

**City of West University Place
Facilities Master Plan Phase II
Building Orientation Approach
October 14, 2024**

Meeting Agenda

- **Review of existing parking near Library, Community Building and Senior Center**
- **Overview of the building massing/orientation concepts**
- **Discussion of steps forward**

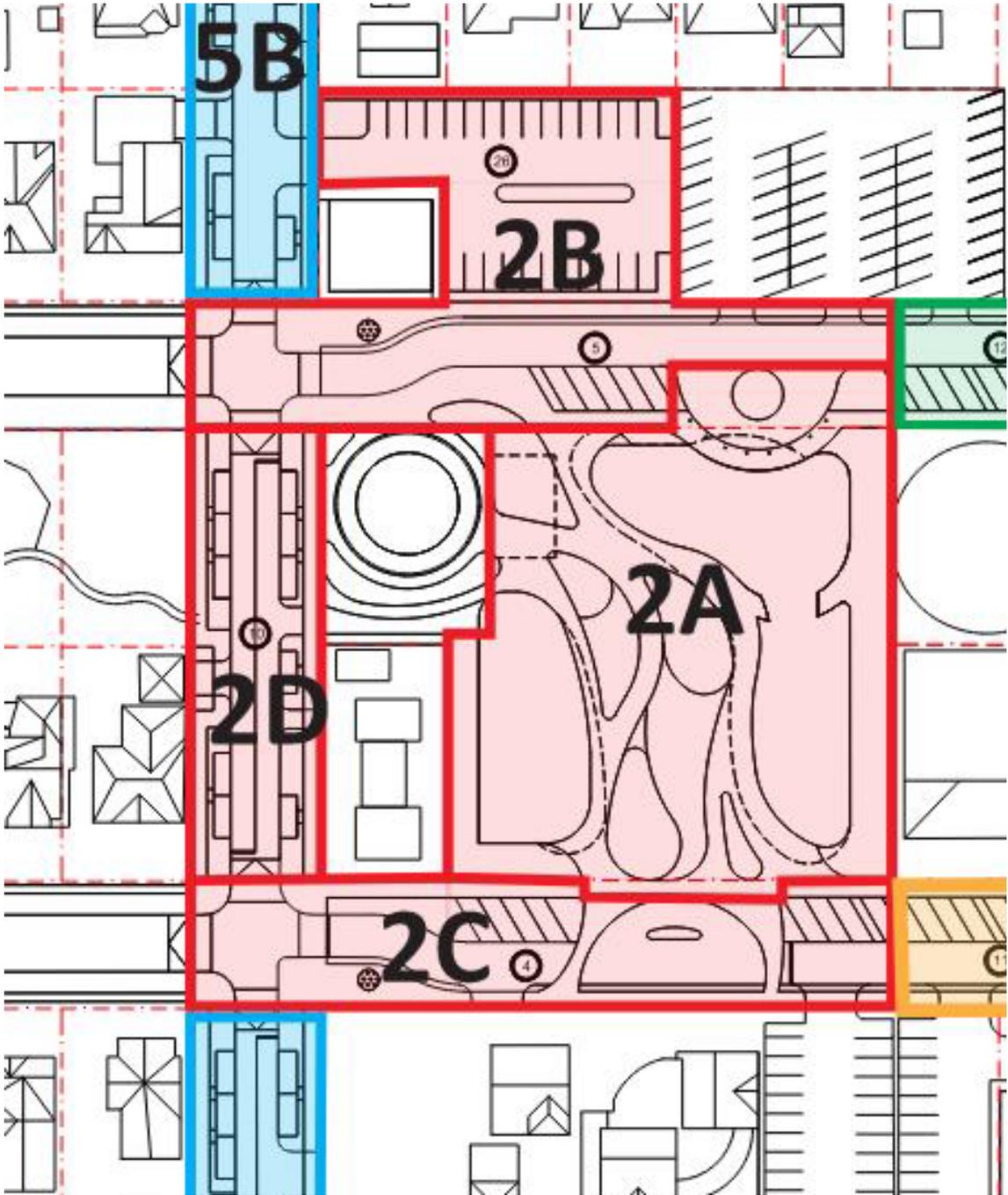
Meeting Objectives

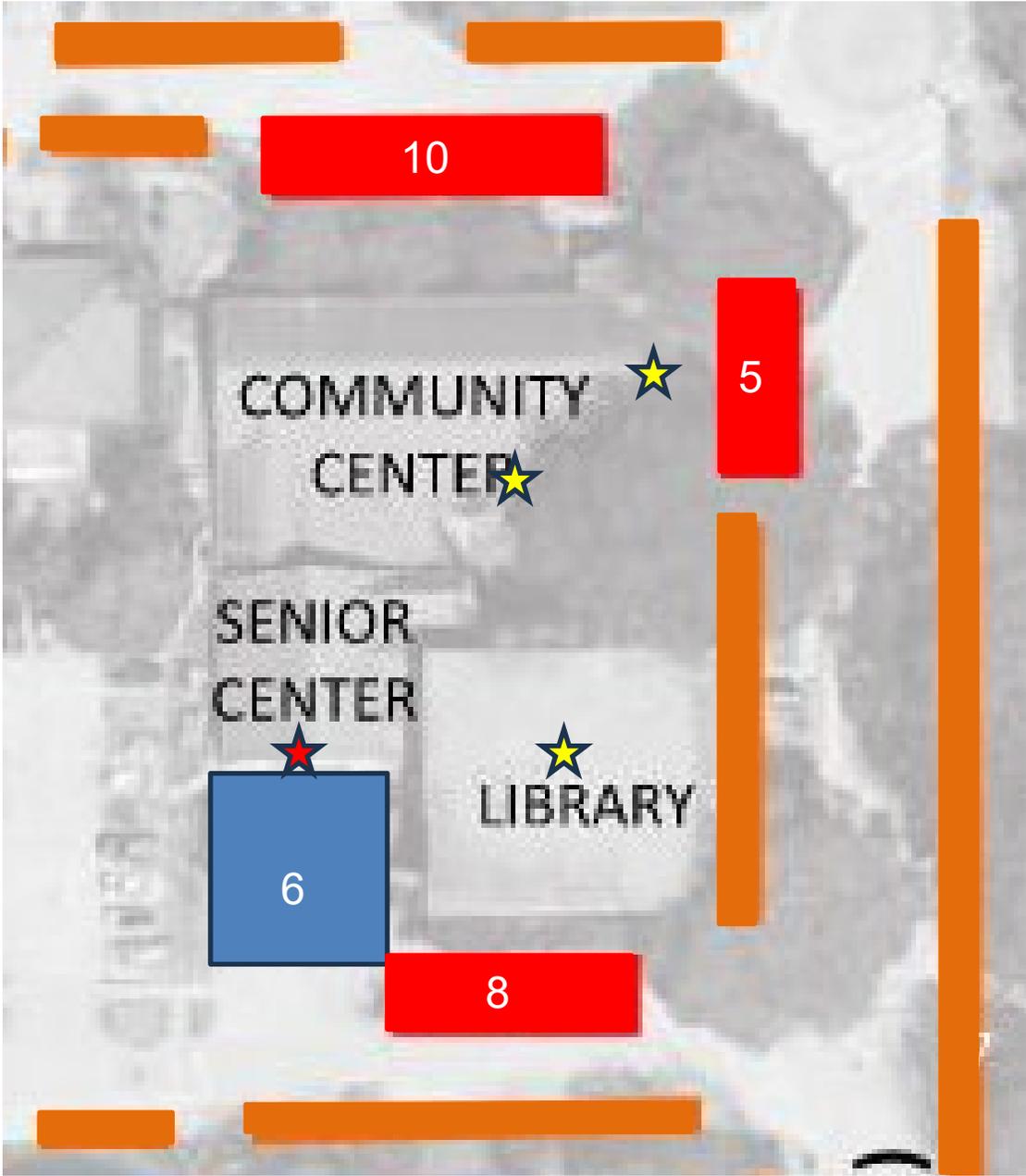
- Determine if there is a preference for Building Massing/Orientation Approach and Quantity of Buildings
- Desire input of the Relative Value of the following:
 - Amount of On-site Parking/Available Parking
 - Amount of Green/Gathering Space near the Library, Community Building and Senior Center
 - Desire of having all Building Spaces and Programming on Ground Level
- Desire input on Location of Pump Room Building

City Council Feedback Provided on August 12, 2024

- Council expressed a desire to move forward with Civic Center elements in conjunction with the design of the Library, Community Building and Senior Center in Phase 2

Phase II Civic Center Outline





Current Available Parking

Off-Street City Parking

6 - 90 degree spaces 72'-170'

Street Parking

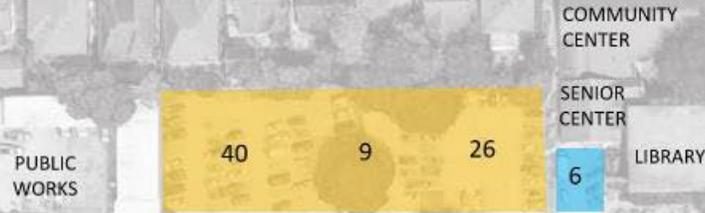
23 - 90 degree spaces 10'-180'
 11 – parallel spaces 40'-200'

Total 40 spaces

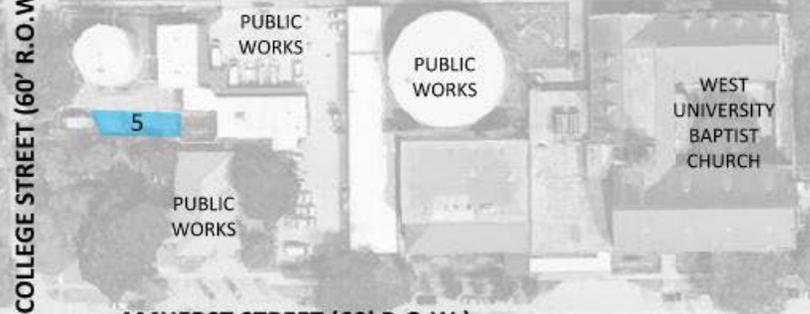
★ Existing Building Entrances

Existing Off-Street Parking Summary

RICE BOULEVARD (60' R.O.W.)



MILTON STREET (60' R.O.W.)



AMHERST STREET (60' R.O.W.)



UNIVERSITY BOULEVARD (60' R.O.W.)

EXISTING CITY (non church) PARKING SUMMARY

**68 OFF-STREET
224 ON-STREET**

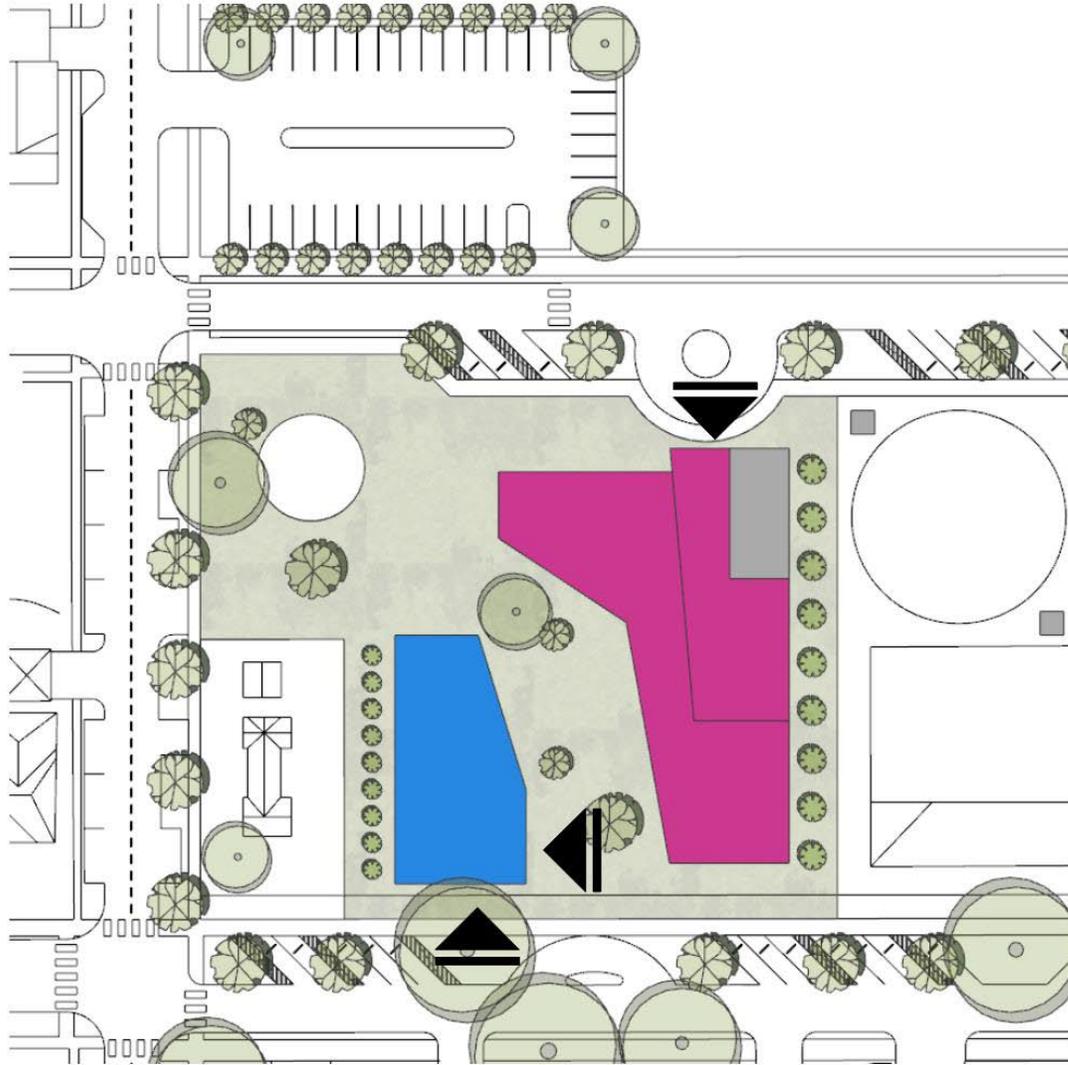
292 TOTAL PARKING

105 off-street church parking

42 off-street city parking

26 off-street restricted city parking

1a No on-site parking, 2 buildings



PARKING:
35 ACROSS MILTON
14 ON-STREET
GREEN SPACE:
APROX. 27,300 SF

SENIOR / COMMUNITY BUILDING
12,000 SF
1-STORY

LIBRARY
9,000 SF
2-STORY

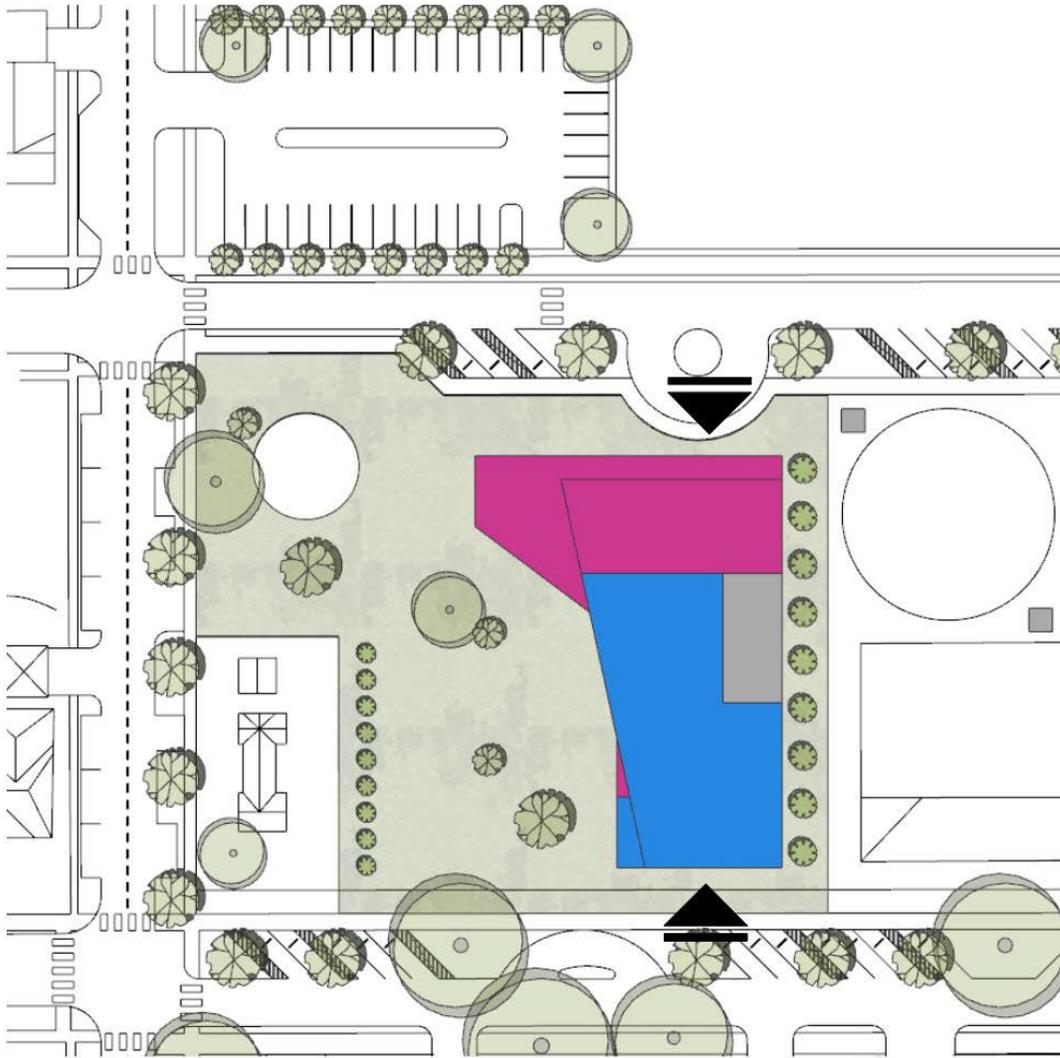
PUMP BUILDING
2-STORY

PROS:
-Large Green Space
-Senior/Comm on 1 Level

CONS:
-Less Adjacent Parking
-Library on 2 Levels



1b No on-site parking, 1 building



SENIOR / COMMUNITY BUILDING
12,000 SF
1-STORY (L1)

LIBRARY
9,000 SF
1-STORY (L2)

PUMP BUILDING
2-STORY



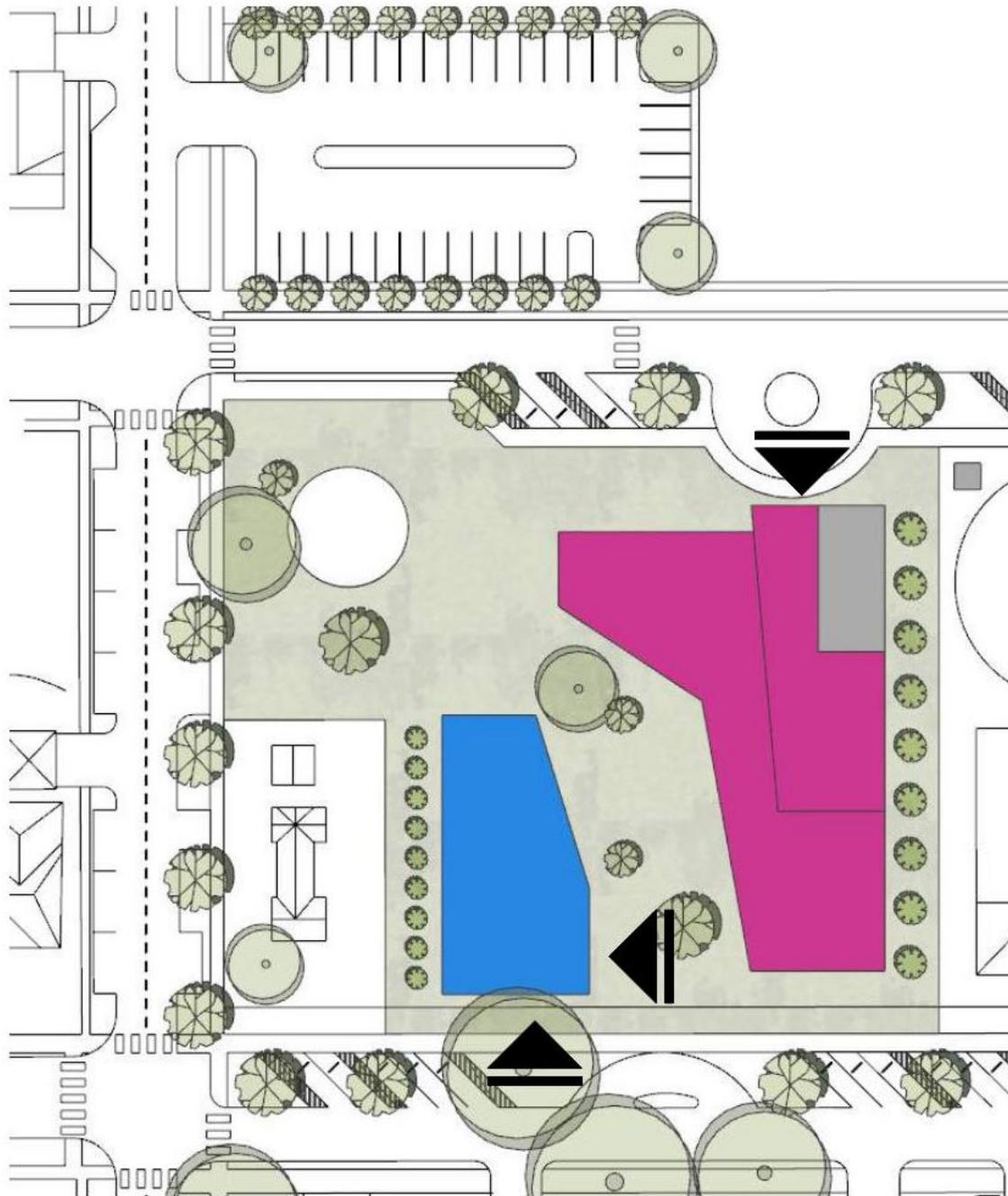
PARKING:
35 ACROSS MILTON
14 ON-STREET
GREEN SPACE:
APROX. 29,600 SF

PROS:
-Largest Green Space
-Programs on 1 Level

CONS:
-Less Adjacent
-Parking



Distance to Parking Spaces for 1a and 1b



Off-Street City Parking

0 - 90 degree spaces

35 – Adjacent Parking

80'-155'

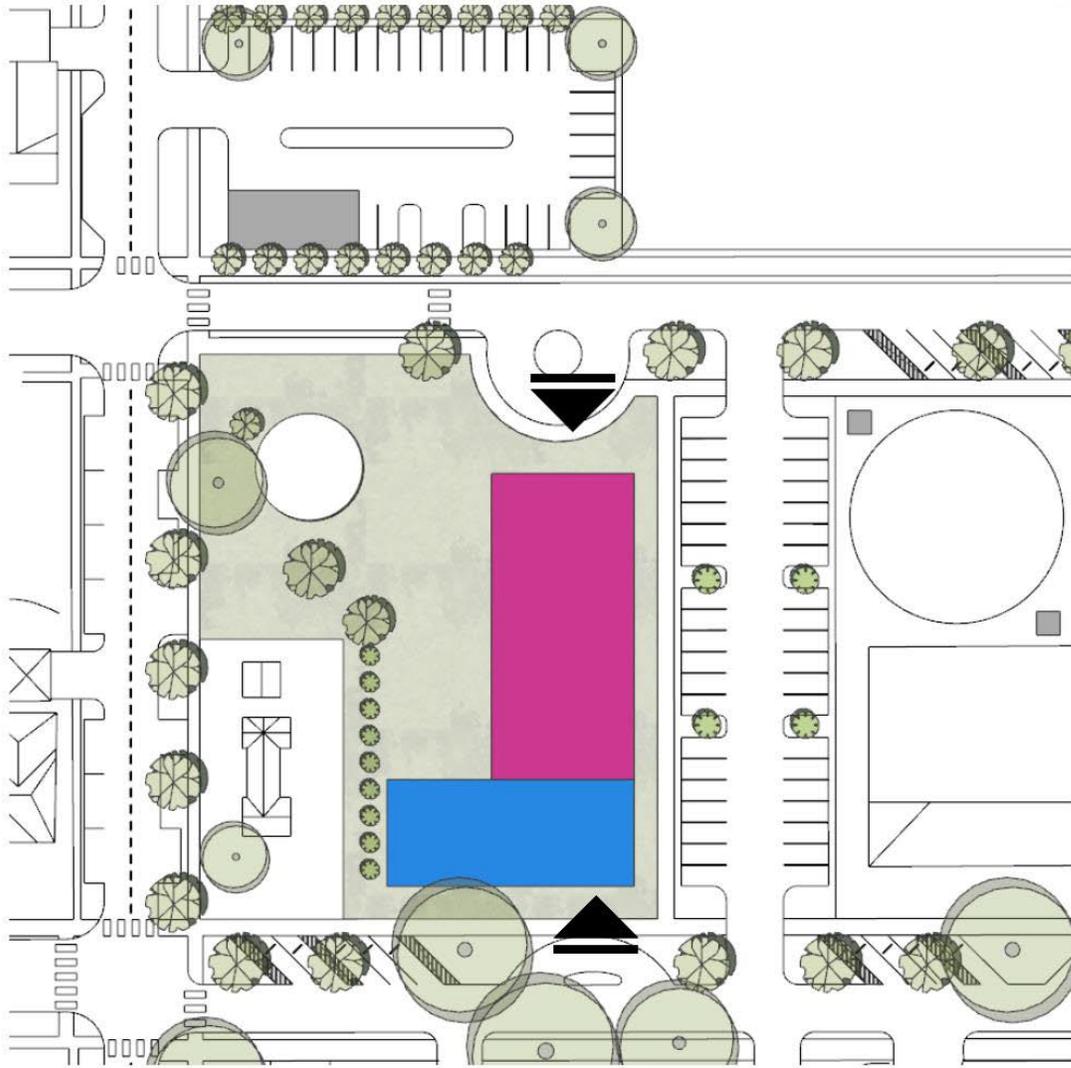
On-Street Parking

14 – angled spaces

40'-100'

Total 49 spaces

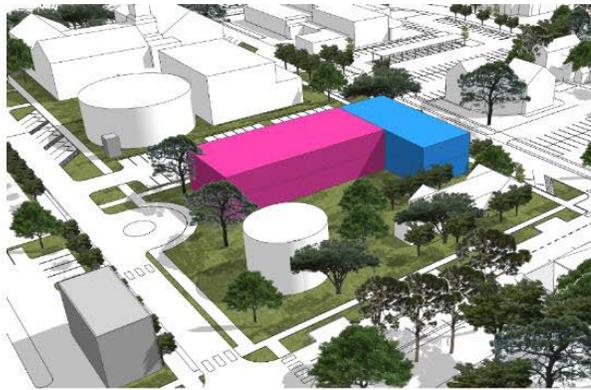
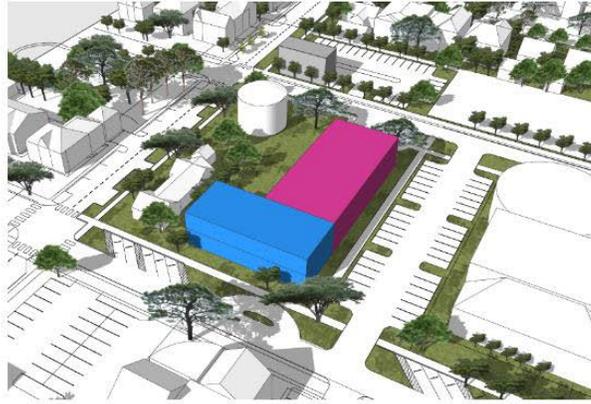
2a On-site parking, 1 building



SENIOR / COMMUNITY BUILDING
12,000 SF
2-STORY

LIBRARY
9,000 SF
2-STORY

PUMP BUILDING
2-STORY



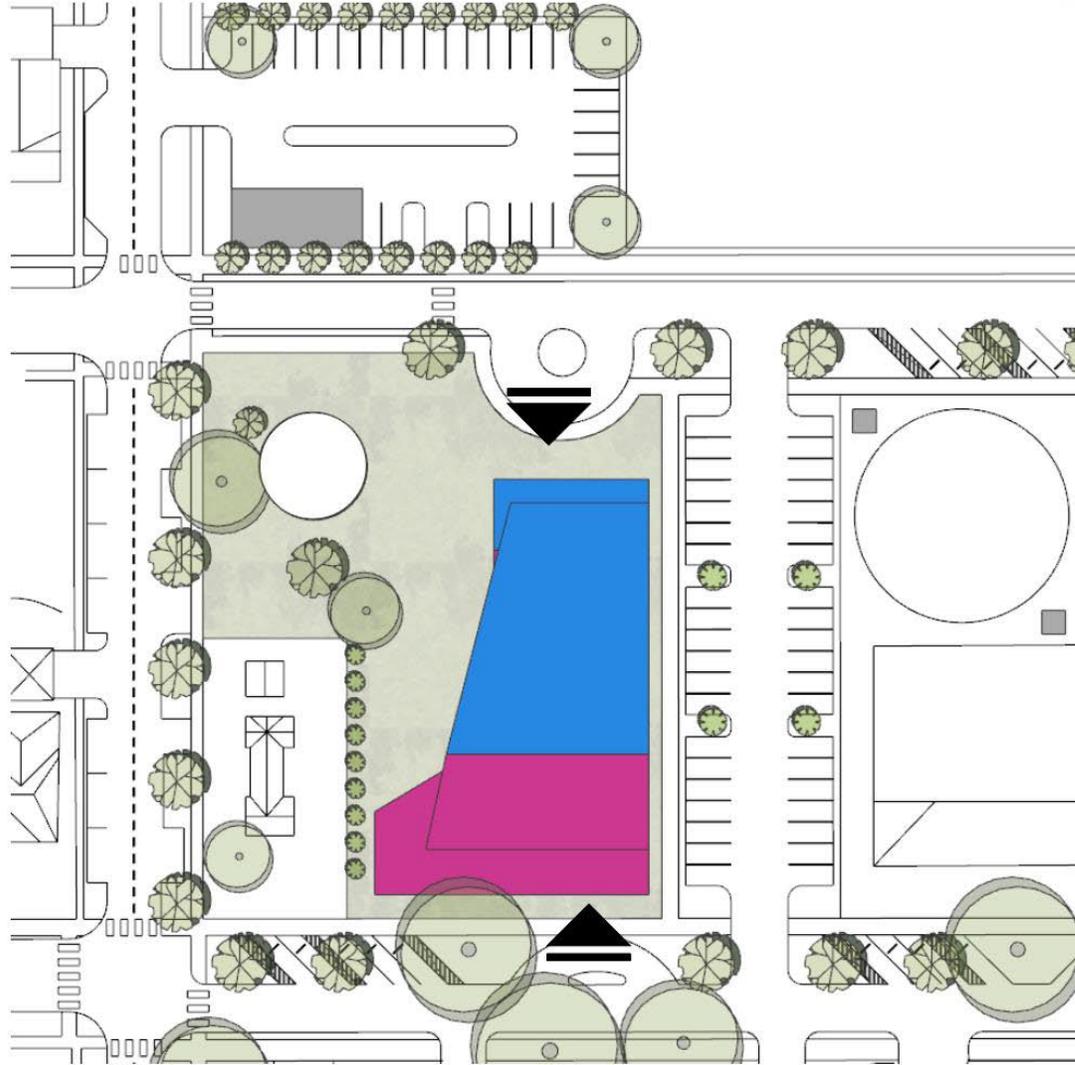
PARKING:
28 ACROSS MILTON
40 Off-Street
9 On-Street
GREEN SPACE:
APROX. 16,600 SF

PROS:
-Additional Onsite
-Parking

CONS:
-Programs on 2 Levels
-Small Green Space



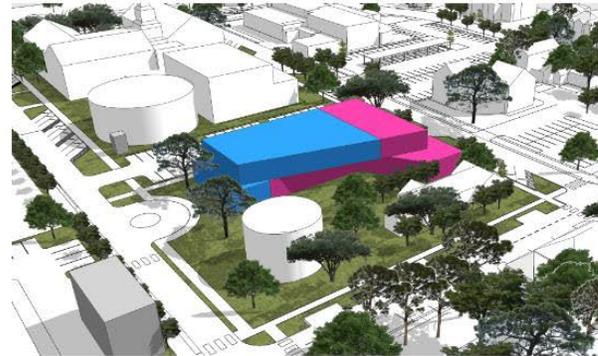
2b On-site parking, 1 building



SENIOR / COMMUNITY BUILDING
12,000 SF
1-STORY (L1)

LIBRARY
9,000 SF
1-STORY (L2)

PUMP BUILDING
2-STORY

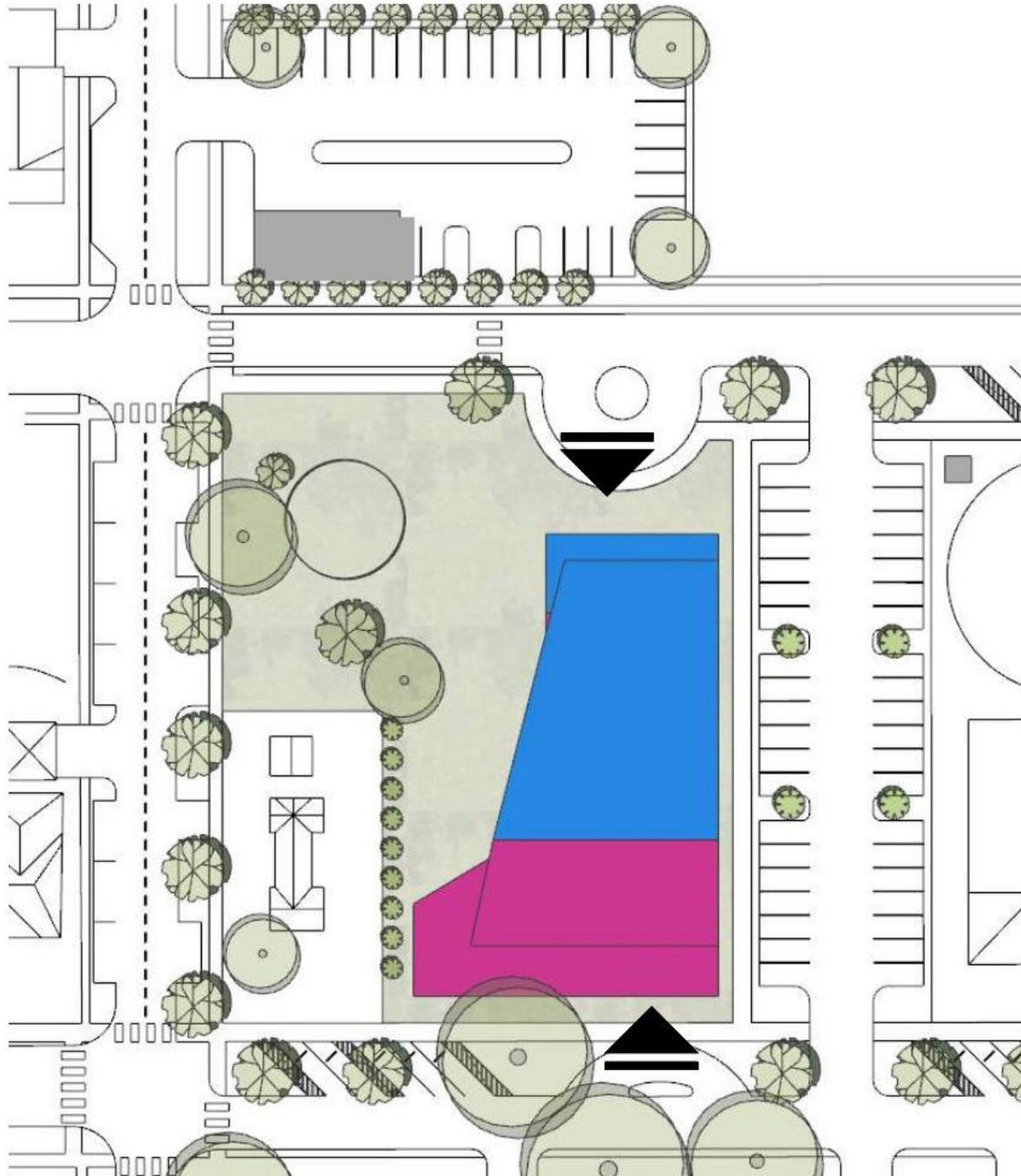


PARKING:
28 ACROSS MILTON
40 Off-Street
9 On-Street
GREEN SPACE:
APROX. 15,000 SF

PROS:
-Additional Onsite
Parking
-Programs on 1 Level

CONS:
-Small Green Space





Distance to Parking Spaces for 2a and 2b

Off-Street City Parking

40 - 90 degree spaces

30' - 50'

28 – Adjacent Parking

80' - 155'

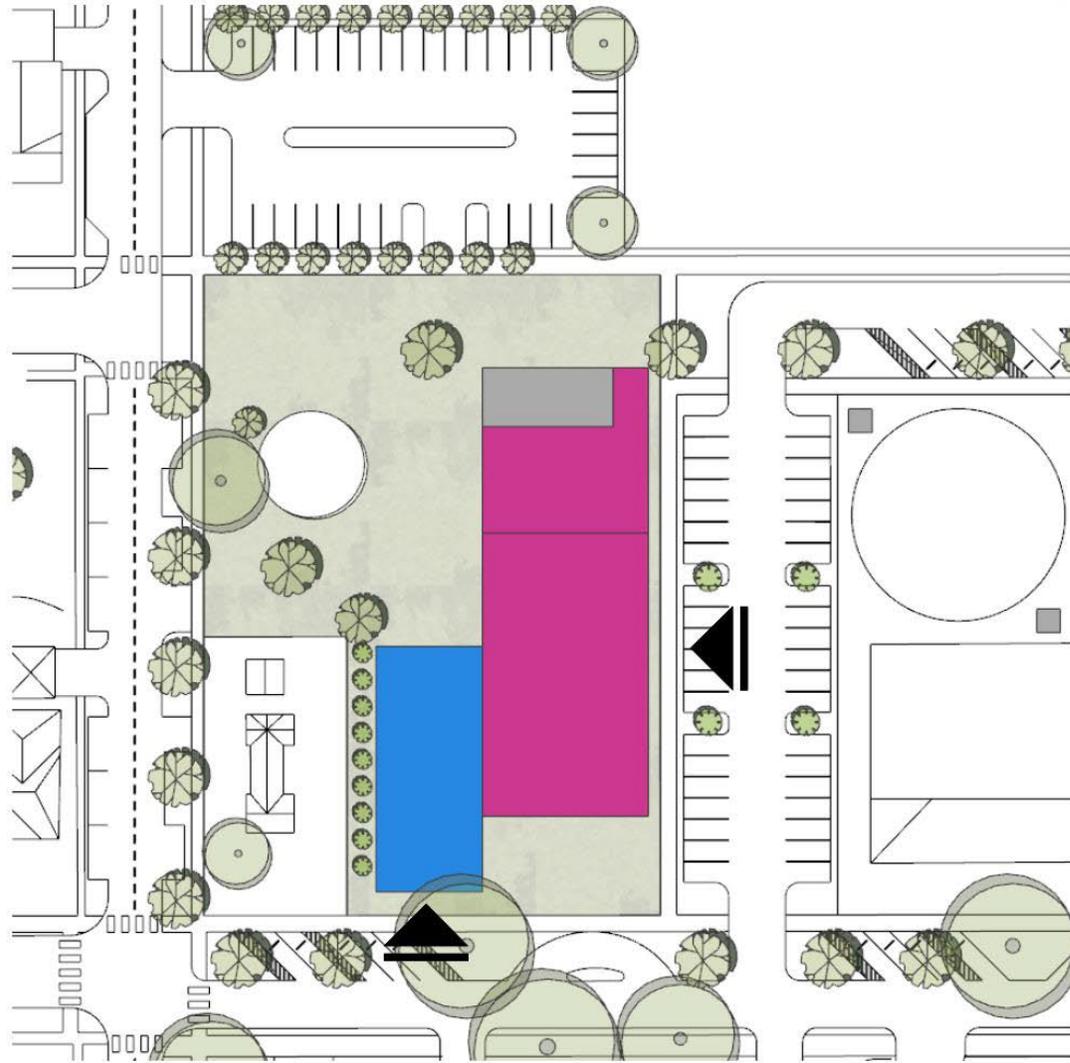
On-Street Parking

9 – angled spaces

40' - 100'

Total 77 spaces

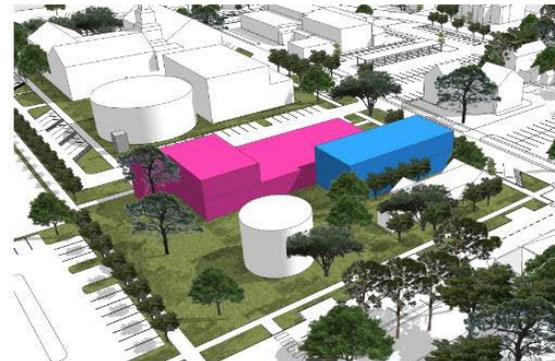
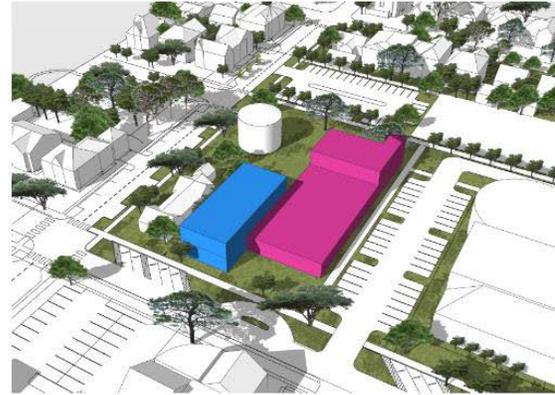
3a On-site parking, truncation of Milton, 1 building



SENIOR / COMMUNITY BUILDING
12,000 SF
1-STORY

LIBRARY
9,000 SF
2-STORY

PUMP BUILDING
2-STORY



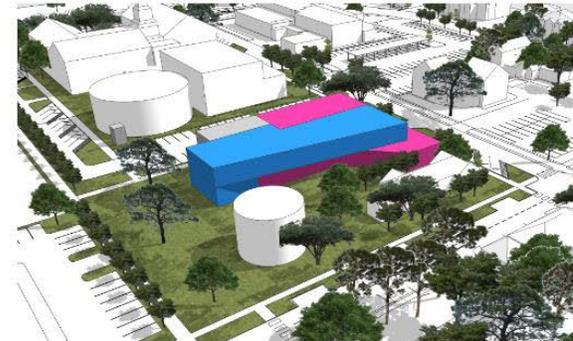
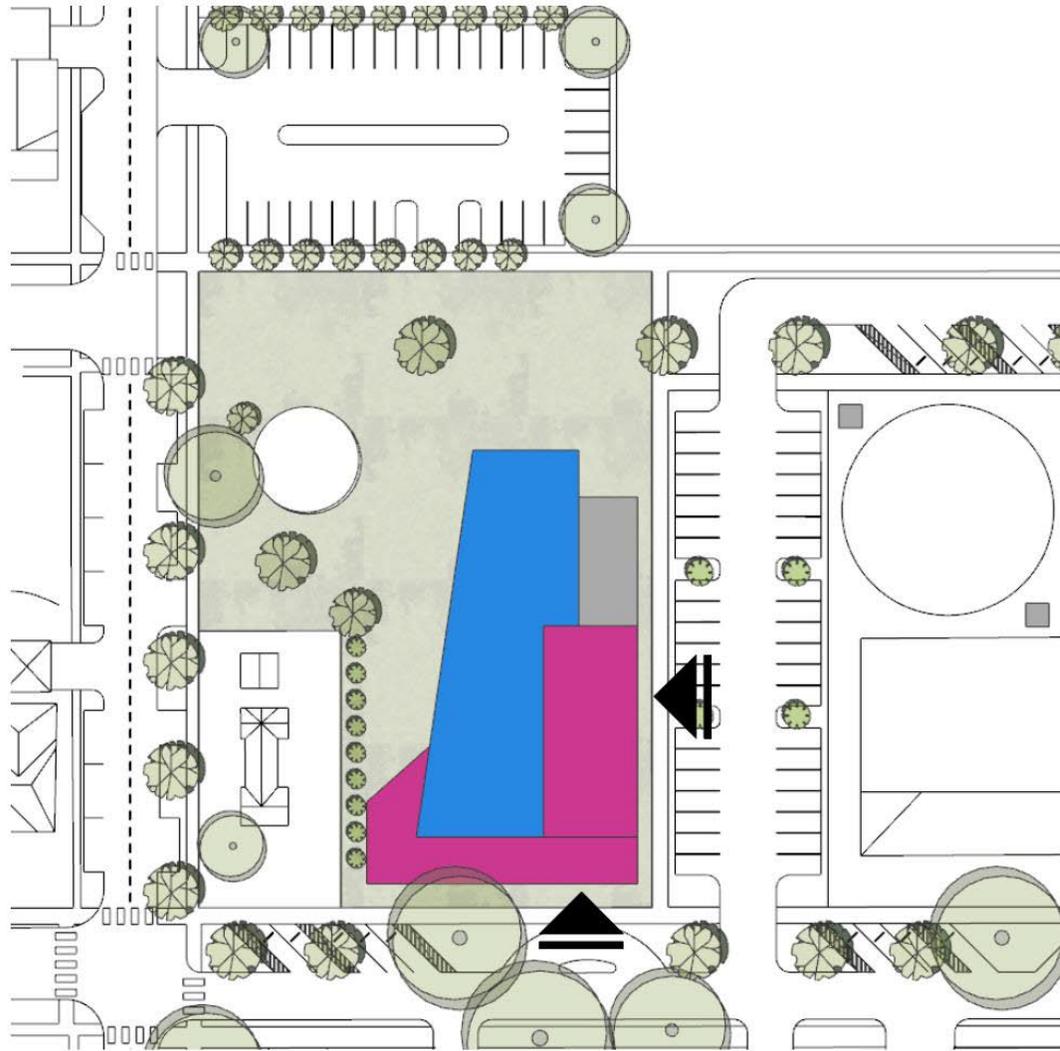
PARKING:
35 ACROSS MILTON
40 Off-Street
9 On-Street
GREEN SPACE:
APROX. 19,400 SF

PROS:
-Additional Onsite
Parking
-Seniors/Comm on 1
Level

CONS:
-Library on 2 Levels
-Small Green Space



3b On-site parking, truncation of Milton, 1 building



PARKING:
35 ACROSS MILTON
40 Off-Street
9 On-Street
GREEN SPACE:
APROX. 22,600 SF

PROS:
-Additional Onsite Parking
-Programs on 1 Level

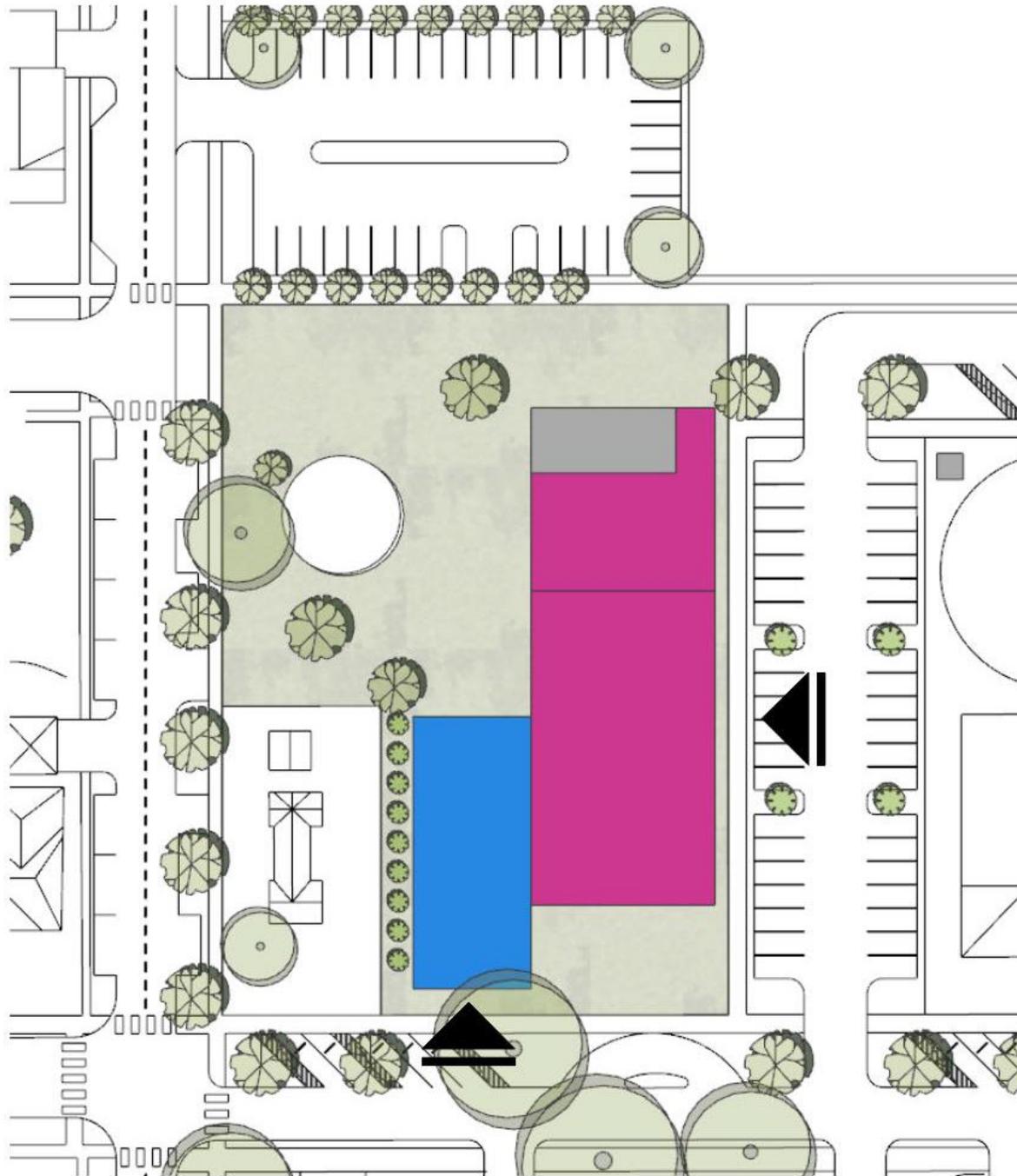
CONS:
-Small Green Space

SENIOR / COMMUNITY BUILDING
12,000 SF
1-STORY (L1)

LIBRARY
9,000 SF
1-STORY (L2)

PUMP BUILDING
2-STORY





Distance to Parking Spaces for 3a and 3b

Off-Street City Parking

40 - 90 degree spaces

30' - 50'

35 – Adjacent Parking

80' - 155'

On-Street Parking

9 – angled spaces

40' - 100'

Total 84 spaces

SUMMARY OF OPTIONS

	# Buildings	Stories	Pump Room	Parking	Green Space
Existing	2 Buildings	S/C-1 L-2		40 Spaces	3,400 SF
Option 1a	2 Buildings	S/C-1 L-2	Attached	49 Spaces	27,300 SF
Option 1b	1 Building	S/C-1 L-1	Attached	49 Spaces	29,600 SF
Option 2a	1 Building	S/C-2 L-2	Detached	77 Spaces	16,600 SF
Option 2b	1 Building	S/C-1 L-1	Detached	77 Spaces	15,000 SF
Option 3a	1 Building	S/C-1 L-2	Attached	84 Spaces	19,400 SF
Option 3b	1 Building	S/C-1 L-1	Attached	84 Spaces	22,600 SF

QUESTIONS?