

University City Space Needs Study
Concept Design Options (Pt. 2 of 2)
Balance of Facilities

July 13, 2020

SLIVERS

Concept Design Option Review

Option 1:

- **Test for ideal workplace and department locations across available facilities**
- Police + Municipal Court programs remain together in the Annex (per previous study)
- Recommend areas for improvements / upgrades including for accessibility
- Revitalization of historically significant building(s)

Option 2:

- **Test for ideal workplace and departmental distribution moving as few departments as possible**
- Separate Police + Municipal Court programs (per Ferguson Commission Report recommendation)
- Recommend areas for improvements/upgrades including for accessibility
- Revitalization of historically significant building(s)

Available Buildings Total = 110,510 sf

City Hall 27,680 SF

Annex 38,140 SF

Trinity Bldg 8,500 SF & 1,500 SF Stacks)

Heman Park Community Center 8,700 SF

Central Garage 12,930 SF

Transfer Station 3,500 SF

Sign Shop 2,100 SF

Park Maintenance 5,820 SF

Centennial Commons - Admin 1,640 SF

For Police & Municipal Court please refer To Pt. 1 of this study.

Existing Departments Total = 89,790 sf*

*includes existing approx 22,000 SF existing police modular facility

Proposed Departments Total = 101,470 sf

City Management Existing 4,700 SF
Proposed 5,210 SF

Fleet Existing 11,840 SF
Proposed 11,940 SF

Planning & Development Existing 4,280 SF
Proposed 5,000 SF

Parks, Rec & Forestry Existing 5,800 SF
Proposed 6,200 SF

Public Works Existing 11,840 SF
Proposed 12,400 SF

Finance Existing 1,690 SF
Proposed 1,550 SF

City Attorney Existing 0 SF
Proposed 160 SF

City Clerk Existing 900 SF
Proposed 1,030 SF

Police Existing 18,000 SF
Proposed 34,730 SF

Municipal Court Existing 1,380 SF
Proposed 6,150 SF

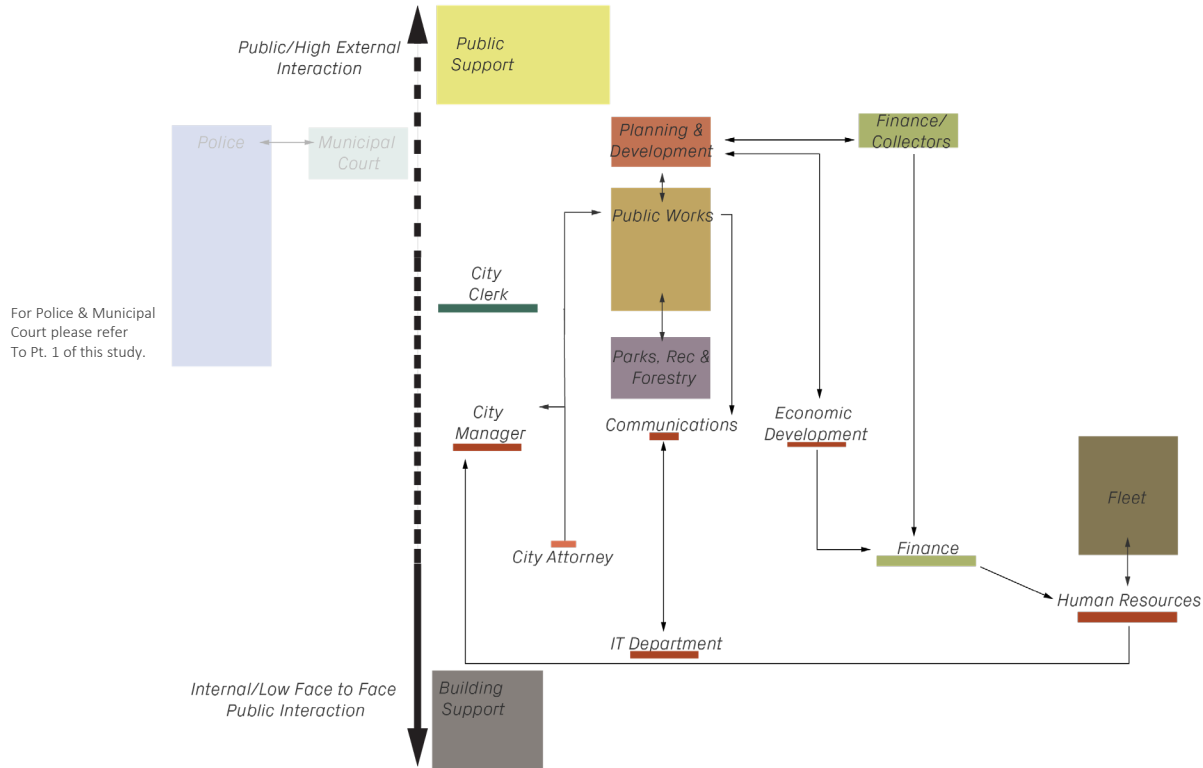
Public Support Existing 18,000 SF
Proposed 16,160 SF

Building Support Existing 11,360 SF
Proposed 7,420 SF

For Police & Municipal Court please refer To Pt. 1 of this study.

*Police & Municipal Court Totals include Public Support and Building Support sq ft

University City – Department Adjacencies



Summary - City Hall Campus

Option 1

City Hall Campus
(Historic District)

Level 05

Level 04

Level 03

Level 02

Level 01

Level 00

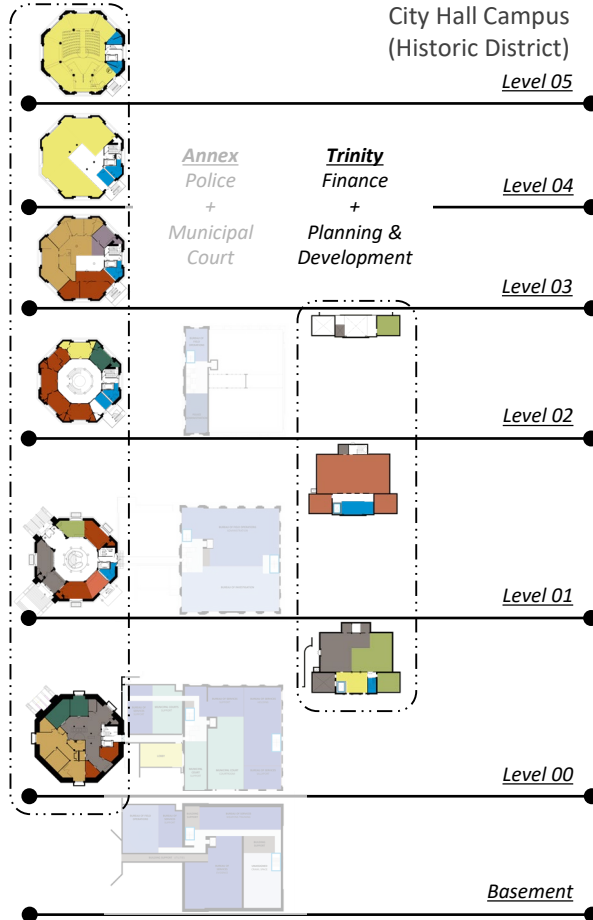
Basement

City Hall
City Council
Chambers
+
City
Management
+
Public Works
+
City Attorney
+
City Clerk
+
Parks & Rec
Director

Annex
Police
+
Municipal
Court

Trinity
Finance
+
Planning &
Development

- Accessibility Upgrades
- City Management
- Fleet
- Planning & Development
- Parks, Rec & Forestry
- Public Works
- Finance
- City Attorney
- City Clerk
- Bureau Of Services
- Bureau Of Field Operations
- Bureau Of Investigation
- Police Administration
- Virtual Training Room
- Municipal Court
- Unassigned
- Building Support
- Public Support



Option 2

City Hall Campus
(Historic District)

Level 05

Level 04

Level 03

Level 02

Level 01

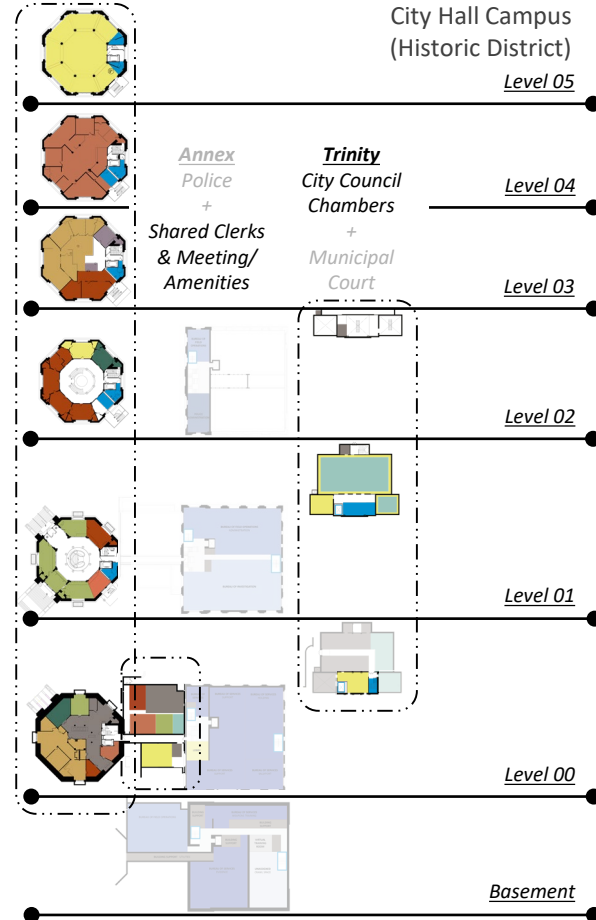
Level 00

Basement

City Hall
City
Management
+
Planning &
Development
+
Public Works
+
Finance
+
City Attorney
+
City Clerk
+
Parks & Rec
Director

Annex
Police
+
Shared Clerks
& Meeting/
Amenities

Trinity
City Council
Chambers
+
Municipal
Court



Summary – Heman Park

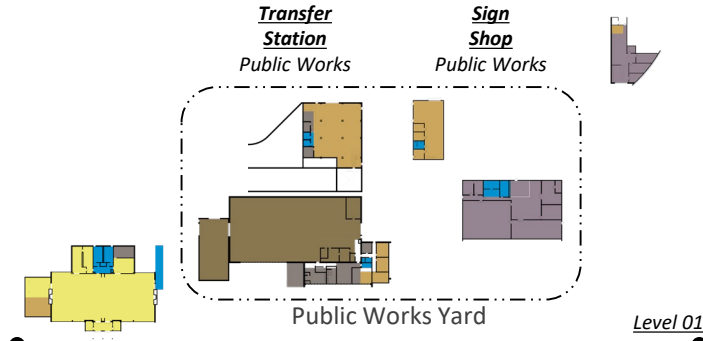
Option 1
Heman Park

Option 2
Heman Park

- Accessibility Upgrades
- City Management
- Fleet
- Planning & Development
- Parks, Rec & Forestry
- Public Works
- Finance
- City Attorney
- City Clerk

- Bureau Of Services
- Bureau Of Field Operations
- Bureau Of Investigation
- Police Administration
- Virtual Training Room

- Municipal Court
- Unassigned
- Building Support
- Public Support

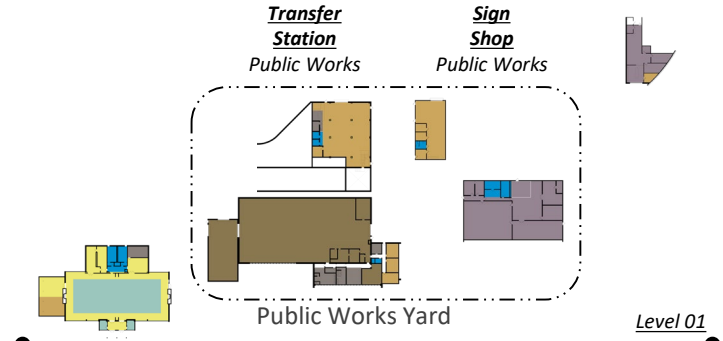


**Heman Park
Community
Center**
Public Support
+
Custodial
Storage

**Central
Garage**
Fleet
+
Public Works

**Park
Maintenance**
Parks, Rec &
Forestry

**Centennial
Commons -
Admin**
Parks, Rec &
Forestry
+
Public Works
Custodial



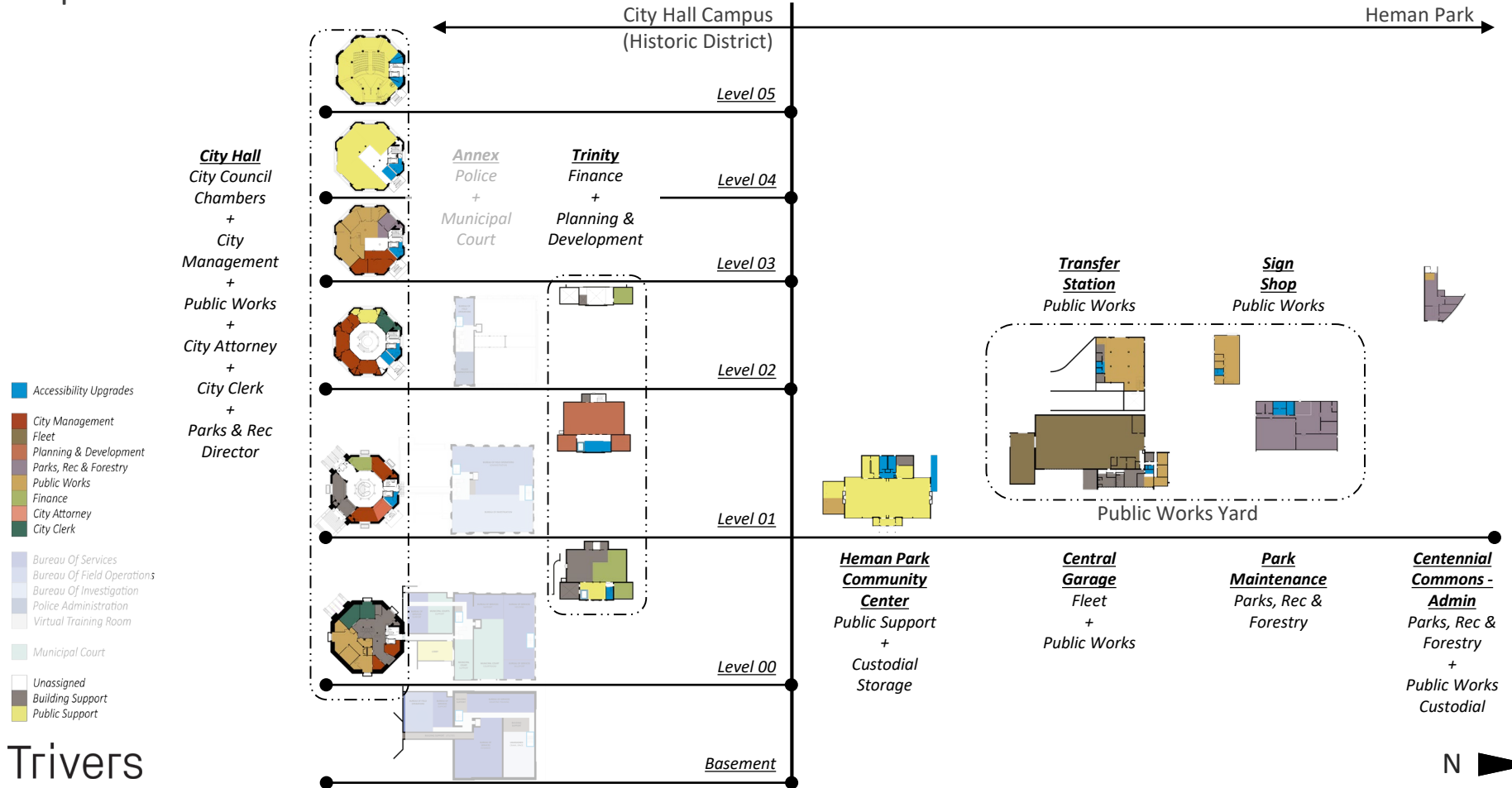
**Heman Park
Community
Center**
Public Support
+
Custodial
Storage
(+)
Municipal
Court (Option)

**Central
Garage**
Fleet
+
Public Works

**Park
Maintenance**
Parks, Rec &
Forestry

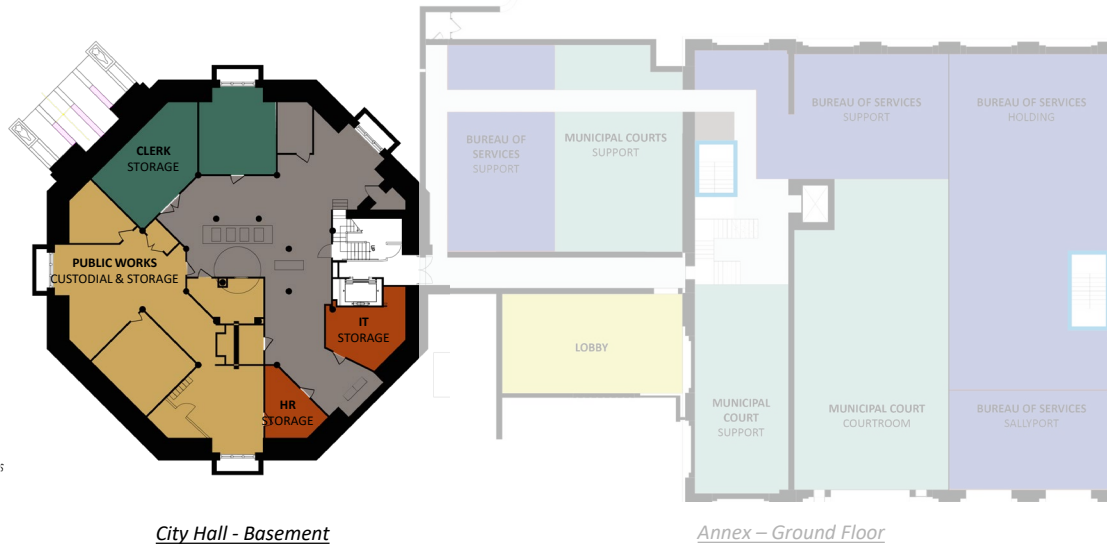
**Centennial
Commons -
Admin**
Parks, Rec &
Forestry
+
Public Works
Custodial

Option 1 - Overview

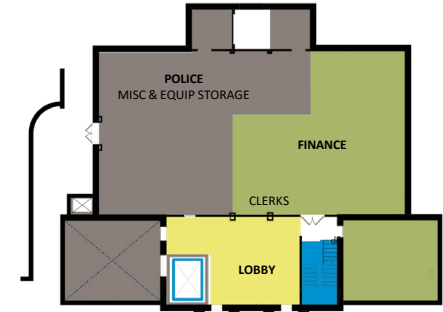


Option 1 – City Hall Campus – level 00

- Basement storage right sized at City Hall
- Finance, including clerks and storage, move to Trinity
- Police and Courts share Annex; some extra storage needed in Trinity



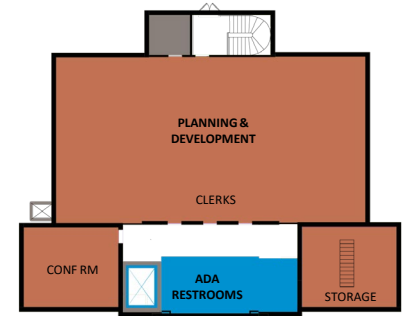
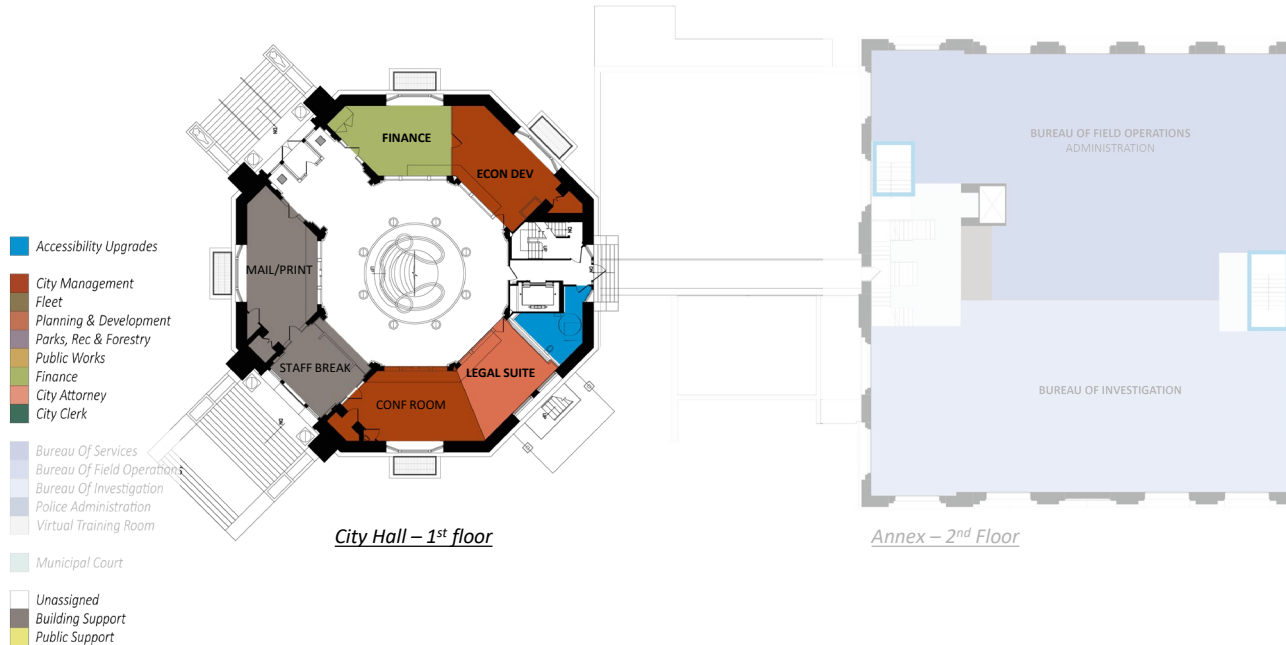
- Accessibility Upgrades
- City Management
- Fleet
- Planning & Development
- Parks, Rec & Forestry
- Public Works
- Finance
- City Attorney
- City Clerk
- Bureau Of Services
- Bureau Of Field Operations
- Bureau Of Investigation
- Police Administration
- Virtual Training Room
- Municipal Court
- Unassigned
- Building Support
- Public Support



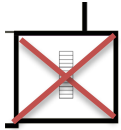
Trinity – Ground Floor

Option 1 – City Hall Campus – level 01

- Mail/Print and Break Area moved to City Hall
- Main Conference Room moved to 1st floor; accommodate Legal Suite
- Option to keep Finance Director office at City Hall
- Planning & Development, including clerks and storage, move to Trinity



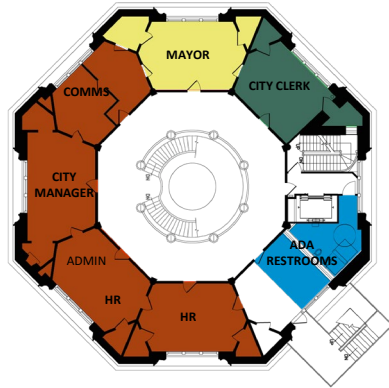
Trinity – 2nd Floor



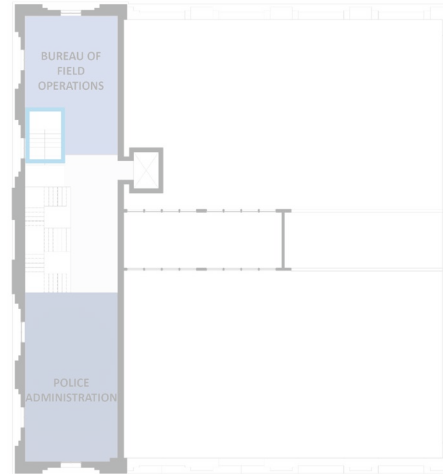
*Trinity –
Interstitial
Stack Space
(down from
second floor)
REMOVE*

Option 1 – City Hall Campus – level 02

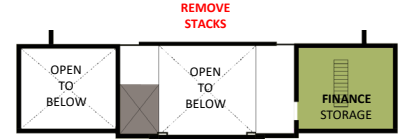
- Minimal changes to 2nd floor of City Hall
- Upgrade/expand existing plumbing facilities
- Refresh existing offices – consider some space reconfigurations
- Meeting space moves to 1st and 4th floor



City Hall – 2nd floor



Annex – 3rd Floor

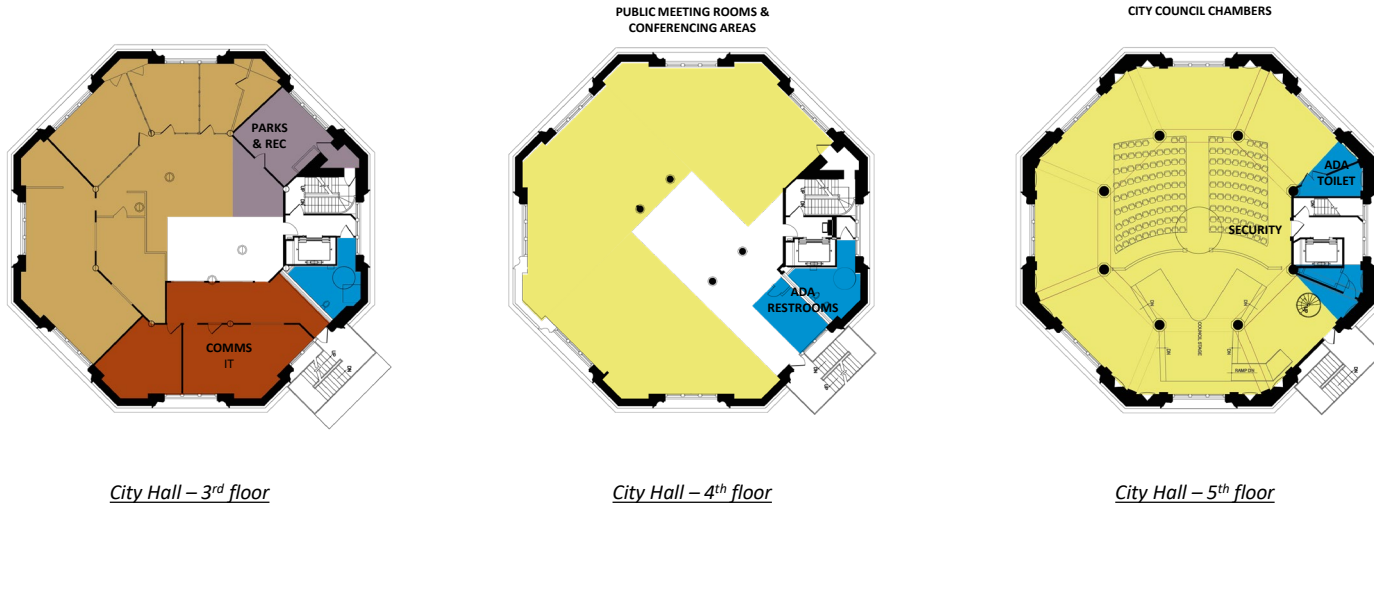


Trinity – Mezzanine

- Accessibility Upgrades
- City Management
- Fleet
- Planning & Development
- Parks, Rec & Forestry
- Public Works
- Finance
- City Attorney
- City Clerk
- Bureau Of Services
- Bureau Of Field Operations
- Bureau Of Investigation
- Police Administration
- Virtual Training Room
- Municipal Court
- Unassigned
- Building Support
- Public Support

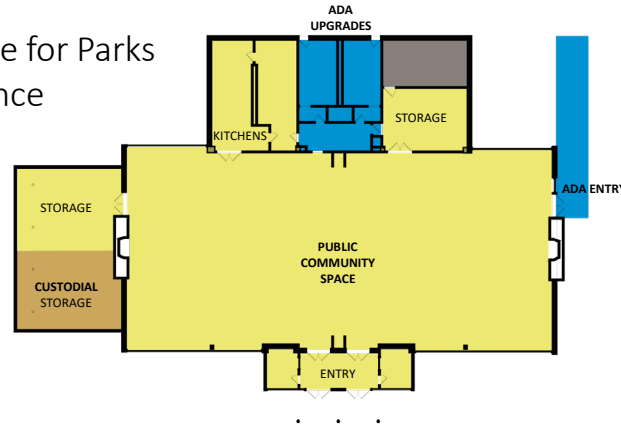
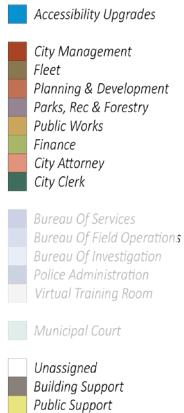
Option 1 – City Hall Campus – levels 03-05

- Reconfigure City Council Chamber for secure entry sequence
- Create shared conferencing/amenity at 4th floor where Planning & Development vacated
- Upgrade/expand existing plumbing facilities
- Refresh existing offices – consider some space reconfigurations

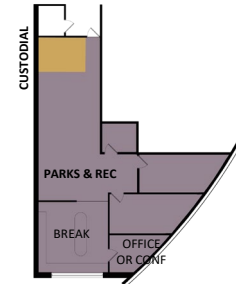


Option 1 – Heman Park

- Municipal Courts moved to City Hall Campus
- Upgrade existing plumbing facilities
- Refresh existing offices
- Refresh existing community spaces
- Consider covered/accessible entry more direct to parking for HPCC
- Move custodial office; provide flex office for Parks & Rec Director/Visitor or small conference



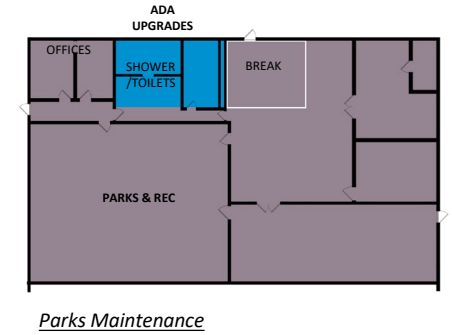
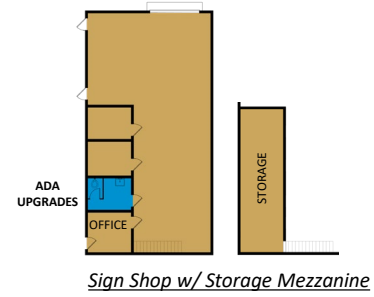
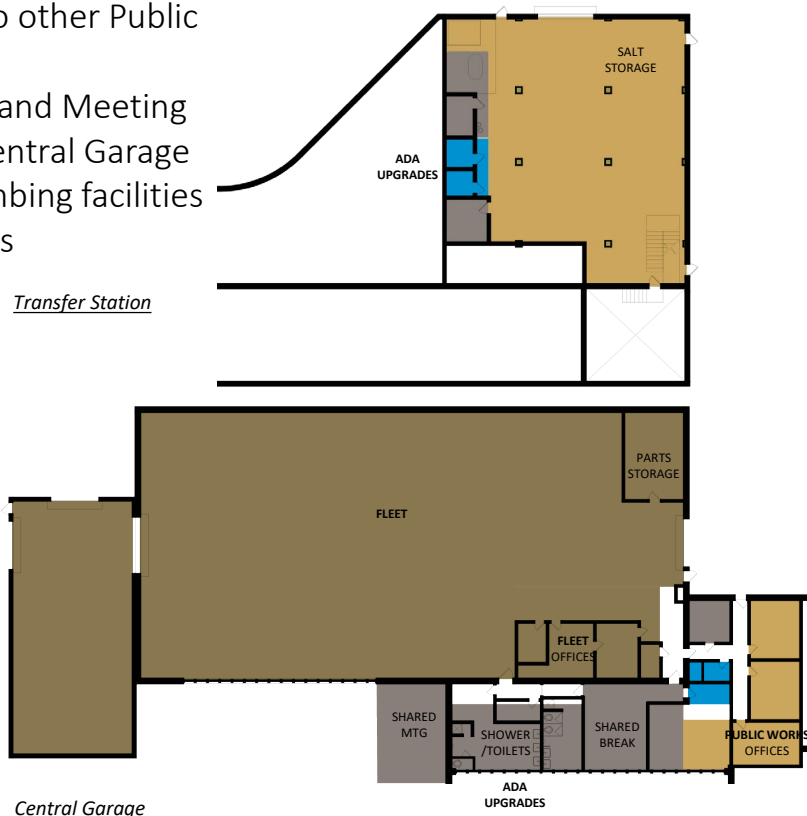
Heman Park Community Center



Centennial Commons –
Ground Floor Admin Area

Option 1 – Public Works Yard

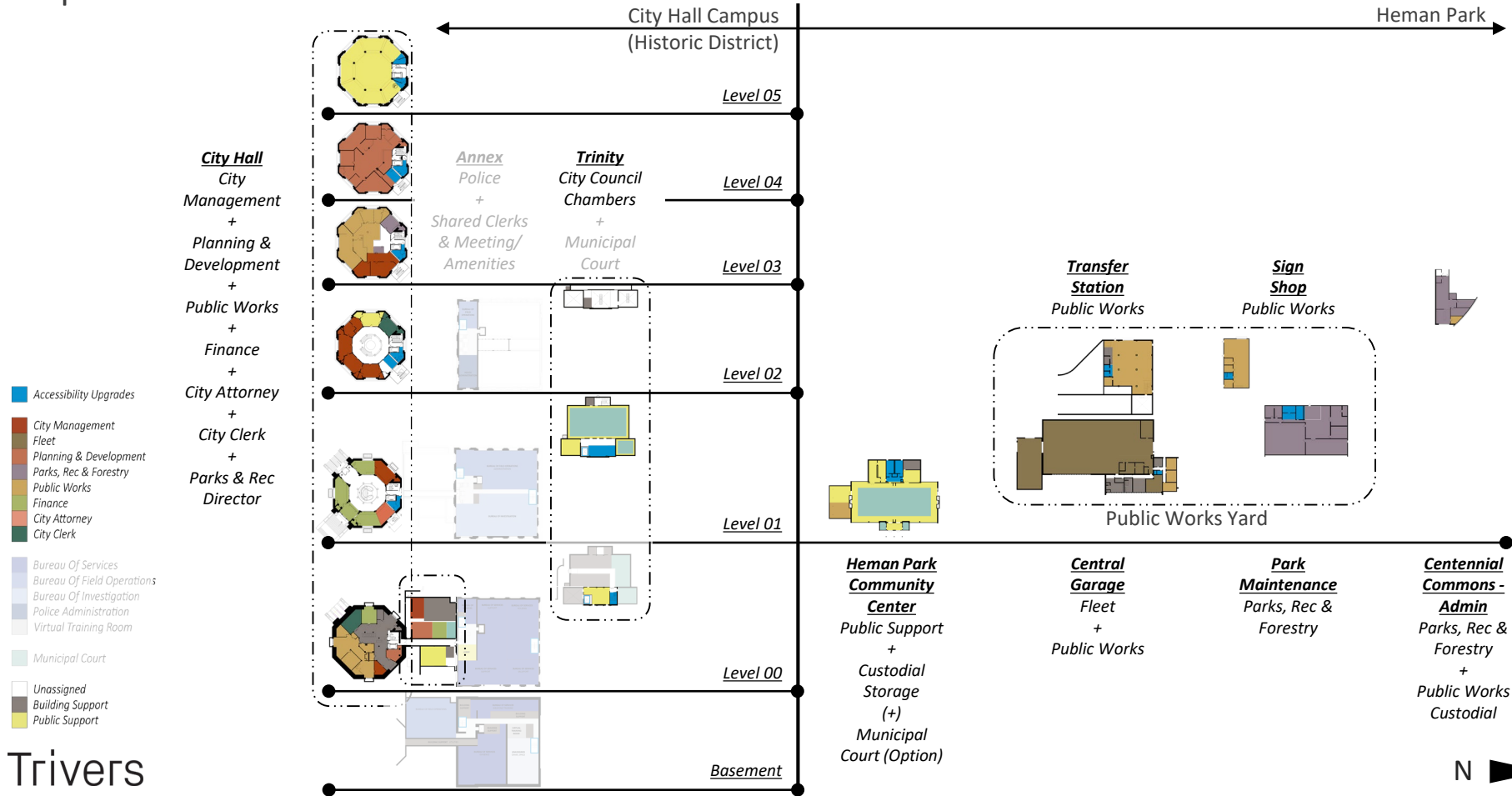
- Move salt storage out of sign shop
- Move transfer station office to Central Garage next to other Public Works offices
- Expand Shared Break and Meeting space; centralize at Central Garage
- Upgrade existing plumbing facilities
- Refresh existing offices



- Accessibility Upgrades
- City Management
- Fleet
- Planning & Development
- Parks, Rec & Forestry
- Public Works
- Finance
- City Attorney
- City Clerk
- Bureau Of Services
- Bureau Of Field Operations
- Bureau Of Investigation
- Police Administration
- Virtual Training Room
- Municipal Court
- Unassigned
- Building Support
- Public Support

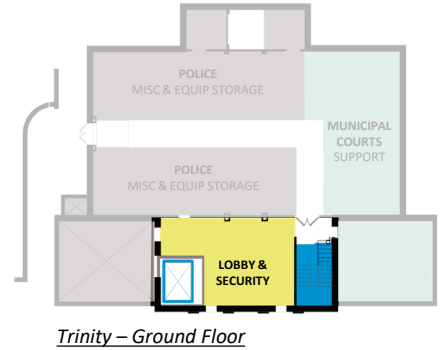


Option 2 – Overview



Option 2 – City Hall Campus – level 00

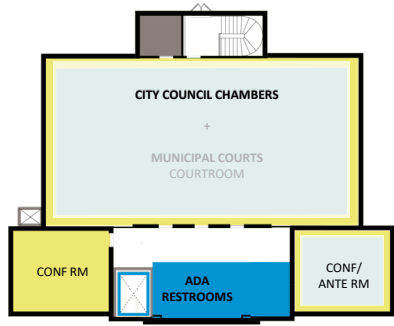
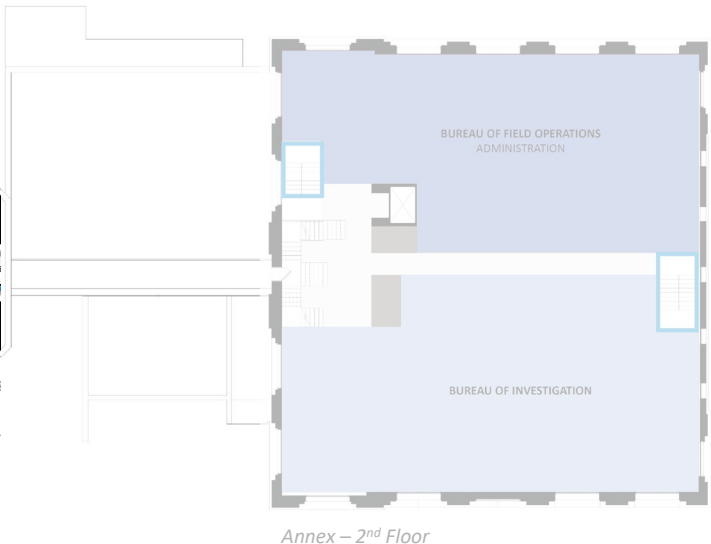
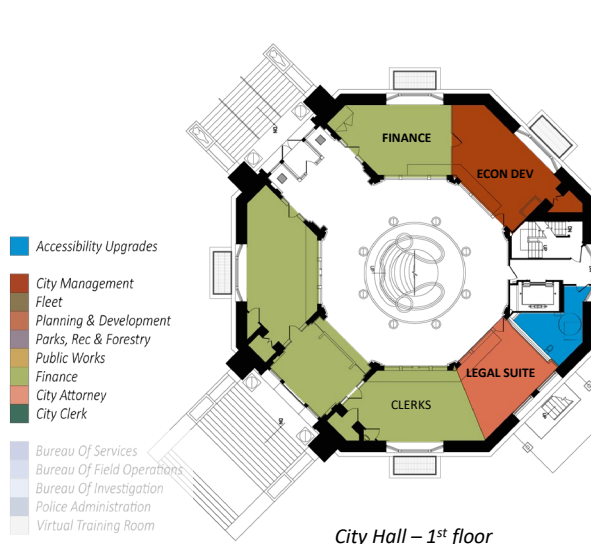
- Minimal changes to City Hall
- Connector between City Hall and Annex is shared “one stop” and campus meeting/amenities zone; central secure entry & new front door to campus
- Main Security screening point for Council Chambers in ground floor of Trinity



- Accessibility Upgrades
- City Management
- Fleet
- Planning & Development
- Parks, Rec & Forestry
- Public Works
- Finance
- City Attorney
- City Clerk
- Bureau Of Services
- Bureau Of Field Operations
- Bureau Of Investigation
- Police Administration
- Virtual Training Room
- Municipal Court
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- Public Support

Option 2 – City Hall Campus – level 01

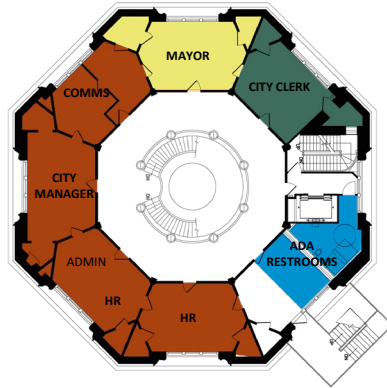
- Minimal changes to City Hall
- Upgrade/expand existing plumbing facilities
- Refresh existing offices; accommodate Legal Suite
- City Council Chambers in Trinity Reading Room; could double as Courtroom



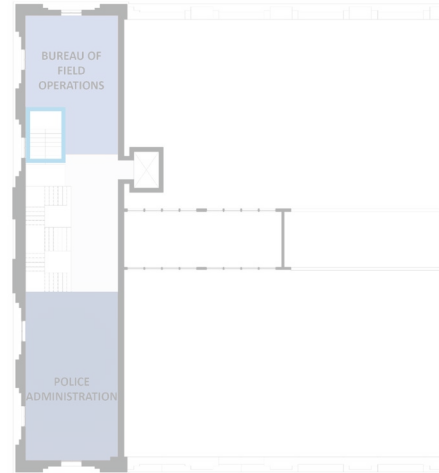
Trinity – Interstitial Stack Space (down from second floor) REMOVE

Option 2 – City Hall Campus – level 02

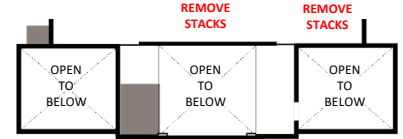
- Minimal changes to City Hall
- Upgrade/expand existing plumbing facilities
- Refresh existing offices
- Meeting space moves to Annex Connector & Trinity



City Hall – 2nd floor



Annex – 3rd Floor

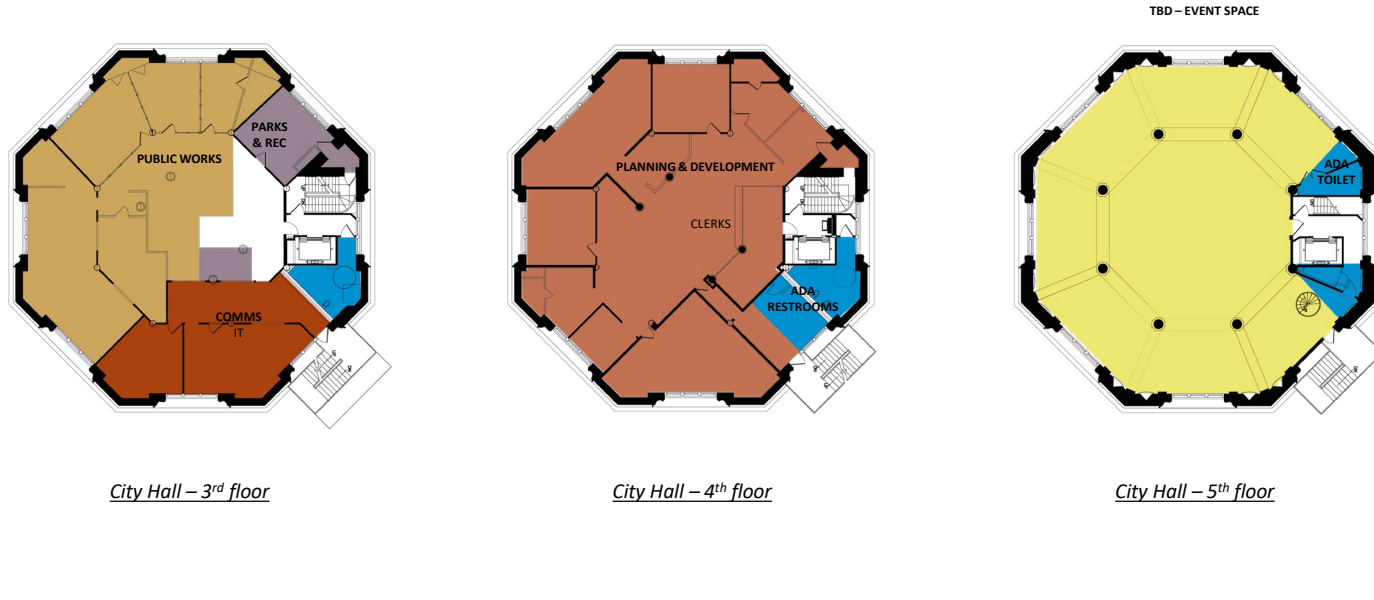


Trinity – Mezzanine

- Accessibility Upgrades
- City Management
- Fleet
- Planning & Development
- Parks, Rec & Forestry
- Public Works
- Finance
- City Attorney
- City Clerk
- Bureau Of Services
- Bureau Of Field Operations
- Bureau Of Investigation
- Police Administration
- Virtual Training Room
- Municipal Court
- Unassigned
- Building Support
- Public Support

Option 2 – City Hall Campus – levels 03-05

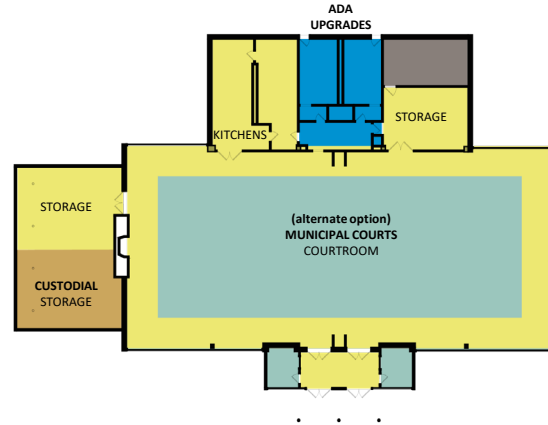
- Minimal changes to City Hall
- Upgrade/expand existing plumbing facilities
- Refresh existing offices – consider some space reconfigurations
- Open up 5th floor for flex space (rentals opportunity)



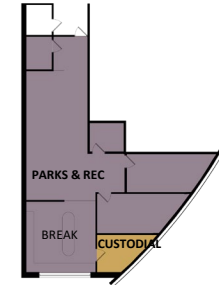
Option 2 – Heman Park

- Minimal changes; option to move Municipal Courts to City Hall Campus
- Upgrade existing plumbing facilities
- Refresh existing offices
- Refresh existing community spaces

- Accessibility Upgrades
- City Management
- Fleet
- Planning & Development
- Parks, Rec & Forestry
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- City Clerk
- Bureau Of Services
- Bureau Of Field Operations
- Bureau Of Investigation
- Police Administration
- Virtual Training Room
- Municipal Court
- Unassigned
- Building Support
- Public Support



Heman Park Community Center



Centennial Commons –
Ground Floor Admin Area

Option 2 – Public Works Yard

- Minimal changes
- Upgrade existing plumbing facilities
- Refresh existing offices

- Accessibility Upgrades
- City Management
- Fleet
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- City Clerk
- Bureau Of Services
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- Bureau Of Investigation
- Police Administration
- Virtual Training Room
- Municipal Court
- Unassigned
- Building Support
- Public Support

