



Subject:
Attachments:

FW: City Hall Deliberations
City Hall Thoughts Dec 2014 (2) (1).pptx; ATT00001.htm

From: Al Corti
Date: December 13, 2014 at 6:14:39 PM CST
To: Sherryl Parks, Donald Mosier, Terry Sinnott, Dwight Worden
Cc: Scott Huth, "Kathleen A. Garcia, Andrew Potter

Subject: City Hall Deliberations

My fellow Council Members,

I know we share a mutual desire along with the public to move the City Hall development along. I hope that our discussions on Monday can accomplish this.

I have reviewed the staff report for Monday's planned City Council meeting to discuss the City Hall issues. It appears to me that we have enough information available to us to make progress and I look forward to our deliberations. To that end, I want to share with you my thoughts on where we are, what I think are the immediate decision issues and also what I think are major milestone decisions which will allow us to start construction within the next 12 months.

I have prepared a power point to highlight these thoughts that I plan on using to communicate with you on Monday and thought you and the public would appreciate it in advance of the meeting. I look forward

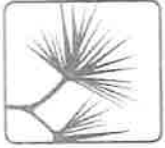
to hearing your thoughts on the subject and any comments to mine at the meeting.

By copy of this email to staff, I am asking that this email be made part of the public record and a red dot for the meeting.

Please do not respond to this communication or power point before the public meeting.

Sincerely,

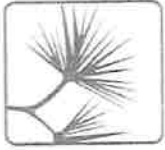
Mayor Al Corti



DEL MAR

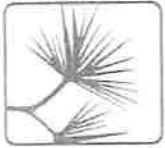
City Hall Thoughts

1. Where are we?
2. Next steps?
3. Suggested Milestones



1. Where are we? We have decided

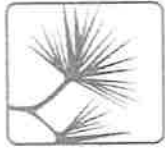
- We should build at current location
- Basic program needs:
 - ✓ 9,250 s.f. for administrative
 - ✓ 3,200 s.f. for auditorium for 100-125 people
 - ✓ 15,000 s.f. public plaza
- Need to quickly correct employee working conditions
- City hall site can easily accommodate additional uses
 - ✓ 10,000 s.f. of mixed uses



1. Where are we? We need to decide

- Should new City Hall be:
 - ✓ Basic public uses only
 - ✓ Or basic public uses plus expansion potential for added public uses and/or other commercial space

- Should public parking be:
 - ✓ Minimum parking for public uses
 - ✓ Additional parking above minimum required
 - ✓ Do we park for plaza events?
 - ✓ Do we park for 50 allocated in lieu spaces?



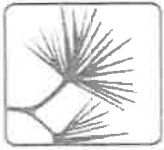
2. Where we need to go next steps:

A. Develop the "Flex" plan

- ✓ approximately 10,000 sf of expansion area
- ✓ ample parking to serve immediate needs
- ✓ parking to serve plaza and future expansion

B. Evaluate cost estimates for two plans

- ✓ Basic plan = current needs + 51 parking spaces
- ✓ Flex plan = basic + expansion + 120-160 spaces
- ✓ Use Keyser Marston
- ✓ Use Finance Committee



2. Where we need to go next steps:

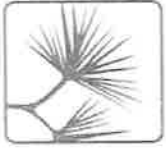
C. Determine best process for a public vote....two options

- ✓ Basic plan
- ✓ Flex plan

D. Select a design / development review committee

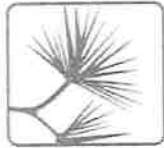
- ✓ to guide the design process along
- ✓ members from PC, DRB
- ✓ period of 3 months
- ✓ at least 3 public meetings

E. Choose an architect



2. Where we need to go next steps:

- F. Develop plan for housing staff during construction
- G. Approve development schedule.



3. Suggested Milestones:

Now

- Finalize 2 Options
- Decide Voting Mechanism & Schedule

Jan 2015

- Evaluate Architect Interest
- Set up Design Review Process Committee
- Approve Public Vote Ballot

Feb 2015

- Hold Public Vote on 2 Options
- Evaluate Architect Proposals
- Approve Plan For Temporary Office Space
- Choose Bond Counsel

Mar 2015

- Tally Citizen Vote
- Select Architect
- Start Schematic Designs



3. Suggested Milestones:

Apr, May, Jun 2015

- Complete Schematic Designs
- Estimate Cost of Construction
- Hold DRB Review

Jul 2015

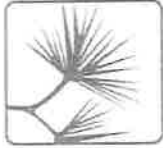
- Start Design Development Drawings
- Relocate Employees
- Go Out For Bond Financing

Aug, Sep, 2015

- Complete Design Development Drawings

Oct, 2015

- Ground Breaking Ceremony
- Demolition of Existing Buildings
- Clearing of Site
- Construction Set-up



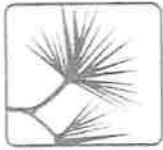
3. Suggested Milestones:

Oct, Nov, Dec 2015

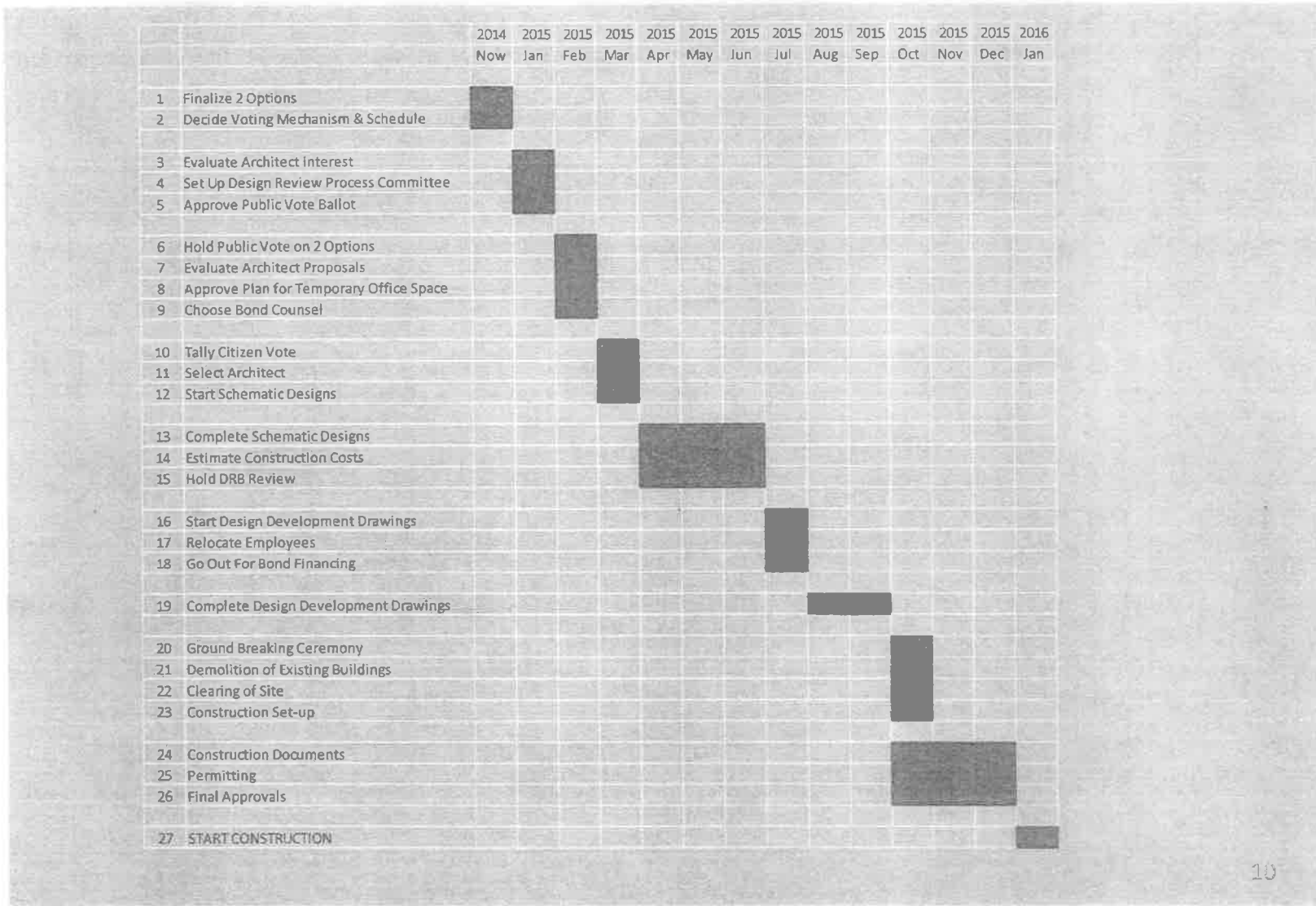
- Construction Documents
- Permitting
- Final Approvals

Jan, 2016

- **START CONSTRUCTION**



3. Suggested Milestones:



DEC 15 2014 ITEM 12

12



From: City Clerk Mail Box
Subject: FW: Suggestion For 'New' City Hall

From: Di Holker
Sent: Friday, December 12, 2014 3:36 PM
To: City Clerk Mail Box
Subject: Suggestion For 'New' City Hall

My name is Di Holker and I am on the board of the Del Mar Farmers Market. We are constantly in search of places around town to hold our board meetings. Since we have twenty five non-profits in Del Mar I think it would be a great idea to have a meeting room in the 'new' City Hall earmarked for non-profit meetings.

Thank you in advance for your consideration in this matter.

Sincerely,

**Di Holker
2019 Coast Boulevard
Del Mar * California 92014**

RECEIVED

DEC 15 2014



Council Members,

DEL MAR CITY CLERK

Thanks to the City Council and staff for making continued progress in defining the alternatives for our new City Hall and Town Hall. As the discussion continues at the December 15th Council meeting, the Del Mar Foundation and Del Mar Community Connections would like to propose some further refinements for your consideration.

At present the alternatives all include a Town Hall facility totaling 3200 square feet for Council Chambers to seat 100 people with flexible space for community meeting rooms.

While we recognize that the current alternatives offer the potential for later expansion of the civic facilities, we have a unique opportunity right now to make some choices about the initial development at very attractive interest rates and bond terms.

DMF and DMCC believe that a larger Town Hall would make the space more effective for currently envisioned civic and community uses. It would also have the potential to house a variety of cultural, performance and social activities that cannot be accommodated by the proposed Town Hall or the Powerhouse with its 120 person seated capacity. A larger more versatile space could transform the potential of the Town Hall into a vibrant space for civic and community uses.

As we plan for the future of our non-profit organizations, we are projecting future space needs for meetings, programs, performances and other activities. We know that fundraising to support these plans will be required. This is already been the subject of discussions at both organizations.

Unfortunately both of us are out of town this coming week(including Monday night) , however we would truly appreciate the opportunity to meet with Council members and staff as early as the week of the 22nd to share our thoughts and requirements for future facilities and examine the potential for synergies in facility needs and fundraising requirements.

DEC 15 2014 ITEM 12

We trust that the process will remain flexible enough in the definition of space requirements to consider further refinements. Perhaps the voting materials could say that the Town Hall will be a minimum of 3200 square feet with the final size to be determined in the design phase based upon a fully developed use plan.

Regards,

Nate McCay, President of Del Mar Community Connections
Judd Halenza, President of Del Mar Foundation