

## **City Halls and Post Offices, The Essential Main Street Assets.**

### **A Prominent Main Street City Hall.**

City hall is the downtown icon. Downtown doesn't seem like downtown without a visible city hall, especially in a small town. City hall represents stability to citizens as they attend hearings, pay utility bills and meet with elected or appointed officials to discuss civic matters. City halls draw people together, downtown.

Thankfully we are correcting the many decisions that re-located city hall out of downtown. Many new city halls are being constructed or re-constructed on or near main street. In Central Florida this has happened in Winter Garden, DeLand, Clermont, Tavares, Maitland, Apopka, Kissimmee and St. Cloud.

### **City Halls Can Be “Smart” Leaders.**

A main street city hall is great for downtown real estate, civic engagement and the design of main street. City government, seated in city hall, can also be an early adopter of smart technologies designed to streamline city administration and the provision of public goods and services. City investment in high speed broadband internet service on main street sends a powerful message to entrepreneurs and small businesses that downtown is a great business location.

### **Co-Locations – City Halls.**

The City of Haines City FL developed a city hall + public library complex on main street next to their city park. Auburndale's city hall complex is in their central park. City halls create expanded investment energy when built in conjunction with a private office building or a Private-Public Partnership [P3] infill mixed-use development.

### **City Investment Begets Private Investment.**

Energy attracts energy, and investment in downtown attracts more investment in downtown. High technology infrastructure like high speed broadband internet service is no longer a differentiator, it is a “must have.” It benefits the city and the many businesses on main street seeking a global connection.



**A small town with a notable downtown city hall.**



**A character city hall in a main street park.**



**An historic city hall on main street.**

## Main Street Post Offices Are Alive and Well.

United States Post Offices draw people to their downtown locations. They provide an incredible service; for a small amount of money they carry a letter across the country. Post Offices have traditionally been the place where people collected their mail, but not so much today. With email, UPS and FedEx, many of the functions handled at the post office building are no longer required; however, they still provide a useful function for downtowns.

## Post Offices Serve Main Street.

A post office on main street is still an important part of the downtown scene. People still meet there, businesses still use their special services and the buildings add to the street's face. If a town is lucky, the post office is in an historic building on or near main street. This serves a real estate and a community-building purpose.

## Post Office Locations Are Negotiable.

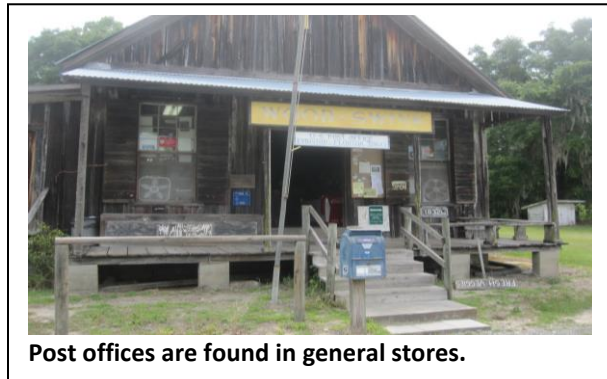
Especially in small towns, the location of the post office is a real estate deal. Post offices go in shopping strips, historic buildings or main street storefronts. Should a post office be in the wrong place to best serve main street, contact the postal service and discuss the length of time they are committed to the existing site and the process for moving the post office downtown.

## Co-Locations – Post Offices.

Look for opportunities to locate the post office with other compatible uses; even with FedEx or UPS. Like many other institutional systems, the postal service is changing its business model.



Post offices are found in historic buildings.



Post offices are found in general stores.



Post offices are often at "main and main".



Post offices are found in main street "strip" centers.