

City Facilities Planning – City Sites

**{ September 3, 2013
{ Del Mar City Council**

Facilities Planning Process

Prior Meetings (June 17, July 1, July 15):

- ✓ Established Facility Planning Process
- ✓ Reviewed Assessment Criteria
- ✓ Established Planning Program for Space Needs
- ✓ Prioritized City Hall offices as primary need

Facilities Planning Process

Tonight's Meeting:

- Review public property's opportunities and constraints
- Assess sites against Assessment Criteria
- Establish priority site for City Hall
- Identify future direction for other facilities

Preliminary Space Needs

<i>Departments</i>	<i>FY 2012-2013 City Employees Full Time/Part Time</i>	<i>Current Facility Size</i>	<i>Projected Space Needs</i>
City Hall: City Manager, City Clerk/IT, Finance, Planning, Safety	20 FT/5 PT	9,256+ SF	11,000-12,000 SF
Public Works	13 FT/2 PT	3,015 SF	4,000 SF
Community Services	11 FT/varies	2,840 SF	3,000 SF
Fire	9 FT/0 PT	6,156 SF	7,000 – 8,000 SF
Town Hall/Council Chambers/TV Studios		2,636 SF	3,500 – 4,500 SF
TOTAL	53 FT	23,956 SF	28,500 SF-31,500 SF



City Hall

1050 CDM

- 68,000 SF Site (1.5 acres)
- Zoned Public Facilities (PF)
 - No FAR
 - 26 foot height limit, 14 foot along Camino del Mar
 - 10 foot setback at residential
 - Subject to Design Review
- Could develop >30,000 SF.



Constraints

1050 CDM

- Requires redevelopment and phasing.
- New development could impact adjoining residential – views, noise, lighting, traffic.
- Would not accommodate Public Works laydown area along with City Hall.
- 14 foot height limit will limit development.
- Fire station could have noise and traffic impacts during emergencies.



Opportunities

1050 CDM

- Could adequately support City Hall, Council Chambers, Parking, other administrative offices as well as open space/plaza.
- Sloped site promotes tuck-under parking
- Would keep City Hall in Village Center.
- Redevelopment could activate commercial activity.
- Site has potential for other uses as well.

Public Works



2240 Jimmy
Durante Blvd.

- Multiple parcels in City ownership, including area to the west abutting NCTD right-of-way and portions in the river.
- Net +89,777 SF site outside Floodway
- Zoned Floodway (FW), Lagoon Overlay
 - No permanent structures
- Access is through NCTD easement

Constraints



2240 Jimmy
Durante Blvd.

- Would require a change in zoning.
- Any development subject to constraints of floodplain – elevating habitable structures above floodplain and FEMA restrictions.
- Potential impact from sea level rise, tsunami and/or liquefaction.
- Within original jurisdiction of Coastal Commission – permit authority.

Opportunities



2240 Jimmy
Durante Blvd.

- Site large enough to support all civic office functions, including fire station, Public Works Yard, and parking.
- Level site with existing utilities.
- Adjacent uses are commercial and noise and light impacts would be lessened.
- Open spaces could focus on river.



Shores

225 9th St.

- 5.3 acre site (1.8 acres leased to Winston School) – 152,000 SF net site area.
- Existing civic/school buildings & recreation.
- Zoned Public Facilities
 - No FAR
 - 26 foot height limit, 14 foot along Camino del Mar
 - 10 foot setback at residential
- Could accommodate >30,000 SF of development.



Constraints

225 9th St.

- Council Resolution 2007-35: establishes long term goal for open space and recreation; intent to not pursue other non-consistent uses (fire station/city hall)
- Winston School Lease in effect until 2063
- 14 foot height limitation along CDM
- May only be appropriate for Town Hall/Council meeting room



Opportunities

225 9th St.

- Site large enough to support all civic office functions, including fire station, Public Works Yard, and parking.
- Zoned Public Facilities.
- Shared uses with Winston School.
- Town Hall could be performance/community venue.
- Maintains City Hall in Village Center.

CRITERIA Ranking: 0 = low benefit/high impact..3 = high benefit/low impact		1050 CDM	Public Works	Shores
I.	COMMUNITY VALUES			
I. 1	Does the public facility location provide easy access and convenience to the community?	3	1	3
I. 2	Does the public facility promote additional community activity and interest?	3	1	3
I. 3	Does the public facility provide public gathering space, either indoor or outdoor?	3	3	3
I. 4	Are there potential for revenue generating uses/are they not precluded?	3	1	1
I. 5	Are the development costs commensurate with the value to the community?	TBD	TBD	TBD
I. 6	Does the public facility reinforce the surrounding community character?	3	1	2
I. 7	Are there potential environmental impacts?	2	0	2
	Limits community impact during construction	1	3	1
	Longevity of structure and site improvements	3	3	3

CRITERIA Ranking: 0 = low benefit/high impact..3 = high benefit/low impact		1050 CDM	Public Works	Shores
I.	OPERATIONAL			
I. 1	Estimated cost-benefit value in short term (5 year)	TBD	TBD	TBD
I. 2	Estimated cost-benefit value in short term (30+ year)	TBD	TBD	TBD
I. 3	Promote operational efficiencies for City employees	2	3	1
I. 4	Promote connections between departments	2	3	1
I. 5	Support increased energy efficiencies	3	3	3

CRITERIA		1050 CDM	Public Works	Shores
Ranking: 0 = low benefit/high impact..3 = high benefit/low impact				
I.	REGULATORY			
I. 1	Streamline regulatory requirements, reviews, entitlements and associated costs	3	1	2
I. 2	Meet Zoning or Deed restrictions	3	0	1
I. 3	Feasibility of development considering applicable standards (buffers, setbacks, FAR, etc.)	3	1	2
I. 4	Exposure to natural hazards	3	0	3
TOTAL		40	24	31



Requested Action

- Review and input on analysis of potential properties
- Direct staff to:
 - Pursue redevelopment of 1050 CDM for City Hall needs
 - Maintain in current location:
 - Council Chambers
 - Public Works
 - Fire Station
 - Community Services