



## City Hall Options Under Consideration

Architecture, Public Works, and Community Development officials have researched multiple site options for a new City Hall, including options next to the existing library, on top of the public safety building, near the existing City Hall (connecting to Murzyn Hall), and on the corner of 40th and Central on the first floor of a redevelopment project. They recently narrowed down the options to two. Below are just a few of the pros and cons listed for each option:

### Option 1: Huset Park, Connecting to Murzyn Hall

#### Pros

- Stream-lined municipal services
- Maximizes opportunities for shared parking, leveraging the fact that City Hall and Murzyn Hall functions typically occur during opposite hours of each other.
- Mill Street would terminate at Murzyn Hall, enabling additional parking for Murzyn Hall/City Hall and a more “municipal campus feel”
- Provides pedestrian connection

from 40th to Huset Park, consistent with 2040 Comp Plan.

- Shared parking opportunities
- Full site control
- Room for future expansion

#### Cons

- Requires relocation of below-road utilities
- Storm water holding would need readjusting
- Requires closing of Mill St
- Significantly higher construction costs, higher operational costs

### Option 2: 40th and Central Ave Redevelopment

#### Pros

- Significantly lower construction costs
- Lower operational expenses
- Prominent, accessible location
- Down the street from the library, closer to public safety, stream-lined municipal services
- Drives pedestrian traffic to Central Ave corridor
- Lower costs frees up resources for other City needs
- Maintains a stable presence on 40th and Central Ave.

#### Cons

- Shared space and amenities with apartment building means less site control and joint decisions on building issues
- Uses up potential commercial space
- Untraditional location for a city hall
- Limited space and little to no room for future expansion

### Renovation of Existing City Hall Building

Renovation of the existing City Hall has been considered and analyzed, as well.

Necessary renovations to keep the existing building functional would cost at least \$6.6 million, and could amount to a higher cost than building a new City Hall, according to an analysis by the Leo A Daly architecture firm.

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**The full City Hall condition report, with photos, can be found online at [columbiaheightsmn.gov](http://columbiaheightsmn.gov). Click on “City Hall Report” under the Government tab.**

**To read the full City Hall Needs Assessment Scoping master plan report, visit [columbiaheightsmn.gov](http://columbiaheightsmn.gov). Click on “City Hall Report” under the Government tab. Note: this report has not been updated with information about the 40th and Central Ave location.**