



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: January 4, 2016

SUBJECT: Status Report Regarding the City Hall/Town Hall Project Design Evolution

REQUESTED ACTION/RECOMMENDATION:

Staff requests that the City Council receive the report on the City Hall/Town Hall Project and provide comments and direction as needed.

DISCUSSION/ANALYSIS:

The City Council initiated the process for Facility Planning on June 17, 2013 to address the conditions of the existing City Hall and the needs of the community. In the course of the ensuing 30 months, the City Council discussed the item at 42 City Council meetings, conducted three meetings with the Design Review Board, sponsored four community Workshops, held two open house events, conducted one community survey and one community poll, and utilized on-line forums to evolve the design to that which is recommended entitlements. A chronology may be found in Attachment A. All public meetings are documented on the City's web site: www.delmar.ca.us.

Facility Planning (June 17, 2013 – June 16, 2014)

The efforts began with determining the process for Facility Planning, assessing the needs of all City departments and their facilities, which was followed by the establishment of Goals and the Criteria for Success. These were used to evaluate alternative sites considered for City facilities. From this evaluation, the City Council determined that the priority was to replace the current City Hall facility. This determination was followed by the development of preliminary space needs for early planning considerations and evaluations of alternative locations.

Community Workshop #1: The first community workshop was conducted on December 2, 2013 to discuss four key questions: 1) what uses should be part of a city hall/civic center; 2) where should a city hall/civic center be located; 3) how should it be paid for; and 4) how should it be implemented? While opinions were varied for each

City Council Action:

topic, there was clear direction by the approximately 40 attendees to move forward with a city hall/civic center project. The community preferences identified the desire to have city administrative functions (office space) as the highest priority with a Town Hall/Community forum/Council Chambers. In addition, participants identified the desire to have public parking, open spaces/plazas, and conference or meeting spaces. The highest priority for location was 1050 Camino del Mar. There was varied direction on the best option to fund the project, including public/private partnerships, financing, selling assets, and cash financing. Implementation was voiced as the desire to be expedient and move forward. Many teams felt that the location and the particulars for financing should be determined prior to any method of implementation. Once those decisions are made, then the City should identify the most expedient implementation strategy to pursue, whether that requires the use of an offsite space under a short-term lease or installation of temporary facilities on City property.

Community Survey: Workshop #1 was followed by a community survey, which confirmed the workshop preferences for a new City Hall/Civic Center. The survey include confirmation of the workshop questions, descriptions of the alternatives and associated costs, and the ability for the community to indicate their concurrence and preference whether or not they had attended the workshop. The survey was posted on the City's web site on January 13, 2014 and a postcard was distributed to approximately 5,000 Del Mar residents, property owners, and people holding a Del Mar business license to direct them to the web survey or a paper-copy. Over 400 people responded and confirmed the workshop directions, with 75% agreeing that a new City Hall should be the first priority; 71% agreeing that a Town Hall should be a second priority; with the desire to have additional, public parking, community meeting rooms and plazas/open spaces on the site. Many open-ended responses suggested other uses including visitor serving uses, farmer's market, nonprofit/volunteer space, theater, galleries, housing or retail space. Only five percent (5%) of the respondents did not endorse any change to the City Hall or Civic Center or any new buildings. Regarding the preferred location for a Civic Center, 75% agreed with the City Hall in the downtown and 74% preferred the existing City Hall site. When questioned regarding financial aspects, 64% agreed with the potential for borrowing funds and 66% agreed with the potential to sell non-essential assets, while 40% disagreed with a public-private partnership. When respondents were asked to reprioritize the various components based upon costs and financing options. City Hall was ranked first, with Public Parking as the second priority. A Town Hall was ranked third, followed by Community Meeting Rooms as the fourth priority and Plaza and/or Open Space as the fifth priority.

Based upon the survey results and an analysis of the renovation costs, the City Council directed staff to pursue 1050 Camino del Mar as the location for a new City Hall, study financing options, assess the potential and appropriateness for Public-Private Partnerships, prepare an independent evaluation of the space program for City Hall; and estimate construction costs.

After reviewing the highest and best economic use analysis for 1050 Camino del Mar, an overview of public-private partnerships, an early opinion of probable construction costs, and the City's financing capacity, the City Council directed a second workshop with the community.

Community Workshop #2: On June 9, 2014, the City Council conducted the second community workshop on the project to discuss three key questions: 1) Municipal Building Program; 2) Additional Public Parking; and 3) Priority for Additional Uses beyond the municipal buildings? Approximately 40 people in attendance gave clear direction to endorse the municipal program and to provide additional public parking. While the community participants were open to additional uses, there was not a clear consensus on any one particular use, suggesting a range of civic uses, cultural uses and commercial uses.

Following the Community Workshop, City Council directed staff to enter into a Master Planning Phase and confirmed the building program:

- City Hall: 9,250 square feet (SF) for administrative offices and support space
- Town Hall: 3,200 SF, 100-seat meeting rooms, Council Chambers, TV Studio, and Emergency Operations Center (EOC)
- Plaza: 15,000 SF for events and special activities
- Parking Stalls: 51 stalls for City Hall/Town Hall functions

Parameters included creating flexible space so that it could be adaptable over time to meet future needs; add a contingency for future growth; create quality meeting spaces that ensure privacy and flexibility; accommodate a variety of uses in the plaza and meeting rooms, adding more civic meeting space as well as cultural arts space, and to design the building(s) in scale with the surrounding community.

Master Planning (June 16, 2014 – March 2, 2015)

The Master Planning efforts began with the direction to explore alternative scenarios for consideration. Between June and November 2014, the City Council reviewed a range of scenarios for the project, from minimal development with only City Hall and its required parking, moderate scenarios with City Hall, Town Hall and public plazas and parking, and more intensive mixed-use development scenarios. Mixed-use development scenarios included City Hall, Town Hall, public parking, and single family or multi-family residential development on portions of the site, scenarios that included commercial development with civic facilities and scenarios with commercial and residential development in addition to civic facilities. During this time, the City's Finance Committee determined that the City had the capacity to finance the project and further research identified the ability to finance between \$19.7 and \$29.5 million, well beyond the project costs.

Community Workshop #3: On October 27, 2014, the City Council conducted their third community workshop to review various scenarios for development. Community members reviewed four scenarios from the simplest "civic only" to the more active

“mixed-use” option at a Community Workshop to assess what, if any, additional uses are appropriate and how can uses, such as residential and commercial space, possibly assist in funding the project. The approximately 70 attendees discussed the scenarios and selected their preferred direction. The four scenarios that were presented are included as Attachment B and are summarized below:

1. **Mixed Use Community Center Plan** proposed by community members James Watkins and Kit Leeger with City Hall, Town Hall, Plaza, 9,250 SF of Commercial space, six (6) cottages above the parking garage and 168-stall parking garage, which nets 25 surplus parking stalls. This option developed the entire site as a parking garage, with the structures above. The City would retain all land ownership through long-term land leases of the residential and commercial developments. Of the attendees, 40% preferred this scenario; however there was concern from nearby neighbors of the parking garage and City Hall immediately adjacent to their residences.
2. **Civic + Commercial + Residential:** City Hall, Town Hall, Plaza, 3,400 SF Commercial space, and four (4) single-family residential units with garages, with a 204-stall parking garage, which nets 115 surplus parking stalls. The residential units would be sold with the underlying property. None of the attendees preferred this scenario.
3. **Civic + Commercial:** City Hall, Town Hall, Plaza and 3,400 SF of Commercial space with 160-stall parking (60 surface + 100 tuck-under parking), which nets 71 surplus parking stalls. Of the attendees, 3% preferred this scenario.
4. **Civic Uses Only:** City Hall, Town Hall, and Plaza with 160-stall parking (60 surface + 100 tuck-under parking) which nets 109 surplus parking stalls for additional community parking. Of those in attendance, 33% preferred this scenario.
5. A fifth scenario was added to the options by community members, which modified the Civic Uses Only Option, but with less public parking (51 stalls). Of those in attendance, 24% preferred this scenario.

These four options (and an additional community proposal) posed many questions for community discussion: what level of intensity and development is appropriate for this site; should commercial uses be added to the civic uses in order to activate the site, and if so, how much is appropriate; should residential uses be added to the site, and if so, how many units; should residential units be sold or leased; what is the need for additional parking on the site and how much is appropriate; and is it preferred to move forward with only the civic uses now and continue to discuss whether retail or housing is appropriate, at some later date in the future? Following the workshop, the City Council directed a poll to the community to narrow the range of choices.

Poll: Beginning February 2, 2015, registered voters in Del Mar were provided the opportunity to respond to an online poll, facilitated by Everyone Counts, Inc., to rank three potential options for development of the City Hall property. The three options that were presented in the poll are included as Attachment C and summarized as follows:

- **Option A - Civic Facilities Only:** This option includes a City Hall, Town Hall, and an outdoor civic plaza, with a surface parking lot (approximately 60 parking stalls). This option would meet the City's current and projected needs to house City facilities. There would not be space or parking available for expansion or future public, cultural, or private uses without substantial redevelopment.
- **Option B - Civic Facilities with Additional Parking and 11,000 SF Expansion Area:** This option includes a City Hall, Town Hall, and an outdoor civic plaza, with approximately 160 parking stalls (60 stalls in a surface parking lot and 100 stalls in a parking structure). The parking structure would be under the buildings and plaza and cover part of the site. This option would meet the City's current and projected needs to house City facilities. It would provide approximately 11,000 SF of future development area that would be available for additional public, civic, or cultural uses. The facilities and uses in the expansion area would be decided at a future time. If the expansion area was desired to be used for commercial uses, that future project would require a Specific Plan and public vote (as required by Measure B). The parking spaces added to this option (over and above the required amount for the initial public facilities) will be utilized to provide additional public parking, satisfy the City's In-Lieu parking program which identified this site for parking, and can be used to satisfy expansion of future public facilities.
- **Option C - Civic Facilities with Additional Parking & 20,000 SF Expansion Area:** This option includes a City Hall, Town Hall, and an outdoor civic plaza, with approximately 160 parking stalls in a subterranean parking structure. The parking structure would be under the buildings and plaza and would cover the entire site. This option would meet the City's current and projected needs to house City facilities. It would also provide approximately 20,000 SF of future development area that would be available for additional public, civic, or cultural uses. If the expansion area was desired to be used for commercial uses, that future project would require a Specific Plan and public vote (as required by Measure B). The parking spaces added to this option (over and above the required amount for the initial public facilities) will be utilized to provide additional public parking, satisfy the City's In-Lieu parking program which identified this site for parking, and can be used to satisfy expansion of future public facilities.

In the online poll, respondents were asked to rank their first, second, and third choice for each of the three options. The City received 980 responses to the online poll, representing 32% of the registered voters in Del Mar. Pursuant to Everyone Counts, Inc.'s tally, poll respondents expressed a preference for both additional parking and future developable area. Approximately 70% of the poll respondents indicated that they would support up to 160 parking spaces and between 11,000 SF (Option B) and 20,000 SF (Option C) of usable area for future expansion.

Based on the poll results, on March 2, 2015, the City Council initiated the *Design & Entitlement Phase* with a target program of a 9,250 SF City Hall, a 3,200 SF Town Hall (for up to 150 people), a 15,000 SF outdoor civic plaza, with up to 160 parking stalls and expansion space for future development in the range of 11,000 SF to 20,000 SF.

Design & Entitlement Phase (March 2, 2015 – January 4, 2016)

The Design and Entitlement efforts initiated with the hiring of The Miller Hull Partnership as architects for the design project and RECON Environmental Inc. to prepare the Environmental Impact Report (EIR). On April 6, 2015, the City Council adopted Resolution 2015-11, establishing the project program, setting a total project budget range of \$12.4 to \$16.4 million, and directing staff to proceed with the next steps of developing a design and environmental review for a new City Hall and Town Hall. The architects began their conceptual design process, which was refined based upon community and City Council input. At the same time, the environmental analysis began and informed many of the design decisions in order to reduce potential impacts to a level less than significant. It was during this time that the decisions were made to move the buildings and plaza away from the residential zone in an effort to reduce the impact of “change” on our neighbors. As the design matured, the project was reviewed by the Design Review Board, had continued community input and reached a direction to be heard for its permits and entitlements.

Design Open House #1: The architects initiated the design process with a “Meet and Greet” Open House on May 4, 2015, attended by over 100 people who gave ideas as to what they would like to see in their new City Hall/Town Hall. This event encouraged community members to post their comments on yellow tags on the existing building, which has remained in place during the entire design and entitlement process. A summary of all tag comments can be found in Attachment B. This Open House gave the architects a feeling for the overall community sentiment as well as neighbors’ concerns as they initiated their conceptual design efforts.

Design Open House #2: A second Open House was held on June 1, 2015 to conduct a scoping meeting for the EIR and discuss alternatives for Concept Design. Community comment 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. Following the Open House, the City Council reviewed the comments and directed additional concepts to blend the best features of each option. As a result, the conceptual site plan was approved by City Council as an option that included the Town Hall at the corner of 10th and Camino del Mar, the City Hall in the center of the site, and the Plaza in the north and central portions along Camino del Mar, with a 160-car parking structure under City Hall and surface parking lot along the western edge of the site.

During this Concept Phase, the City Council reviewed and discussed additional items that could be considered for inclusion in the City Hall/Town Hall program and in the expansion area, either now or at a future time. These program elements included the potential of enlarging the 100-150 person Town Hall assembly space to accommodate 250 persons, the addition of 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).

The City Council directed the pursuit of a 250-person Town Hall that could also be used as the EOC and includes catering kitchen. They reaffirmed that 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 or the Del Mar Heritage Center/Alvarado House are contemplated. Development of the expansion areas by commercial endeavors would most likely be subject to a Measure B vote (DMMC Chapter 30.54).

Design Review Board (DRB) Initial Review, August 26, 2015: The architects presented their early, in-progress design to the DRB on August 26, 2015 for DRB direction as well as public comment on the design to date. DRB members identified the elements that they felt were strengths to the design, including the placement of Town Hall at the 10th 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. 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: softening the boxy appearance; opening up public views; studying the egress to appropriately distribute traffic between 10th and 11th Streets; and giving more attention to the prominent corner at 10th Street/Camino del Mar, including the opportunity to open additional views. 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 of the massing of the Town Hall; concern of accommodating the Farmer's Market in the public plaza; the potential blockage of public views and views from commercial properties; concerns regarding the west elevation of the garage and any potential air quality, light, noise or glare issues and the potential public view impacts with the site plan and the future expansion areas. The architects utilized these comments to further develop the design.

City Hall Forums: At all City Council meetings during the Master Planning and Design/Entitlement phases, the City Council held a forum for public input regarding City

Hall. Many community members utilized these open forums to speak about their interests, concerns, or ideas throughout the last two years.

Engage Del Mar: Community discussions regarding the design have also occurred on the online engagement tool, “Engage Del Mar” (www.engagedelmar.com) and can be reviewed on line on the cited website. In addition, community members have continued to place “tags” on the City Hall “input wall,” onsite. A summary of the tag comments are included in Attachment D, with the most recent comments included at the end.

Draft EIR: On September 11, 2015, the Draft EIR was released for its required 45-day public review period. The Draft EIR analyzed the following components and found them to not have significant impacts: air quality, greenhouse gas emissions, land use, traffic, agriculture and forestry resources, biological resources, hazards and hazardous materials, mineral resources, geology and soils, hydrology and water quality, population and housing, public services, recreation, utilities and service systems. The Draft EIR found that the proposed project could have a significant impact and require mitigation in the following areas: Cultural Resources - Project Site and Temporary Relocation (Driveway Construction); Noise - Construction and Operation at both Project Site and Temporary Relocation Site; and Aesthetics (e.g., public views) - Project Site Landscaping, Building Features (e.g., Trellis and Plaza Perimeter Wall), Light and Glare. The Draft EIR also found that the proposed project would create a significant and unavoidable impact in the area of Aesthetics due to the potential construction of Expansion Area A if design changes were not made. The Draft EIR also looked at the potential impacts of relocating temporary facilities to the Shores Property during construction and associated mitigations as well as alternative locations. During its public review period, the Draft EIR received fifteen (15) comment letters, which in addition to refinements were incorporated into the Final EIR.

Community Workshop #4: On September 28, 2015, the City Council conducted its fourth Community Workshop to review the architectural and landscape architectural design progress and the Draft EIR which had been released for public review. Three topics were discussed with the approximately 40 community members in attendance: 1) Community Character and Architectural Expression, 2) the Plaza and Landscape Character, and 3) the Draft EIR. At the Architectural Character discussions, some community members expressed their concern for the modern style while others expressed appreciation for some of the design elements. There were many opinions of the roof shape, with concerns expressed about a flat roof; the desire to have a more traditional hip roof; and the limitations of the 14 foot (above Camino del Mar) height limit. There was interest in creating Town Hall as the “jewel,” and evoking traditional materials in a contemporary manner. At the Landscape Character discussions, community members felt that the Farmer’s Market would function better in the lower surface parking lot. There was the desire to have the plaza be hard surfaced for flexibility but of varied materials. There was concern of screening of the parking lot from 10th Street and the challenge of locating trees outside of the view corridors. There was the desire to include the iconic Torrey Pine. At the Draft EIR discussions, the community

had concerns regarding noise impacts, traffic and circulation, including egress and ingress from the garage, view blockage issues and the future use of Expansion Site A for commercial uses. From this input, the City Council directed the architectural team to return to City Council with options as to how best resolve the issues stated.

Entitlement Design Direction, November 2, 2015: Following Community Workshop #4, the architects revised the design based upon comments and initial findings from the EIR and presented a revised design plan at the November 2, 2015 City Council meeting. The design plan included a facility for larger Town Hall gatherings (up to 250 people) accomplished by enclosing a breezeway to accommodate expanded seating, a catering kitchen, and expanded public restrooms and storage. These changes added approximately 1,600 SF to the project, with associated cost increases. The Town Hall and City Hall roof forms were dramatically changed to meet community desires, the building materials were defined, and the site plan addressed view blockage by tucking the TV Studio into the slope and utilizing the roof as a terrace as suggested by the DRB, relocating large trees out of the primary view corridors and reducing the size of City Hall to expand the northern plazas. Public testimony praised the revised direction and City Council approved this direction for the upcoming entitlement hearings and Citizens' Participation Program (CPP) meeting with neighbors.

Subsequently, the City Council reviewed the project budget, which had been established based on general estimates of probable development costs prior to the onset of design and did not factor in construction cost escalation or work performed off-site in the public right of way, nor did it anticipate equipment for Del Mar TV (DMTV). As the project advanced through the design process, staff and the design team closely evaluated the estimated construction costs and associated project costs in an iterative process. Based on the design approved by the City Council on November 2, 2015, a revised budget of \$17,845,443 was approved by the City Council. This included changes to the initially approved project scope; costs for mitigation of the impacts identified through preparation of the EIR as of the November 2nd meeting; and construction escalation costs.

Design Review Board Second Review, November 18, 2015: The DRB conducted its second review to address the design changes made to the project since its August discussion. The DRB heard comments from the public, discussed the design progress and raised the following Regulatory Conclusions of the Design Review Ordinance (DMMC Chapter 23.08) as potential for inconsistency without further study and resolution:

- a. §23.08.074.B, F, H: Traffic flow at 10th Street and 11th Street
- b. §23.08.077.K, F: Unreasonable amount of sound, light and noise pollution
- c. §23.08.072.D: Privacy

The DRB expressed positive reinforcement of the design changes made to date that reduced the bulk and mass of Town Hall, eliminated the box-like character, better responded to the historic character and addressed public views of the ocean.

Following this interim DRB review, story poles were erected on site to outline the bulk and mass of the proposed buildings in advance of the DRB's December hearing.

Citizens' Participation Meeting (CPP), November 19, 2015: A formal CPP meeting was held November 19, 2015 for the purpose of presenting the concept design, describing design iterations and options explored based on past community and City Council feedback, and obtaining new neighborhood comment on the concept project plans. Eleven community members were in attendance, including many nearby residents. Comments heard from the neighbors and members of the community include:

1. *Traffic Circulation:* Safety concerns with the proposed vehicle ingress/egress from the parking garage and surface lot onto 11th Street; privacy and noise concerns to northwest neighbors as a result of two driveways proposed on 11th Street; request to delete surface lot ingress/egress from 11th Street and relocate to either 10th Street or a connection to the surface lot exclusively via the parking garage; and the desire to maintain 10th Street as ingress only due to topography and intersection configurations.
2. *Farmer's Market:* Concerns about how the areas were proposed to accommodate a Farmer's Market as well as pedestrian connectivity and vehicle accessibility.
3. *Site Programming, Future Events, and Activation of Outdoor Space:* Concerns for privacy and noise impacts to west and southwest neighbors due to future use of the outdoor areas; requests for explanation of anticipated programming of the site; request to remove the two outdoor overlook areas on the south end (10th Street) of the project, known as Town Hall Terrace and Town Hall Overlook; comment in support of multi-purpose outdoor space of varying types and locations; emphasizes that multi-purpose space to be used for events is a community need and is desired.
4. *Lighting:* Concerns regarding lighting impacts to southwest, west, and northwest neighbors resulting from the outdoor areas.
5. *Landscaping along the West Property Line:* Concerns regarding the type and extent of the proposed plantings within the 10-foot setback area along the west property line.
6. *Solid Wall near the West Property Line:* Concerns that the proposed eight-foot high wall parallel to the west property line will not be tall enough to provide for adequate noise, light and privacy to west neighbors, in addition to concerns that the wall should have a full extension to the south property line and run east to provide additional privacy to west and southwest neighbors.
7. *View Impacts:* Potential concerns associated with private and public view blockage of the ocean due to proposed structures.
8. *Overall Design:* Concern of the distance between the catering kitchen and the Town Hall. Positive comments on the overall design and support for the project, changes that have been made to-date to respond to earlier comments, and the amenities that are proposed as part of the project, including the design detail of Town Hall.

At a subsequent City Council meeting, the City Council explored conceptual options and directions to address the comments raised by both the DRB and during the CPP meeting and recommended the following:

1. Design of Expansion Area B/Town Hall Terrace (south of the City Hall building fronting 10th Street): To eliminate the neighbors' privacy, noise and glare concerns, eliminate the Town Hall Terrace as a community gathering place and a location for special events. Reduce the useable size of the outdoor area from 2,700 SF to approximately 300 SF plus walkways for building access; include additional landscaping around the perimeter of the former Terrace to serve as a screen along the south side of the parking structure, and terrace planter border; incorporate a locking gate to the terrace to control access during non-City Hall business hours; limit the use of the terrace to City employees; and limit the use of the terrace to City Hall hours.
2. Design and use of Expansion Area C (southwestern corner on the lower level fronting 10th Street): Maintain the Expansion area at 4,500 SF with landscape to complement the residential neighborhood; consider the Alvarado House at this location; and remove a portion of the parking spaces in this area.
3. Quantity of parking spaces: A range of 140 to 160 spaces was acceptable.
4. Traffic circulation/ingress and egress from parking areas: Since the EIR review has not shown any traffic impact or safety risk with the proposed parking ingress and egress plan or traffic circulation to the site but there was neighbor concern, the City Council directed the two City Council liaisons to evaluate Alternatives 4A and 4C presented at the meeting in order to understand traffic circulation/ingress and egress from the parking area and consider a direct connection between the garage and the surface parking lot (Alt. 4A: 10th Street with surface lot ingress/egress and 11th Street with garage ingress/egress, possible internal connection; Alt. 4C: 10th Street with garage ingress/egress and 11th Street with garage and surface lot ingress/egress, possible internal connection). *Red dot correspondence will be sent on this item under separate cover.*

Final EIR: The Final EIR was released for public review on December 16, 2015. It included the Responses to Comments received on the Draft EIR, clarifications on the analysis and project refinements during the process, and errata. The environmental analysis determined that the proposed project would result in potentially significant impacts associated with the issues of aesthetics (e.g., public views), cultural resources and noise. Mitigation measures were identified to avoid or reduce these significant effects to less than significant. Likewise, cumulative impacts would be less than significant for all issues. The analysis performed as part of the Final EIR concluded that the proposed Project will not result in any significant and unavoidable impacts, and that all potential impacts identified in the Final EIR are reduced to a level below significance. The Final EIR along with the Findings of Fact and a Mitigation Monitoring and Reporting Program (MMRP) will be considered for certification at the January 4, 2016 City Council hearing.

Design Review Board Hearing, December 16, 2015: The Design Review Board, functioning as a recommending body to the City Council (the issuing authority on the associated entitlements), held a public hearing on applications DRB15-017, CDP15-010, LC15-008, and TRP15-014. During the hearing, the DRB reviewed the suggested changes made to respond to earlier DRB and CPP comments, heard public testimony and discussed their concerns. As a result, the DRB adopted DRB Resolution 2015-37 recommending that the City Council conditionally approve applications DRB15-017, CDP15-010, LC15-008, and TRP15-014 subject to design modifications and findings. These modifications were considered necessary by the DRB in order to establish conformance with Regulatory Conclusions of the DRO:

1. DRO Section 23.08.072(D)—Privacy: realign the western edge of the Town Hall Overlook’s publically accessible area approximately five feet to the east to restrict pedestrian access to the westerly edge; reduce the Town Hall Terrance to 300 square feet with an access walkway to City Hall, and a planted buffer comprising the remainder of the terrace; incorporate visual screening and privacy to the westerly neighbors with vegetation screening along the west property line but not at the expense of blocking westerly public views of the Pacific Ocean from the Town Hall Overlook; installing plants that will provide screening on a year-round, versus a seasonal basis, and of sufficient size to provide the intended visual screening within a reasonable period of time; and remove a parking stall at the base of the existing eucalyptus at the northwest portion of the surface lot to promote tree health.
2. DRO Section 23.08.074(B)—Traffic/parking: incorporate a locking gate to control the times of vehicular access from 11th Street to the surface parking lot; create a connection drive aisle between the parking garage and surface parking; install right-turn only signage at the 11th Street parking garage exit; and reduce parking spaces to accommodate the drive aisle connection and at Expansion Area C.
3. DRO Section 23.08.077(F) and (K)—Lighting and Noise: increase the height of the solid wall to 10 feet (as measured from the inside face); extend the length of the solid wall further south to 20 feet from the south property line to correspond with the front yard setback in the R2 Zone; add a 36-inch tall wood picket fence and gate to surround the remainder of Expansion Area C; extend the solid wall to enclose the south and north portions of the surface parking lot ; and control the color of exterior lighting to a maximum of 3,000 kelvins but not at the expense of providing minimum public safety on the site; install dimmable, controlled exterior lighting; and replace the proposed bollard style fixture to one that is compatible in style with the other designs.

In addition, the DRB had one additional recommendation to the City Council that was not related to a DRO standard of review. The DRB recommended the City Council address the use of the site for non-City events, including the indoor and outdoor spaces proposed as part of the Project. The DRB reached consensus that the City Council should address the use of the site, but did not reach consensus as to the specifics of such use.

City Council Entitlement Hearing, January 4, 2016: The City Council, at a noticed hearing, will take multiple actions on the project to redevelop the existing City Hall site at 1050 Camino del Mar with new public buildings and amenities, including a 8,722 SF City Hall, 3,172 SF Town Hall, 956 SF Breezeway, 15,000 SF public plaza, up to 160 parking stalls in a partially below grade structure and surface lot, landscaping, grading, and associated site improvements. Actions under consideration will be:

1. Adopt a resolution certifying the Final EIR as Adequate and Complete and adopt the Statement of Findings of Fact in Support thereof and a Mitigation Monitoring and Reporting Program;
2. Review the recommendations by the Design Review Board; confirm the project description, and adopt a resolution to approve, conditionally approve or deny DRB15-017, CDP15-010, LC15-008, and TRP15-014 permits for the City Hall/Town Hall/Plaza Project; and
3. Adopt a resolution of the Intention to Vacate a portion of the alley that bisects the property.

Further Efforts, ongoing: If approved, following the Entitlement Hearings, the design will progress and be refined to address the conditions of approval, construction documents will be prepared and a contractor will be selected to construct the project. Pursuant to CEQA Guidelines Section 15094, the Notice of Determination (NOD) to approve the project will be filed with the County of San Diego for transmission to the State of California within five (5) working days after deciding to approve the project. Financing will be secured. The City Council will have to act on related requests for the vacation of an undeveloped alley easement on the City Hall site and a boundary adjustment to relocate the parcel boundaries. Permits for the temporary relocation of City Hall during construction will be considered as necessary. Each of these subsequent actions will have City Council review, and approval as necessary, leading to the successful replacement of the City Hall and Town Hall and the redevelopment of 1050 Camino del Mar for the betterment of the community.

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 June 17, 2013, the City Council initiated the process for Facility Planning. 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. On November 2, 2015, the City Council recommended the design direction for the Entitlement Process.

ATTACHMENTS:

Attachment A – Chronology of City Council Meetings regarding City Hall/Town Hall
Attachment B – Scenarios Considered, October 27, 2014 Community Workshop
Attachment C – Scenarios Considered, February 2, 2015 Community Poll
Attachment D – Yellow Tag Community Input to date

Chronology of 42 City Council Discussions and Directions to Date:

- ★ January 4, 2016: Certification of EIR and Entitlement Hearings (*scheduled*)
- December 7, 2015: CPP Comment Discussion and direction
- November 16, 2015: City Hall Financing and Project Budget discussion
- ★ November 2, 2015: Design Direction
- October 19, 2015: Schedule modification and design direction discussion
- October 5, 2015: Summary of Design Workshop (Workshop #4) Discussion
- September 21, 2015: Draft EIR for Public Review
- September 8, 2015: Summary of DRB Comments
- ★ 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

★ *Indicates City Council direction*

Chronology of Additional Public Workshops and Reviews to Date:

- December 16, 2015: Design Review Board Hearing and Recommendation of Conditional Approval to City Council
- November 19, 2015: Citizens' Participation Program Meeting
- November 18, 2015: Design Review Board Interim Review
- September 28, 2015: Community Workshop: Design and Draft EIR
- August 26, 2015: Design Review Board Interim Review
- June 1, 2015: Open House regarding Design
- May 4, 2015: Open house event and EIR Scoping Meeting
- February 2, 2015 Community Poll
- October 27, 2014: Community Workshop
- June 9, 2014: Community Workshop regarding alternatives
- January 6, 2014: Community Survey
- December 2, 2013: Community Workshop regarding options and initial ideas

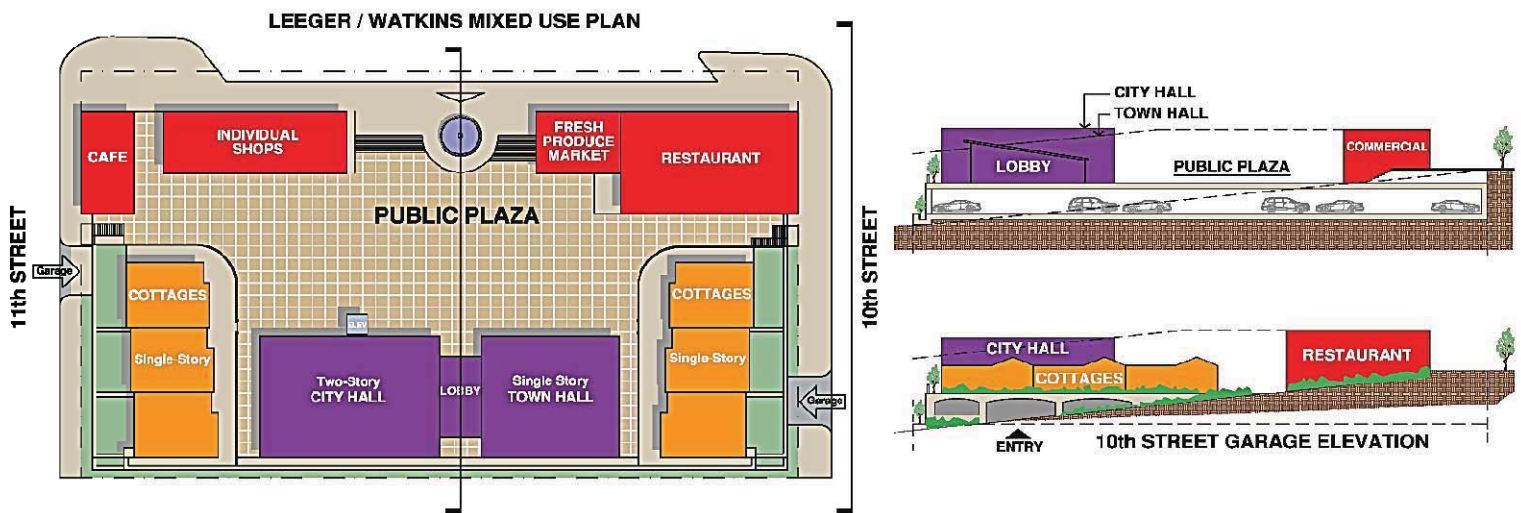
Attachment B - Scenarios

Considered at Oct 2014 Workshop

Master Plan Scenarios		Civic Only	Civic + Commercial	Civic + Commercial + 4 Residential	Leeger/Watkins Mixed Use
Master Plan Concept (1):					
Section:					
Description:					
Program:					
City Hall	square feet	9,250 SF	9,250 SF	9,250 SF	8,450 SF
Town Hall	square feet	3,200 SF	3,200 SF	3,200 SF	3,788 SF
Plaza	square feet	15,000 SF	15,000 SF	15,000 SF	25,000 SF
Commercial	square feet	0 SF	3,400 SF	3,400 SF	9,250 SF
Residential	units	0 units	0 units	4 units	6 units
Total Parking	stalls	160 stalls	160 stalls	204 stalls	168 stalls
Parking Breakdown					
Required Parking		51 stalls	89 stalls	89 stalls	140 stalls
Surplus Public Parking		109 stalls	71 stalls	115 stalls	28 stalls
Provision of Parking:					
Surface Parking		60 stalls	60 stalls	0 stalls	0 stalls
Structured Parking		100 stalls	100 stalls	204 stalls	168 stalls
Residential Garages		0 stalls	0 stalls	4 garages	6 garages
Project Financials					
Public Development Costs		\$12,414,000	\$13,451,000	\$17,071,000	\$14,254,000
(Less) Commercial Space Value			\$2,058,000 (2)	\$2,058,000 (2)	\$2,568,000 (4)
(Less) Residential Land Value				\$4,348,000 (3)	\$2,177,000 (4)
= Net Development Cost to City		\$12,414,000	\$11,393,000	\$10,665,000	\$9,509,000
Entitlements & Processing Time					
Zoning	Complies with existing Public Facilities (PF) Zone	Requires DRB permits, CEQA	Requires Zoning Change to allow Commercial	Requires Zoning Change to allow Commercial & Residential	Requires Zoning Change to allow Commercial & Residential
Entitlement Process	Requires DRB permits, CEQA	Requires DRB permits, CEQA	Requires DRB permits, CEQA	Requires DRB permits, CEQA	Requires DRB permits, CEQA
Estimated Timeframe to Groundbreaking after Decision	9 to 12 months minimum	18 to 24 months minimum	18 to 24 months minimum	18 to 24 months minimum	18 to 24 months minimum

(1) Master plan concepts are conceptual in nature and do not represent a design. In the future, a full design process will be undertaken for the preferred direction.
 (2) Revenue from the commercial space can offset approximately \$2 million of project cost. (Scenarios use a different method of calculating commercial revenue compared to the Leeger Watkins Plan)
 (3) Assumes sale of residential property. A ground lease would reduce the value to \$1,982,000, with the net public development cost to City being \$13,031,000.
 (4) Assumes 50-year minimum ground lease for both commercial and residential use. Figures provided by James Watkins.

Leeger/Watkins Mixed Use



Provides a City Hall with administrative offices. A Town Hall with public meeting rooms, a City Council Chambers and multi-purpose space. A 25,000 SF Plaza, large enough for the Del Mar Farmer's Market and multiple Community, interactive social and cultural events. 168 parking spaces, single level, easy access garage - plus a neighborhood cafe', resident serving shops and fine dining restaurant, which will serve and activate the Plaza as our southern anchor - our own Village Square for ALL residents to enjoy.

Program: Features:

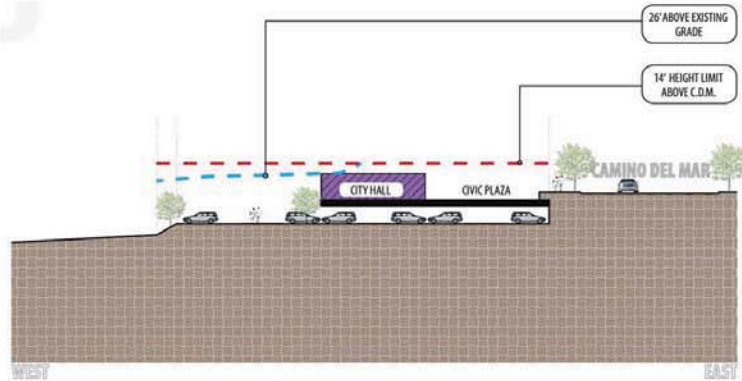
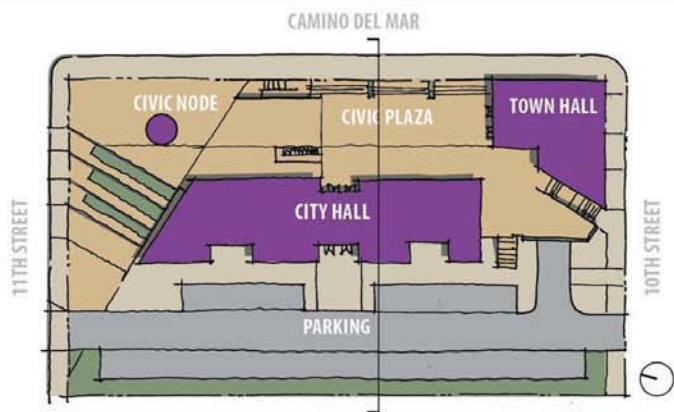
Uses	Size
City Hall	9,250 SF
Town Hall / DMTV	3,200 SF
Civic Plaza	25,000 SF
Commercial	9,250 SF
Total Parking	168 spaces
Required	140 spaces
Surplus	28 spaces

Financial:

Total Development Cost:	\$14,254,000
Potential Revenue: ANNUAL	117,544
Cost Savings from Commercial	4,745,000
Net Cost to City:	\$9,509,000

- No sale of any of the City site.
- Plaza - 25,000 SF is only option to accommodate the Farmer's Market.
- A neighborhood cafe', resident serving shops such as a bakery and fine dining restaurant to activate the Plaza and achieve a much needed southern anchor for our Village.
- A 168 space, more convenient, less expensive, one level parking garage.
- Realistically 78 surplus parking spaces with U.L.I mixed use scenario.
- City to lease commercial site and thus eliminate all risk to the City.
- City to own all commercial space at the end of lease, free of debt.
- City to receive property tax, sales tax and lease revenue each year.
- Most of all - a complete interactive Community Civic Center with places for gathering amenities for all 4,500 residents and their guests to enjoy and take pride.
- Residential cottages that integrate with the neighborhood.
- The most services for all residents to enjoy at the least cost.

Civic



Provides a City Hall with administrative offices; a Town Hall with public meeting rooms, City Council Chambers, DMTV, and multi-purpose space; a Civic Plaza for community activities; and 160 public parking spaces, where 60 spaces are located in a surface-level parking lot and 100 spaces are located in a tuck-under parking structure.

Program:

Uses	Size
City Hall	9,250 sf
Town Hall	3,200 sf
Civic Plaza	15,000 sf
Total Parking	160 spaces
Required Parking	51 spaces
Surplus Parking	109 spaces

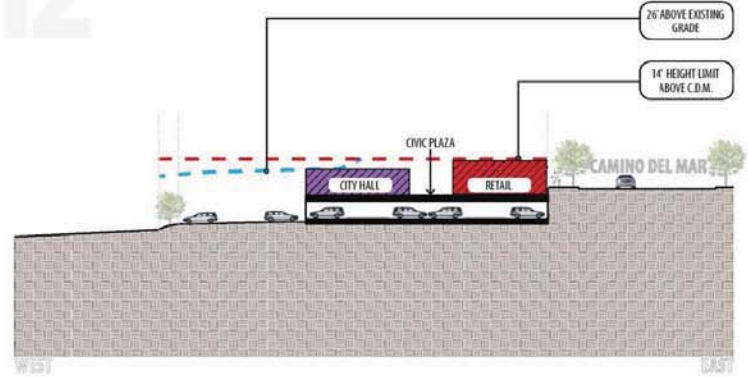
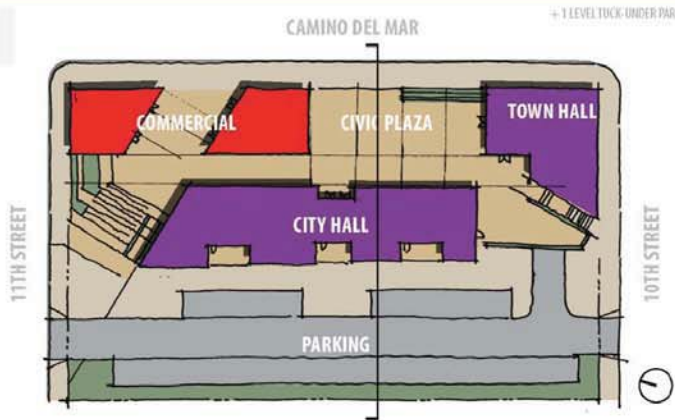
Features:

- Provides more than 100 additional public parking spaces.
- Lowest development intensity option.
- No additional uses to activate site.
- Provides flexibility with options for phasing of additional uses, if desired.
- Conforms to current Public Facilities Zone; no zone change needed.
- Requires DRB permits and CEQA analysis.
- No potential revenue to offset net cost to City.
- Shortest timeframe to groundbreaking (estimated 9-12 mos. for entitlements).

Financial:

Public Development Cost:	\$12.4M
Potential Revenue:	\$0
Net Cost to City:	\$12.4M

Civic + Commercial



Provides a City Hall with administrative offices; a Town Hall with public meeting rooms, City Council Chambers, DMTV, and multi-purpose space; a Civic Plaza for community activities; 3,400 SF of leasable commercial space; and 160 public parking spaces, where 60 spaces are located in a surface-level parking lot and 100 spaces are located in a tuck-under parking garage.

Program:

Uses	Size
City Hall	9,250 sf
Town Hall	3,200 sf
Civic Plaza	15,000 sf
Commercial	3,400 sf
Total Parking	160 spaces
Required Parking	89 spaces
Surplus Parking	71 spaces

Financial:

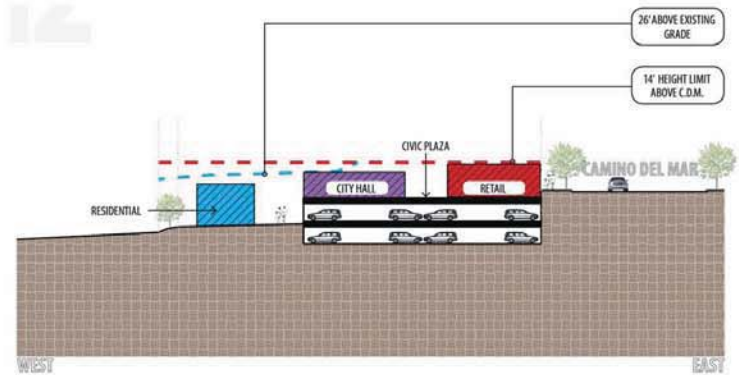
Public Development Cost:	\$13.5M
(Less) Potential Revenue:	\$2.1 M
• Commercial Space Value* (\$2.1M)	
Net Cost to City:	\$11.4M

*assumes revenue from the commercial space can offset approximately \$2 million of project cost

Features:

- Provides 71 additional public parking spaces.
- Provides off-set revenue from commercial leases that could reduce development cost.
- Activates the site with commercial activity and contributes to downtown commercial district.
- Requires zoning change to allow commercial uses.
- Requires DRB permits and CEQA analysis.
- Longer period of entitlements because of zoning change (18-24 mos. estimate)

Civic + Commercial + 4 Homes



Provides a City Hall with administrative offices; a Town Hall with public meeting rooms, City Council Chambers, DMTV, and multi-purpose space; a Civic Plaza for community activities, 3,400 SF of leasable commercial space; four single-family residences with private garages; and 204 public parking spaces located in a two-level parking garage.

Program:

Uses	Size
City Hall	9,250 sf
Town Hall	3,200 sf
Civic Plaza	15,000 sf
Commercial	3,400 sf
Residential	4 homes (2,100 sf/ea)
Total Parking	204 spaces
Required Parking	89 spaces
Surplus Parking	115 spaces

Financial:

Public Development Cost: \$17.1M

(Less) Potential Revenue: \$ 6.4M

- Commercial Space Value* (\$2.1M)
- Residential Land Value** (\$4.3M)

Net Cost to City: \$10.7M

* Assumes revenue from the commercial space can offset approximately \$2 million of project cost

** Assumes sale of residential land. A ground lease would reduce the value to \$1.98M

Features:

- Provides the most public parking with 115 additional public parking spaces.
- Provides off-set revenue from commercial leases and residential land sales but with higher development cost.
- Activates site with commercial activity and new housing opportunities
- Residential density, lot size, and configuration is consistent with adjacent R2 Zone.
- Requires DRB permits and CEQA analysis.
- Requires zoning changes to allow commercial and residential uses.
- Longer period of entitlements because of zoning change (18-24 mos. estimate).

Attachment C - Scenarios

Considered for February 2015

A. Civic Facilities Only

Program:

City Hall:	9,250 SF
Town Hall:	3,200 SF
Plaza:	15,000 SF
Parking stalls:	60
Expansion Potential:	0 SF

(Note: all areas, costs and quantities are approximate and subject to change during design phase)

Description:

This option includes a City Hall, Town Hall, and an outdoor civic plaza, with a surface parking lot (approximately 60 parking stalls).

Features:

- Replaces current site facilities with similar sized facilities.
- This option would meet the City's current and projected needs to house City facilities.
- There would not be space or parking available for expansion or future public, cultural, or private uses without substantial redevelopment.
- Any additional development or building expansions would require additional parking beyond the 60 parking stalls.
- There would be approximately nine (9) parking stalls that may be used for the City's In-Lieu Parking program or general public parking.
- This project is within the City of Del Mar's financial capabilities, without new taxes.

Cost:

- Estimated Cost: \$7 million to \$9 million
- This option is projected to generate up to \$250,000 in one-time revenue which is reflected in the estimated cost.

B.
**Civic Facilities
 with Additional
 Parking &
 11,000 SF
 Expansion Area**

Program:

City Hall:	9,250 SF
Town Hall:	3,200 SF
Plaza:	15,000 SF
Parking stalls:	160
Expansion Potential:	11,000 SF

(Note: all areas, costs and quantities are approximate and subject to change during design phase)

Description:

This option includes a City Hall, Town Hall, and an outdoor civic plaza, with approximately 160 parking stalls (60 stalls in a surface parking lot and 100 stalls in a parking structure).

Features:

- The parking structure would be under the buildings and plaza and cover part of the site.
- This option would meet the City’s current and projected needs to house City facilities.
- This option creates the potential for some expansion.
- It would provide approximately 11,000 square feet (SF) of future expansion area that would be available for additional public, civic, or cultural uses.
- The facilities and uses in the expansion area would be decided at a future time.
- If, in the future, the expansion space was considered for commercial uses, it would require a Specific Plan and public vote as required by Measure B.
- Approximately 100 parking stalls would be available for additional parking for community events, general public parking or the City’s In-Lieu Parking Program.
- Has the potential to produce revenue from In-Lieu Parking or additional development.
- This project is within the City of Del Mar’s financial capabilities, without new taxes.

Cost:

- Estimated Cost: \$9 million - \$14 million
- This option is projected to generate up to \$3 million in one-time revenue which is reflected in the estimated cost.

C.
**Civic Facilities
 with Additional
 Parking &
 20,000 SF
 Expansion Area**

Program:

City Hall:	9,250 SF
Town Hall:	3,200 SF
Plaza:	15,000 SF
Parking stalls:	160
Expansion Potential:	20,000 SF

(Note: all areas, costs and quantities are approximate and subject to change during design phase)

Description:

This option includes a City Hall, Town Hall, and an outdoor civic plaza, with approximately 160 parking stalls in a subterranean parking structure.

Features:

- The parking structure would be under the buildings and plaza and cover the entire site.
- This option would meet the City’s current and projected needs to house City facilities.
- This option maximizes the potential for expansion.
- It would provide approximately 20,000 square feet (SF) of future expansion area that would be available for additional public, civic, or cultural uses.
- The facilities and uses in the expansion area would be decided at a future time.
- If, in the future, the expansion space was considered for commercial uses, it would require a Specific Plan and public vote as required by Measure B.
- Approximately 100 parking stalls would be available for additional parking for community events, general public parking or City’s In-Lieu Parking Program.
- Has the maximum potential to produce revenue from In-Lieu Parking or additional development.
- This project is within the City of Del Mar’s financial capabilities, without new taxes.

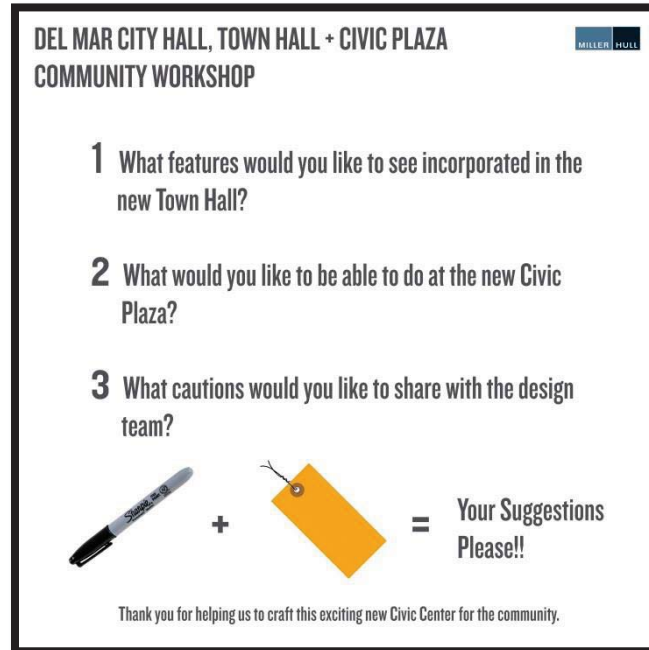
Cost:

- Estimated Costs: \$12 million - \$18 million
- This option is projected to generate up to \$4 million in one-time revenue which is reflected in the estimated cost.

Attachment D - City Hall Tag

Inventory (as of 12/21/15)

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

Third Inventory: July 13, 2015

187. Designate 10th 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

Fourth 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

Fifth Inventory: December 21, 2015

- 232. Do not develop all of the land, build an Admin building only
- 233. Take a look at Coronado's City Hall, they did a great job
- 234. Hire Frank Gehry as the architect
- 235. More Outdoor seating areas with shade
- 236. Ceilings that open up to the sky, organic garden, kid friendly
- 237. Designated Marijuana smoking area
- 238. More of the flashing crosswalks
- 239. Lighting and a better sidewalk would be beneficial to the City
- 240. Designed to house our own police department
- 241. Green Building
- 242. EV Charging stations
- 243. Low profile sleek design
- 244. Hire Frank Gehry as the architect
- 245. Add loft space to the design
- 246. Scale the design down, to massive and expensive
- 247. Dog Park
- 248. Make sure it has more ocean views
- 249. Focus on maintaining open space
- 250. Solar panels
- 251. Native plants in a garden