

April 22, 2019 (original proposal) June 3 (slightly corrected)
To Ashland City Representatives: A FRESH CITY HALL PROPOSAL

The City Hall discussions have gone on for twenty-some years without an accepted solution because the given options have not yet met "rightness". The following is a entirely fresh proposal based on new realities.

Recently the existing Ashland Community Center closed because of hazardous structural conditions. That site is contiguous with Pioneer Hall to the south which also is a small failing structure. Why not demolish these single story outmoded structures and better utilize their highly valuable sites for a new City Hall of 2 or 3 stories? If the Planners are willing to put aside the "perpetual" lease agreement with the pioneer land donor for the existing City Hall, this new proposal does incorporate past criteria, improved street reconfiguration, and (sigh), increased parking spaces. Expected opposition will certainly cite "saving" the historical buildings as well as every inch of our beloved Lithia parkland, and, proclaim the current dire City budget has no capacity for ANY City Hall expenditures.

Proposed considerations for this fresh site including a sketch overlaid on Plaza area map:

Avoids costly/wasteful remodeling to failing structures, or, renting off-site office space during construction if current City Hall was again remuddled. Instead, it employs safe, modern energy efficient construction with appropriate adjacencies.

Utilizes downtown central location fulfilling universal "pattern" for civic building sites, and is conveniently adjacent to Ashland Planning/Engineering Department building.

Potentially includes rental income space allocated to public uses previously provided in the now defective buildings.

Parking possibilities might include street level spaces with offices above to mitigate flooding concerns. Perhaps acquire "air-rights" by building above the existing privately owned parking lot to the north. And, widen Winburn Way a bit into Lithia Park for diagonal parking on both sides.

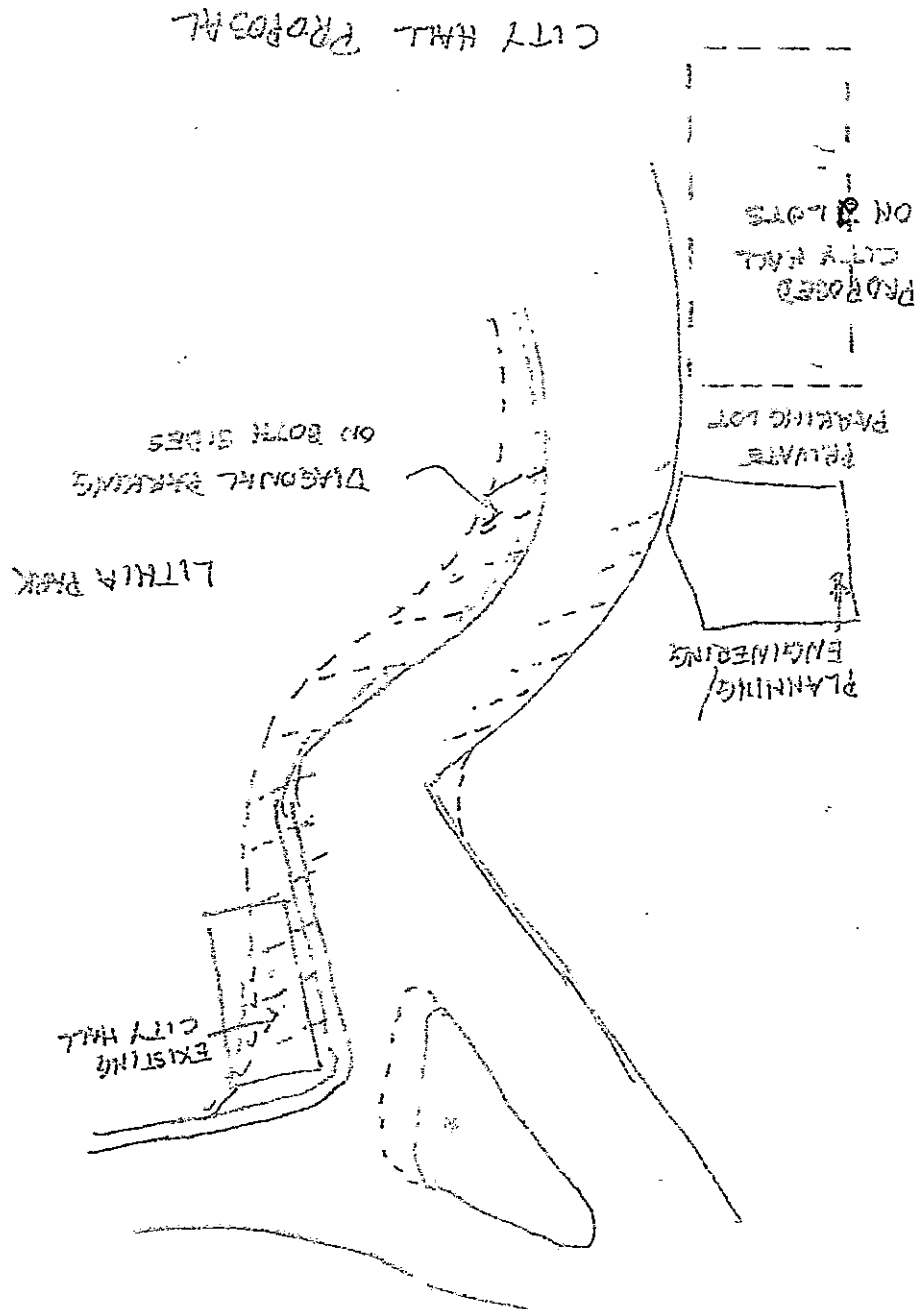
After completed construction, demolish existing "unsafe" City Hall, and recyle the bricks as flood water control walls. Use that site corner to streamline the awkward street configuration from a sharp right angle turn onto East Main to a gentle curve, providing even more diagonal parking. (See included map)

Respectfully submitted

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--- DOTTED LINE - PROPOSED
—— SOLID LINE EXISTING