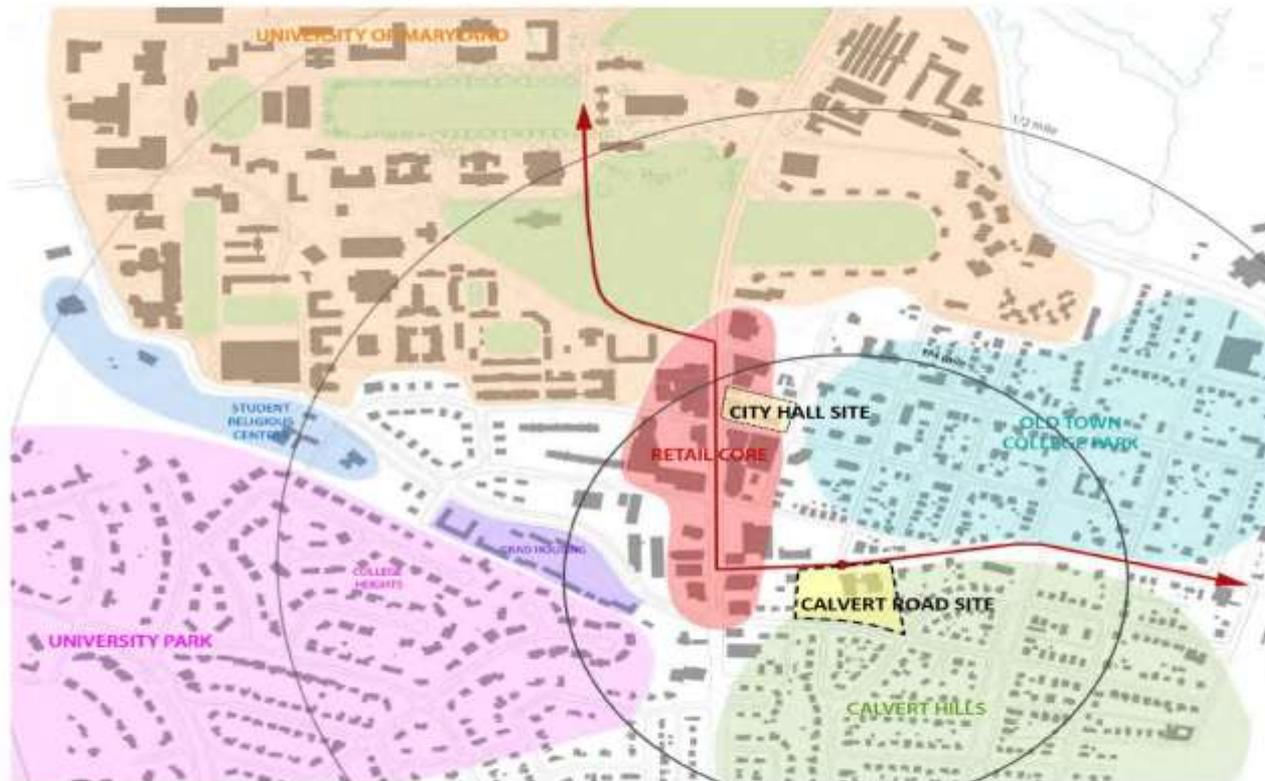


# City Hall Site Selection Public Forum – October 28, 2014



# Purpose of Tonight's Forum

1. Provide information about a pending City Council decision on rebuilding City Hall
  - Where have we been?      Project need and history
  - Where are we now?      Current project status
  - Where are we going?      Next steps
2. Obtain public input
  - Respond to questions
  - Take comments
  - Accept written comments

# Need for a New City Hall

- Existing Building is 12,498 SF
- 1990 consultant analysis projected 18,000 SF deficit by 2005
- 2011 expansion plan proposed adding 17,200 SF
- Consolidation of offices for improved service delivery (Public Services, Engineering, Contract Police, Senior Services)
- No room to expand (services or staff)
- Lack of meeting space
- No outdoor public space
- Lack of civic stature and prominence
- Deferred maintenance of existing building

# Project History

1996 Decision to renovate City Hall and 2,000 SF at Calvert Road school for Public Services rather than build new

2003 – City pursued private development of City Hall site, built public  
2010 parking garage and evaluated 7 different sites for the relocation of City Hall

Fatal flaws:   1. Lack of consensus on a City Hall site  
                  2. Preference to have Route 1 frontage for private development

2011 Decision made to expand City Hall on existing site by renovating existing building and constructing an addition

2013 Renovation and addition to City Hall put on hold a year ago

- Possible availability of Route 1 frontage and opportunity to work with UM Foundation on other options
- Availability of Calvert Road site

# Route 1 Frontage



# COLLEGE PARK CITY HALL RENOVATION & EXPANSION

CONCEPT  
SITE PLAN



# COLLEGE PARK CITY HALL RENOVATION & EXPANSION



# Two Sites Under Consideration

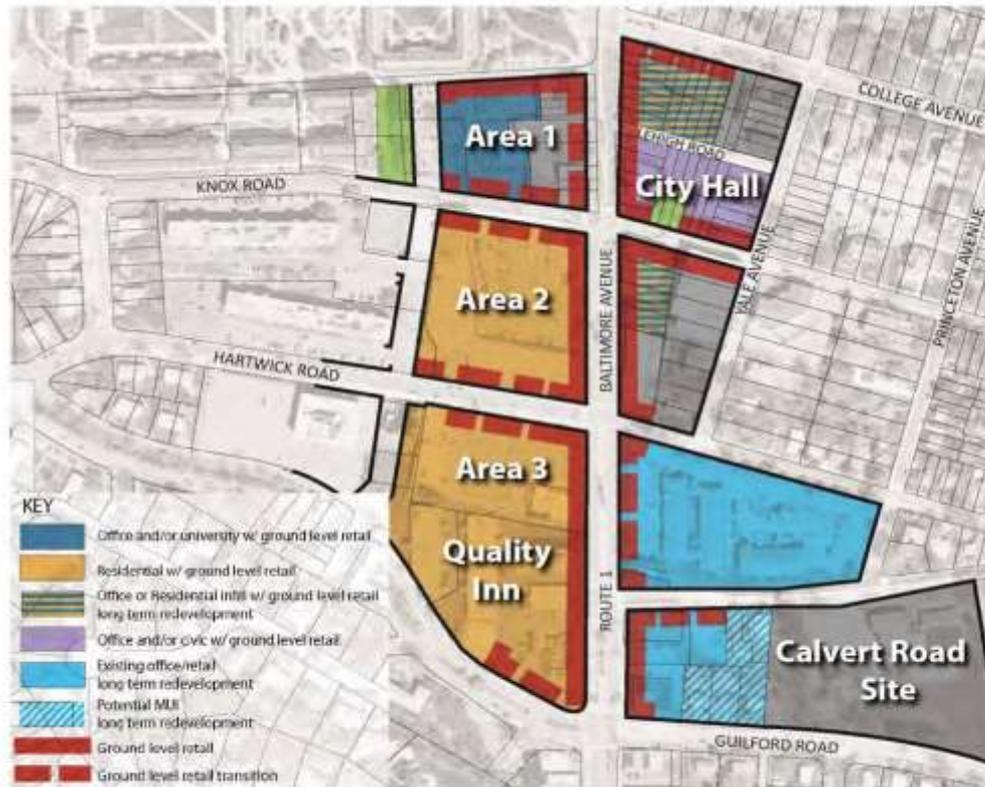
City Hall Site



Calvert Road Site



# Downtown Area



## Route 1 Corridor

### Summary

Area 1:  
170,000 SF office/retail

Area 2:  
300 +/- units + retail

Area 3:  
200 +/- units + retail

Quality Inn Site:  
250 +/- units + retail

City Hall Site:  
City Hall 30,000 + SF  
60,000 – 120,000 SF  
office/retail

April 23, 2014

# Site Comparison Selection Criteria

	<b>CITY HALL SITE</b> 1.23 acres Zoned M-U-I/DDOZ	<b>CALVERT ROAD SITE</b> 3.73 acres Zoned R-55
<b>SELECTION CRITERIA</b>		
1. Zoning	Permits public use, commercial, residential, hotel and mixed use	Permits single-family detached housing but deed restricts to public use only
2. Land area	Adequate with off-site parking in parking garage	Adequate with surface parking
3. Type of review process	Detailed Site Plan, building permit	Building permit
4. Pedestrian accessibility	Excellent (downtown center)	Good (downtown edge)
5. Vehicular accessibility	Good (more congested, limited or no on-site visitor parking)	Excellent (less congested, plenty of on-site visitor parking)
6. Visibility & civic prominence	Good (could be dwarfed by Route 1 redevelopment)	Good (between Route 1 and Metro)

# Site Comparison Selection Criteria

	<b>CITY HALL SITE</b> 1.23 acres Zoned M-U-I/DDOZ	<b>CALVERT ROAD SITE</b> 3.73 acres Zoned R-55
7. Minimizes relocation disruption and cost	All City Hall operations may need to relocate during construction	City Hall operations not disrupted but may require relocation of Public Services Department during construction
8. Minimizes construction costs	Unknown	Unknown
9. Disposition opportunity if not used for City Hall	Excellent based on demonstrated past interest, zoning and location	Limited based on zoning and deed restrictions
10. Obstacles to proceeding	Coordination of development with University	None
11. Other	Sale or lease of site could help offset cost of new City Hall at Calvert Road	Property is vacant and incurs some maintenance costs

# Cost Comparison\*

Hard Costs (site & building demolition, site work, renovation, construction)

Existing Project	\$7 – 7.5 million	Architect's Estimate
Knox Road Site	7.9 million	Unit Cost Estimate
Calvert Road Site	7.1 million	Unit Cost Estimate

Soft Costs

Design, engineering, fees, permits	7% of construction
Office lease for 1 year during construction	\$250,000

\*ALL COSTS ARE ESTIMATES AND NOT EXACT VALUES

# Budget and Finance

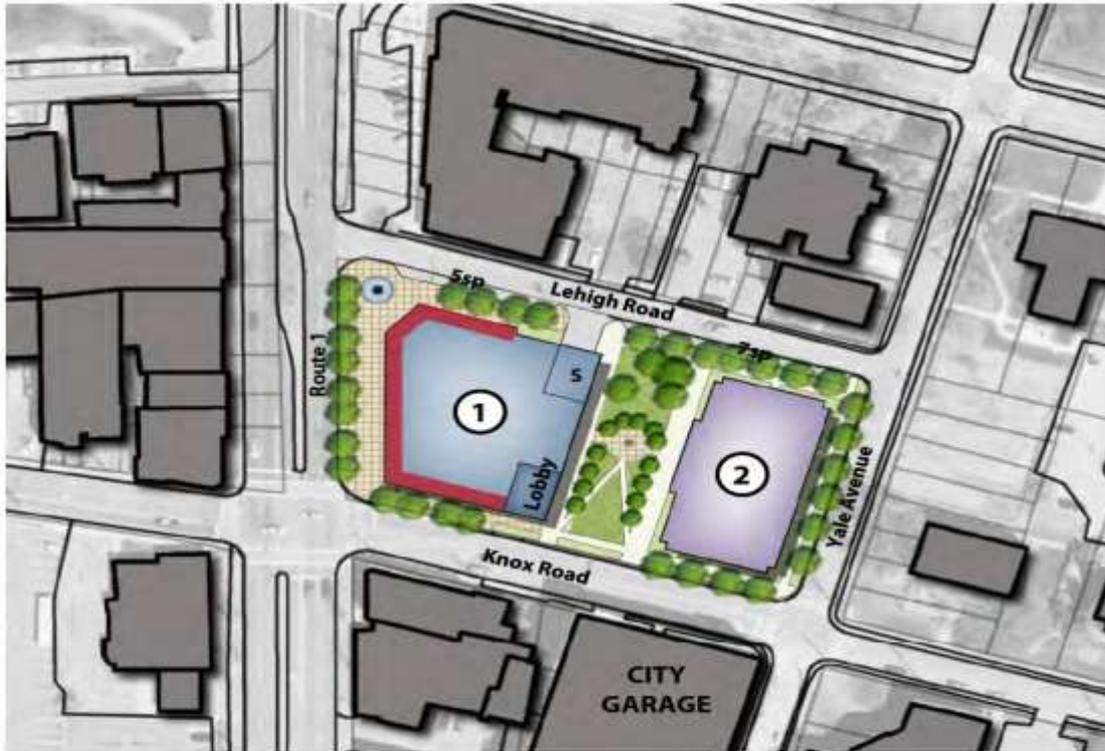
## FY 2015 CIP

Total Budgeted	\$8,702,419
Total Expended	400,122 (design, LEED consulting)
Project Balance	8,302,297
Funds Available	3,043,800 (general funds, state bond)
Funds Undetermined	5,658,619 (to be financed)

## Conceptual Site Options

- Slides that follow represent work done by the College-Park City University Partnership (CPCUP) and University of Maryland to explore possible uses at both sites including UM office, faculty/staff housing and pre-K as well as City Hall.
- Presentation in spring 2014 to Old Town and Calvert Hills Civic Associations.
- Discussion is ongoing; no decisions made.

# City Hall Site Concept 1



## City Hall Site Option 1

### City Hall & Office

Building 1 –Retail/ Office  
Retail: 17,000 ft<sup>2</sup>  
Office: 19,000 ft<sup>2</sup>/ floor  
@ 5 stories = 95,000 ft<sup>2</sup>

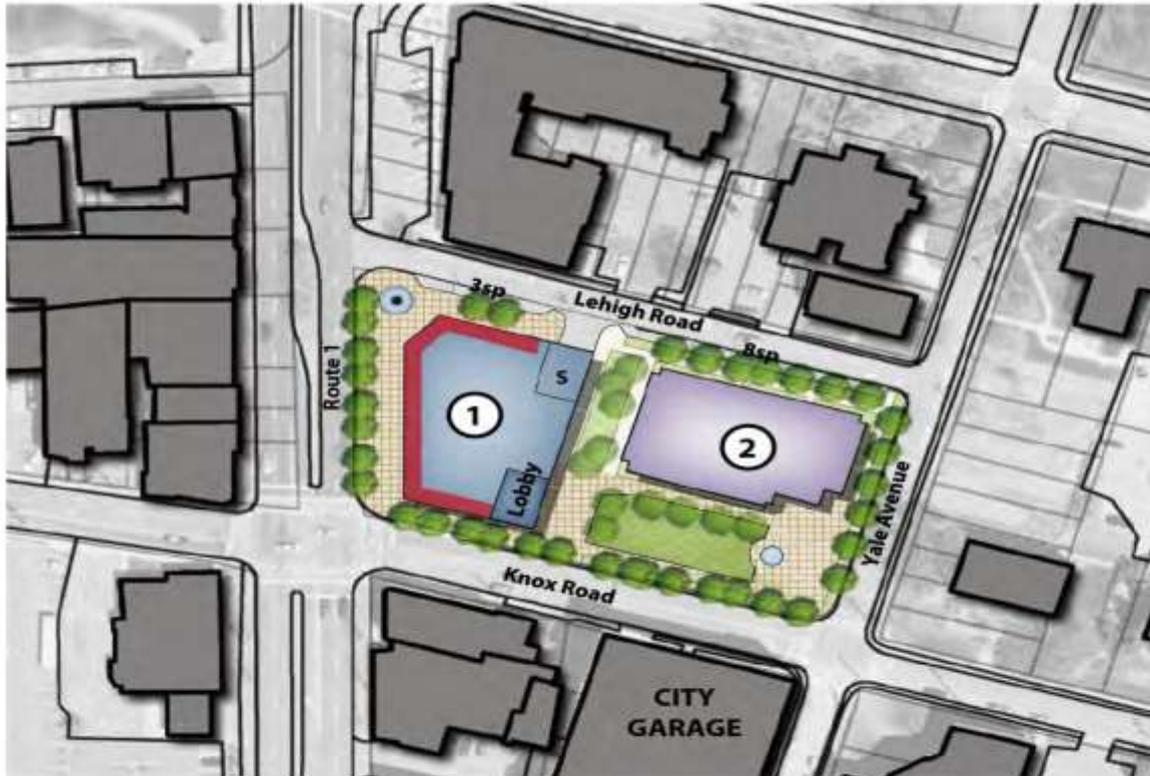
Building 2 – City Hall  
12,000 ft<sup>2</sup>/ floor @  
3 stories = 36,000 ft<sup>2</sup>  
(approx; can be +/-)

Parking 12 spaces  
On-Street –12spaces

### Key

-  Civic
-  Office
-  Retail Frontage

# City Hall Site Concept 2



## City Hall Site Option 1a

### City Hall & Office

Building 1 – Retail/ Office  
Retail: 13,000 ft<sup>2</sup>  
Office: 15,000 ft<sup>2</sup>/ floor  
@ 5 stories = 75,000 ft<sup>2</sup>

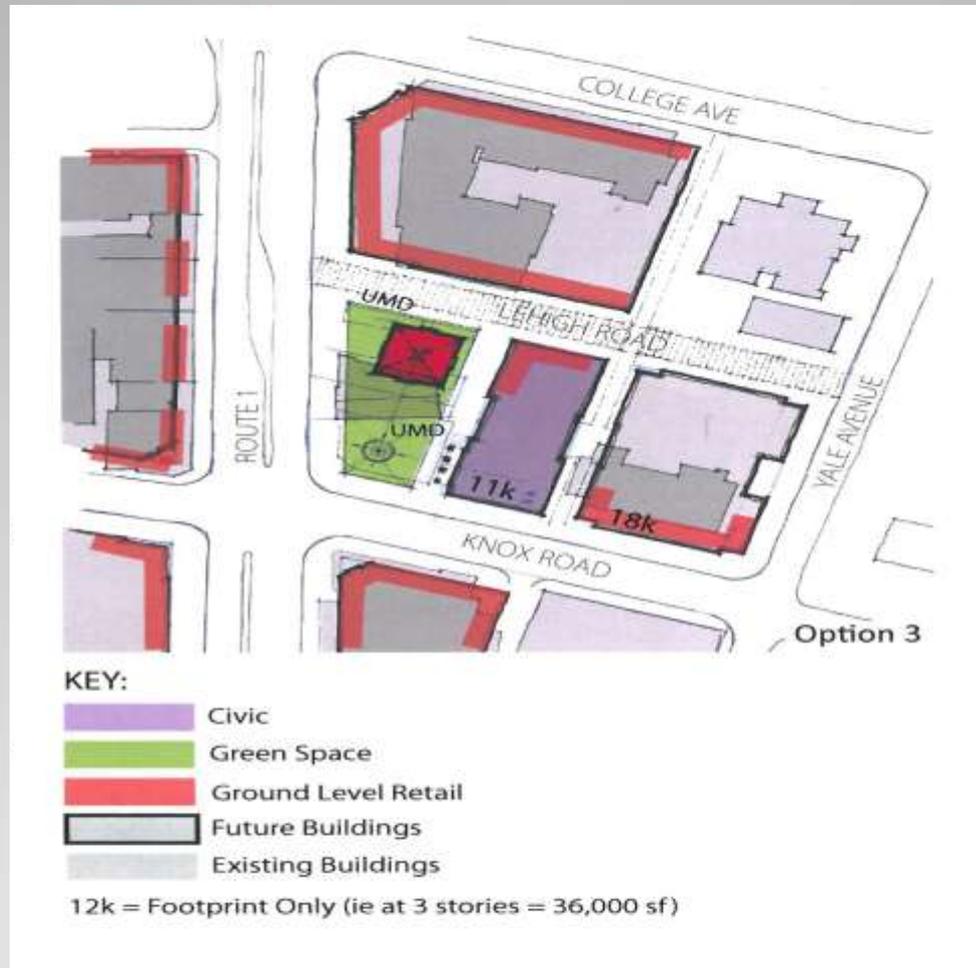
Building 2 – City Hall  
12,000 ft<sup>2</sup>/ floor @  
3 stories = 36,000 ft<sup>2</sup>  
(approx; can be +/-)

Parking 12 spaces  
On-Street – 12spaces

### Key

-  Civic
-  Office
-  Retail Frontage

# City Hall Site Concept 3



# City Hall Site Concept 4



# Calvert Road Site Concept 1



## Calvert Road Option 1

### City Hall only

Building 1- City Hall  
36,000 ft<sup>2</sup> +/-

*Renovate 2-story  
structure: 6,000 ft<sup>2</sup> +/-*

*New construction:  
10,000 ft<sup>2</sup> +/- /floor @  
3 stories = 30,000 ft<sup>2</sup>  
(approx; can be +/-)*

No Child Care/Pre-K

### Parking

Surface - 50 spaces  
(could be more if  
needed)

# Calvert Road Site Concept 2



## Calvert Road Option 2

### City Hall only

#### Building 1 - City Hall

*Renovate 2-story  
structure: 6,000 ft<sup>2</sup> +/-*

*New construction:  
10,000 ft<sup>2</sup> +/- /floor@  
3 stories = 30,000 ft<sup>2</sup>  
(approx; can be +/-)*

No Child Care/Pre-K

Parking 70 spaces  
(could be more or less)

# Calvert Road Site Concept 3



## Calvert Road Option 3

### City Hall & Child Care/Pre-K

Building 1 – City Hall  
36,000 ft<sup>2</sup> +/-

*Renovate 2-story  
structure: 6,000 ft<sup>2</sup> +/-*

*New construction:  
10,000 ft<sup>2</sup> +/- / floor @  
3 stories = 30,000 ft<sup>2</sup>  
(approx; can be +/-)*

Building 2 – Child  
Care/Pre-K  
8,000 ft<sup>2</sup>  
*(all new construction  
size can vary)*

Parking 50 spaces  
*(could be more or less)*

# Calvert Road Site Concept 4



## Calvert Road Option 4

### City Hall & Child Care/Pre-K

Building 1 – City Hall  
12,000 ft<sup>2</sup>/ floor @  
3 stories = 36,000 ft<sup>2</sup>  
(approx; can be +/-)

Building 2 – Child  
Care/Pre-K  
13,000 ft<sup>2</sup> +/-  
(renovate historic building  
demo east wing)

#### Parking

Surface – 50 spaces  
(could be more if  
needed)

# Next Steps

1. Review Public input
2. Site selection discussion at November 18 City Council Worksession
3. City Council Decision
  - a. If Calvert Road site selected:
    - Retain architect
    - Prepare design plans
    - Obtain permits and start construction
    - Determine disposition of City Hall site
  - b. If City Hall site selected:
    - Decide whether to develop alone or in collaboration with UM
    - Retain consultants
    - Submit Detailed Site Plan
    - Determine disposition of Calvert Road site

***"Our public buildings are a reflection of who we are as a community and as a people."***

*Wayne Senville, Editor  
Planning Commissions Journal*