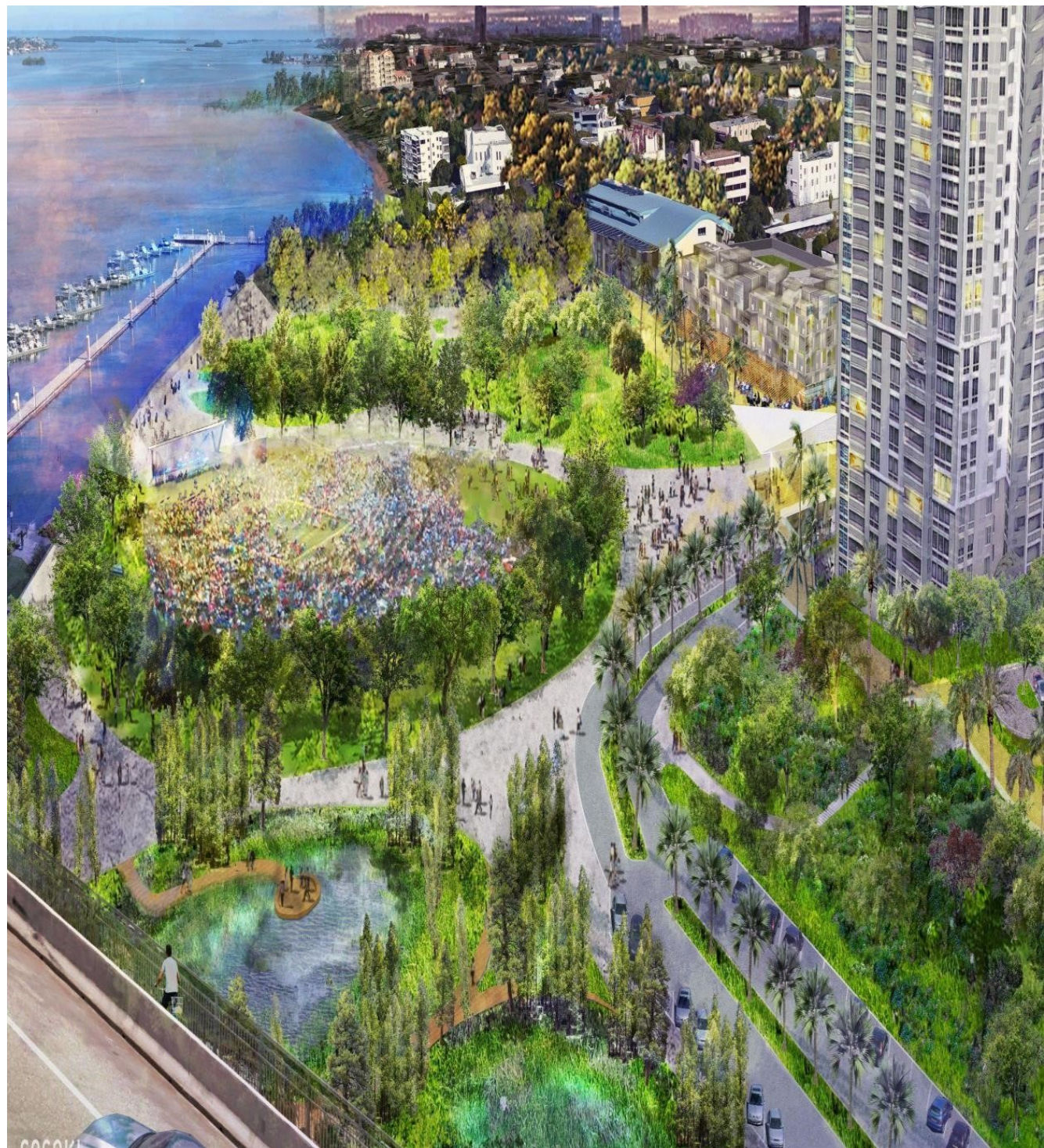


# City Hall Discussion

8-5-2020



**CLEARWATER**  
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## **Decision Timing Impacts:**

- 1. Park/Library Status**
- 2. City Hall Office Lease**



- **The use of the library is of immediate consequence due to design and construction timing.**
- **We must determine how to proceed with the main library improvements.**
- **If the library is not the site for City Hall, the pursuit of alternatives will factor into the future lease status at 600 Cleveland.**
- **1<sup>st</sup> Question: Do we look to the Library as a City Hall option?**

## Pro

- Cost (construction/operation)
- Timing
- Design Underway
- Three Projects become Two
- Library Stays Put
- Opportunity Zone Opportunities?
- Increase Civic Focus of Bluff
- Possibly Expand DSC Options at MSB
- PSTA/City Hall Not Integrated
- Quickest Option on City Hall

## Con

- Short Term Delay on Park Design
- Cost to Redesign
- Parking
- Impacts on Library Programming
- Potential Lack of Support from Library Stakeholders
- Increase Civic Focus of Bluff
- PSTA/City Hall Not Integrated
- Lacks Iconic Civic Complex Identity

# Reasons to Choose Alternative to Library

- Standalone municipal complex rises to prominence in consideration
- Symbiotic relationships between existing municipal functions is a deciding factor
- Desire to ultimately have a more highly integrated municipal complex with PSTA/multi-modal development is desired (pending PSTA direction)
- Prefer more emphasis on civic architecture or statement as public facility
- Cost is less important
- Timing is less important
- Redevelopment is promoted with adaptive reuse of property and expanded civic presence around municipal facilities.

- If more City Hall location analysis is desired – library project goes forward as envisioned.
- For any option other than the library - the lease with 600 Cleveland is likely to be impacted.
- If the library is chosen the operational impact will not be known until preliminary design (est. 6 months). If not chosen, decisions on other sites will have been delayed.
- What is City Council's expectation on process in terms of establishing a direction on how we intend to proceed?



# City Hall Site Selection

Gina L. Clayton  
Planning & Development Director



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

- Visibility & Civic Prominence
- Location
- Compatibility With Surrounding  
Uses/Scale & 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





- **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



- Site Characteristics - 2 points
  - Parcel Size and Configuration
  - Parking for facility
  - Site Conditions - topography, views, environmental contamination, existing trees
  - Infrastructure –adequate utilities availability, stormwater, traffic impacts on surrounding roadways
  - Sustainability (opportunities for sustainable infrastructure)





- **Cost - 1 point**
  - Land Acquisition
  - Construction Cost (renovation/new construction)
  - Site Preparation
  - Operational Efficiency
  - Operating Cost/Ongoing Costs





This aerial map of St. Louis, Missouri, displays the locations of nine proposed new parks, numbered 1 through 9. The parks are highlighted in blue. The map includes major streets such as N Fort Harrison Ave, N Garden Ave, N Myrtle Ave, N Missouri Ave, N Betty Ln, Drew St, Cleveland St, Park St, Pierce St, Franklin St, Chestnut St, S Fort Harrison Ave, S Garden Ave, S Myrtle Ave, S Prospect Ave, S Missouri Ave, S Betty Ln, and Court St. A golf course is visible in the upper right corner.



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