

City Hall Renovation

Visioning for the Future of Alexandria



Tonight's Agenda

July 31, 2019

1

WELCOME
Mark Jinks,
City Manager

2

INTRODUCTION
Jeremy McPike, Director
Department of General
Services

3

VISIONING STUDY
Kayla Anthony,
Project Manager
Brailsford &
Dunlavey

4

**Gallery Walk &
Tour of City Hall**
Community
Attendees

Welcome

Mark Jinks
City Manager





Circa 1861-70



Circa 1910



Circa 1961



Circa 1916



Circa 1947



Circa 2014

City Hall: Center of Commerce & Civic Life

Throughout its history, City Hall has adapted and transformed as Alexandria has grown and needs changed.

A Brief History

City Hall

1749 – Founding of Alexandria

- Basic services provided in buildings on two central town lots, the future City Hall site
- Firehouse, courthouse, jail, town hall, market stalls

1817 – Market House built along Royal Street

- Featured Latrobe clock & bell tower
- Housed market stalls, mayor's office, council, City offices, and a museum

1869 – Market House addition built

- Many original buildings were replaced

1871 – Market House burns - May 19

1871 – City Hall design approved - June 28

- Designed by architect Adolf Cluss
- U-shaped building along Cameron, Fairfax & Royal
- Center area is open for market stalls
- Clock & bell tower resembles 1817 Latrobe structure

1873 – City Hall construction completed

- Housed market stalls, fire station, police station & jail, courthouse, mayor and council spaces, Masonic temple, and City services

1940s & 1950s – Major building updates

- Boilers, radiator heating, smokestack constructed
- Market stalls converted to offices and elevator installed

1960s – Building addition & modernization

- Designed by architects Wilgoos & Chase
- T-shaped addition infilling the courtyard
- Modernized toilets, stairways, and elevator added

1967 – Market Square plaza/parking garage built

1982 – Major City Hall renovation

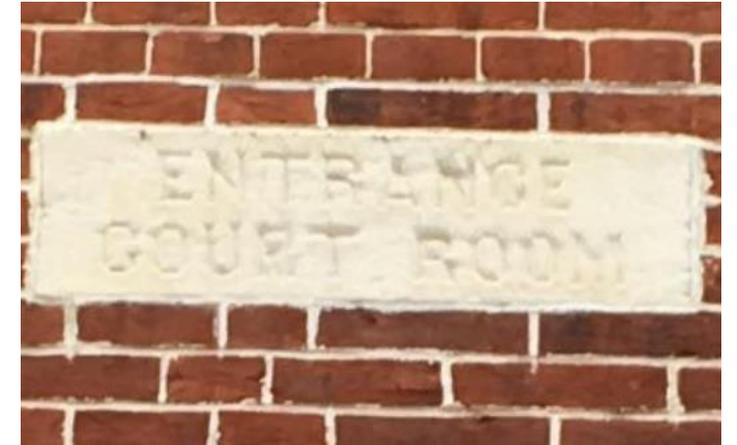
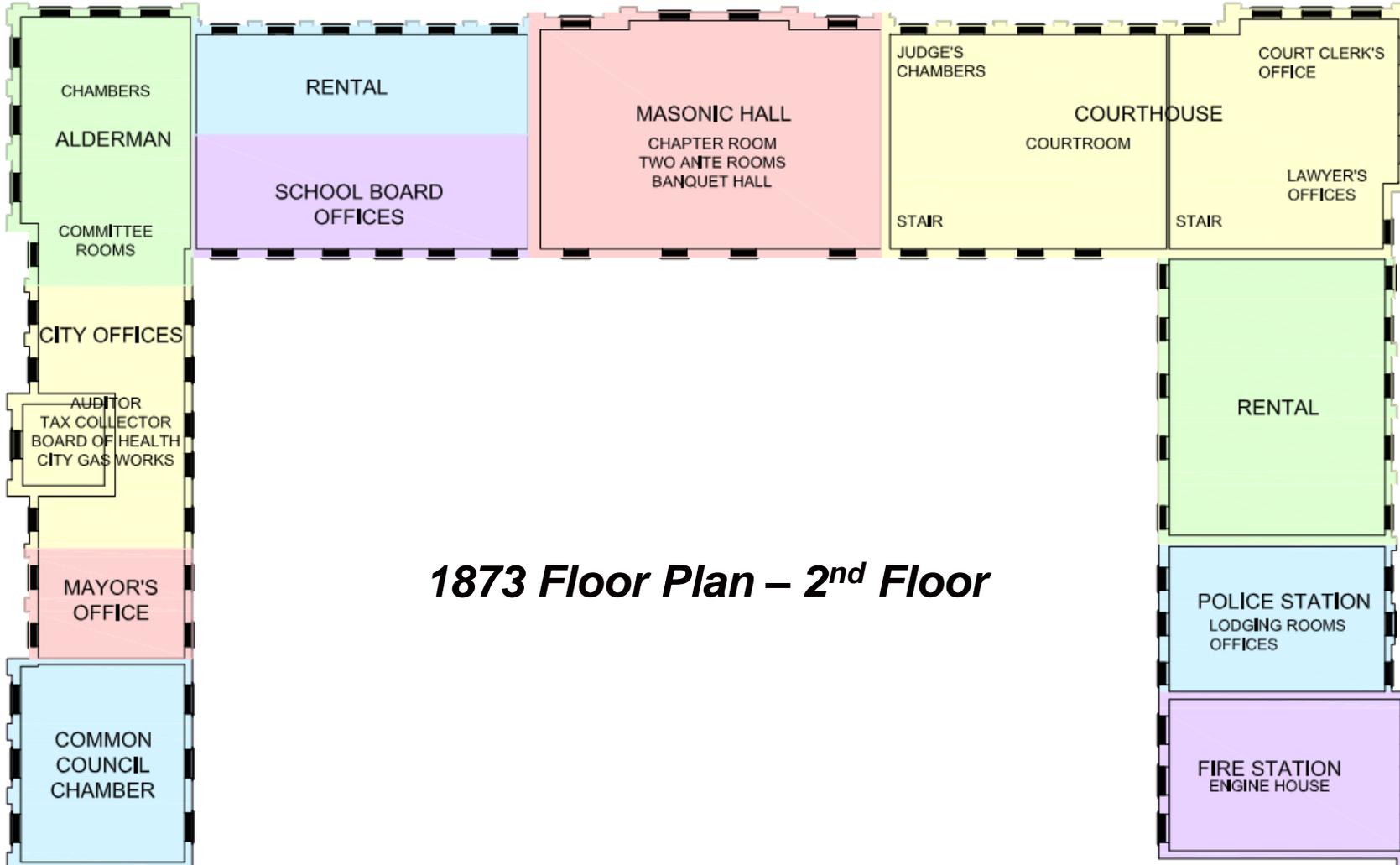
- Designed by architects Neer & Graef
- Replaced all original windows and the two elevators
- Two new floors constructed to integrate 1960s addition

Present – City Hall renovation planned

- Outdated building systems and deteriorating components require major updates and repairs

Evolving Uses Over Time

City Hall



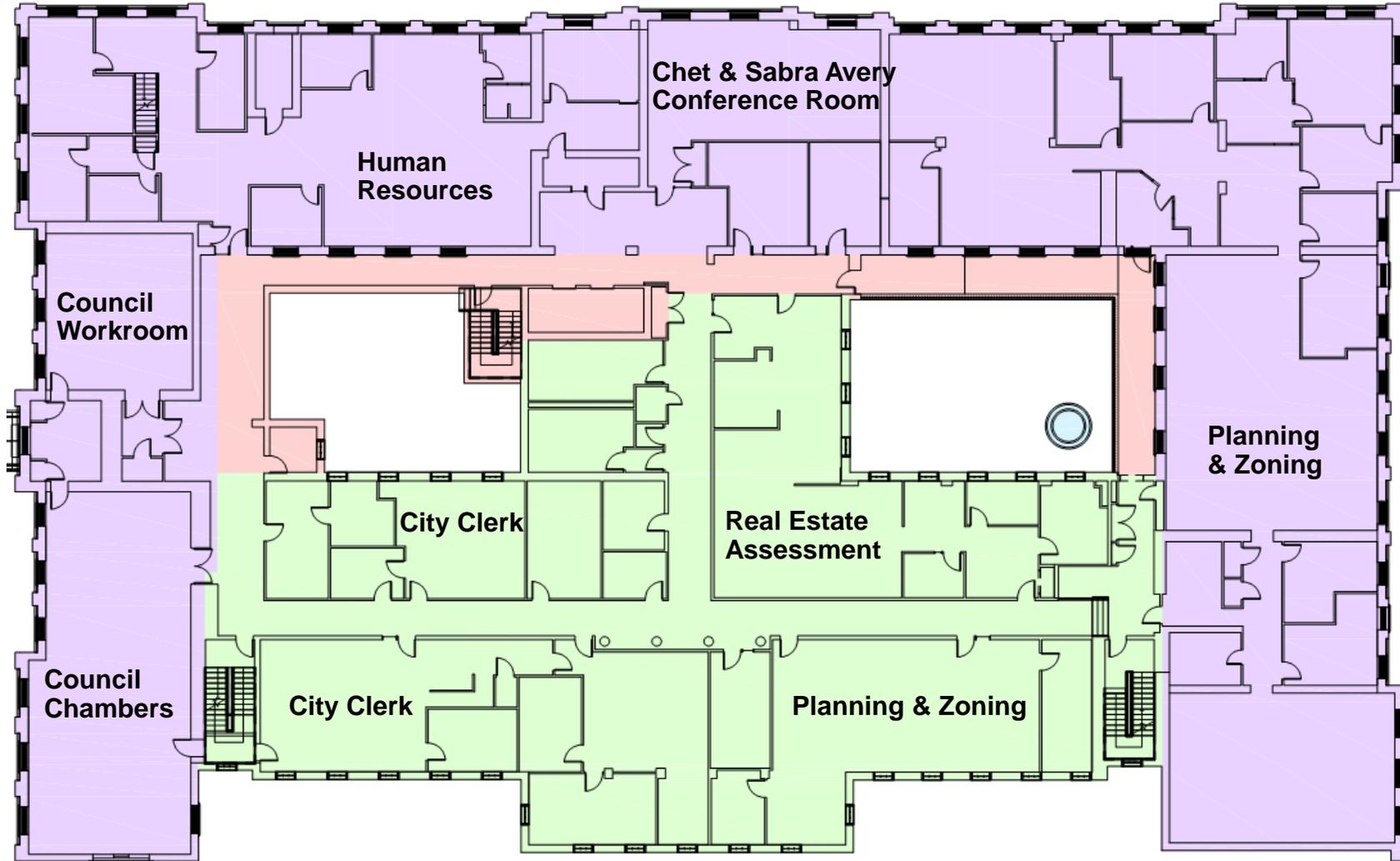
Court Room Sign - Fairfax Street



Police Station Sign - Fairfax Street

Evolving Uses Over Time

City Hall



Current Floor Plan – 2nd Floor



Royal Street Exterior

- **City Hall is an historic building and the center of Alexandria's vibrant, diverse, and proud community. As a living landmark, it must continue to evolve and function with maximum effectiveness as a working city government services facility.**

Introduction

Jeremy McPike, Director
Department of General Services

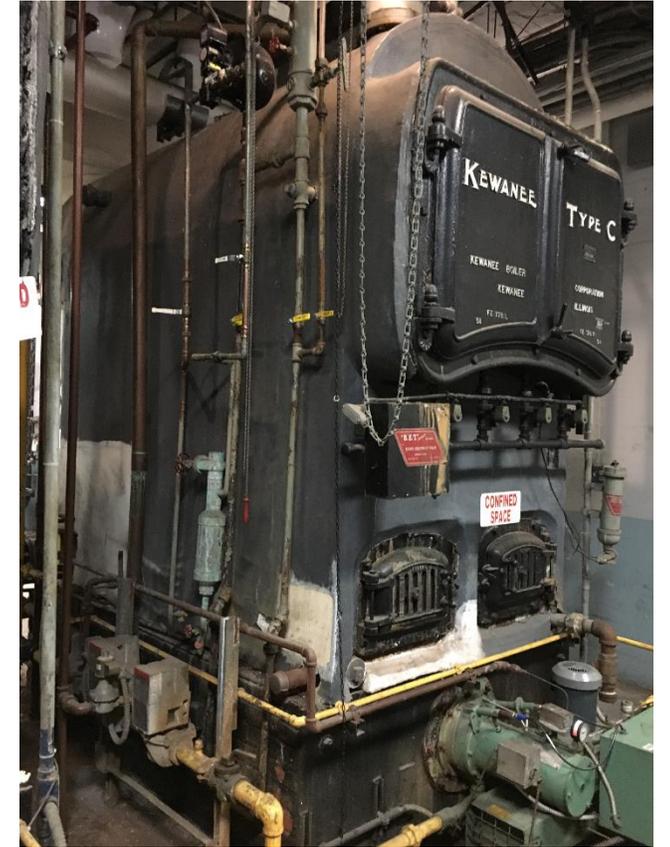


Physical Condition

City Hall

City Hall needs major updates & repairs. Goals during renovation include:

- Replace:
 - HVAC systems
 - Life Safety systems
 - Lighting & electrical systems
 - Plumbing systems
- Perform structural repairs
- Enhance circulation, wayfinding, & security
- Provide a welcoming, healthy, sustainable environment



Functional Condition

City Hall

Current conditions for staff & visitors:

- The building is crowded, and space is inadequate for workplace activities
- Circulation is confusing and inefficient
- Improvements are constrained by historic configurations & materials
- Meeting spaces are not evenly distributed or located to maximize utilization
- Office spaces do not reflect the image of a vibrant, efficient workplace



Project History & Timeline

City Hall

2015 – 2017

- Established City-wide Workplace Guidelines
- Performed urgently needed repairs based on condition assessment

2018 – 2019

★ Establish vision for the future of City Hall

- Develop building program options
- Present recommendation to City Council

2020 – 2022

- Renovation design and approval
- Identify swing spaces or new permanent facilities for staff

2023 – 2025

- Staff moves to swing spaces or new permanent facilities
- City Hall is renovated and reopens to serve Alexandria

City Hall Visioning Study

Kayla Anthony
Brailsford & Dunlavey



Visioning Study Process

City Hall

FRAMEWORK & LEADERSHIP



City Council, City Manager, & Departmental Leadership provide the context and strategic vision for City Hall's renovation.



DATA GATHERING & STAKEHOLDER INPUT



City Staff and community members provide input via interviews, focus groups, & questionnaires.



VISION FOR CITY HALL



A realistic vision for City Hall is created and refined based on input from City leaders and stakeholders.

Visioning Study Timeline

Activities to Date



Sept 2018
City Hall Visioning
Begins



Nov 2018
Strategic Visioning
Session



Dec 2018
Departmental
Interviews



Jan - Feb 2019
Focus
Groups (3)



Mar - May 2019
Synthesis of
Findings



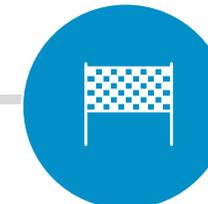
Jun - Jul 2019
Community
& Staff
Questionnaires (2)



July 2019
Community
Meeting



Aug 2019
Synthesis of
Findings



Sept 2019
Vision for
City Hall

Key Takeaways

Activities to Date

Seat of Government

City Hall should remain the seat of government, a living landmark, and the center of civic life.

Flexible for the Future

In a time of rapid societal change, government models change. Flexible spaces are needed in City Hall.

Foster Collaboration

Celebrate and encourage innovation. Spaces that promote collaboration and interaction should be prioritized.

Welcome Residents & Visitors

Celebrate and emphasize the City's culture and history in a modern way. Draw people into the building.

Transparency

City Hall should act as a civic concierge to improve access and navigation to Alexandria's services.

Key Takeaways

Activities to Date

Services with common functions or shared operations should be co-located. Consider how customers access a service.

Depth of Services

Reflect Alexandria's commitment to diversity. City Hall should be welcoming and inclusive for all.

Welcome Diversity

Bring vitality & vibrancy to City Hall. Activate the 1st Floor with unique spaces that are not available in other areas of the City.

Activated First Floor

Provide synergies between City Hall and Market Square.

Connect to Market Square

City Hall will be a safe and secure place to work and conduct business.

Safety & Security

Staff & Community Questionnaires

City Hall Visioning Study

Staff & Community Questionnaires

Overview



Online questionnaire



Posted for 4 weeks from June 17 – July 12, 2019



Featured multiple choice questions and opportunities for open-ended responses



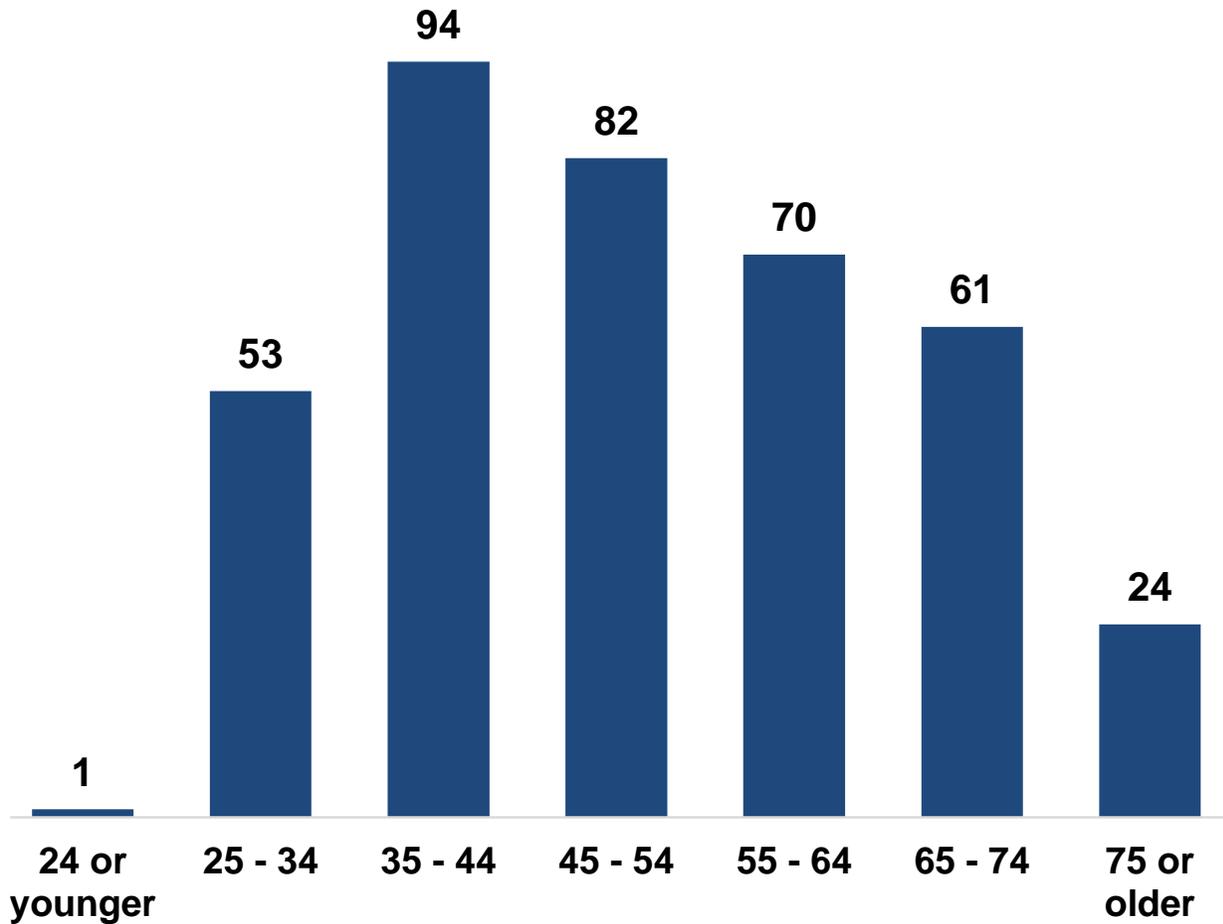
Focused on values for city services and the future vision for City Hall

415
community
respondents

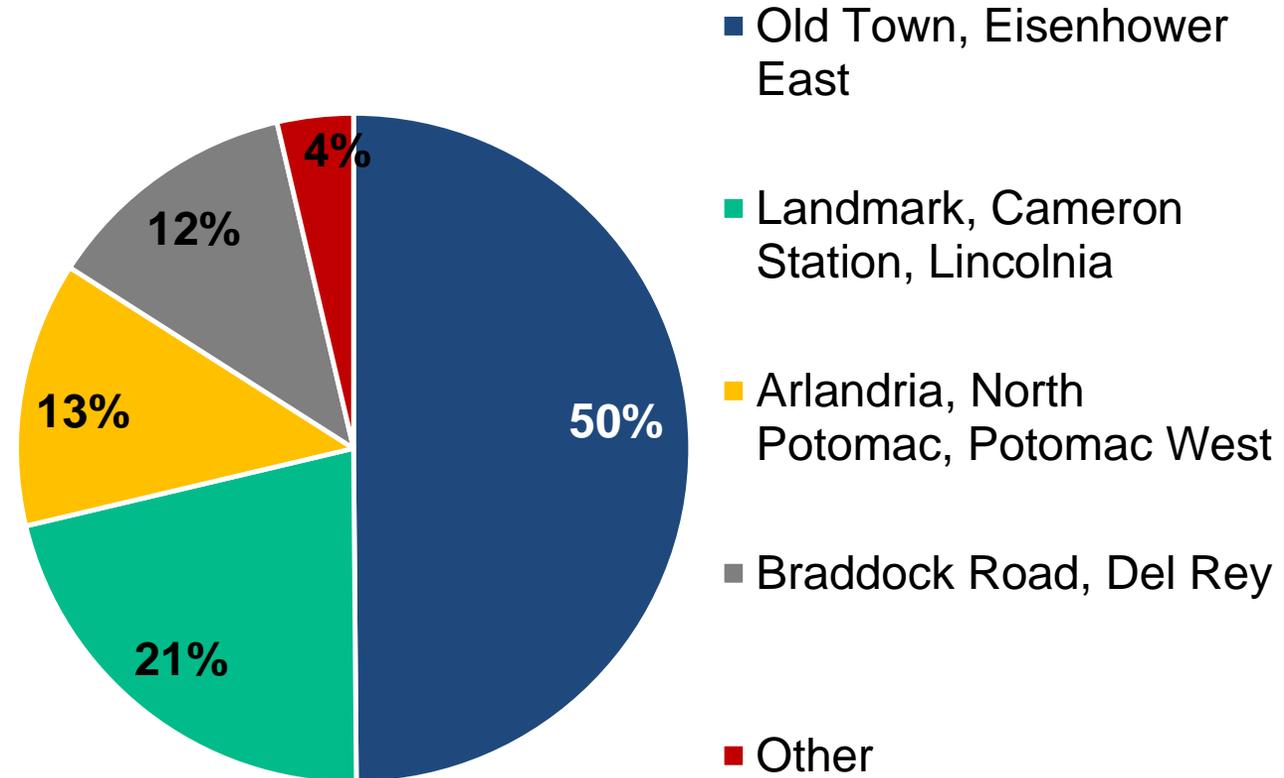
258
city staff
respondents

Who in the community responded to the questionnaire?

Community respondents spanned all age groups

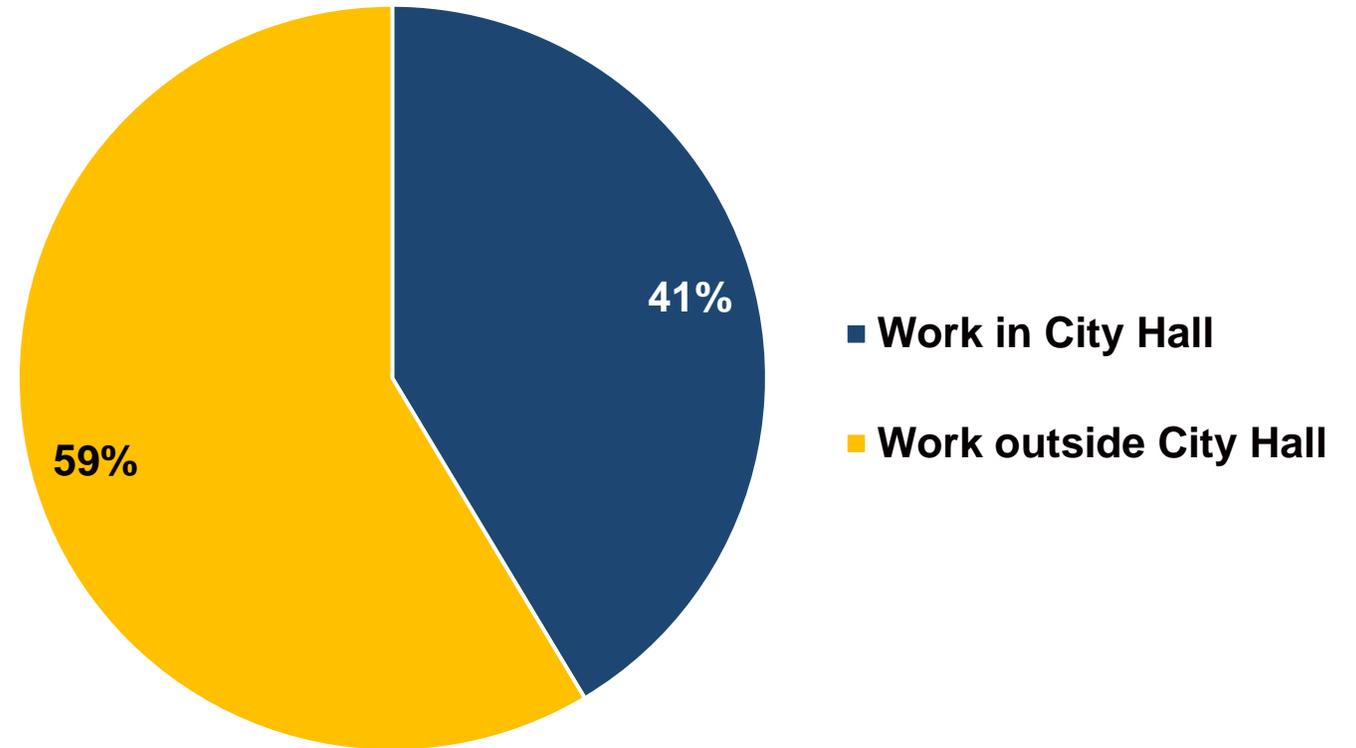


Community respondents represented many Alexandria neighborhoods and Zip Codes

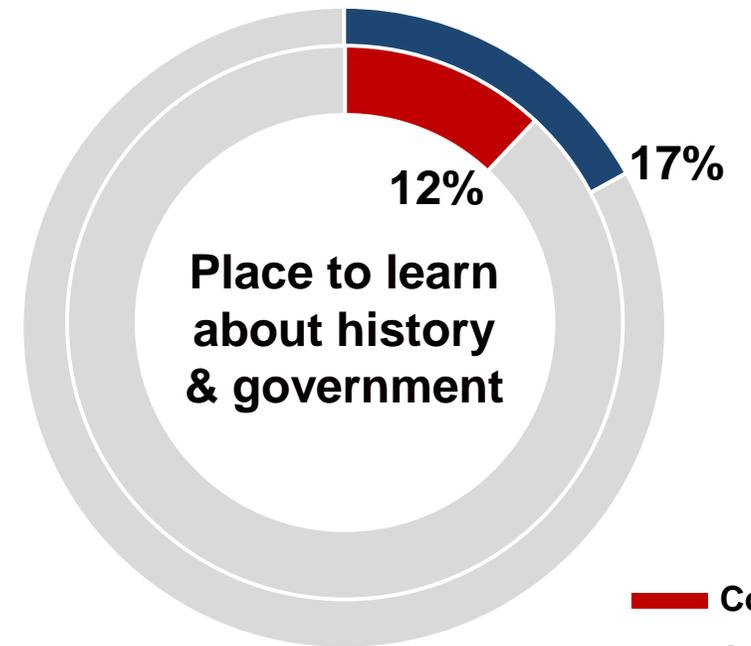
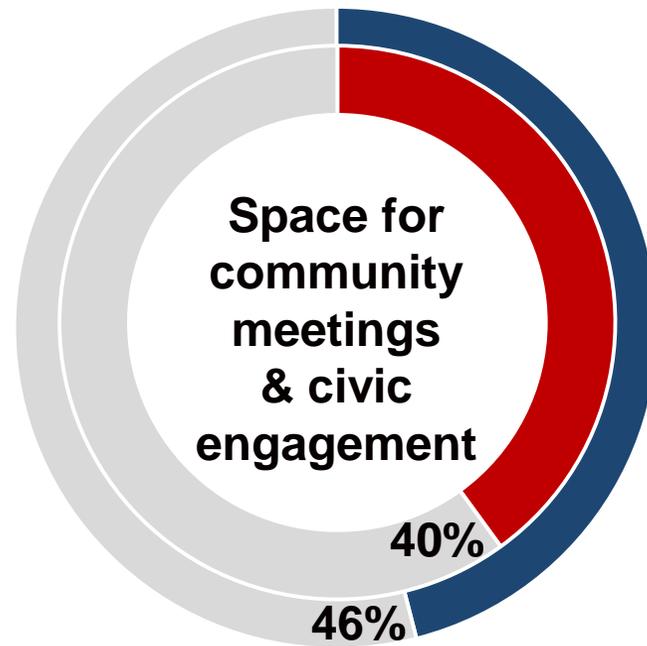
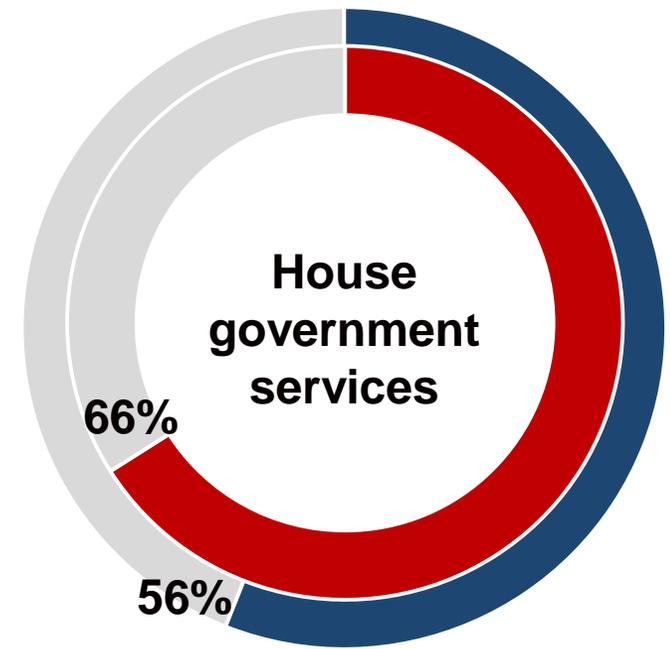
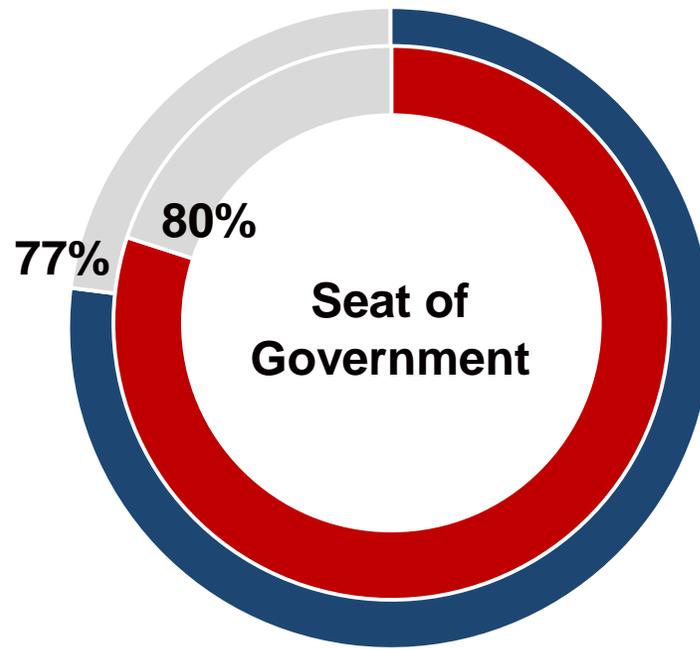


What percentage of staff respondents work in or visit City Hall?

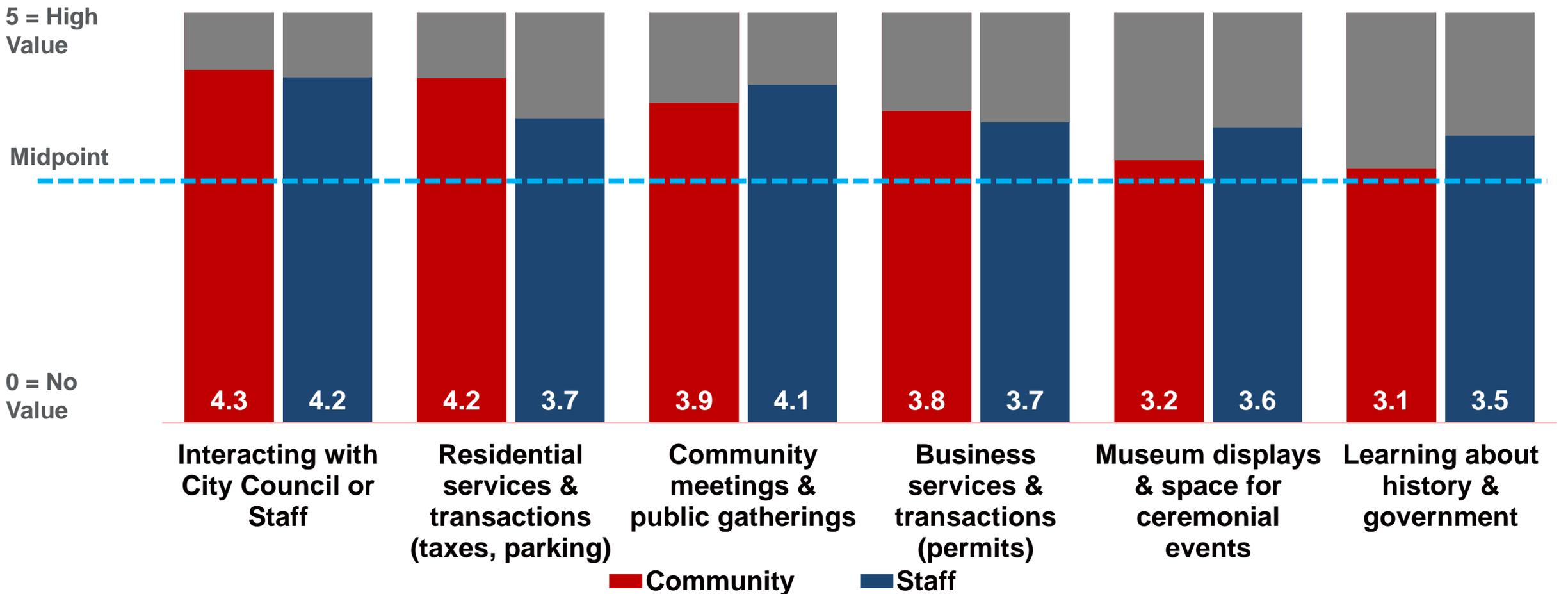
- 84% of staff respondents attend meetings with other departments in City Hall
- Staff respondents represented 27 different departments.



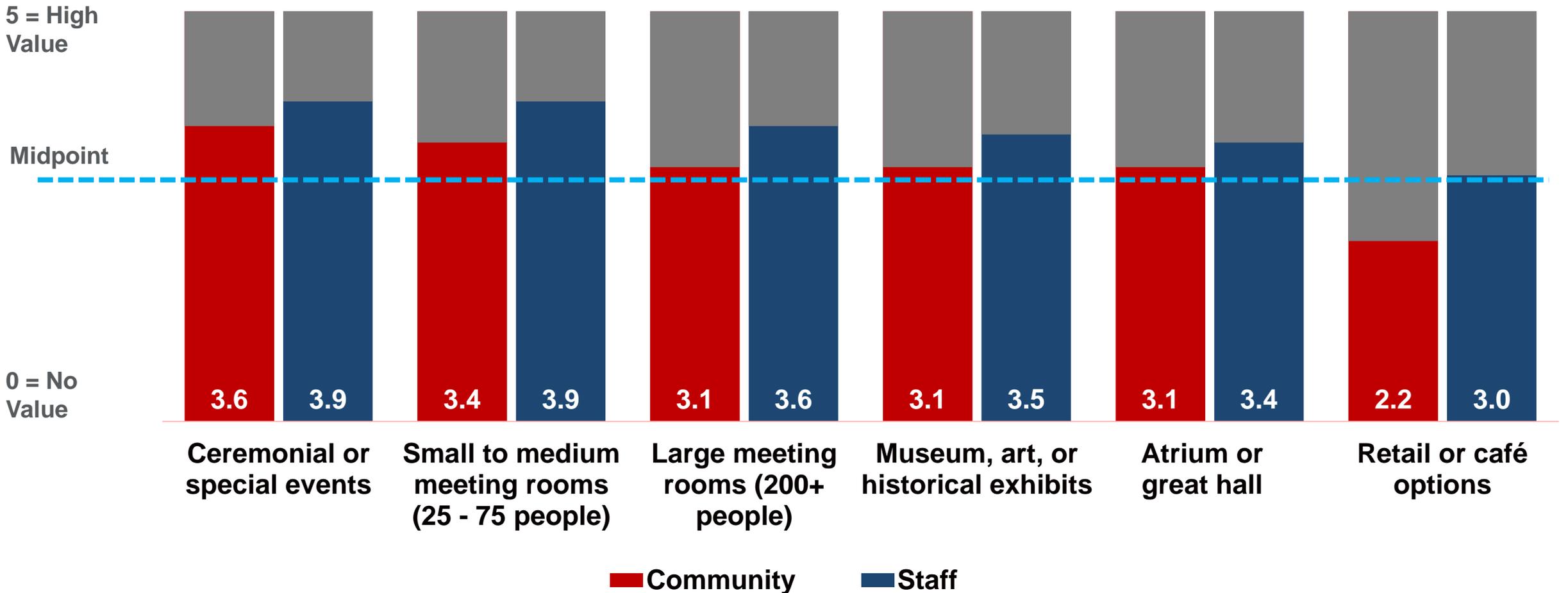
City Hall's Primary Purpose



What **services and activities** do the Alexandria Community and City Staff value in City Hall?



What **public and community spaces** do the Alexandria Community and City Staff value in City Hall?



Key Takeaways

Community Questionnaire

Seat of Government

Community & staff value City Hall as the seat of government and center of civic life.

Resident & Business Services

Desire for services to be located together at City Hall and in other accessible locations throughout the City.

Sustainability

A renovated City Hall should reflect the City's environmental and sustainability goals.

Community Meeting Spaces

Community and staff desire meeting spaces for public dialogue, debate, and problem solving.

Broader Context

City Hall should highlight its historical and cultural value, provide greater connectivity to Market Square, and be inviting to visitors.

Key Themes

Stakeholder Engagement



Leadership
Visioning



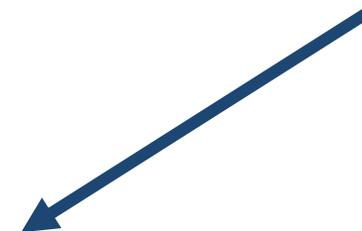
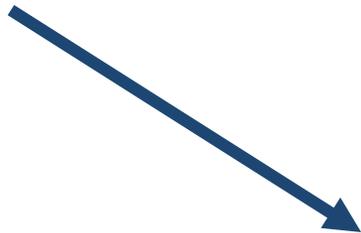
Departmental
Interviews



Community & Staff
Focus Groups



Community & Staff
Questionnaire



KEY THEMES

Key Themes

City Hall

Remain the **seat of government** with more opportunities to **interact with the civic process.**

Be a place for **collaboration** and foster meaningful **connections.**

Provide a **civic concierge** to help navigate the City's services.

Serve as a **community commons** and central point of **civic life.**

Enhance the **user experience** for staff, residents, and businesses.

Reflect Alexandria's vibrancy and values with an **activated and engaging 1st floor.**

Next Steps

City Hall Visioning Study



Next Steps

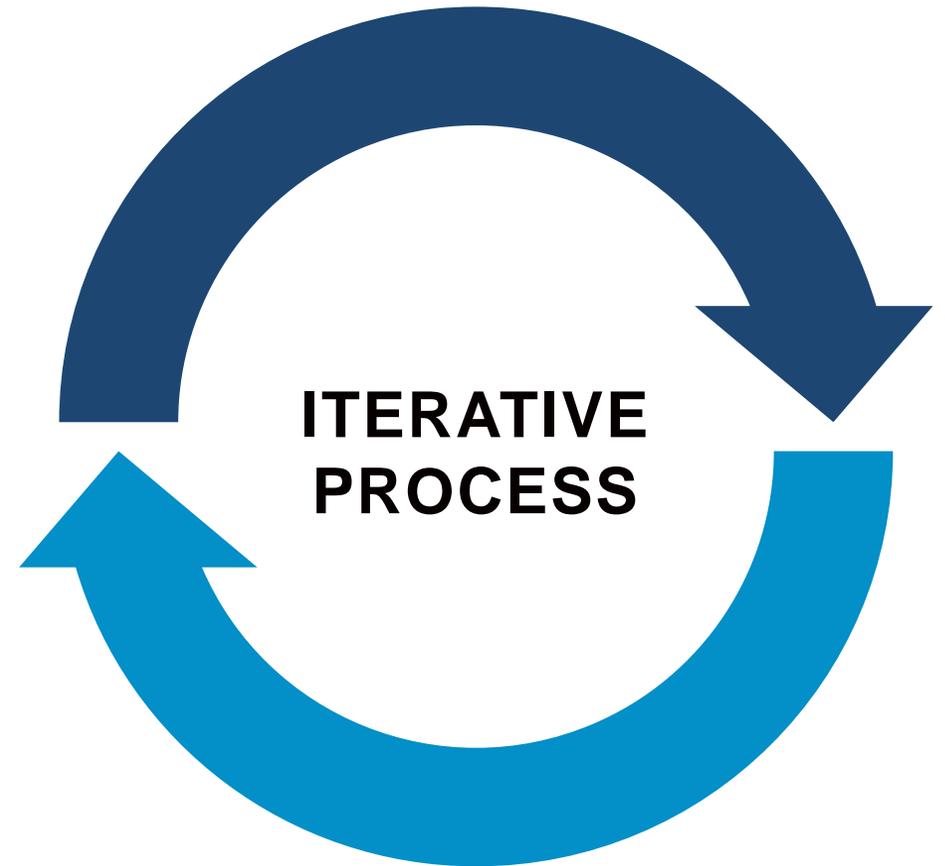
City Hall Visioning Study

Tonight

- Overview of 3 potential options
- Gallery Walk with opportunity for community feedback
 - 3 potential options for building occupancy
 - Key themes throughout this process

Future

- Revise options based on all feedback
- Continue to test options internally and determine preferred concept
- Recommend preferred concept to City Council
- Advance renovation process into design of City Hall



Potential Options for Building Occupancy

Seat of Government + Supporting Depts.	Mayor, Council, City Manager, & State Delegation +
	City Clerk
	City Attorney
	Communications
	Office of Management & Budget
Land Use Departments	Code Administration
	Housing
	Planning & Zoning
	Transportation & Environmental Services
Other Departments	Finance*
	Human Resources
	Performance & Accountability
	Project Implementation

Potential Options for Building Occupancy

		A
Seat of Government + Supporting Depts.	Mayor, Council, City Manager, & State Delegation +	•
	City Clerk	•
	City Attorney	•
	Communications	•
	Office of Management & Budget	•
Land Use Departments	Code Administration	•
	Housing	•
	Planning & Zoning	•
	Transportation & Environmental Services	•
Other Departments	Finance*	
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	Performance & Accountability	
	Project Implementation	

Potential Options for Building Occupancy

		A	B
Seat of Government + Supporting Depts.	Mayor, Council, City Manager, & State Delegation +	•	•
	City Clerk	•	•
	City Attorney	•	•
	Communications	•	•
	Office of Management & Budget	•	•
Land Use Departments	Code Administration	•	•
	Housing	•	•
	Planning & Zoning	•	•
	Transportation & Environmental Services	•	•
Other Departments	Finance*		•
	Human Resources		
	Performance & Accountability		
	Project Implementation		

Potential Options for Building Occupancy

		A	B	C
Seat of Government + Supporting Depts.	Mayor, Council, City Manager, & State Delegation +	•	•	•
	City Clerk	•	•	•
	City Attorney	•	•	•
	Communications	•	•	•
	Office of Management & Budget	•	•	•
Land Use Departments	Code Administration	•	•	
	Housing	•	•	
	Planning & Zoning	•	•	
	Transportation & Environmental Services	•	•	
Other Departments	Finance*		•	•
	Human Resources			•
	Performance & Accountability			•
	Project Implementation			•

Next Steps – Tonight

City Hall Visioning Study

1. Gallery Walk

- Learn more about Visioning Process
- Ask questions to project staff
- Provide feedback on potential options and key themes

2. Learn more about City Hall

- Take a tour of the building
- Chat with Office of Historic Alexandria



Thank you.

VISIT WWW.ALEXANDRIAVA.GOV/CITYHALL
FOR MORE INFORMATION.