

MUNICIPAL COMPLEX ADVISORY COMMITTEE

KEY FACTS & FIGURES AT A GLANCE

This Information is Subject to Change: Condensed from the MCAC Briefing Book, Current as of **August 2026 V5**
Dollar figures reflect source-specific assumptions and inflation adjustments as necessary. Please see the briefing book for details.

1. ABOUT THE ADVISORY COMMITTEE

Committee Charge: Review City Hall and CDC needs and prior studies; compare renovation, adaptive reuse, new construction, and hybrid ceremonial/ operational models; study Duncan Plaza; identify development and financing approaches; and recommend scope and location of a City Hall annex in NO East.

ESTABLISHED	Jan 2026, EO HM 26-08 (Home Rule Charter §4-104)	ROLE	Advisory (no authority to approve, fund, or implement)
REPORT DUE	Written findings within 180 days of first Committee meeting	TERM	≤ 1 year

2. CURRENT STATE OF CIVIC FACILITIES

	City Hall	Civil District Court	Combined
Current Building Area	330,735 sq ft	117,000 sq ft	447,735 sq ft
Current Personnel Capacity	1,150	320	1,470
Current Parking Spaces	371	50	421
Year Constructed	1957 (69 years old)	1960 (66 years old)	—

Municipal Block & Lease Footprint

- **Total Acreage:** 6.5 acres encompassing City Hall, CDC, and associated parking structure
- **Anticipated 2026 Lease Spend:** \$3.6M for 10 leases housing City Hall / CDC staff, totaling 253,000 sq ft, and 711 employees across the leases listed in the briefing book

2020 JLL Property Appraisal

Property As-Is	Post-Renovation Value	Vacant Land Value	Square Footage	Land Basis	Demolition Estimate
\$0 contributory value	\$28.8M–\$37.3M	\$42.3M (after demo adjustment)	283,140 sq ft	\$130/sq ft	\$3.36M

Note: The JLL 2020 Property Appraisal includes the 6.5-acre municipal block encompassing City Hall, the CDC, and an associated parking structure (not the HEAL Garage or Duncan Plaza)

3. PROGRAMMATIC & SPACE REQUIREMENTS

- **~60–65% more space is required:** Currently City Hall and CDC comprises **447,735 sq ft**; the programmatic need is **716,791–740,549 sq ft**

Metric	City Hall: Current	City Hall: 2019 Program	CDC: Current	CDC: 2025 Program	Combined Gap
Square Feet	330,735 sq ft	432,889–456,647 sq ft	117,000 sq ft	283,902 sq ft	+269,056–292,814 sq ft
Personnel	1,150 people	1,330 people	320 people	478 people	+338 people
Parking	371 spaces	~1,505 spaces (fleet + staff)	50 spaces	478 spaces (secure + staff)	+1,562 spaces

4. DUNCAN PLAZA

- **Created as part of the 1950s Civic Center Plan.**
- **Acquired by the City in 2024**, along with the adjacent HEAL Garage, through a City-State land swap.
- **\$350M - 500M+:** Likely Cost of Purpose- Built New Municipal Complex on Duncan Plaza
- **Current State:** Currently City-owned, underutilized, and generally closed to public access outside special events.