

Municipal Complex at 1401 Main

The City of Columbia is advancing the renovation of the 12-story building at 1401 Main Street to consolidate multiple City departments into a single, centralized Municipal Services Complex designed to improve accessibility for residents, enhance interdepartmental coordination, and increase operational efficiency. Renovations began in 2024 and are expected to be substantially complete by the end of 2025.

Investment & Scope

The City is investing approximately \$49.5 million (inclusive of building purchase) to modernize the structure, reconfigure floor plates, and upgrade building systems to support high-volume public service functions. Improvements include structural, mechanical, and technology upgrades; security and wayfinding enhancements; modernized lobbies and customer service areas; and build-outs to accommodate consolidated staffing.

Design & Exterior

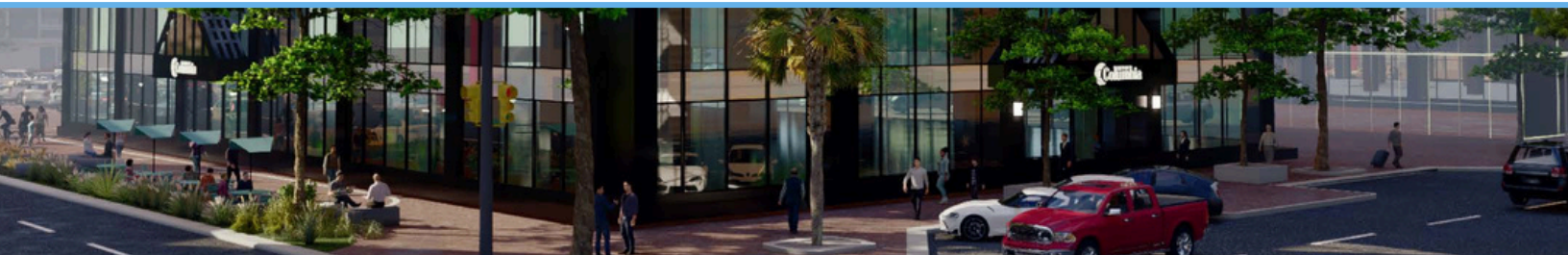
Exterior renovations will deliver a bold architectural transformation that reflects the City's evolving identity and commitment to modern civic engagement. Planned upgrades include sleek black metal paneling, reflective silver glass, updated civic signage, and welcoming entrance canopies. These improvements support durability, energy efficiency, transparency, and civic pride.

Streetscape & Public Realm Enhancements—Washington Street Frontage

Plans call for a vibrant Washington Street frontage with shade trees, planting beds, bistro-style seating, bike racks, and natural-inspired furnishings that echo Columbia's river theme (twig seating, pebble elements, and water-motif details). Water-mimicking pavers, runnels for stormwater capture and treatment, a new midblock crosswalk linking the Washington Square Parking Deck, and future bike lanes will create a safe, walkable, and connected downtown corridor.

Interior Renovations & Community Spaces

The interior of 1401 Main is being redesigned to create a modern, efficient, and collaborative workplace environment. Each floor will feature tailored layouts to meet departmental needs, with upgraded furnishings, open collaboration areas, and flexible "third spaces" such as huddle rooms and informal lounges. The first floor will be transformed into a welcoming public hub with a community café and pop-up spaces designed to support local entrepreneurs and small businesses. These interior enhancements emphasize employee well-being, improved customer experience, and a stronger connection between City services and the public.



Departments/Divisions Slated for Relocation

- Administration
- Budget Office, Program Management & Grants
- Business License
- Community Development
- Customer Care
- Design Studio
- Economic Development
- Engineering
- Finance
- Homeless Services
- Human Resources
- Information Technology
- Legal
- Neighborhood Safety & Engagement
- Office of Business Opportunities
- Office of the Clerk/Records Management
- Planning and Development Services
- Procurement & Contracts
- Public Relations, Media & Marketing

Economic & Community Impact

Consolidating core municipal functions in one centrally located, transit- and pedestrian-accessible facility will shorten service trips for residents, reduce duplication of space and systems, and improve staff collaboration. It will also free up currently leased or City-owned office spaces across downtown, creating new opportunities for private redevelopment, mixed-use activation, or strategic partnerships. Key properties positioned for future evaluation include 1136 Washington St. and other facilities that may be vacated as departments move into the Municipal Complex. This effort is aligned with broader public safety and government facility planning. As the Public Safety Complex at 400 Laurel St. advances, additional space efficiencies and redevelopment opportunities will emerge, further supporting the City's long-range capital strategy and downtown growth goals.

