

City Facilities Project

STUDY IDENTIFIES CITY BUILDING NEEDS

In 2021 the City of Golden Valley completed a needs analysis of all of its primary buildings. Driven by land use plans and critical operational deficiencies, the goals of the study included the following:

- Develop a long-term, phased plan for investment.
- Balance implementation and debt management.
- Address critical space needs and future demands.
- Gather extensive community engagement.

Findings And Recommendations

As a result of the Study, the City is making a number of recommendations for the redevelopment of its campus.

Public Safety

FINDING: The Golden Valley Fire Department's (GVFD) current paid-on-call staffing model is not sustainable and its existing fire stations do not support a duty crew staffing model, modern equipment, or contemporary operational practices (see Figure 1).

RECOMMENDATION: Consolidate two remote fire stations into one eastern station and transition the GVFD to a two-station, duty crew staffing model. Maintaining a headquarters station in downtown in a new Public Safety building.

FINDING: Current Police Department building does not provide gender equitable facilities for staff (see Figure 2), lacks space for public engagement, and is undersized for modern policing.

RECOMMENDATION: Construct new Public Safety building on current Public Works site.

Without a new building in the near future, the City will need to renovate the existing building to:



Figure 1: Firefighters must dress adjacent to moving vehicles.



Figure 2: Police lockers and locker rooms are undersized and do not equitably accommodate officers of different genders.

- enhance public interaction and community engagement,
- improve and repurpose space to expand officer training,
- address space and equity deficiencies affecting operations.

Public Works

FINDING: Current buildings are operationally inefficient and do not house modern equipment well (see Figure 3) or provide gender equitable facilities for staff.

RECOMMENDATION: Relocate Public Works out of the downtown area, and reconstruct a modern facility offsite.



Figure 3: Public Works vehicles are tightly packed in the garage, requiring several to first be moved before others can be accessed to leave the building.

City Hall And Private Downtown Development

FINDING: City Hall has a confusing and inconvenient configuration (see Figure 4) but sits on prime commercial real estate.

RECOMMENDATION: Maintain a downtown presence by relocating City Hall to northern end of block while freeing up the prime commercial corner. The move would also increase public access to Bassett Creek.

Redevelop portions of the block to support a range of housing opportunities, maximize transit use, and support economic growth in the downtown



Figure 4: City Hall services are separated by long corridors, creating confusion for visitors.

Schedule And Costs

To manage debt, the plan contemplates a 30-year schedule for the City to replace its facilities. However, costs escalate over time. If the project can occur sooner, money can be saved on construction and operational efficiencies.

PROJECT	YEAR	COST
Remote Fire Station	2024	\$ 9.2 M
Public Works/Demo	2030	\$ 56.3 M
Public Safety	2040	\$ 61.5 M
City Hall	2050	\$ 33.8 M
Total		\$160.8M

Funding

The City is pursuing a number of different funding sources to complete replace its facilities, including:

- bonding and local levy
- Local Option Sales Tax approval by legislature and residents
- State bonding allocations
- Federal funding programs and discretionary allocations
- land sales



Figure 5: Recommended Site Plan

More Information

For more information, please contact Golden Valley Physical Development Director Marc Nevinski at 763-593-8008 or mnevinski@goldenvalleymn.gov, or visit www.goldenvalleymn.gov/facilities-study.