

CITY HALL | TOWN HALL
Staff Rebuttal

PRIVACY

- 10th Street Residents
- 11th Street Residents

10th Street

Existing Condition – 10th Street

View from Upper Parking Lot



Existing Condition – 10th Street

View from Upper Parking Lot



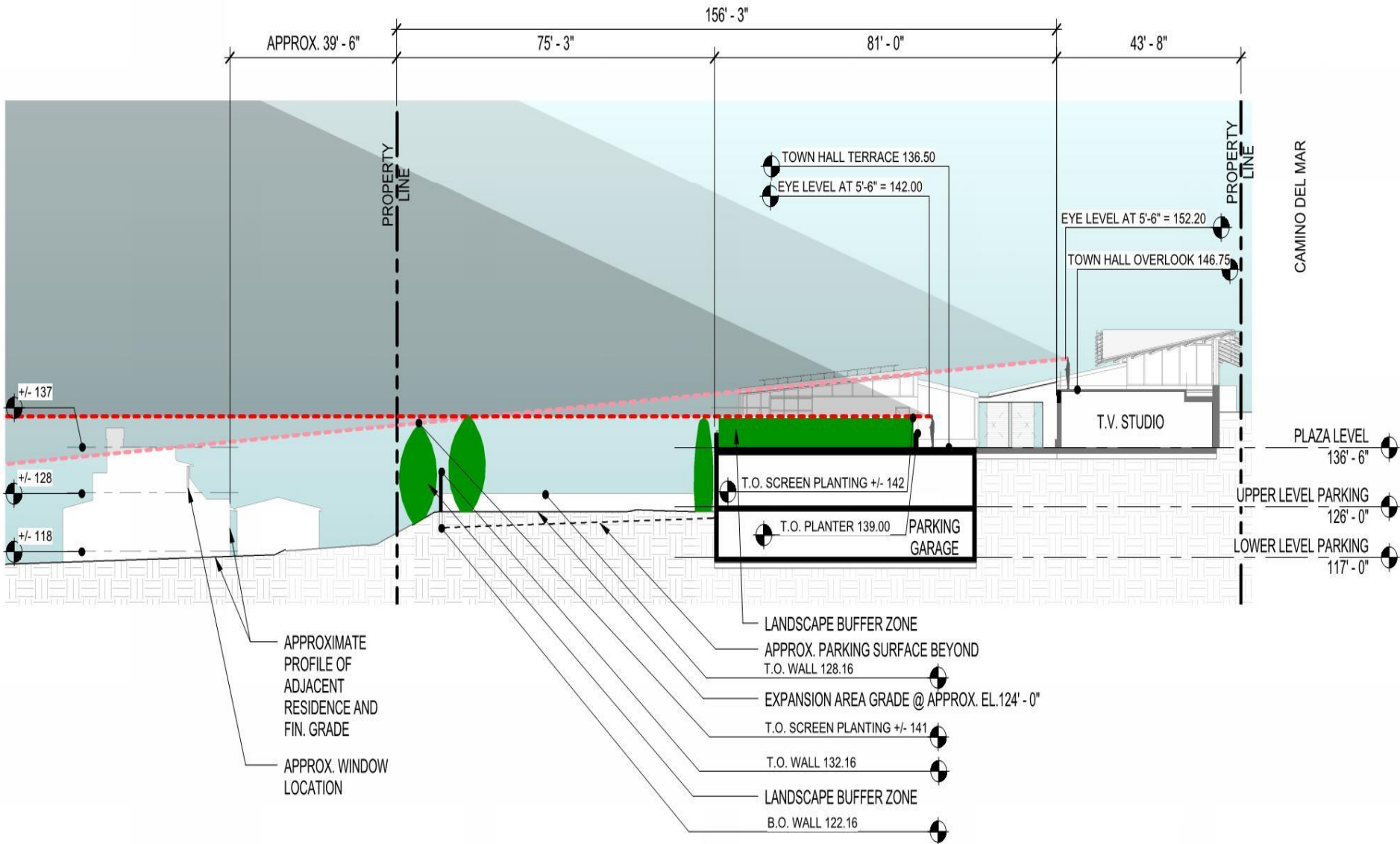
Existing Condition – 10th Street

View from Camino Del Mar

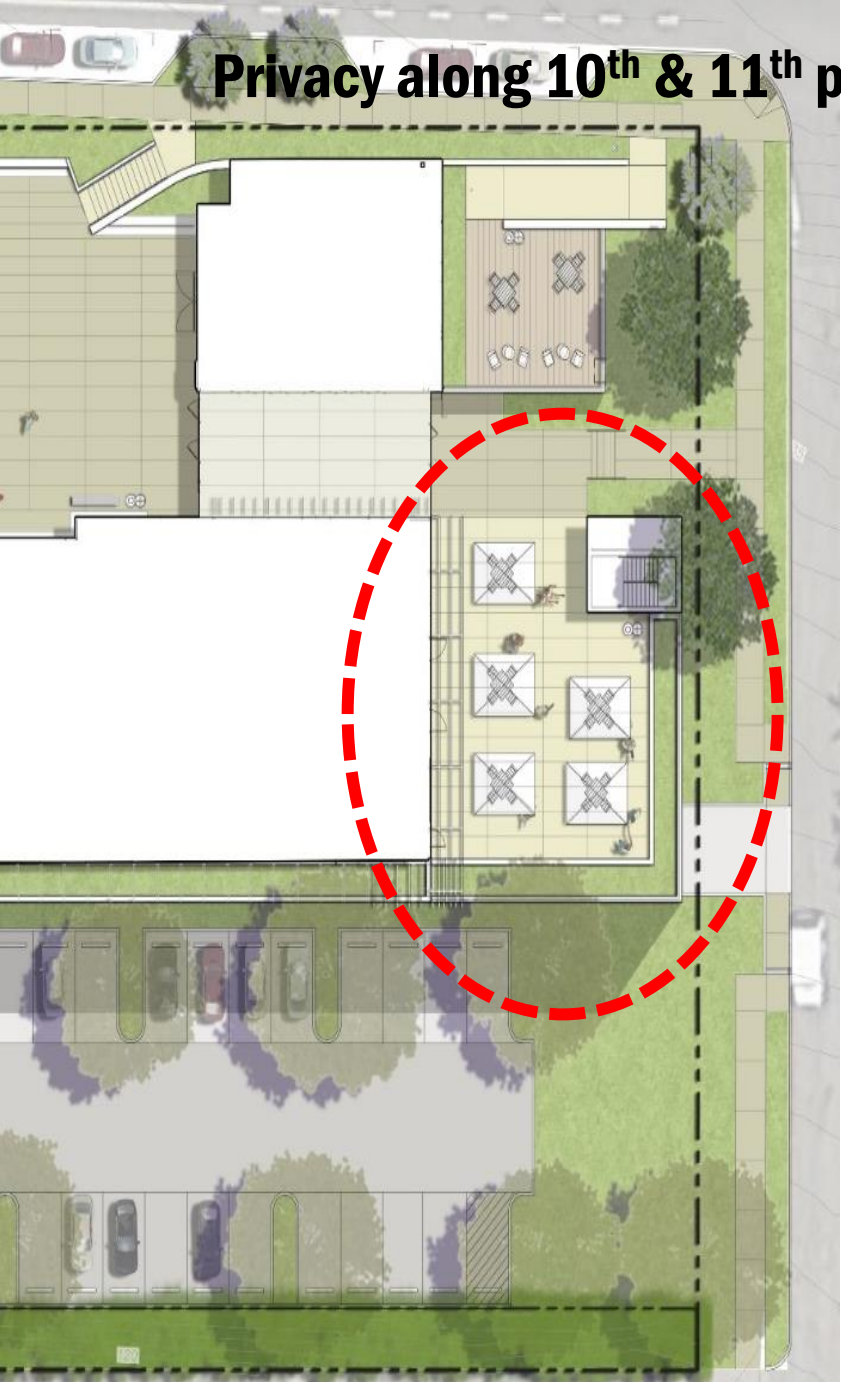


Efforts to Address Privacy Concerns of 10th Street Residents

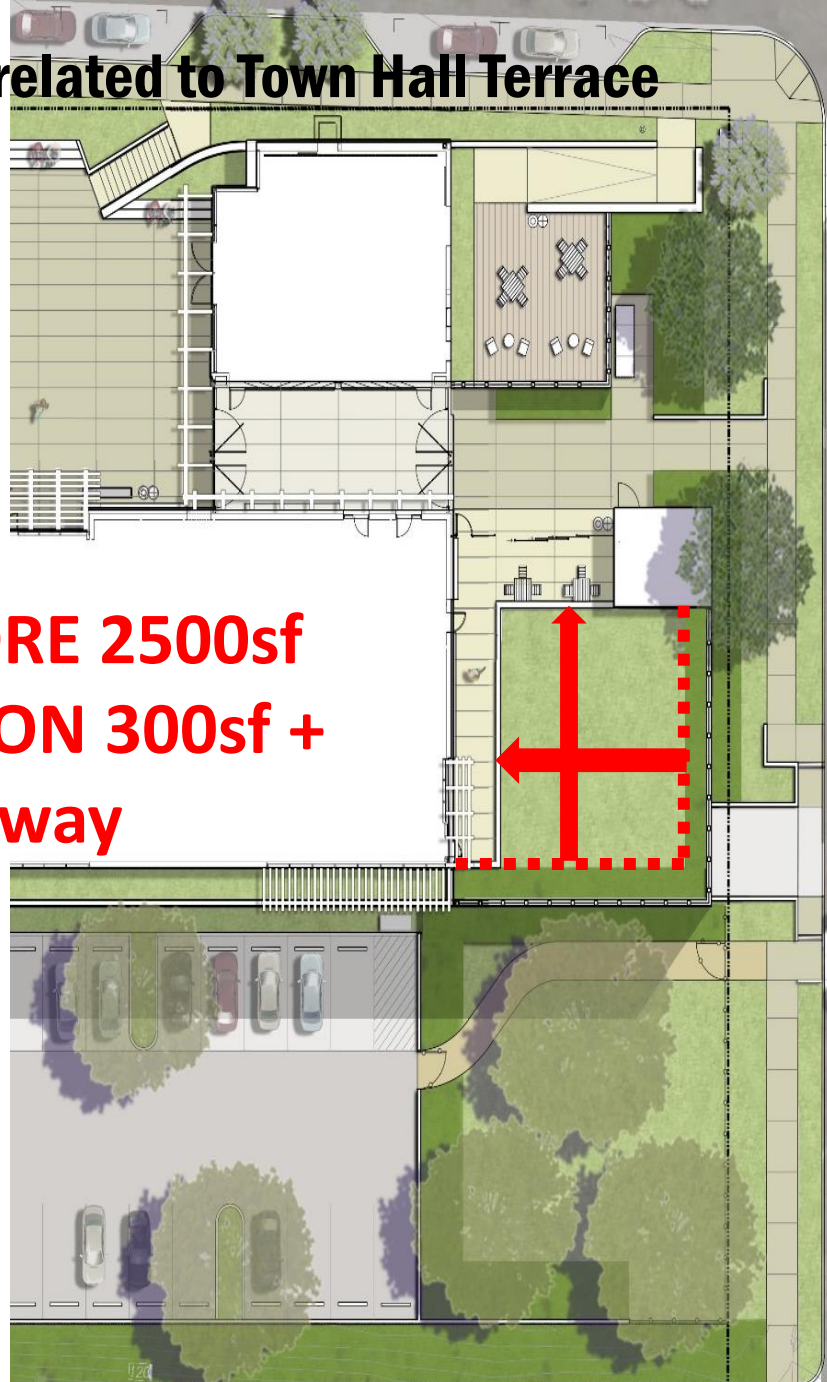
Privacy along 10th & 11th primarily related to Town Hall Terrace



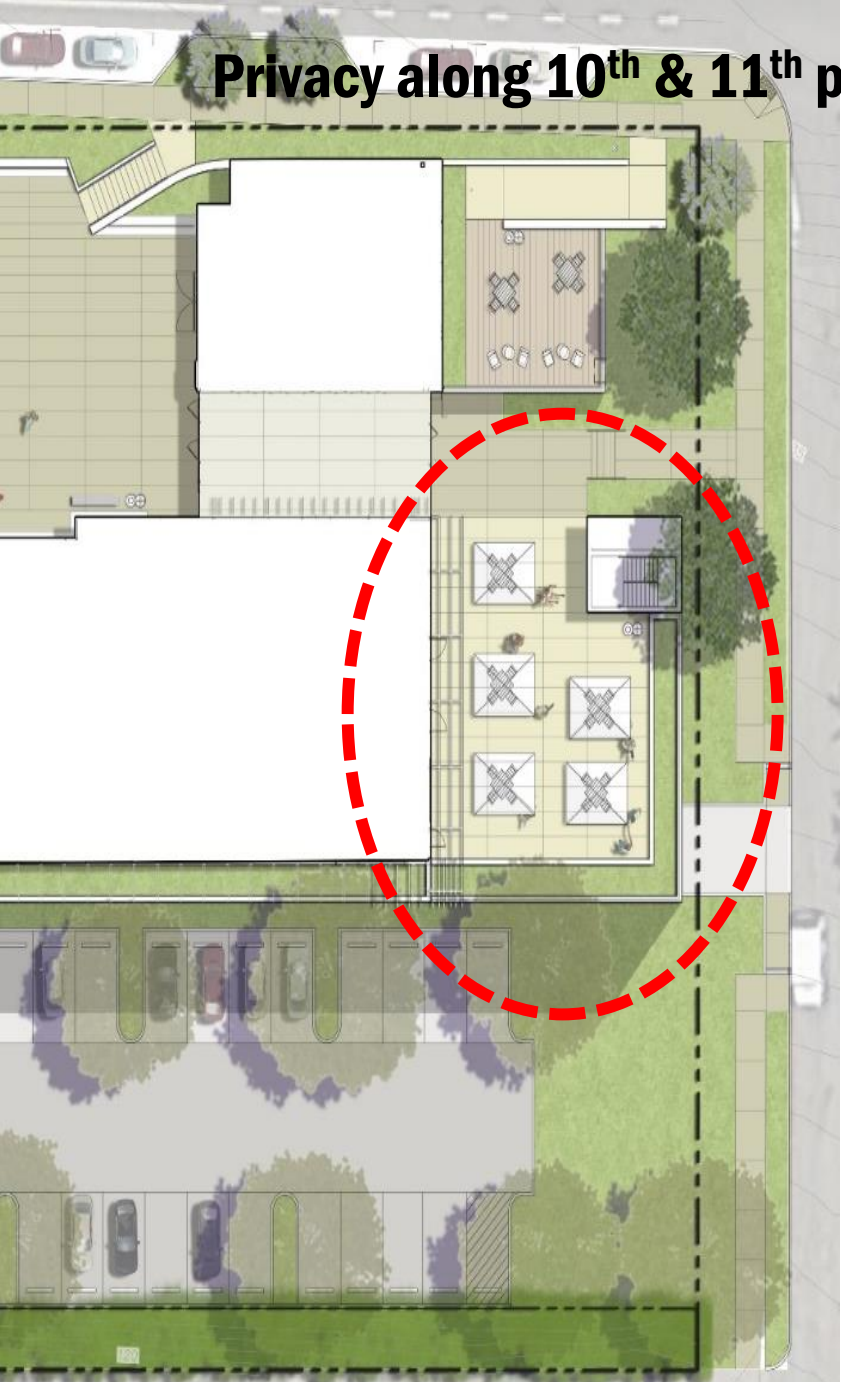
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**BEFORE 2500sf
OPTION 300sf +
Walkway**

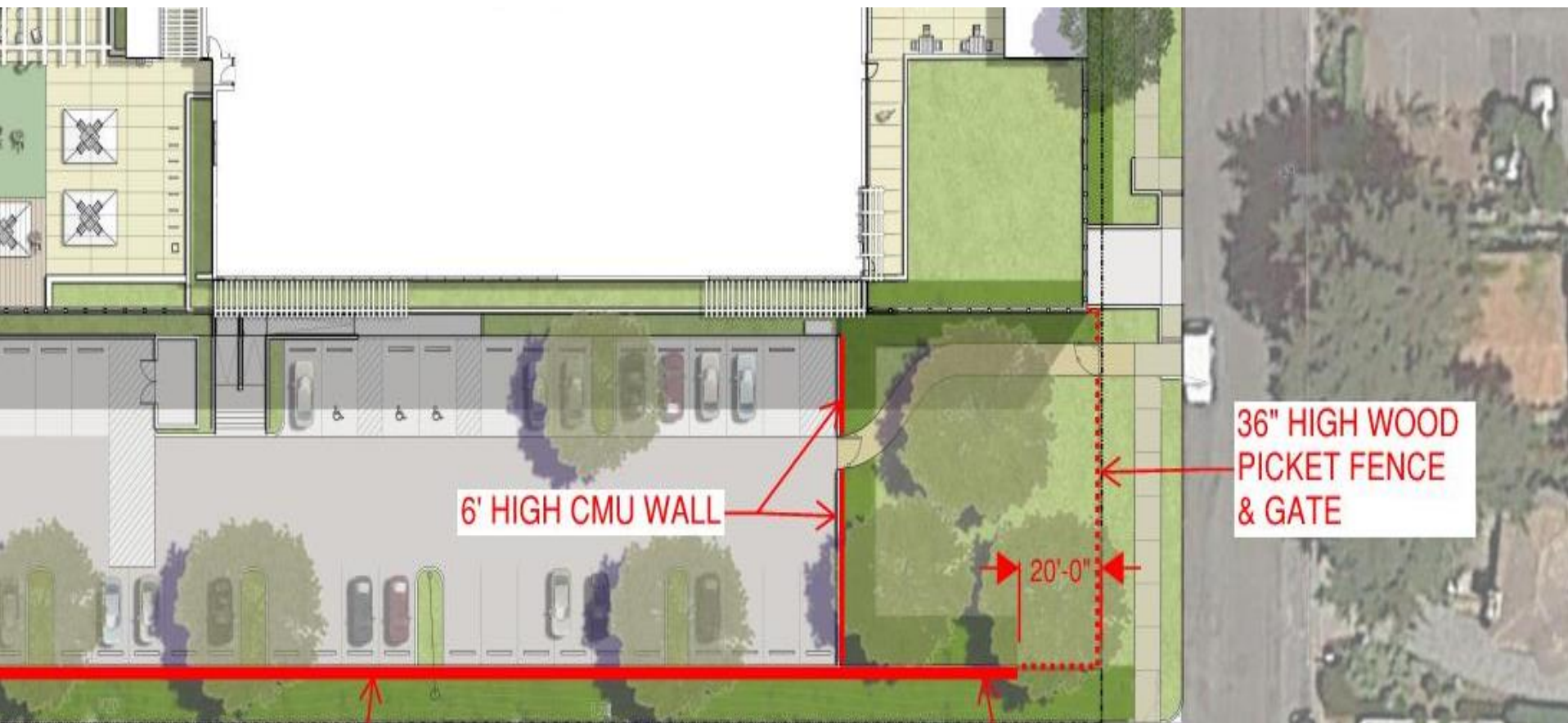


Privacy along 10th & 11th primarily related to Town Hall Terrace



**GATE ADDED
TO LIMIT
PUBLIC
ACCESS**





10' HIGH CMU WALL

10' HIGH CMU WALL

Noise and Glare from Surface Parking Area

11th Street

Existing Condition – 11th Street

View from Upper Parking Lot



Existing Condition – 11th Street

View from Lower Parking Lot



Existing Condition – 11th Street

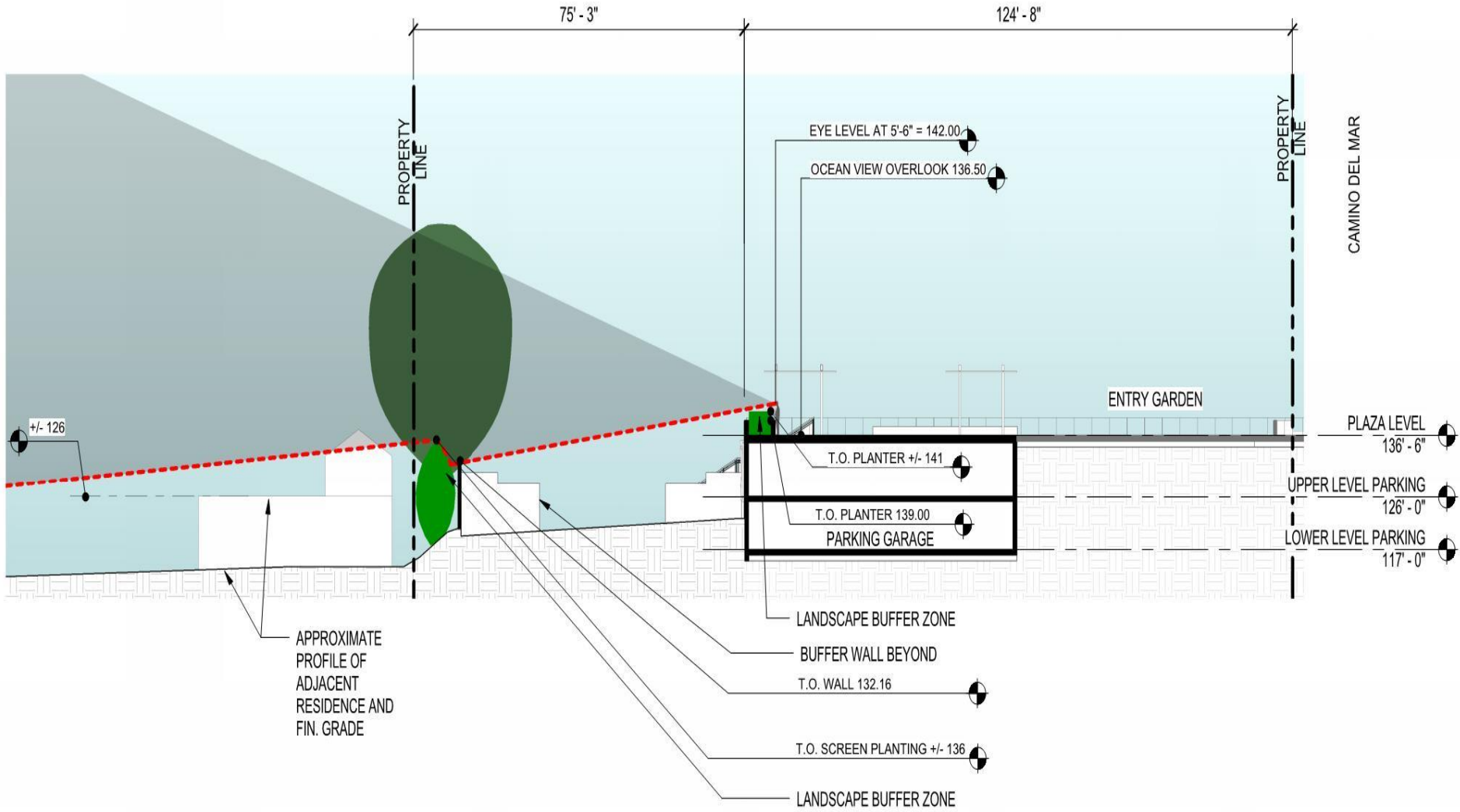


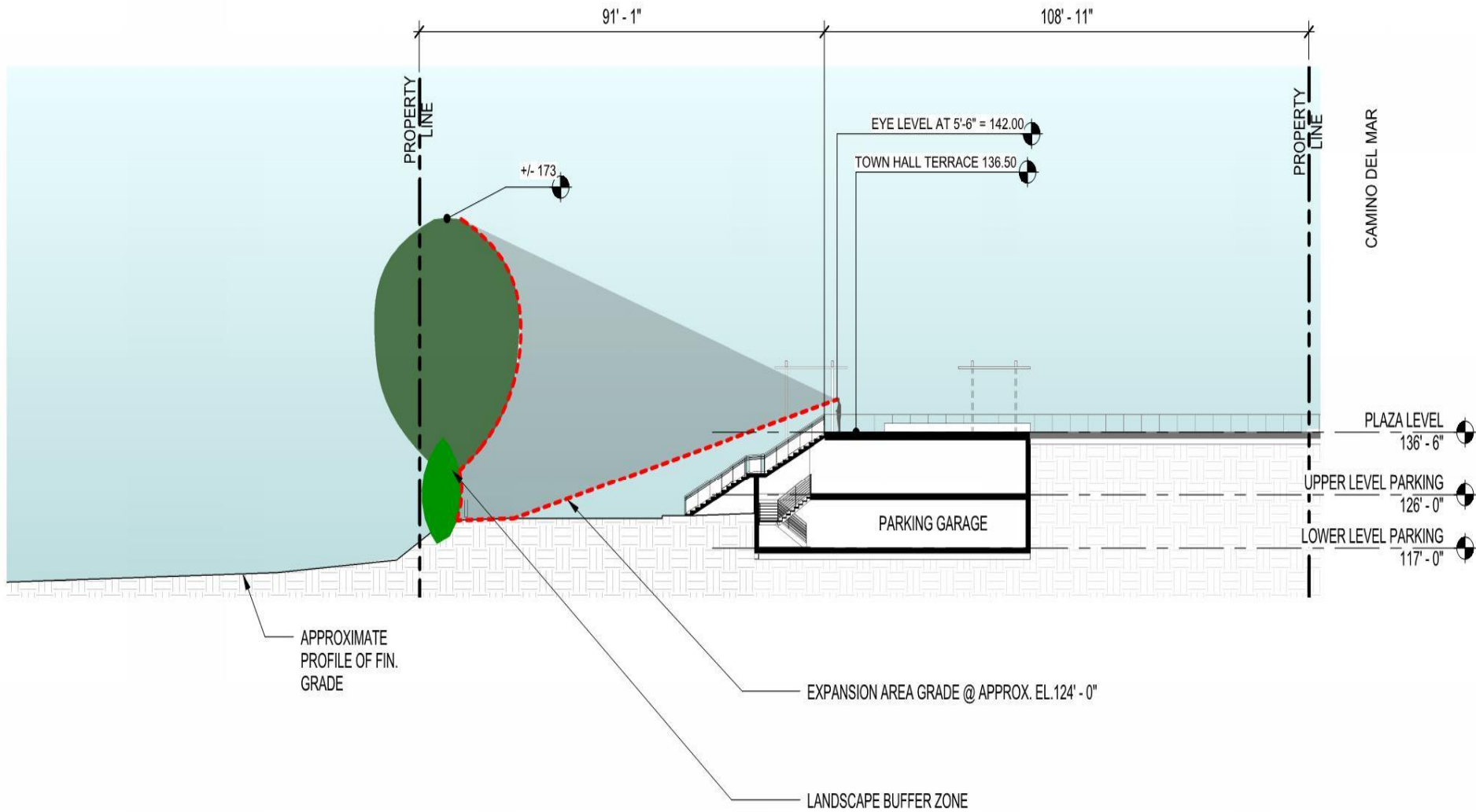
Existing Condition – 11th Street

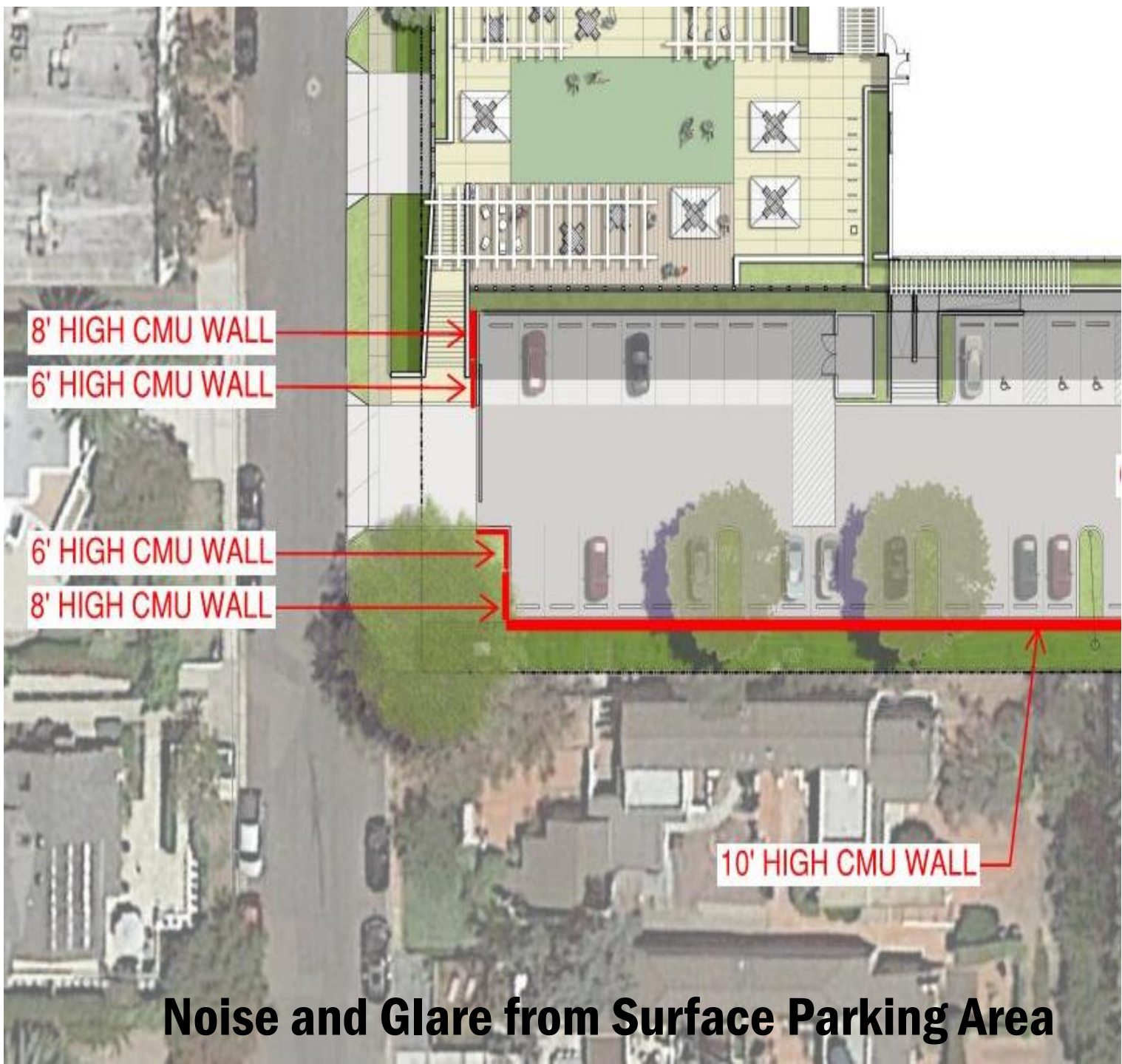
View from North End of Lower Parking Lot



Efforts to Address Privacy Concerns of 11th Street Residents







8' HIGH CMU WALL

6' HIGH CMU WALL

6' HIGH CMU WALL

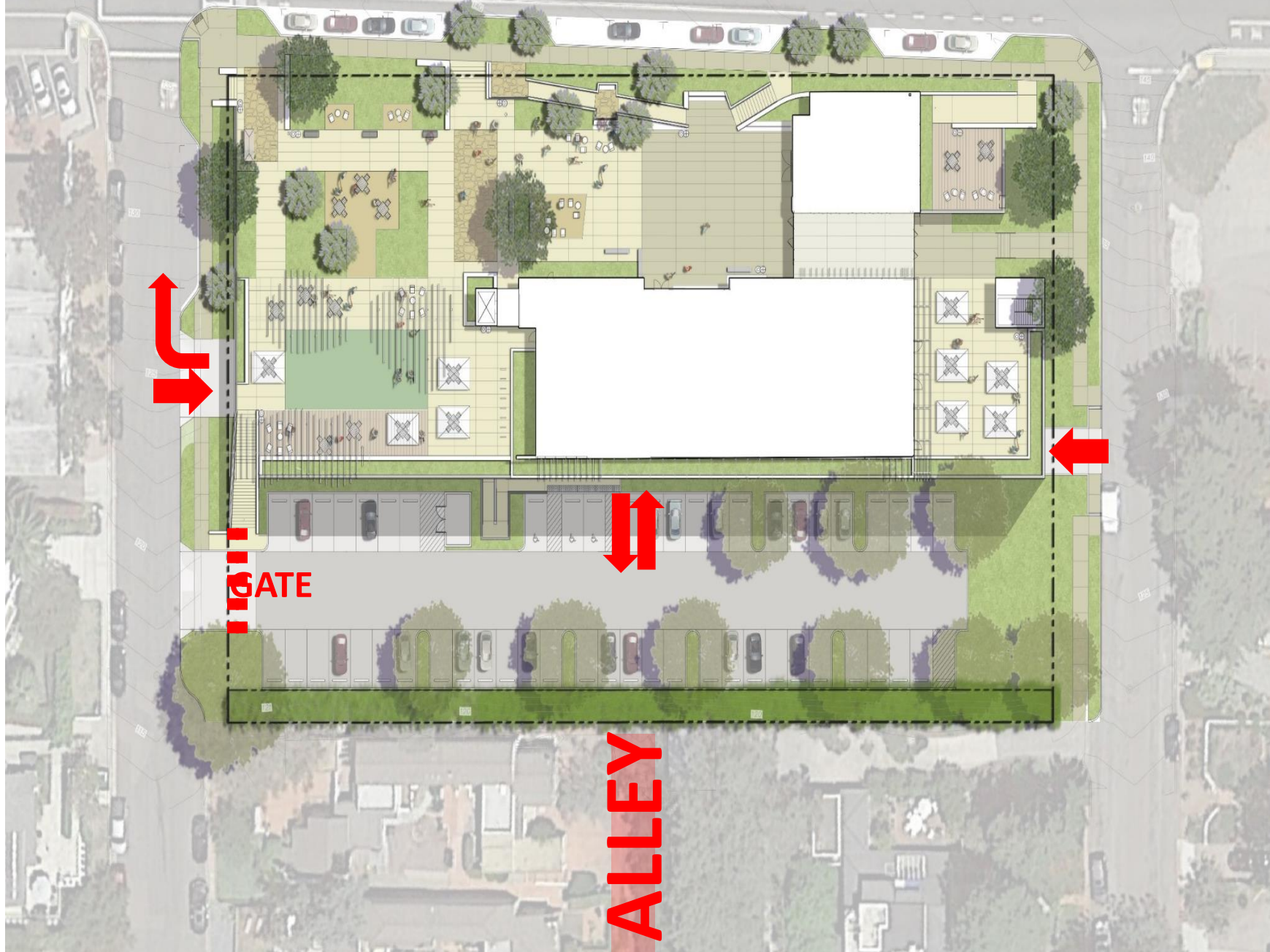
8' HIGH CMU WALL

10' HIGH CMU WALL

Noise and Glare from Surface Parking Area

CIRCULATION

Traffic Circulation-distribution of egress onto 11th



PROJECT SIZE

FACILITY	EXISTING GROSS SQUARE FOOTAGE	PROPOSED GROSS SQUARE FOOTAGE	NET DIFFERENCE
City Hall	3,776	8,722	
I.T. Trailer	300	-	
South Building	3,020	-	
Annex	2,160	-	
Council Chambers/TV Studio (Town Hall)	2,636	3,172	
Breezeway	-	956	
TOTAL	11,892 GSF	12,850 GSF	+ 958 GSF

POSITIVE EFFECTS ON NEIGHBORHOOD

- Improved Privacy for Neighbors
 - Moved the project buildings 75' from the westerly property line
 - Buildings configuration creates a shield effect for neighbors (noise and light)
 - Landscaped, 10-foot wall along west property line
 - Surface parking lot enclosed by a 6-8' wall on north and south sides and a gate
- Directing egress to CDM reduces trips into the neighborhood on 10th, 11th, and Stratford

POSITIVE EFFECTS ON NEIGHBORHOOD

- Building Architecture
 - Residentially-compatible architectural style
 - Removal of temporary trailers and shipping container
 - Replacement of blocky buildings with architecturally significant design
 - Building design diffuses light, maintaining “dark sky” feel during night use
- Project provides parking for visitors and capacity to replace business parking in the neighborhood

GENERAL PROJECT BENEFITS

- A facility to serve the community while being respectful of our neighbors
 - Adequate space for:
 - Public functions, workshops, and community meetings
 - Activities to support the community

CONCLUSION

- The City of Del Mar has been a good neighbor for 40 years since 1976.
- We plan on continuing that record for the next 75 years and beyond.