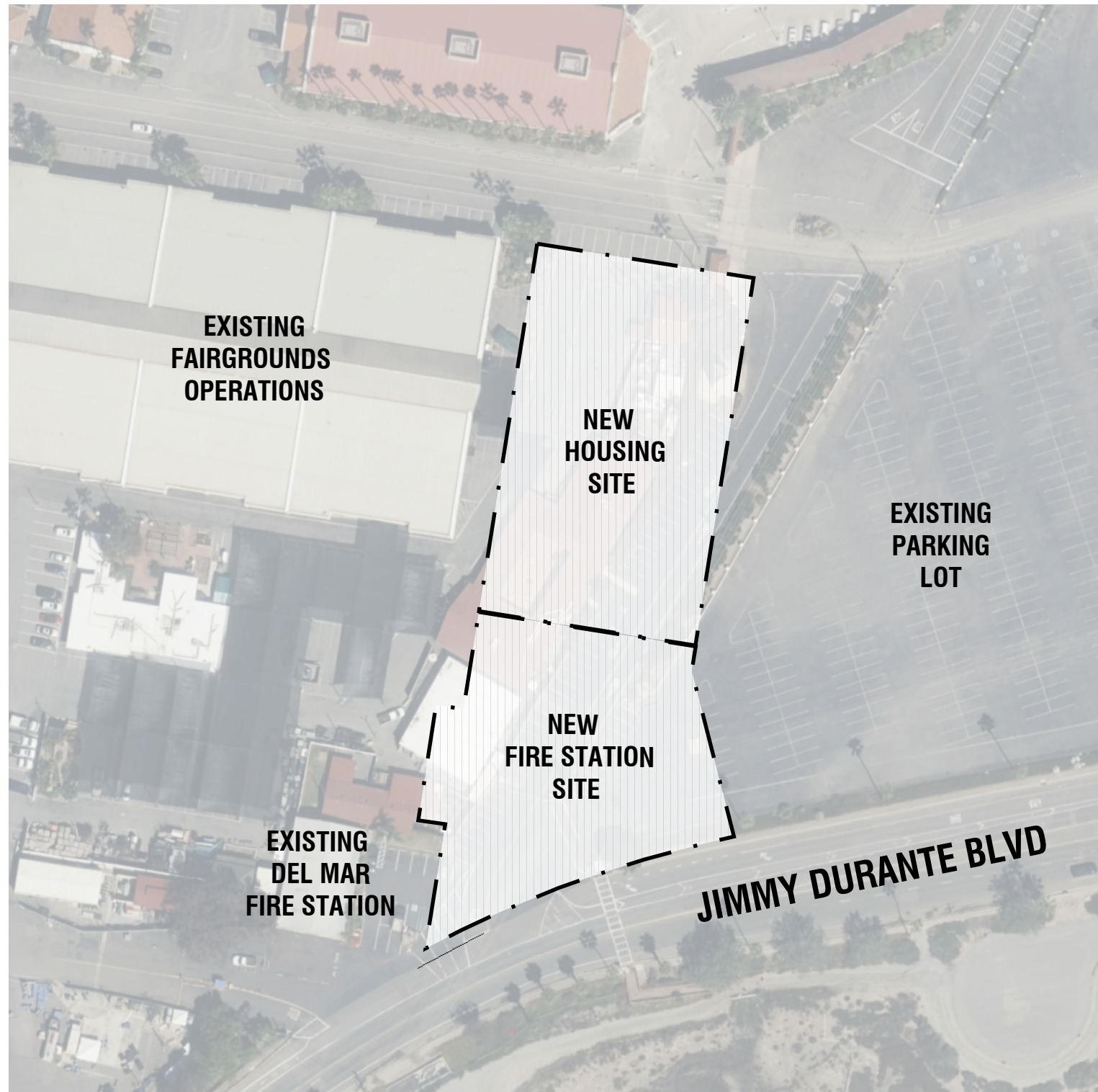


**Summary of Concepts prepared for
City of Del Mar Housing Element Program 3A (Fairgrounds Housing)**

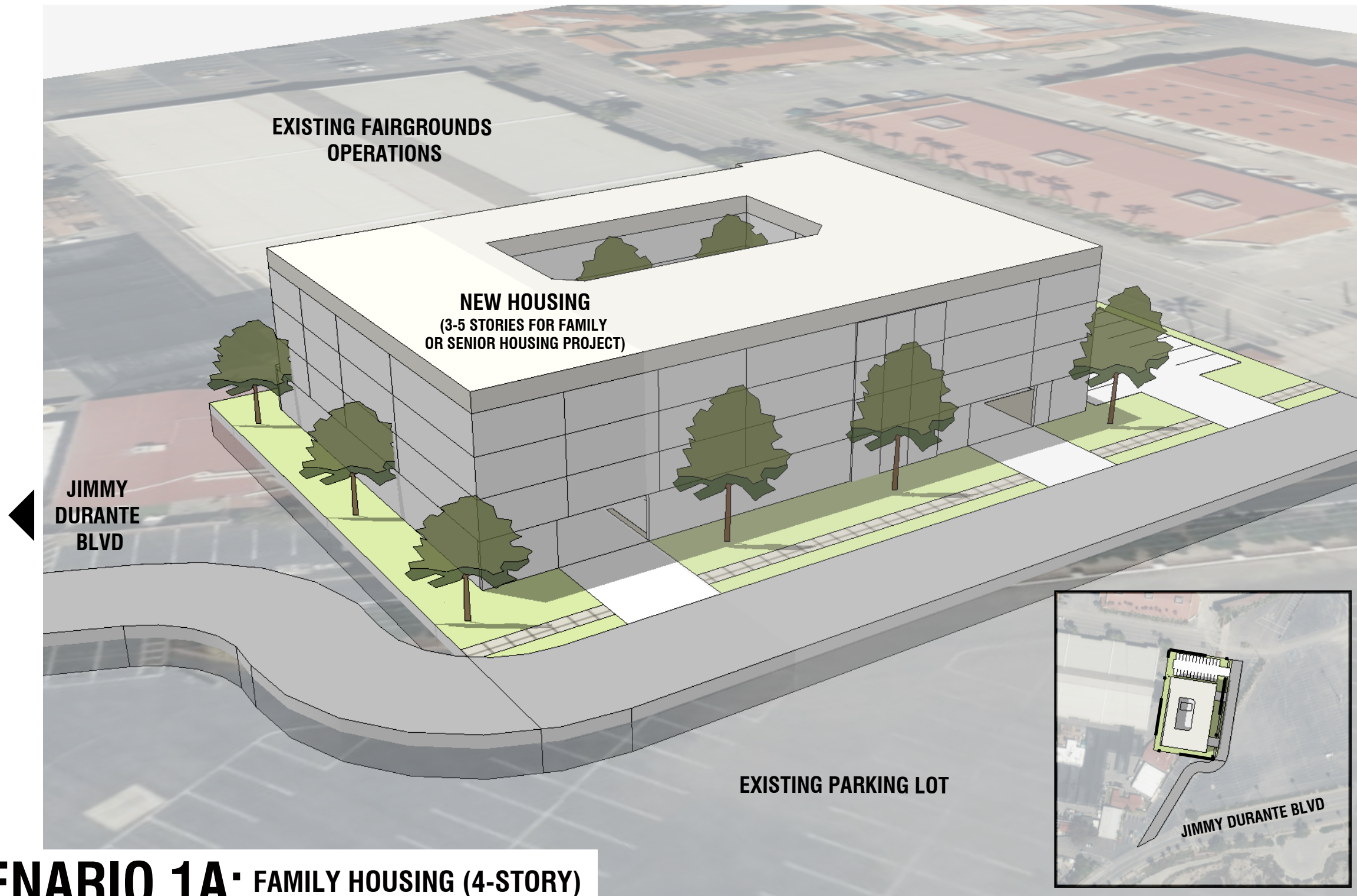
Locations	Affordable Housing Scenarios
<p>Fairgrounds – Northeast location (Via de la Valle/Jimmy Durante Blvd)</p>	<p>Family Housing - June 2022 Scenario 1A</p> <ul style="list-style-type: none"> • 1-acre site • At least 54 lower income units • Height: 3-5 stories, 35-55 feet • Parking: 69 spaces
	<p>Family Housing - June 2022 Scenario 1B</p> <ul style="list-style-type: none"> • 1.5 acre site • At least 80 lower income units • Height: 3-5 stories, 35-55 feet • Parking: 124 spaces
	<p>Senior Housing - June 2022 Scenario 1C</p> <ul style="list-style-type: none"> • 1.5 acre site • At least 78 lower income units • Height: 3-5 stories, 35-55 feet • Parking: 78 spaces
<p>Potential scattered sites project:</p> <p>Fairgrounds – (note 2022 study is only northeast location, however tax credit program option also applies to 2023 southeast scenario 1A)</p> <p>AND</p> <p>City-owned 28th Street vacant lot</p>	<p>Family Housing - June 2022 Scenarios 1A + 2</p> <ul style="list-style-type: none"> • 1-acre Fairgrounds + 28th Street lot (0.06 ac) • At least 57 lower income units • See Scenarios for Northeast and Southeast Fairgrounds locations for Height/Parking <p>Family Housing - June 2022 Scenarios 1B + 2</p> <ul style="list-style-type: none"> • 1.5-acre Fairgrounds + 28th St lot (0.06 ac) • At least 83 lower income units • See Scenarios for Northeast and Southeast Fairgrounds locations for Height/Parking
<p>Fairgrounds – Southeast location (Fire station/north of Jimmy Durante)</p>	<p>Family Housing - April 2023 Scenario 1A</p> <ul style="list-style-type: none"> • 1 to 1.5 acre site • At least 61-82 lower income units • Height: 4-5 stories, 45-55 feet • Parking: 80 spaces
	<p>Senior Housing - April 2023 Scenario 1B</p> <ul style="list-style-type: none"> • 1 to 1.5 acre site • At least 62-128 lower income units • Height: 3-5 stories, 35-55 feet • Parking: 80 spaces
	<p>Redevelopment of Fire Station + Affordable Family or Senior Housing - April 2023 Scenario</p> <ul style="list-style-type: none"> • 1.5 acre site • At least 61 lower income units • See Scenarios 1A/1B for Height and Parking specific to Southeast Fairgrounds location



This is a package of three supplemental concepts relating to a 1.5 acre Fairgrounds Southeastern site location:

- **Scenario 1A** identifies opportunities for 61-82 units of family housing in a building 45 ft to 55 ft in height that includes 3-4 stories of dwelling units above ground floor parking
- **Scenario 1B** identifies opportunities for 62-128 units of senior housing in a building 35 ft to 55 ft in height that includes 2-4 stories of dwelling units above ground floor parking
- **Scenario 2** identifies opportunities to combine Scenario 1A or 1B together with redevelopment of the fire station where the fire station would be in a separate building 35 ft in height that includes group living quarters for the fire station above office space adjacent to an apparatus bay with ancillary space





SCENARIO 1A: FAMILY HOUSING (4-STORY)

VIEW FROM NORTHEAST

SITE PLAN



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DEL MAR HOUSING
FAIRGROUNDS 1.5 AC
SOUTHEASTERN SITE CONCEPTS

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SCENARIO 1A + 1B

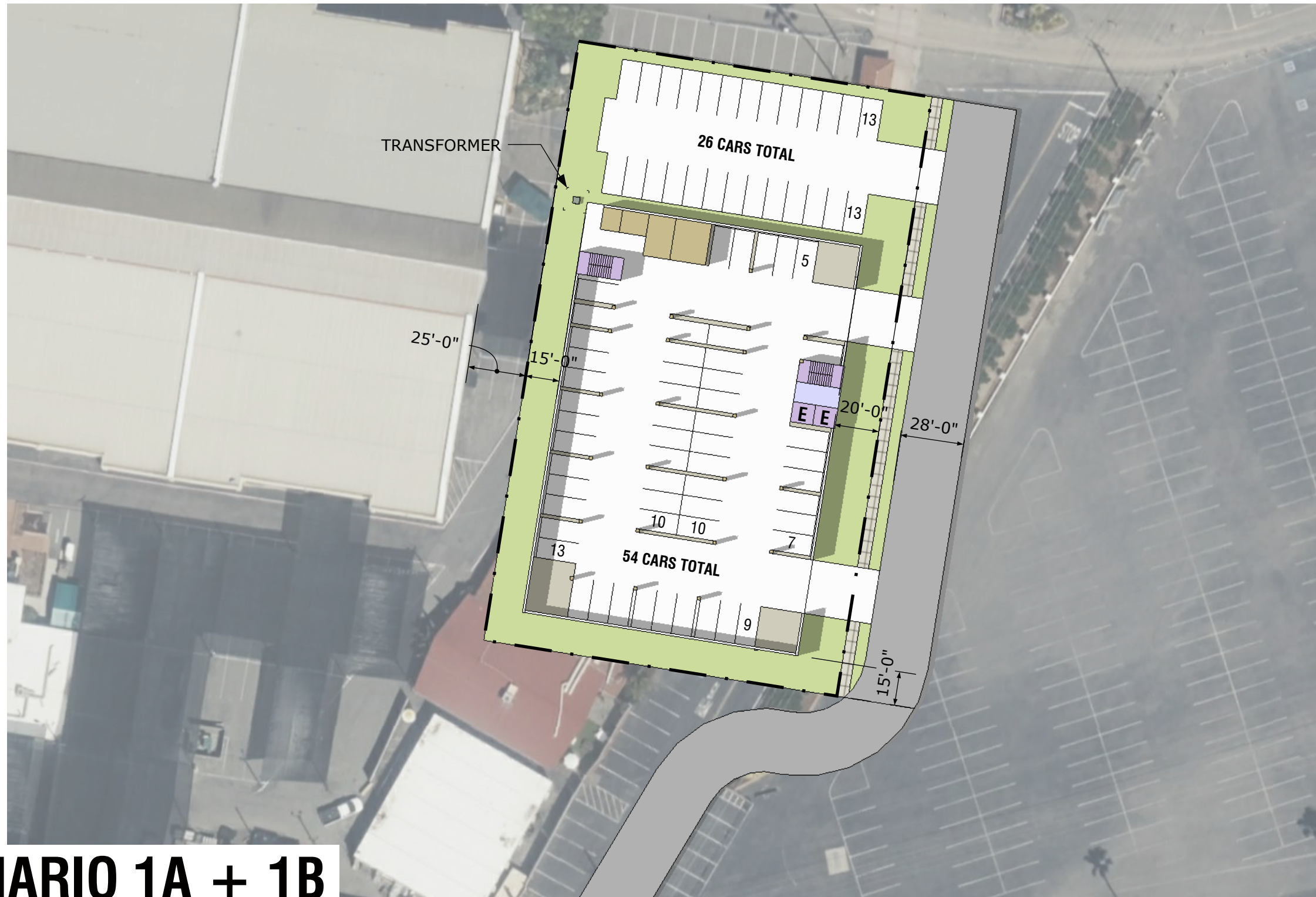
SITE PLAN



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SCENARIO 1A + 1B

GROUND FLOOR PLAN

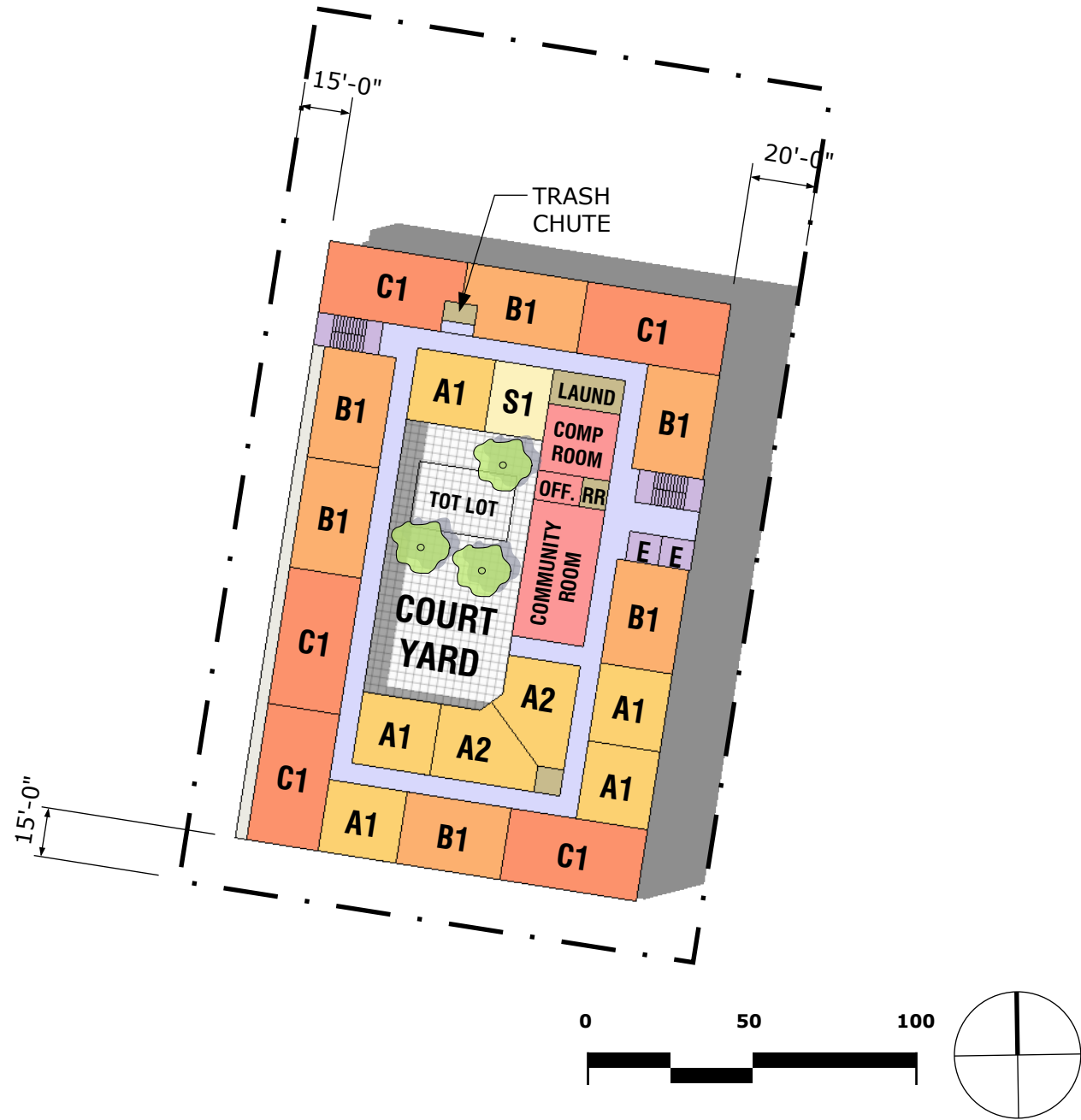


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UNIT TABULATION

	UNIT	# DU	SF / DU	NRSF	
2%	STUDIO	S1	1	396 SF	396 SF
	SUB-TOTAL		1		396 SF
41%	1BR	A1	15	528 SF	7,920 SF
		A2	10	615 SF	6,150 SF
	SUB-TOTAL		25		14,070 SF
30%	2BR	B1	18	704 SF	12,672 SF
		SUB-TOTAL		18	
28%	3BR	C1	17	968 SF	16,456 SF
		SUB-TOTAL		17	
TOTAL DU		61		43,594 SF	

AVERAGE UNIT SIZE: 715 SF

* WHILE THIS CONCEPT ILLUSTRATES 61 FAMILY HOUSING UNITS, AN ADDITIONAL 21 UNITS COULD BE ACCOMMODATED BY ADDING A 5TH FLOOR FOR A TOTAL OF 82 FAMILY HOUSING UNITS.

PARKING

USE	DEVELOPMENT CRITERIA - SCENARIO 1A		REQUIRED PARKING	SCENARIO 1A PARKING
	QUANTITY	RATIO		
STUDIO	1 DU	1	1	1
1-BR	25 DU	1	25	25
2-BR	18 DU	1.5	27	27
3-BR	17 DU	1.5	26	27
TOTAL CARS			79	80

SCENARIO 1A: FAMILY HOUSING

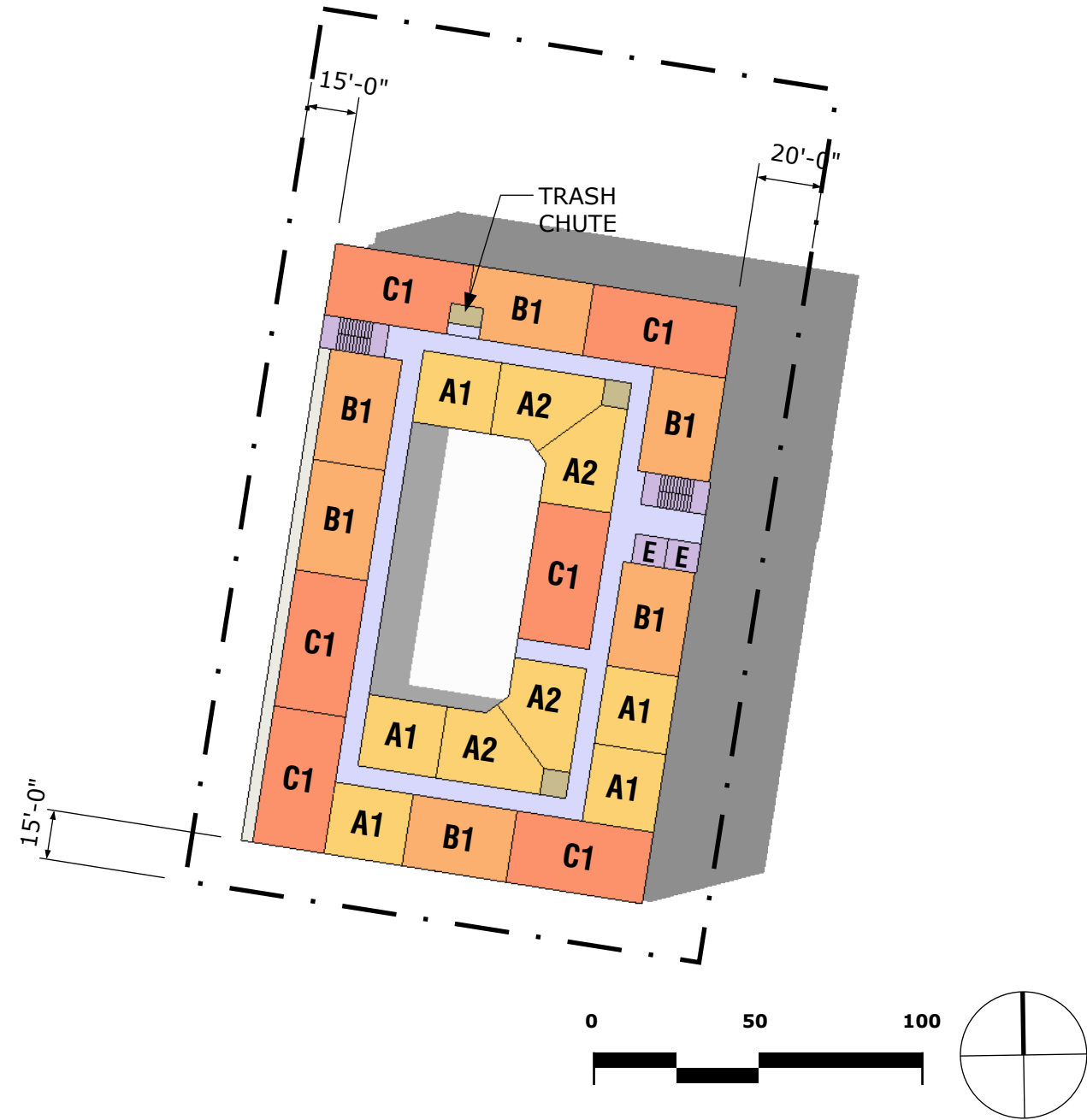
LEVEL 2 FLOOR PLAN



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FAIRGROUNDS 1.5 AC
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GROSS FLOOR AREA

BUILDING AREA				
HABITABLE AREA				
APARTMENTS (NRSF)				43,594 SF
LOBBY				180 SF
FRONT OFFICE				125 SF
COMMUNITY ROOM				924 SF
COMPUTER ROOM				450 SF
SUB-TOTAL				45,273 SF
UTILITY AREA				
ELECTRIC METER RM.				220 SF
TRASH				300 SF
BOILER RM				120 SF
LAUNDRY				230 SF
RESTROOM				72 SF
STORAGE				320 SF
BIKE STORAGE				90 SF
ELV. MACH RM				90 SF
SUB-TOTAL				1,442 SF
CIRCULATION				
HALLWAY 2-3	2886 SF/FLR	X	3 FLR	8,658 SF
STAIR 1	200 SF/FLR	X	3 FLR	600 SF
STAIR 2	200 SF/FLR	X	3 FLR	600 SF
ELEVATORS	180 SF/FLR	X	3 FLR	540 SF
SUB-TOTAL				10,398 SF
GARAGE				
GARAGE				27,204 SF
SUB-TOTAL				27,204 SF
TOTAL GROSS FLOOR AREA (GFA)				84,317 SF
EFFICIENCY (EXCLUDES GARAGE)				79.27%

SCENARIO 1A: FAMILY HOUSING

LEVEL 3-4 FLOOR PLAN

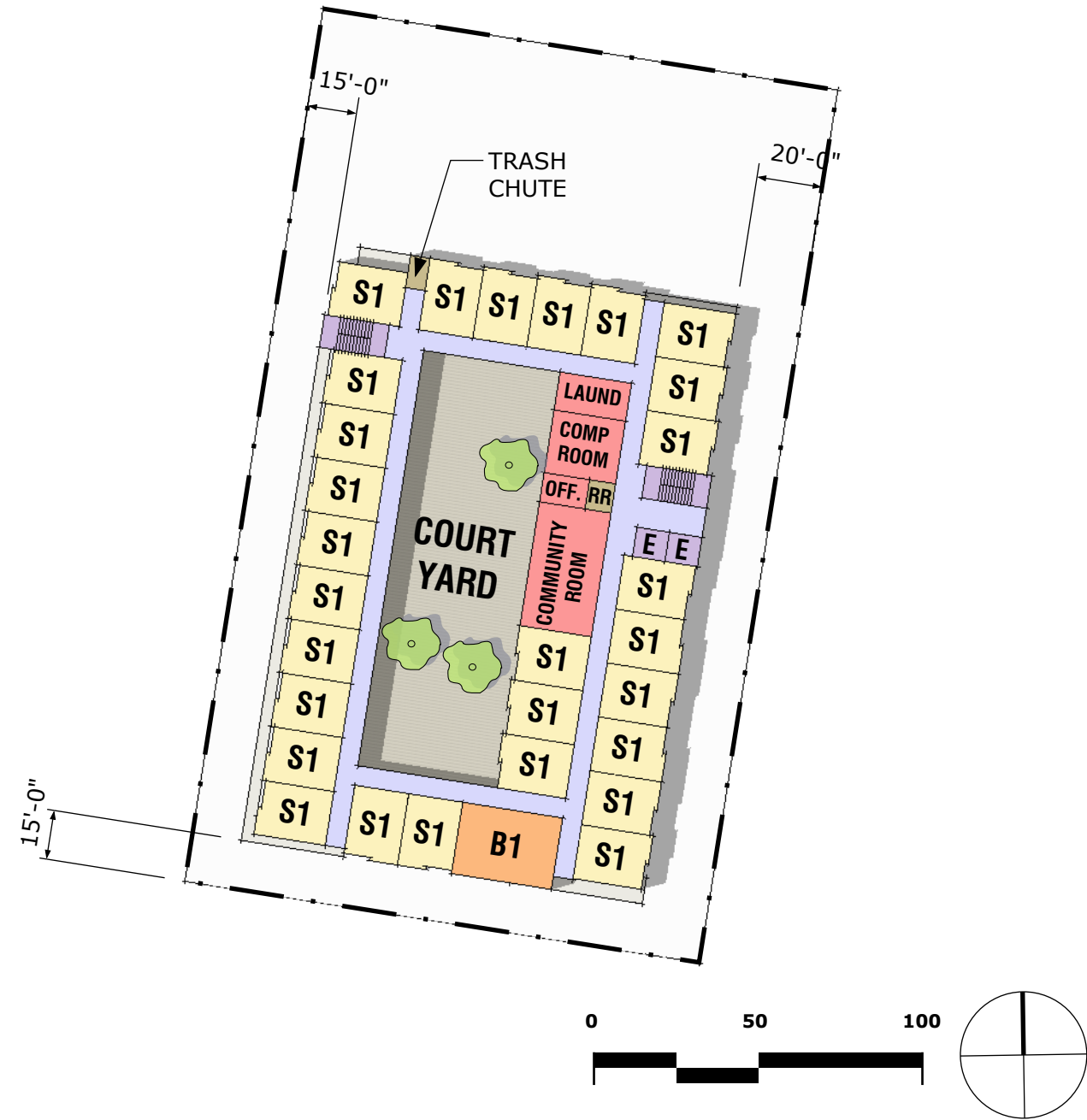


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SOUTHEASTERN SITE CONCEPTS

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UNIT TABULATION

	UNIT	# DU	SF / DU	NRSF
97%	STUDIO	60	358 SF	21,480 SF
	SUB-TOTAL	60		21,480 SF
3%	2 BR	2	700 SF	1,400 SF
	SUB-TOTAL	2		1,400 SF
TOTAL DU		62		22,880 SF
AVERAGE UNIT SIZE:				369 SF

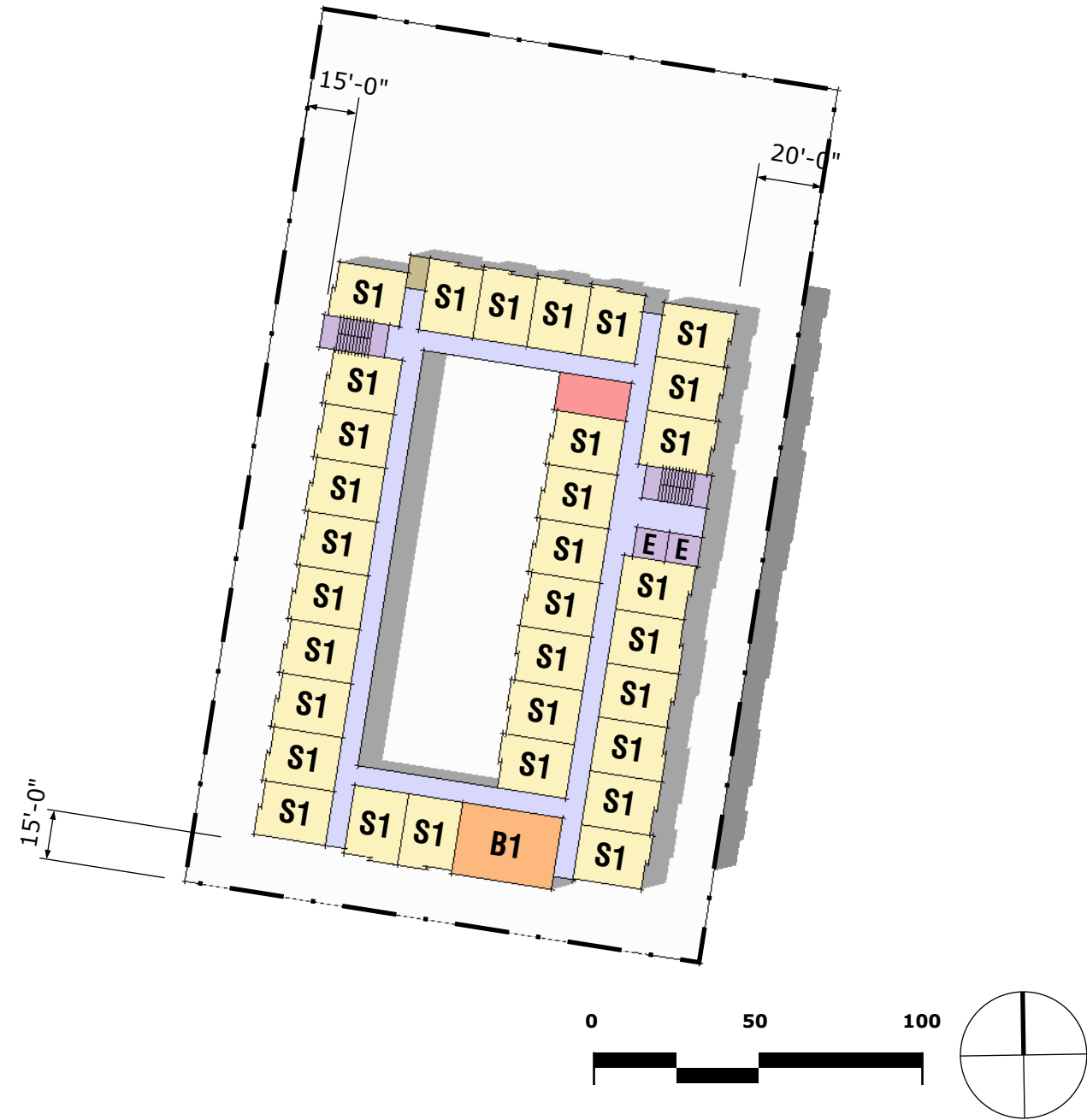
* WHILE THIS CONCEPT ILLUSTRATES 62 SENIOR HOUSING UNITS, AN ADDITIONAL 33 UNITS PER FLOOR COULD BE ACCOMMODATED BY ADDING A 4TH FLOOR OR ADDITIONAL 5TH FLOOR FOR A TOTAL OF 128 SENIOR HOUSING UNITS.

PARKING

USE	DEVELOPMENT CRITERIA - SCENARIO 1B		REQUIRED PARKING	SCENARIO 1B PARKING
	QUANTITY	RATIO		
STUDIO	60 DU	1	60	77
1-BR		1	0	0
2-BR	2 DU	1.5	3	3
TOTAL CARS			63	80

SCENARIO 1B: SENIOR HOUSING

LEVEL 2 FLOOR PLAN



GROSS FLOOR AREA

HABITABLE AREA				
APARTMENTS (NRSF)				22,880 SF
LOBBY				180 SF
FRONT OFFICE				125 SF
COMMUNITY ROOM				839 SF
LOUNGE (@ L3)				256 SF
LAUNDRY				256 SF
COMPUTER ROOM				425 SF
SUB-TOTAL				24,961 SF
UTILITY AREA				
ELECTRIC METER RM.				220 SF
TRASH				300 SF
TRASH CHUTE	60 SF/FLR	X	2 FLR	120 SF
BOILER RM				120 SF
RESTROOM				72 SF
STORAGE				320 SF
BIKE STORAGE				90 SF
ELV. MACH RM				90 SF
SUB-TOTAL				1,332 SF
CIRCULATION				
HALLWAY 2-3	3,146 SF/FLR	X	3 FLR	9,438 SF
STAIR 1	200 SF/FLR	X	3 FLR	600 SF
STAIR 2	200 SF/FLR	X	3 FLR	600 SF
ELEVATORS	180 SF/FLR	X	3 FLR	540 SF
SUB-TOTAL				11,178 SF
GARAGE				
GARAGE				21,025 SF
TOTAL GROSS FLOOR AREA (GFA)				58,496 SF
EFFICIENCY (EXCLUDES GARAGE)				66.61%

SCENARIO 1B: SENIOR HOUSING

LEVEL 3 FLOOR PLAN

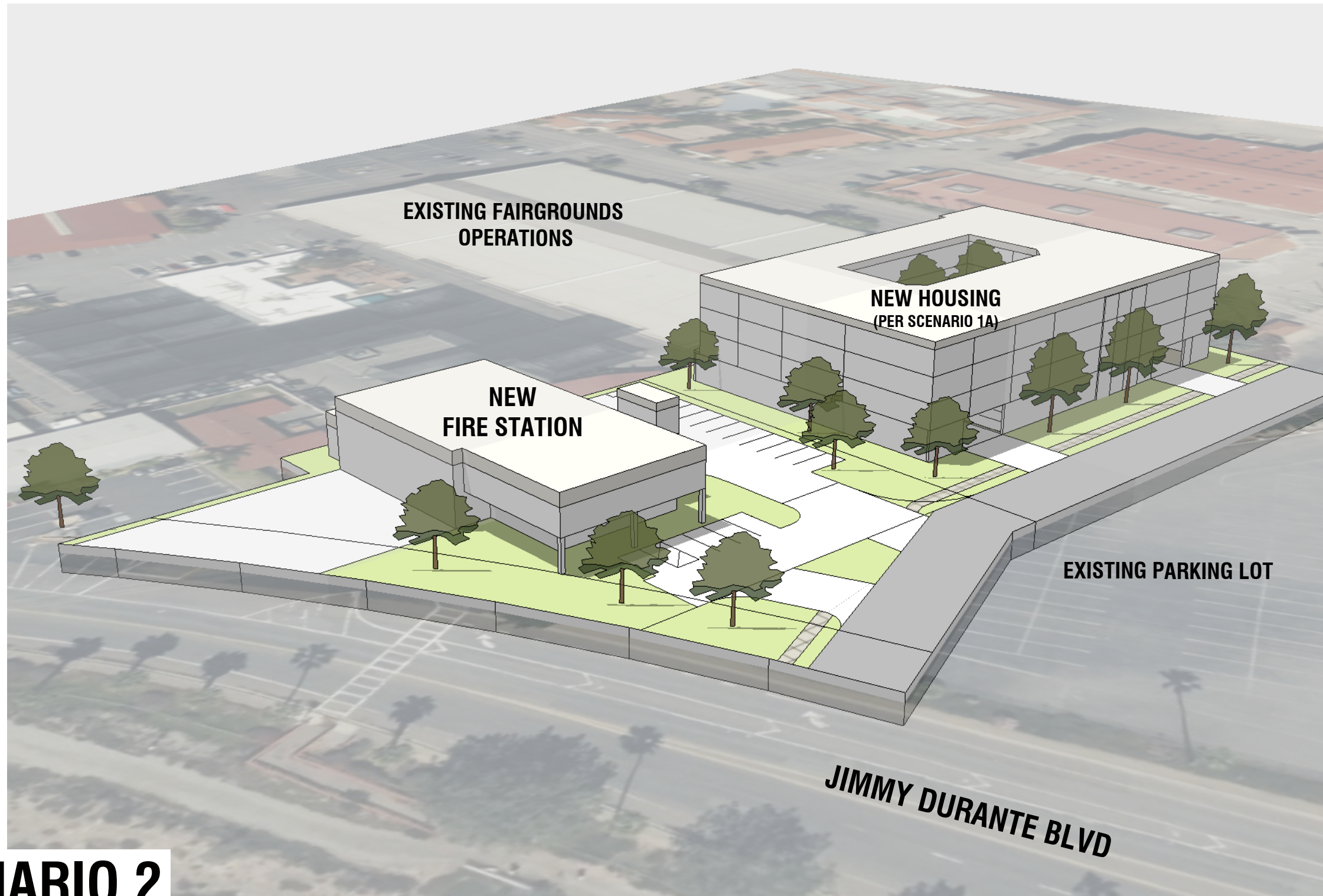


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SCENARIO 2

VIEW FROM NORTHEAST

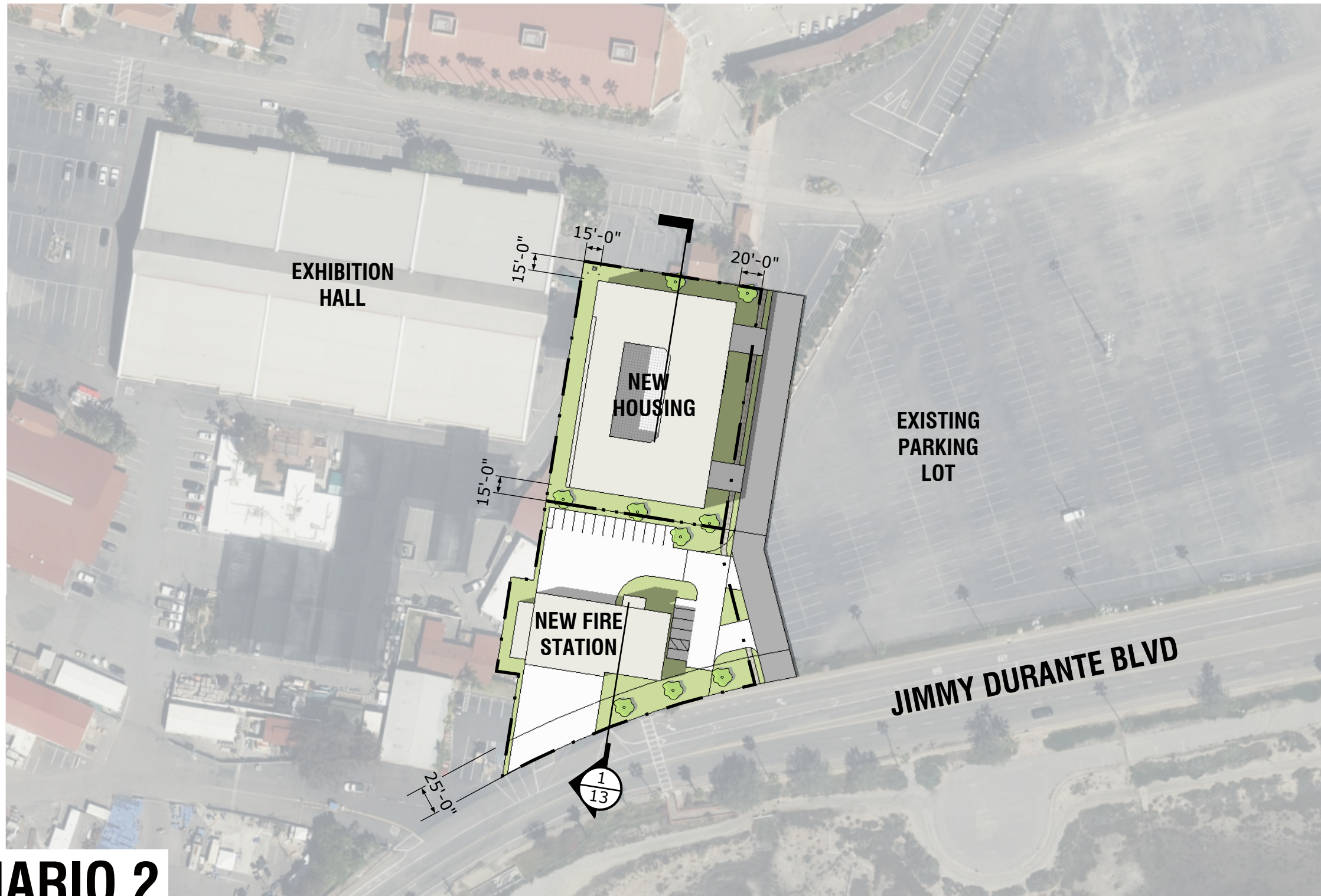


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SCENARIO 2

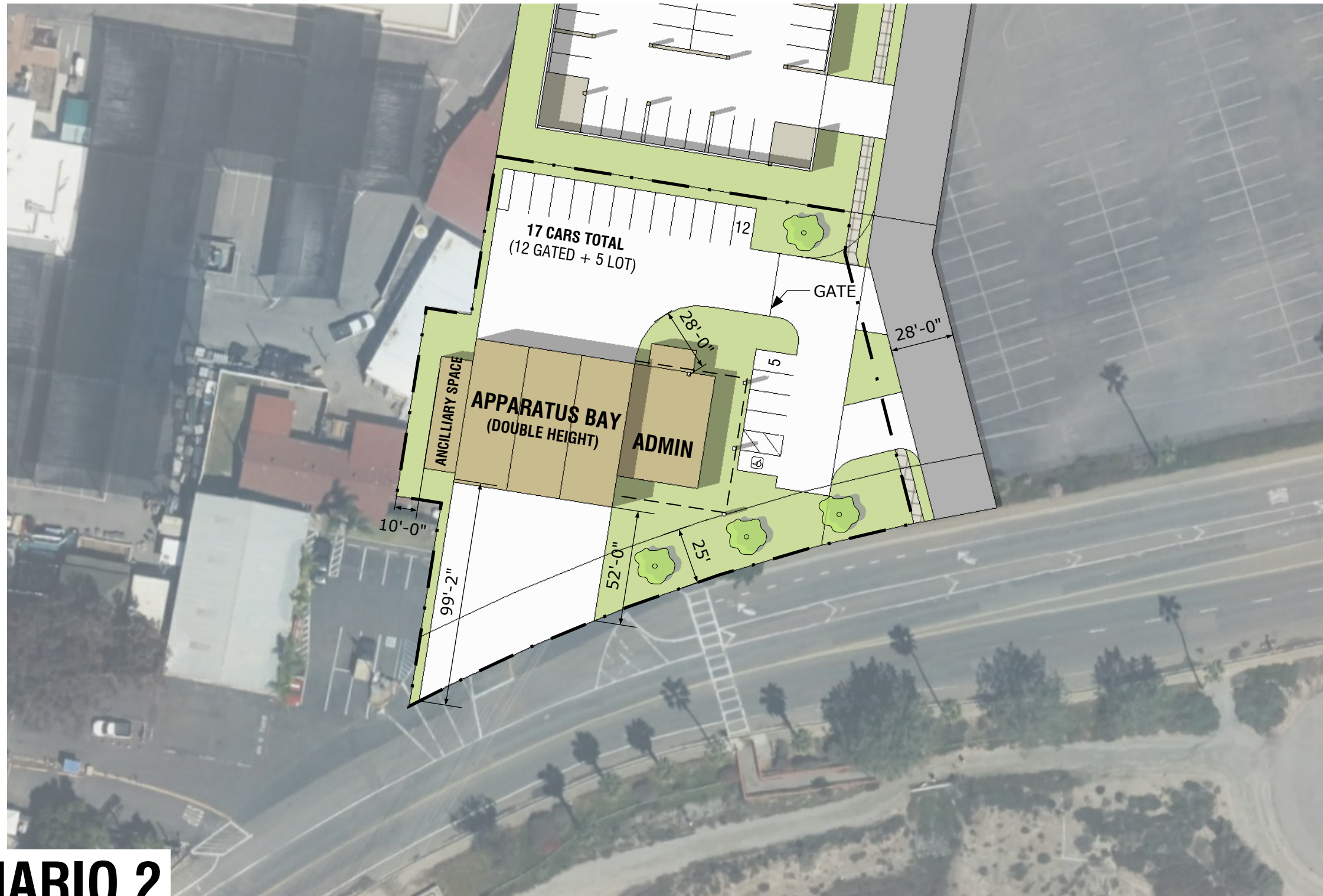
SITE PLAN



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SCENARIO 2
FIRE STATION SITE PLAN

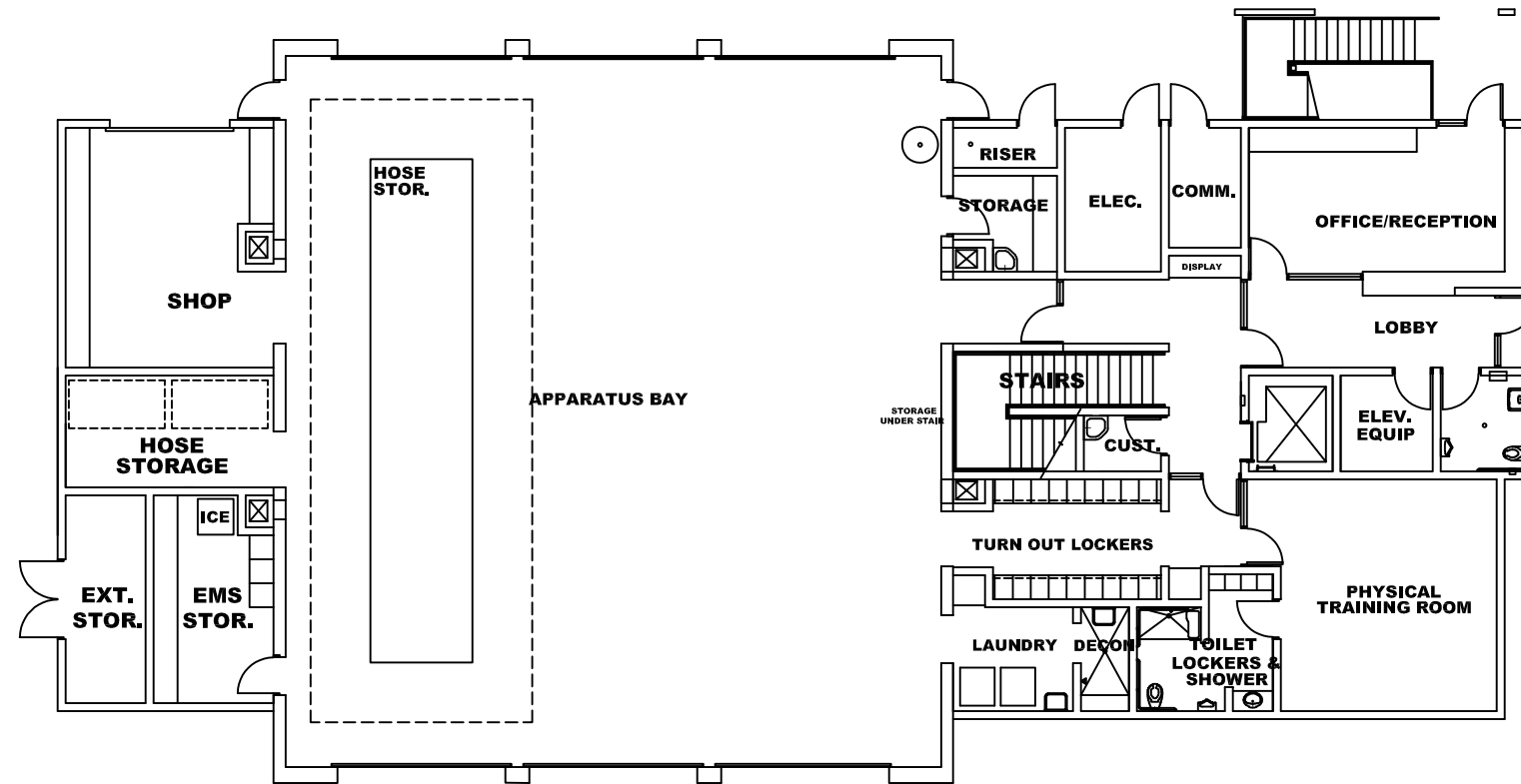


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SCENARIO 2

FIRE STATION GROUND FLOOR PLAN

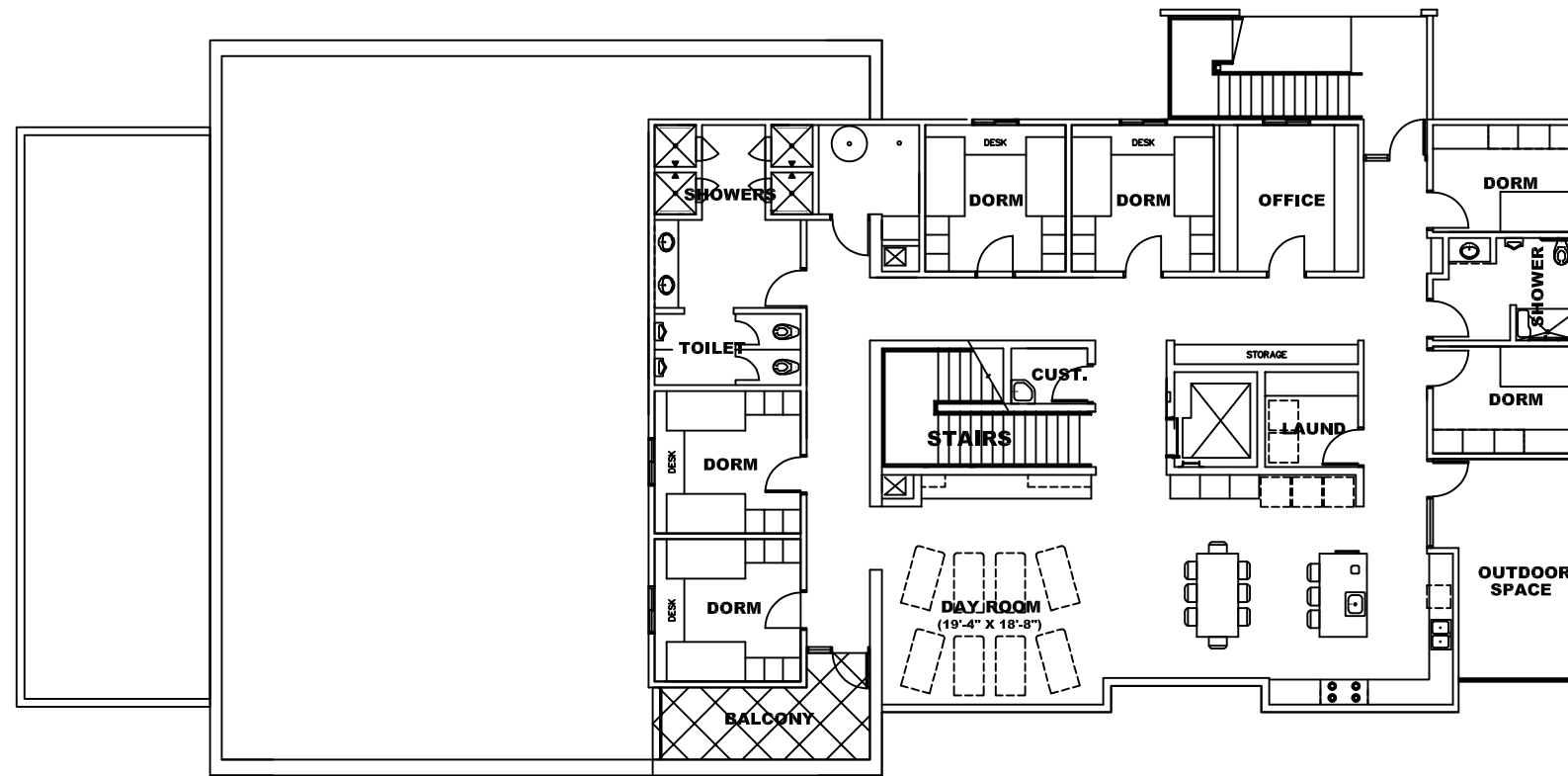


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FAIRGROUNDS 1.5 AC
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SCENARIO 2

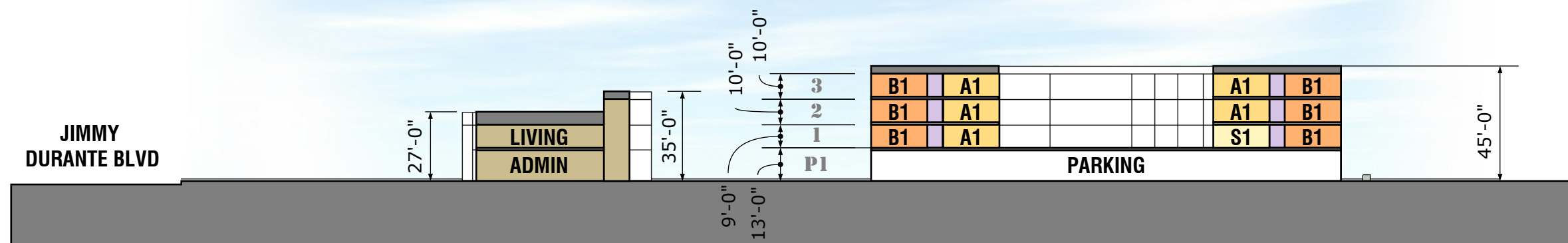
FIRE STATION SECOND FLOOR PLAN



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 FAIRGROUNDS 1.5 AC
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* AS INDICATED ON PRIOR SHEETS, THE HOUSING BUILDING COULD BE INCREASED IN HEIGHT TO ADD A 5TH STORY FOR ADDITIONAL HOUSING OR COULD BE REDUCED IN HEIGHT TO A 3-STORY BUILDING TO ACCOMMODATE SENIOR HOUSING PER SHEET 6.

SCENARIO 2

SECTION THROUGH FIRE STATION AND FAMILY HOUSING (4-STORY)



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