



To: Mayor Sherryl Parks, City Council Members Al Corti, Don Mosier, Terry Sinnott, Dwight Worden

From: Julie Maxey-Allison and Brad Allison

Re: The City Hall Project

Date: December 30, 2015

First, Thank you for your and the city management's attention to our concerns around the proposed City Hall design. We have been well informed and patiently consulted in the development process thus far. As close neighbors, just across the street, we have proximity concerns. We would like to express them to Council.

As you know we live in one of the oldest homes in Del Mar. Edelweiss, so named by previous Swiss owners in the 1900s, is a real gem, or small white flower, for the whole community. Julie rescued it from destruction in 1972 and since then has preserved it as close as possible to the original. The city has been a partner in that preservation in many ways, including protecting the trees, preserving the night sky, restricting the use of the city hall site to governmental functions and in just being a good neighbor. By sheer survivability, Edelweiss and the Jacob Taylor home closest to the City Hall project, are among the remaining anchors on 10th Street for the original downtown street of Del Mar. We are a quiet and historic neighborhood.

Well thought out change is a good thing. We need a new city hall to meet the community's governmental needs. We welcome that change, but still have fears that we hope can be addressed by the City Council. Our fears fall around our desire to maintain the current level of privacy and light control, both from the new buildings, specifically Town Hall, and from traffic as delineated in Del Mar's Design Review Ordinance. We cherish what quiet we have in between the trains, the helicopters and CDM traffic. Every moment of silence is appreciated.

Privacy is hard to maintain in a crowded beach community, but we do feel blessed to have a sense of normal neighborhood privacy in our present situation. So it is that we ask for your careful deliberations around the Town Hall design to respect our darkness, our quiet and our privacy.

Design sets the stage, operation of buildings should confirm that intention. We ask that the Council be crystal clear in enforceable policy that the space will be used for governmental and civic purposes and not for outside or rented social activities. Our nightmare would be parties, concerts, displays and other such activities on the site. Too, we fear further development on the site for commercial organizations. We ask that the operational plans for the buildings be memorialized in policy and that certain restrictions be placed upon further growth in expansion areas. That is important to us as we look to the massive expansion in parking spaces at the site. It frightens us as to what may be planned, but not articulated, for the future.

Our last concern is around street safety. A new Civic Center will increase traffic. As you know, Stratford between 9th and 12th does not have protected space for pedestrians. Bike, auto and pedestrian traffic mix in the center of the street, a violation of the most basic of traffic engineering concepts. Further, the street exit from 10th Street on to south flowing CDM combines a steeply angled upgrade with a side walk for pedestrians travelling both south and north from the

south corner across 10th Street on CDM, a north flowing bike lane, the north view now blocked by a tree that blocks some if not all of north flowing traffic. It seems to us that the City Hall project does not exist as an island. It has corridors that will be more heavily traveled and thus more impacted from a safety perspective on all four sides of the block.

We appreciate the challenges of preparing a design and a cost structure for the whole community to study and ultimately, vote their support. We ask that you thoughtfully include the closest neighbors to City Hall in your design and operation deliberations. While your decisions are important to whole community, they are of unique concern to those who are the nearest neighbors to the new structures both in design, construction and operation now and in the future.