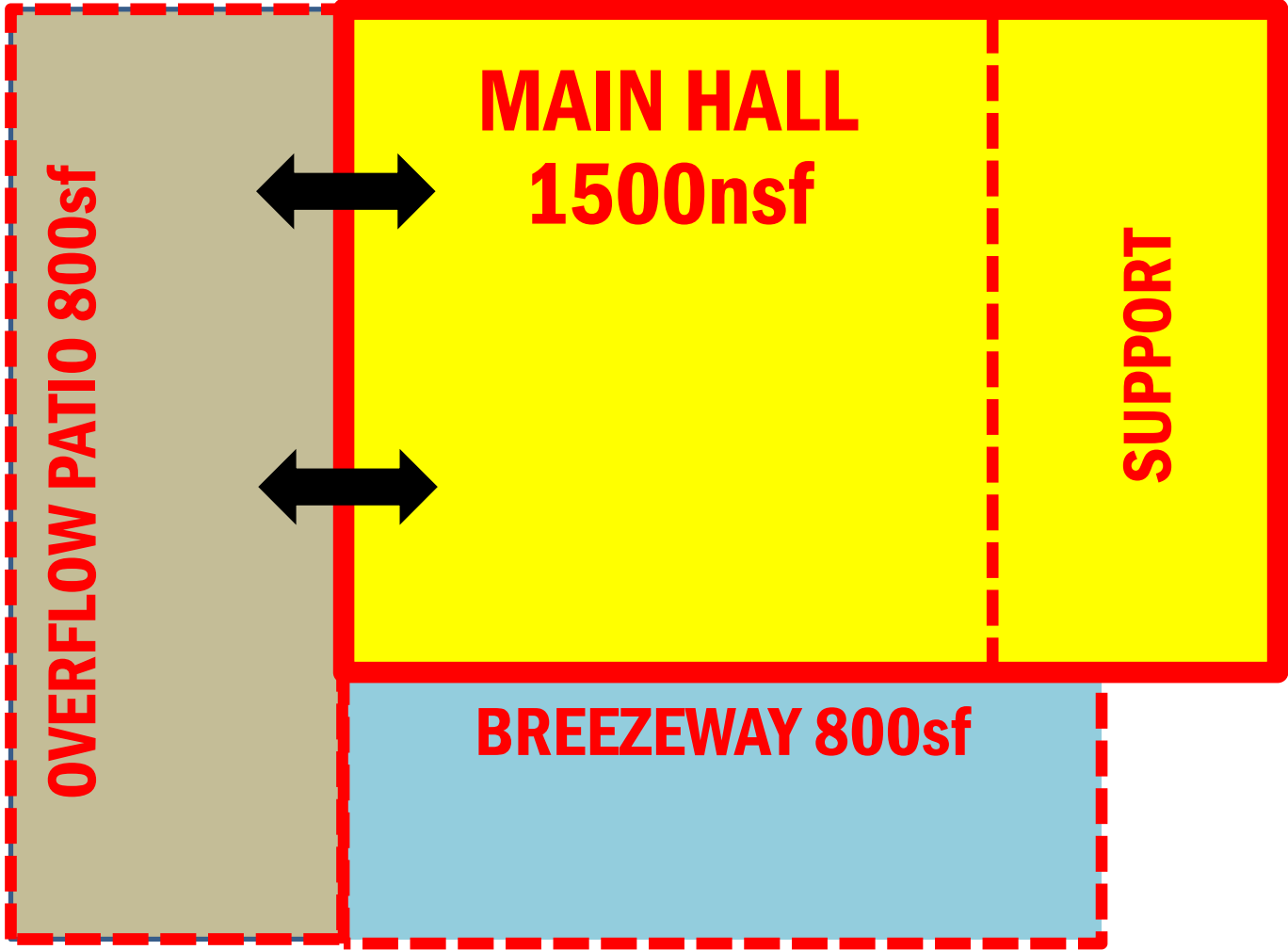


**MAIN HALL**  
STANDING: 300  
SEATED: 214  
TABLES: 100

**BREEZEWAY**  
STANDING: 160  
SEATED: 114  
TABLES: 53

TOWN HALL CAPACITY

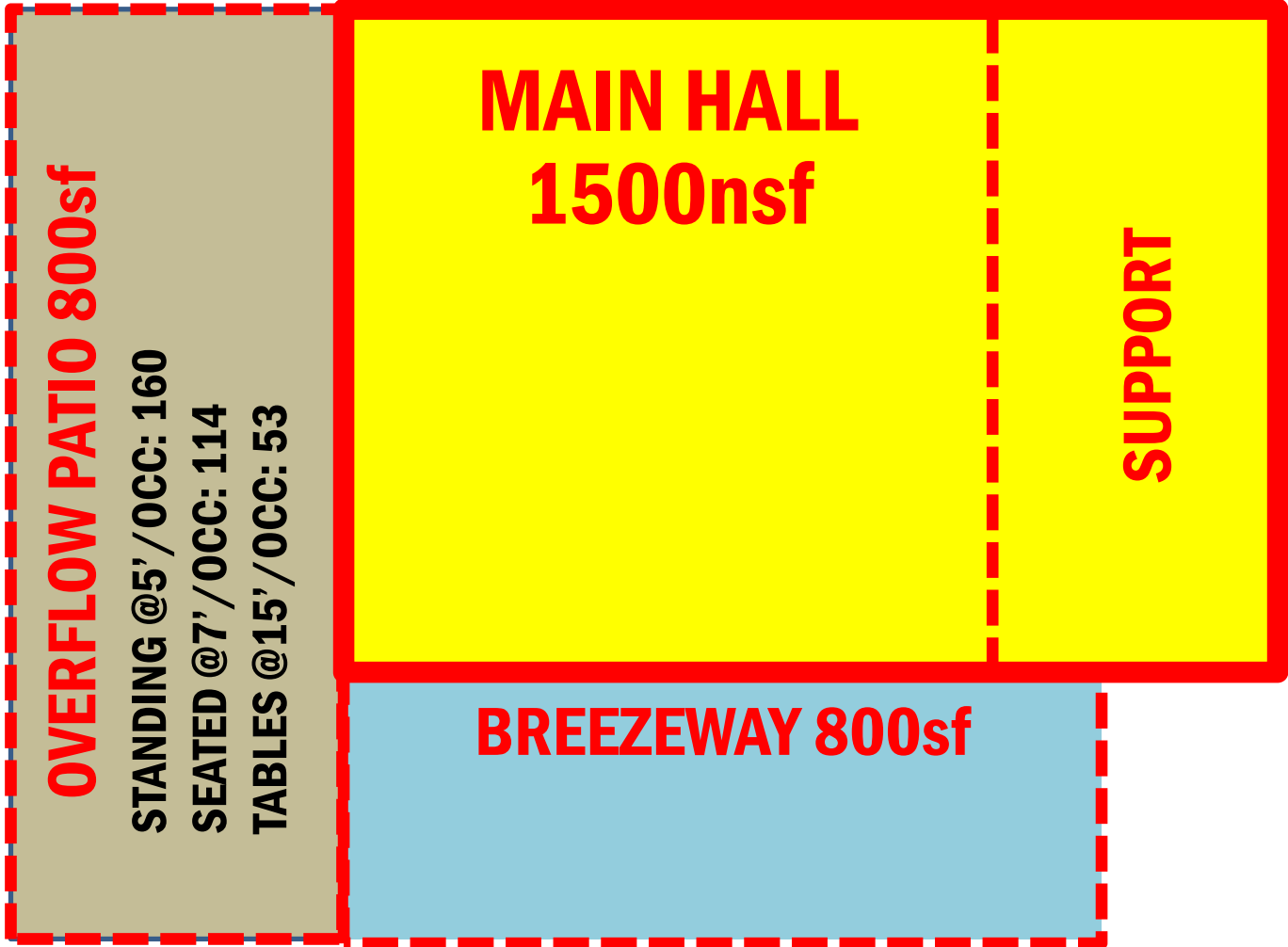
**CODE MAX OCCUPANT LOAD:**



- MAIN HALL**  
STANDING: 300  
SEATED: 214  
TABLES: 100
- BREEZEWAY**  
STANDING: 160  
SEATED: 114  
TABLES: 53

**TOWN HALL CAPACITY**

**CODE MAX OCCUPANT LOAD:**



**MAIN HALL**

STANDING: 300

SEATED: 214

TABLES: 100

**BREEZEWAY**

STANDING: 160

SEATED: 114

TABLES: 53

**PATIO**

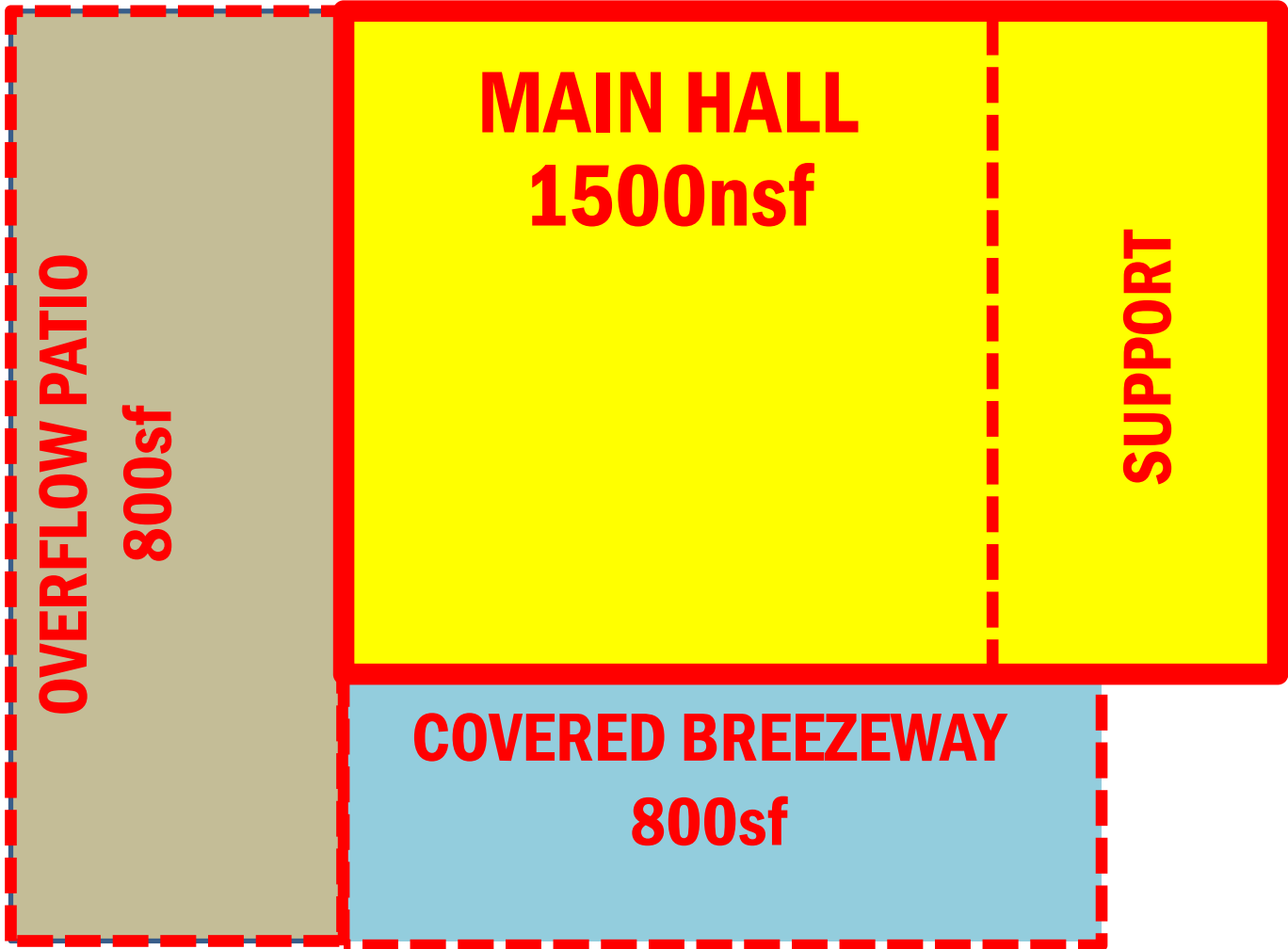
STANDING: 160

SEATED: 114

TABLES: 53

**TOWN HALL CAPACITY**

# CODE MAX OCCUPANT LOAD:



## MAIN HALL

STANDING: 300

SEATED: 214

TABLES: 100

## BREEZEWAY

STANDING: 160

SEATED: 114

TABLES: 53

## PATIO

STANDING: 160

SEATED: 114

TABLES: 53

## TOTAL CAPACITY

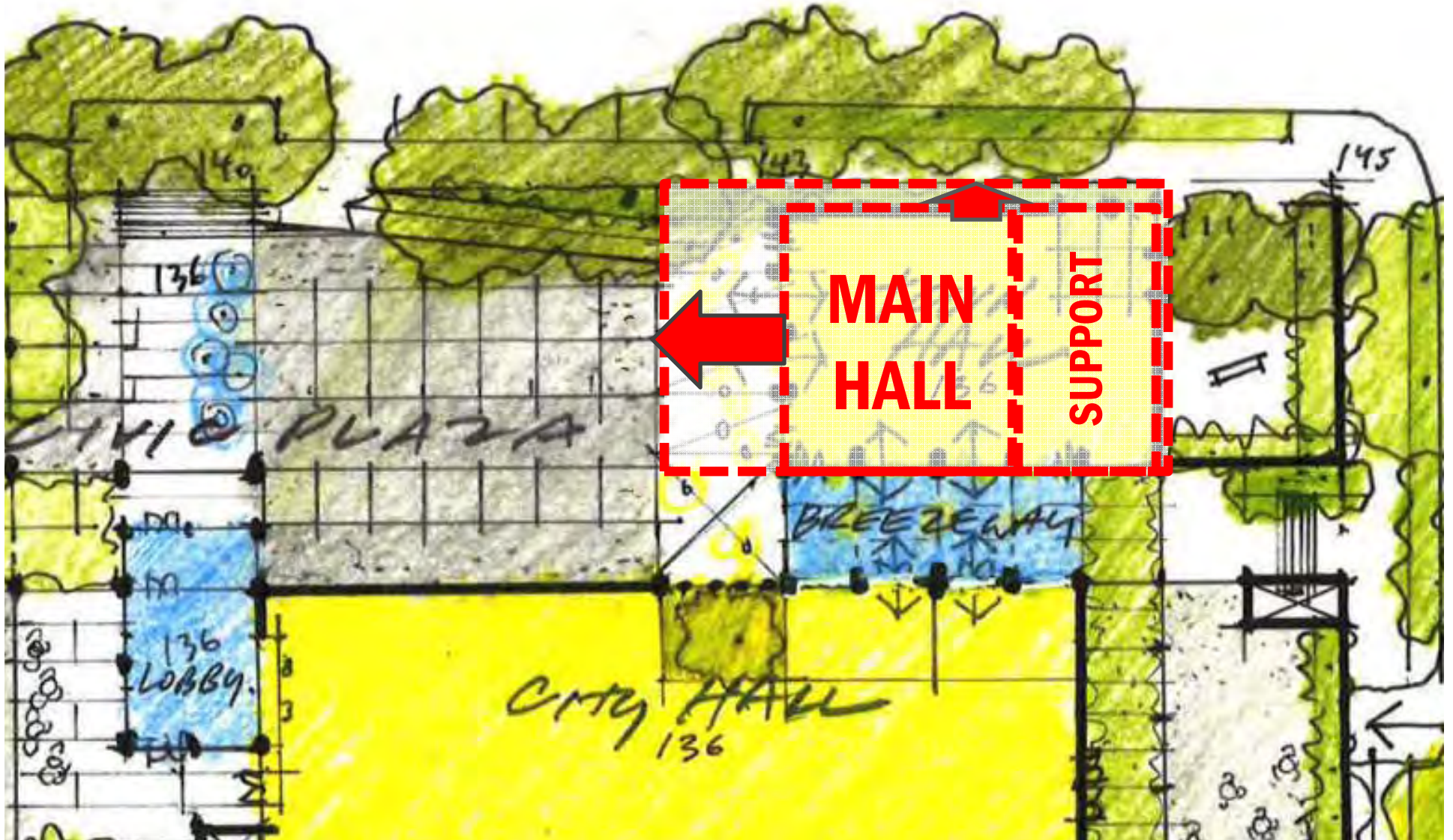
STANDING: **620**

SEATED: **442**

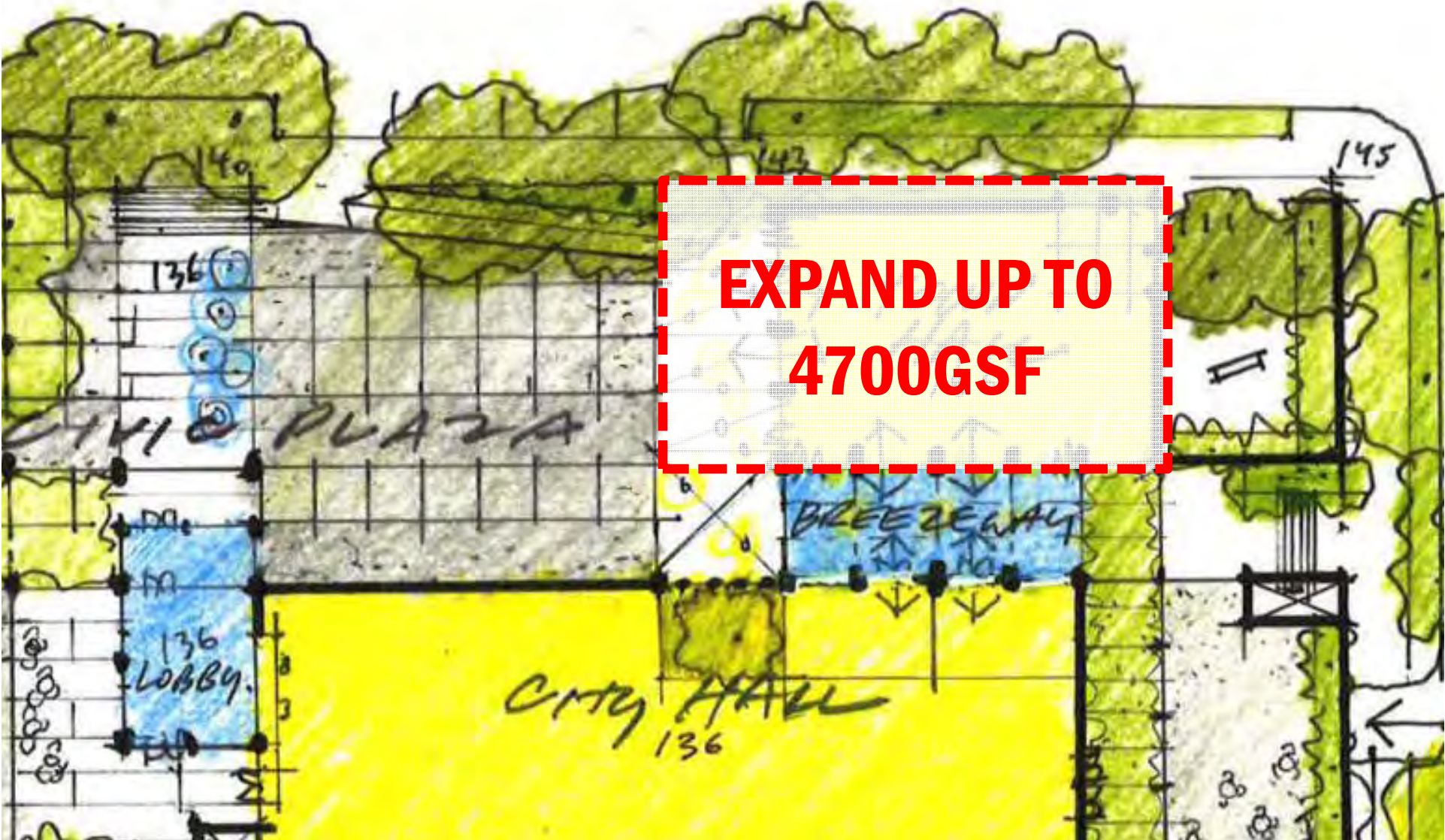
TABLES: **206**

## TOWN HALL CAPACITY

# TOWN HALL EXPANSION



# TOWN HALL EXPANSION



## 3200 GSF OCCUPANT LOAD:

### MAIN HALL

STANDING: 300

SEATED: 214

TABLES: 100

### BREEZEWAY

STANDING: 160

SEATED: 114

TABLES: 53

### PATIO

STANDING: 160

SEATED: 114

TABLES: 53

## TOTAL CAPACITY

STANDING: **620**

SEATED: **442**

TABLES: **206**

## 4700 GSF OCCUPANT LOAD:

### MAIN HALL **142% INCREASE**

STANDING: **426**

SEATED: **303**

TABLES: **142**

### BREEZEWAY & PATIO: **NO CHANGE**



**EXPAND UP TO  
4700GSF**

## TOTAL CAPACITY

STANDING: **746**

SEATED: **531**

TABLES: **248**

# **DESIGN CHARACTER**

# LOCAL INSPIRATION

# POWERHOUSE PARK CC



**LOCAL INSPIRATION**

**JAKE'S**



# LOCAL INSPIRATION

# DEL MAR LIBRARY



# LOCAL INSPIRATION

# DEL MAR PLAZA TRELIS



# LOCAL INSPIRATION

# ST. PETER'S EPISCOPAL CHURCH

