



VILLAGE SPECIFIC PLAN

Alternatives Workshop

October 20, 2011

Tonight's Agenda

- Workshop & Workbook Format
- Introduction to Revitalization Efforts
- Vision & Goals Discussion
- Public Realm Discussion
- Development Parcel Discussion
- Summary Highlights
- Public Comment
- Council Discussion
- Adjourn



Workbook

- Issue and topic introductions
- Discussion points and alternative solutions
- Preference survey for your opinion
- OK to prefer multiple options
- Summary survey sheet on page 23 as an option
- Remember to fill in your contact information and submit for the record.

1

Del Mar's Village Specific Plan

October, 2011

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Land Use

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Summary Worksheet

Remove this worksheet for submission to the City of Del Mar. Email to conversations@delmar.ca.gov, fax to 619.733.2794 or drop off/mail to 1050 Camino del Mar, Del Mar, CA 92014-3692

Name: _____
Address: _____
Email: _____

1. Vision of the Village page 7

Do you believe that these are all the Del Mar Goals? Yes No
What other considerations should be included:

2. Measures of Success page 8

What other considerations should be included in our Measures for Success:

3. Land Use page 9

Which additional uses are appropriate for the Village? (select as many as you wish)

<input type="radio"/> Residential	<input type="radio"/> Parks, Plazas and Open Spaces
<input type="radio"/> Boutique Hotels/B&Bs	<input type="radio"/> Surface Parking Lots
<input type="radio"/> Conference Facilities	<input type="radio"/> Parking Structures (above grade)
<input type="radio"/> Theater/Performance Space	<input type="radio"/> Parking Structures (below grade)

What other uses should be included or excluded:

4. Public Realm – Camino Del Mar (page 10)

	Strongly Prefer	Prefer	Acceptable	Dislike	Strongly Dislike
#1 – Four Travel Lanes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
#2 – Three Travel Lanes (2 northbound/1 southbound)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
#3 – Two Travel Lanes and Roundabout	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Sidewalks (page 14)

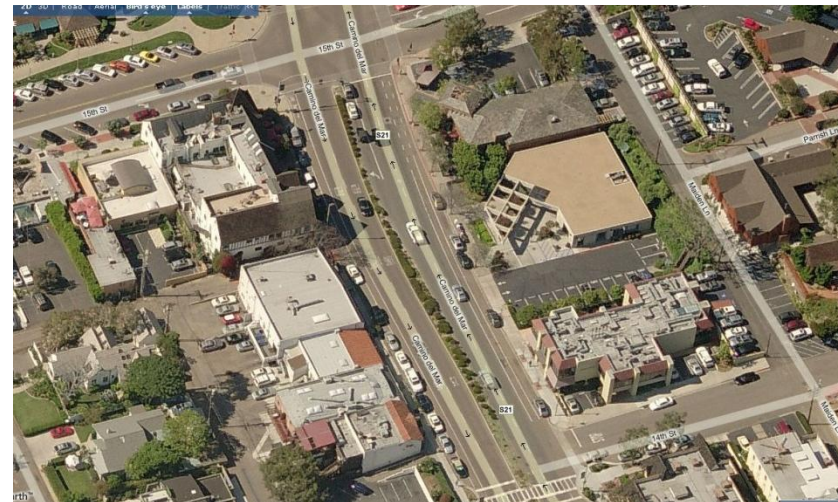
	8 feet wide	10 feet wide	12 feet wide	16 feet wide
Appropriate sidewalk width for the Village?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Revitalization Process

Why revitalize?

- Implement the Community Plan's Goals
- Coordinate the redevelopment of private properties with public improvements
- Create the village character we desire
- Promote a more healthy environment
- Stimulate economic prosperity
- Plan for the future

This process is just one step.



Village Specific Plan

Area:

- From 9th through 15th along Camino del Mar
- Includes 68 properties:
 - 62 Commercial Sites
 - 3 Specific Plans
 - Del Mar Plaza
 - L'Auberge Hotel
 - Garden Del Mar
 - 3 Public Properties
 - City Hall
 - Library, and
 - Post Office

Why a Specific Plan:

- Tool to implement Village Revitalization
- Akin to a Zoning Ordinance
- Provides Development Standards
- Includes Guidelines and Implementation



VISION & GOALS

Vision of the Village

Measures of Success

Land Use

Vision of the Village

- Maintain Village character
- Create a pedestrian oriented Village
- Provide economic and functional vitality
- Increase public open space
- Provide a mix of uses including residential



Measures of Success

Why measure success?

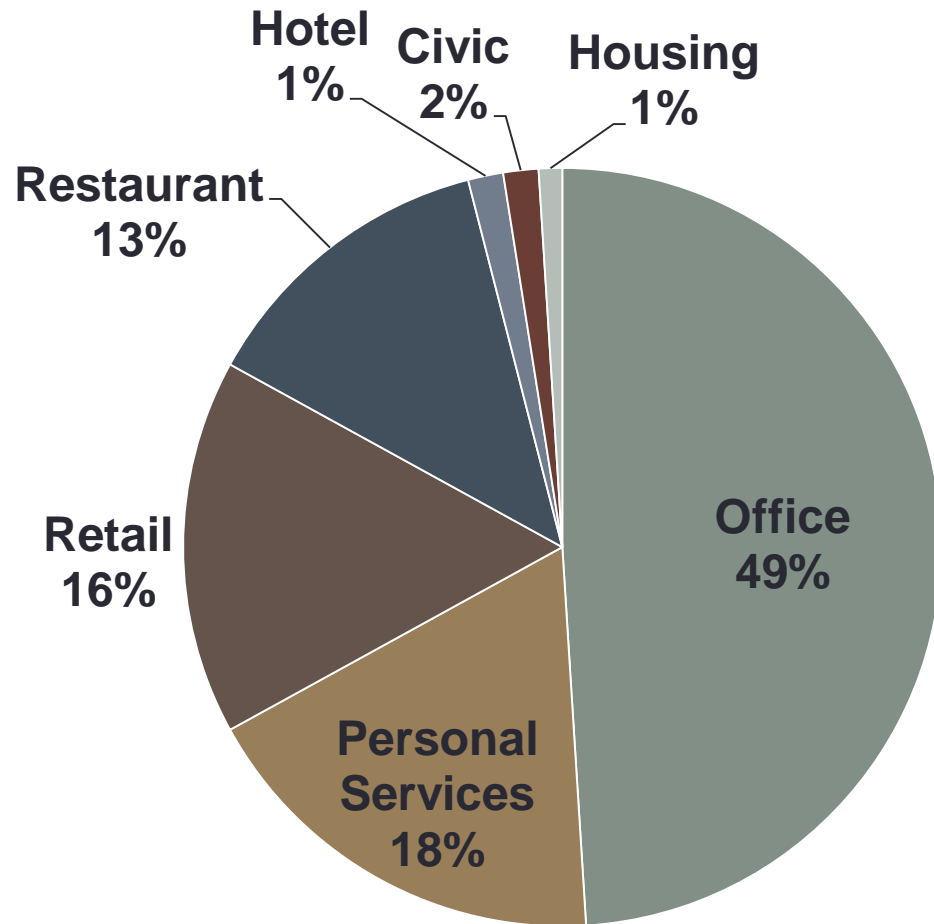
- Tracks our progress to achieving our goals
- Ties our actions to a timeline

Measures:

- Smart Growth & Village Character
- Economic Prosperity
- Healthy Environment

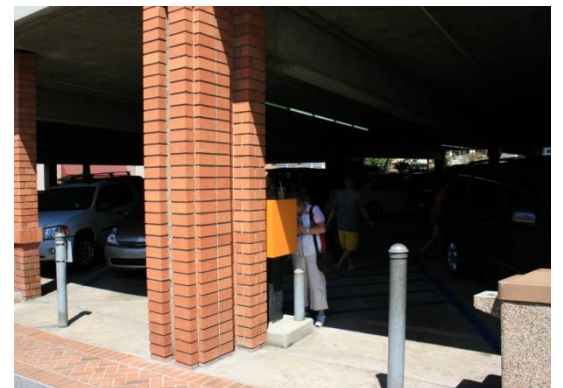


Land Uses



Existing Uses

New uses to consider



PUBLIC REALM

Camino del Mar

Sidewalks

Open Spaces

Camino del Mar

- 100 foot right-of-way
- Wide travel lanes
- Stop signs
- Non-continuous sidewalks
- Heavily used bicycle lanes
- Irregular parking
- Town & Country parking half on private property
- Many driveway cuts
- Varied median



Alternatives

Strongly Prefer Prefer Acceptable Dislike Strongly Dislike



Camino del Mar

Options for:

- 4 travel lanes (existing)
- 3 travel lanes (2 north, 1 south)
- 2 travel lanes with roundabouts
- Maintain bike lane
- Add diagonal parking if possible
- Maintain as wide of a sidewalk as possible



Sidewalk Width

Narrow sidewalks



Discontinuous sidewalks



Interrupted sidewalks

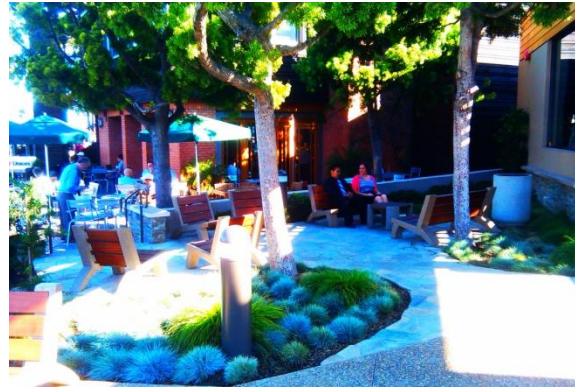


Space for benches



Open Spaces

- Opportunities for passageways and seating areas
- Opportunities for public plazas and open spaces



DEVELOPMENT PARCELS

Development Area

Height

Parking

Development Area

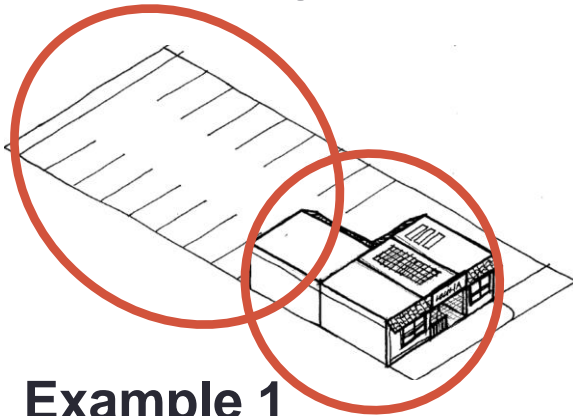


Issues:

- Low Floor Area Ratio for a village
- Building height restrictions
- Parking

Floor Area Ratio (FAR)

- (Re)Development potential limited by 45% FAR
- 40% of existing development exceeds current 45% FAR



Example 1

Lot Size: 8,400 SF
Uses: Restaurant
Building Size: 1,400 SF
Building Height: 14'
Parking Stalls: 16



Example 2

Lot Size: 10,500 SF
Uses: Restaurants (2)
Building Size: 1,975 SF
Building Height: 26'
Parking Stalls: 22

FAR examples

Del Mar:
45% FAR



Old Town:
60% FAR



Cedros:
100% FAR



La Jolla:
130% FAR



Height

- Current zoning limits west side to 14 feet above street.
- East side height limit is 26 feet.
- 70% of existing buildings are over the 14 feet



14'-0"



± 26'-0"

With roof articulation



Looking North from Walkway on Southbound side of Camino del Mar between 11th and 12th

With roof articulation



Looking North from Northbound Camino del Mar between 11th and 12th

Parking

- Management
- Quantity
- Distribution
- Conflicts



Front yard parking interrupts streetscape



Town & Country stalls interrupt sidewalks



Surface lots interrupt commercial streetscape

NEXT STEPS

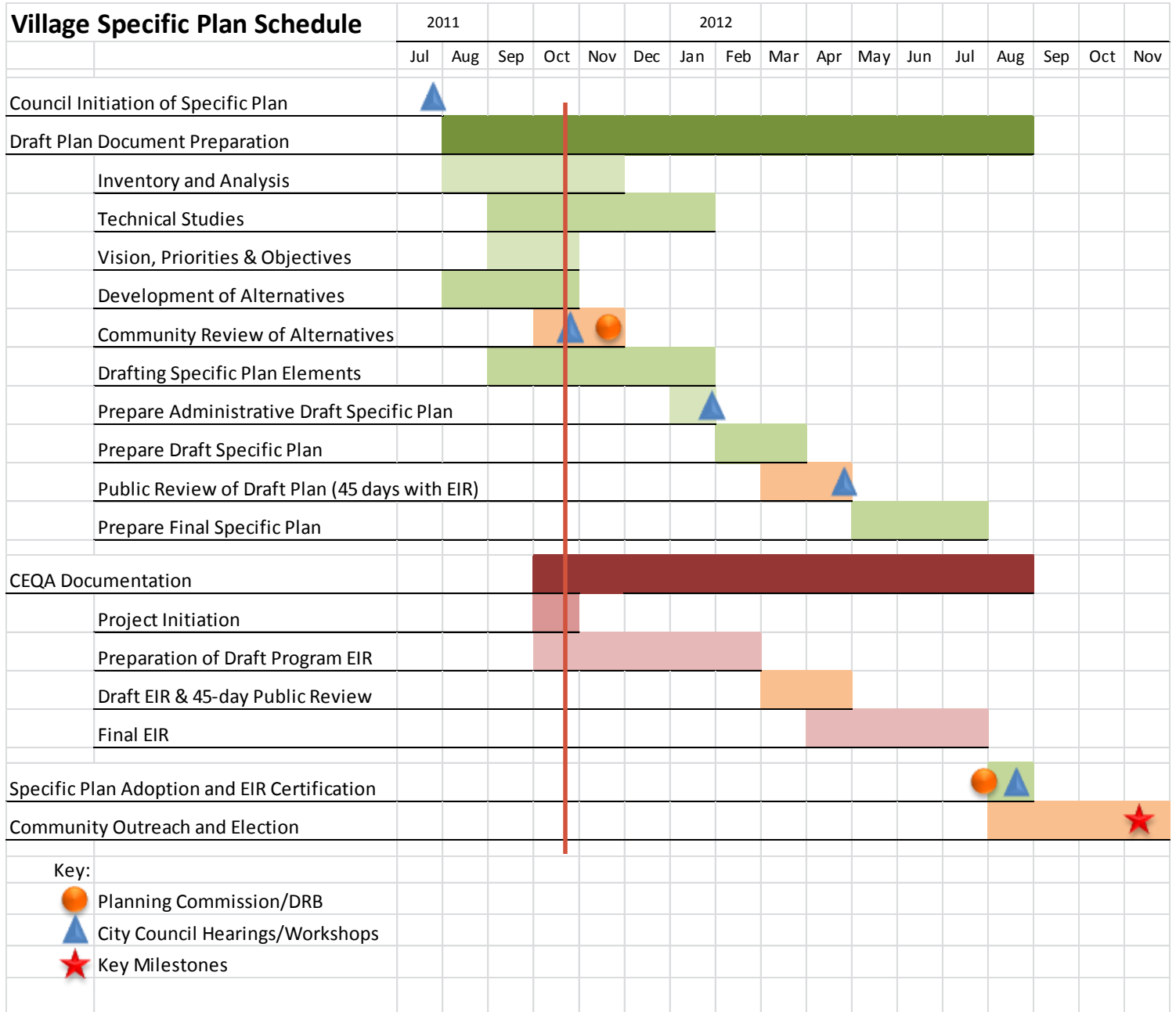
Open House Friday and Saturday

Survey Monkey on website open until November 11

Summary of Findings at City Council

EIR Process & Specific Plan Development

Schedule



THANK YOU

Your dedication and input is what makes Del Mar thrive.