

CPP Response to Community Comments Community Workshop/CPP Meeting on City Hall/Town Hall September 28, 2015

Responses prepared October 13, 2015
Similar comments are grouped together

To view the September 28th meeting its entirety please visit:
<http://delmar.12milesout.com/>

ARCHITECTURAL CONCERNS RAISED	CPP RESPONSES
<p>1. Character: The updated sketches of the buildings are still too contemporary and too boxy. Buildings need to reflect the community and not the original design presented. Suggests looking at the Old Globe. The craftsmanship should be more like the library. Is looking for something that signals it is our town hall, something that isn't pretentious and shows that it is a small town.</p> <p>2. Height Limit: Concern of the 14 foot height limit from Camino del Mar and the impact on roof. Can the Union Bank Building be squeezed into 14 feet height limit? Questions if the roof (all or part) can exceed the height limit? Fine with adding roof articulation, but shouldn't bust the 14 feet because bad message. Does it actually have to be the maximum of 14 feet?</p> <p>3. Roofs: Consider a 3 and 12 pitch. Do not like the flat roof. Some participants liked the eaves, others did not. Does not prefer a flat roof but likes the idea of trying to capture the breeze. Concern that gabled roof could block more views than flat and won't meet 14 feet height limit. Roof is important because people seeing it from the top. Need the same roof treatment for the whole building, but can you break it up? Use a low pitched roof to save the view. Didn't like the roof that was the same as her elementary school; there is a happy medium; someone on DRB said "break some of the rules if you have to, but make it</p>	<p>1. Character: The architects are further exploring elements of the building that reflect the varied character of the community. City Council has asked them to look more carefully at residential scale and neighborhood compatibility, with the Town Hall being the "jewel" and City Hall as a background, simple building.</p> <p>2. Height Limit: The intent is to maintain the 14 foot height limit from Camino del Mar and the 26 foot height limit overall. The 26 foot height limit is part of our Local Coastal Program and would require an amendment through the California Coastal Commission to change. The 14 foot limit is a requirement of the Zoning Code.</p> <p>3. Roofs: The architects are further exploring roof forms, particularly for the Town Hall to explore pitched, hipped or gabled roofs or some combination. At the City Hall, they are exploring a low pitched shed roof to limit view blockage. They are also looking at ways to articulate the roof plane for visual interest and to break up the mass.</p>

<p>inspirational” Agrees that you can see the roofs of L’Auberge when you are looking from the Plaza and has different heights; doesn’t like all flat roofs.</p> <p>4. Style: Is in agreement with the proposed contemporary building style but would like to see more of a beautiful façade. Look to 1991 Plan for City Hall by Robert AM Stern for inspiration, that plan is more traditional.</p> <p>5. Façade: Can “arches” (trusses) done with wood extend outside? Barcelona civic buildings are simple square buildings but with arches over windows for emphasis. Likes the idea of the wall at Town Hall; is contemporary and cool looking and likes it.</p> <p>6. Materials: Likes the use of stone such as at the Powerhouse and use of the shingles at the Library. Needs a hard surface where the building meets the ground, such as a wainscot. Consider a rammed earth wall. Would go with stucco every time. Likes the open glass. Powerhouse uses stone and asking if it doesn’t work here.</p> <p>7. Elements of the Building: Fan of big wood pivot door. Will there be a trellis?</p> <p>8. Lighting: Wants plenty of lighting, but softer and not intrusive</p> <p>9. Fireplace: Didn’t like the fireplace or the smell of the wood burning. Don’t need people gathering for the fireplace.</p> <p>10. Sun/Shade: What is included to provide shade? How are the architects thinking of capturing sunlight?</p> <p>11. Trees: Some are needed</p>	<p>4. Style: There are many people who would like to see a more traditional style, others desire a modern or contemporary style. At the October 5, 2015 City Council meeting, Council direction was to explore a contemporary interpretation of traditional elements on the Town Hall.</p> <p>5. Facades: In conjunction with the roof design, the architects are exploring simple façade treatments that are looking to express the character of the interior.</p> <p>6. Materials: Materials such as stone may be beyond the budget limitations of the building. The architects are exploring materials on the façade that provide a stronger base where the façade meets with the ground.</p> <p>7. Elements of the Building: The wood pivot doors are under consideration as is a trellis.</p> <p>8. Lighting: The lighting will be designed to be low level and not promote glare.</p> <p>9. Fireplace: A wood burning fireplace would not be included. The architects are exploring a gas fireplace. Gathering areas would be located away from adjacent residents.</p> <p>10. Sun/Shade: Shade elements, such as trellis, small trees, and umbrellas are under consideration. Natural light into the buildings is a design consideration.</p> <p>11. Trees: Trees are being considered where they will not block views but provide shade.</p>
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<p>12. Acoustics: Powerhouse and DM Community Connections have high walls that affect acoustic.</p> <p>13. View Decks: Can the roof be utilized for view decks?</p> <p>14. Western wall: Build it first so it can double as a noise barrier during construction. Build it with concrete block.</p> <p>15. City Hall: Are there certain dimensions for a City Hall?</p> <p>16. Town Hall: The design of the iconic corner at 10th and Camino del Mar needs to be progressed.</p> <p>17. Surface Parking: Can surface parking in the lower lot be set back from the street so there is no parking under the eucalyptus tree and set back approximately 34 feet?</p> <p>18. Visuals: Would be helpful to see sketches from CDM street-level view</p>	<p>12. Acoustics: Town Hall will be considered for its acoustical properties.</p> <p>13. View Decks: The lower roof, such as the TV Studio can be considered for a view deck.</p> <p>14. Western Wall: The contractor is not yet hired to build the building but it will be suggested to build the permanent wall first. A solid noise barrier is required by the Draft EIR.</p> <p>15. The City Council set a target of approximately 9,200 SF for the City Hall. A typical office building is usually less than 60 feet deep in order to allow natural light to penetrate.</p> <p>16. Town Hall: The iconic corner view is being refined.</p> <p>17. Surface Parking: Surface parking is not currently under the eucalyptus tree slated to be maintained. There is potential that additional stalls could be removed, but that would reduce the amount of parking provided.</p> <p>18. Visuals: The architects are exploring additional visual representations.</p>
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LANDSCAPE ARCHITECTURAL CONCERNS RAISED	CPP RESPONSES
<p>1. Plaza Features: Consider temporary planters to increase flexibility of space (in middle of plaza); consider fixed planting at edges; consider an Interactive/Recycled Water Feature; consider an Outdoor Fireplace (however, there is concern with nighttime activity and associated noise); plan for a coffee cart.</p>	<p>1. Plaza Features: Moveable or temporary planters and furnishings are being considered, with fixed planters around edges. A coffee/vendor cart may be considered. Fountains are not recommended during current drought regulations. An outdoor fire pit (not wood burning) is being considered if located where it will not have a noise impact.</p>

<p>2. Other Uses/Features: Suggestions include Outdoor Screen (i.e. "Movie Night"); Intimate Conversation Nooks (Seating) – permanent or temporary; Truck/Loading access for Farmers Market; Dining Areas for Farmers Market; Driveway apron – access to plaza for trucks; Parking on west side of Camino del Mar, that could double as loading for Farmers Market; concern with rodents – plaza surfaces should be cleanable.</p> <p>3. Planting/Trees: Planting should be drought tolerant, and/or native plants in a "naturalized" or earthy arrangement. Monterey cypresses are good. Consider one big Torrey Pine on S/E corner, smaller Torrey Pines, or Canary Island Pines. Doesn't want large Torrey Pines. Use landscape to screen parking lot from 10th Street.</p> <p>4. Surface/Materials: Does not want Decomposed Granite (D.G.); staining from trucks/food products is a concern; use poured in place concrete, consider colored concrete to give interest; consider a mix of materials; there is need for hard surfaces.</p> <p>5. Expansion Areas: Don't Limit Future Expansion</p>	<p>2. Other Uses/Features: Uses such as "movie night" could be set up in the plaza; conversation nooks are being planned. With regards to the Farmer's Market, City Council has indicated their desire to consider the "wet" or messy vendors to be located on the surface parking lot (west side) where there is easy truck access and "dry" or clean vendors to be able to be set up on the plaza. The plaza surface will be designed to be able to be cleaned.</p> <p>3. Plantings suggested are drought tolerant and/or native. Planting arrangements are more natural than linear. The plant species are under consideration. Locations for Torrey Pines or other tall trees will take into account view blockage and be placed strategically.</p> <p>4. Surface/Materials: City Council directed that the landscape architects to have major pathways as hard surface coupled with some permeable surfaces (such as DG and planting) for stormwater infiltration.</p> <p>5. Expansion Areas: Expansion areas are included in the plan.</p>
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In addition to the above comments, a workshop session was also conducted on the Draft Environmental Impact Report (EIR). Comments received regarding the Draft EIR are addressed following the close of public comments (October 26, 2015) through the preparation of the Final EIR and per the regulations of the California Environmental Quality Act (CEQA). Therefore they are not included here as part of the CPP.