

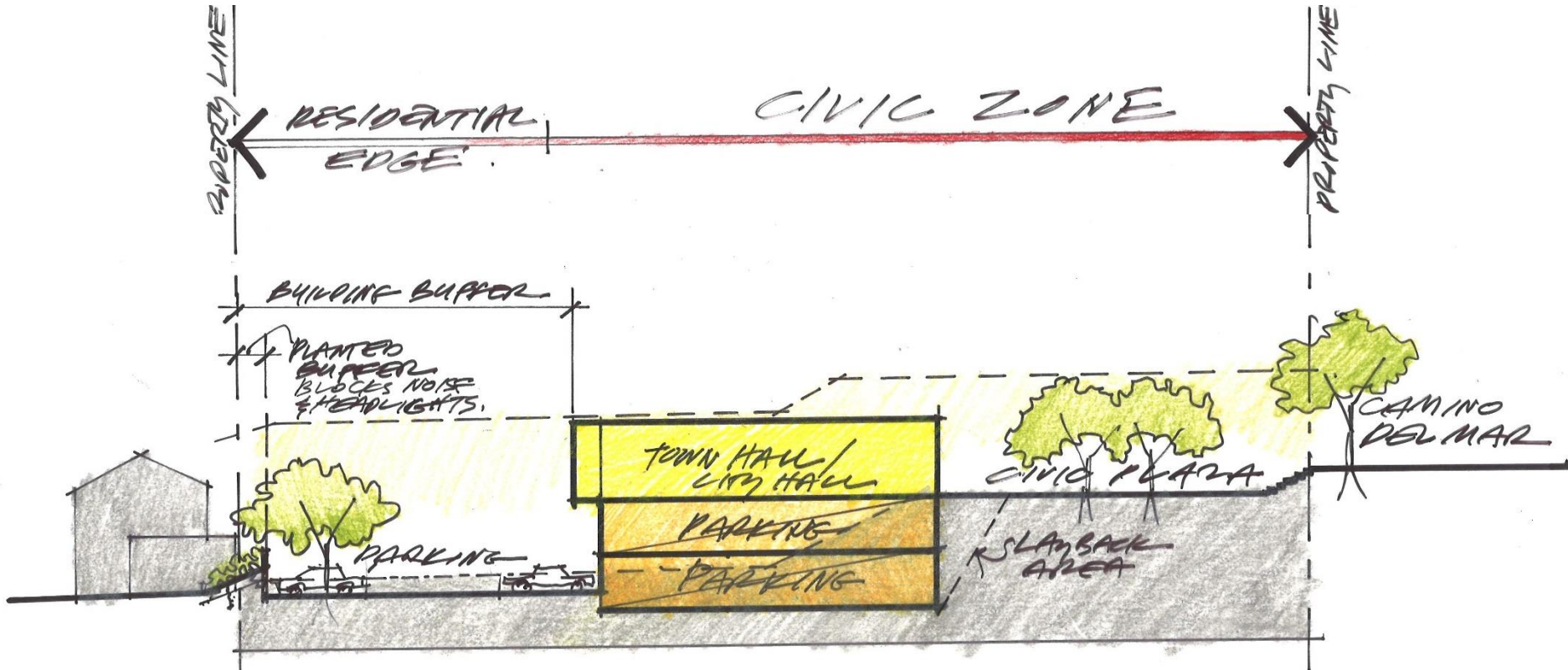


JUNE 1st RECAP

FIVE MAJOR PROGRAM ELEMENTS

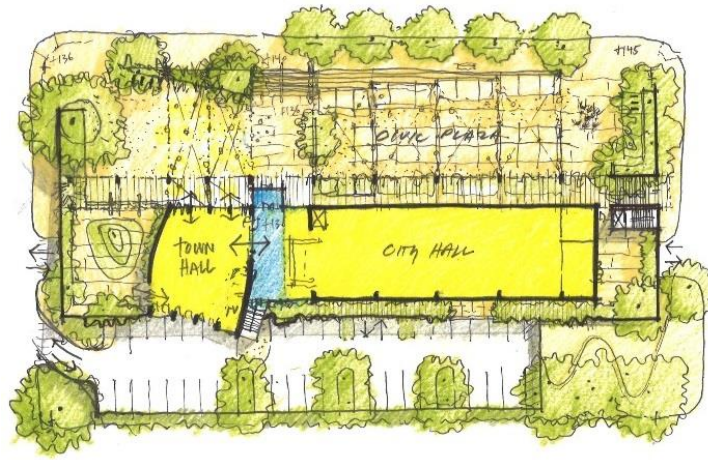
- 1) TOWN HALL:** Design a 3,200sf multipurpose hall that allows for a wide range of functions.
- 2) CIVIC PLAZA:** Create 15,000sf open space for community activities, including Farmers Market.
- 3) CITY HALL:** Provide 9,250sf for administrative services.
- 4) FUTURE EXPANSION:** Allow for 11,000–20,000sf range of future expansion; keep the options open!
- 5) PARKING:** Provide 160 stalls for current and future uses.

SITE SECTION WITH GARAGE



3 BIG IDEAS

CONCEPT A



CONCEPT B

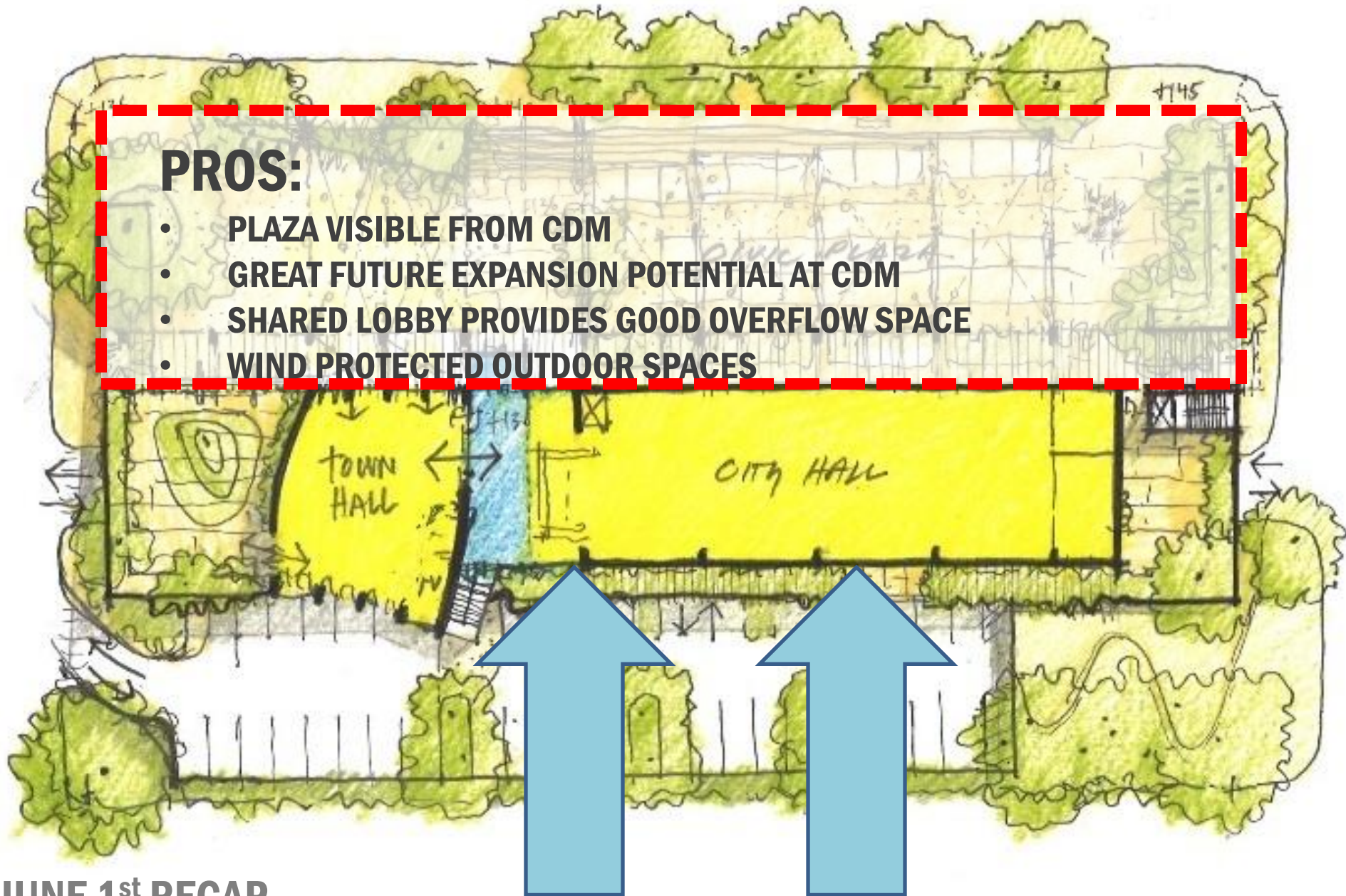


CONCEPT C



PROS:

- PLAZA VISIBLE FROM CDM
- GREAT FUTURE EXPANSION POTENTIAL AT CDM
- SHARED LOBBY PROVIDES GOOD OVERFLOW SPACE
- WIND PROTECTED OUTDOOR SPACES



CONS:

- PLAZA TOO BIG-STRETCHES ENTIRE BLOCK
- NO CIVIC PRESENCE AT CDM
- VIEWS BLOCKED

WALL BLOCKING VIEWS

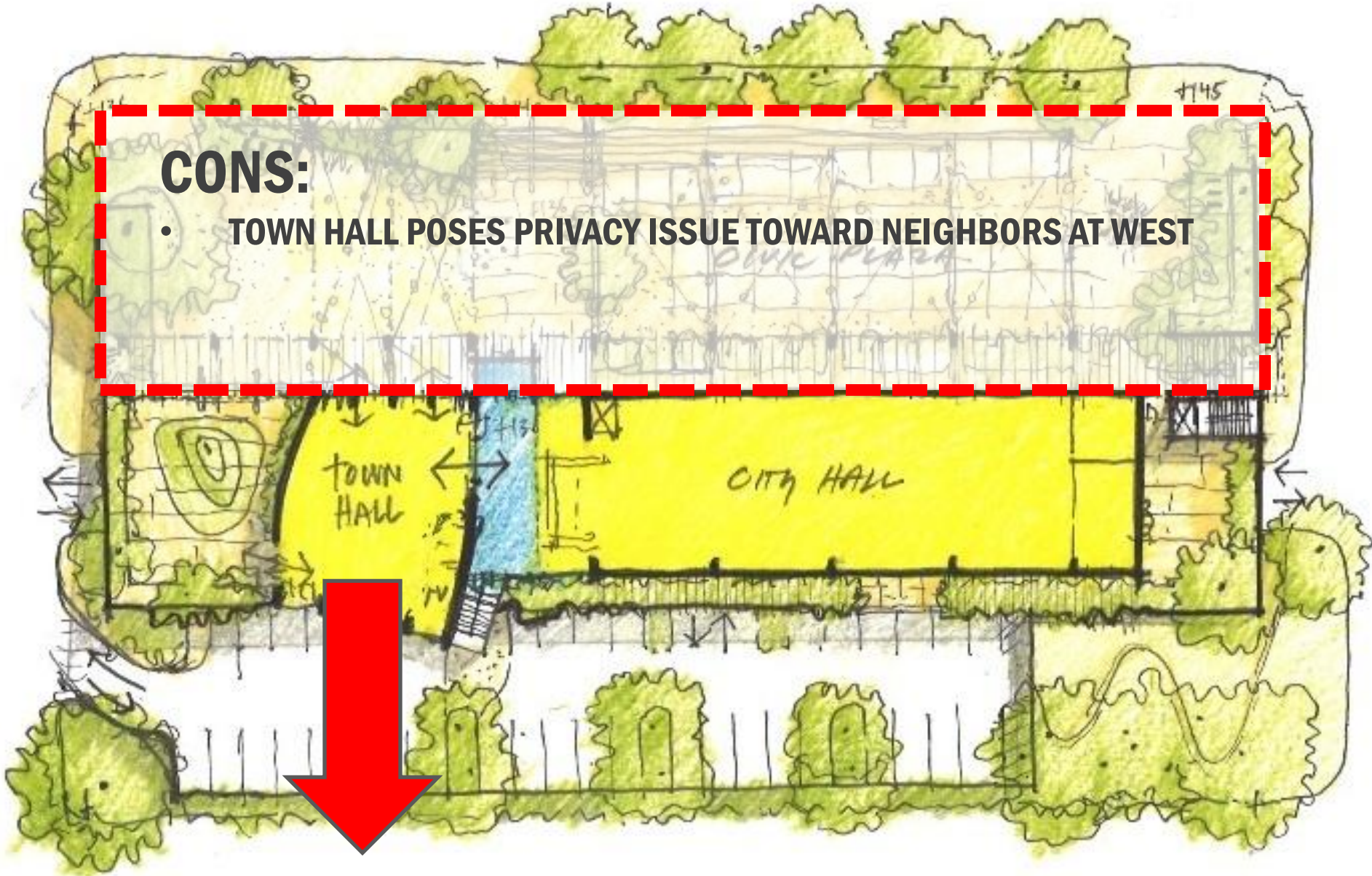


3 BIG IDEAS

CONCEPT A

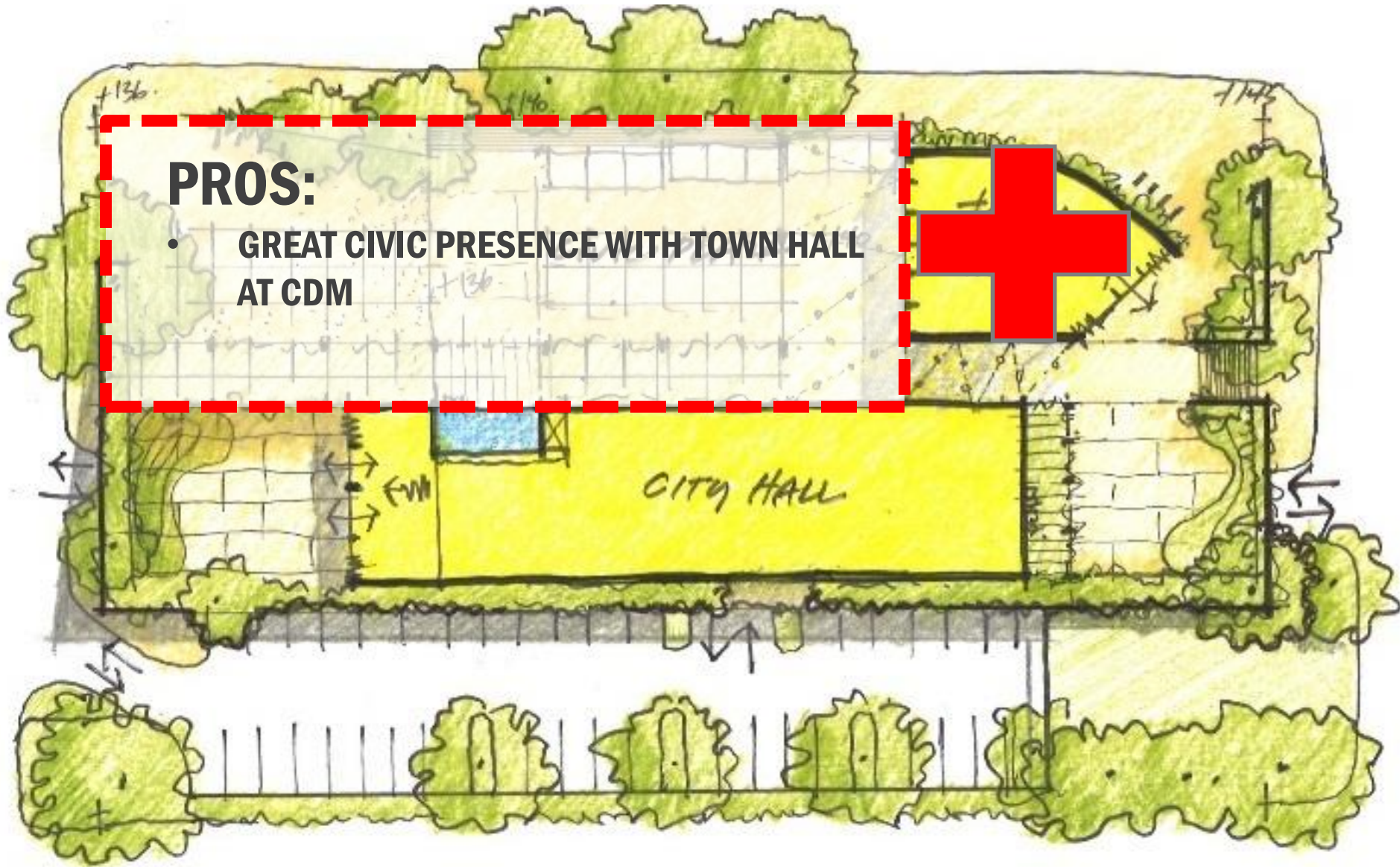
CONS:

- TOWN HALL POSES PRIVACY ISSUE TOWARD NEIGHBORS AT WEST



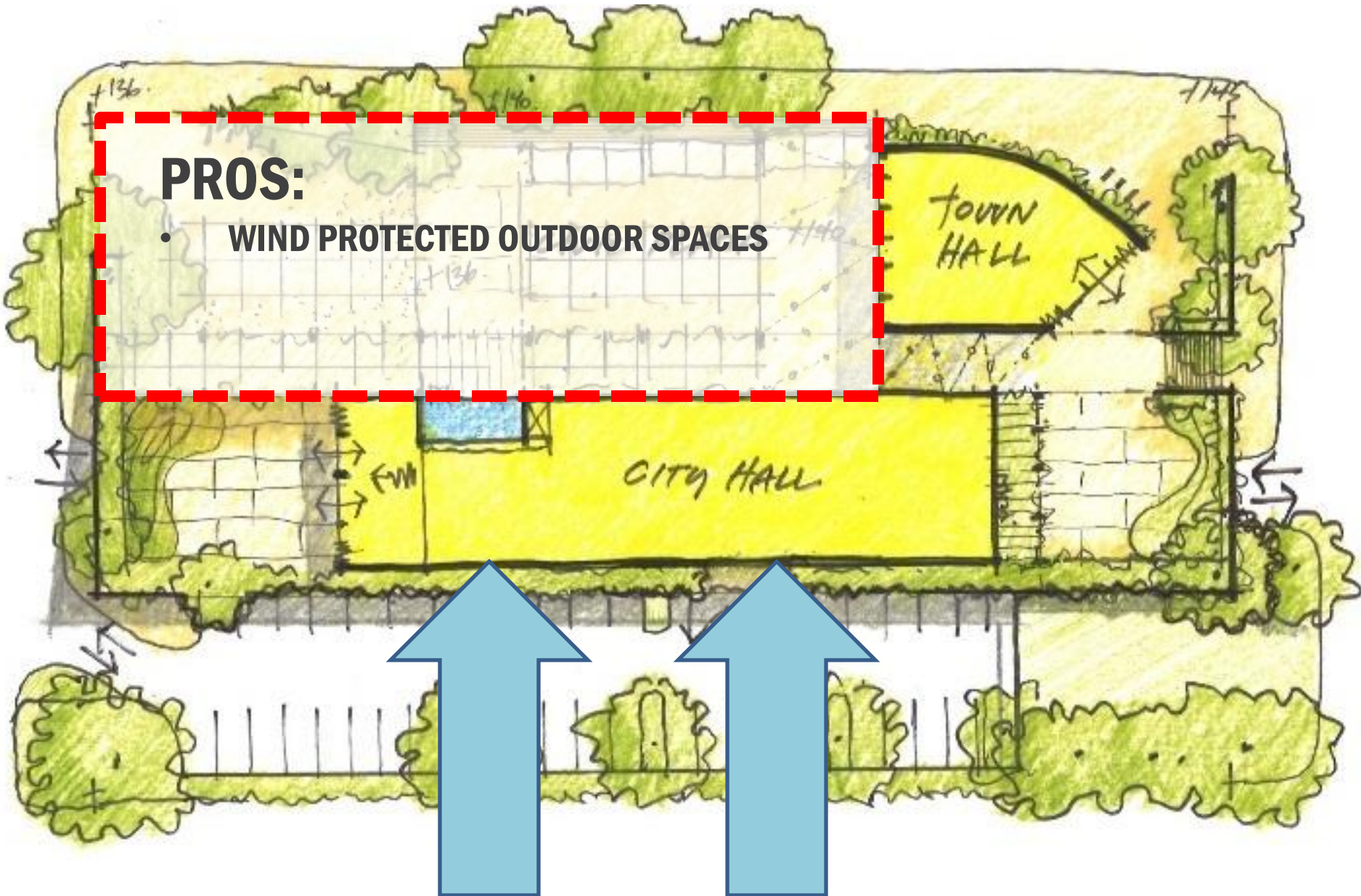
PROS:

- GREAT CIVIC PRESENCE WITH TOWN HALL AT CDM



3 BIG IDEAS

CONCEPT B



PROS:

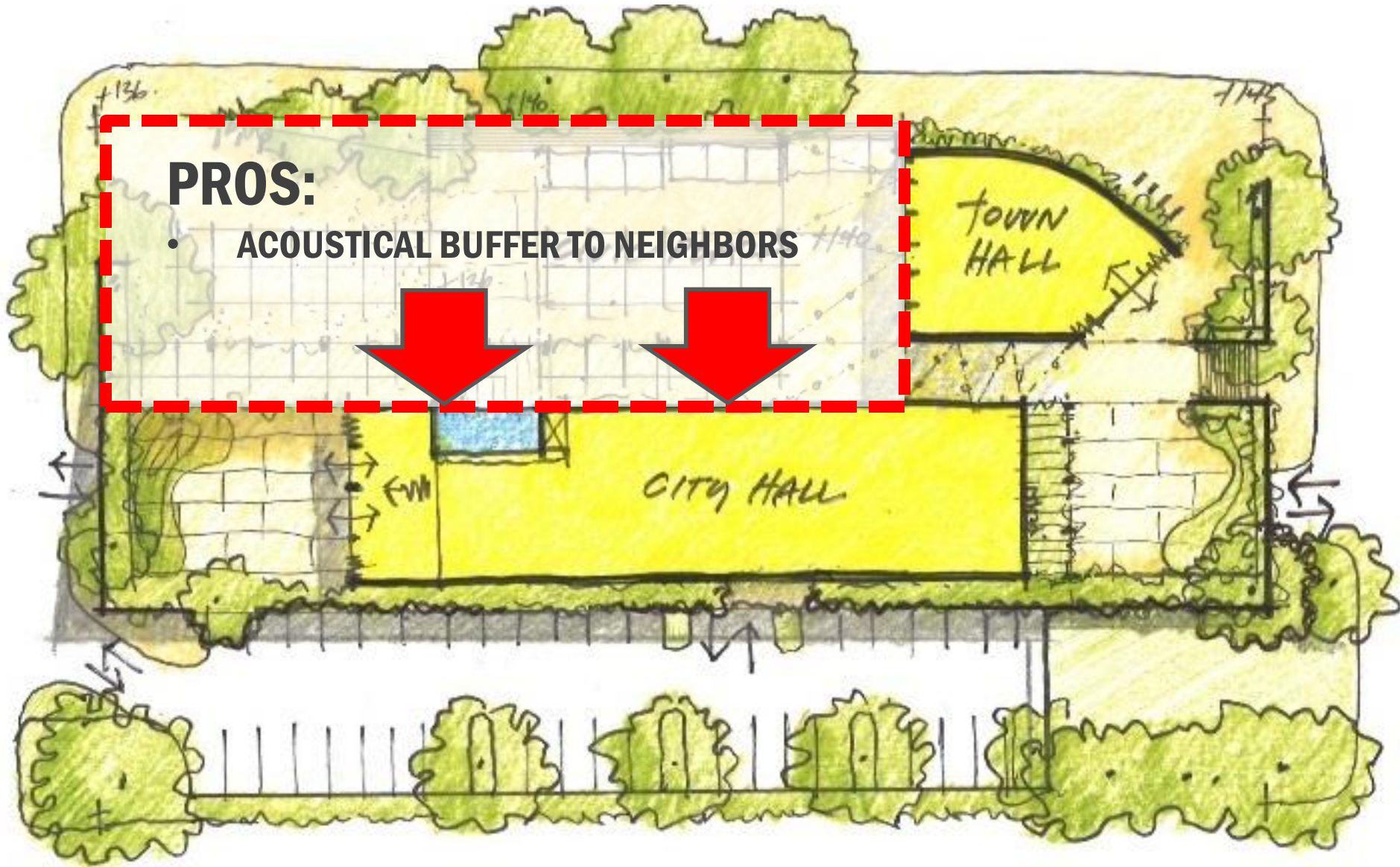
- WIND PROTECTED OUTDOOR SPACES

3 BIG IDEAS

CONCEPT B

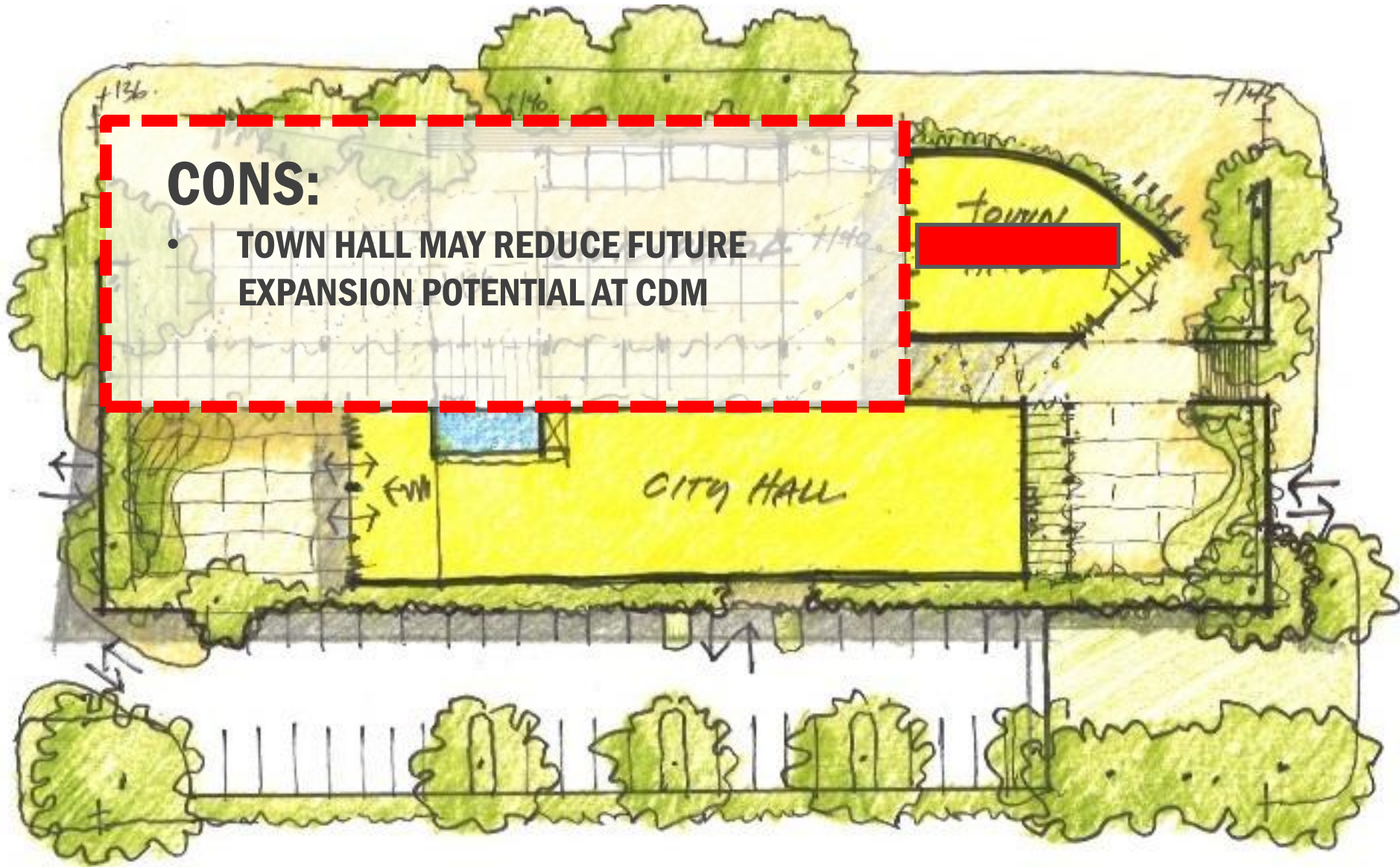
PROS:

- ACOUSTICAL BUFFER TO NEIGHBORS



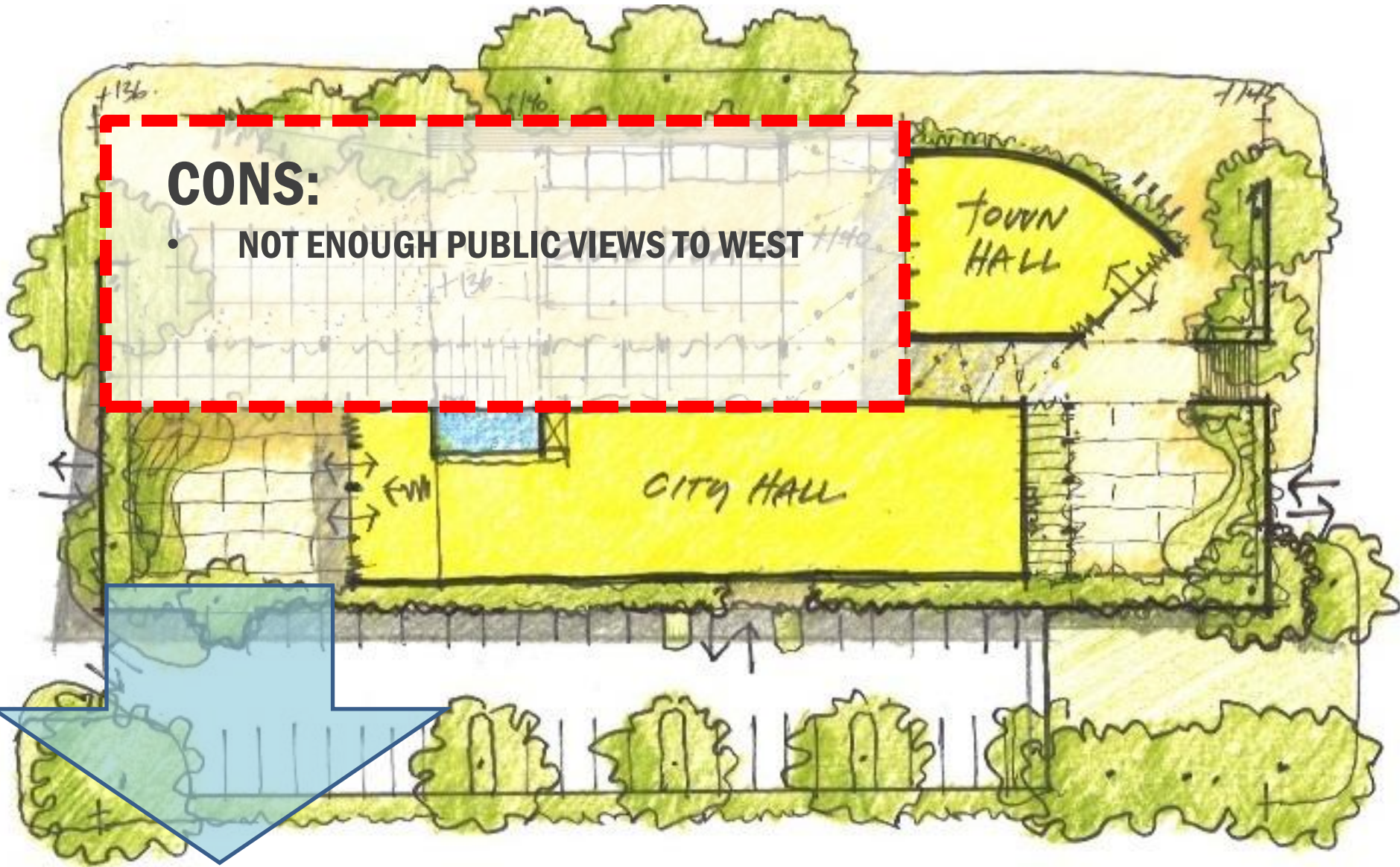
CONS:

- TOWN HALL MAY REDUCE FUTURE EXPANSION POTENTIAL AT CDM



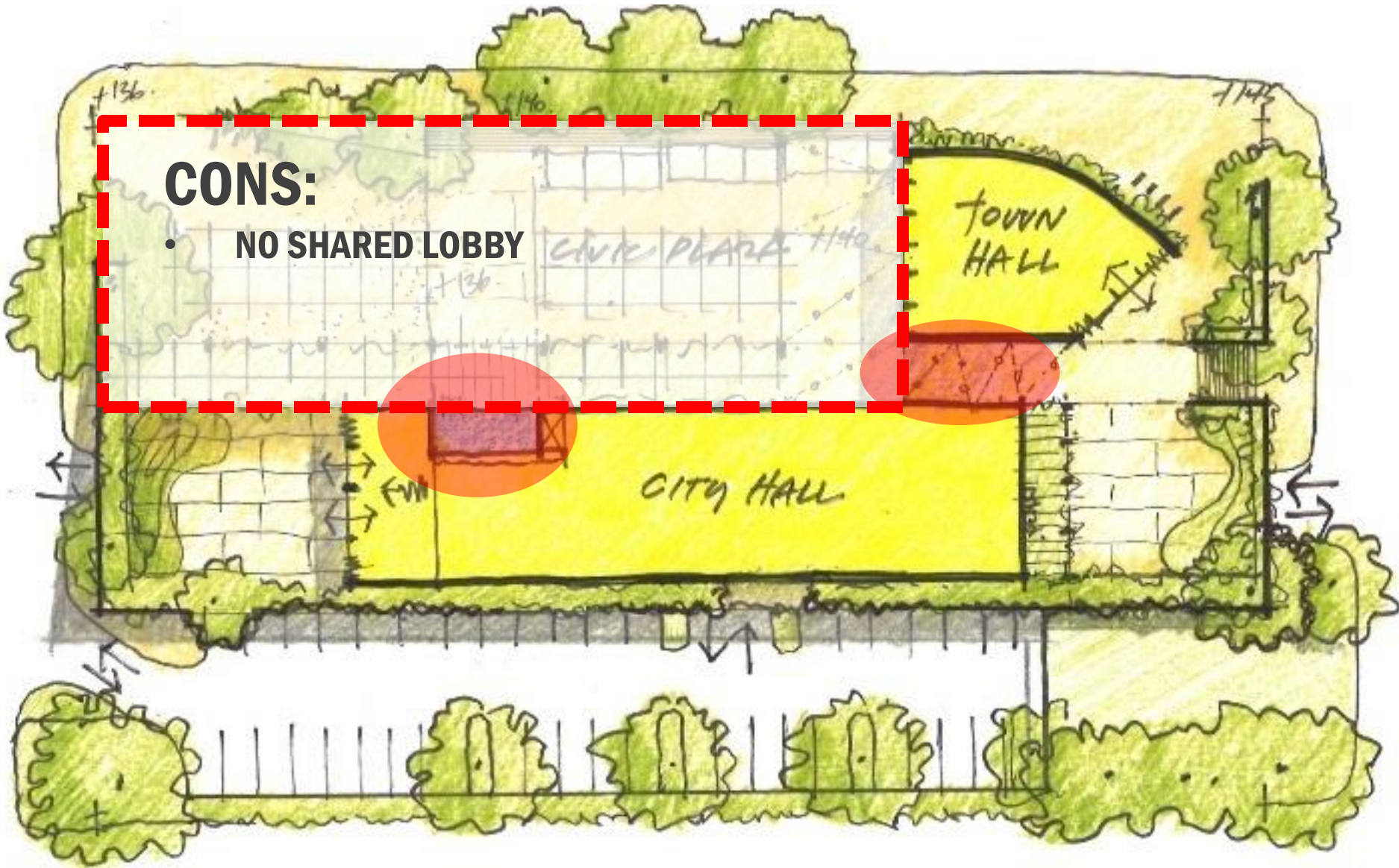
CONS:

- NOT ENOUGH PUBLIC VIEWS TO WEST



3 BIG IDEAS

CONCEPT B



CONS:

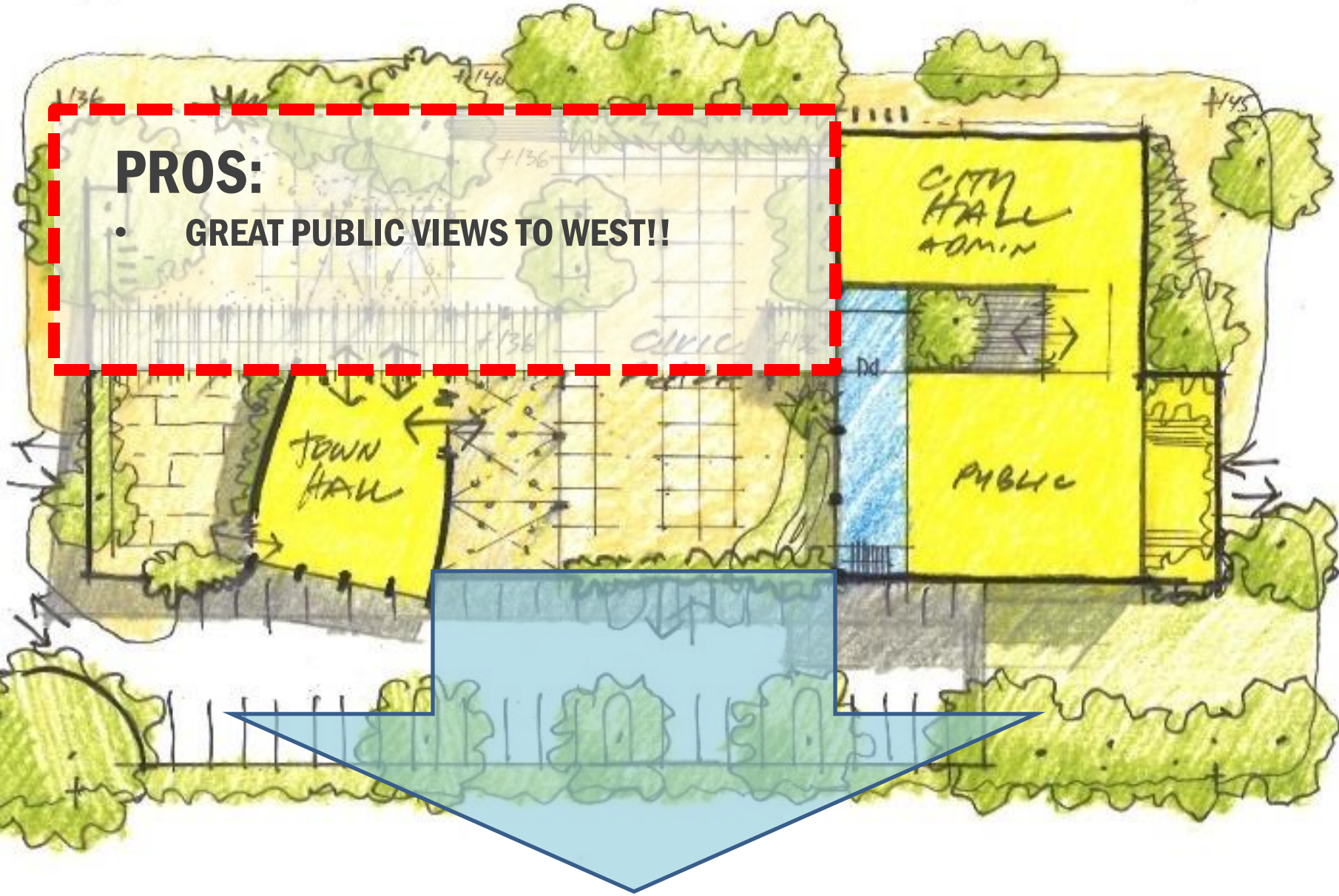
- NO SHARED LOBBY

3 BIG IDEAS

CONCEPT C

PROS:

- GREAT PUBLIC VIEWS TO WEST!!



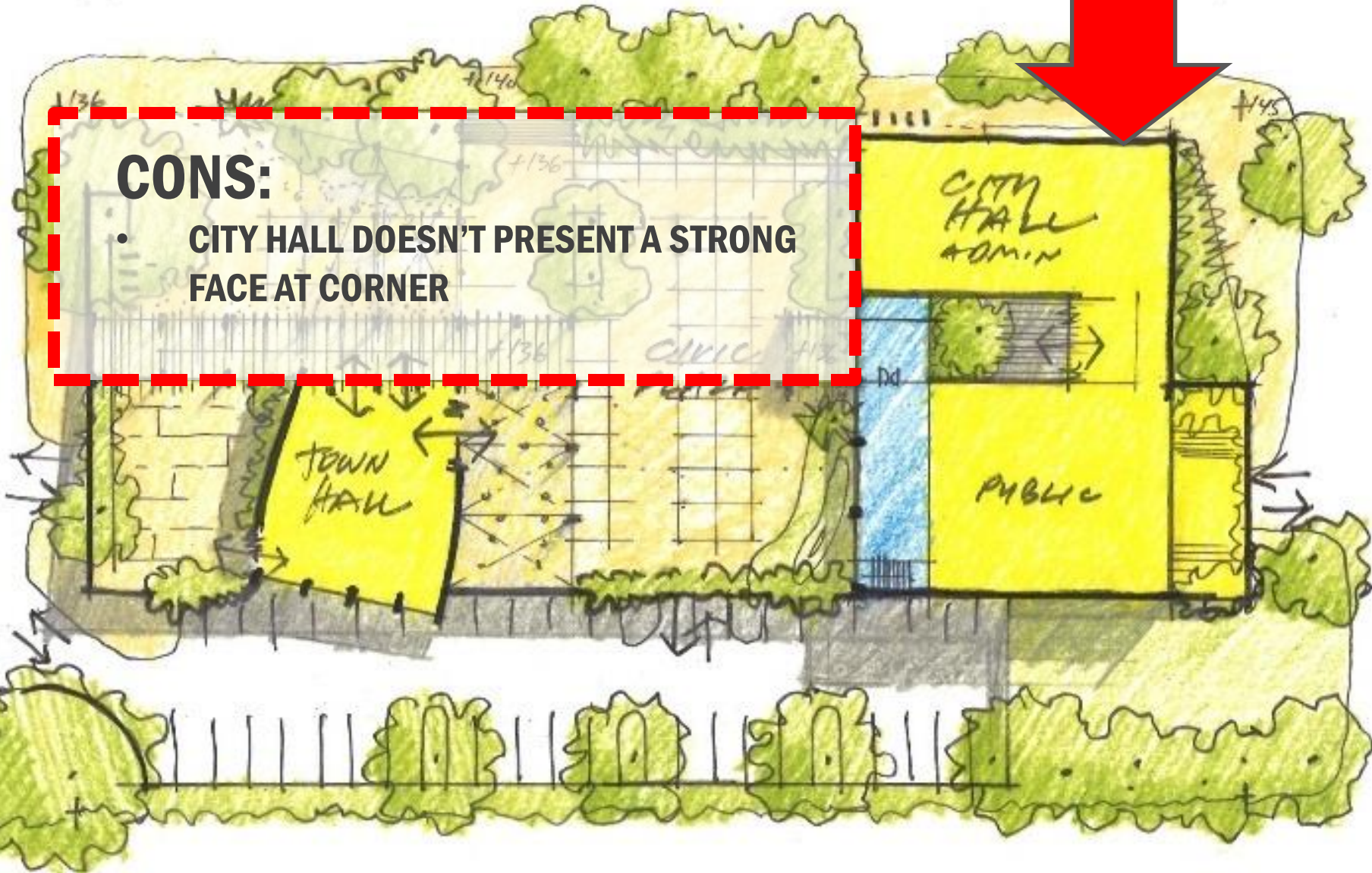
3 BIG IDEAS

CONCEPT C



CONS:

- CITY HALL DOESN'T PRESENT A STRONG FACE AT CORNER

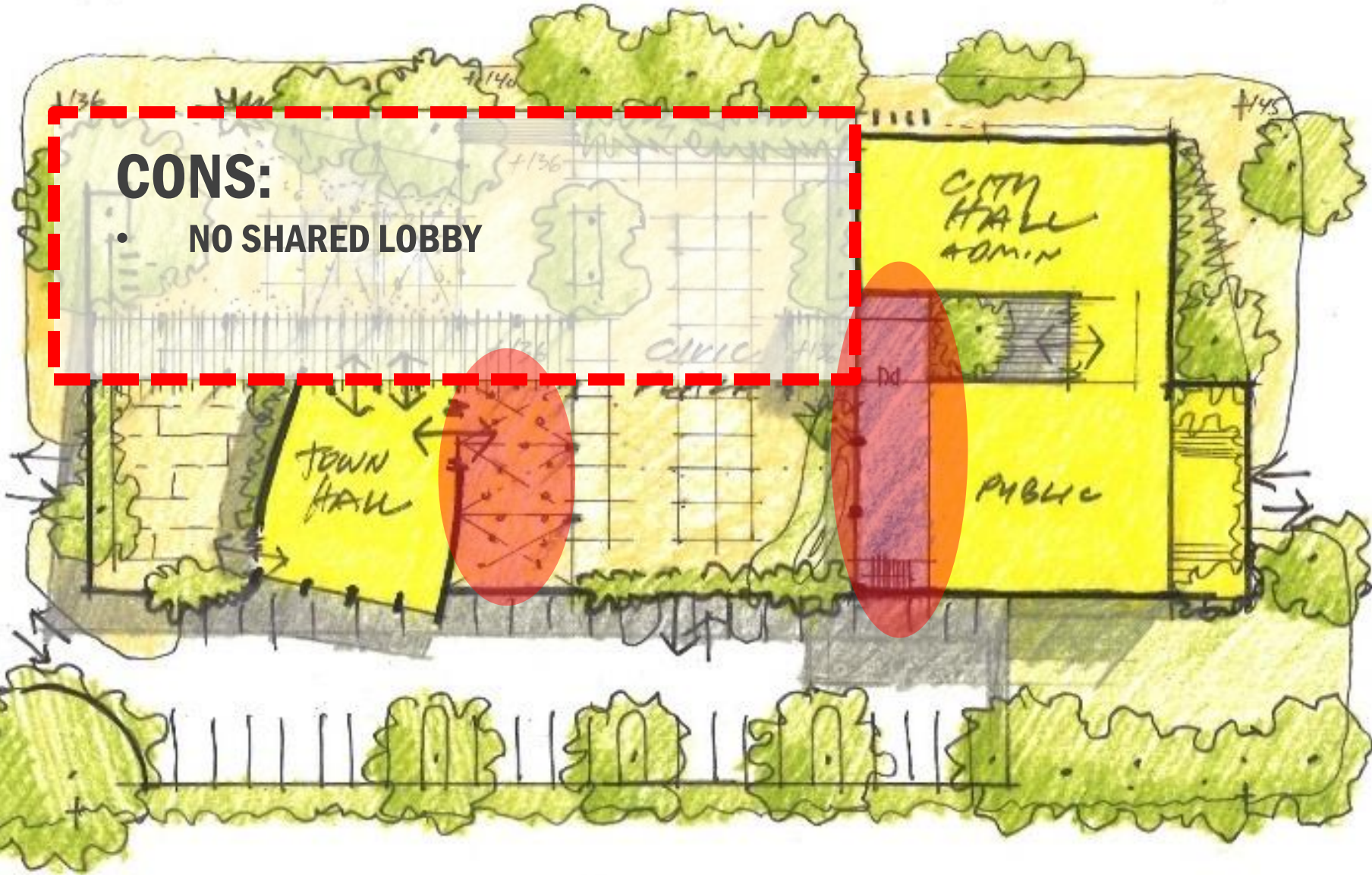


3 BIG IDEAS

CONCEPT C

CONS:

- NO SHARED LOBBY

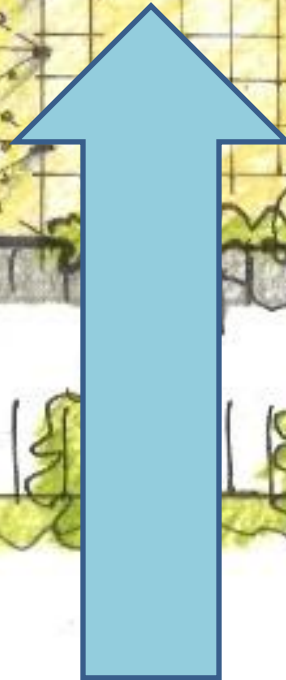


3 BIG IDEAS

CONCEPT C

CONS:

- NO WINDBREAK AT WEST

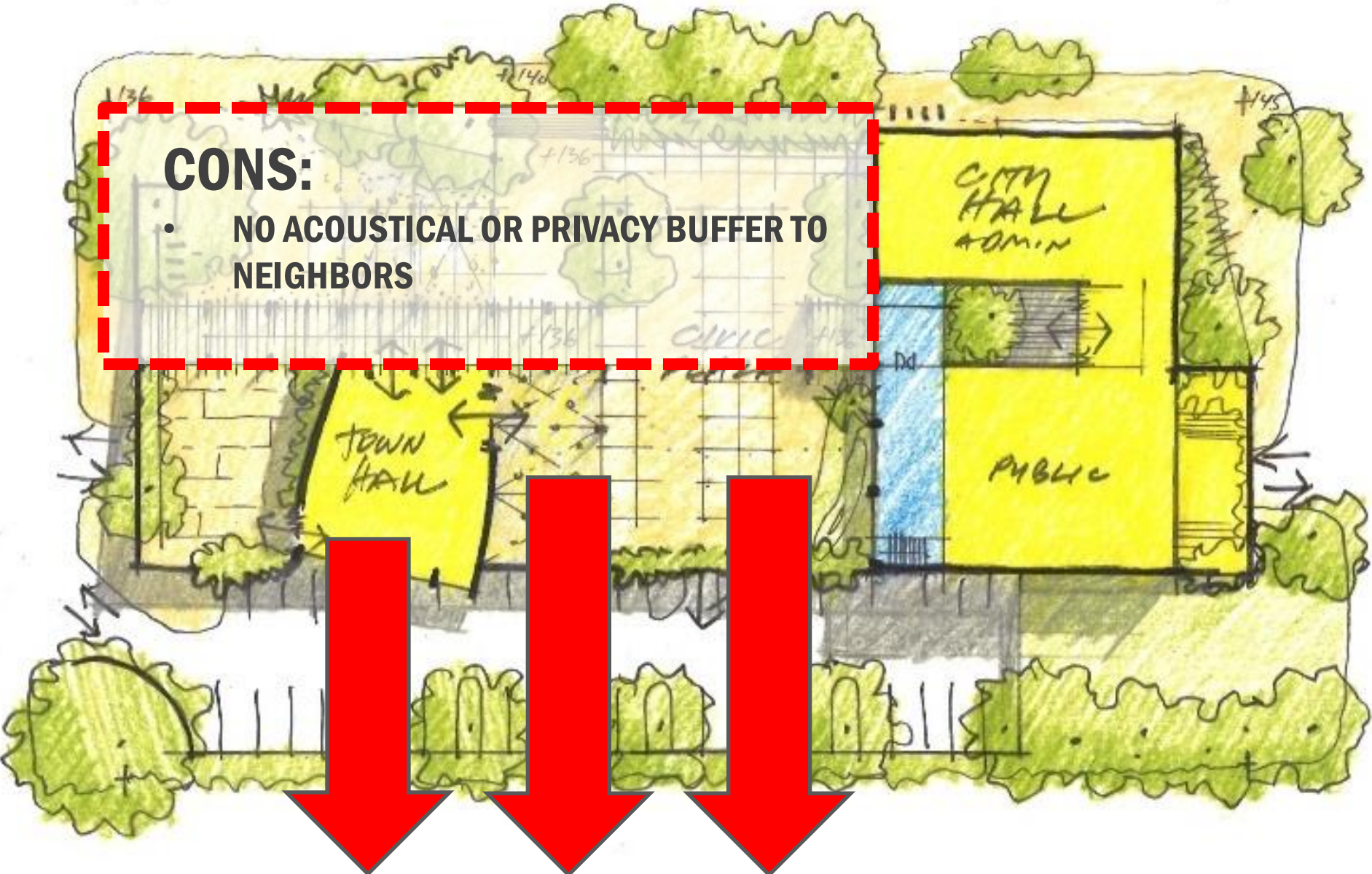


3 BIG IDEAS

CONCEPT C

CONS:

- NO ACOUSTICAL OR PRIVACY BUFFER TO NEIGHBORS



DIRECTION GIVEN ON JUNE 1ST FOR NEXT STEPS:

- **RETURN WITH TWO HYBRID CONCEPTS THAT ADDRESS THE FEEDBACK FROM JUNE 1**
- **PRESENT THE TRADE-OFFS OF EACH CONCEPT**
- **IF A CLEAR WINNER EMERGES, SUGGEST A PREFERRED CONCEPT**

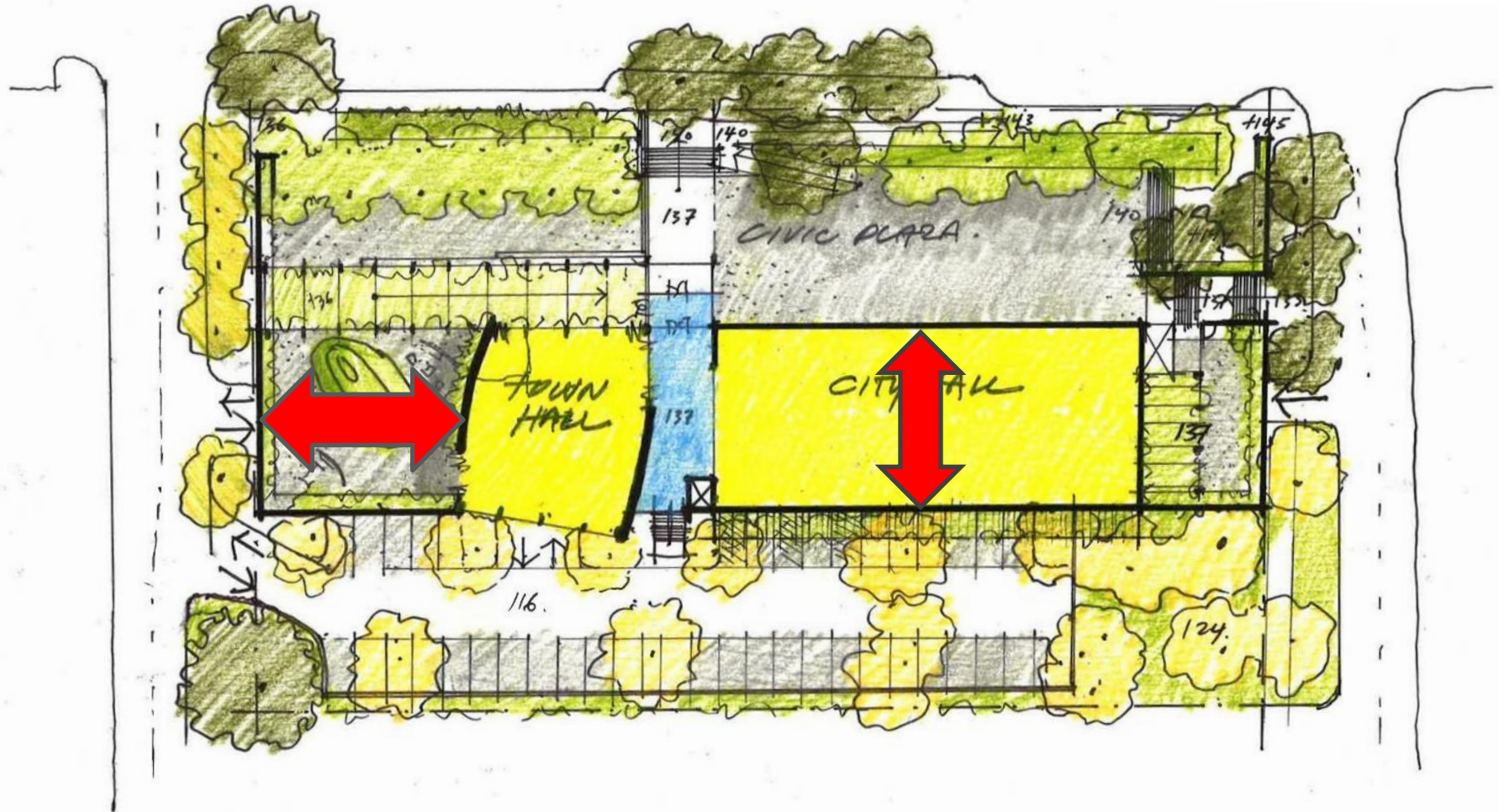
GOALS FOR TONIGHT TO REMAIN ON SCHEDULE:

- **DETERMINE CLEAR DIRECTION ON PREFERRED SITE CONCEPT**
- **VERIFY FIVE MAJOR PROGRAM ELEMENTS**

REFINED SITE CONCEPTS

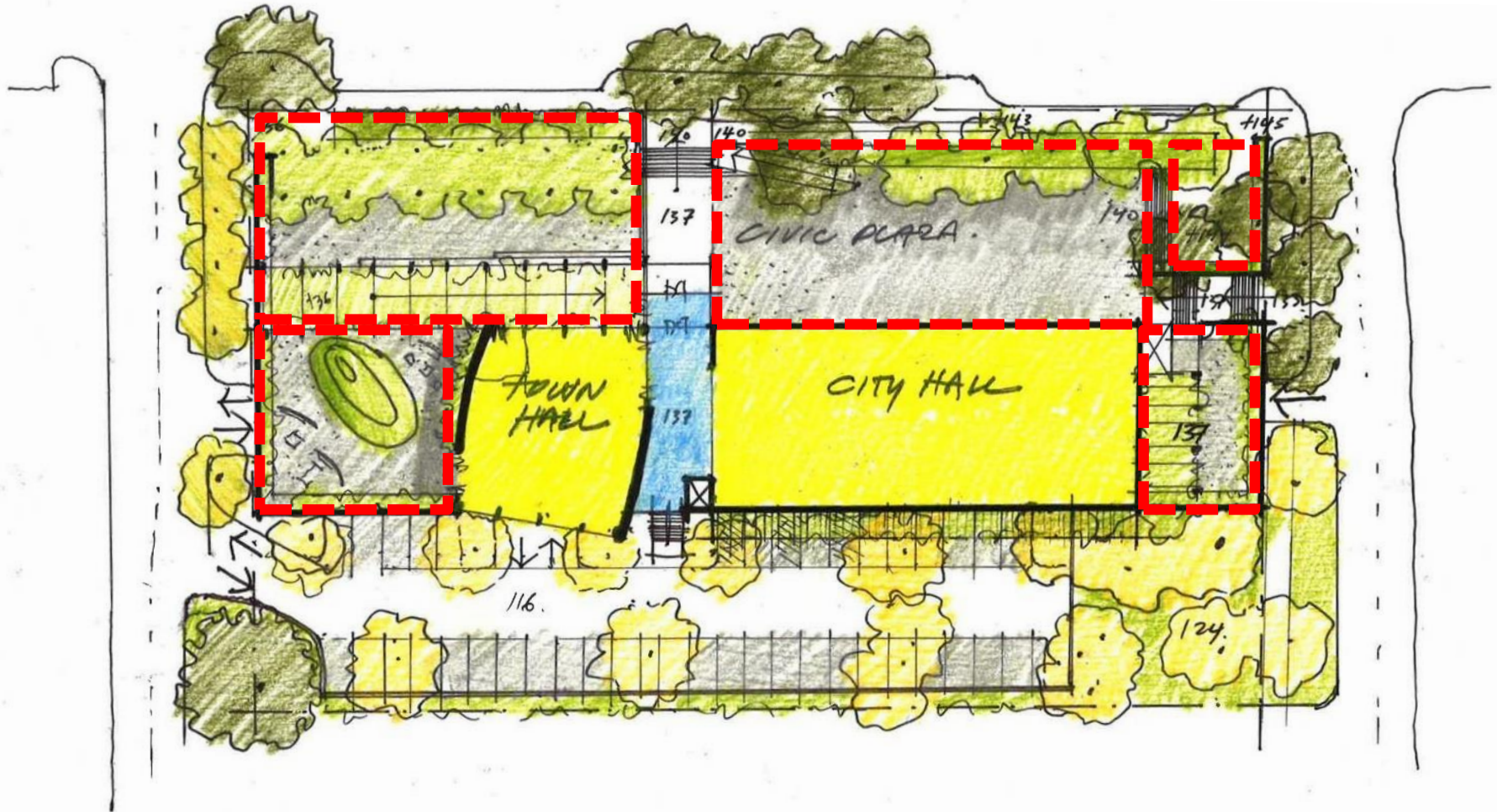
D + E

CONCEPT D - SITE PLAN



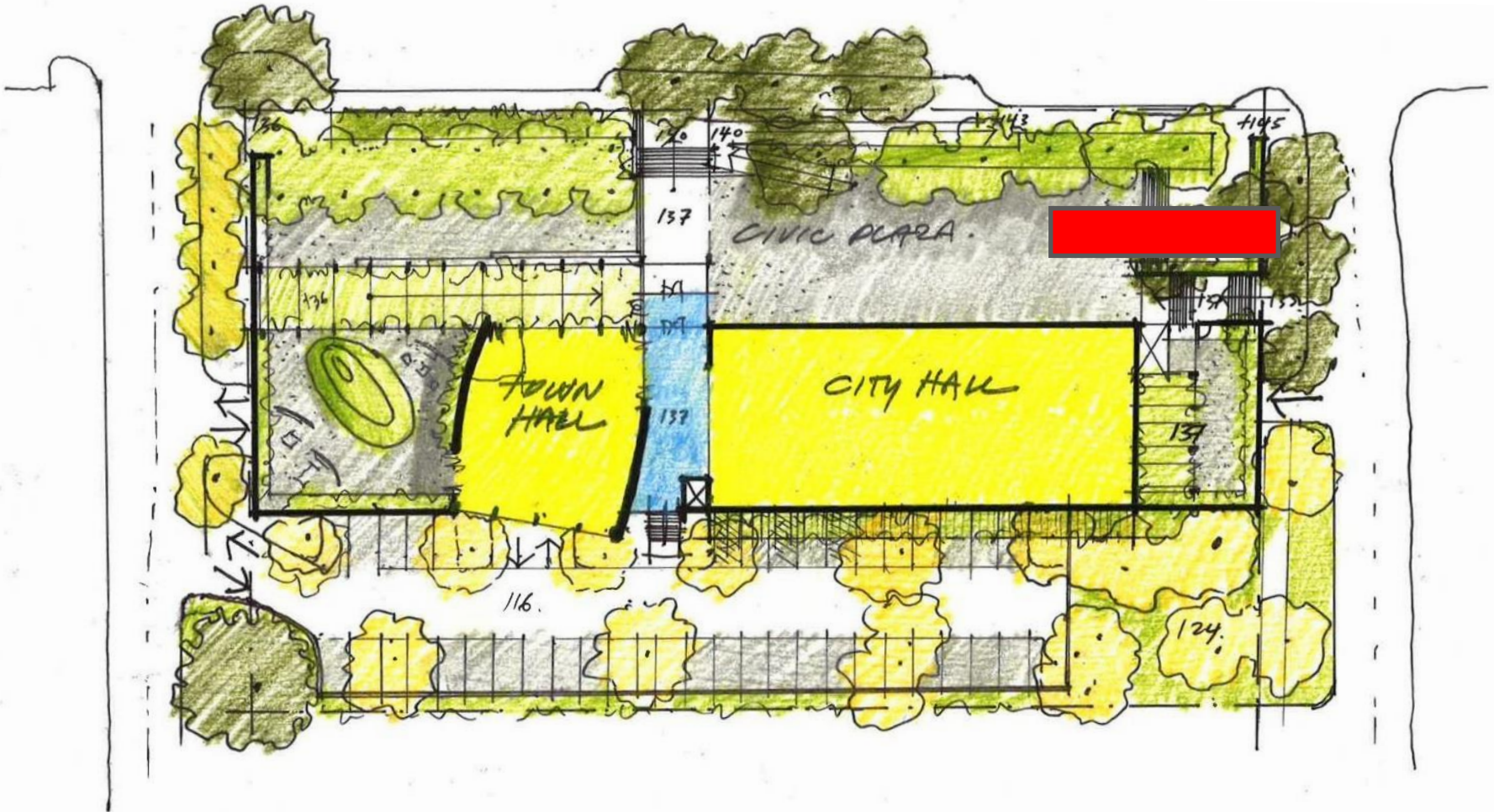
REFINED SITE CONCEPTS

CONCEPT D - SITE PLAN



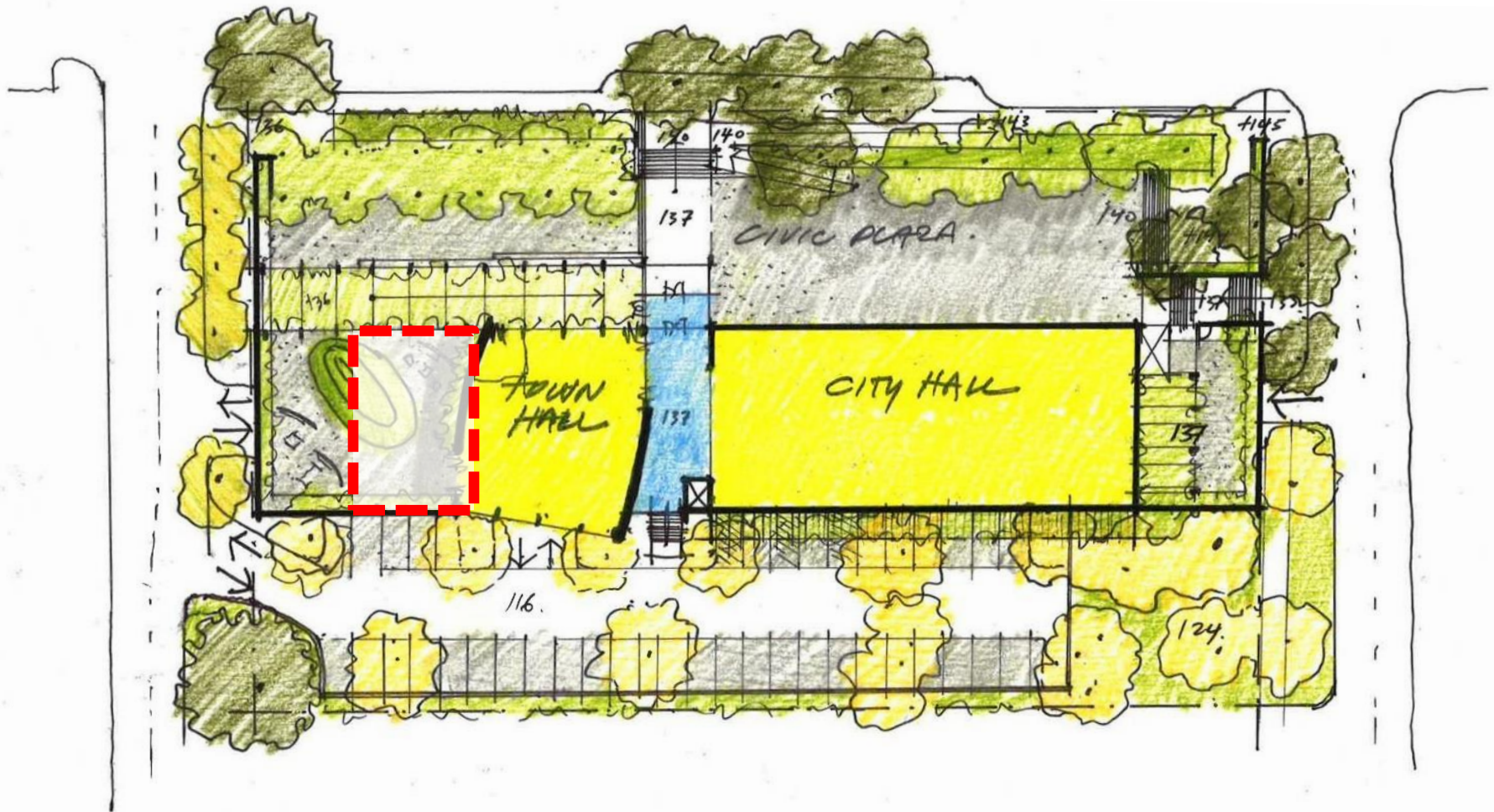
REFINED SITE CONCEPTS

CONCEPT D - SITE PLAN



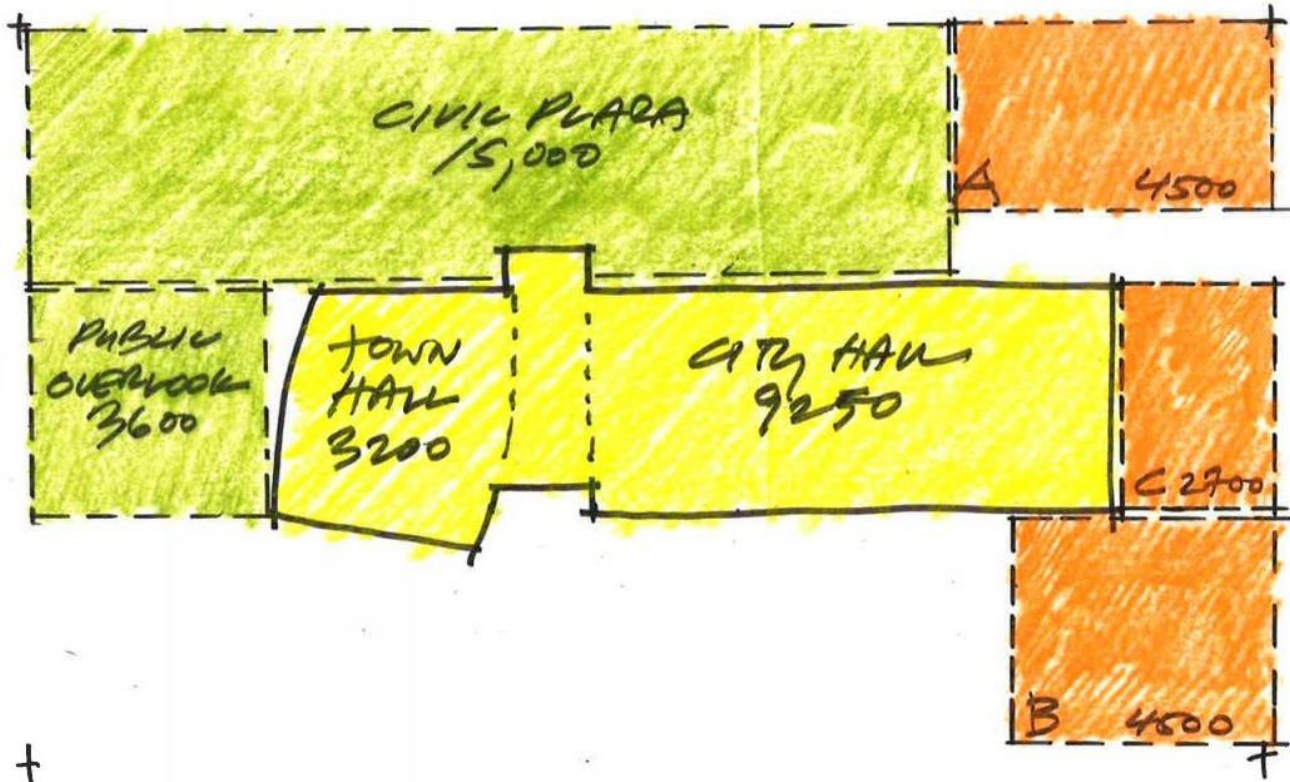
REFINED SITE CONCEPTS

CONCEPT D - SITE PLAN



REFINED SITE CONCEPTS

CONCEPT D - EXPANSION POTENTIAL



FUTURE EXPANSION

A: 4500

B: 4500

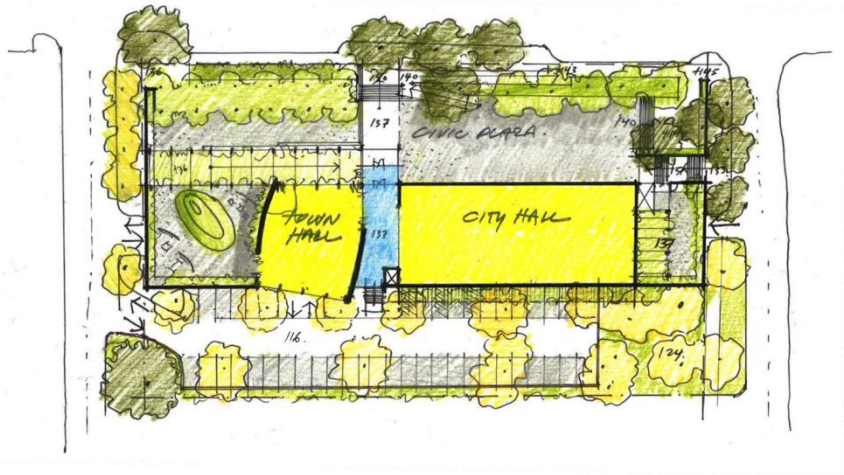
C: 2700

11,700

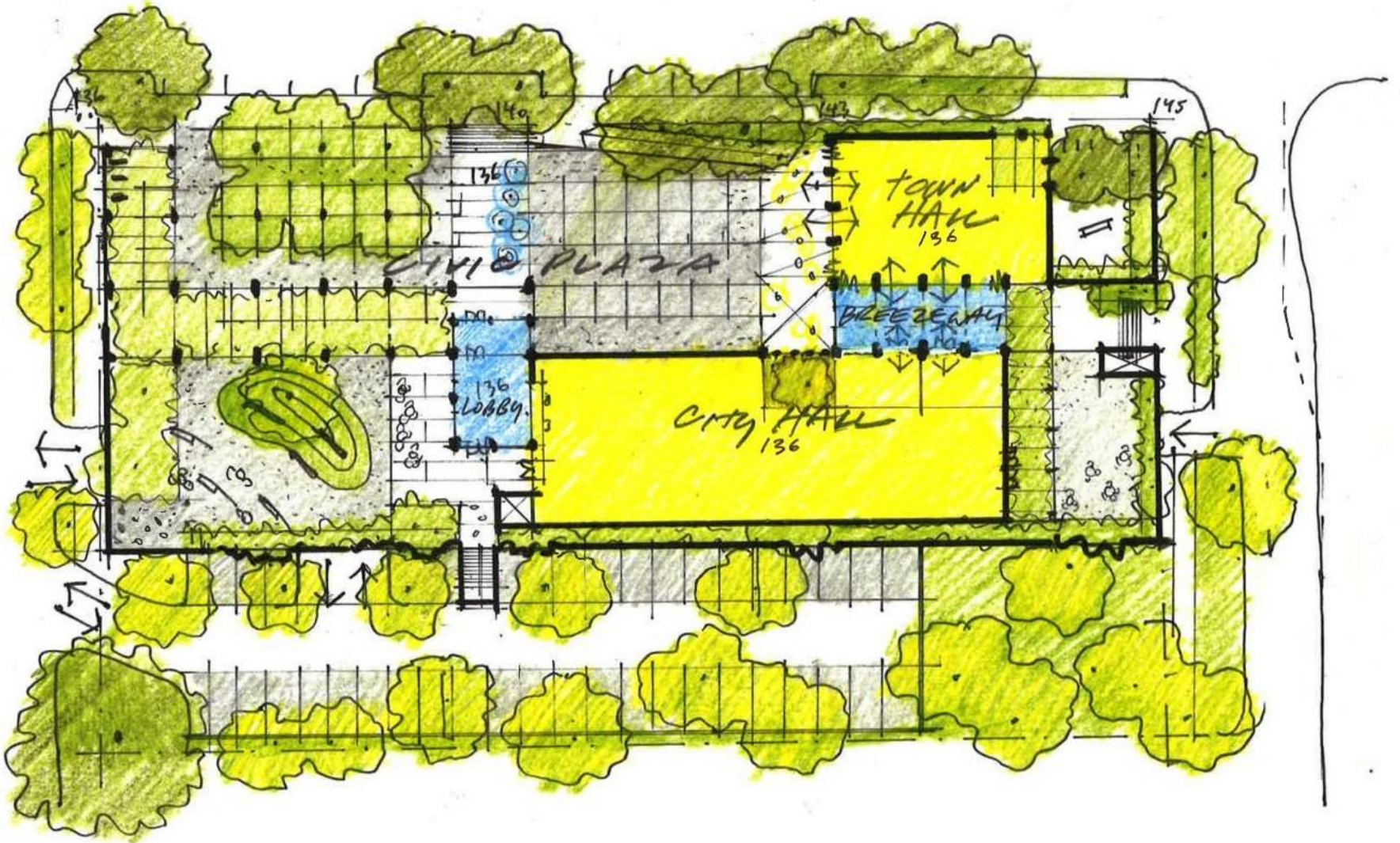
CONCEPT D – EVALUATION FOR SUCCESS

CRITERIA

- PUBLIC VIEWS
- CIVIC BEACON
- PLAZA VISIBLE FROM CDM
- FUTURE EXPANSION POTENTIAL
- WEATHER PROTECTED OUTDOOR SPACES
- NEIGHBORHOOD ACOUSTICS
- HEIGHT LIMIT
- FARMERS MARKET FUNCTION
- HUMAN SCALED SPACES
- STRUCTURAL FOR E.O.C.

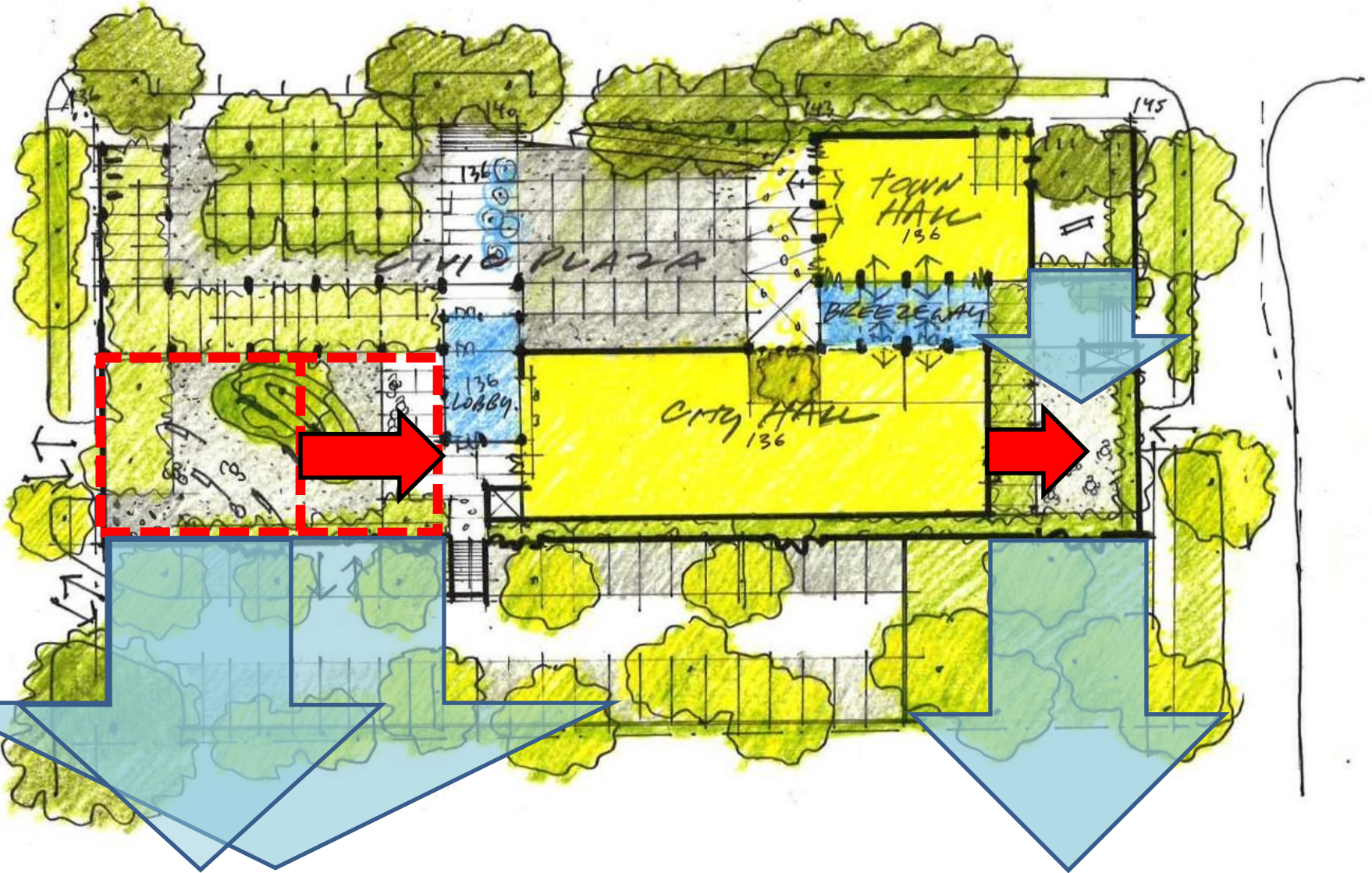


CONCEPT E - SITE PLAN



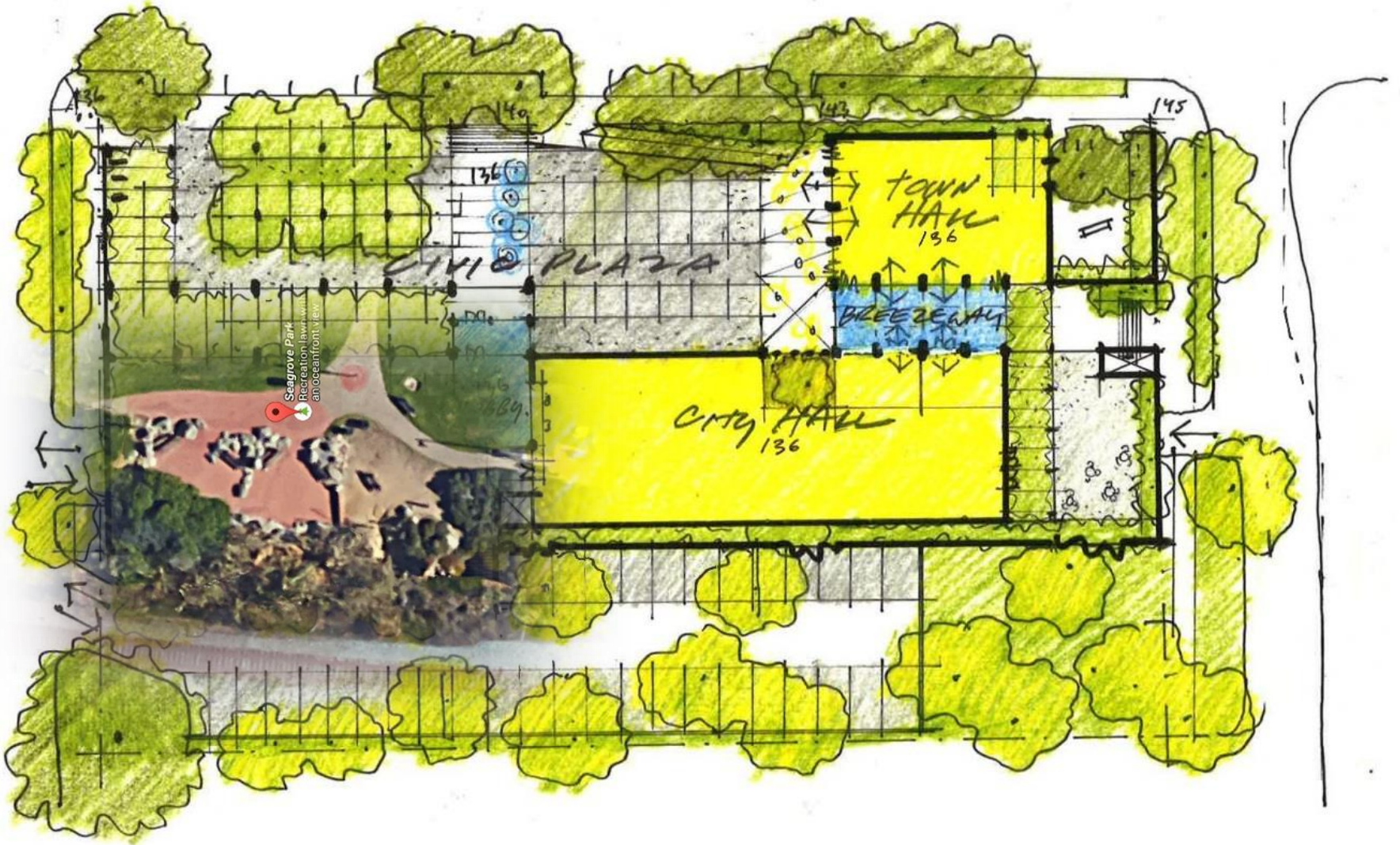
REFINED SITE CONCEPTS

CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS

CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS

CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS

Cir Se
CONCEPT E - SITE PLAN



Powerhouse Park
Bluffside setting
for play & leisure



145

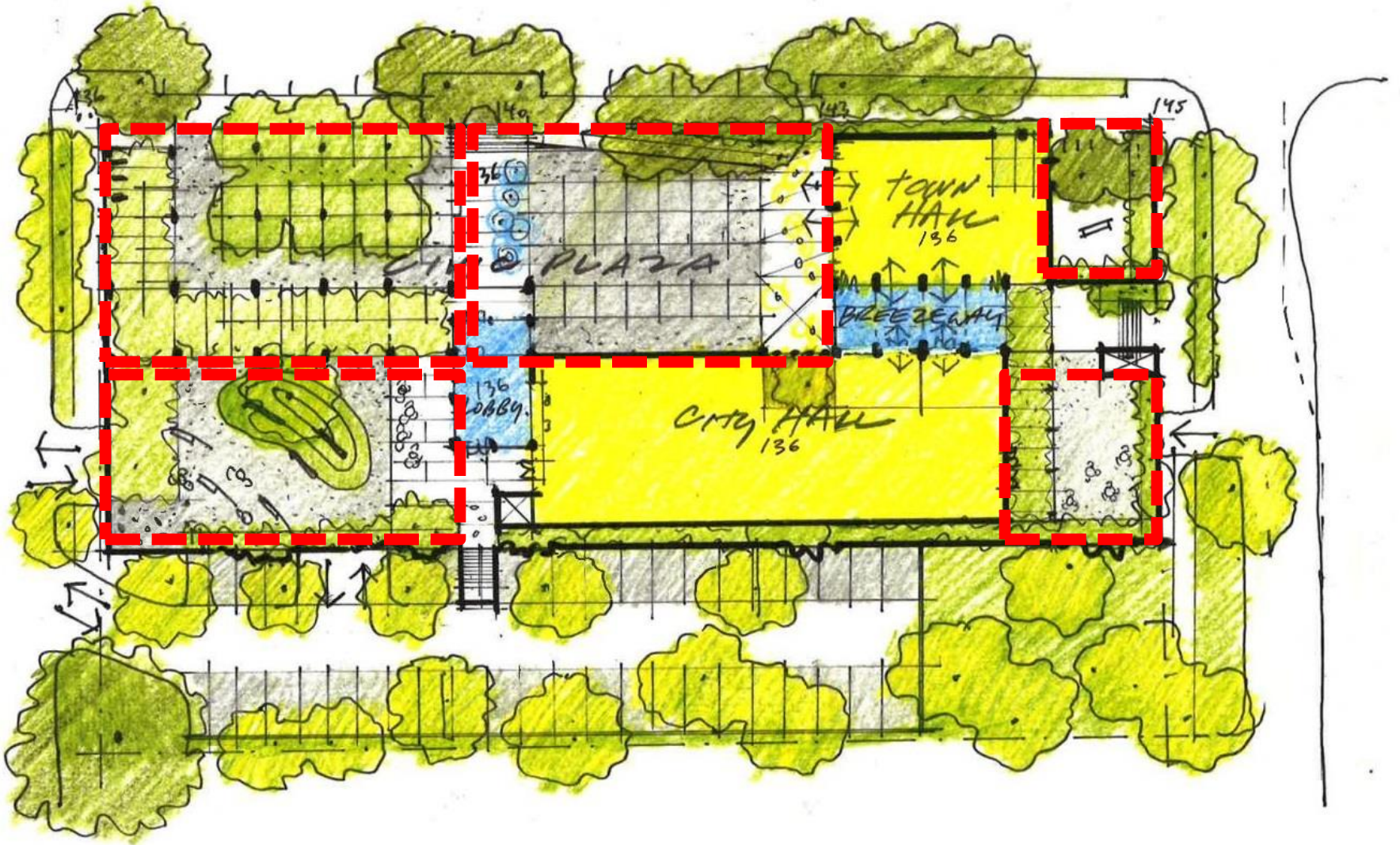
REFINED SITE CONCEPTS

CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS

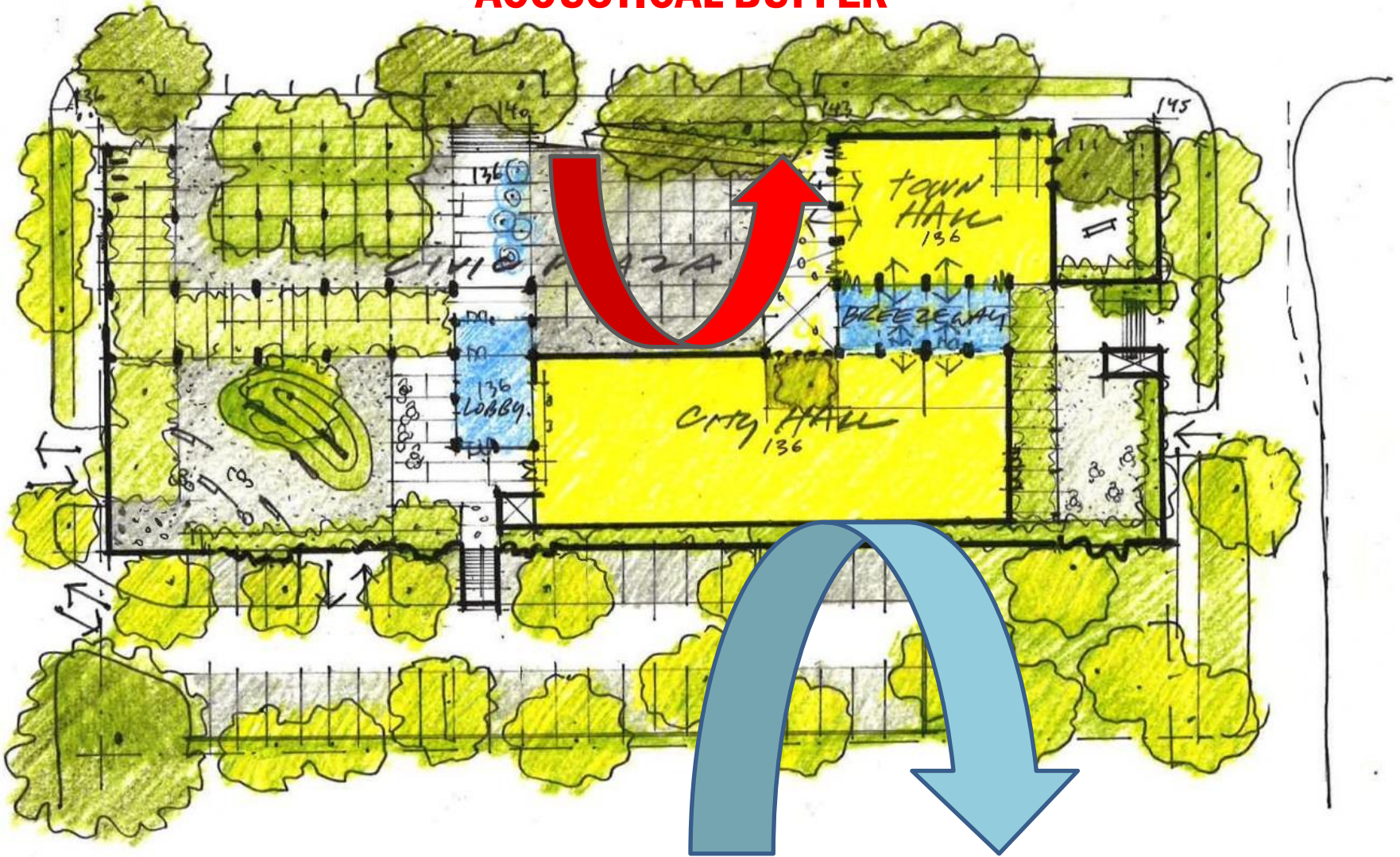
CONCEPT E - SITE PLAN



REFINED SITE CONCEPTS

CONCEPT E - SITE PLAN

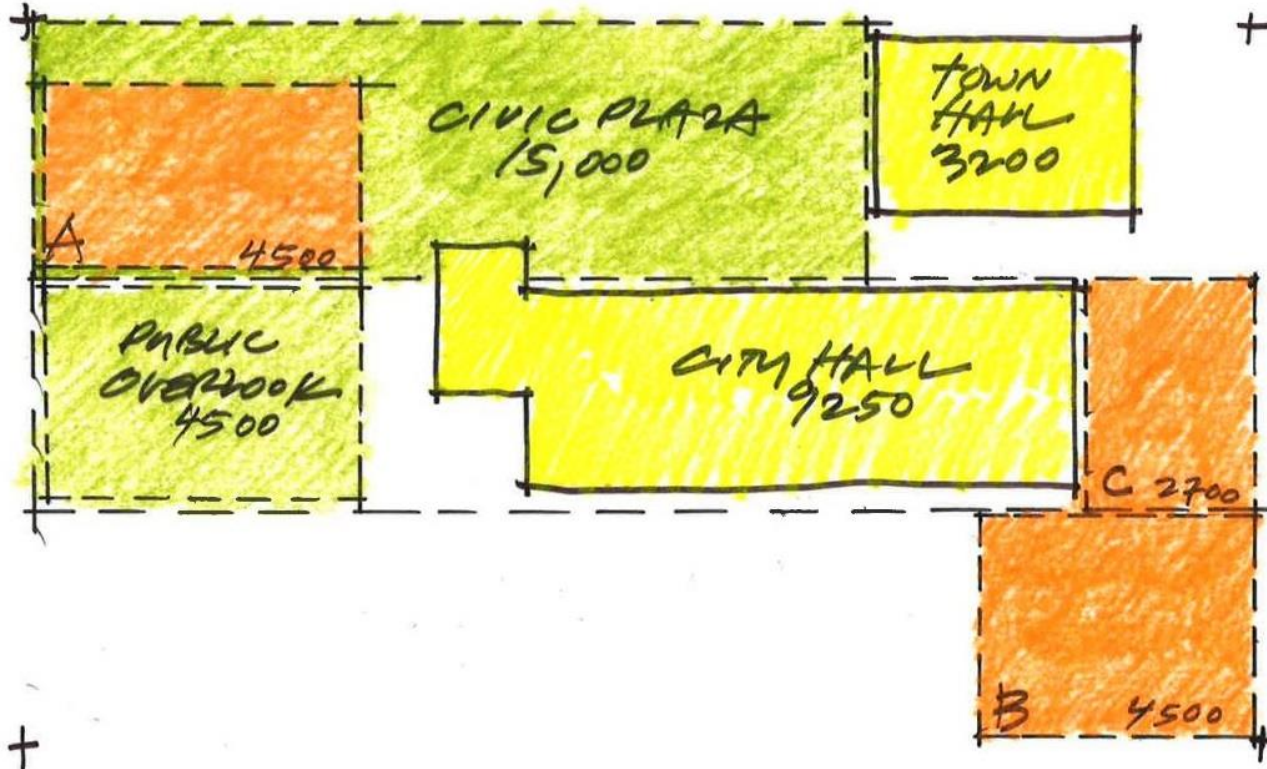
ACOUSTICAL BUFFER



WINDBREAK

REFINED SITE CONCEPTS

CONCEPT E - EXPANSION POTENTIAL



FUTURE EXPANSION

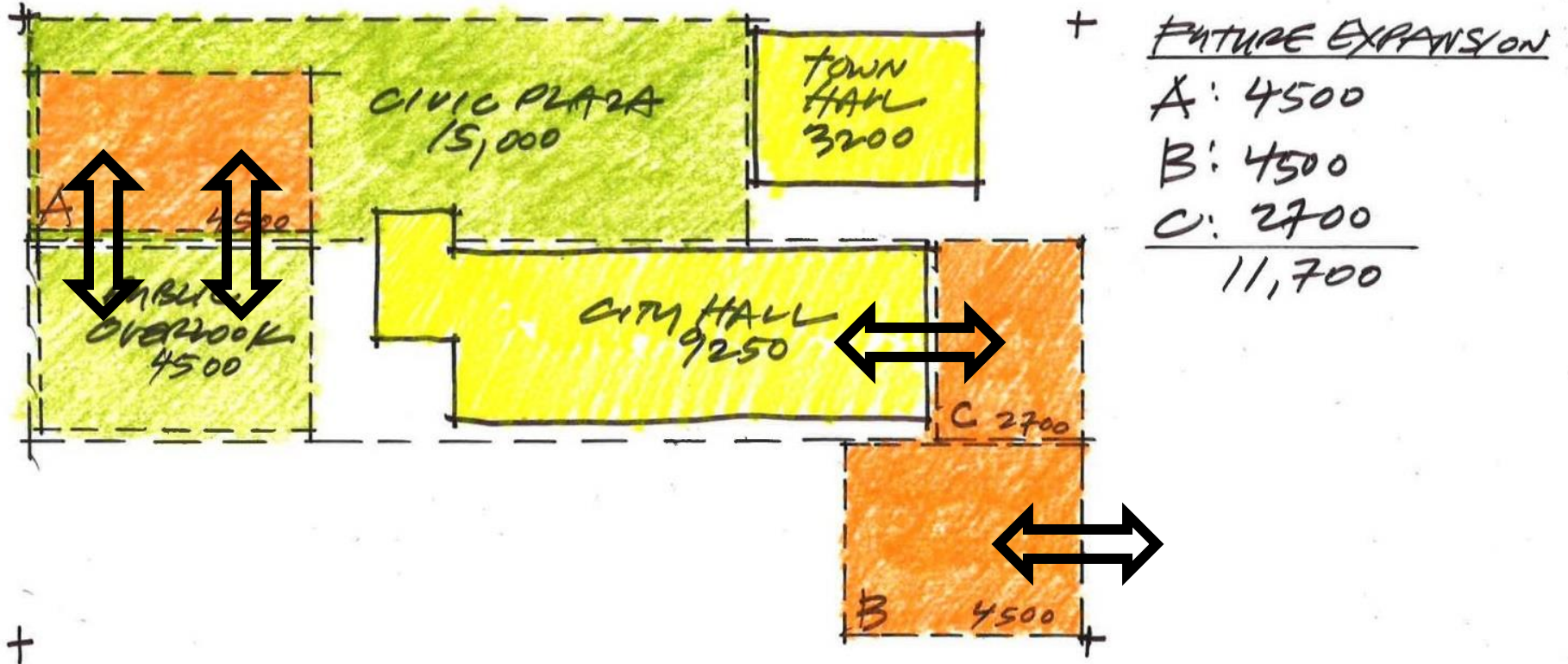
A: 4500

B: 4500

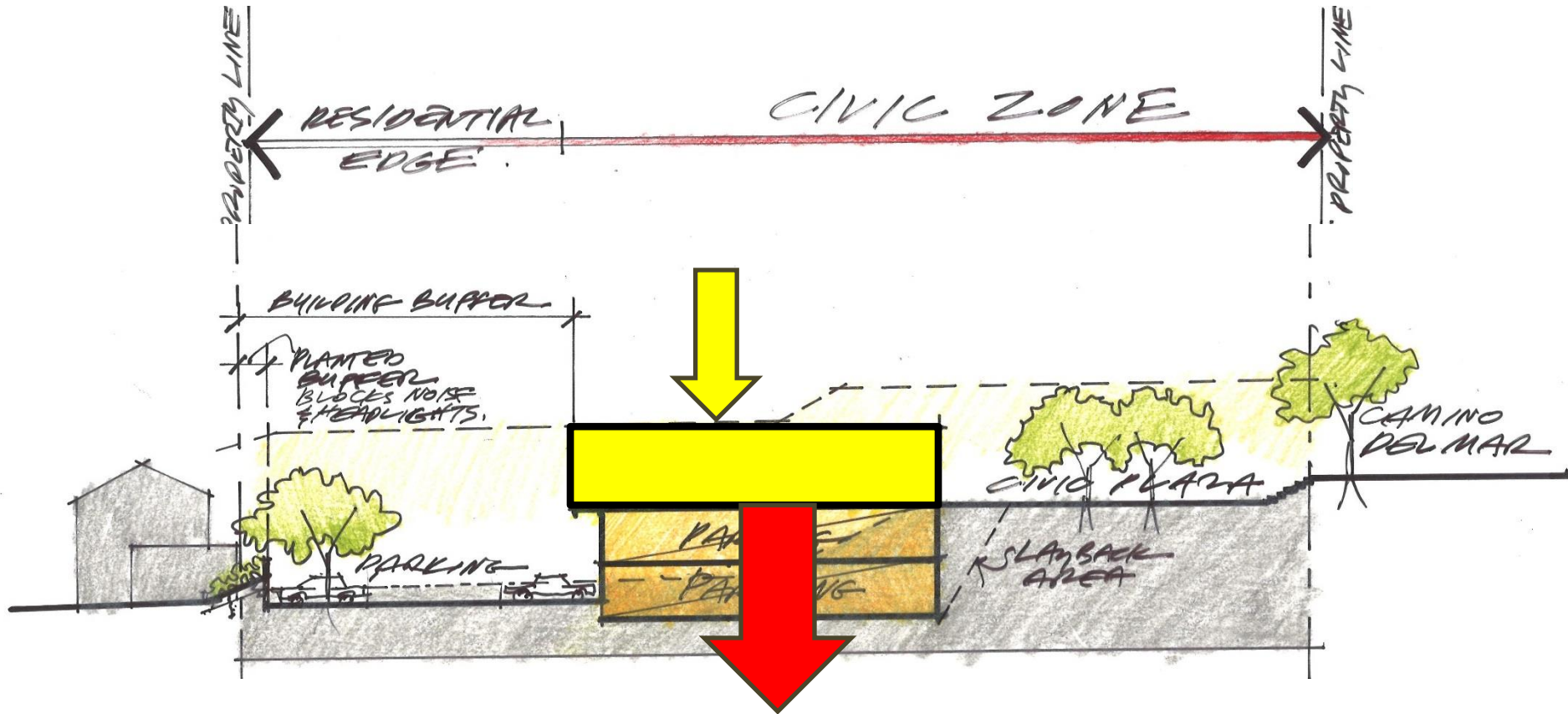
C: 2700

11,700

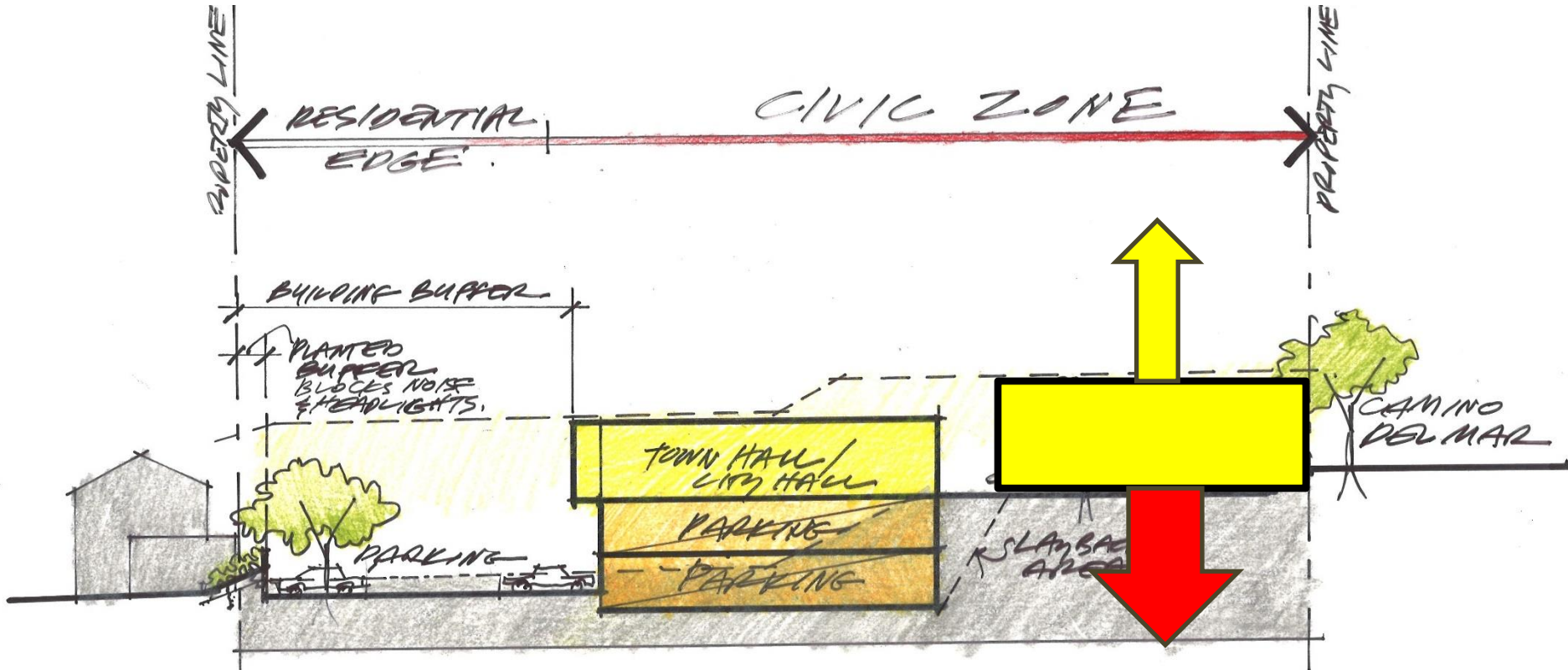
CONCEPT E - EXPANSION POTENTIAL



SITE SECTION WITH GARAGE

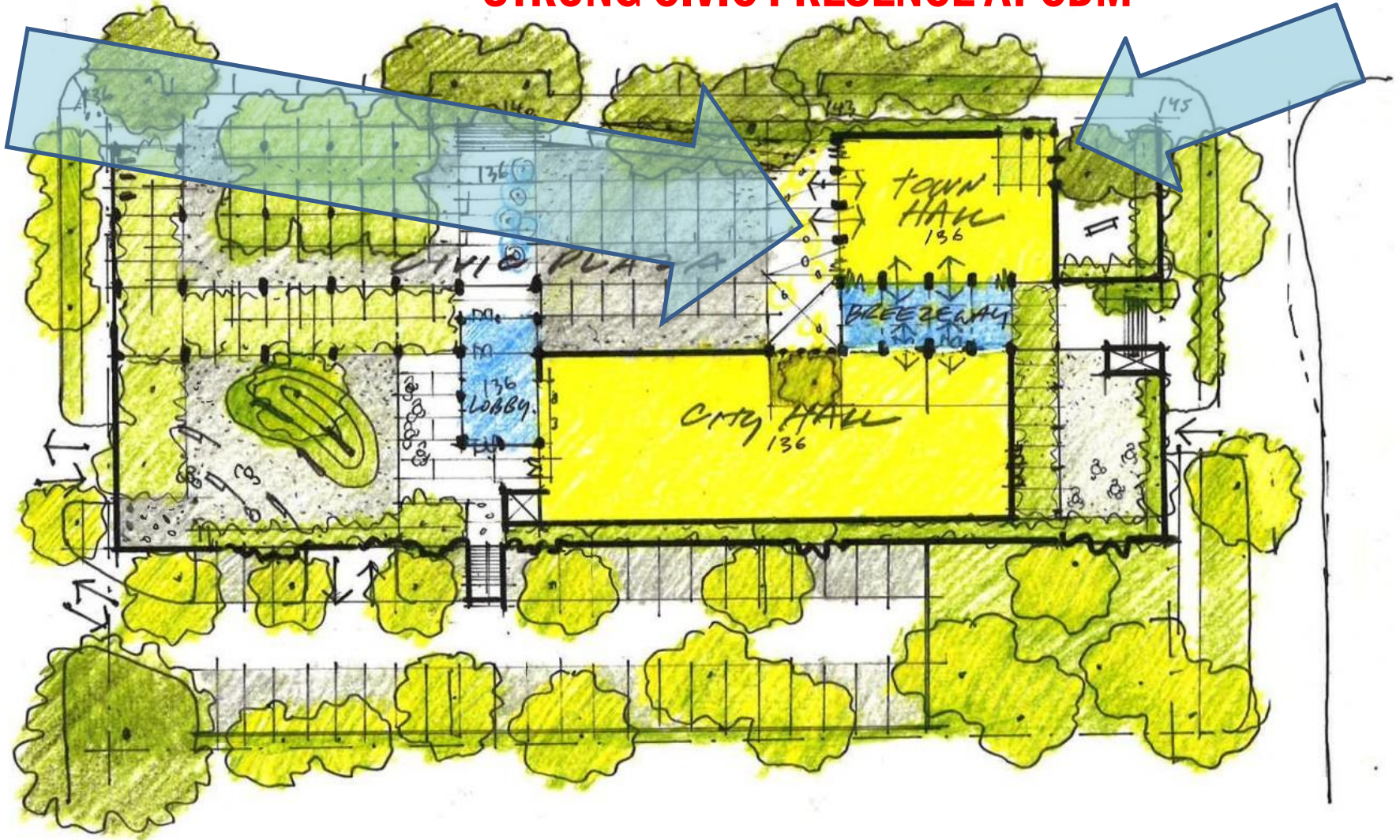


SITE SECTION WITH GARAGE



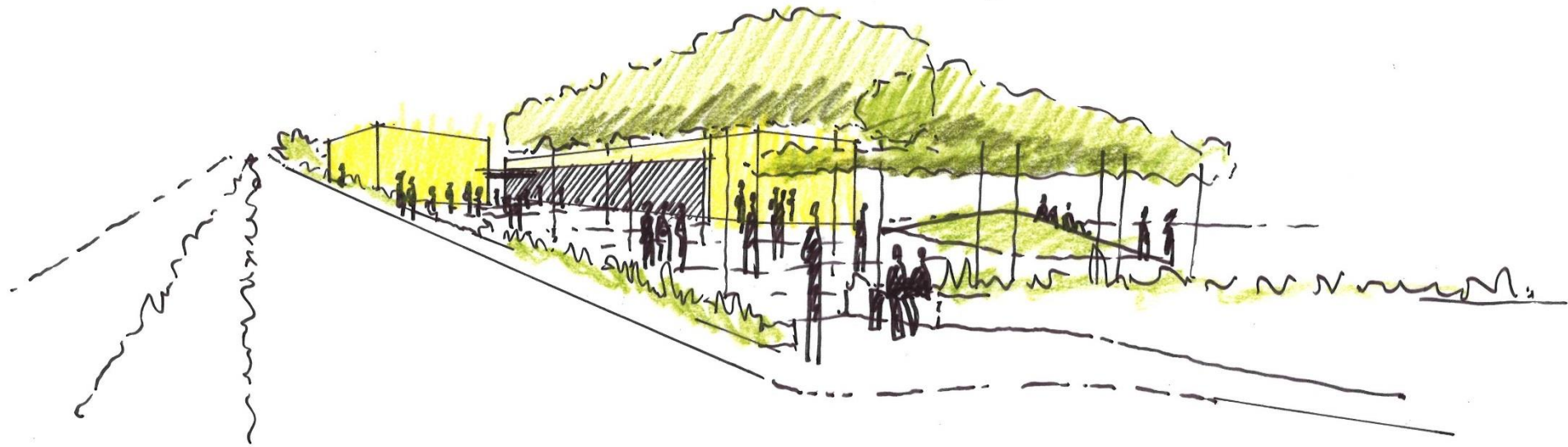
CONCEPT E - SITE PLAN

STRONG CIVIC PRESENCE AT CDM



REFINED SITE CONCEPTS

CONCEPT E - VIEW ACROSS PLAZA

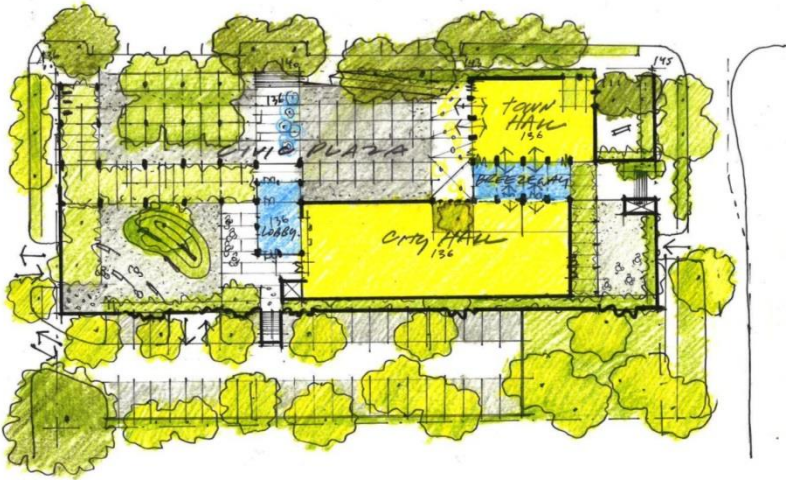


REFINED SITE CONCEPTS

CONCEPT E – EVALUATION FOR SUCCESS

CRITERIA

- PUBLIC VIEWS
- CIVIC BEACON
- PLAZA VISIBLE FROM CDM
- FUTURE EXPANSION POTENTIAL
- WEATHER PROTECTED OUTDOOR SPACES
- NEIGHBORHOOD ACOUSTICS
- HEIGHT LIMIT
- FARMERS MARKET FUNCTION
- HUMAN SCALED SPACES
- STRUCTURAL FOR E.O.C.



TOWN HALL CAPACITY

POWERHOUSE PARK COMPARISON



TOWN HALL CAPACITY

POWERHOUSE PARK COMPARISON

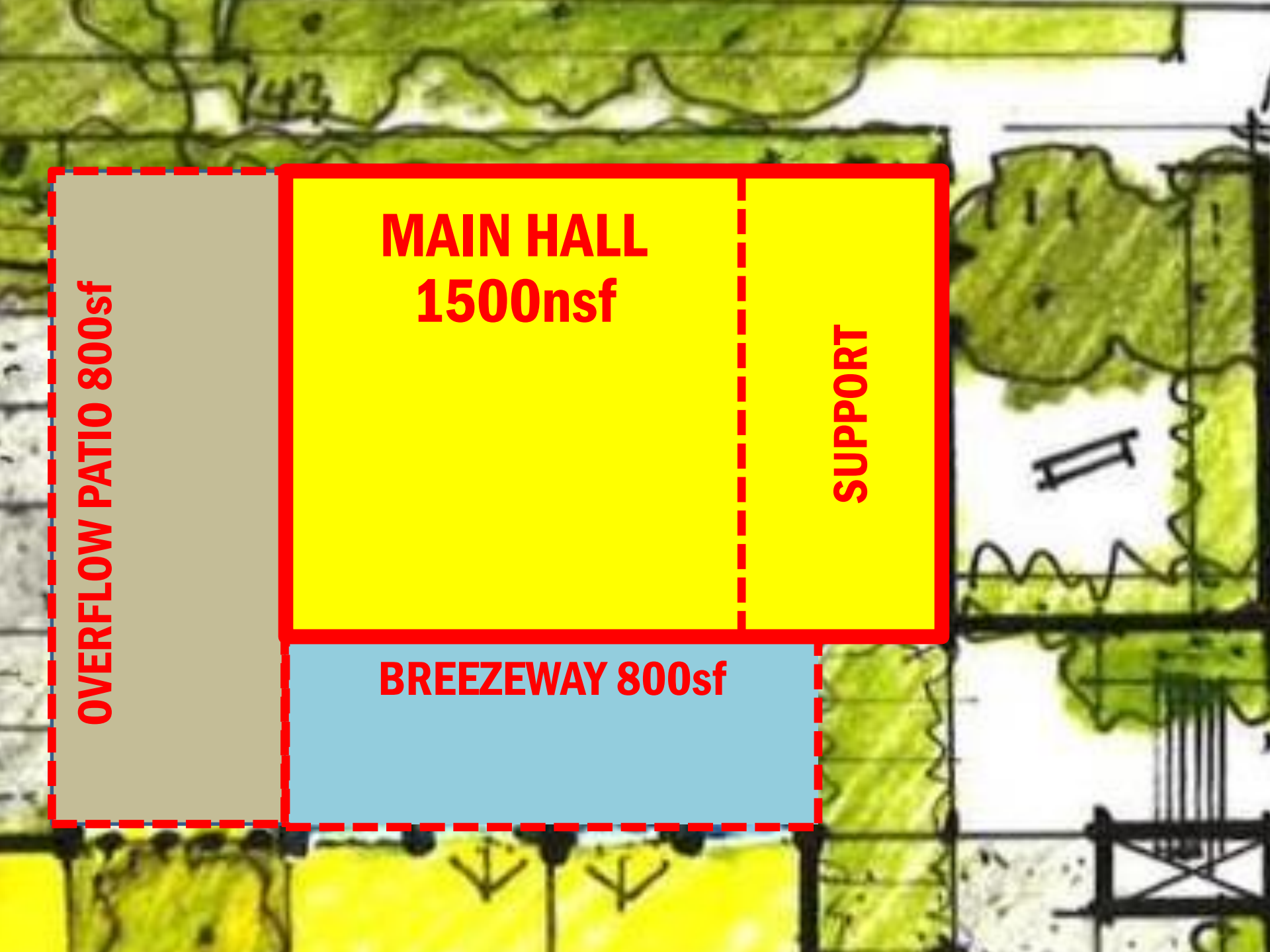


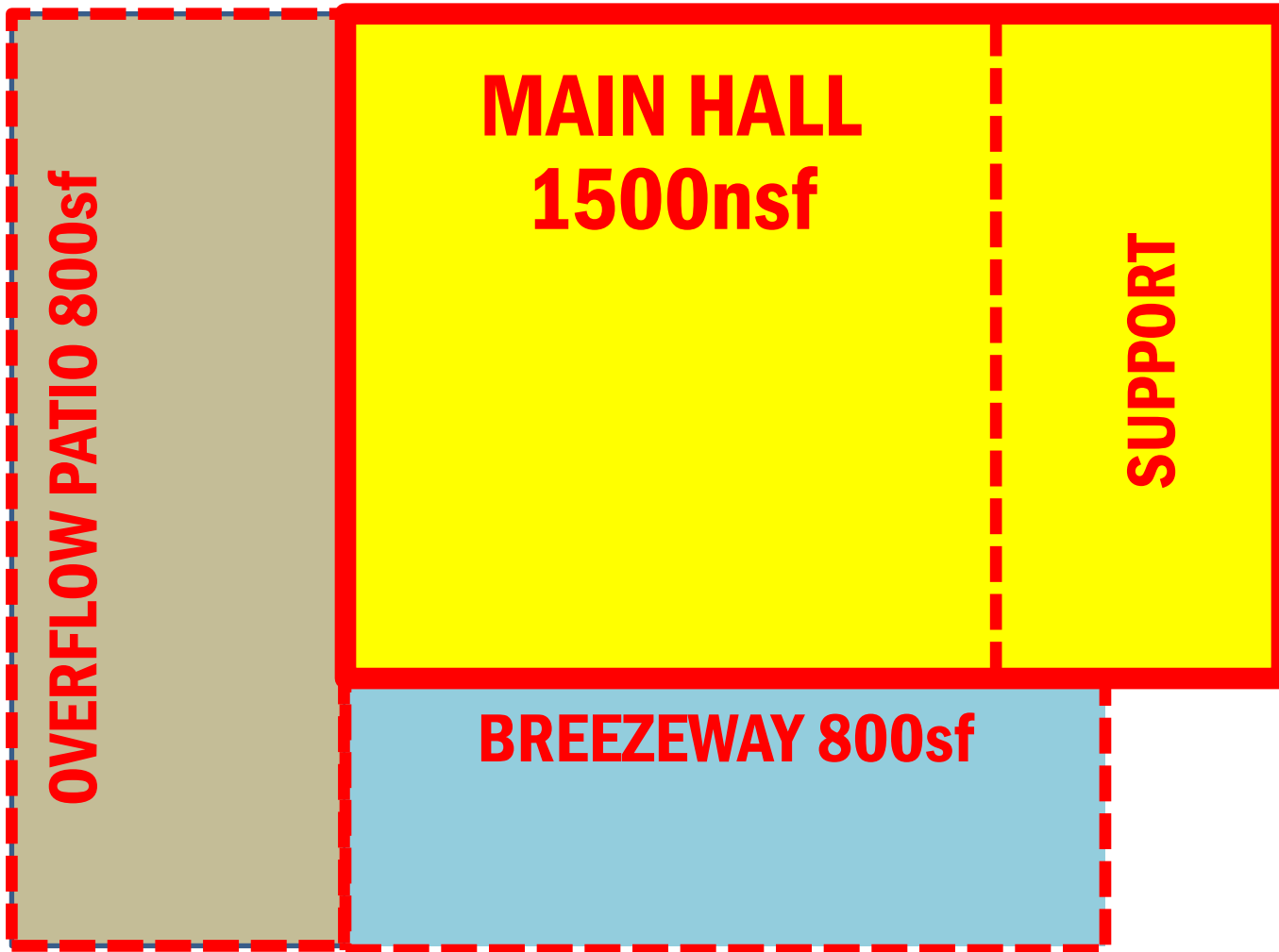
OVERFLOW PATIO 800sf

**MAIN HALL
1500nsf**

SUPPORT

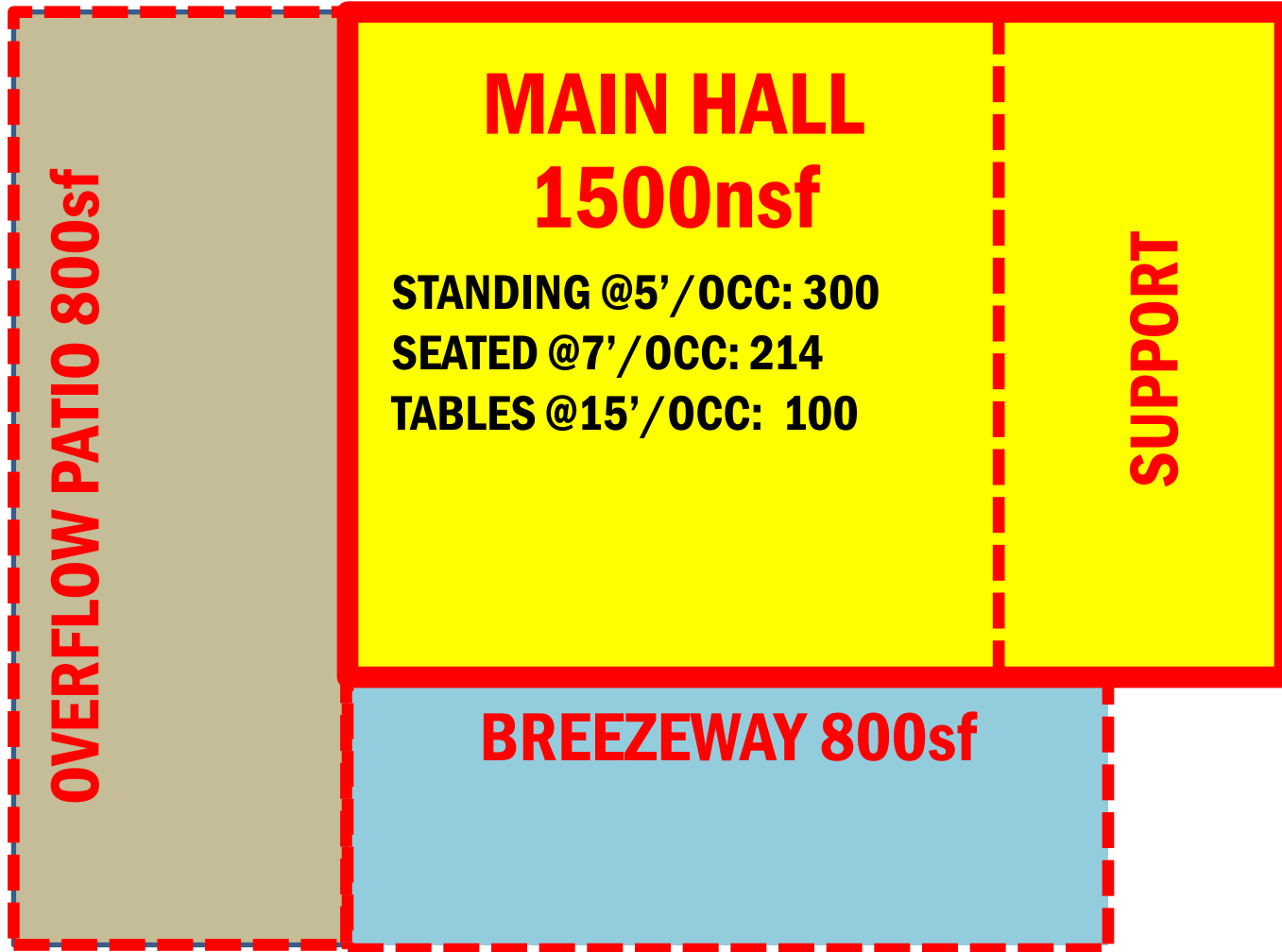
BREEZEWAY 800sf





TOWN HALL CAPACITY

CODE MAX OCCUPANT LOAD:



MAIN HALL
STANDING: 300
SEATED: 214
TABLES: 100

STANDING: CODE REQUIRES 5' PER PERSON



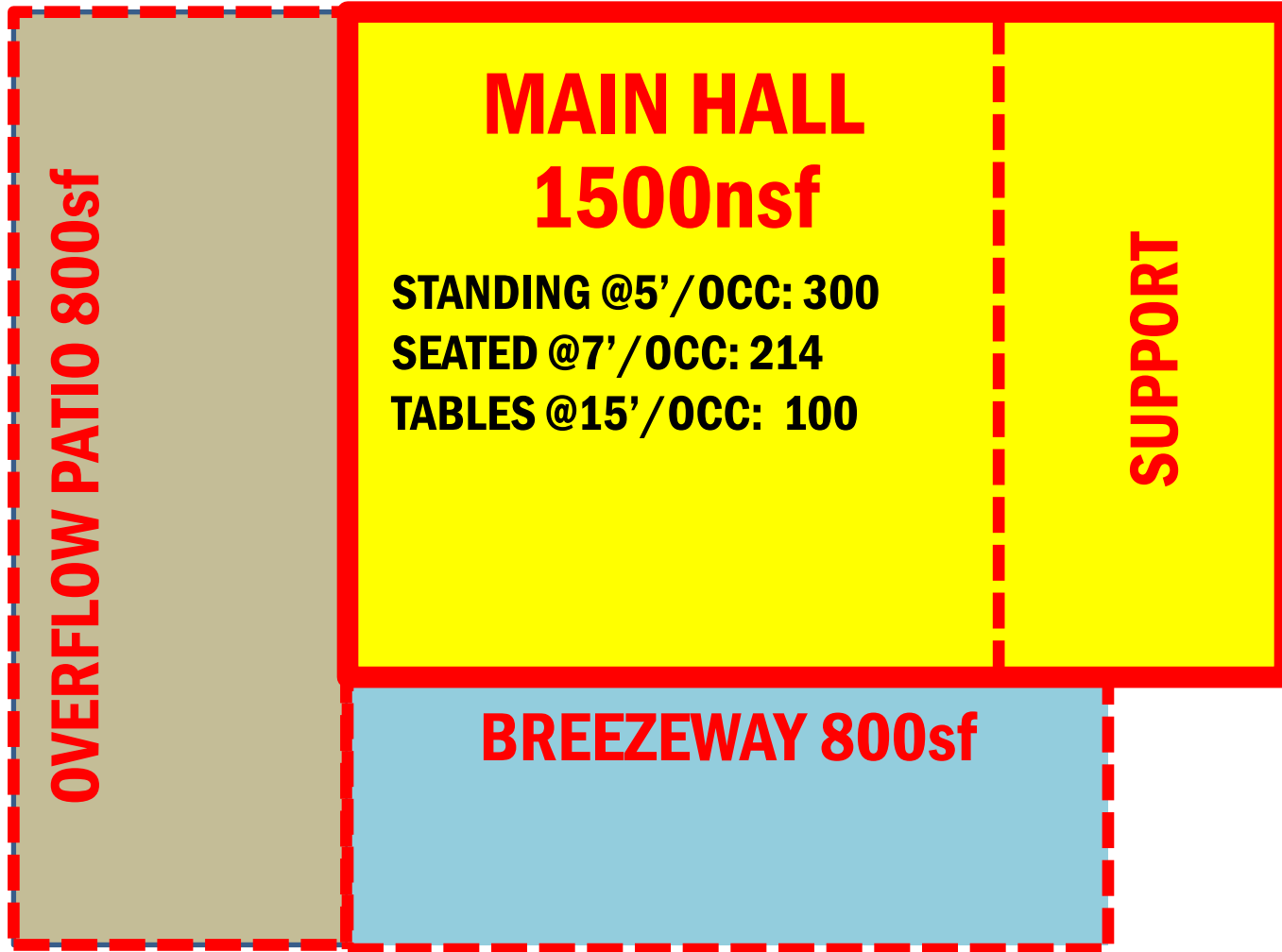
SEATING (UNFIXED): CODE REQUIRES 7' PER PERSON



TABLE SEATING: CODE REQUIRES 15' PER PERSON



CODE MAX OCCUPANT LOAD:



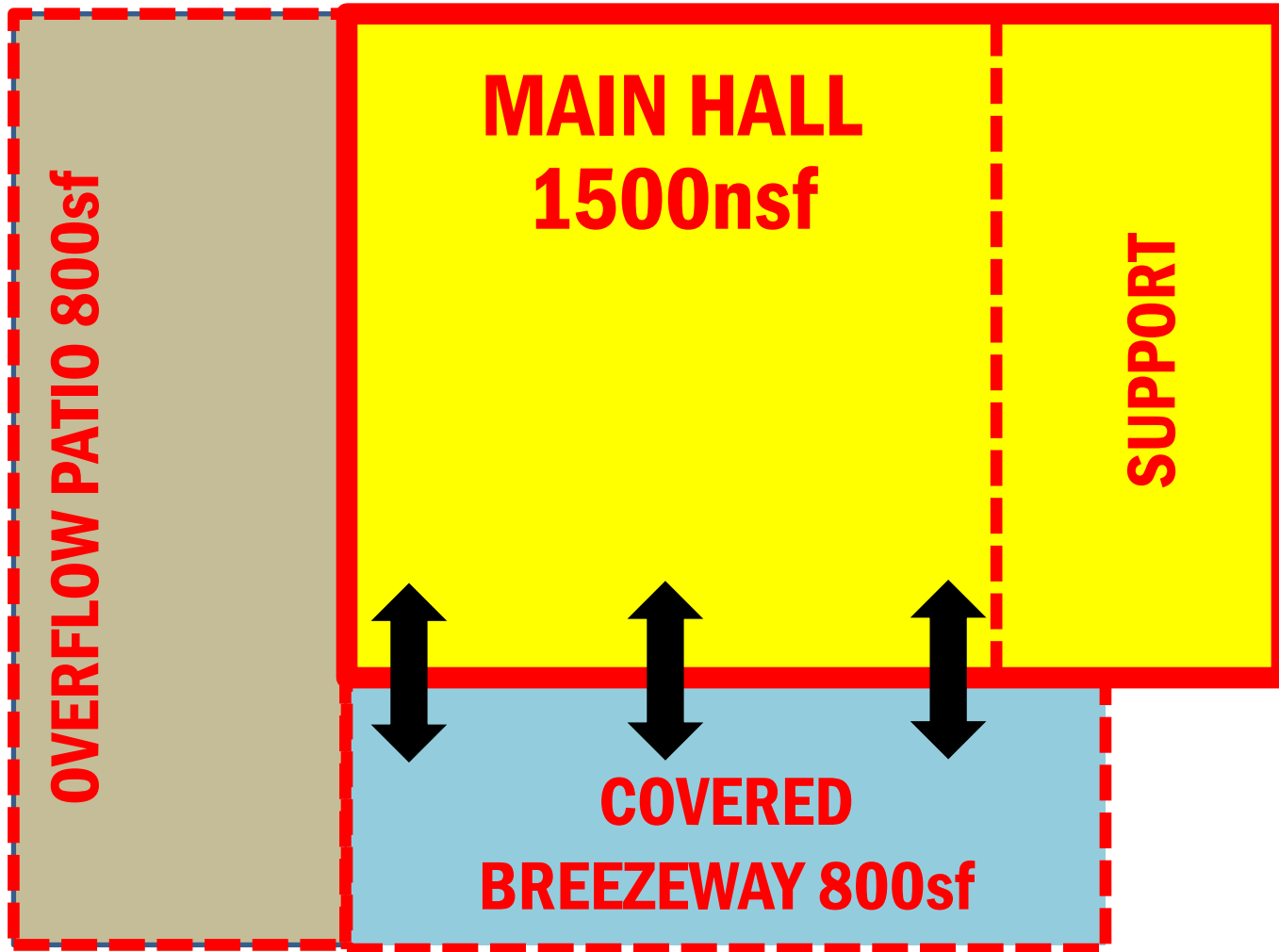
MAIN HALL
STANDING: 300
SEATED: 214
TABLES: 100

STANDING @5'/OCC: 300
SEATED @7'/OCC: 214
TABLES @15'/OCC: 100

SUPPORT

BREEZEWAY 800sf

CODE MAX OCCUPANT LOAD:

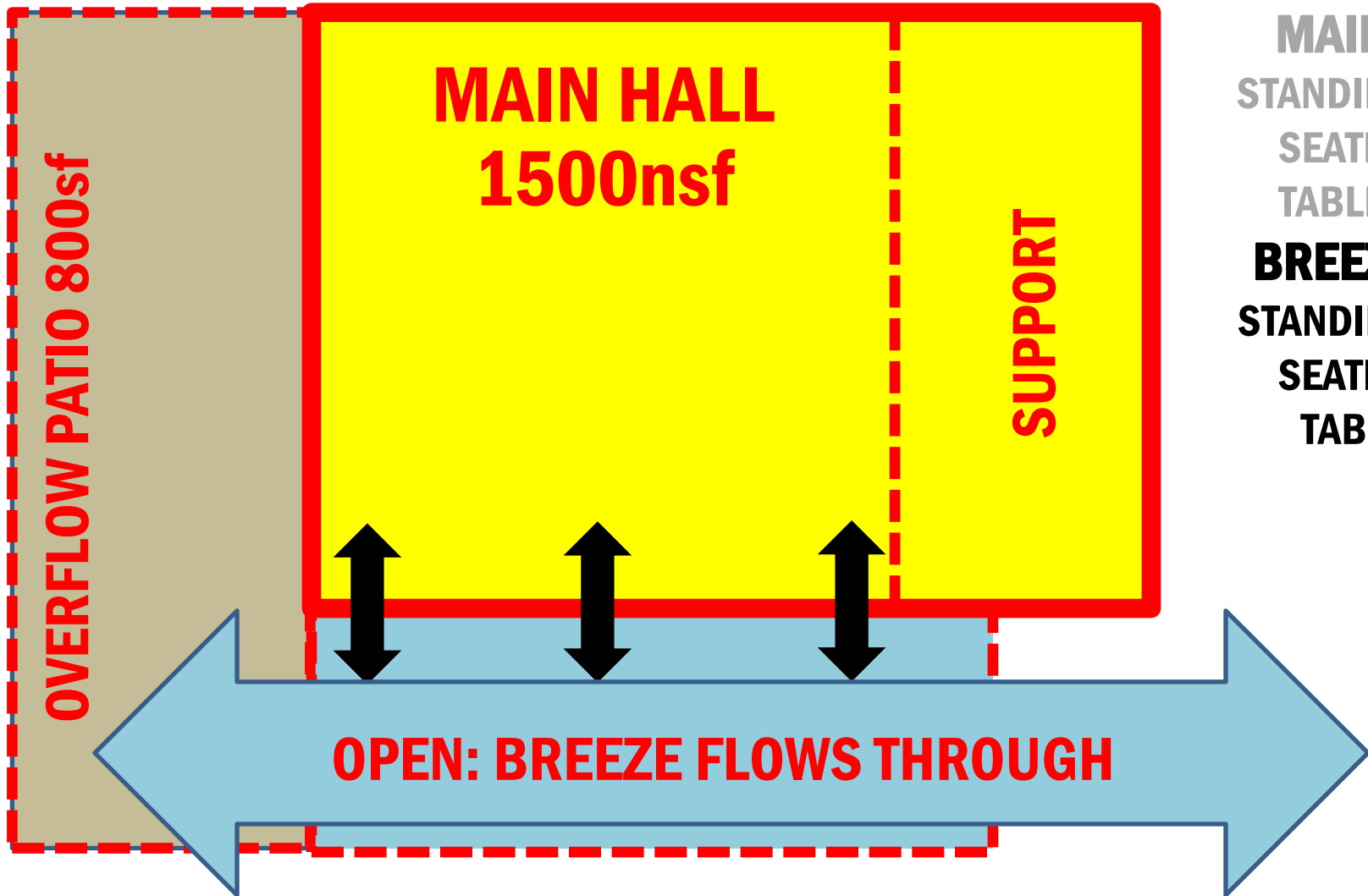


MAIN HALL
STANDING: 300
SEATED: 214
TABLES: 100

BREEZEWAY
STANDING: 160
SEATED: 114
TABLES: 53

TOWN HALL CAPACITY

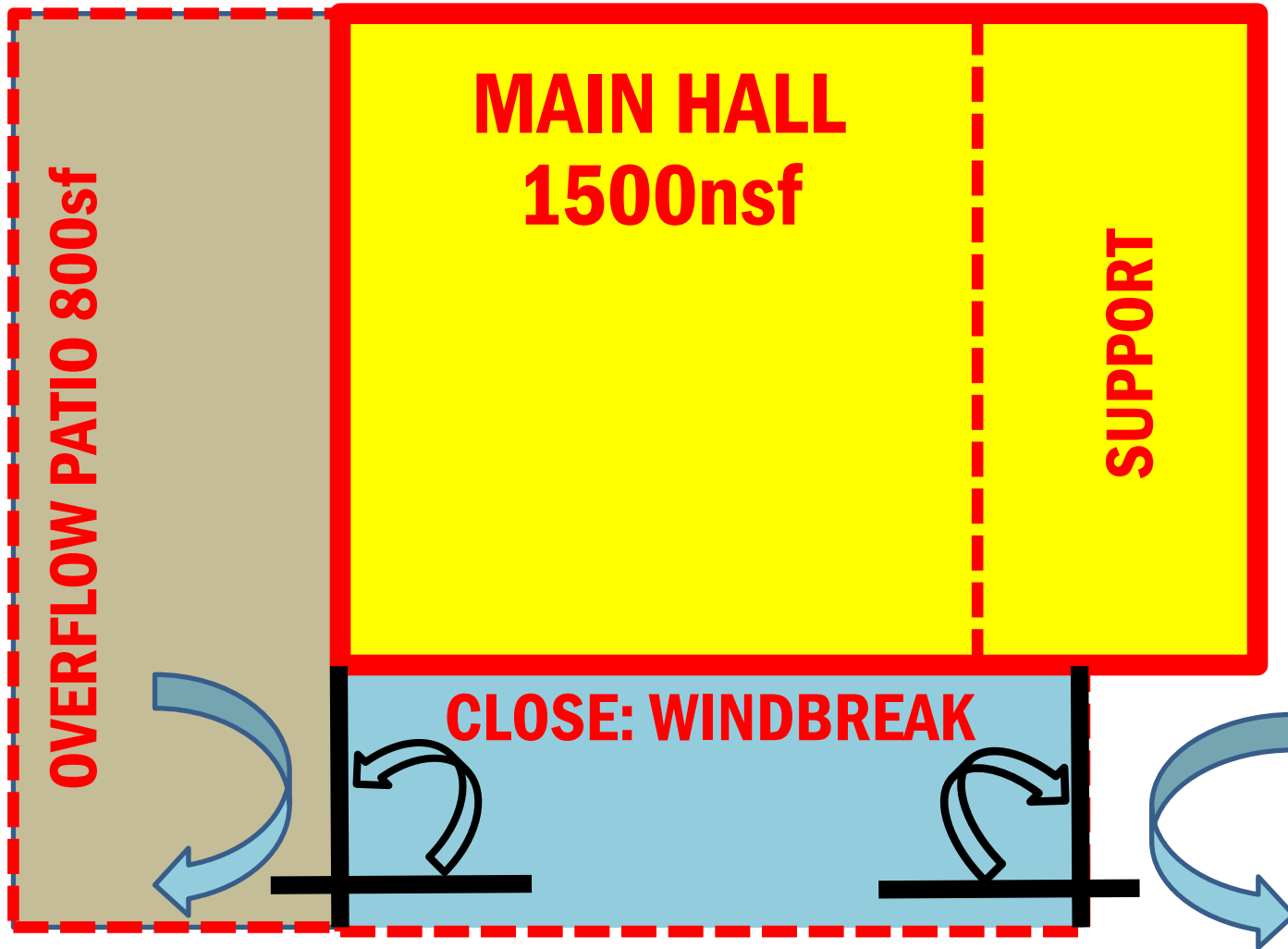
CODE MAX OCCUPANT LOAD:



- MAIN HALL**
 - STANDING: 300
 - SEATED: 214
 - TABLES: 100
- BREEZEWAY**
 - STANDING: 160
 - SEATED: 114
 - TABLES: 53

TOWN HALL CAPACITY

CODE MAX OCCUPANT LOAD:



MAIN HALL
STANDING: 300
SEATED: 214
TABLES: 100

BREEZEWAY
STANDING: 160
SEATED: 114
TABLES: 53

TOWN HALL CAPACITY



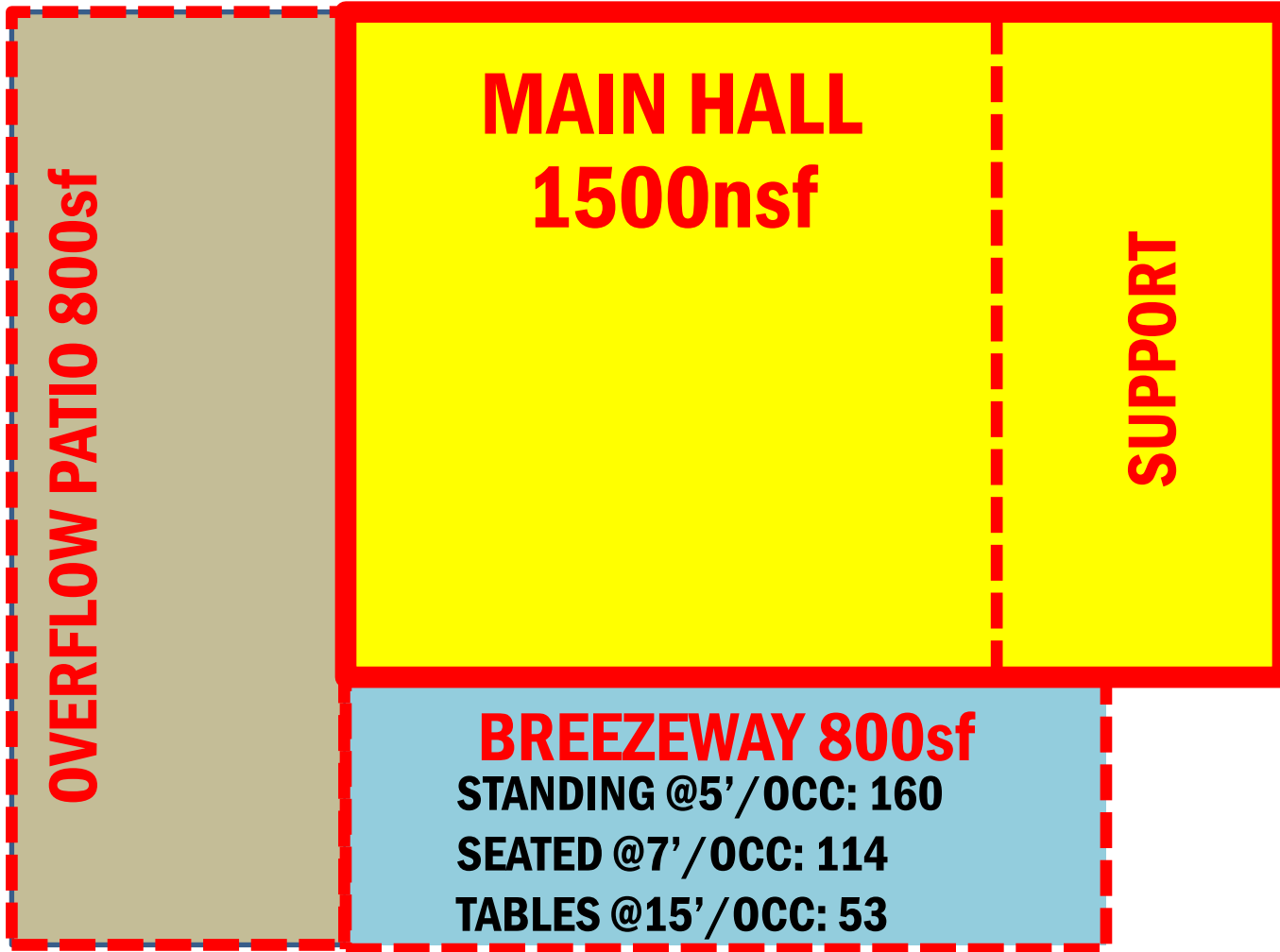






© SERGIO GOMEZ

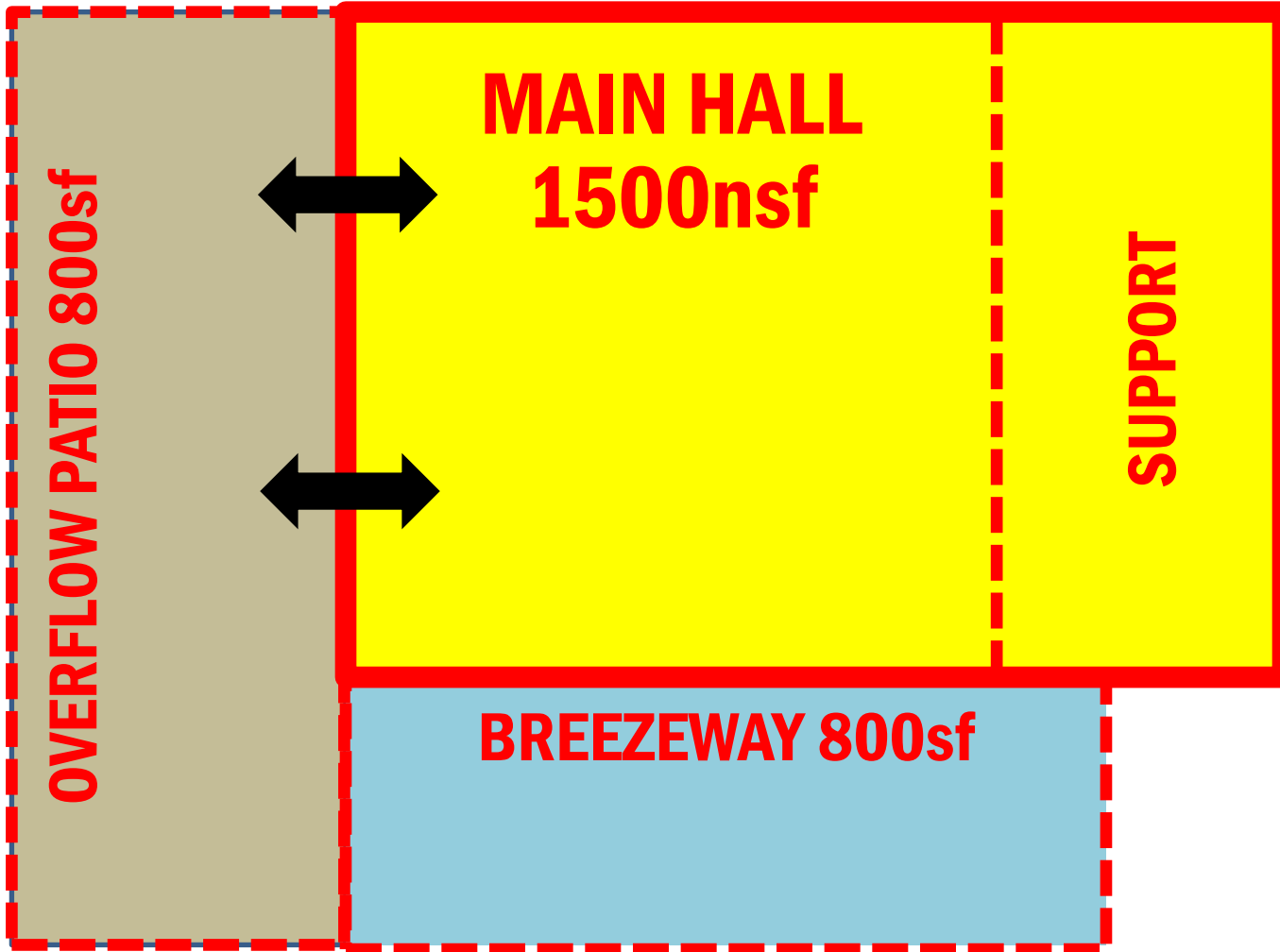
CODE MAX OCCUPANT LOAD:



MAIN HALL
STANDING: 300
SEATED: 214
TABLES: 100

BREEZEWAY
STANDING: 160
SEATED: 114
TABLES: 53

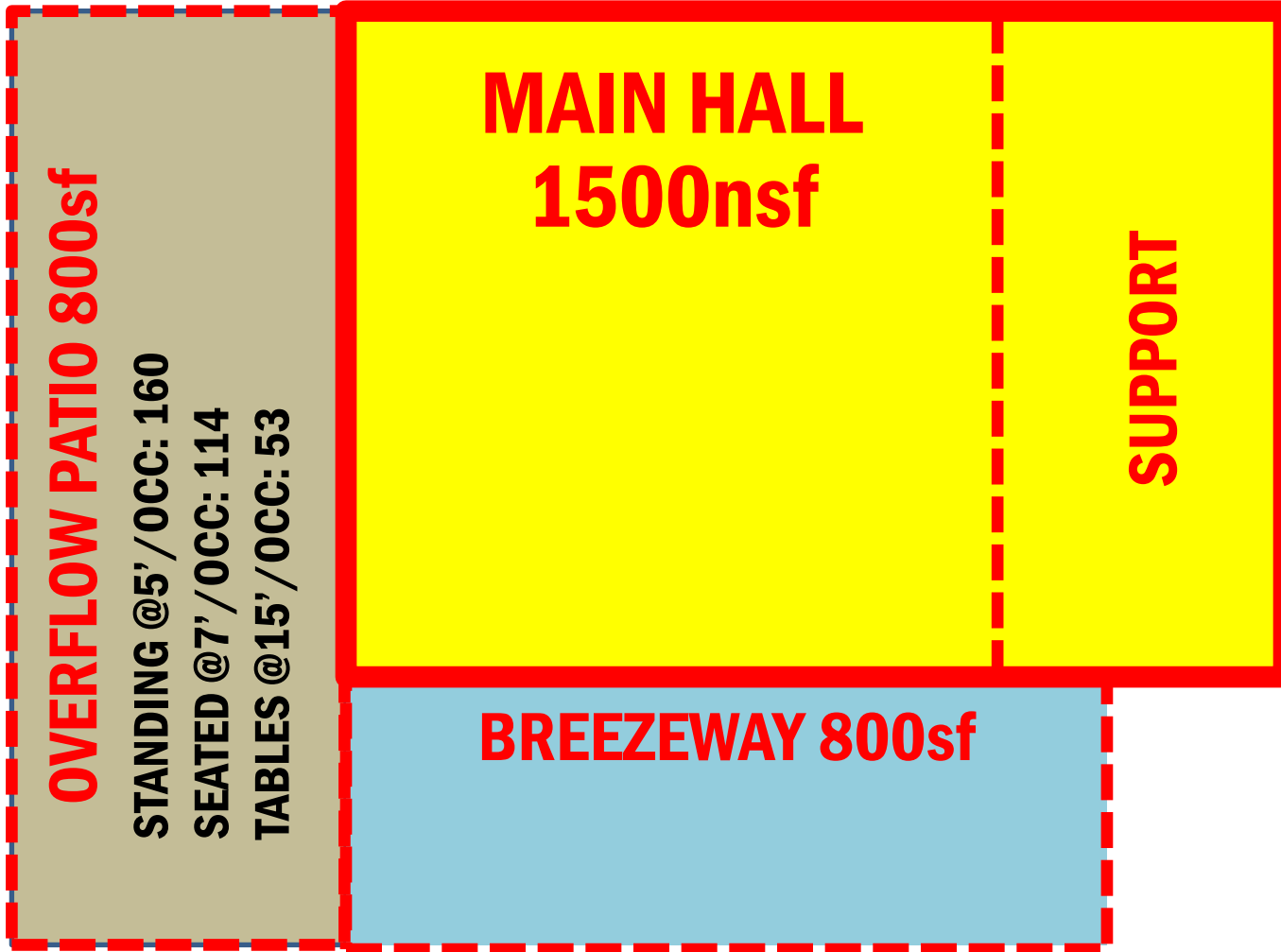
CODE MAX OCCUPANT LOAD:



- MAIN HALL**
 - STANDING: 300
 - SEATED: 214
 - TABLES: 100
- BREEZEWAY**
 - STANDING: 160
 - SEATED: 114
 - TABLES: 53

TOWN HALL CAPACITY

CODE MAX OCCUPANT LOAD:



MAIN HALL
STANDING: 300

SEATED: 214

TABLES: 100

BREEZEWAY

STANDING: 160

SEATED: 114

TABLES: 53

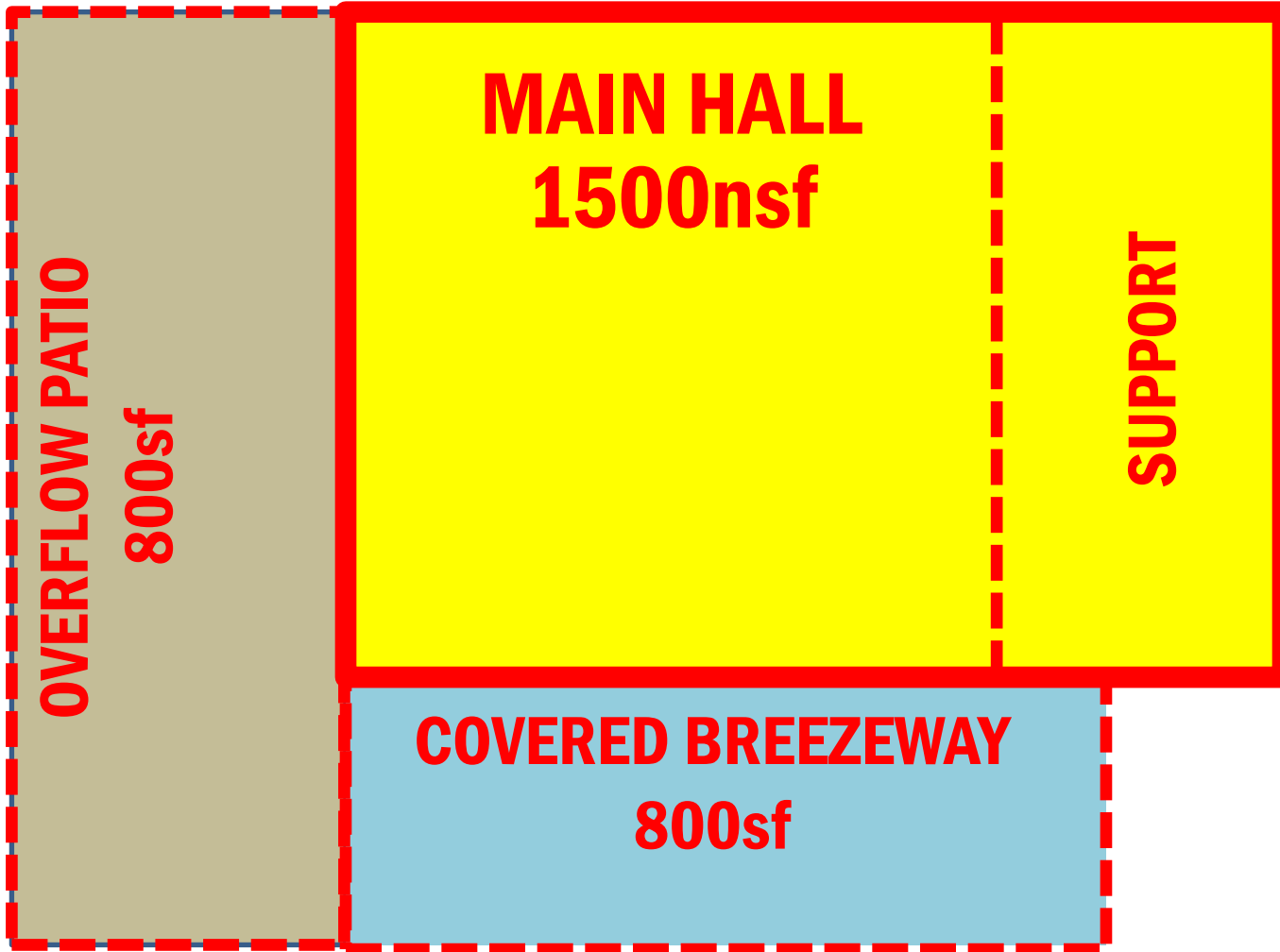
PATIO

STANDING: 160

SEATED: 114

TABLES: 53

CODE MAX OCCUPANT LOAD:



MAIN HALL

STANDING: 300

SEATED: 214

TABLES: 100

BREEZEWAY

STANDING: 160

SEATED: 114

TABLES: 53

PATIO

STANDING: 160

SEATED: 114

TABLES: 53

TOTAL CAPACITY

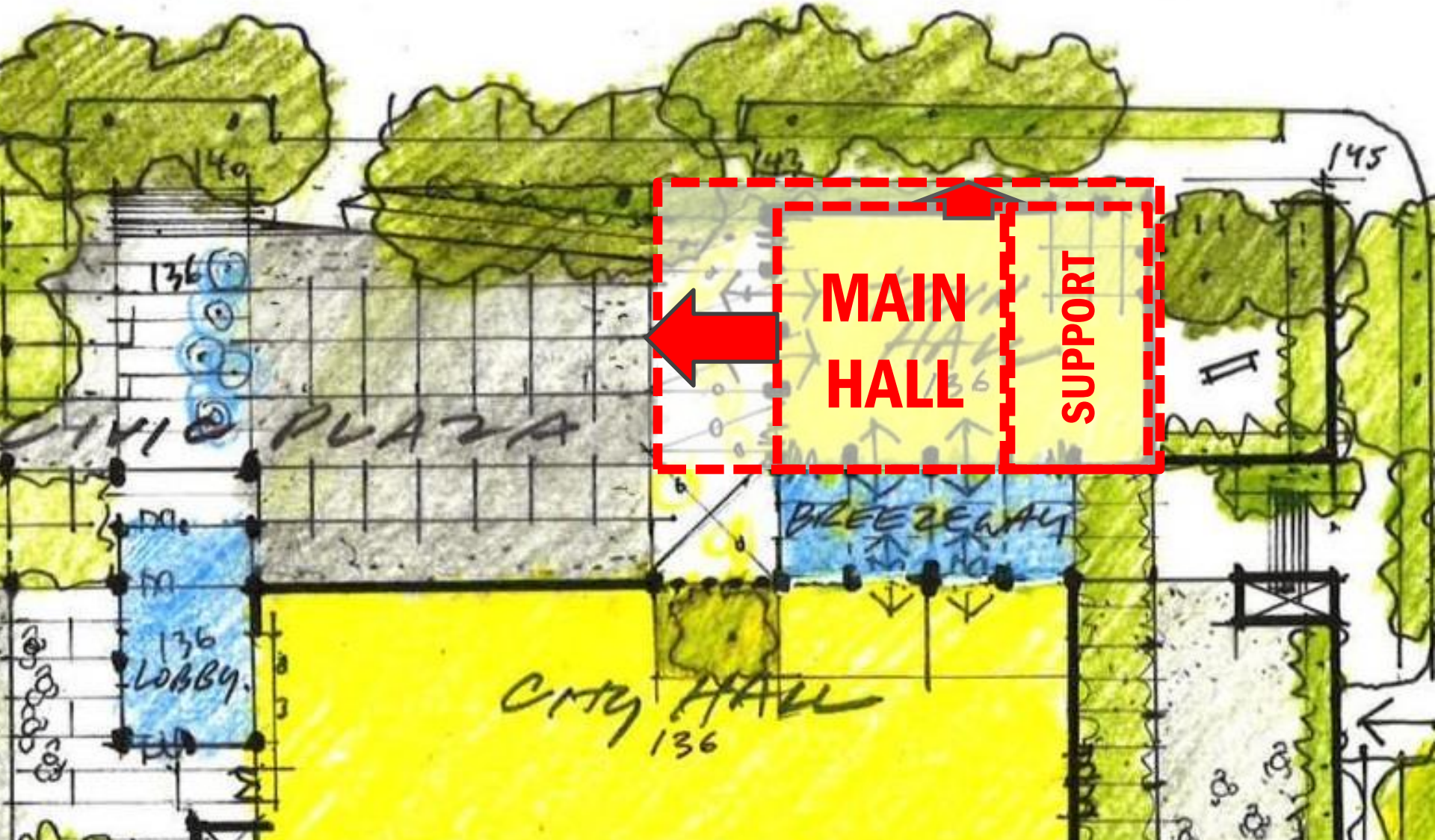
STANDING: **620**

SEATED: **442**

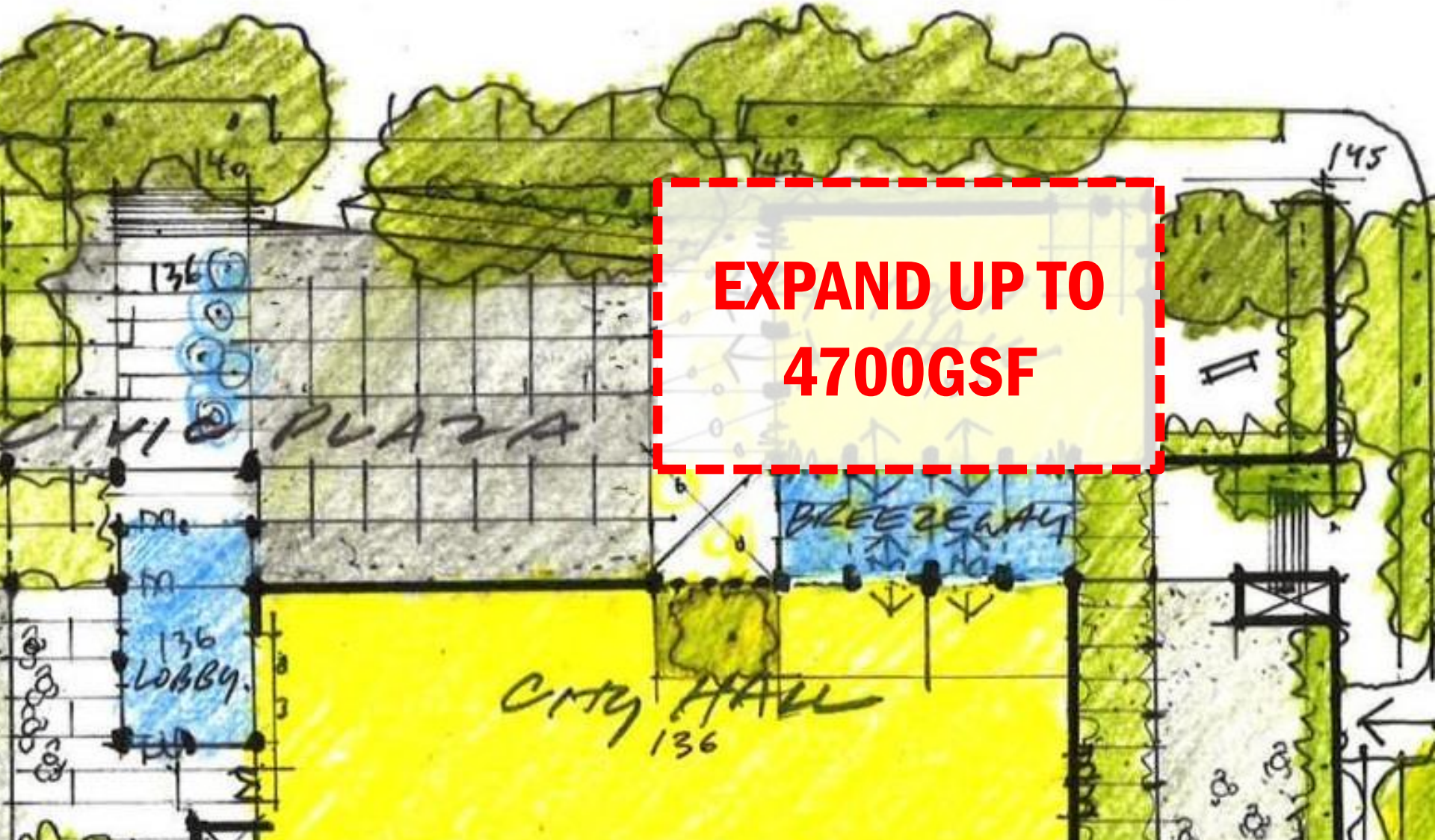
TABLES: **206**

TOWN HALL CAPACITY

TOWN HALL EXPANSION



TOWN HALL EXPANSION



3200 GSF OCCUPANT LOAD:

MAIN HALL

STANDING: 300

SEATED: 214

TABLES: 100

BREEZEWAY

STANDING: 160

SEATED: 114

TABLES: 53

PATIO

STANDING: 160

SEATED: 114

TABLES: 53

TOTAL CAPACITY

STANDING: **620**

SEATED: **442**

TABLES: **206**

4700 GSF OCCUPANT LOAD:

MAIN HALL **142% INCREASE**

STANDING: **426**

SEATED: **303**

TABLES: **142**

BREEZEWAY & PATIO: **NO CHANGE**



**EXPAND UP TO
4700GSF**

TOTAL CAPACITY

STANDING: **746**

SEATED: **531**

TABLES: **248**

DESIGN CHARACTER

LOCAL INSPIRATION

POWERHOUSE PARK CC





LOCAL INSPIRATION

DEL MAR LIBRARY



LOCAL INSPIRATION

DEL MAR PLAZA TRELIS



LOCAL INSPIRATION

ST. PETER'S EPISCOPAL CHURCH

