

**Item 12.**

**City Hall/Town Hall  
Options Confirmation**

**{ December 15, 2014  
{ Del Mar City Council**

# Questions before Community

1. What is the parking necessary for uses?
2. Do we want to add additional parking for either surplus or for future uses?
3. Do we want to build in flexibility now, so that in the future, additional uses or expansion could be added?
  - a) If so, parking will be structured to maximize parking opportunity and create “land” on top of parking for buildings.

# Parking - Required

Parking Demand	Stalls
City Hall and Town Hall (DMMC)	51
Parking for 15,000 SF Civic Plaza Events (<300 people)*	<u>14-75**</u>
Total	65-126
* Program not determined so amount is estimated, not defined by DMMC (Outdoor sales @ 1: 200SF; Public Assembly 1:5 seats) ** May be considered as shared parking (66%)	

For example:

- Garden Del Mar: 3 stalls for 3,700 SF Plaza (1:1233)

Requesting Direction:

- Estimated Parking for Plaza (planning purposes only).

# Parking - Additional

Additional Public Parking - Estimated Demand	Stalls
In Lieu Parking (18 sold to date, $\pm 15$ expressed interest)	50+
Downtown employee parking on streets	$\pm 140$
Parking for future uses/additional downtown demand	$\pm \underline{50-75}$
Total Estimated Demand	240-265

- 57 stalls currently
- Provision of parking restricts uses
- Site will accommodate  $\leq 70$  surface parking with current program (2 story buildings)

## Requesting Direction:

- Should excess parking be considered, and if so, how much? (planning purposes only).

# December 1 Council Direction

Motion:

Direct staff to narrow down to two options –

1. Basic Civic Center only (on-grade, all surface parking).
2. Podium with additional parking and the flexibility for mixed-use.



# Comparison

## Attachment B

Master Plan Scenarios		Civic Uses Only		Civic Uses + Parking + Flexibility		
<b>DRAFT</b> December 15, 2015		<i>Description:</i> City Hall, Town Hall, Civic Plaza, 60-stall surface parking, with 9 stalls available for surplus public parking. All buildings will be built on grade, precluding a tuck-under parking structure.		City Hall, Town Hall, Civic Plaza, 160-stall tuck-under parking structure, with 109 stalls available for surplus public parking. The structured parking would be under the building and plaza, and there would be approximately 20,000-25,000 SF of additional podium area that could support future uses.		
		<b>Program:</b>		<b>Area</b> <b>Required Parking</b>		<b>Area</b> <b>Required Parking</b>
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		
<b>Total:</b>		<b>51</b>		<b>51</b>		
Program	Remainder of Site or Podium available for future use      square feet		2,700 SF		+20,000 SF	
	Total Parking      stalls		60 stalls		160 stalls	
	Parking Breakdown					
	Required Parking for Uses per Code		51 stalls		51 stalls	
	Surplus Public Parking		9 stalls		109 stalls	
	Provision of Parking:					
	Structured Parking (under buildings/podium)		0 stalls		160 stalls	
Financials	Project Financials <sup>1</sup>					
	Public Development Costs (approximate)		\$7,425,000		\$16,400,000	
	(Less) Future Commercial Space land and parking Value <sup>2</sup>		\$0		\$3,700,000 to \$4,800,000	
	= Net Development Cost to City		\$7,425,000		\$12,700,000 to \$11,600,000	
Entitlements	Entitlements & Processing Time					
	Zoning		Complies with existing Public Facilities (PF) Zone		Complies with existing Public Facilities (PF) Zone	
	Entitlement Process		Requires DRB permits, CEQA		Requires DRB permits, CEQA	
	Additional Uses		N/A		When additional uses are planned for the podium, additional entitlements may be necessary, including a zoning change if commercial or residential, and a Measure B vote, if commercial.	
	Estimated Timeframe to Groundbreaking after Decision		9 to 12 months minimum		9 to 12 months minimum	
Features	Features					
	Flexibility for future use		Limited to approx. 2,700 SF based on parking constraint.		20,000 to 25,000 SF of site area for buildings or additional plaza area or a combination	
	Parking		60 stalls (may not be adequate for plaza activities)		160 stalls	
	Availability for In-Lieu Parking		9 stalls maximum		109 stalls maximum	
	Other		Replaces current site facilities with like.		Has the potential to maximize the site development capacity should additional uses be added in the future.  Has the potential to produce revenue should additional uses be added in the future.	

<sup>1</sup> Project Financials represents construction costs, soft costs including design, owner contingency and LEED certification based upon McCarthy Building Companies Estimates.

<sup>2</sup> Assumes that additional space is developed for commercial uses in the future

# Base Option

Civic Uses Only	Use	Required parking
City Hall	9,250 SF	31
Town Hall	3,200 SF	20
Plaza	15,000 SF	TBD (14-75)
Parking (surface)		60
Project Cost		\$7,425,000
Features:	Capacity: Approx. 2,700 SF for building expansion based on 9 stalls	
	Replaces current facilities with like	
	Surface parking has limits to plaza use.	
	Limited number of In-Lieu stalls	

# Flex Option

Civic + Parking + Flex	Use	Required parking
City Hall	9,250 SF	31
Town Hall	3,200 SF	20
Plaza	15,000 SF	TBD (14-75)
Total Parking		160
Project Cost		\$16,400,000
Features:	Capacity: Approx. 20,000 – 25,000 SF added area for more plaza or additional buildings (9,000 – 11,000 SF of buildings).	
	Potential (future) to produce revenue to reduce project cost	
	Garage parking creates efficiencies	
	>50 available for In Lieu Parking	



# “Purple” Option from Workshop

Civic + Parking	Use	Required parking
City Hall	9,250 SF	31
Town Hall	3,200 SF	20
Plaza	15,000 SF	TBD (14-75)
Total Parking	(surface and structured) 160	
Project Cost	\$12,400,000	
Features:	Capacity: Approx. 11,000 SF added area for more plaza or 5,000 SF of additional buildings	
	Potential to produce some revenue to reduce project cost in the future	
	Garage parking and surface parking	
	>50 available for In Lieu Parking	

- Was Basic City Hall plan at Workshop; 33% of votes

# Council Direction & Motion:

- A. Direction on parking assumptions for Plaza
- B. Direction on additional parking
- C. Confirm Two Options to move forward or
- D. Revise options as directed.

- Work with election expertise for ballot wording
- Return to City Council with sample ballot, design process