

April 9, 2007

## A BRIEF ANALYSIS OF THE CAC ALTERNATIVES

### ALTERNATIVE A CASCADE CHRISTIAN HIGH SCHOOL

This site implements a vision in the Comprehensive Plan of the City of Jacksonville that has been endorsed by Jacksonville residents. If this site is acquired by the City, the City Council would need to initiate the formation of a subsequent CAC to develop a master plan for the site which includes relocation of all city offices including City Administrative Offices, Police Department, Fire Department and relocation of Public Works facilities and yard currently located at the base of the Britt Steps. The site also could include the permanent home for the Community Center along with other City non-profits including Boosters, Chamber of Commerce, and Senior center. The proposal represents a long term vision and conceptual plan to develop a municipal civic center and community center complex within the Historic Downtown Core which utilizes land and facilities all ready developed on the site. The site represents a unique opportunity to preserve the Historic Jacksonville School.

Unfortunately, there are many unknowns at the present time which makes the acquisition of the site problematic including the willingness of the property owner to sell the site under terms required by the City, the pending Measure 37 claim filed with the City, and the cost for the facilities to be remodeled to meet public building standards and the City's municipal needs. In this regard, further analysis by a qualified municipal architect will be required to assist the City in performing this analysis.

#### **HIGHLIGHTS:**

- Civic Center complex located in Historic Downtown Core
- Civic Center complex includes City Hall (City Council & Administration, Planning & Public Works), Fire Department, Police Department, Community Center municipal parking lot
- Represents a long-term master plan for City facilities
- Inner city trail connectivity
- Relocation of Community Center
- New Parks and Recreation Department Offices
- Potential site for active park facilities such as tennis courts, Swimming Pool, multi-use fields

### ALTERNATIVE B JK-1

Consolidate all the depts. on a piece of property that will be part of the JK-1 area as designated on the UGB map. Since the UGB process is still going on we do not know when we could begin construction of our facilities. Also we don't know how much land will be available to us or at what cost (at this time the owner has indicated a willingness to work with the City on this item).

### ALTERNATIVE C PROPOSED HISTORIC JACKSONVILLE MAIN STREET CIVIC CENTER COMPLEX OPTION

This proposal represents a long term vision and conceptual plan to develop a municipal civic center complex within the Historic Downtown Core which utilizes land and facilities all ready owned and operated by the City and the identification of additional contiguous parcels of land for future expansion needs. The CAC noted that architectural plans were all ready in place for remodeling the Miller House which would meet the City Administrative needs for under \$230,000. The Sampson House could be remodeled for use by the Police Department subject to relocation of the Community Center. Several adjacent parcels along with the Main Street Right-of-way could be used for a new fire station, community center and combination facilities with connectivity to Doc Griffith Park.

However, there are many unknowns at the present time which makes the acquisition of the various sites problematic including the willingness of the property owner to sell the sites under terms required by the City. In this regard, further analysis by a qualified municipal architect will be required to assist the City in performing this analysis. If the City decides to move forward with this options, a subsequent CAC may need to be formed to participate in the planning and development of the proposed municipal facilities.

A map showing the proposed Historic Jacksonville Civic Center Complex boundary and photographs of the 10-sites proposed for inclusion within the Civic Center is included in this packet.

#### **HIGHLIGHTS:**

- 1 Civic Center complex located in Historic Downtown Core
- 2 Civic Center complex includes City Hall (City Council & Administration, Planning & Public Works), Fire Department, Police Department, Community Center & Doc Griffith Park, municipal parking lot
- 3 Represents a long-term master plan for City facilities
- 4 Facilitates implementation of the Miller House Remodel Plans as proposed in 2005
- 5 City owns sites 1, 2, 4, 7, & 10
- 6 Site 1 - Remodel existing Sampson House for Police Services
- 7 Site 1a - Remodel for Records Storage
- 8 Site 2 - Remodel Miller House for City Hall functions
- 9 Site 3 - Designate for future expansion and acquire when need is identified and parcel becomes available
- 10 Site 4 - Inner city trail connectivity
- 11 Site 5 & 6 - Future Fire Station or designate for future expansion and acquire when need is identified and parcel(s) becomes available
- 12 Site 7 - Doc Griffith Municipal Park
- 13 Site 8 - Small remnant parcel to be acquired as part of Site 9 or Site 7
- 14 Site 9 - Relocation of Community Center or New Parks and Recreation Department Offices
- 15 Site 10 - Future Fire Station or new municipal parking lot

#### **ALTERNATIVE D 730 NORTH 5<sup>TH</sup> STREET**

Consolidate all the depts. on the property at 730 N. 5th St.

Since the city does not presently own this piece of property it would have to contact the owners and see if they are willing to sell the site under terms required by the City, but it's location on the main artery of town and the size make would make it worth investigating.

#### **ALTERNATIVE E PROPERTIES AT 630 AND 650 NORTH 5<sup>TH</sup> STREET**

Consolidate all the depts. on the properties at 630 and 650 N.5th St.

Since the city does not presently own these properties it would have to contact the owners and see if they are interested in selling the properties under terms required by the City, but the location on the main artery of town and the size make would make them worth investigating.

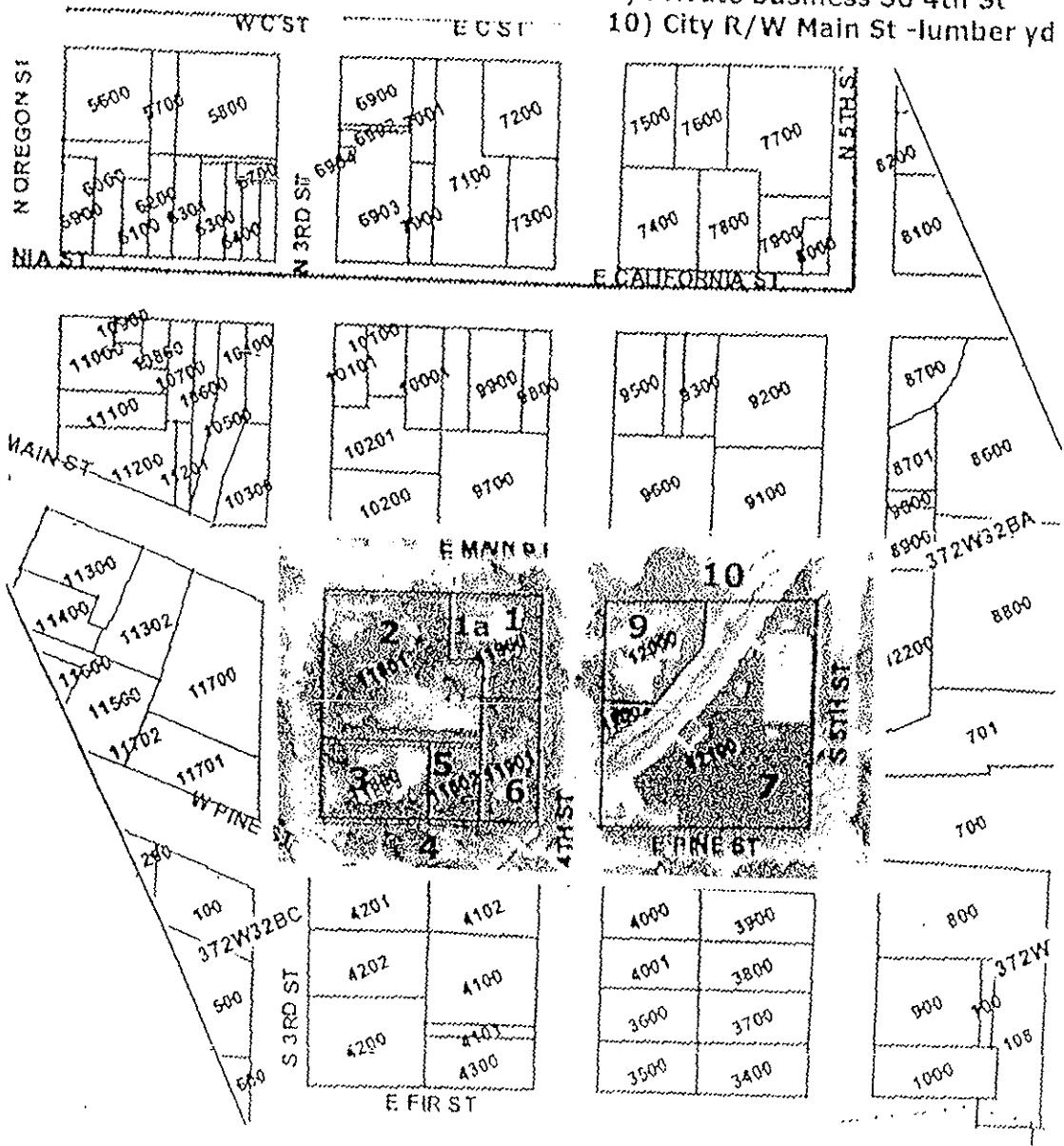
#### **ALTERNATIVE F BRITT STEPS EXCLUDING PROPOSED FIRE STATION**

This option would relocate all of the City faculties and services except the Fire dept. within a consolidated facility. By relocating to this area, the City would take advantage of an existing identifiable area for government services including the Jacksonville Library Branch, Post Office and Chamber Visitor Center. The facility could take advantage of shared parking facilities with city operations open to the general public during the day, and downtown visitor parking for event parking, Britt Concerts scheduled in the evening and weekends, and special events. By selling the existing city facilities and lots on Main Street, the cost of construction could be reduced to the taxpayers though such costs are relevant to construct of new facilities as opposed to remodel of existing facilities.

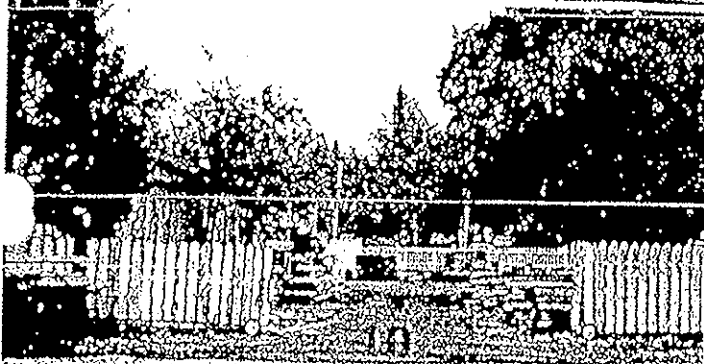
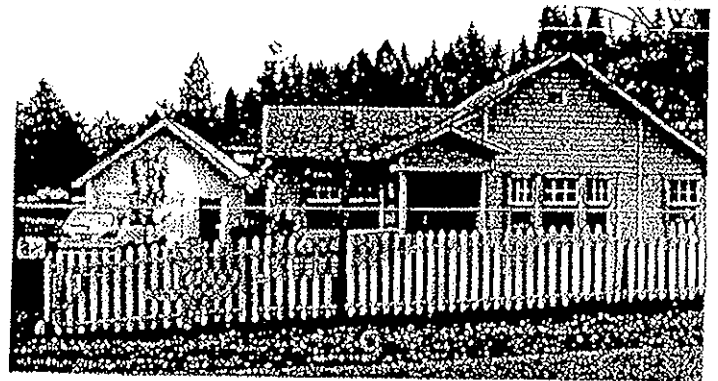
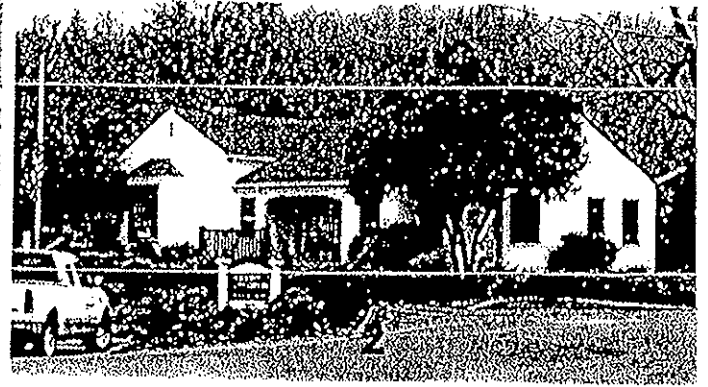
However, the site would constrain future city expansion should needed facilities be required in the future. The site would limit the size and use of these facilities for a community center.

# Proposed Historic Jacksonville Civic Center Option

- 1) Sampson House -Community Ctr, 1a Storage
- 2) Miller House -City Hall
- 3) Private residence Pine/So 3rd St
- 4) City R/W Pine St
- 5) Private residence Pine St
- 6) Private residence Pine/So 4th St
- 7) Doc Griffith Park, 8) Vacant lot So 4th St
- 9) Private business So 4th St
- 10) City R/W Main St -lumber yd



*Alternative C*



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