

Item 8.

City Hall/Town Hall Options Confirmation

**{ December 1, 2014
{ Del Mar City Council**

November 17 Council Direction

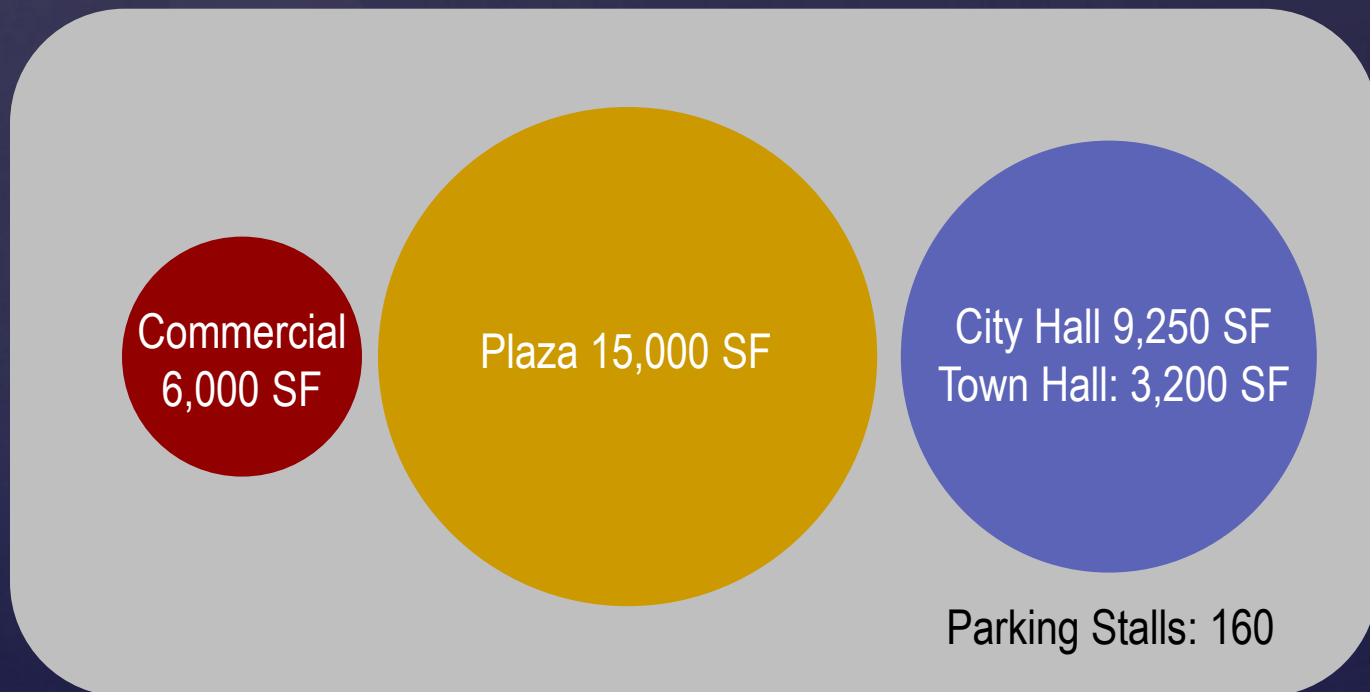
- City Hall: 9,250 SF
- Town Hall: 3,200 SF
- Plaza: 15,000 SF

1. Civic Uses (full site) with 160 parking stalls
2. Civic Uses (half site) with 80 parking stalls
3. Mixed Use (full site) adding 9,250 SF commercial and 160 parking stalls



Proposed Mixed Use Revision

- Reduce Commercial from 9,250 SF to 6,500 SF (restaurant)
- Reserve 30,000 SF on podium for future uses
- Remainder of program stays the same



Parking

Parking Demand	Stalls
City Hall and Town Hall (DMMC)	51
Parking for 15,000 SF Civic Plaza Events (250 people)*	50**
Parking for commercial/restaurant (6,500 SF)	<u>72</u>
Total	101 - 173
* Program not determined so amount is estimated	
** May be considered as shared parking	

Additional Public Parking - Estimated Demand	Stalls
In Lieu Parking (18 sold to date, ± 15 for Garden Del Mar)	50+
Downtown employee parking on streets	± 140
Parking for future uses/additional downtown demand	\pm <u>50-75</u>
Total Estimated Demand	240-265

Format for Comparison

Master Plan Scenarios		Civic Uses Only	Civic Uses + Parking	Mixed Use: Civic Uses + Commercial + Parking		
DRAFT		<p><i>Description:</i> City Hall, Town Hall, Civic Plaza, 80-stall tuck-under parking structure, with 29 stalls available for surplus public parking. The remainder of the lot (approximately 33,000 SF) would be reserved for future use. In the interim, it could be used for open space area and/or surface parking.</p>		<p>City Hall, Town Hall, Civic Plaza, 60-stall surface parking lot and 100-stall tuck-under parking structure for a total of 160 parking stalls, with 109 stalls available for surplus public parking. The structure parking would be under the building and plaza, and there would be approximately 11,000 SF of podium area that could support future uses.</p>		
		Area	Parking	Area	Parking	
Program	Program:					
	City Hall	square feet	9,250 SF	31	9,250 SF	31
	Town Hall	square feet	3,200 SF	20	3,200 SF	20
	Plaza	square feet	15,000 SF	TBD	15,000 SF	TBD
	Commercial	square feet	0 SF	0	0 SF	0
	Total:			51		51
	Remainder of Site or Podium available for future use	square feet	33,000 SF		11,000 SF	
	Total Parking	stalls	80 stalls		160 stalls	
	Parking Breakdown					
	Required Parking for Uses per Code			51 stalls		123 stalls
Surplus Public Parking			29 stalls		109 stalls	
Provision of Parking:						
Surface Parking			0 stalls		60 stalls	
Structured Parking (under buildings/podium)			80 stalls		100 stalls	
Financials	Project Financials					
	Public Development Costs		TBD		TBD	
	(Less) Commercial Space Value					(4)
= Net Development Cost to City				\$0		
Entitlements	Entitlements & Processing Time					
	Zoning		Complies with existing Public Facilities (PF) Zone	Complies with existing Public Facilities (PF) Zone	Requires Zoning Change (Specific Plan, Measure B) to allow Commercial	
	Entitlement Process		Requires DRB permits, CEQA	Requires DRB permits, CEQA	Requires DRB permits, CEQA	
	Estimated Timeframe to Groundbreaking after Decision		18 to 24 months minimum	9 to 12 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.

Define Vote

- Determine what are the questions to the public
 - Do you want commercial on this site?
 - Do you want additional parking?
 - Present as 3 Options or another format for decisions?
- Work with election expertise for ballot wording
- Return to City Council with sample ballot
- Contract with voting entity
 - On line voting (advisory): EveryoneCounts; Martin & Chapman; Simply Votes; County Registrar of Voters
- Conduct vote

Council Direction & Motion:

- A. Substitute Revised Mixed Use Plan (6,500 SF) or maintain at 9,250 SF commercial?
- B. Confirm Three Options to move forward or
- C. Revise options as directed.