

City Hall Site Selection Criteria

- **Implementation of Downtown Plan - 4 points**

- Visibility & Civic Prominence
- Location
- Compatibility with surrounding uses/Scale and Fit with Character District Vision
- Economic Development Catalyst Potential (anchor to attract future development)
- Transportation Access (vehicular, pedestrian, transit, trail connection)
- Proximity to other City Services/Facilities

(Considerations – high/low visibility, compatible/not compatible with surrounding uses, likely to /not likely to spur redevelopment of surrounding sites; frees up other institutional land for redevelopment; good transportation access for pedestrian, bikes, transit and vehicles/limited access; close to other city facilities)

- **Real Estate - 3 points**

- Ownership
- Available for Acquisition if Not City Owned
- Potential for Partnership/Joint Tenancy and/or Public/Private Partnership
- Eligible for CRA Incentives/Opportunity Zone
- Construction Ready/Requires Demolition

(Considerations – City/CRA owned; willing/unwilling sellers; high potential/low potential for public/private partnership; in/out of Opportunity Zone; construction ready/requires demolition)

- **Site Characteristics - 2 points**

- Parcel Size and Configuration
- Parking for facility (on-site or off-site or combination)
- Site Conditions - topography, views, environmental contamination, existing trees, etc.
- Infrastructure –adequate utilities availability, stormwater, traffic impacts on surrounding roadways
- Sustainability (opportunities for sustainable infrastructure, etc.)

(Considerations – large/small site; good/awkward parcel configuration; good/poor site conditions; adequate infrastructure; negative impact on surrounding roadways; opportunity for sustainable infrastructure)

- **Cost - 1 point**

- Land Acquisition
- Construction Cost (renovation/new construction)
- Site Preparation
- Operational Efficiency
- Operating Cost/Ongoing Costs

(Considerations – City/CRA owned/not owned - low costs vs. high costs for acquisition; can/cannot accommodate City Hall and MSB operations; requires renovation/new construction;