

Item 9.

City Hall/Town Hall

Modification – MOD16-002

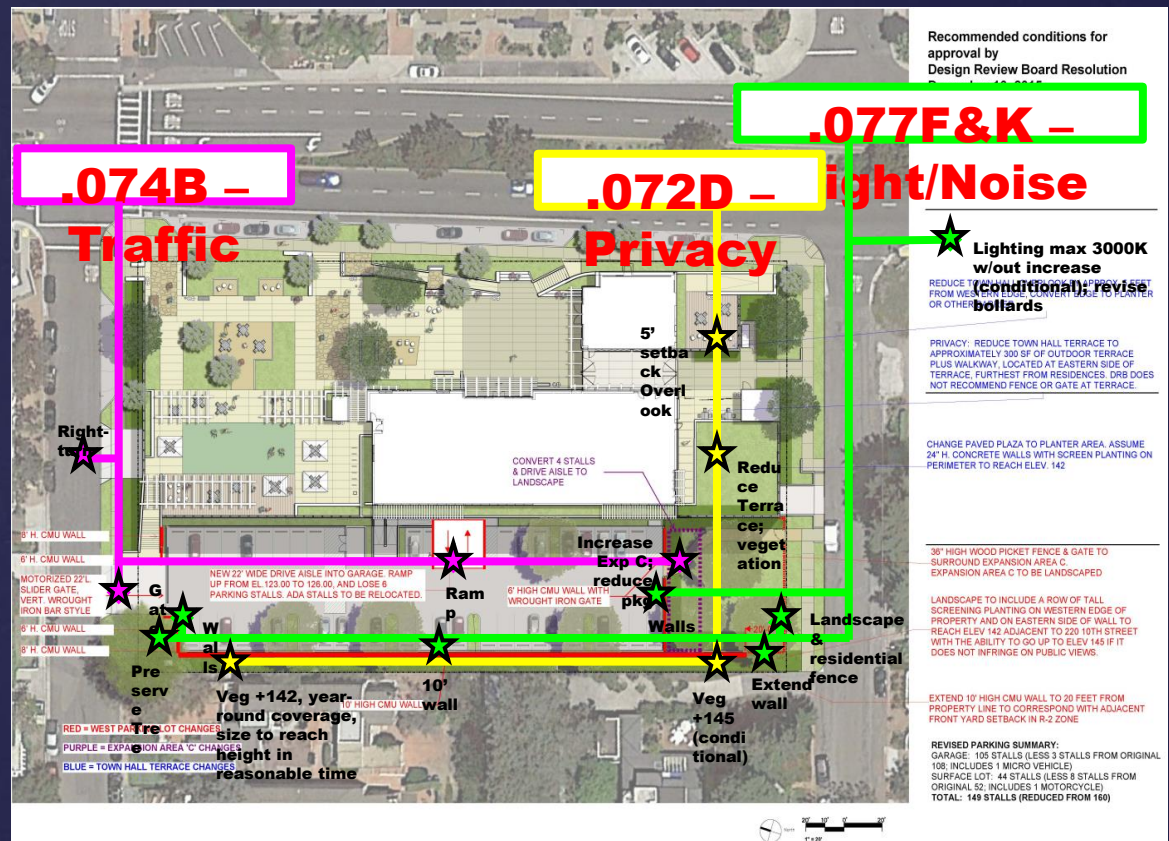
June 6, 2016

Del Mar City Council

Design Approval

City Council Adoption – January 19, 2016

- Conditionally Approved DRB15-017
- Directed changes with approval
- Design changes for Modification



MOD16-002

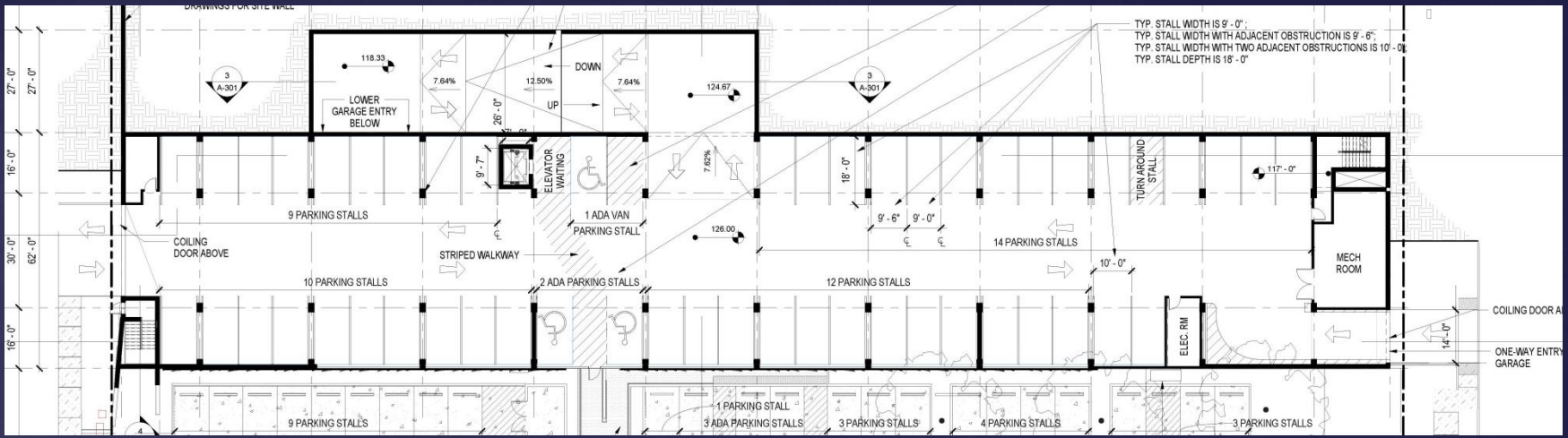
1. Garage: Eliminate Lower Level and Consolidate Parking on One Level
 2. Plaza Stairwells and Landscape: based on Garage Modification
 3. Roof: Material and Solar
 4. Western Elevation of Parking Structure
 5. Emergency Antennas and Kitchen Vent
 6. Trellis and Safety Rail Refinements
 7. Expansion Area B: Former Town Hall Terrace
 8. Minor modifications to Building Elevations
 9. Minor modifications to Lighting Fixtures
- Correction: westerly wall height is 10 feet above grade.

1. Garage

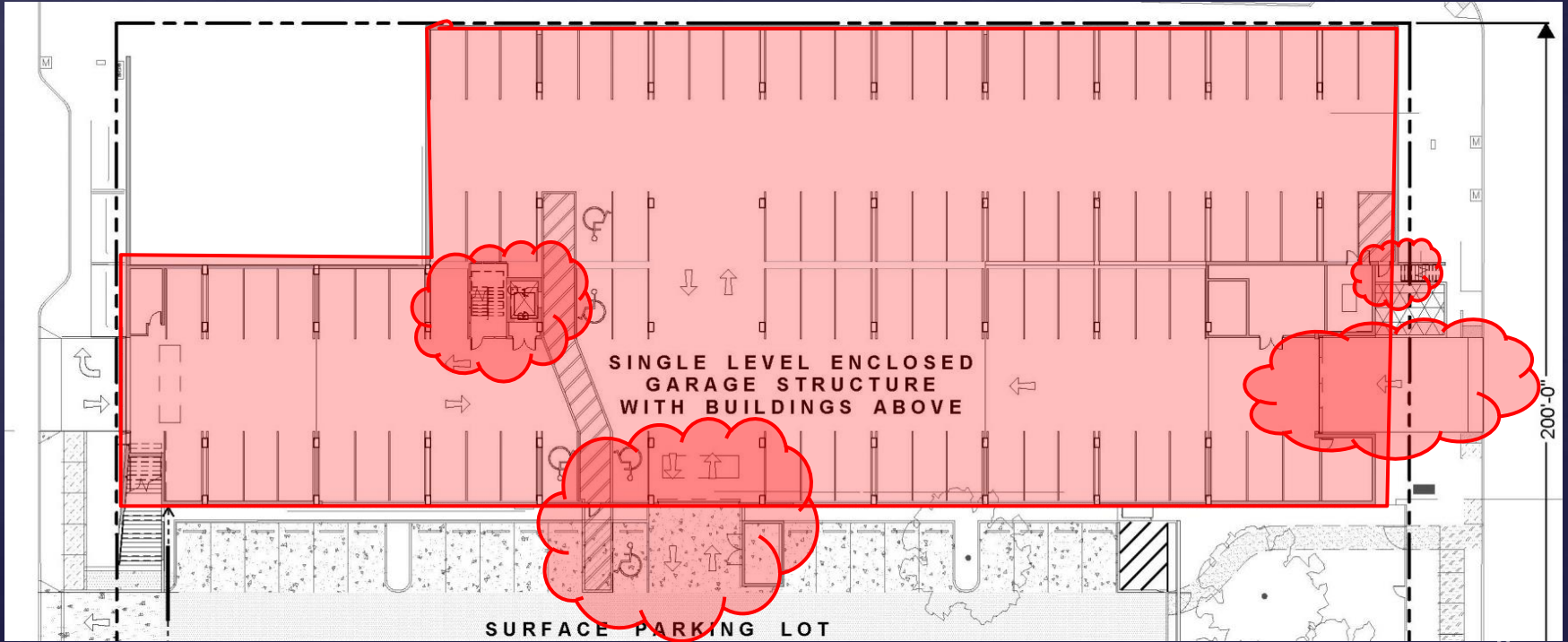
Eliminate Lower Level and Consolidate Parking on One Level (per March 21, 2016 Council Direction)

- Extends parking structure under Town Hall/ Town Commons
- Eliminates lower level and internal ramp
- Accommodates egress onto 10th, if so approved, and relocated driveway access to east.
- Reduces parking stalls from 160 to 140 stalls
- Adds a central convenience stair to Plaza
- Adds exit to parking lot on western face
- Maintains parking required by DMMC (81 stalls) plus 59 additional public parking stalls.

DRB15-017



MOD16-002

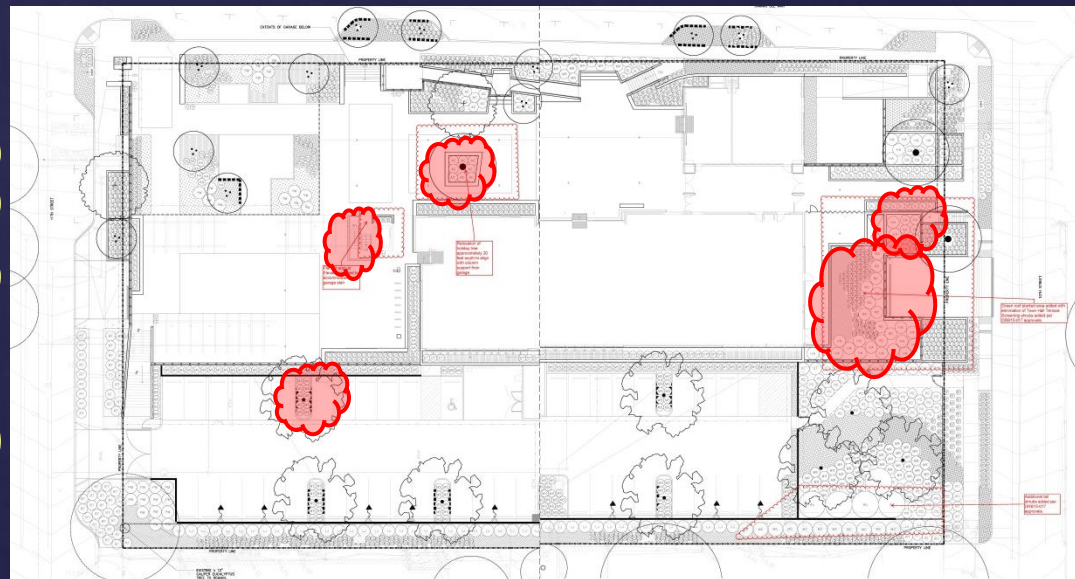
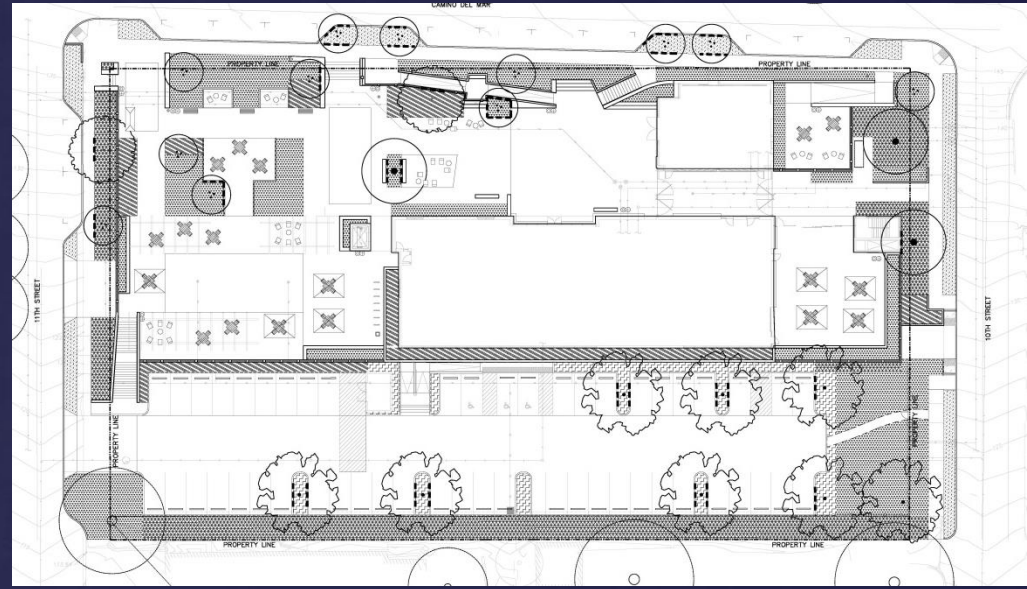


2. Plaza Stairwell/Landscape

- Adds a central convenience stair to Plaza
- Adds a garage pedestrian door to south elevation
- Adjusts location of Holiday Tree, Cypress, parking trees
- Creates “Green Roof” on Expansion Area B

DRB15-017

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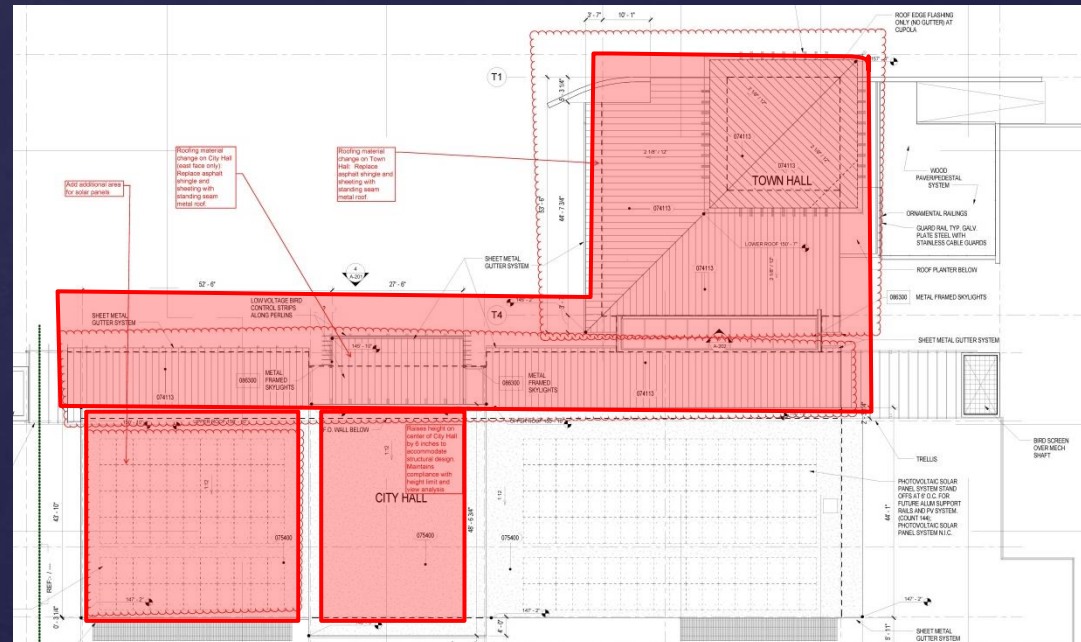
3. Roof: Material and Solar

- Substitutes standing seam metal roof for asphalt shingles/sheeting (Town Hall and eastern portion of City Hall facing the Town Commons)
- City Hall: raise center section by 6 inches
- Additional area for future solar panels
- Maintains all height limit restrictions



BASE BID:
STANDING SEAM ROOF - CHAMPAGNE

DEL MAR CIVIC CENTER



4. Western Elevation

- Replace modular panels with solid wall
- Face wall with wood or screen with shrubs
- Provide windows at pedestrian entry
- Provide vehicular entry at center
- Relocate trash enclosure to vehicle entry
- Add vehicular gate and pedestrian gate on 11th St.

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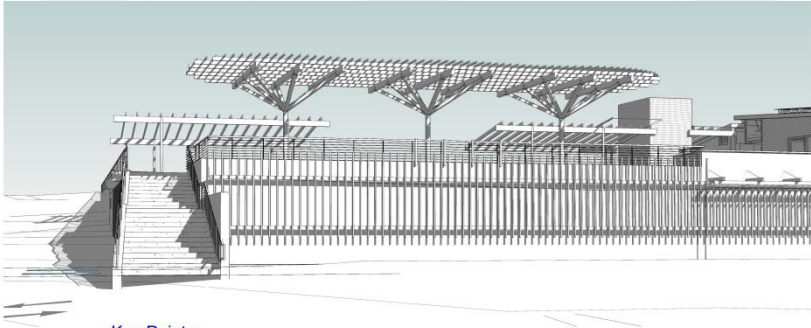
6. Trellis & Safety Rail

- Modifies safety rail to include stainless steel cables for transparency.
- Modifies safety rail to include wood top rail at Ocean View Terrace and Town Hall Overlook
- Options for Trellis at Ocean View Terrace



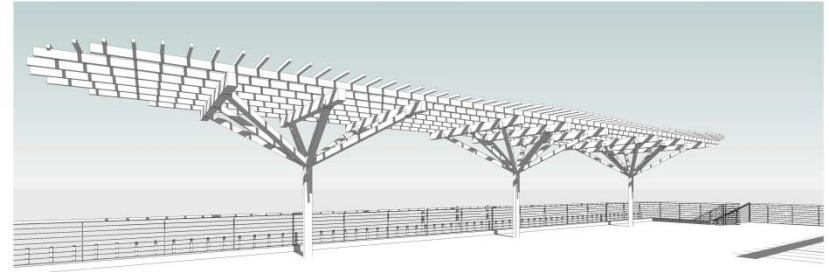
6. Trellis at Ocean View Terrace

• Option 1:

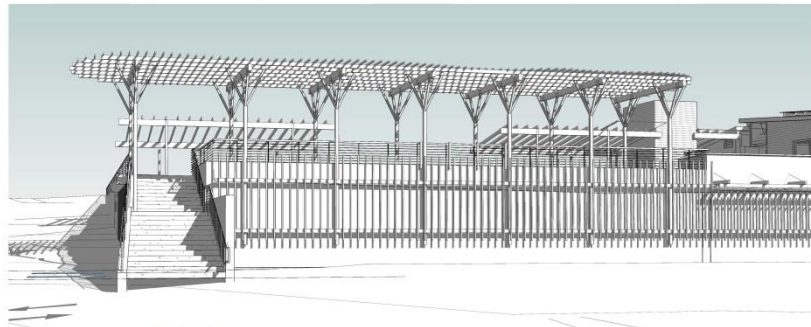


Key Points:

- Closely matches rendering in original DRB Materials Board packet (12/7/15)
- Posts reduced to 3 in single row
- Posts do not extend down face of garage
- Canopy does not extend over stair

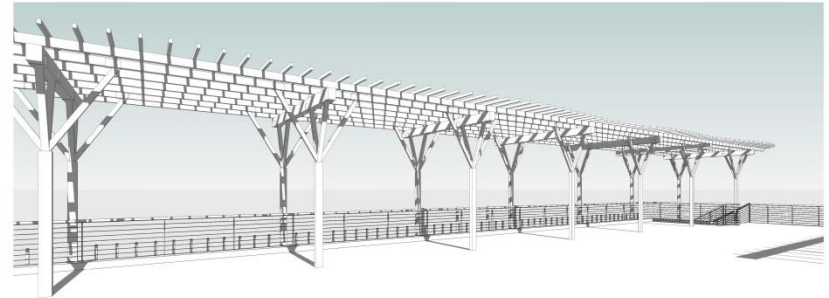


• Option 2:



Key Points:

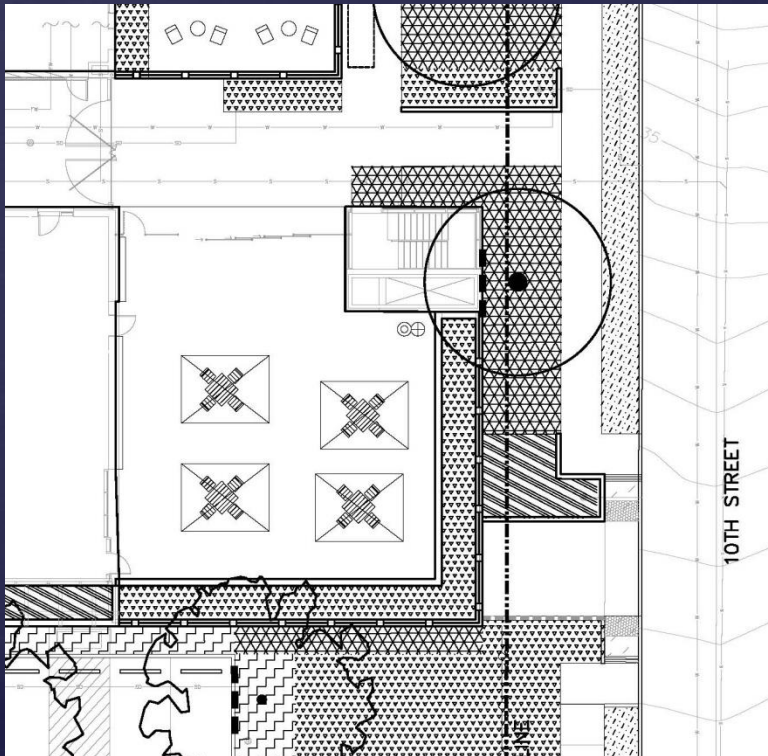
- Posts aligned in double row to create outdoor room (14 posts total)
- West posts extend down face of garage
- Canopy extends over stair



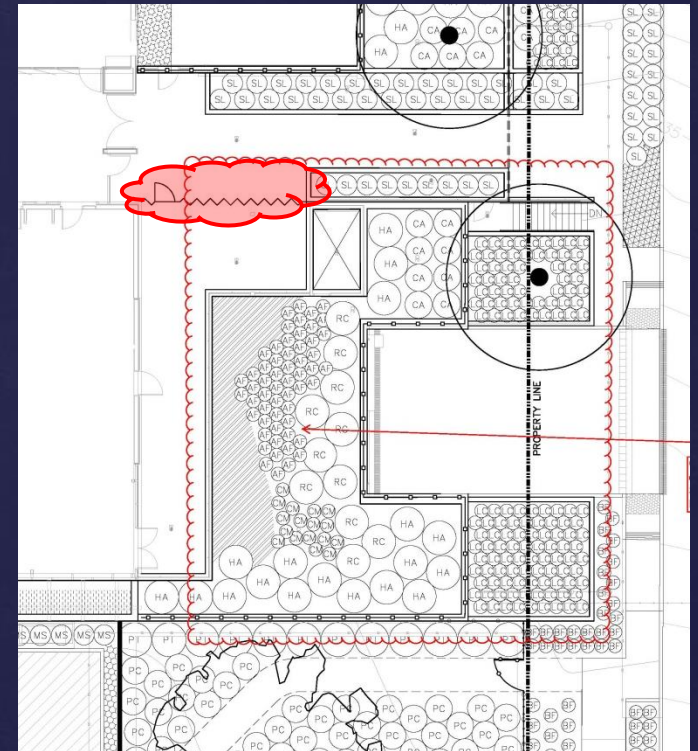
7. Expansion Area B

- Deletes former Town Hall Terrace per DRB15-017
- Deletes gate and fence
- Replaces former Town Hall Terrace with green roof with shrubs for screening.

DRB15-017



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8. Modifications to Elevations

City Hall:

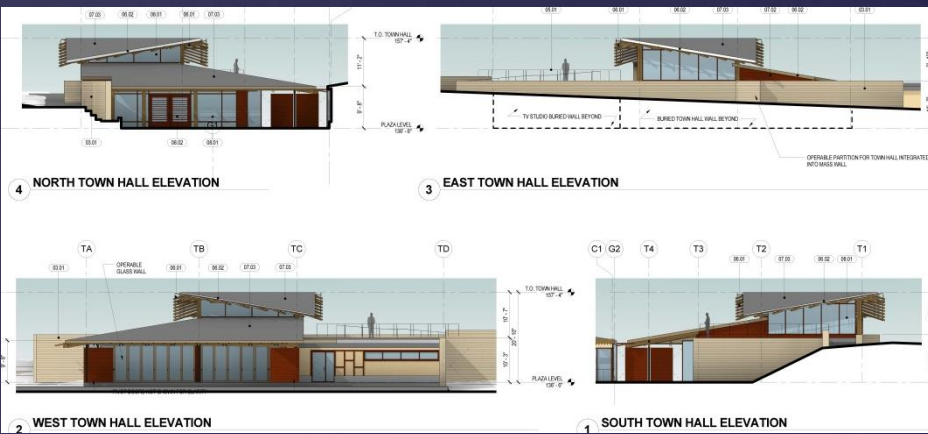
- Modifies north, east and south facing City Hall windows.
- Relocates kitchen door 15' west for function
- Substitutes double door for roll-up door.

Town Hall:

- Modifies north facing façade to single door
- Modifies breezeway doors for covered restroom access and emergency egress requirements.

8. Modifications to Elevations

DRB15-017

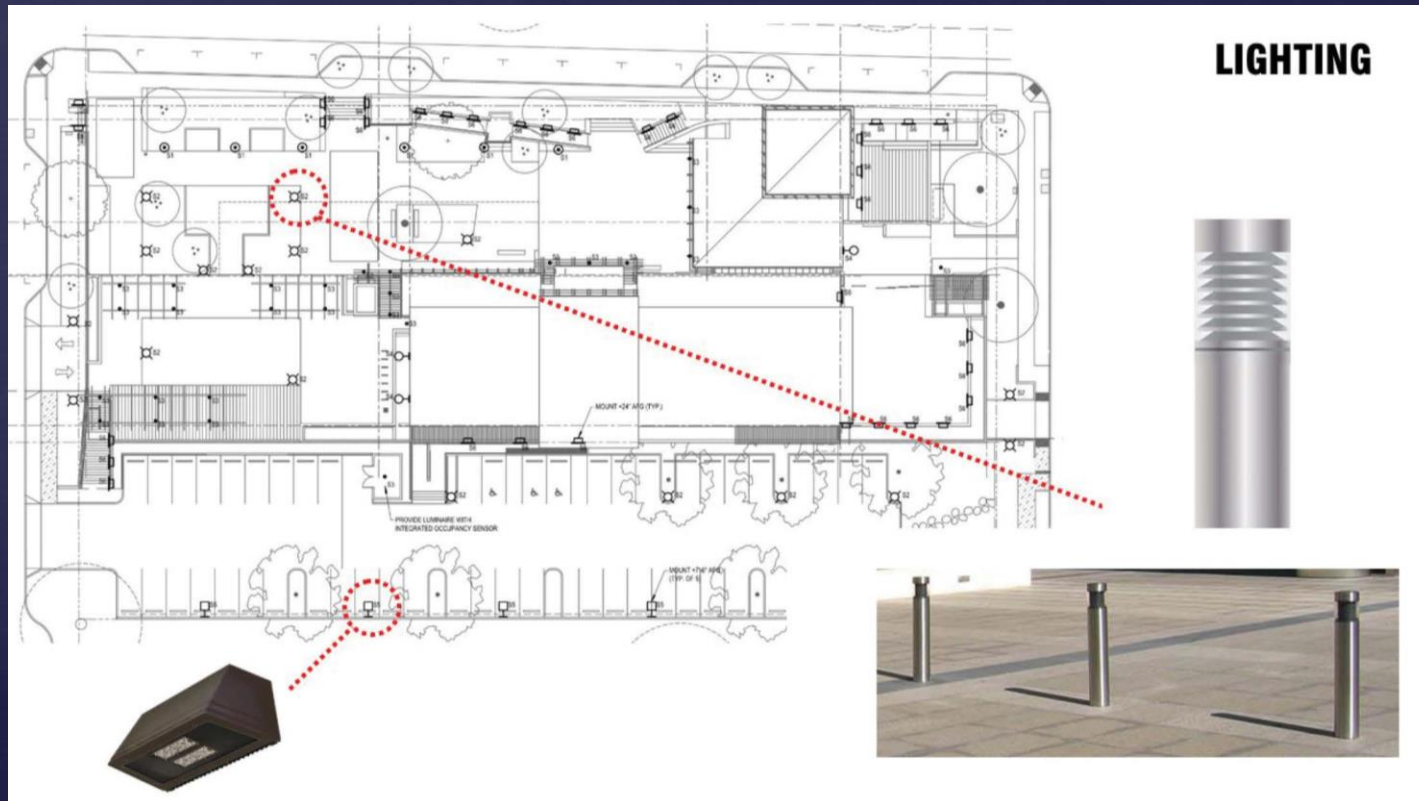


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9. Lighting

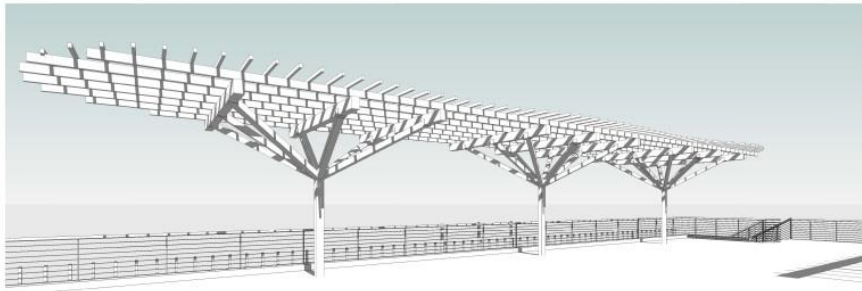
- Substitutes bollard for aesthetic compatibility per DRB15-017
- Replaces surface parking lot sconce with dimmable fixture per DRB15-017



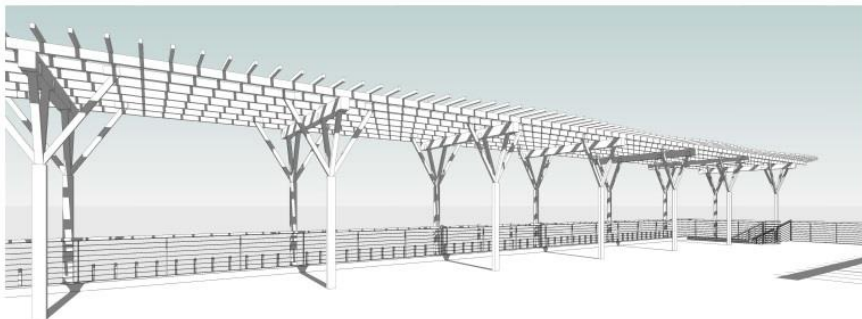
City Council Direction

- Direct architect on Trellis Option 1 or Option 2
- Adopt resolution approving MOD16-002

Option 1:



Option 2:



Attachment B-1

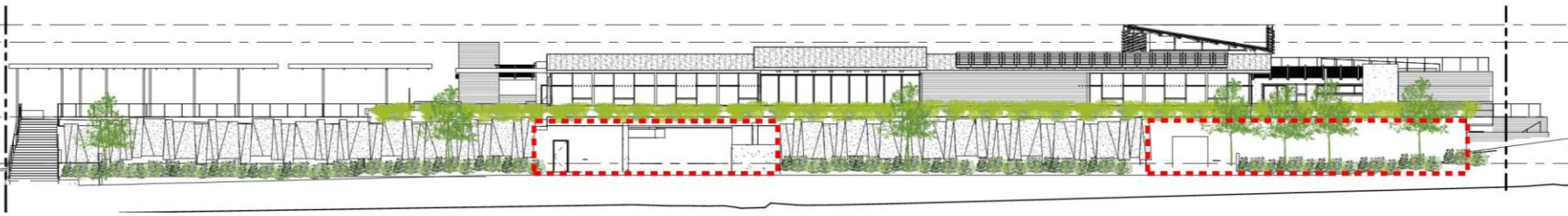
Annotated Set with changes from DRB15-017 noted in red **DEL MAR CIVIC CENTER**
DEL MAR, CALIFORNIA 92014
MOD 16-002 CITY COUNCIL
JUNE 8, 2016

Modifications (MOD16-002) to a previously approved Design Review Permit (DRB15-017) for minor changes to the City Hall Tower Hall Plaza Project. The requested modifications include the following: various design revisions to the building facade, windows and doors, and west parking garage elevation; Tower Hall roof material, landscaping, and plaza finish and features; addition of entrance and outdoor walk; revisions to floor plans and parking garage layout (one-story garage proposed in lieu of two-story design); reduction from 180 to 140 parking stalls; addition of a new ramped and pedestrian garage access near 10th Street; removal of a patio, gate and fence; modification of a vehicle entry ramp on the south elevation; and addition of a vehicle access between the garage and surface parking lot on the internal west elevation.

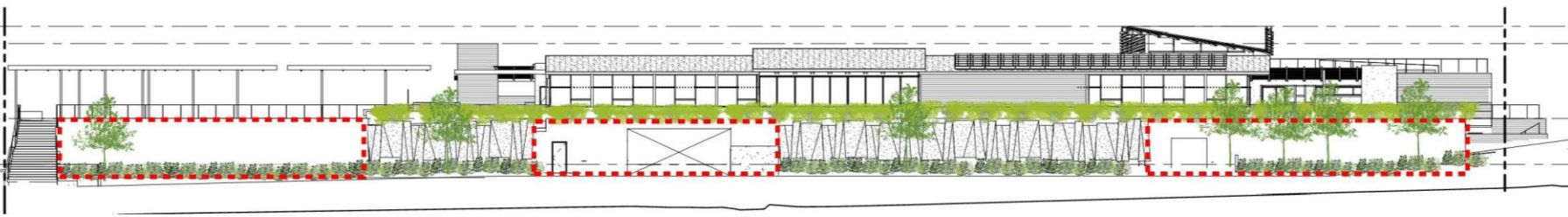
The Miller|Hull Partnership, LLP
PROFESSIONAL ARCHITECTS AND PLANNERS, 1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202



1 - PRECAST PANELS AT WEST GARAGE ELEVATION PER ORIGINAL ENTITLEMENTS APPROVAL DRAWINGS



2 - REDUCED PANEL AREA DUE TO RELOCATED GARAGE DOOR, TRASH ENCLOSURE & SDGE EQUIPMENT



3 - FURTHER REDUCED PANEL AREA DUE TO STRUCTURAL SHEAR WALL