

DEL MAR CIVIC CENTER

MILLER HULL

JUNE 1, 2015



GATEWAY
TO
RESIDENTIAL

Environmentally
friendly water
possible in
city

Playa for
Farmers Market
and Storage Tables

EST PARTION
OF
PASSIVE USE

LARGEST
POSSIBLE
AREA

Multi
use

Partic for children
to play on

Auditorium for
250-300 People

INCORPORATE
FUN
Happy
Interactive!

On
this Del Mar's
space almost
numbers

sure there's room
for 100 people -
would be good.

use coastal
streets to bl
public market

Let
visitors
quick walk

COMMUNITY INPUT



MEET & GREET BBQ

Civic Center can be the public heart of Del Mar.

Civic Center should fit within the context of both the Village and residential neighborhood.

Provide flexibility.

Create multipurpose spaces and allow for a range of future expansion opportunities.

PROJECT GOALS

5 MAJOR PROGRAM ELEMENTS

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- 3) **CITY HALL** – Provide 9,250sf for administrative services.

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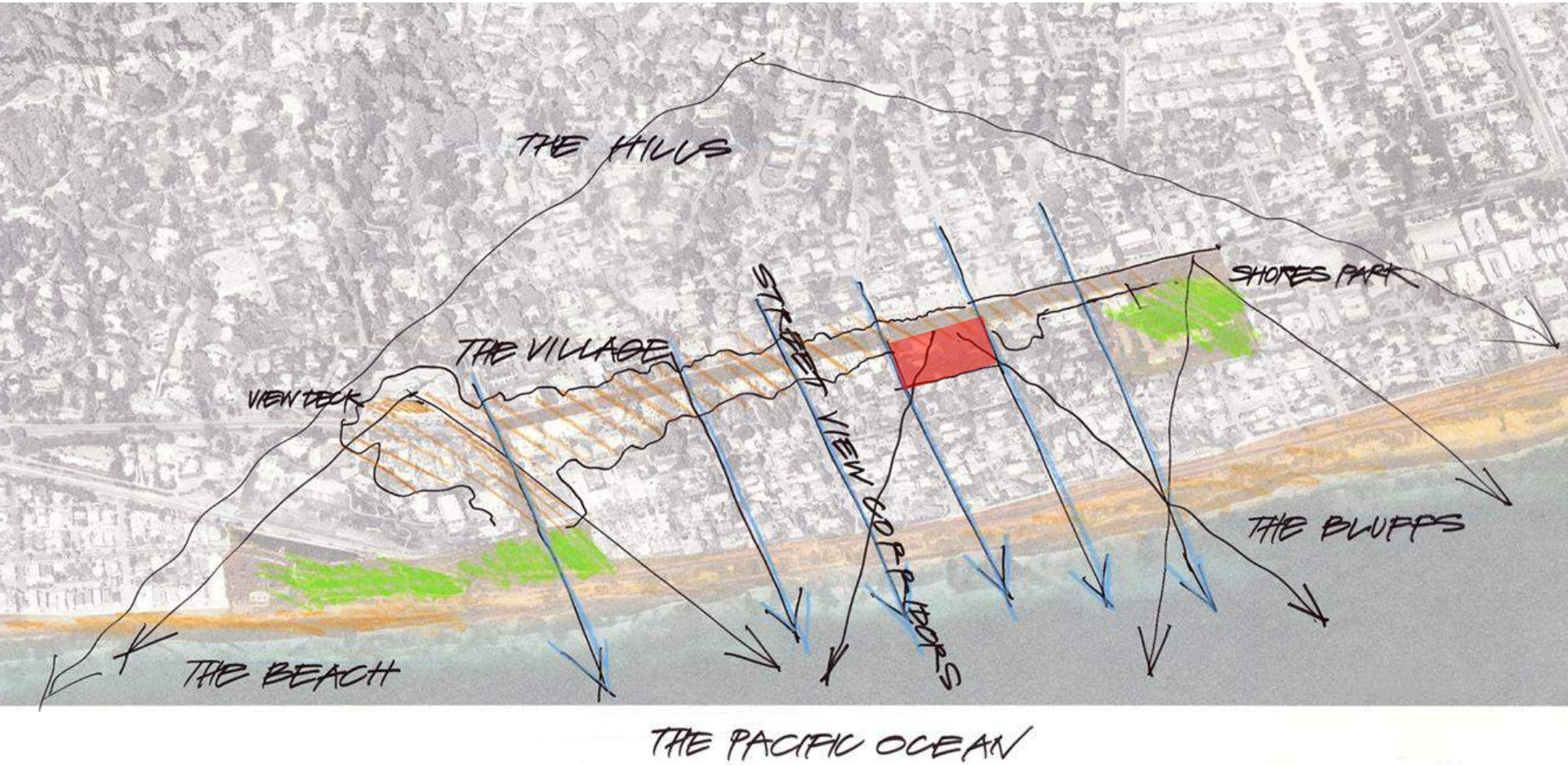
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- 4) **FUTURE EXPANSION** – Allow for 11,000–20,000sf range of future expansion; keep the options open!

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- 4) **FUTURE EXPANSION** – Allow for 11,000–20,000sf range of future expansion; keep the options open!
- 5) **PARKING** – Provide 160 stalls for current and future uses.

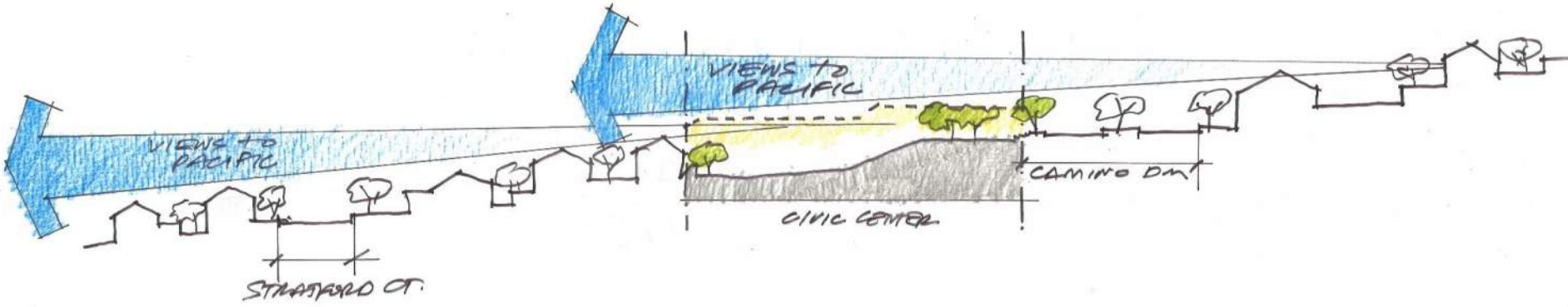
SITE ANALYSIS

OVERALL CONTEXT



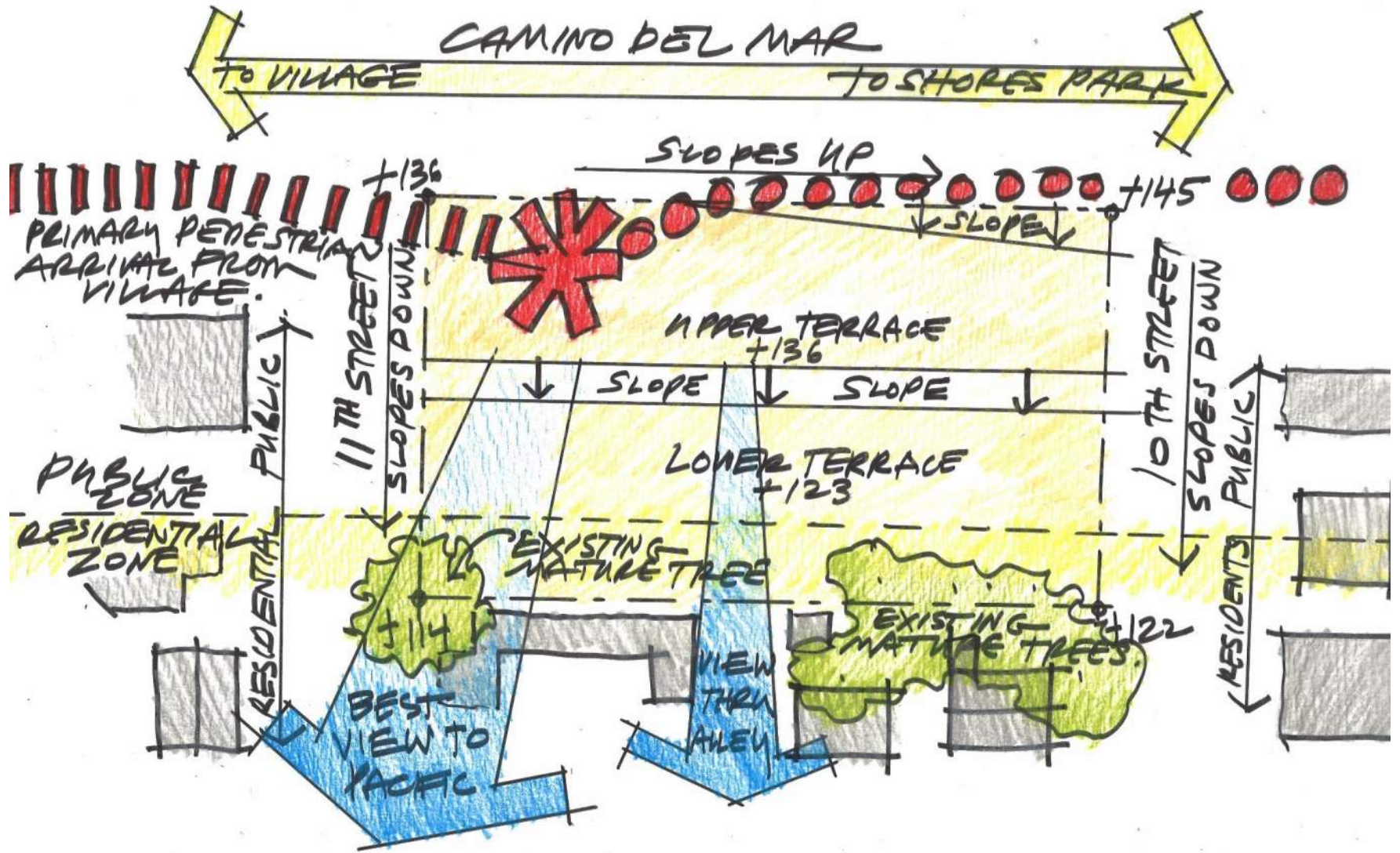
SITE ANALYSIS

VIEWS & VISTAS

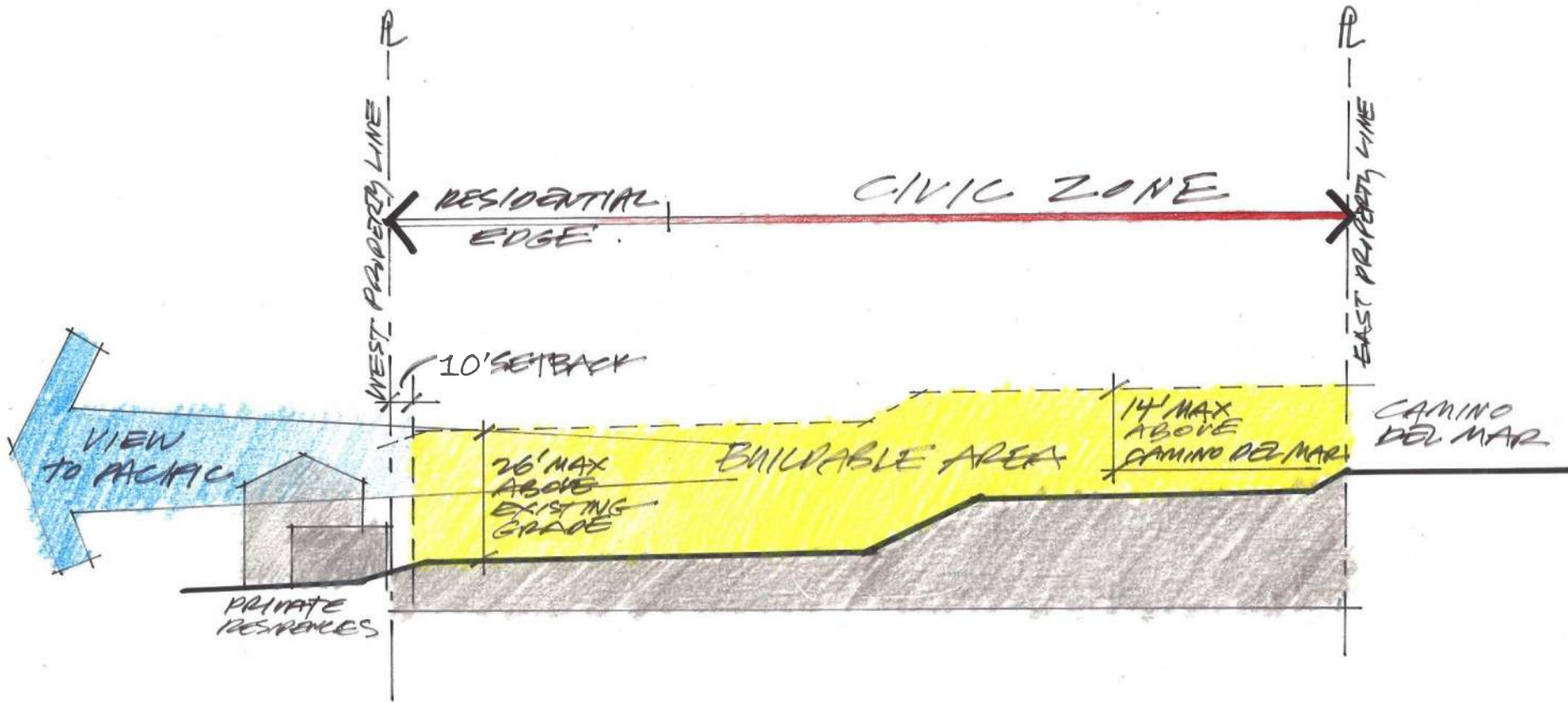


SITE ANALYSIS

SITE ANALYSIS



SITE SECTION - ZONING ANALYSIS



PARKING STUDIES

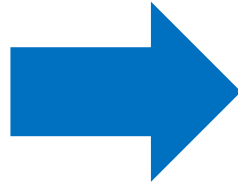
PARKING PROGRAM

APPROVED PROGRAM = 160 STALLS

**TO FIT REQUIRED NUMBER OF STALLS, A
GARAGE STRUCTURE IS NECESSARY.**

PARKING OBJECTIVES

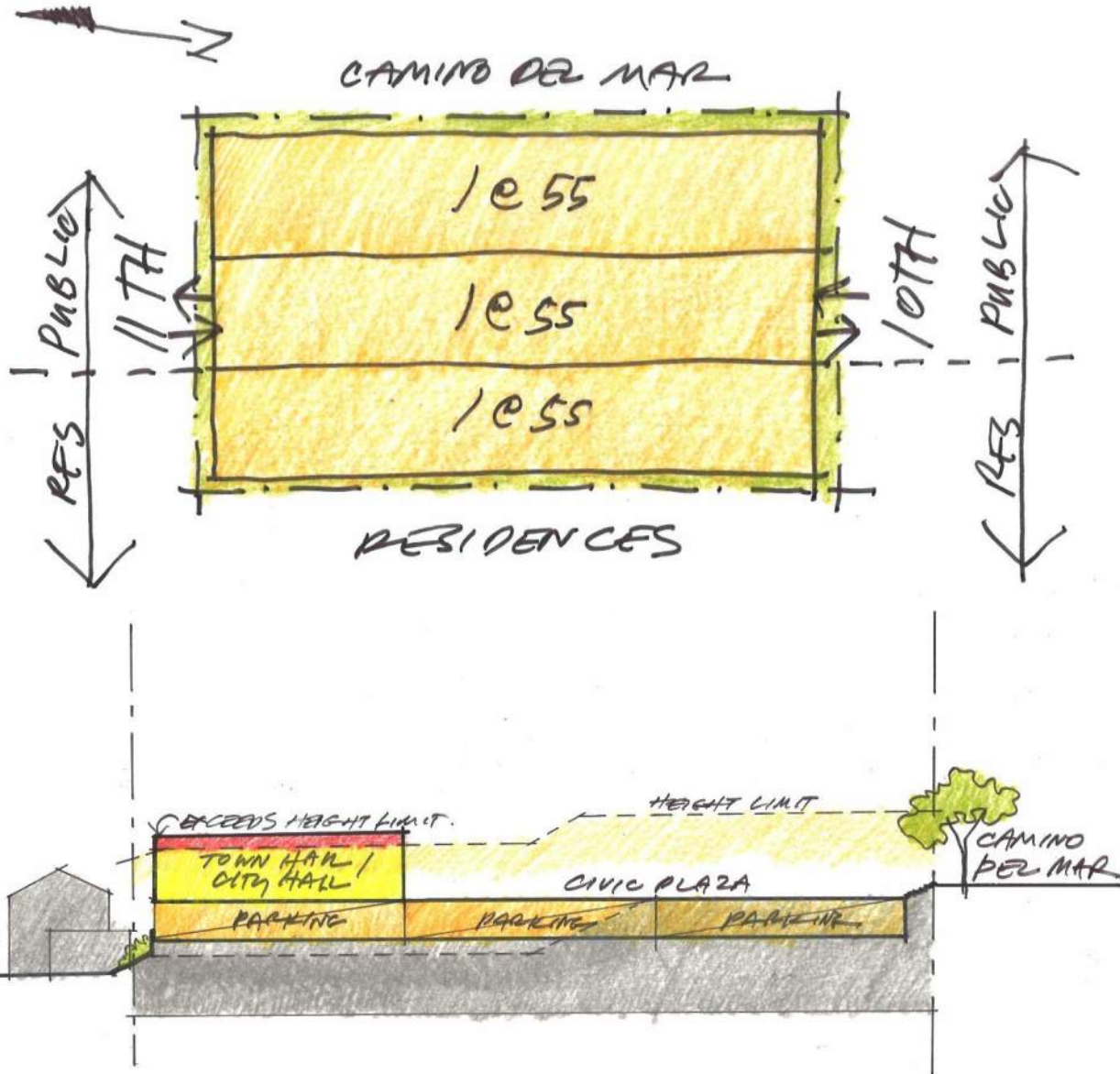
TO ANALYZE WHICH GARAGE OPTION WORKS BEST, WE MEASURED EACH OPTION AGAINST CRITERIA AT RIGHT.



CRITERIA FOR SUCCESS

- HEIGHT LIMIT AT WEST
- BUFFER FOR NEIGHBORS
- TRAFFIC CIRCULATION
- COST & SCHEDULE
- NATURAL GROUND AT PLAZA

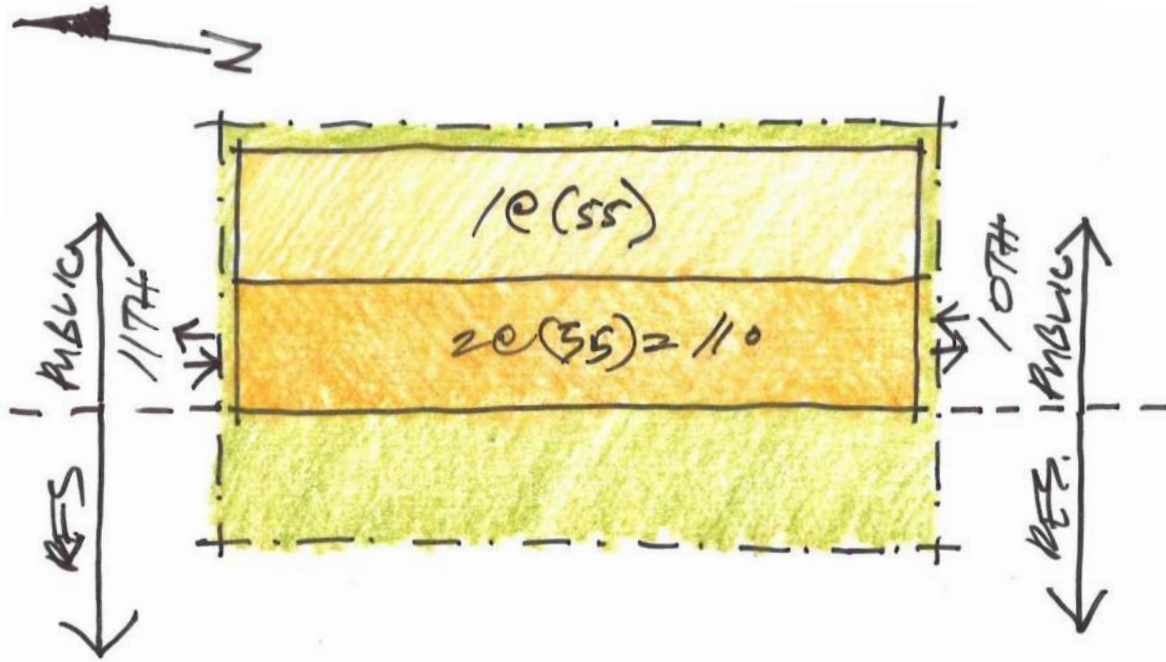
GARAGE OVER FULL SITE



SUCCESS CRITERIA

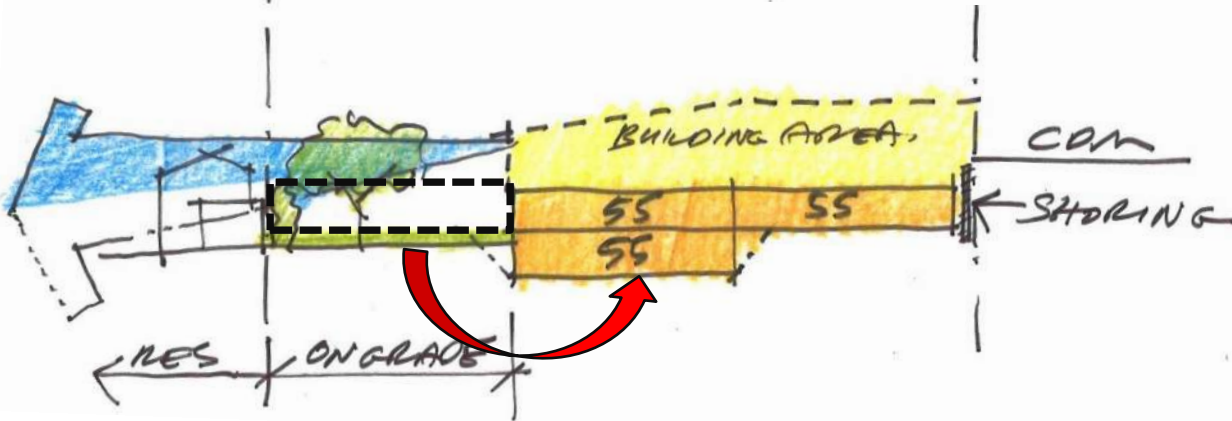
- HEIGHT LIMIT AT WEST
- BUFFER FOR NEIGHBORS
- TRAFFIC CIRCULATION
- COST & SCHEDULE
- NATURAL GROUND AT PLAZA

GARAGE OVER 2/3 SITE AT EAST

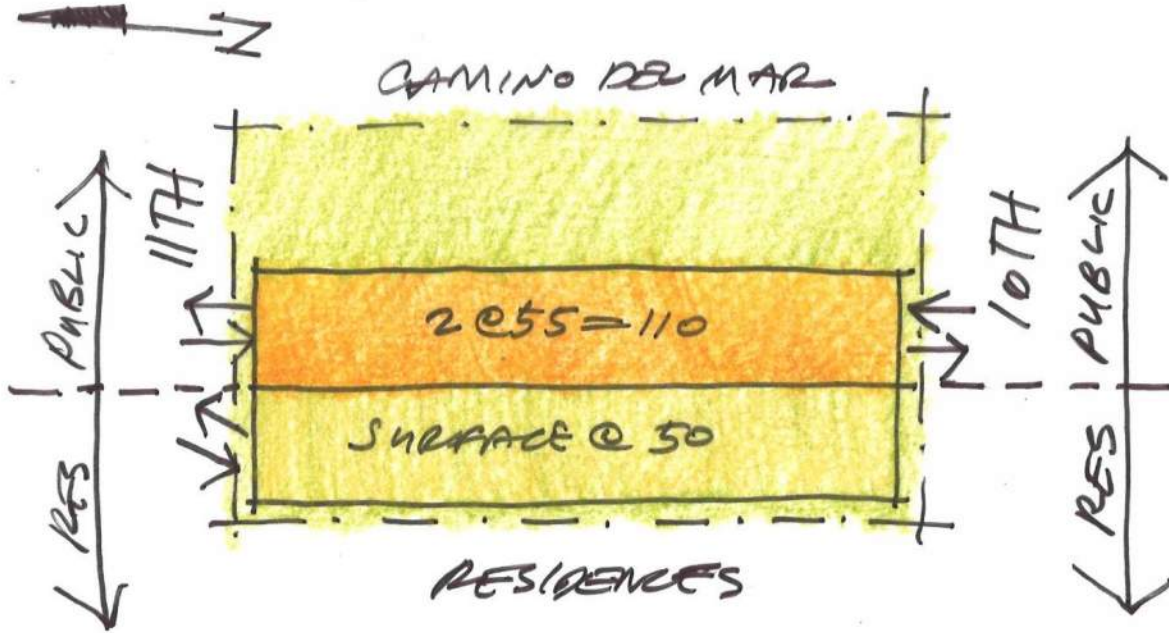


SUCCESS CRITERIA

- HEIGHT LIMIT AT WEST
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- COST & SCHEDULE
- NATURAL GROUND AT PLAZA

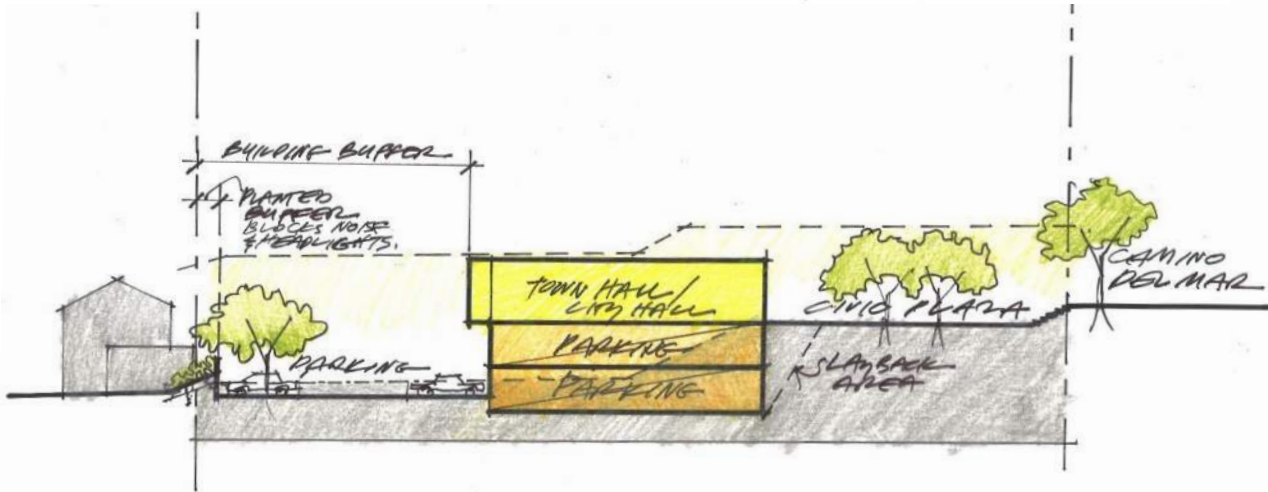


GARAGE OVER 1/3 SITE AT CENTER



SUCCESS CRITERIA

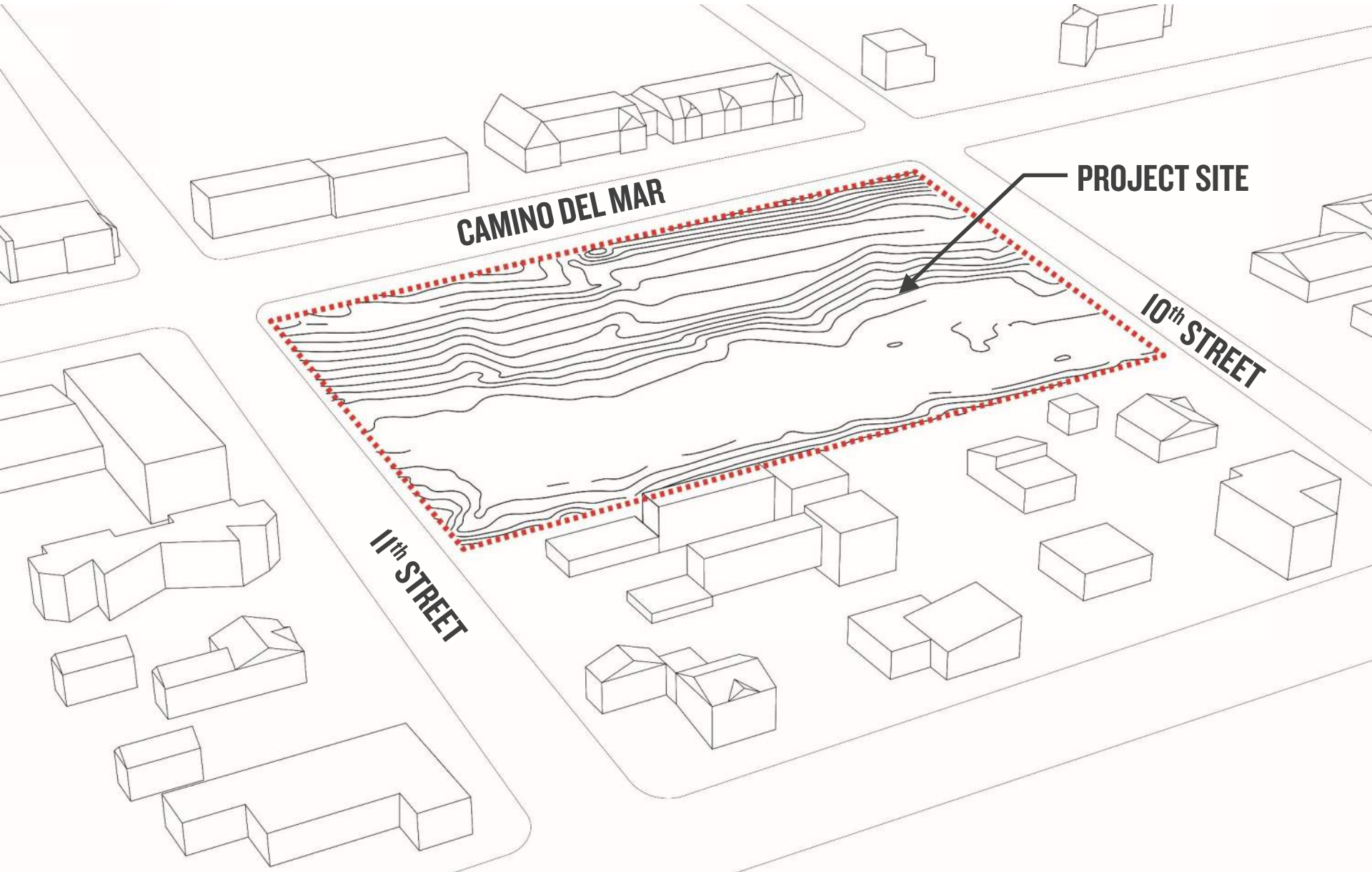
- HEIGHT LIMIT AT WEST
- BUFFER FOR NEIGHBORS
- TRAFFIC CIRCULATION
- COST & SCHEDULE
- NATURAL GROUND AT PLAZA



PARKING STUDIES

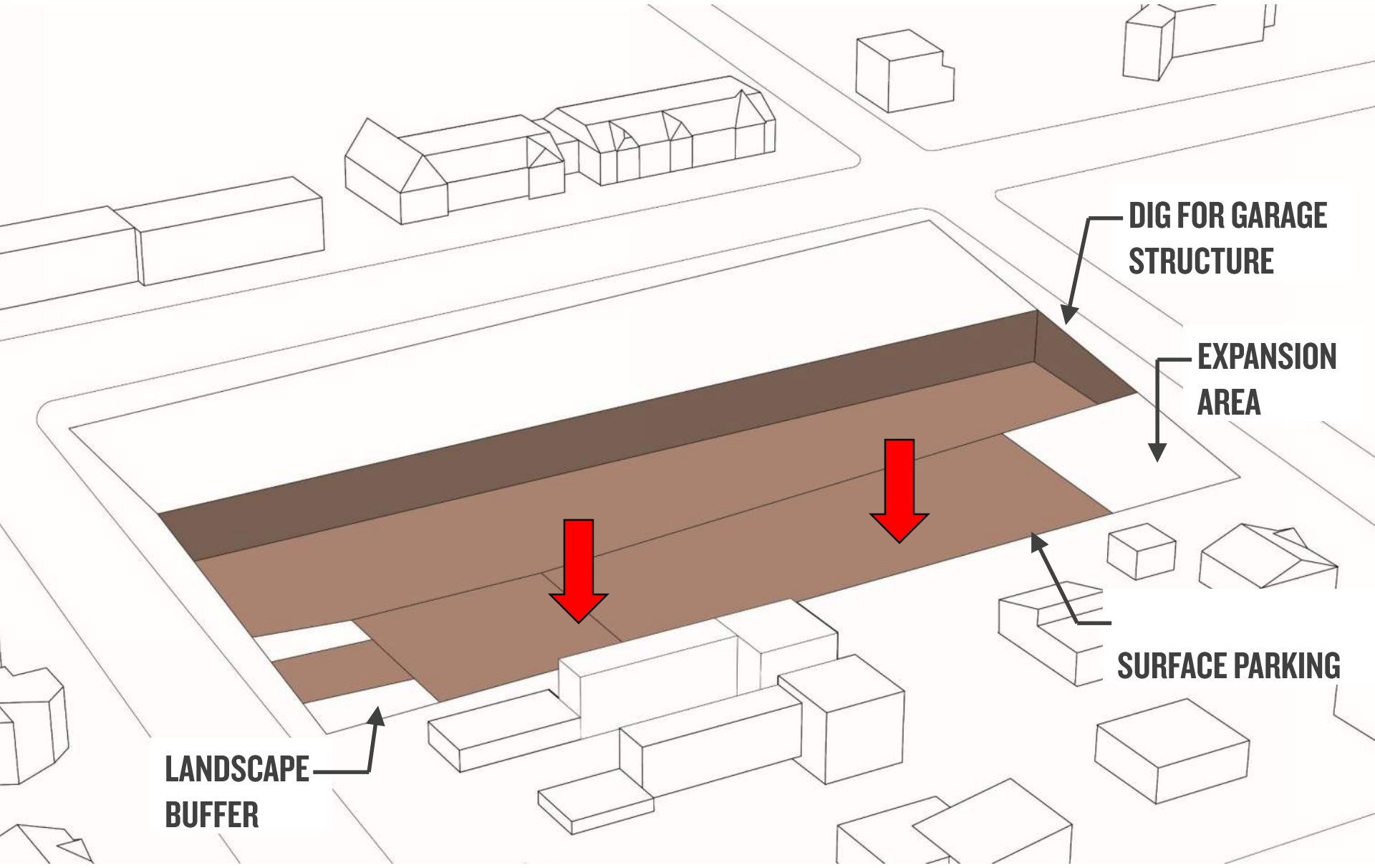
PROPOSED PARKING SOLUTION

CIVIC CENTER PROJECT SITE



PROPOSED PARKING SOLUTION

EXCAVATION



DIG FOR GARAGE STRUCTURE

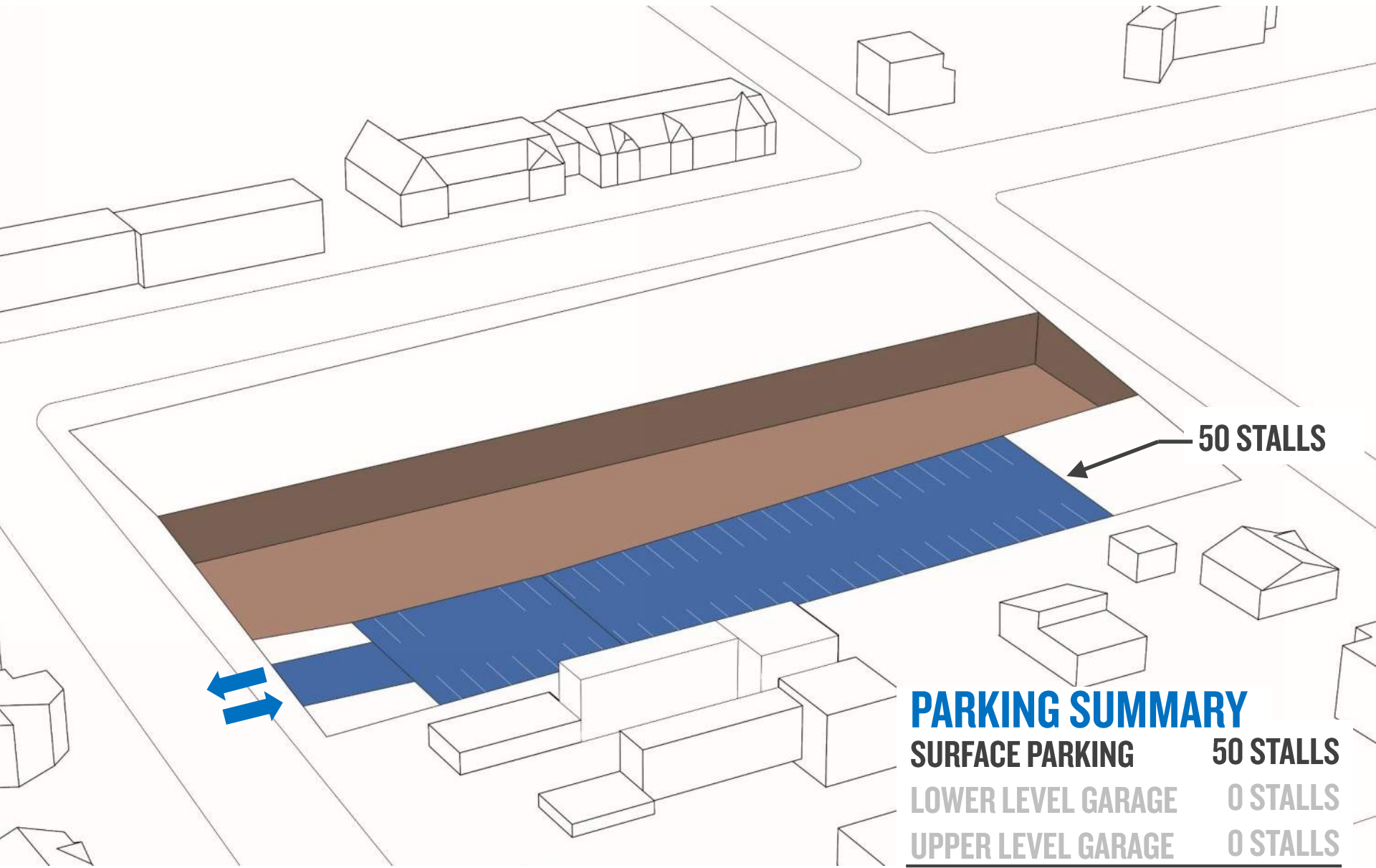
EXPANSION AREA

SURFACE PARKING

LANDSCAPE BUFFER

PROPOSED PARKING SOLUTION

SURFACE PARKING



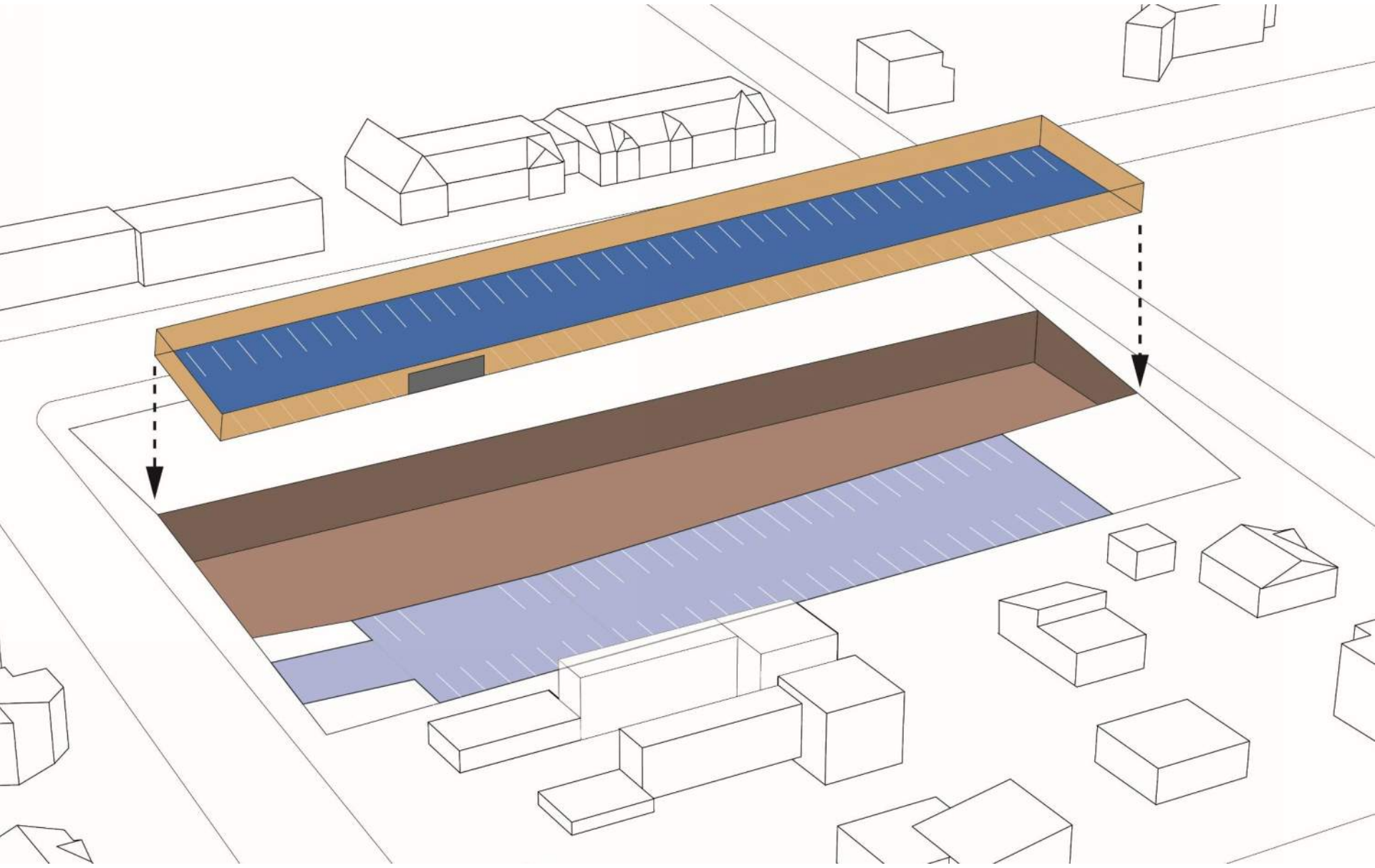
50 STALLS

PARKING SUMMARY

SURFACE PARKING	50 STALLS
LOWER LEVEL GARAGE	0 STALLS
UPPER LEVEL GARAGE	0 STALLS
TOTAL	50 STALLS

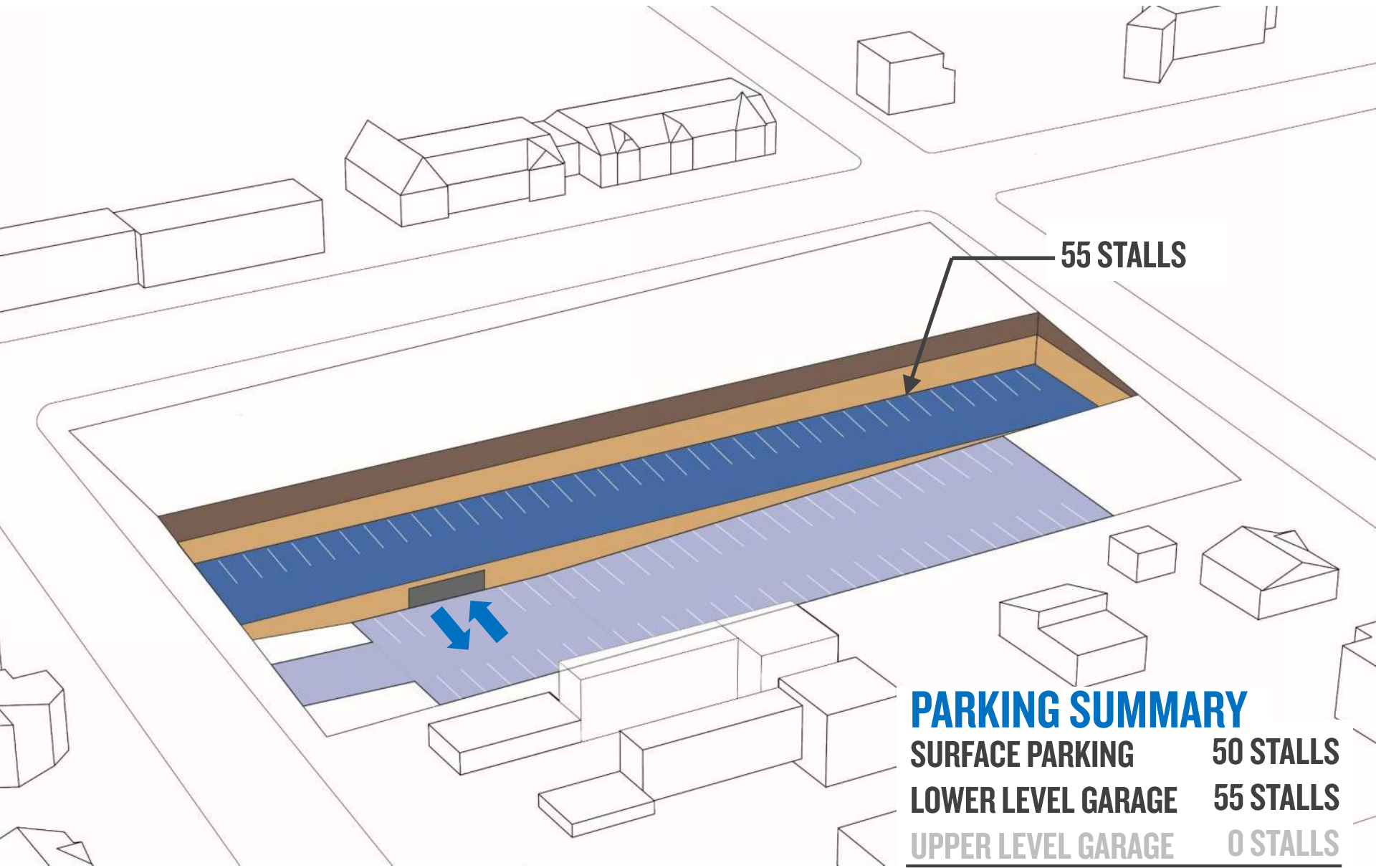
PROPOSED PARKING SOLUTION

GARAGE STRUCTURE – LOWER LEVEL



PROPOSED PARKING SOLUTION

GARAGE STRUCTURE – LOWER LEVEL

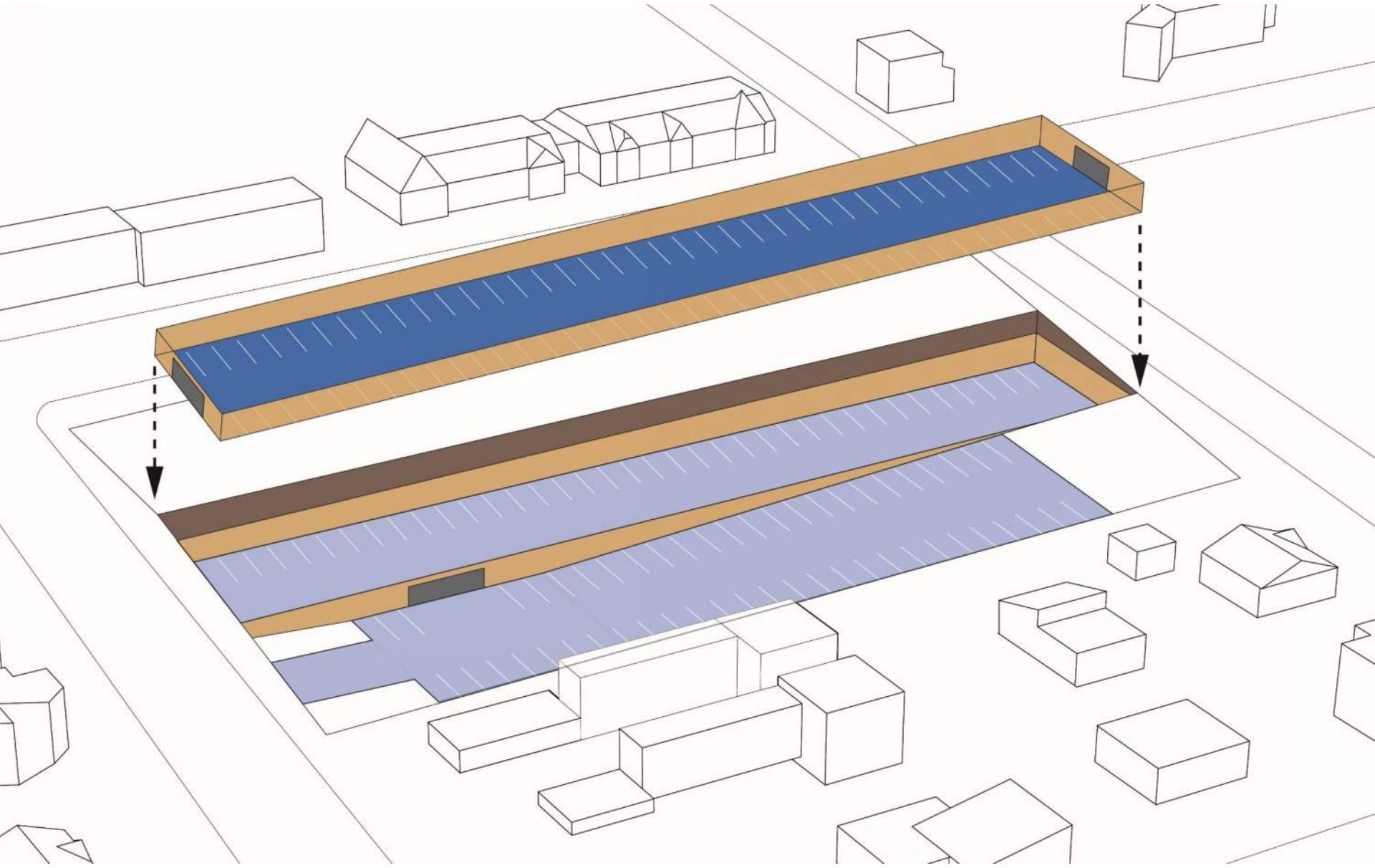


PARKING SUMMARY

SURFACE PARKING	50 STALLS
LOWER LEVEL GARAGE	55 STALLS
UPPER LEVEL GARAGE	0 STALLS
TOTAL	105 STALLS

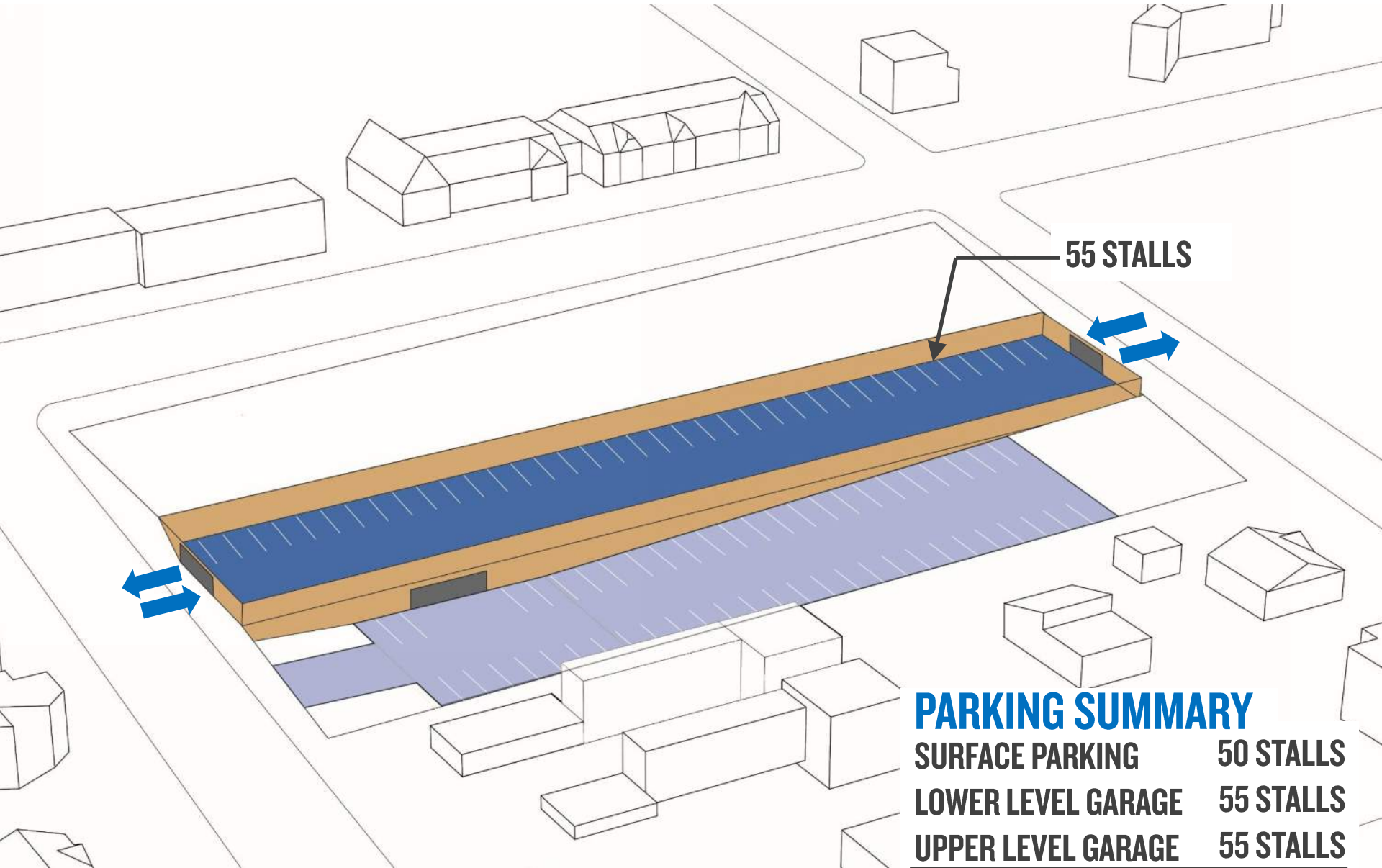
PROPOSED PARKING SOLUTION

GARAGE STRUCTURE – UPPER LEVEL



PROPOSED PARKING SOLUTION

GARAGE STRUCTURE – UPPER LEVEL



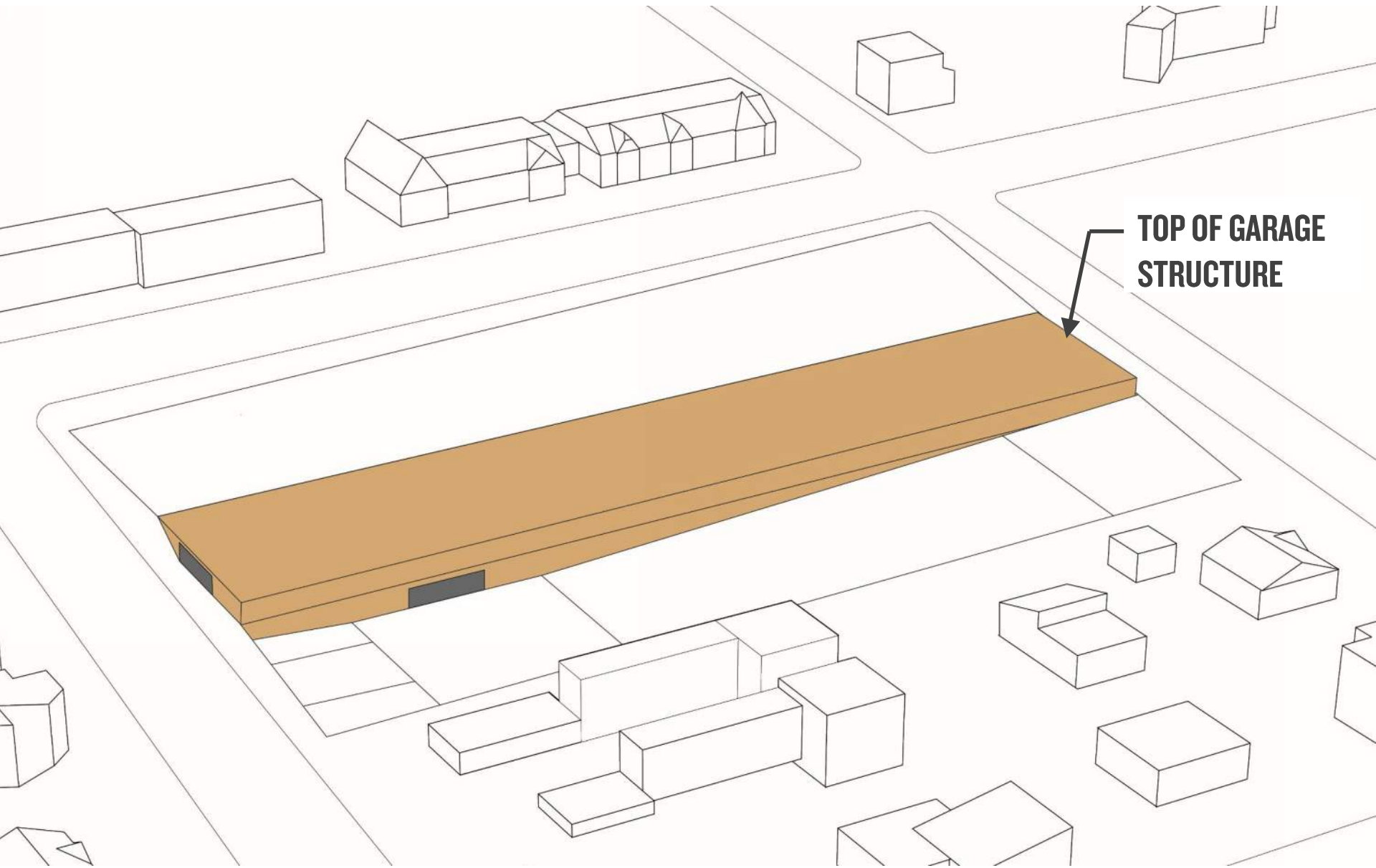
55 STALLS

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TOTAL	160 STALLS

PROPOSED PARKING SOLUTION

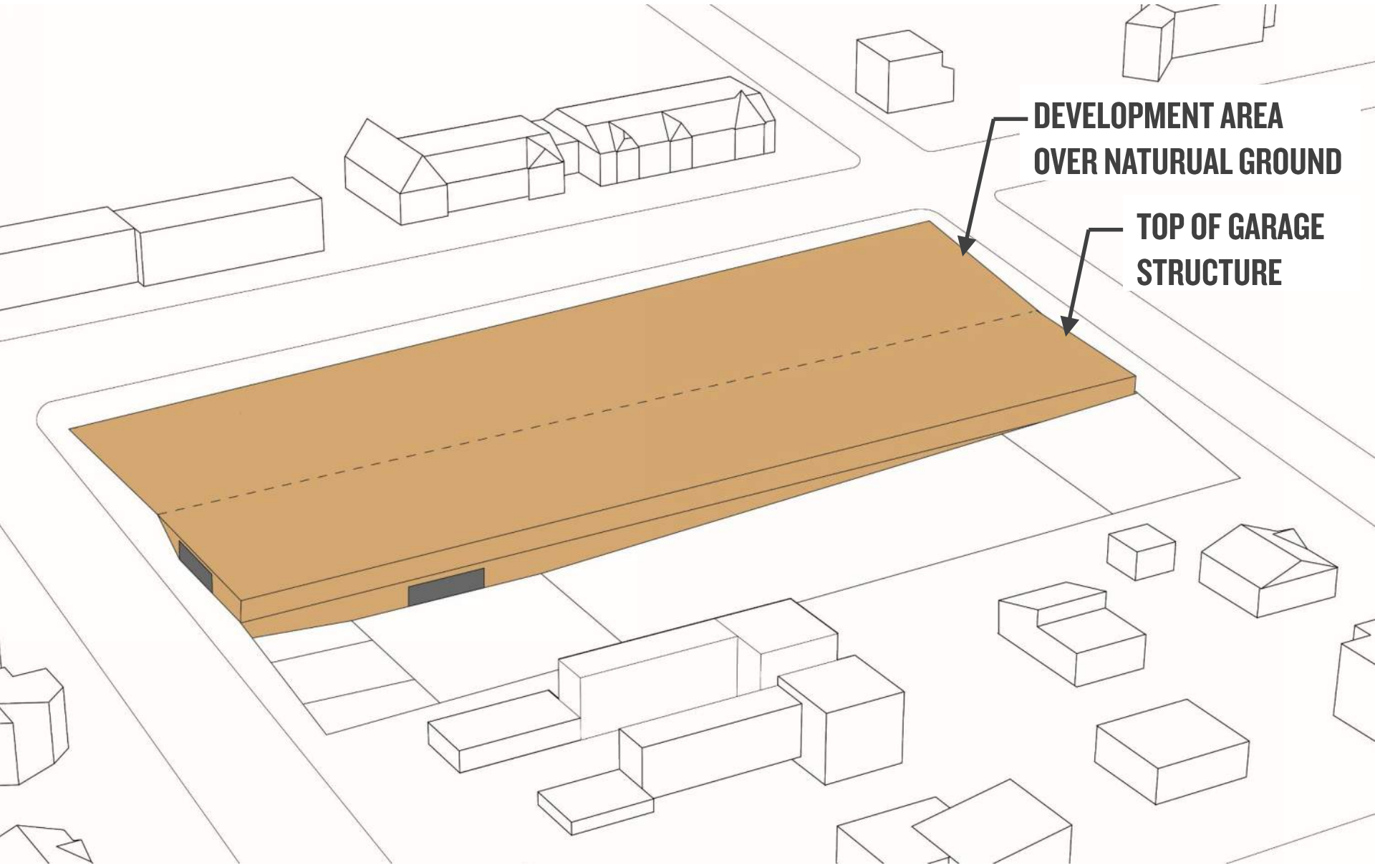
DEVELOPMENT AREA



**TOP OF GARAGE
STRUCTURE**

PROPOSED PARKING SOLUTION

DEVELOPMENT AREA

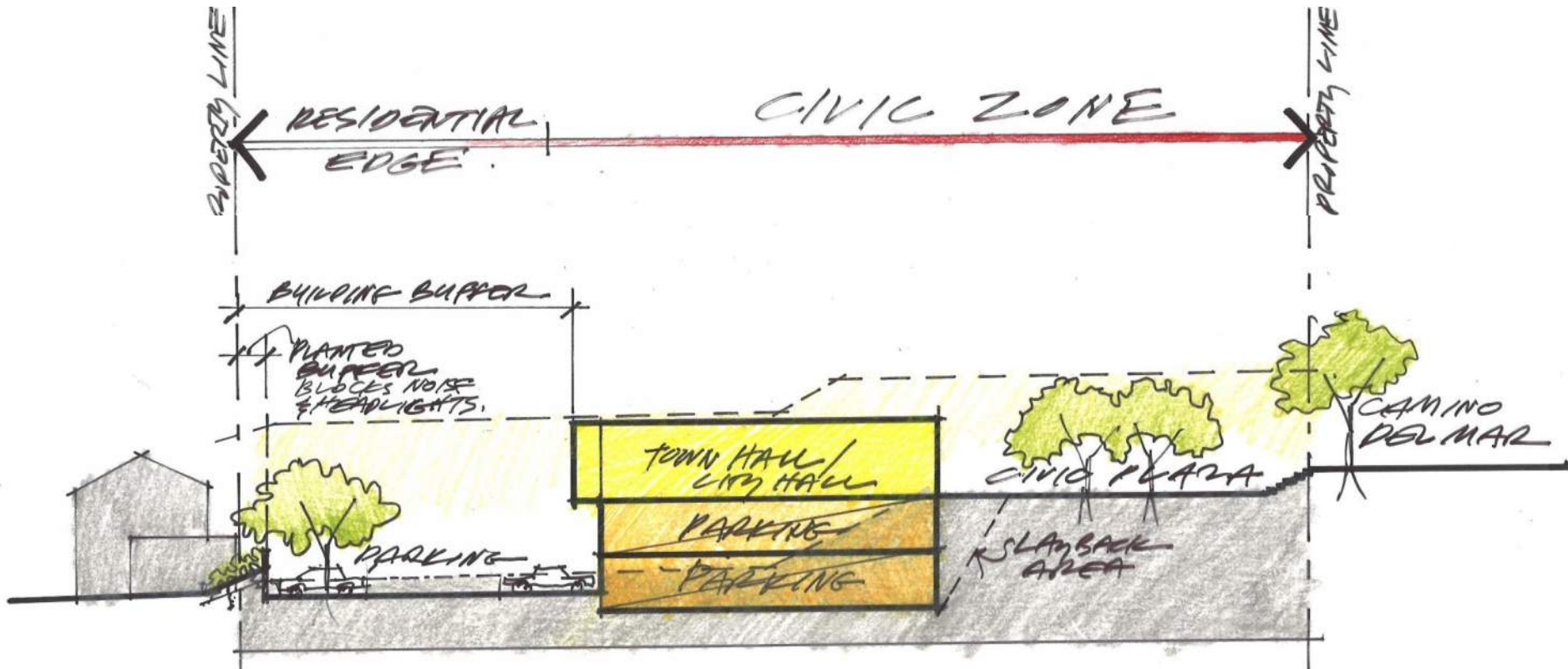


DEVELOPMENT AREA
OVER NATURAL GROUND

TOP OF GARAGE
STRUCTURE

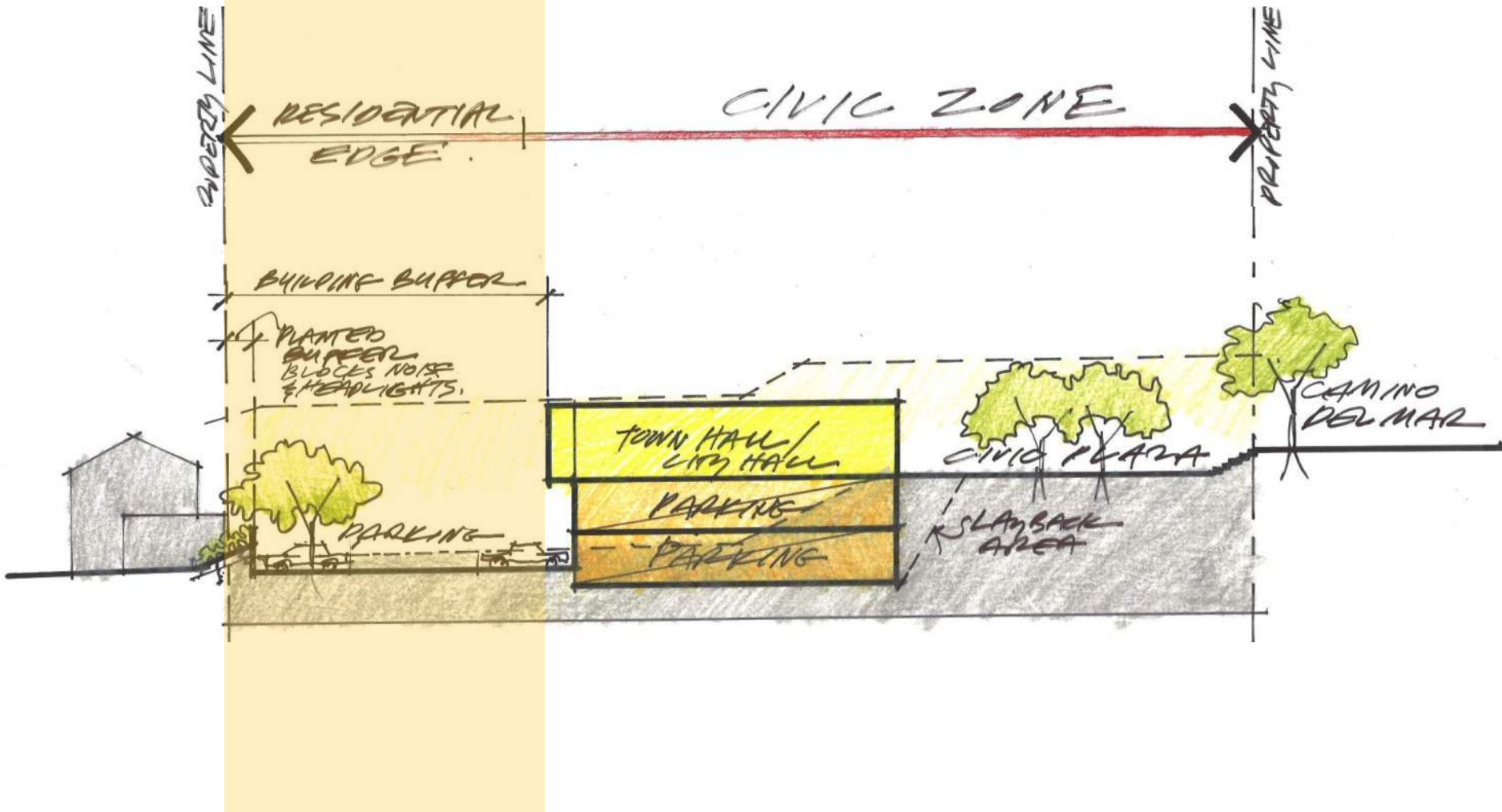
PROPOSED PARKING SOLUTION

POTENTIAL SITE SECTION



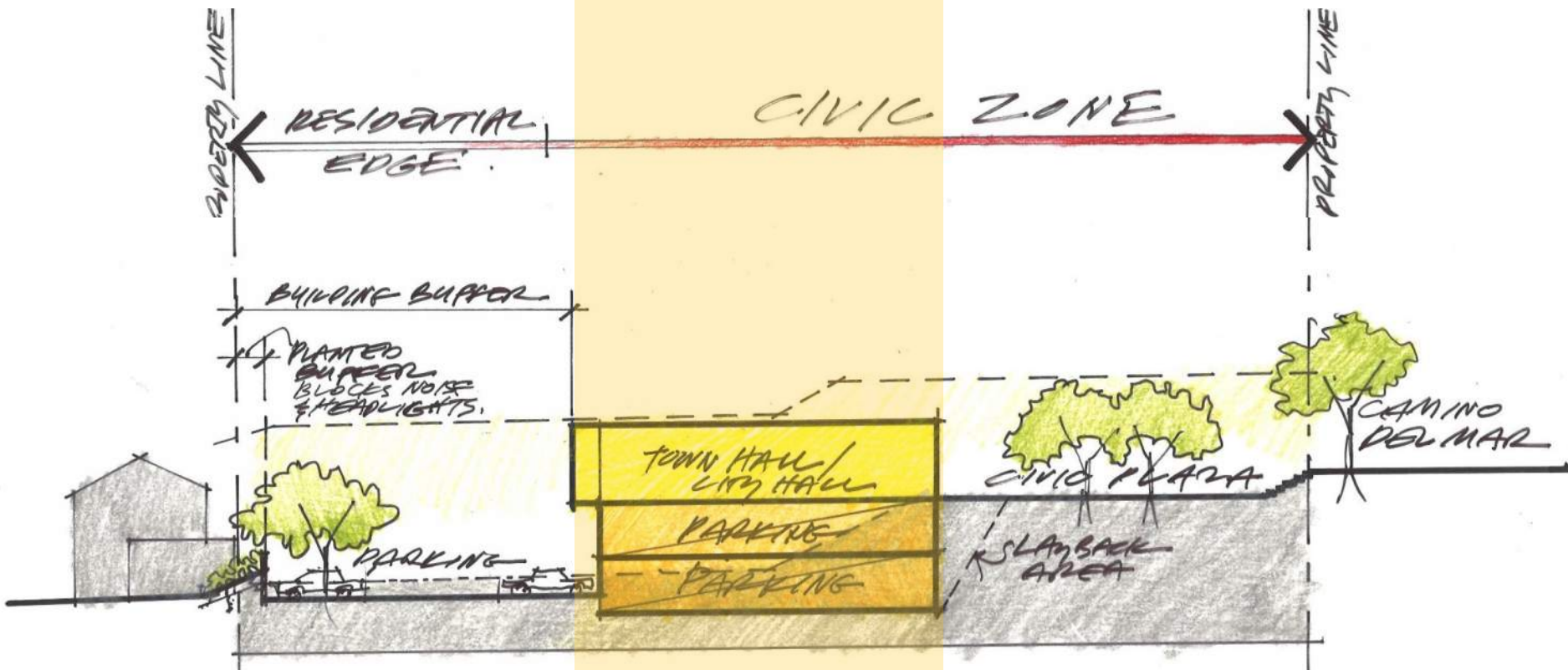
POTENTIAL SITE SECTION

RESIDENTIAL BUFFER



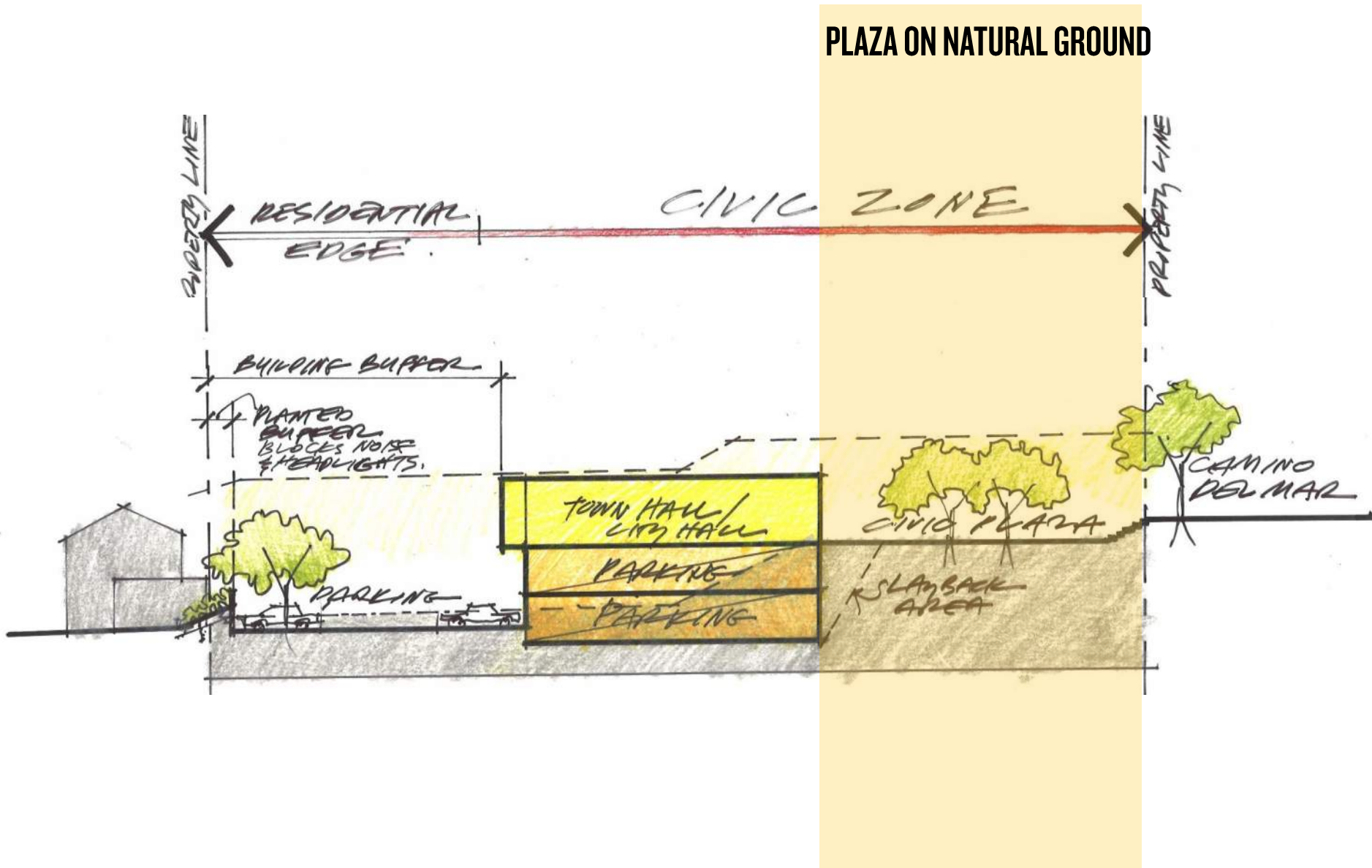
POTENTIAL SITE SECTION

STACKED STRUCTURES



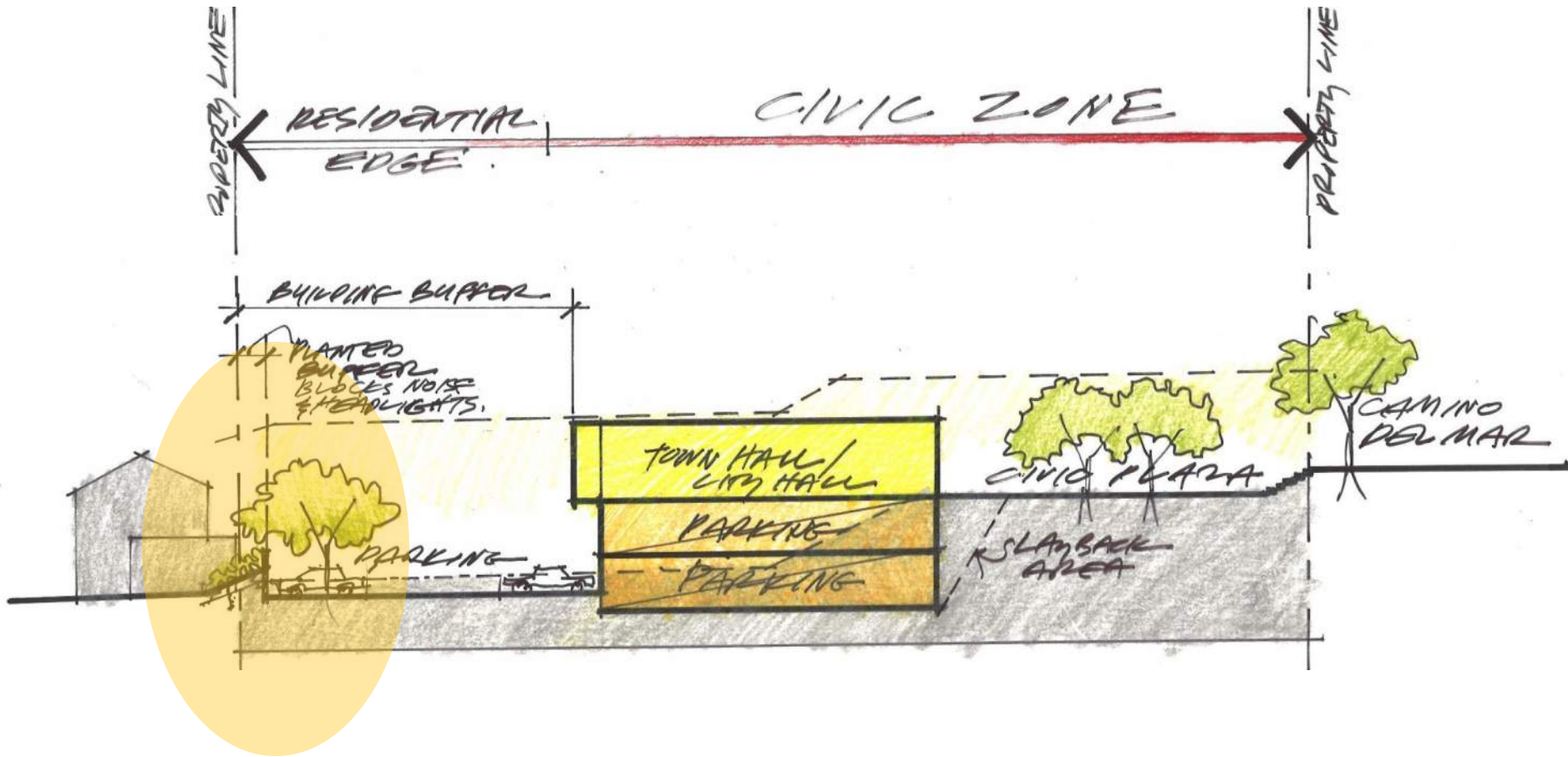
SITE CONCEPTS

POTENTIAL SITE SECTION

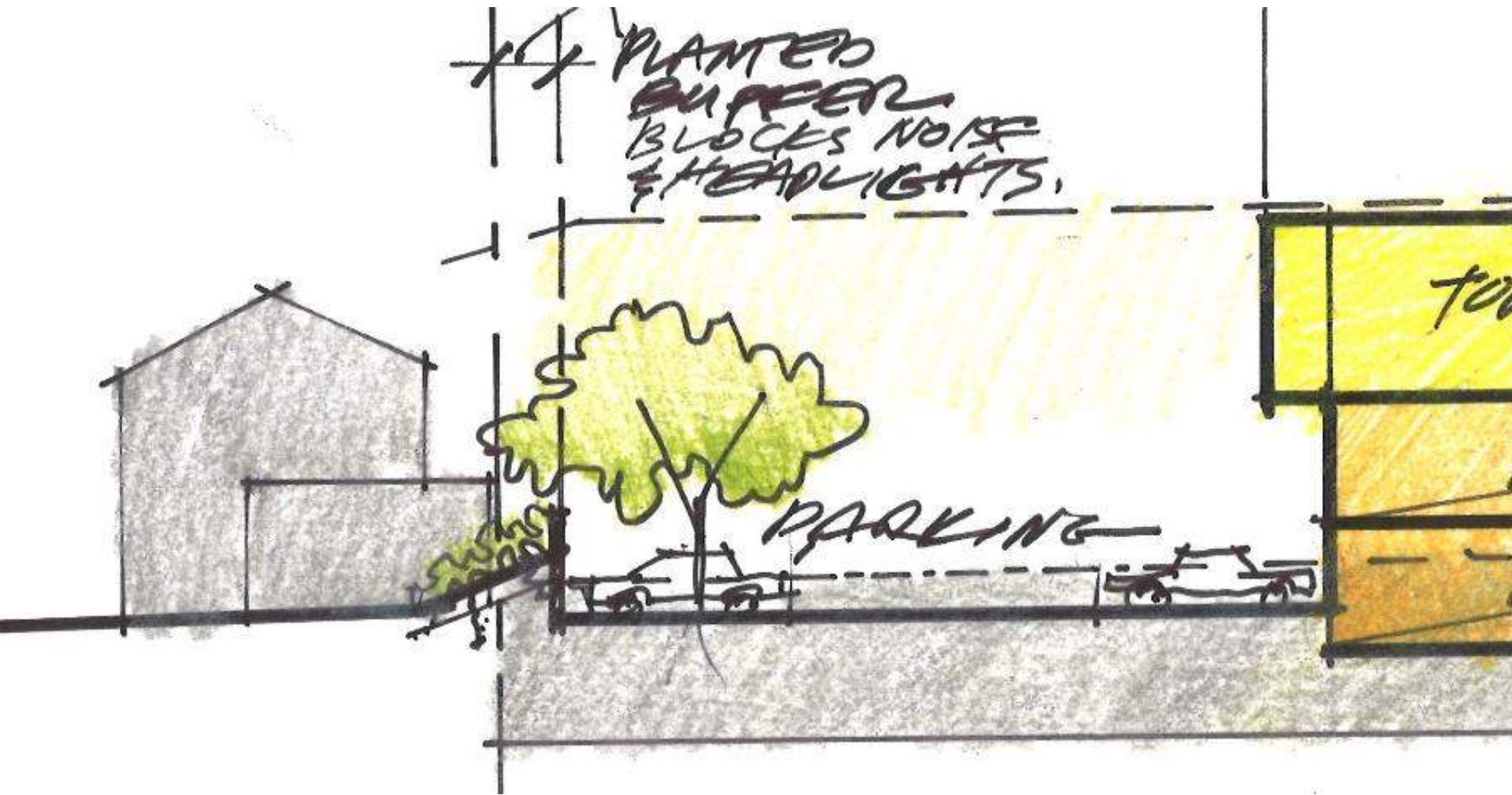


SITE CONCEPTS

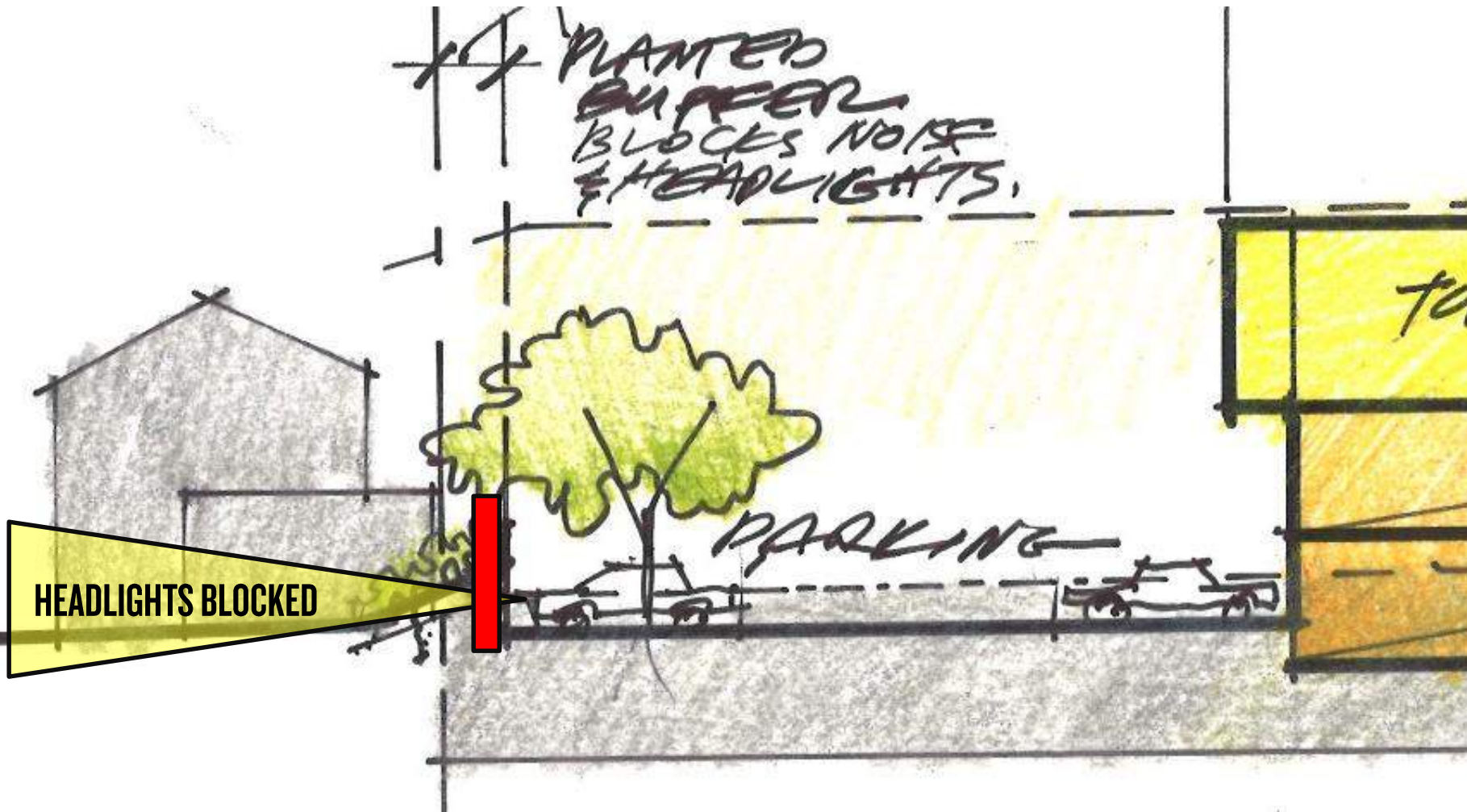
POTENTIAL SITE SECTION



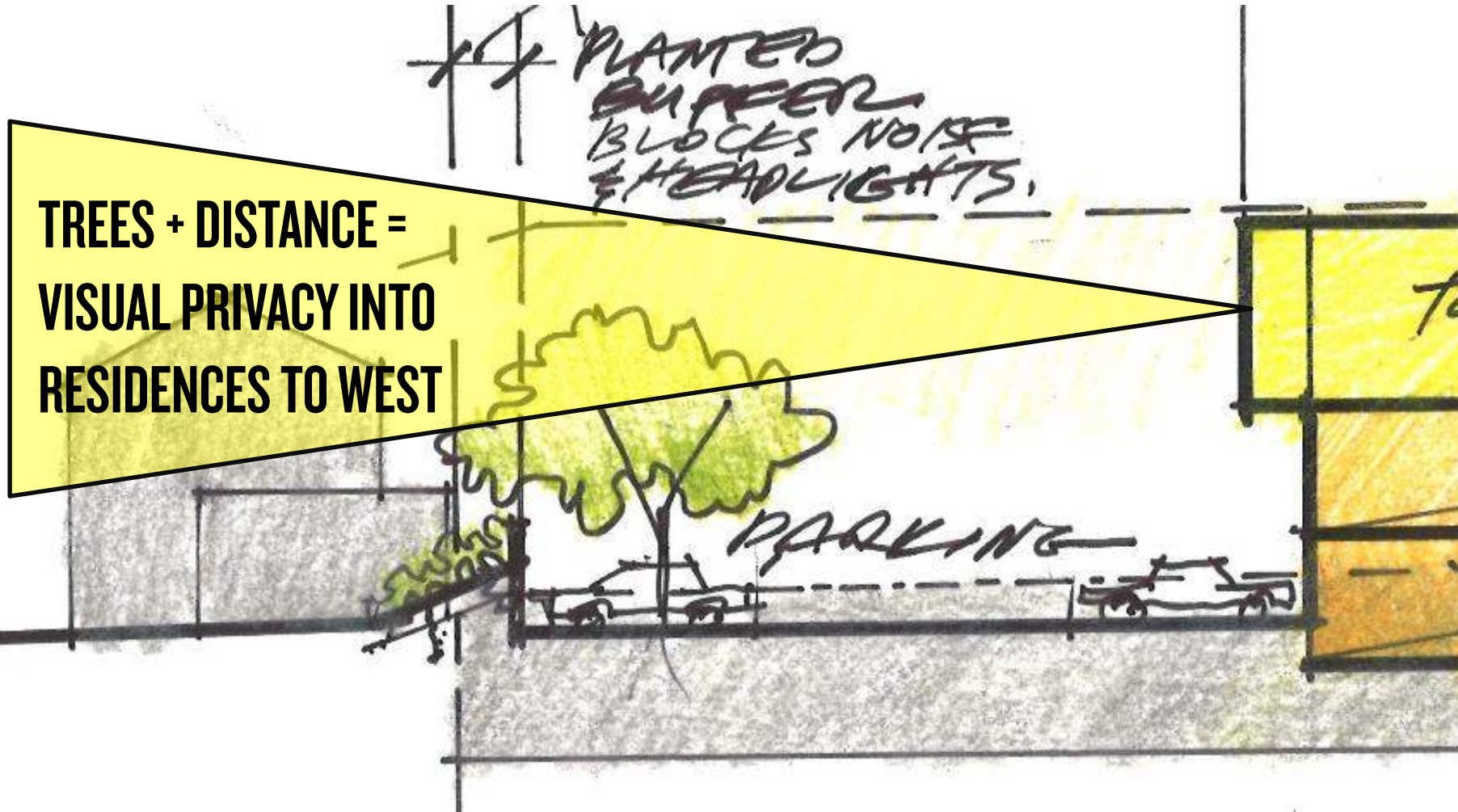
POTENTIAL SITE SECTION



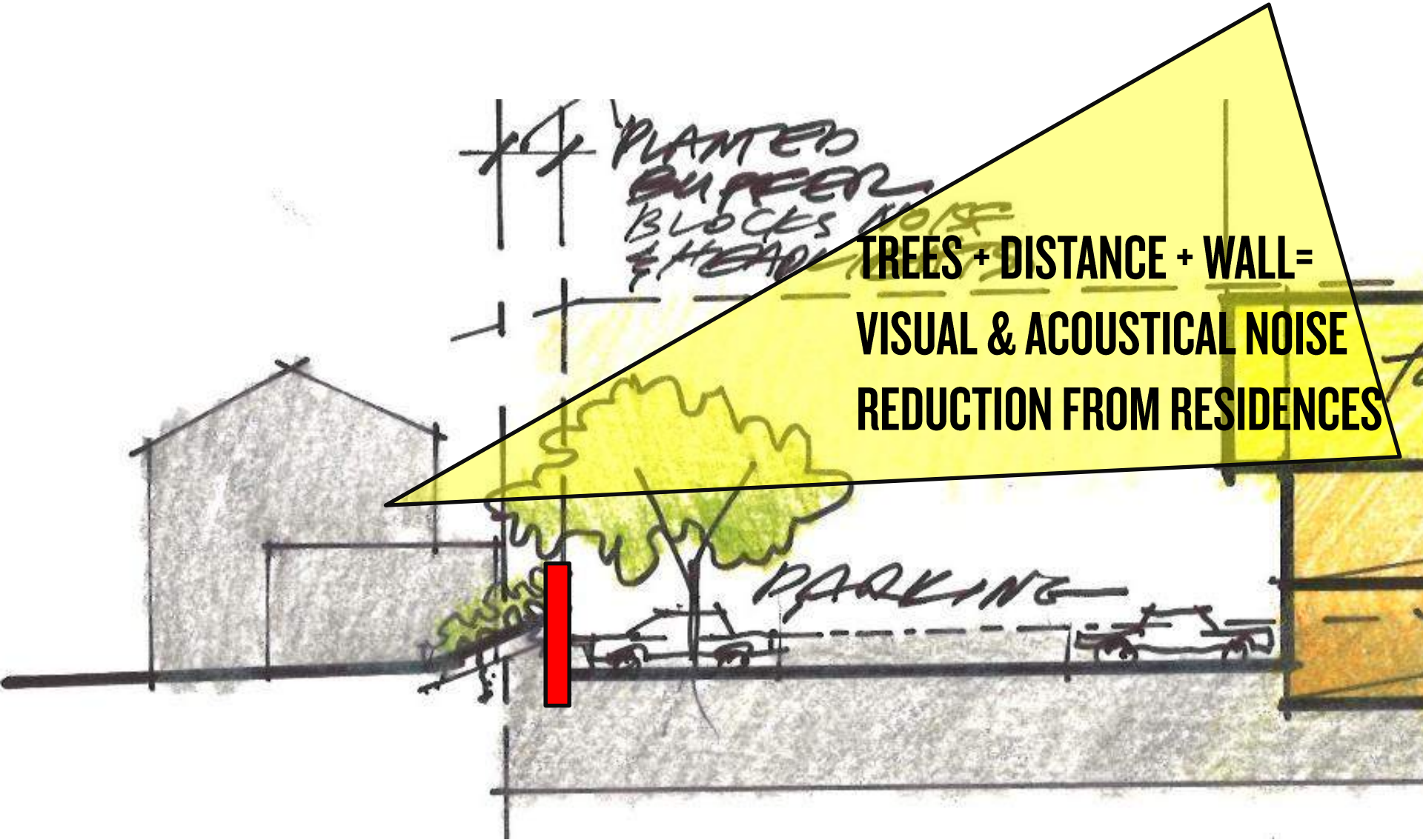
POTENTIAL SITE SECTION



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POTENTIAL SITE SECTION



SITE CONCEPTS

3 BIG IDEAS

WORKSHOP OBJECTIVE: We want to present 3 BIG IDEAS to prioritize what's most important to you, the Del Mar community.

SITE CONCEPTS

3 BIG IDEAS

WHAT'S MOST IMPORTANT?

Should the civic plaza be located on Camino Del Mar, creating better visibility for Farmers Market and other events?

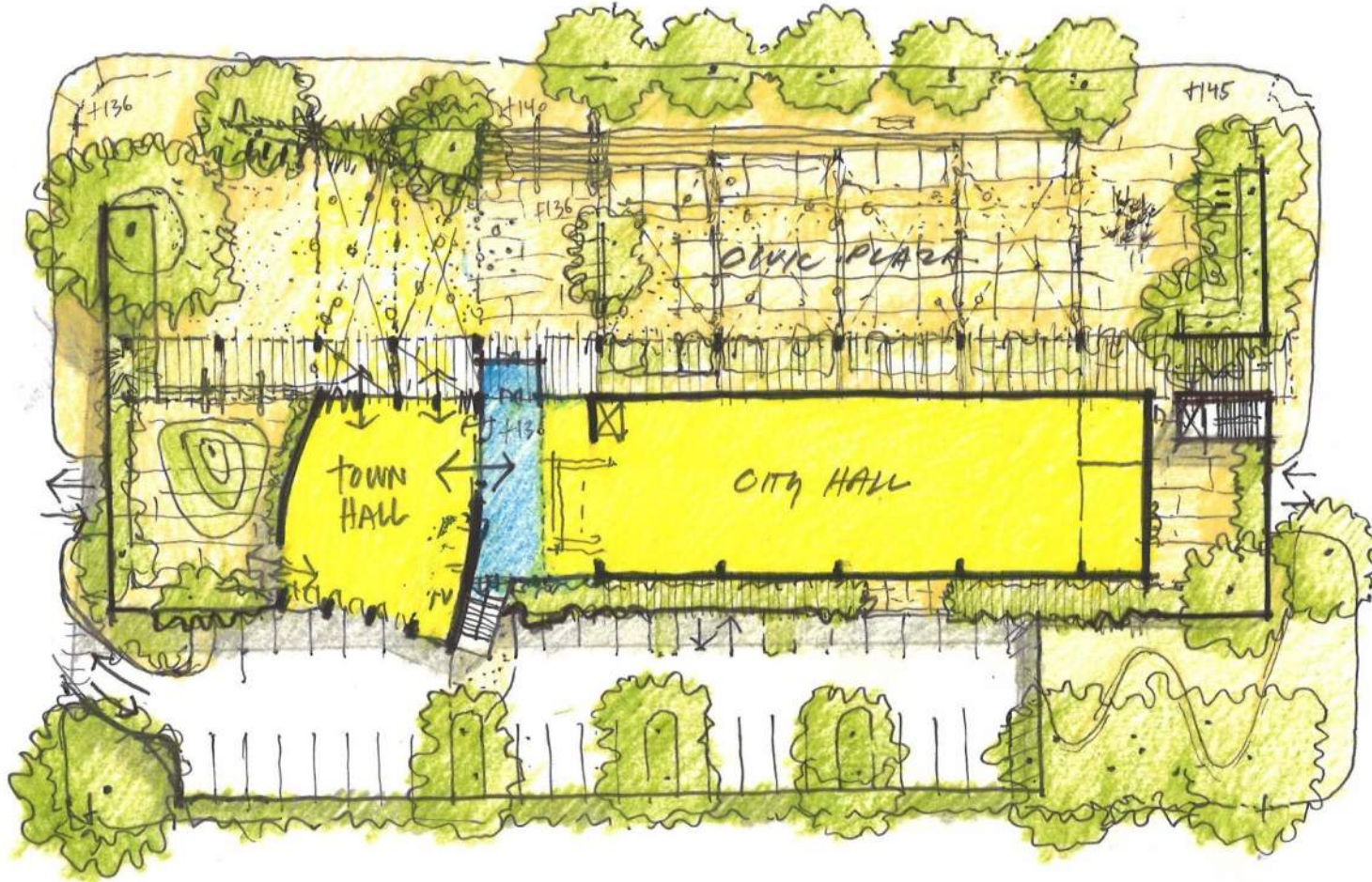
3 BIG IDEAS

WHAT'S MOST IMPORTANT? **Should the Town Hall be located on Camino Del Mar to present a strong civic presence and high visibility?**

3 BIG IDEAS

WHAT'S MOST IMPORTANT? Should open space for future expansion be located on Camino Del Mar or towards the rear of the site?

CONCEPT "A" SITE PLAN



CONCEPT "A" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

TO SHORES PARK

11TH STREET

10TH STREET

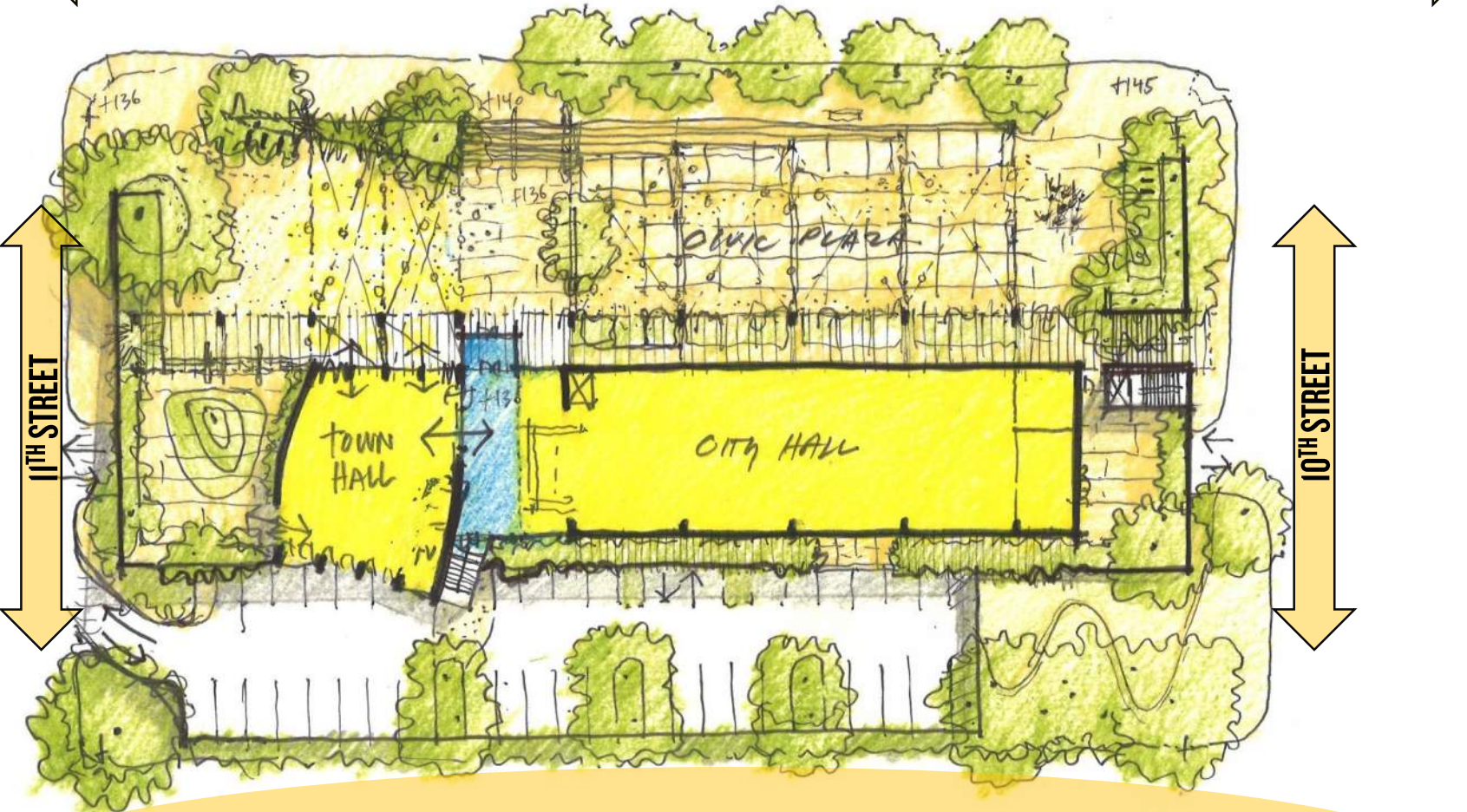
TOWN HALL

CITY HALL

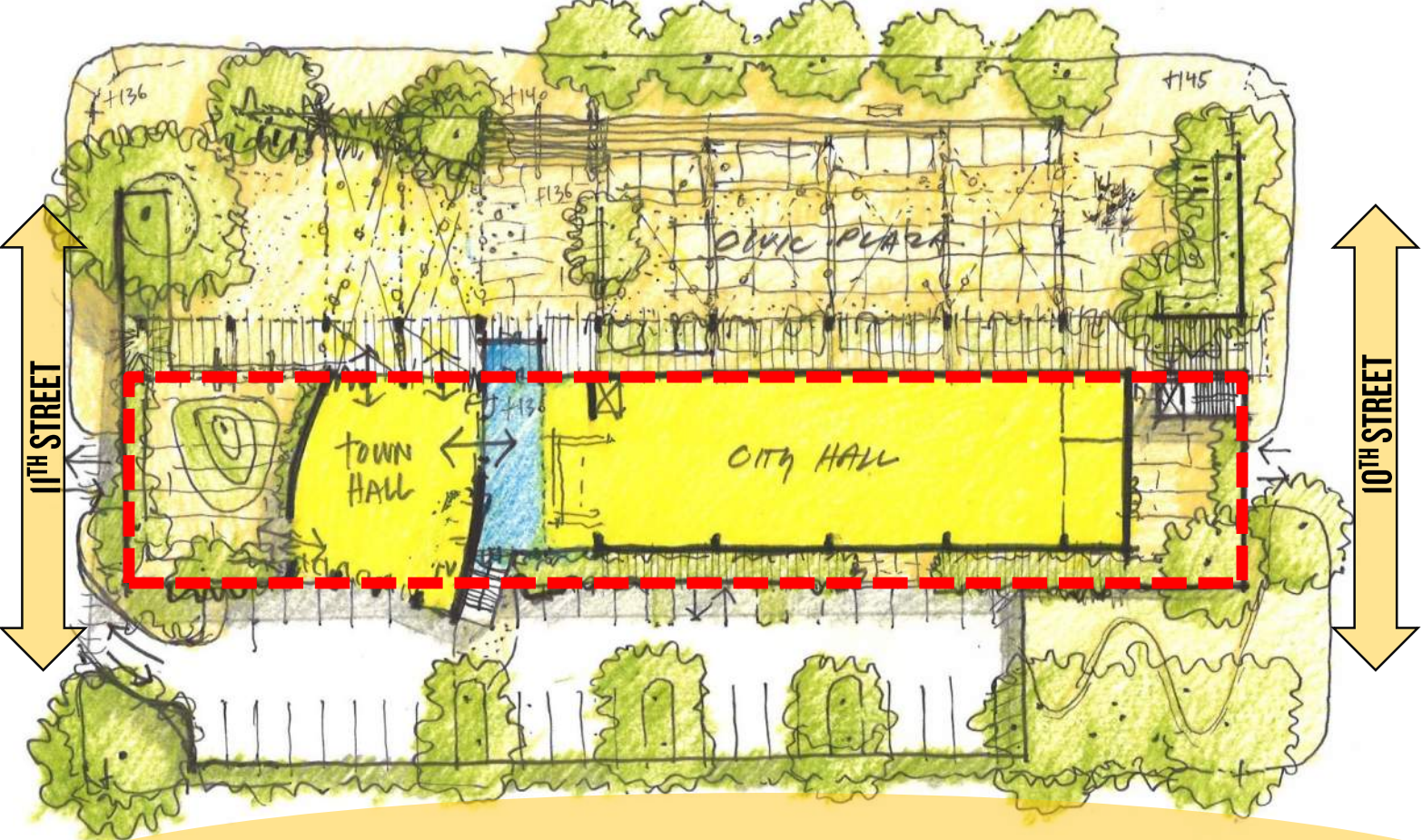
CIVIC PLAZA

RESIDENTIAL NEIGHBORHOOD

SITE CONCEPTS



CONCEPT "A" SITE PLAN

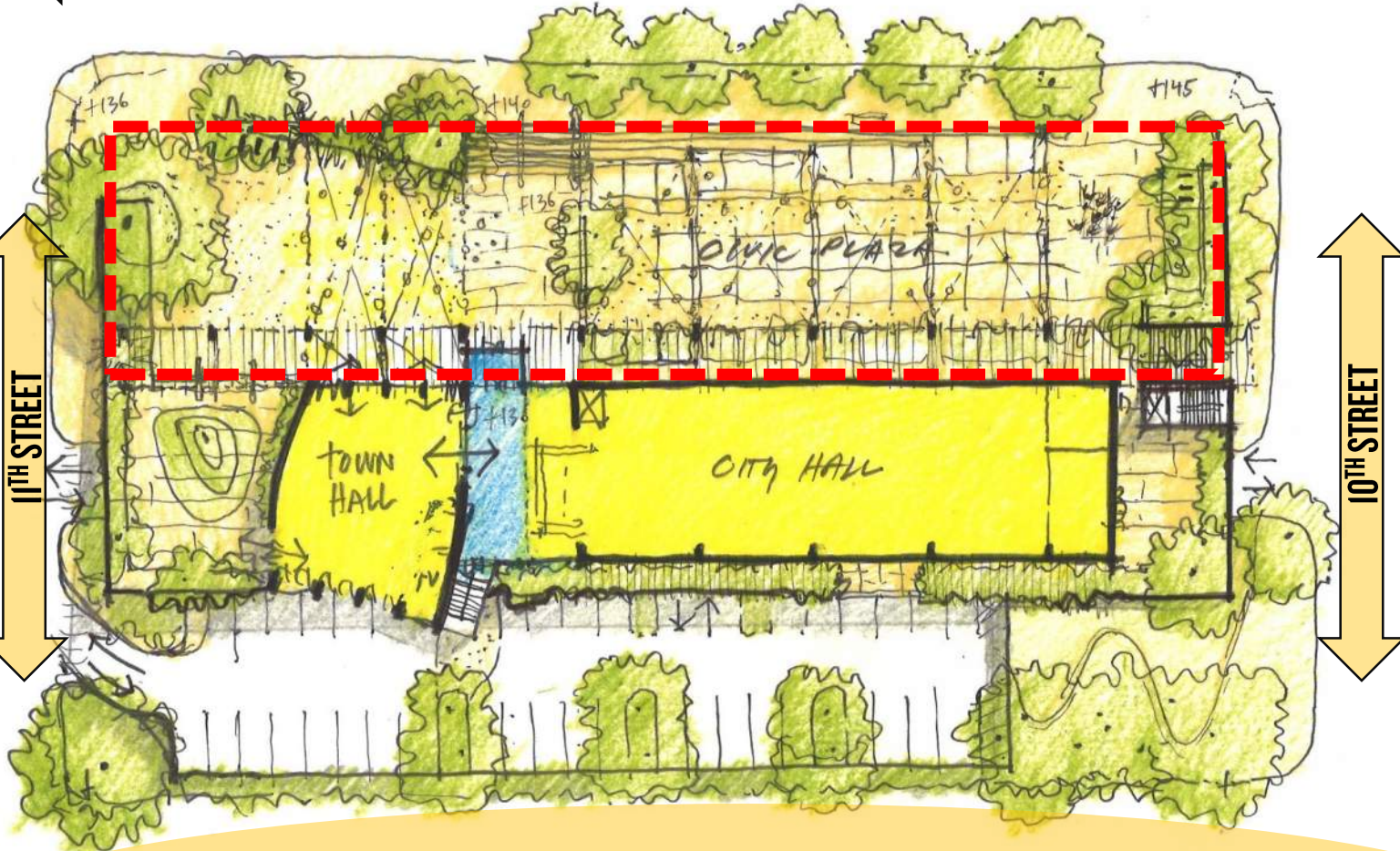


CONCEPT "A" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

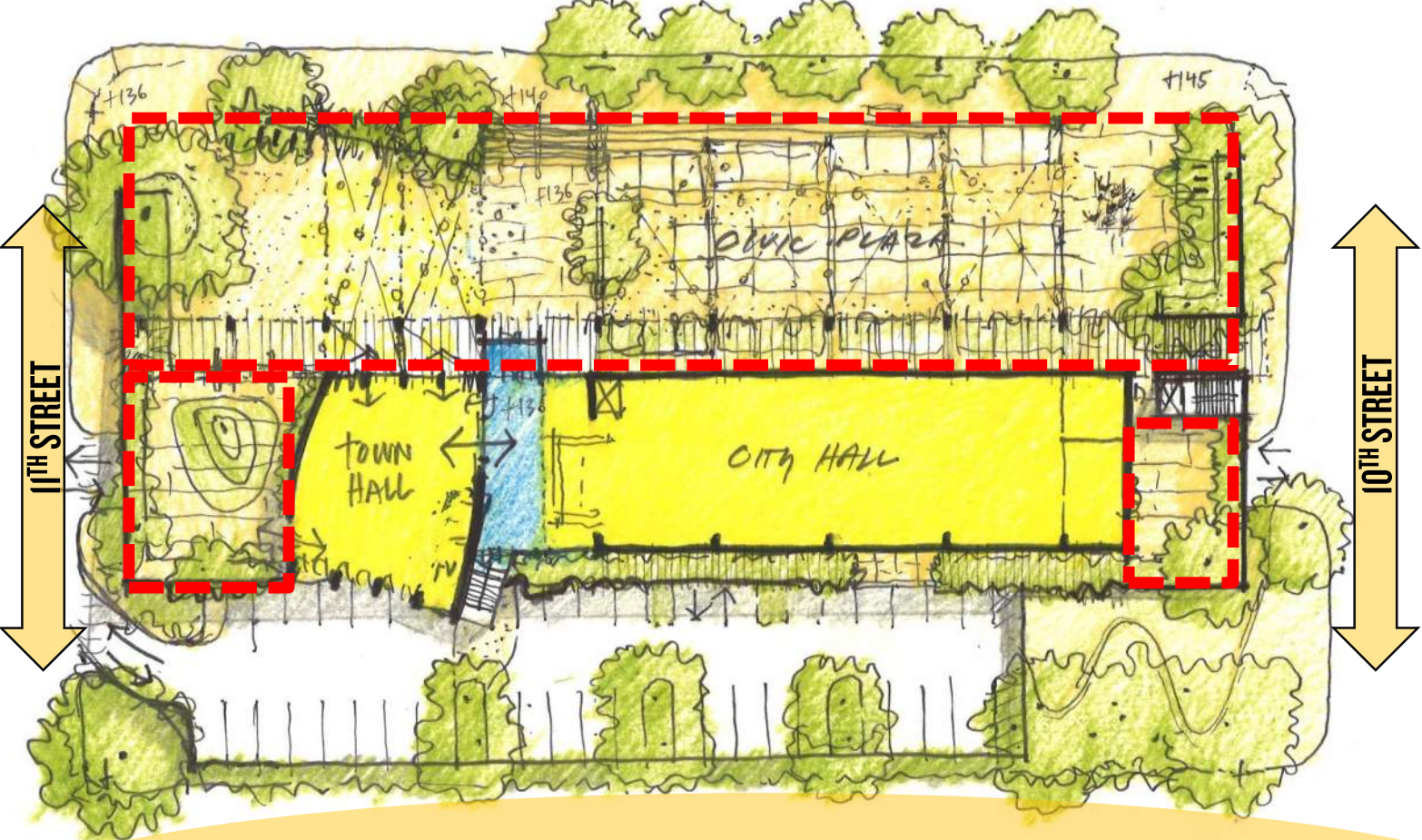
TO SHORES PARK



RESIDENTIAL NEIGHBORHOOD

SITE CONCEPTS

CONCEPT "A" SITE PLAN



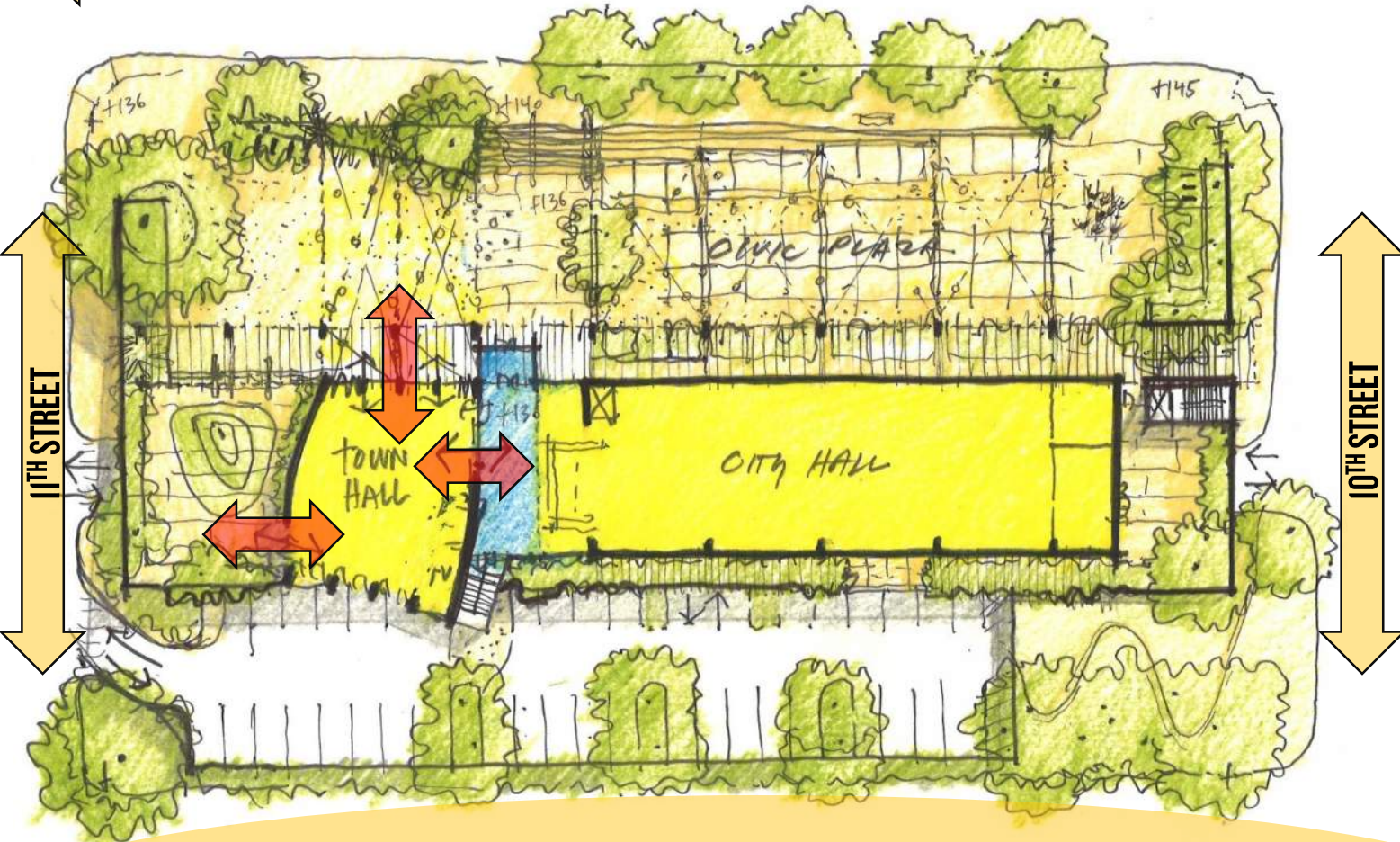
SITE CONCEPTS

CONCEPT "A" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

TO SHORES PARK



11TH STREET

10TH STREET

RESIDENTIAL NEIGHBORHOOD

SITE CONCEPTS

CONCEPT "A" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

TO SHORES PARK

FARMERS MARKET

VISIBLE FROM CAMINO DEL MAR

CIVIC PLAZA

TOWN HALL

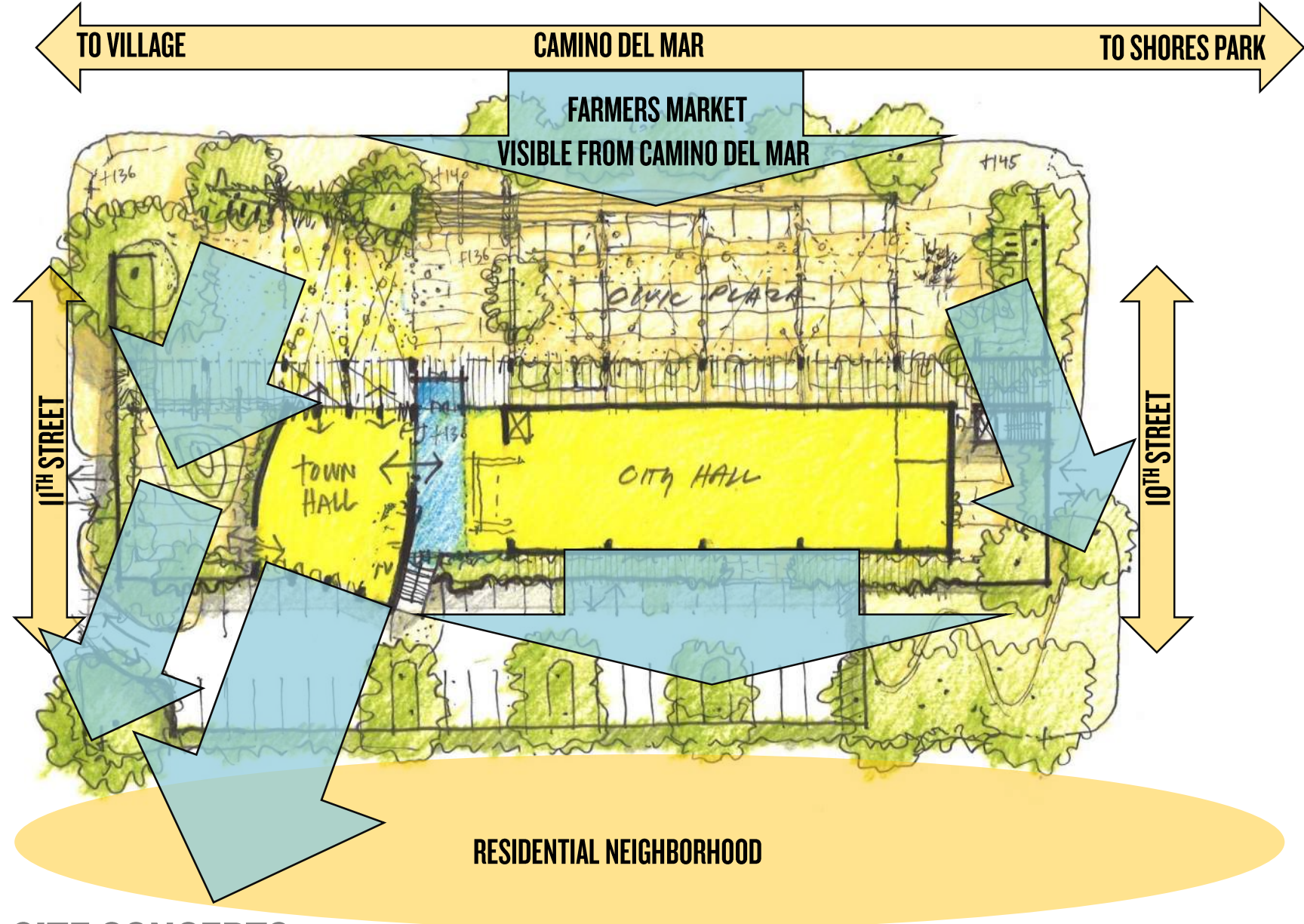
CITY HALL

11TH STREET

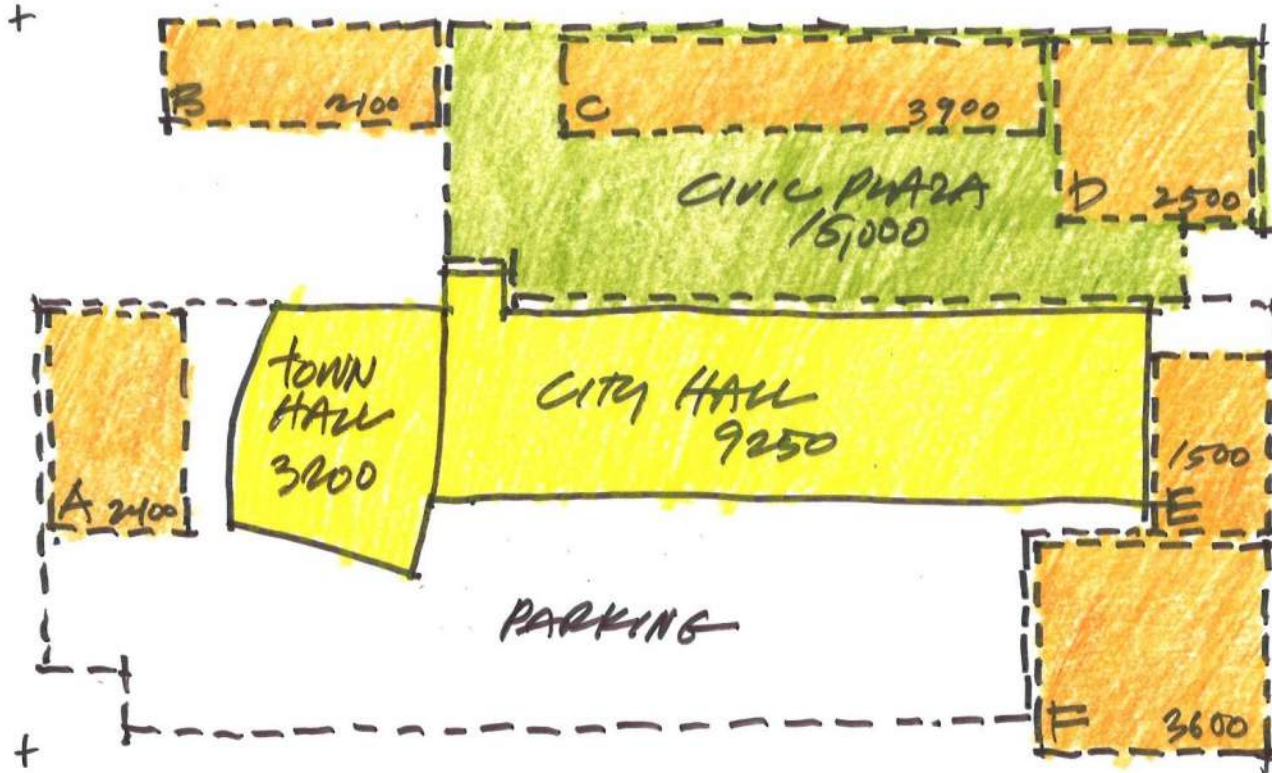
10TH STREET

RESIDENTIAL NEIGHBORHOOD

SITE CONCEPTS



CONCEPT "A" EXPANSION POTENTIAL



FUTURE EXPANSION

A: 2400

B: 2100

C: 3900

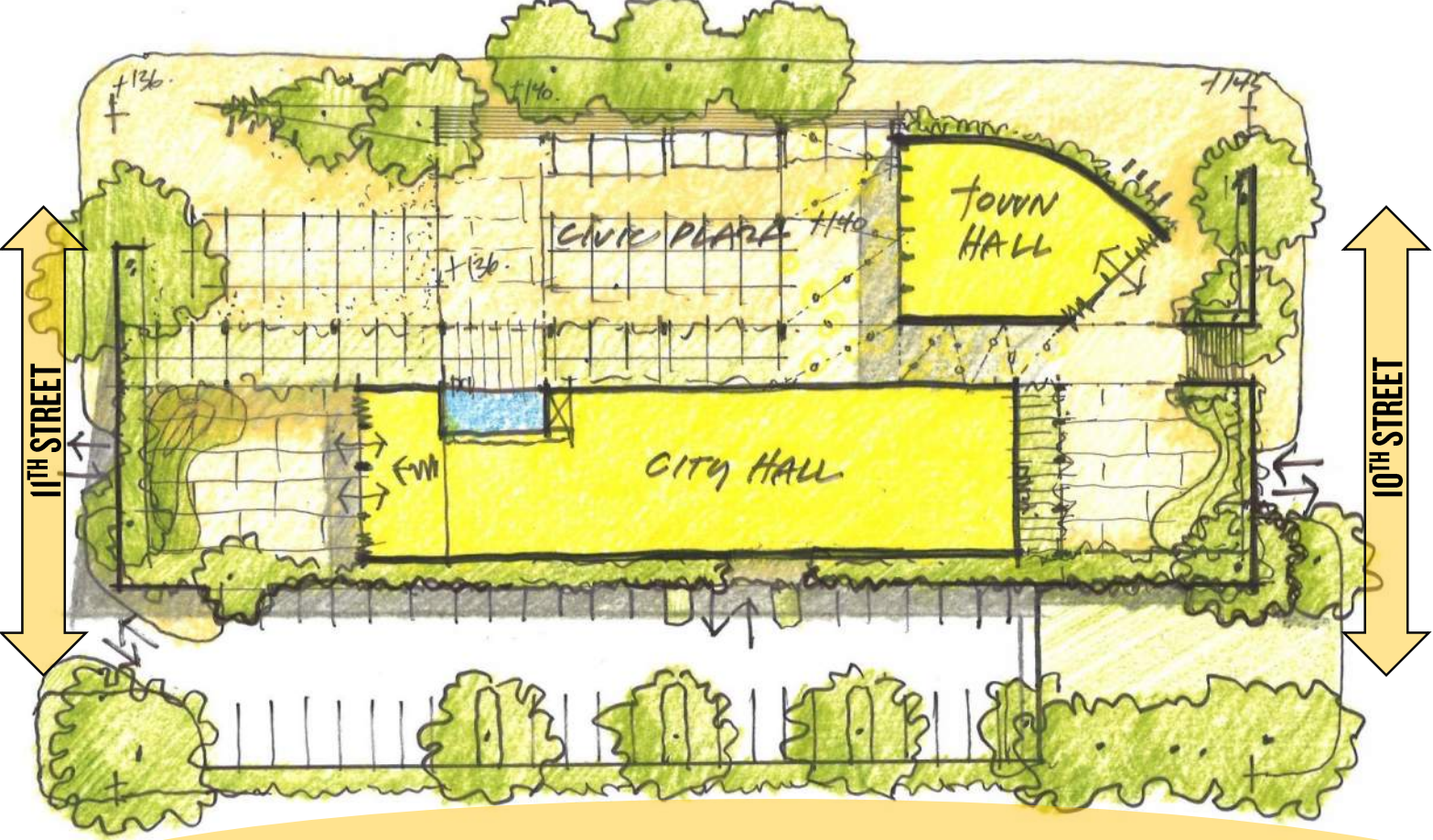
D: 2500

E: 1500

F: 3600

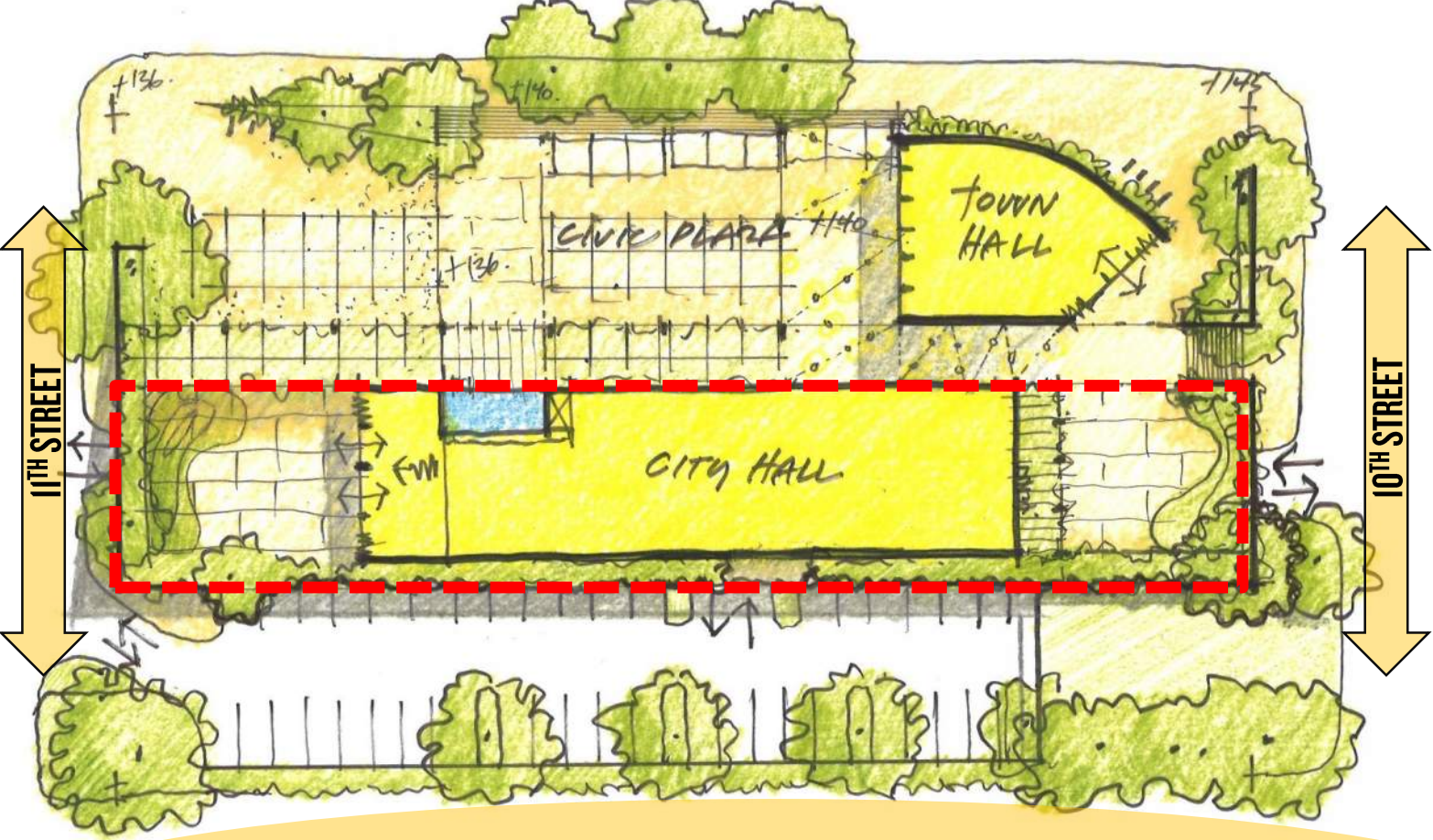
16,000

CONCEPT "B" SITE PLAN



SITE CONCEPTS

CONCEPT "B" SITE PLAN



CONCEPT "B" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

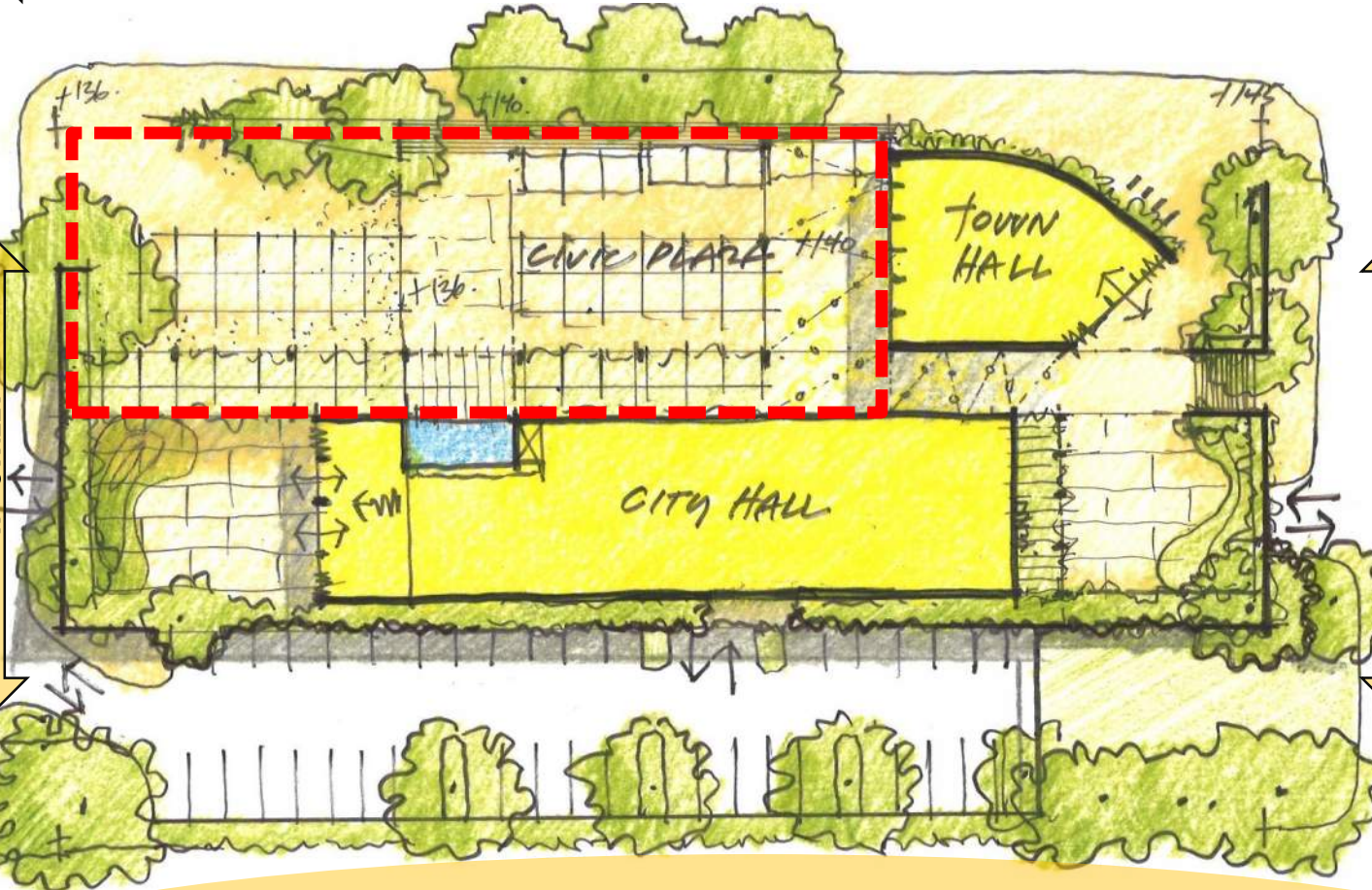
TO SHORES PARK

11TH STREET

10TH STREET

RESIDENTIAL NEIGHBORHOOD

SITE CONCEPTS

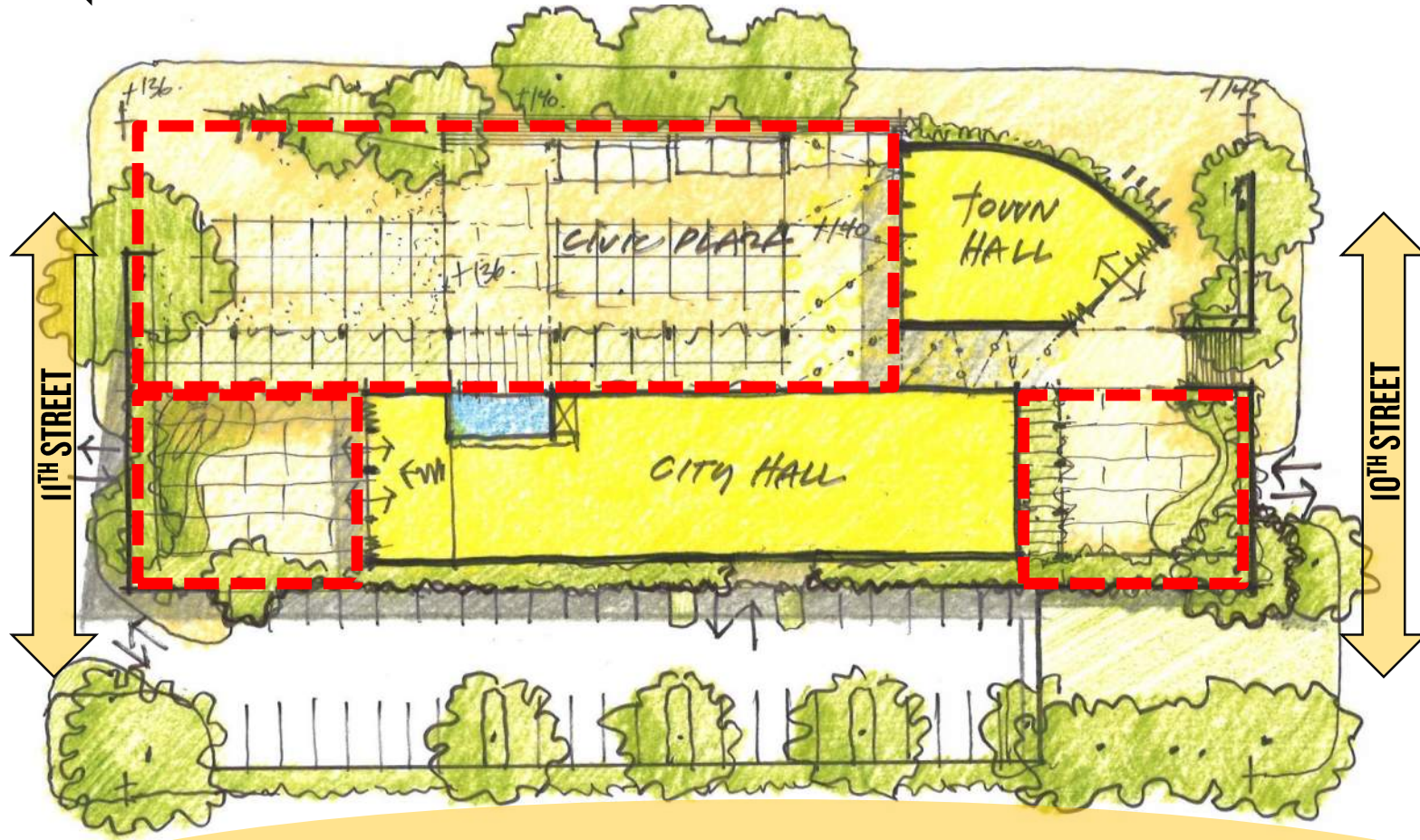


CONCEPT "B" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

TO SHORES PARK



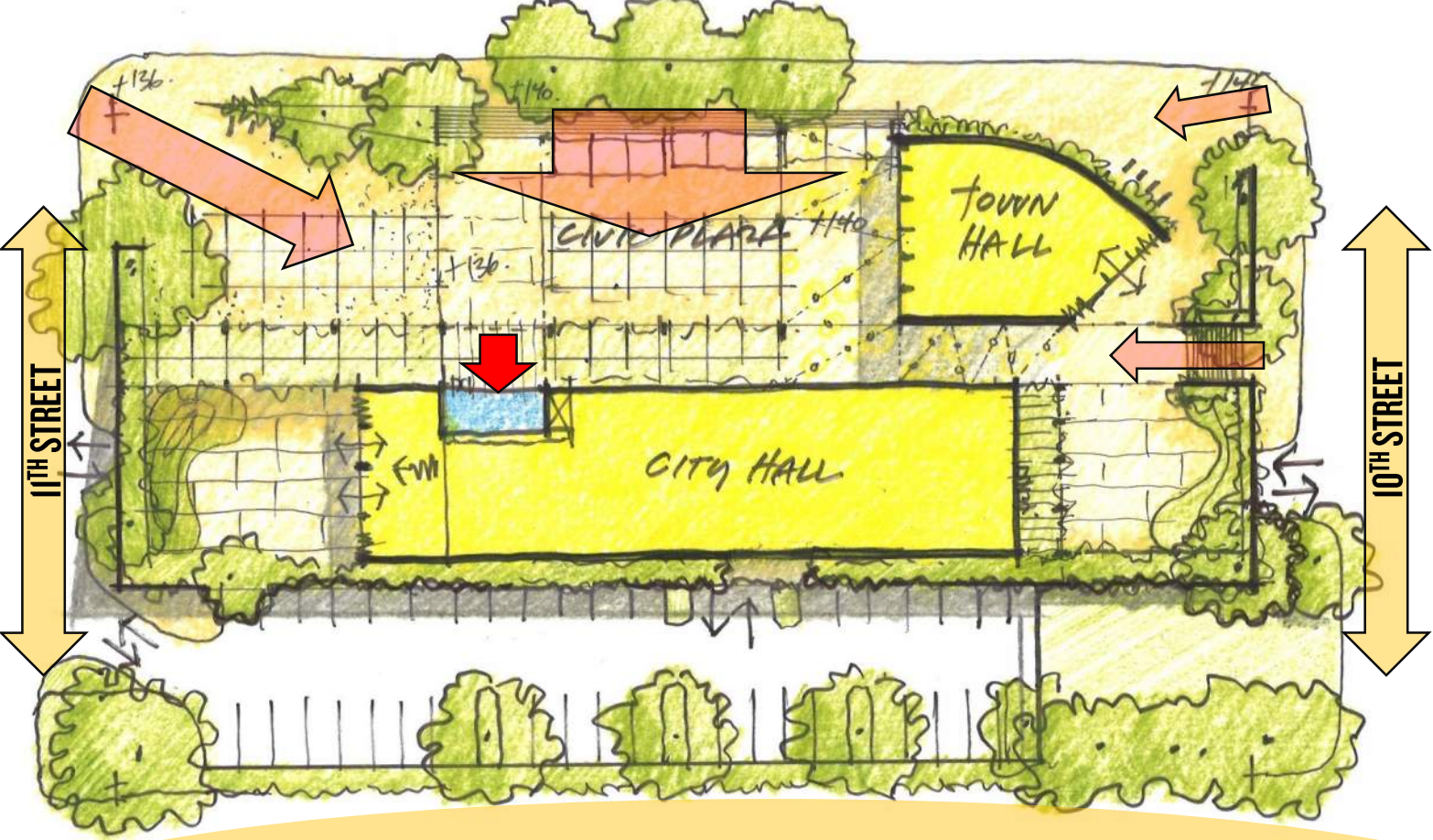
11TH STREET

10TH STREET

RESIDENTIAL NEIGHBORHOOD

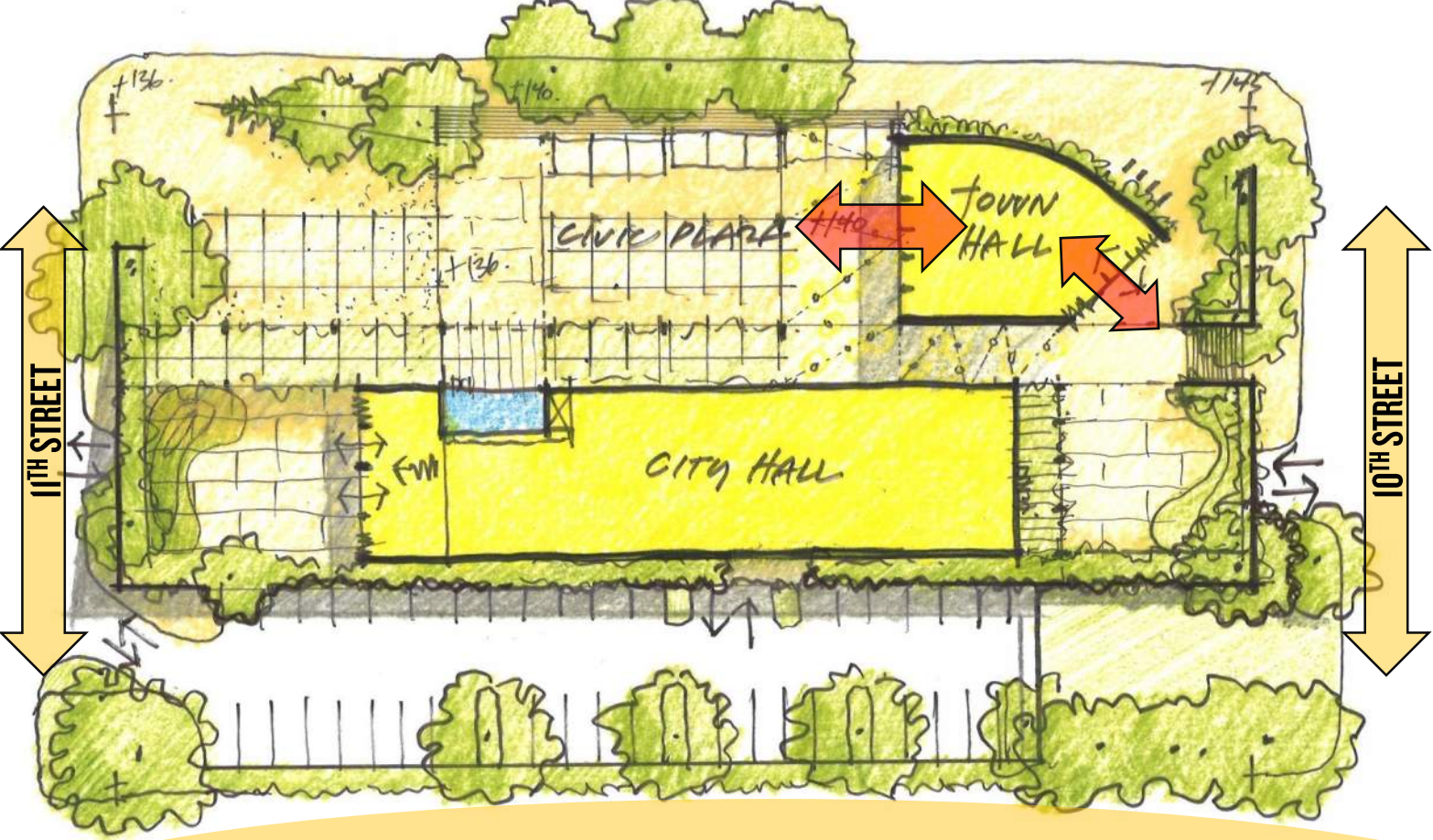
SITE CONCEPTS

CONCEPT "B" SITE PLAN



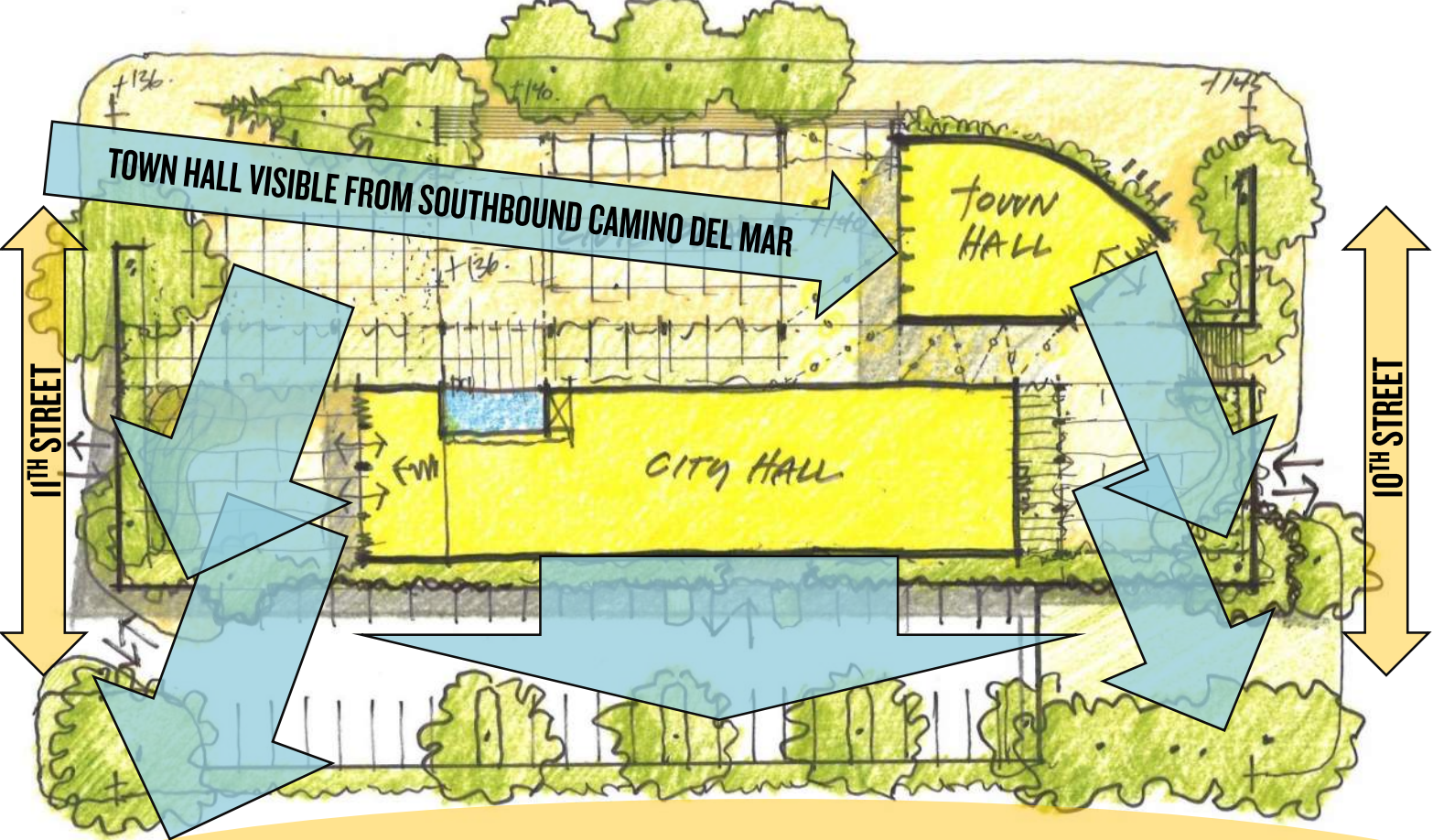
SITE CONCEPTS

CONCEPT "B" SITE PLAN

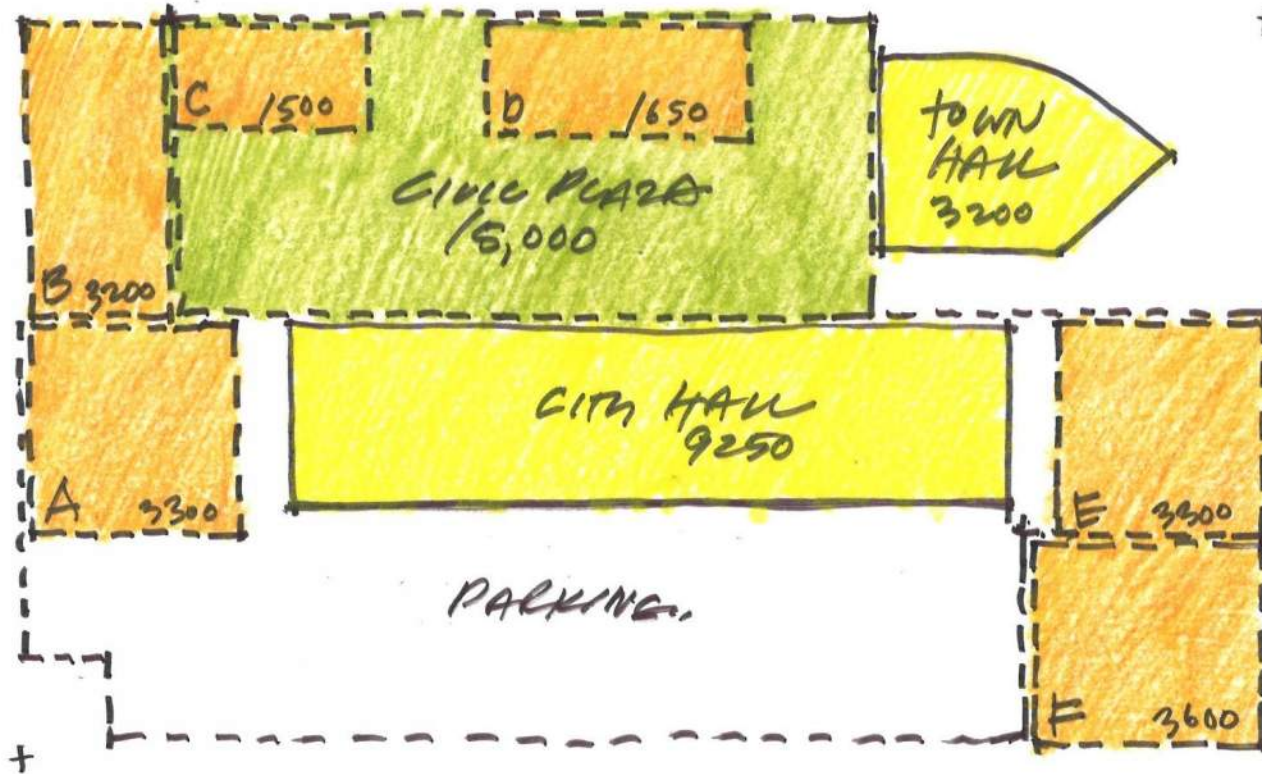


SITE CONCEPTS

CONCEPT "B" SITE PLAN



CONCEPT "B" EXPANSION POTENTIAL



†

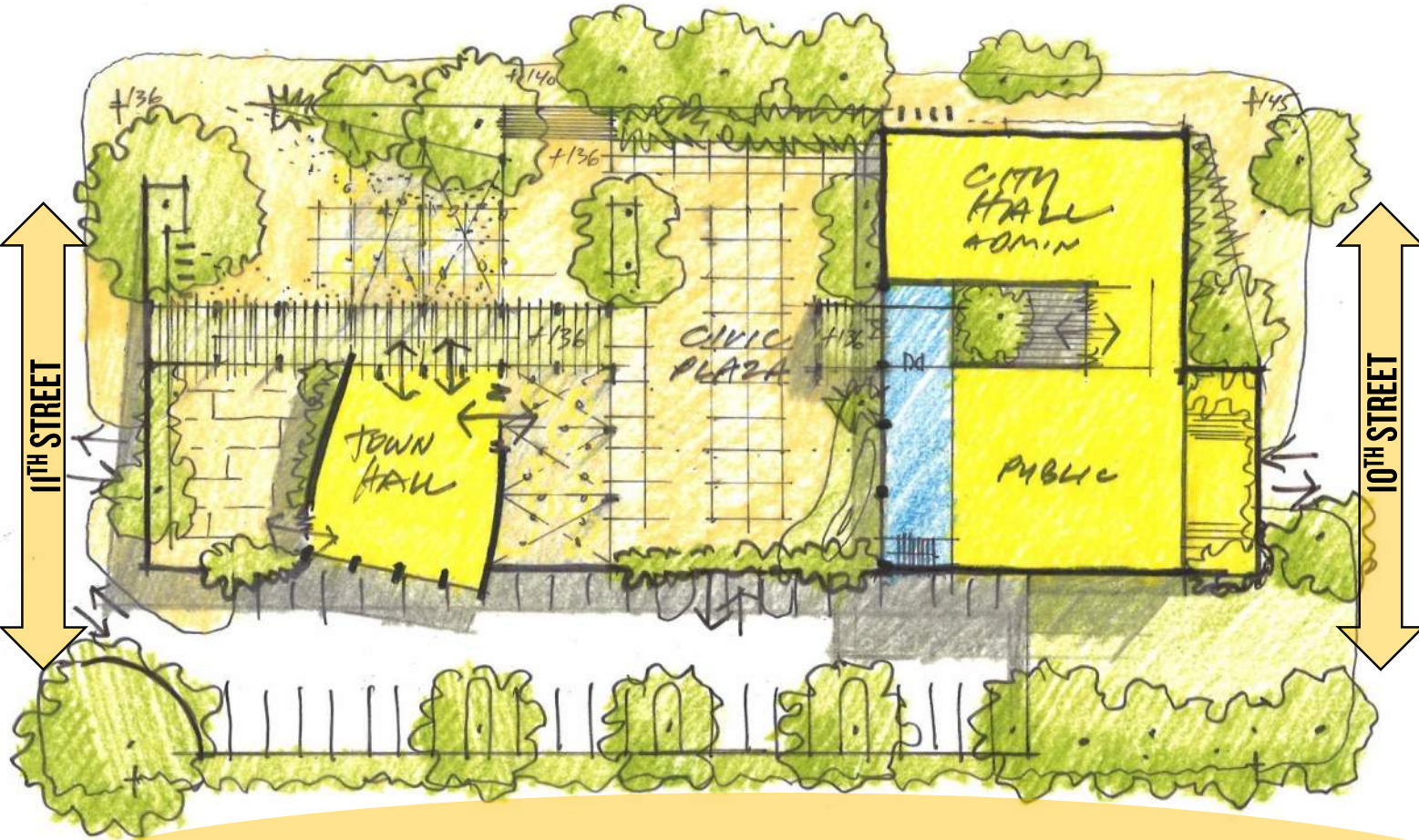
FUTURE EXPANSION	
A:	3300
B:	3200
C:	1500
D:	1650
E:	3300
F:	3600
<hr/>	
	16,550

CONCEPT "C" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

TO SHORES PARK



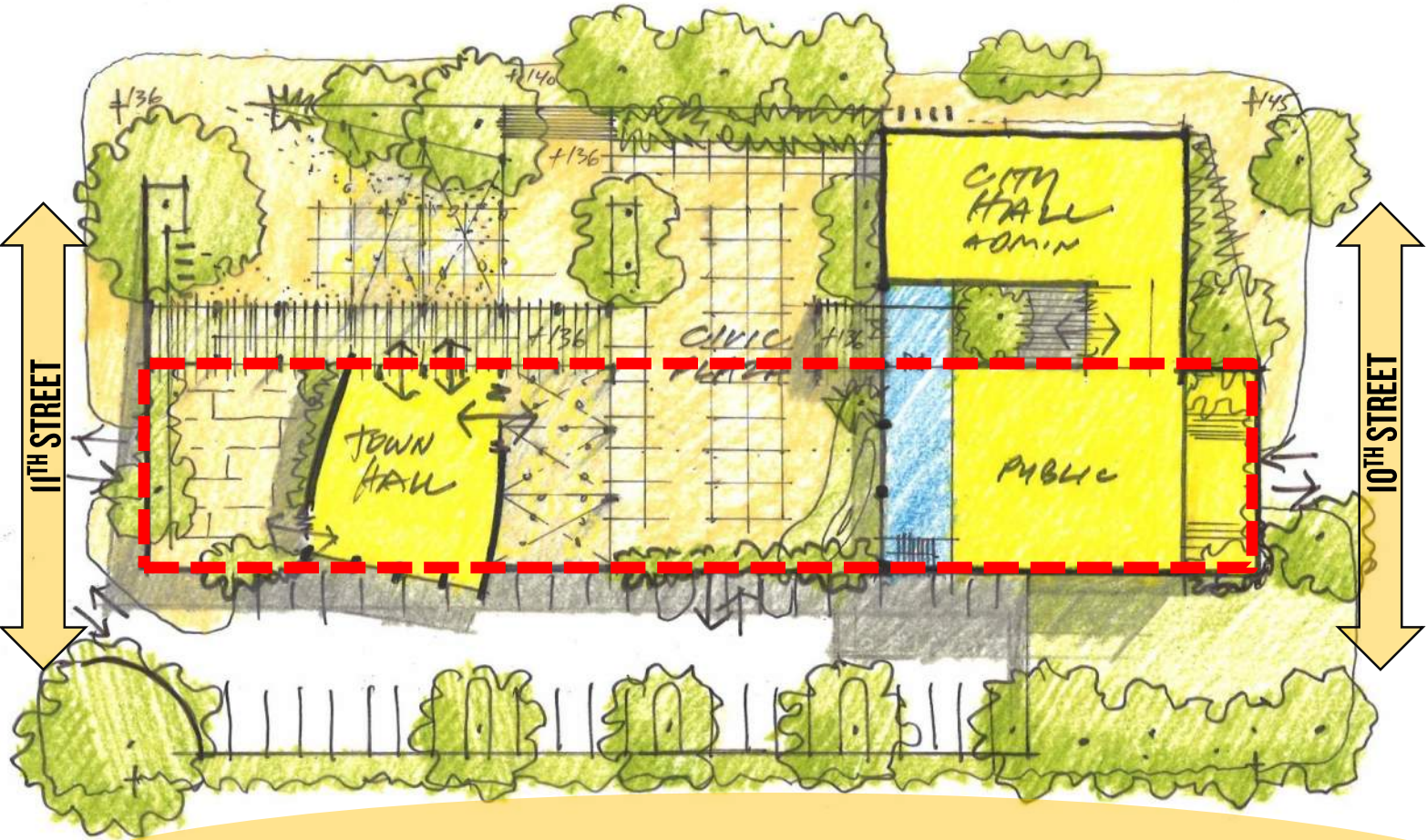
11TH STREET

10TH STREET

RESIDENTIAL NEIGHBORHOOD

SITE CONCEPTS

CONCEPT "C" SITE PLAN

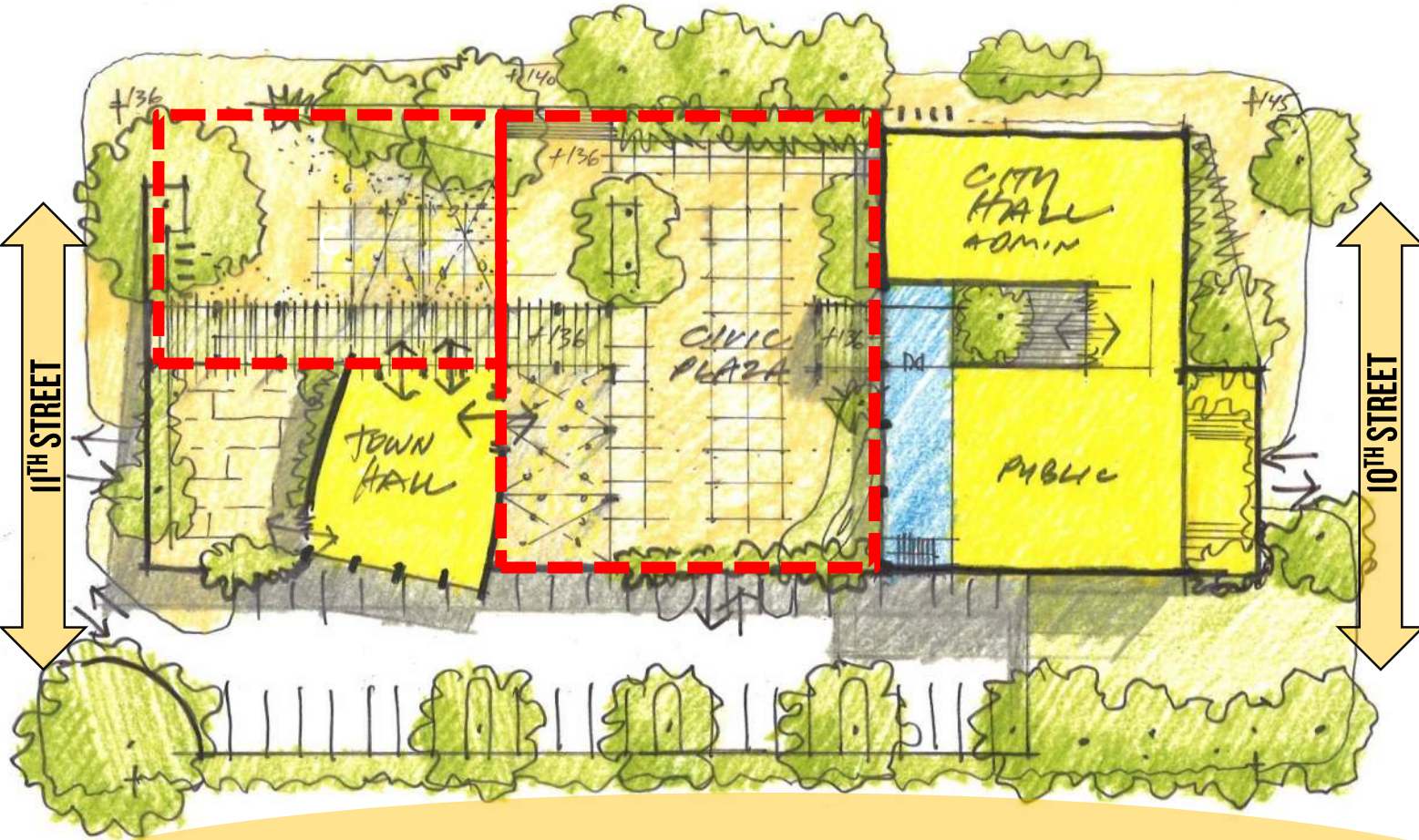


CONCEPT "C" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

TO SHORES PARK



11TH STREET

10TH STREET

RESIDENTIAL NEIGHBORHOOD

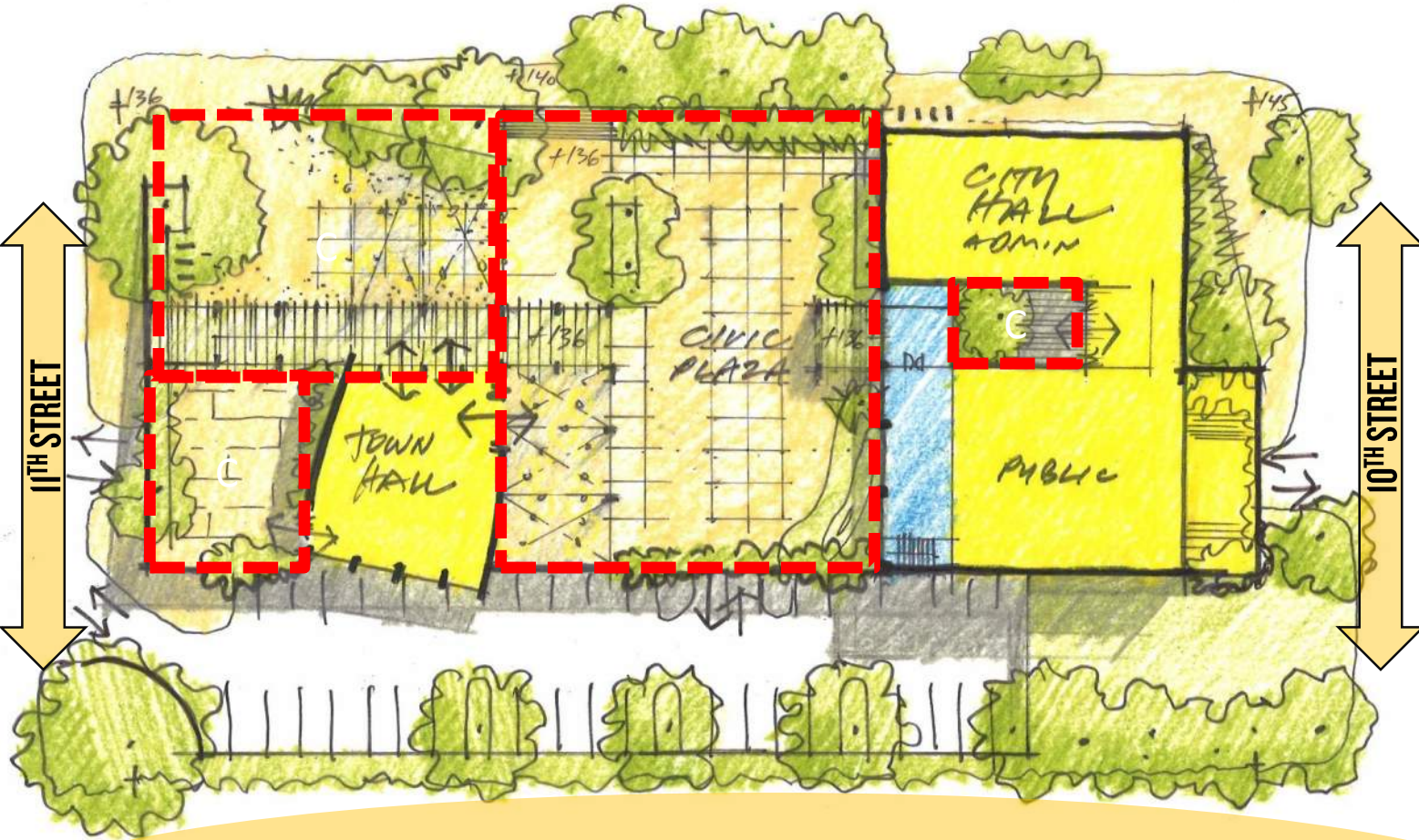
SITE CONCEPTS

CONCEPT "C" SITE PLAN

TO VILLAGE

CAMINO DEL MAR

TO SHORES PARK



11TH STREET

10TH STREET

RESIDENTIAL NEIGHBORHOOD

SITE CONCEPTS

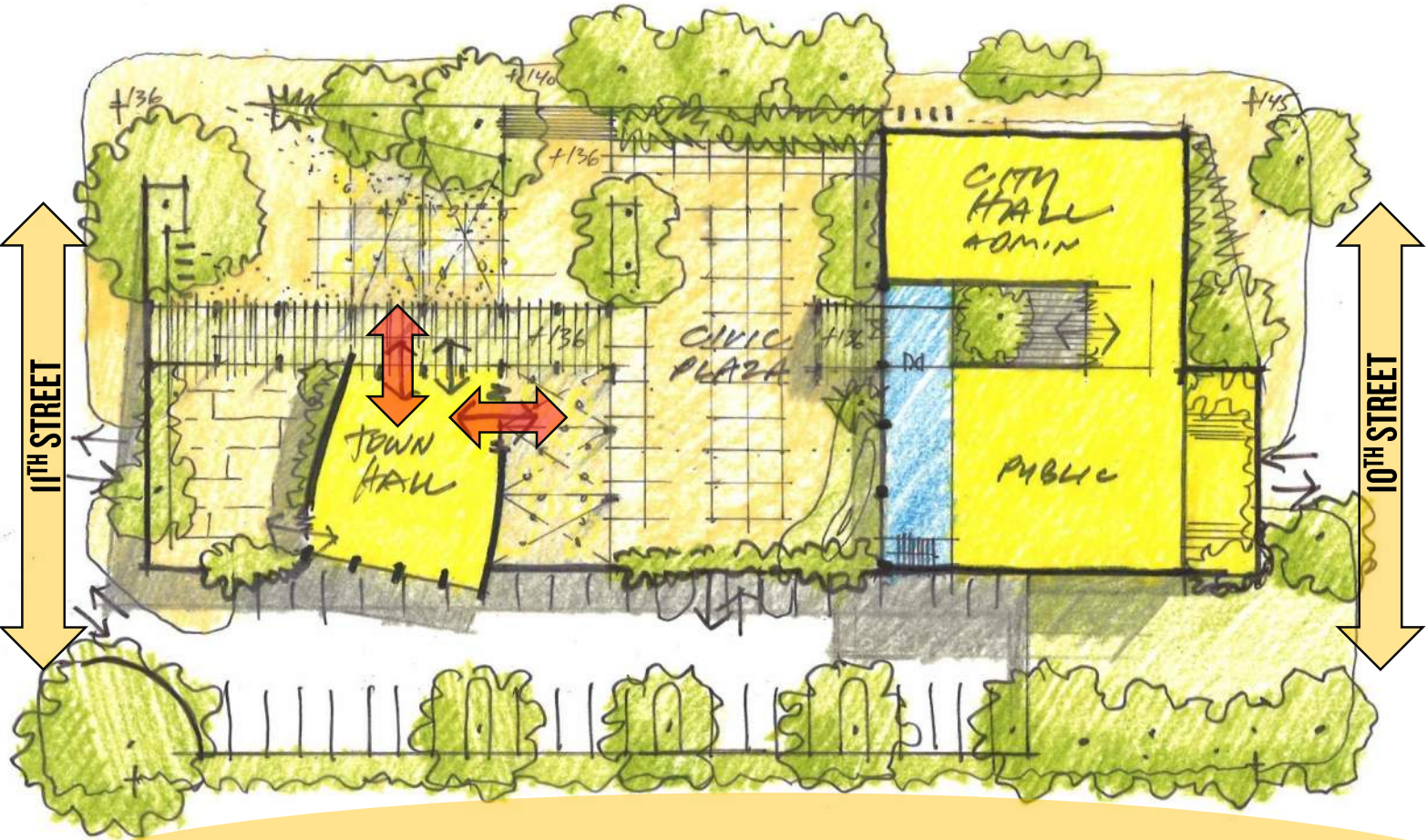
CONCEPT "C" SITE PLAN



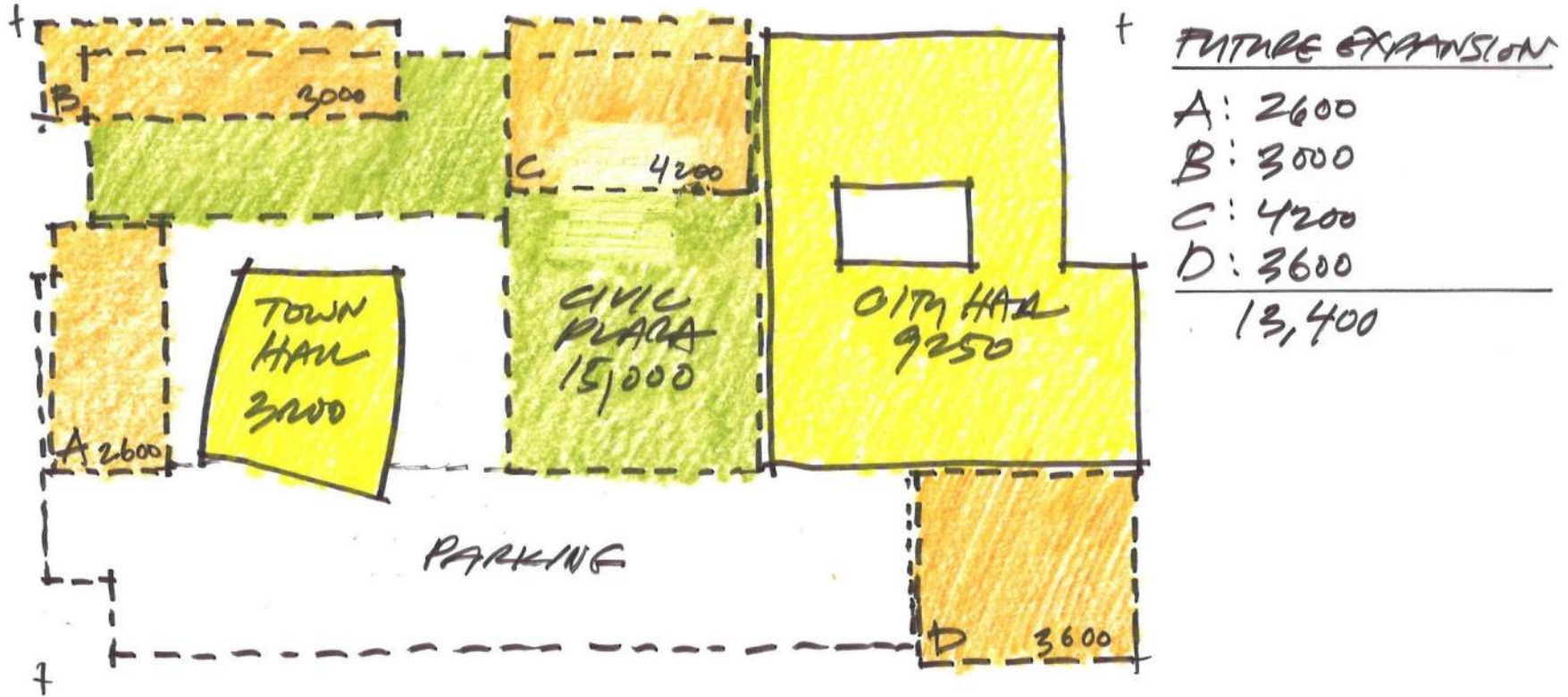
RESIDENTIAL NEIGHBORHOOD

SITE CONCEPTS

CONCEPT "C" SITE PLAN

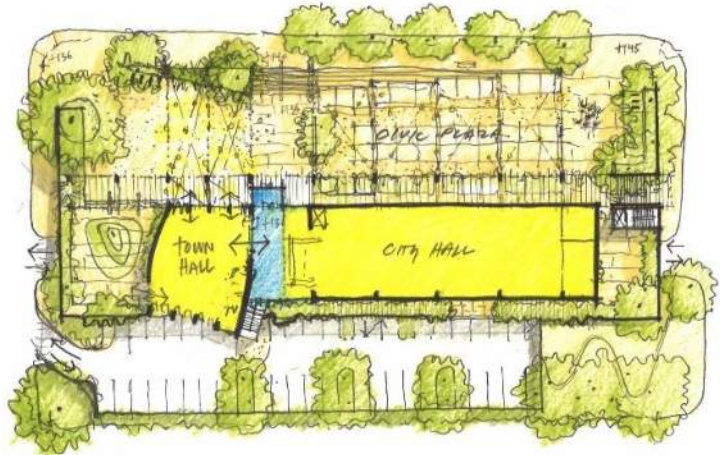


CONCEPT "C" EXPANSION POTENTIAL



3 BIG IDEAS

CONCEPT A



CONCEPT B



CONCEPT C



SITE CONCEPTS