

Site Selection for Paducah City Hall



**City Commission Presentation
March, 2015**



History

- City Hall dedicated on February 28, 1965
- May 20, 2014, Commission heard an estimate of 15 million for structural rehabilitation/interior renovation.
- A City Commission Project Values workshop was held on August 5, 2014. Customer experience, functional building & workspace, siting impacts and image/sustainability were discussed.
- Public comments on the values were received until September, 2014
- At the November 18, 2014 Commission meeting, the public comments were summarized. Commission decided at this meeting that a new City Hall should be built in the Civic Center Zone.

History

- January, 2015 – Staff reviewed alternate sites and established site selection criteria for the new City Hall.
- February, 2015 – Directors reviewed sites within the A-1 Zone and scored the sites using the site selection criteria.
- March, 2015 – Presentation to the City Commission on sites, selection criteria and staff recommendation.

City Hall Site Selection - Existing Zoning



Land Use Map
Civic Center Zone

Civic Center Zone, A-1

The purpose of this zone is to strengthen those cultural and governmental services which benefit the entire region, but which can only be supported in the civic center; provide a separate and compact area for those important uses; give the city more effective visual relationships in and around the downtown area; and provide, in the design of the civic buildings and open spaces, a physical point for urban aesthetics and civic pride.

City Hall Site Selection - Existing Land Use



Land Use Map

- Civic Center Zone —
- Governmental Land Use
- Other

Land Use - For the purpose of this analysis we have simplified the land uses into 2 categories: Governmental Land Uses and Other. A review of the land use inventory shows a majority of the uses within the Civic Center Zone are Governmental in nature or service oriented business. Residential Land Uses are present around the edges of the Civic Center Zone



2015 Progress

- Planning Department was asked to review potential sites within the A-1 Zone.
- 5 sites within the Zone were identified.
- Ten site selection criteria were created to score the 5 sites. Each site has been scored (1-9) using the site selection criteria.
- A final site selection impact score was given to each of the five sites based on the average of all criterion scores.
- Directors meeting participants were asked to discuss each site utilizing the criteria and come to a consensus on an impact score.

Paducah City Hall Site Selection and Scoring Procedure

Overall Impact or Criterion Strength	Score	Description
High	1	Exceptional
	2	
	3	
Medium	4	Very Good
	5	
	6	
Low	7	Fair
	8	
	9	

City Hall Site Selection Criteria Used by Directors

City Hall Site Selection Score (Assign Score of 1-9)

Site Selection Criteria	Existing City Hall Site	Dolly McNutt Plaza	City Hall Parking Lot	Post Office	5th Street
Zoning					
Land Area					
Visibility and prominence in the Civic Center Zone					
Parking Availability					
Pedestrian Accessibility					
Vehicular Accessibility					
Impact on Governmental Services					
Construction Costs					
Obstacles to Proceed					
Utility Relocation					
Final Score					

Site Selection Criteria

1. **Zoning** – Is the site properly zoned for a new City Hall?
 - The purpose of the A-1 Civic Center Zone is to strengthen those cultural and governmental services which benefit the entire region, but which can only be supported in the civic center; provide a separate and compact area for those important uses; give the city more effective visual relationships in and around the downtown area; and provide, in the design of the civic buildings and open spaces, a physical point for urban aesthetics and civic pride.

Site Selection Criteria

2. **Land Area** – Does the site have adequate space for building and parking?
 - The existing City Hall location, the Post Office and Dolly McNutt Plaza all contain approximately 112,000 square feet. The new building is proposed to contain 57,200 square feet and be two stories tall. Pursuant to the City of Paducah Zoning Ordinance, 57 parking spaces will be required.

Site Selection Criteria

3. Visibility and Prominence: Does the site maintain massing of buildings within the Civic Center Zone?

- Currently, the Dolly McNutt Plaza serves as the central location around which the government and quasi-government buildings (City Hall, the Court House, Library and Information Technology/E-911 building) face.

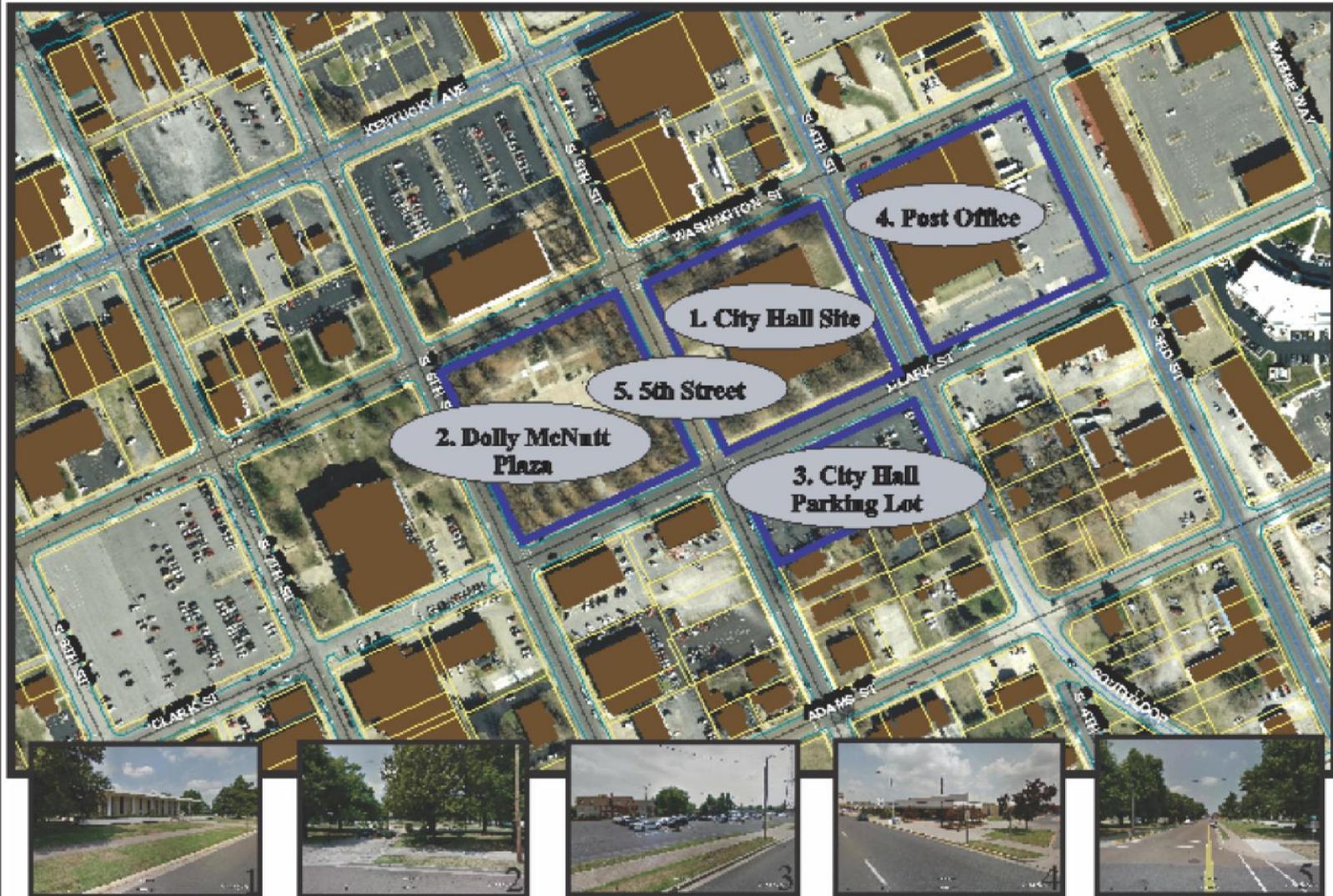
Site Selection Criteria

4. **Parking Availability:** Does the site have adequate room for parking and does it maintain off-street parking?
5. **Pedestrian Accessibility:** Does the site have good pedestrian accessibility?
6. **Vehicular Accessibility:** Does the site have good vehicular accessibility?

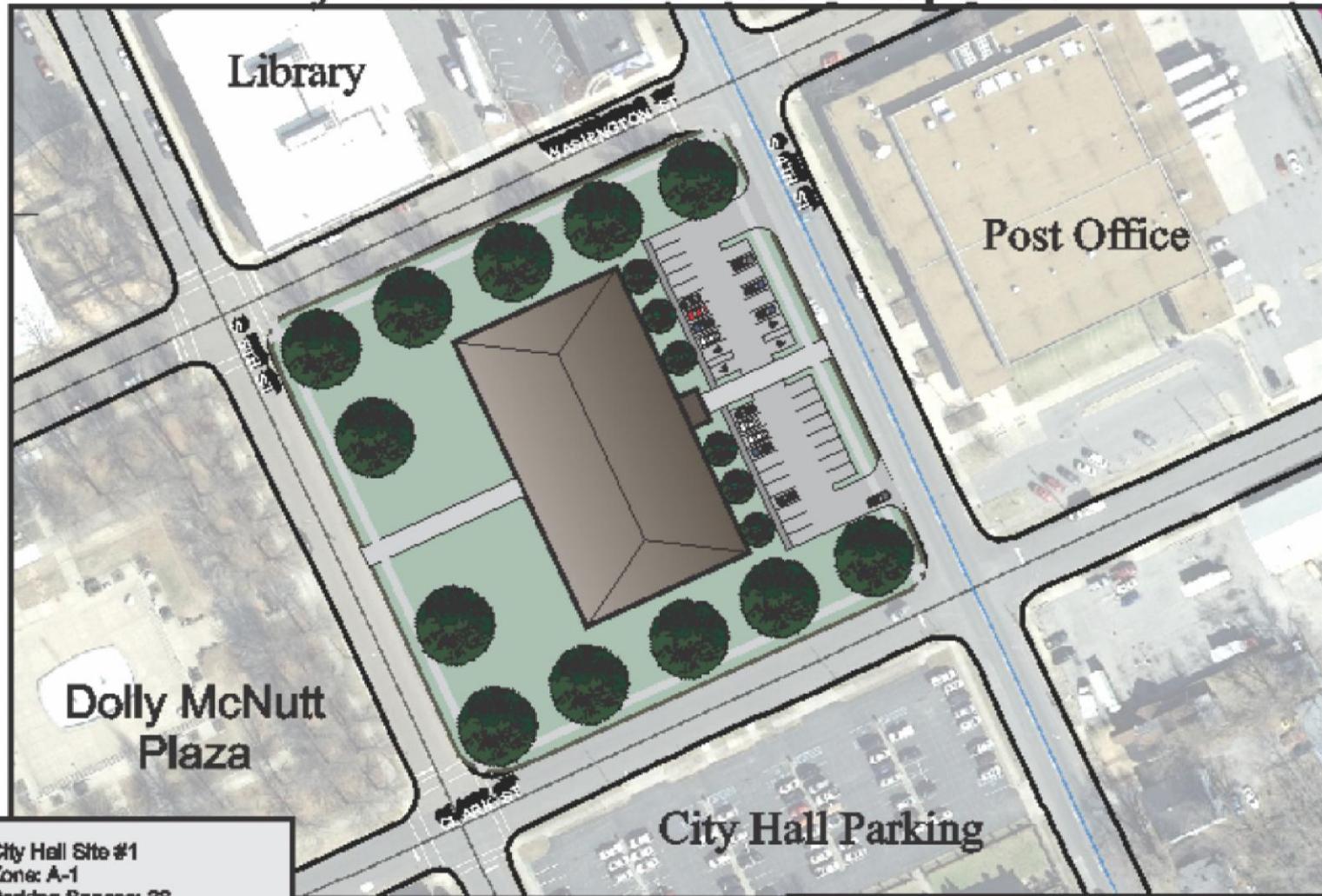
Site Selection Criteria

7. **Impact on Governmental Services:** What impact on Governmental Services will be created by the selected site?
8. **Construction Costs:** What are the final costs associated with the relocation to the site?
9. **Obstacles to Proceed:** What is the impact of construction obstacles
10. **Utility Relocation:** Would major utility relocation be required?

City Hall Site Selection - Five Sites being Considered



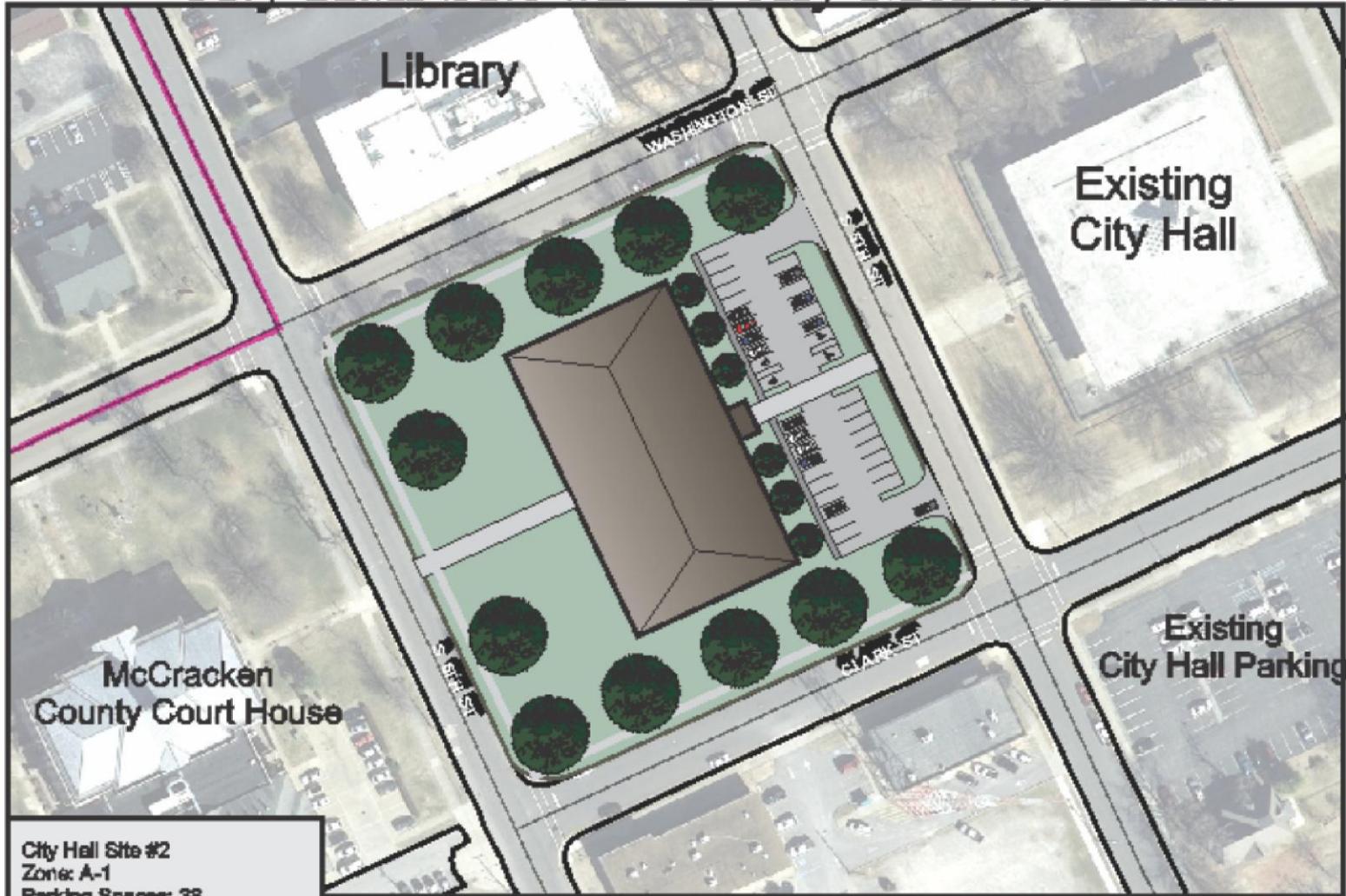
City Hall Site #1 - Concept #2



City Hall Site #1
Zone: A-1
Parking Spaces: 36
Building Size: 57,200 sf
Height: 2 Stories

City of Paducah
Department of Planning-99
Scale: 1" = 100' Date: 12/18/2014

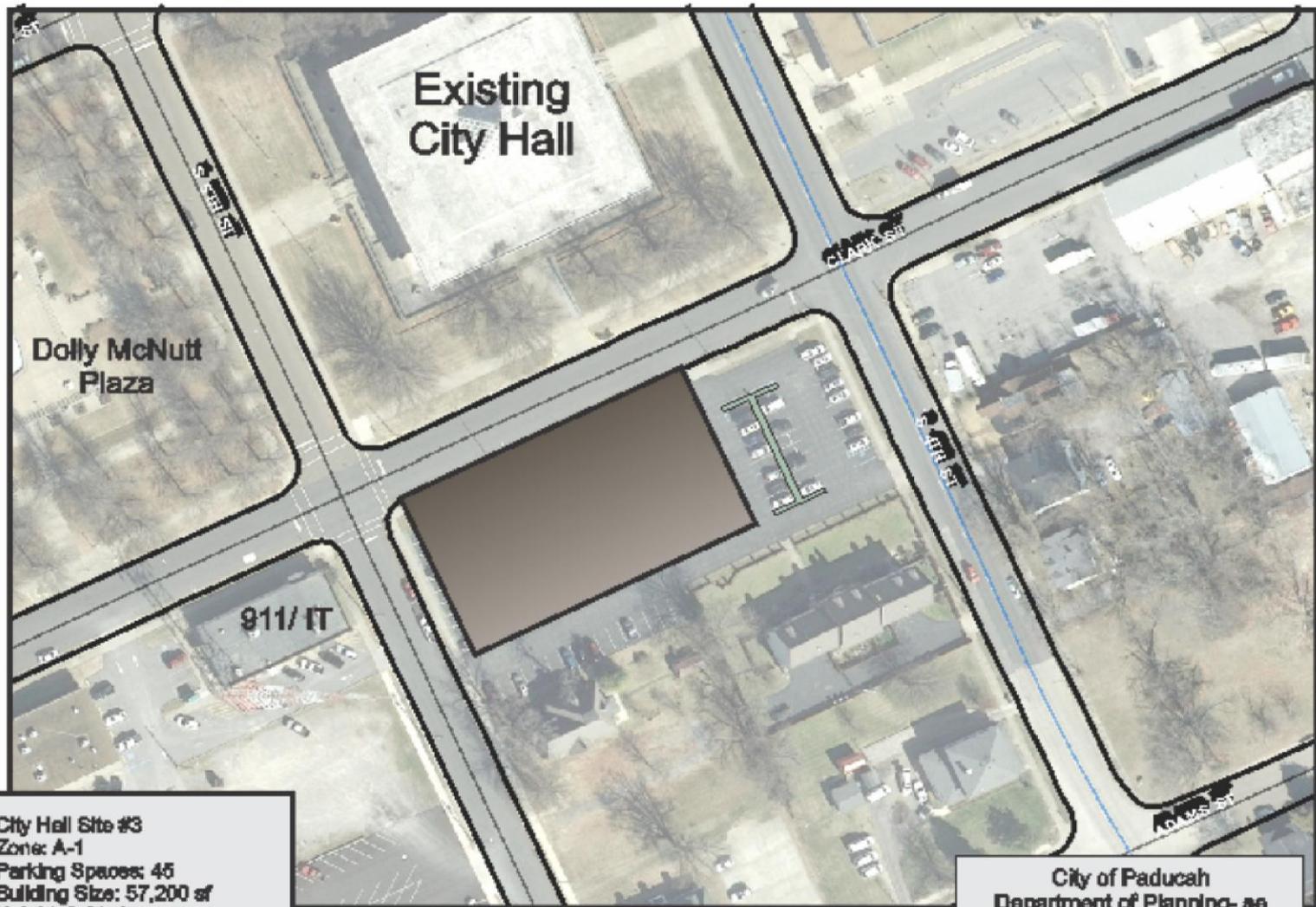
City Hall Site #2 - Dolly McNutt Plaza



City Hall Site #2
Zone: A-1
Parking Spaces: 38
Building Size: 57,200 sf
Height: 2 Stories

City of Paducah
Department of Planning - 99
Scale: 1" = 100' Date: 12/16/2014

City Hall Site #3 - City Hall Parking Lot



City Hall Site #3
Zone: A-1
Parking Spaces: 45
Building Size: 57,200 sf
Height: 2 Stories

City of Paducah
Department of Planning- as
Scale: 1" = 100' Date: 12/18/2014

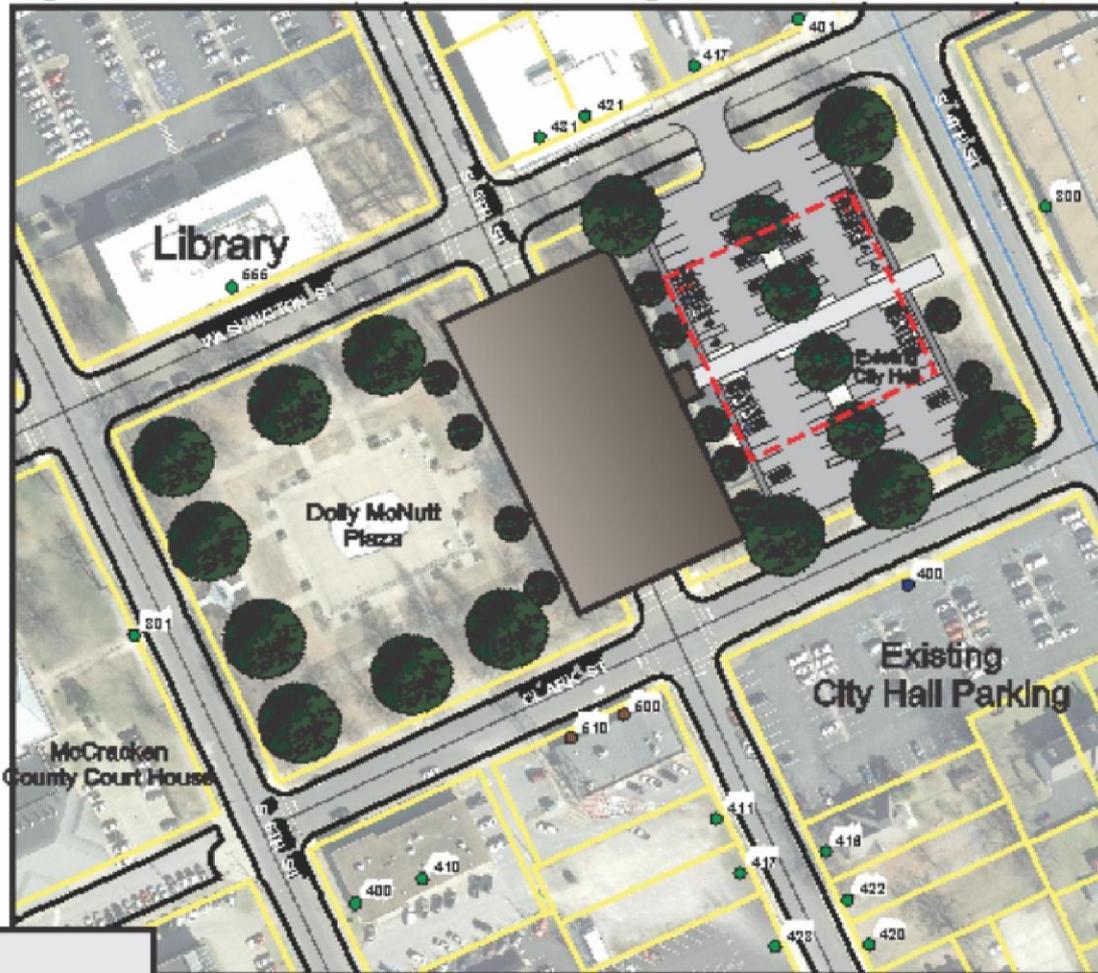
City Hall Site #4 - Post Office



Post Office #4
Zone: A-1
Parking Spaces: 78
Building Size: 57,200 sf
Height: 2 Stories

City of Paducah
Department of Planning-se
Scale: 1" = 100' Date: 12/18/2014

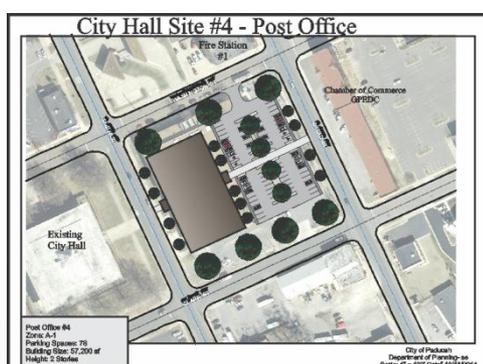
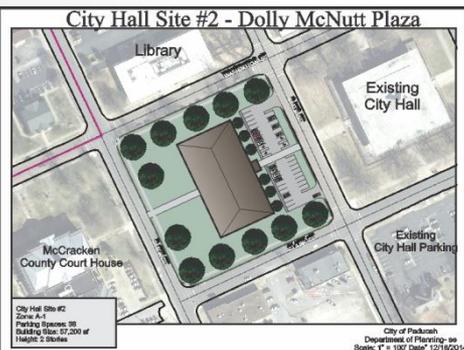
City Hall Site #5 - City Hall/5th Street



City Hall Site #5
Zone: A-1
Parking Spaces: 78
Building Size: 57,200 sf
Height: 2 Stories

City of Paducah
Department of Planning- se
Scale: 1" = 100' Date: 12/18/2014

Visibility and Prominence in the Civic Center Zone



Site Selection Score – (Assign Score 1-9)

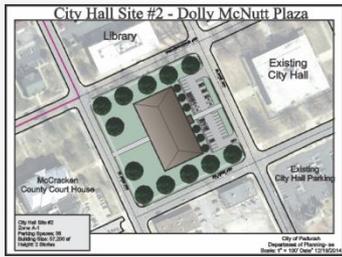
1. Existing City Hall Site
2. Dolly McNutt Plaza
3. City Hall Parking Lot
4. Post Office
5. City Hall/5th Street



City Hall Site Selection Criteria Scoring

City Hall Site Selection Score (Assign Score of 1-9)

Site Selection Criteria	Existing City Hall Site	Dolly McNutt Plaza	City Hall Parking Lot	Post Office	5th Street
Zoning	1	1	1	1	1
Land Area	2	2	8	2	1
Visibility and prominence in the Civic Center Zone	1	8	8	5	5
Parking Availability	1	3	7	4	1
Pedestrian Accessibility	1	1	1	3	1
Vehicular Accessibility	2	2	2	2	2
Impact on Governmental Services	5	1	2	1	2
Construction Costs	2	1	1	3	1
Obstacles to Proceed	4	2	5	8	6
Utility Relocation	5	5	5	5	5
	-	-	-	-	-
Final Score	24	26	40	34	25



Where do we go from here?

- Proceed with procuring architectural and design services for new construction on preferred site(s).
 - Drafting RFP
 - Establishment of a Development team

Relocation of employees?

Staff has proceeded with initial site review of office space that would accommodate existing City Hall employees.

