

Downtown Municipal Facilities Space Study

Status Update for
Killeen City Council

April 16, 2024



STUDY PROCESS

- 1** Analyze current departments & determine future space needs for City Hall departments, Municipal Court, & Police North.
 - 2** Project staffing needs for 5, 10 & 20 years population growth.
 - 3** Determine building & parking needs for staff & city services.
 - 4** Present site options for new City Hall & Court complex.
-
- 5** Develop budget options for selected City Hall & Court Complex option.

DEPARTMENTS IN STUDY

- Council
- City Manager
- City Attorney
- City Secretary
- City Auditor
- Engineering
- Building Inspection
- Code Enforcement
- Community Development
- Communications
- Finance
- Downtown Revitalization
- Human Resources
- Information Technology
- Planning
- Purchasing
- Police
- Municipal Court

FACILITY TOURS

COMPARABLE FACILITIES

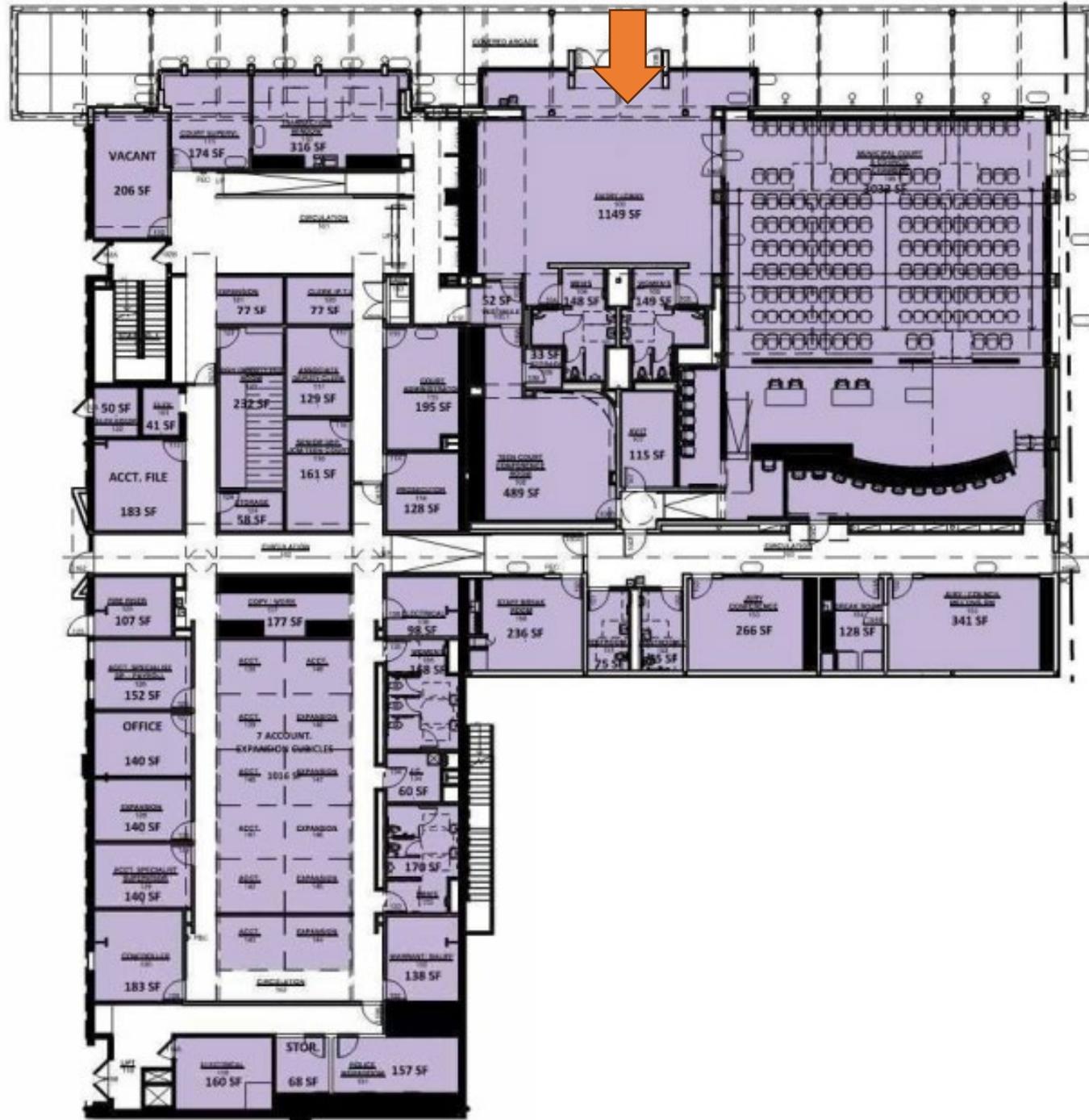
City staff visited Georgetown Municipal Campus, North Richland Hills Municipal Complex, and Cedar Hill Municipal Complex during the study process in order to consider:

- Observe what other Texas cities have for staff and public spaces to support city operations
- Consider what functions and/or spaces may benefit Killeen's future facilities
- Establish goals for the future facilities which will help steer the design phase

Georgetown Municipal Complex



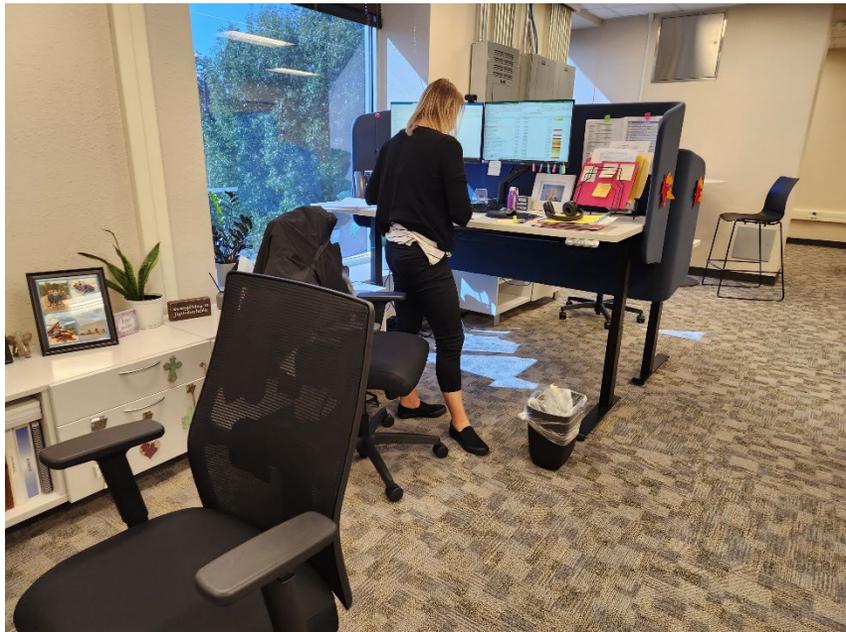
COUNCIL & COURT 1st floor



TOUR PHOTOS - Georgetown



TOUR PHOTOS - Georgetown



North Richland Hills Municipal Complex

- Total Complex = 182,000 SF
- City Hall and Court = 89,500 SF

Building brings together city staff that were previously in 5 different locations

Architect – Brinkley Sargent Wiginton



North Richland Hills Municipal Complex



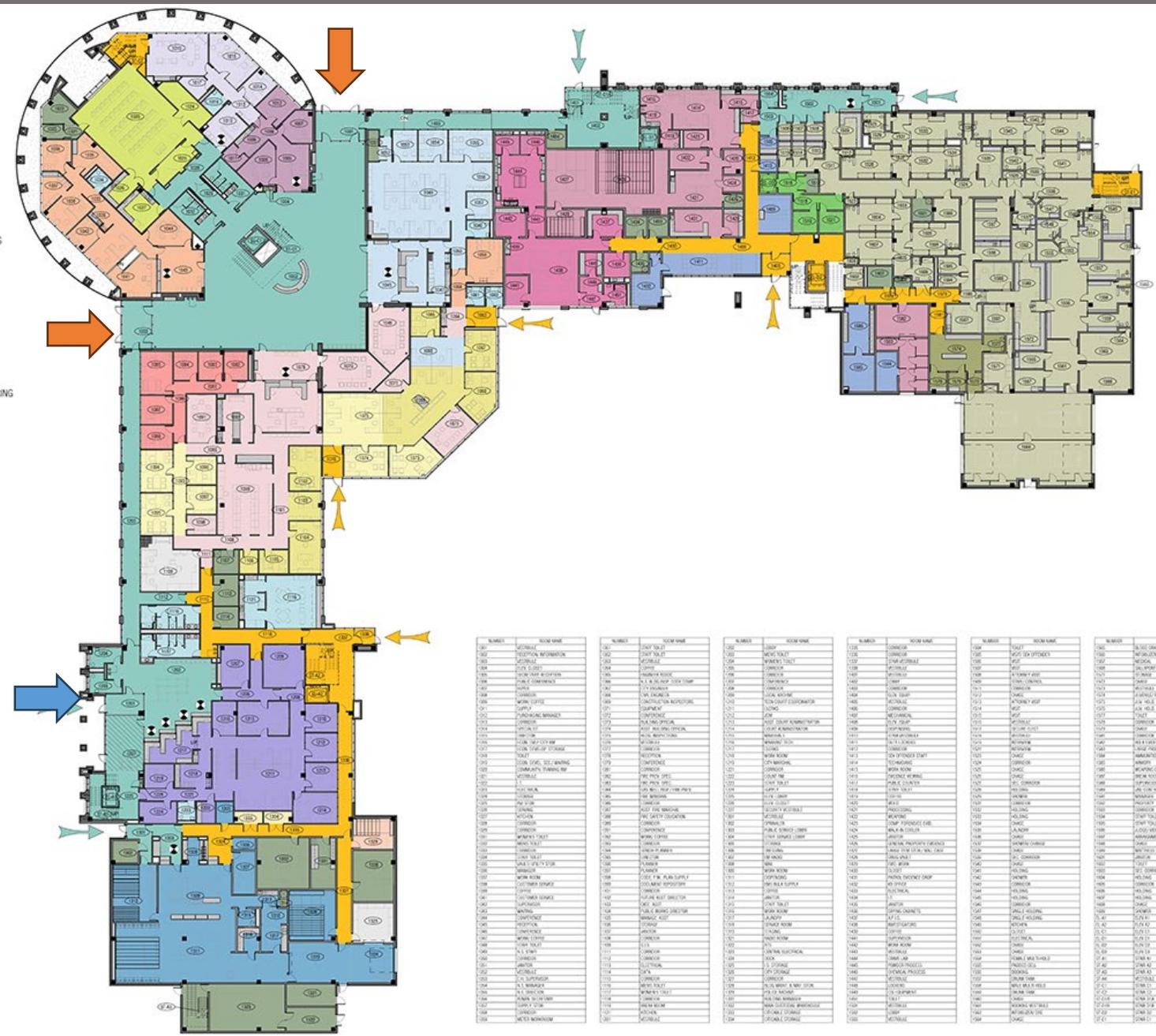
PUBLIC ENTRY
For CITY HALL 

PUBLIC ENTRY
For COURT 

PUBLIC ENTRY
For Police/Fire 

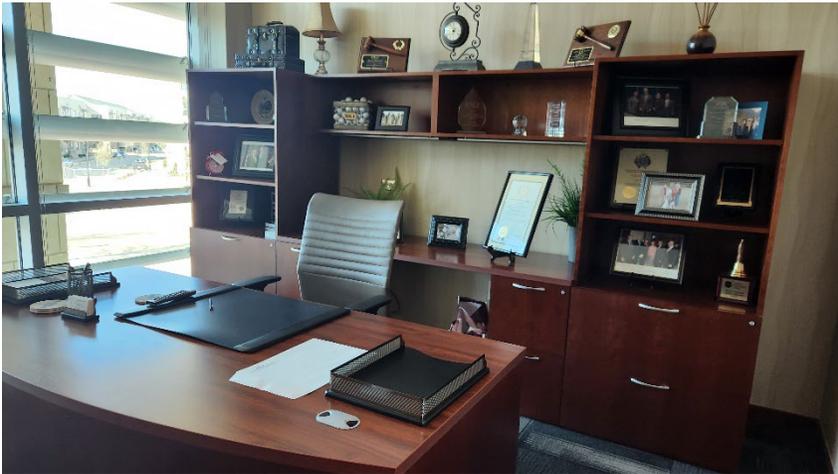
CITY HALL & COURT - Level 1

- Department Legend**
- BUILDING SUPPORT
 - COUNCIL CHAMBERS
 - COURT ADMINISTRATION
 - DEVELOPMENT SERVICES
 - ECONOMIC DEVELOPMENT
 - EOC/TRAINING/COMMUNITY
 - FIRE PREVENTION SERVICES
 - INFORMATION SERVICES
 - LOGISTICS
 - NEIGHBORHOOD SERVICES
 - PLANNING & BUILDING INSPECTIONS
 - POLICE - CID
 - POLICE - CRIME SCENE
 - POLICE - DETENTION
 - POLICE - JUVENILE
 - POLICE - PROPERTY/EVIDENCE
 - POLICE - UNIFORM SERVICES
 - PUBLIC CIRCULATION/ACCESS
 - PUBLIC WORKS ADMIN. & ENGINEERING
 - PURCHASING
 - RECORDS
 - STAFF CIRCULATION
 - STAFF SUPPORT
 - UTILITY DEPARTMENT
 - POINT-OF-SERVICE



ROOM NO.	ROOM NAME	ROOM NO.	ROOM NAME	ROOM NO.	ROOM NAME	ROOM NO.	ROOM NAME	ROOM NO.	ROOM NAME	ROOM NO.	ROOM NAME
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TOUR PHOTOS – North Richland Hills



Building PHOTOS – North Richland Hills



Cedar Hill Municipal Complex

Joint Facility houses three groups:

- City Hall/Court
- Police
- CHISD

Total Complex = 116,000 SF

Architect of Record – WHJ
Architects

Design Architect – Holzman Moss



Cedar Hill Municipal Complex



PUBLIC ENTRY 
For City Hall/Court

PUBLIC ENTRY 
For Cedar Hill ISD

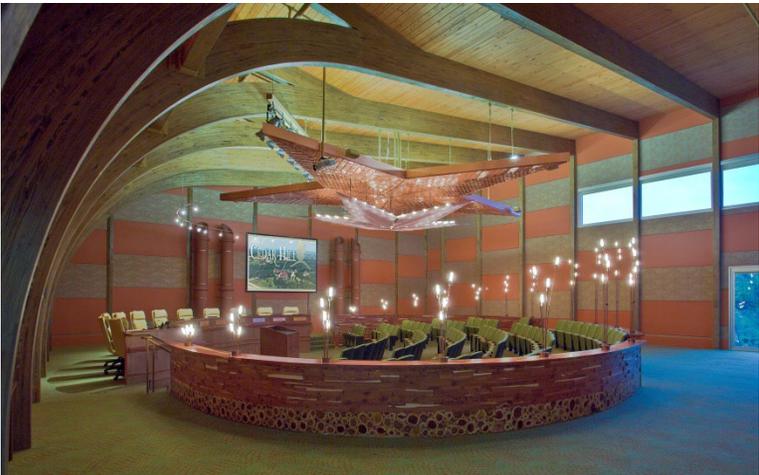
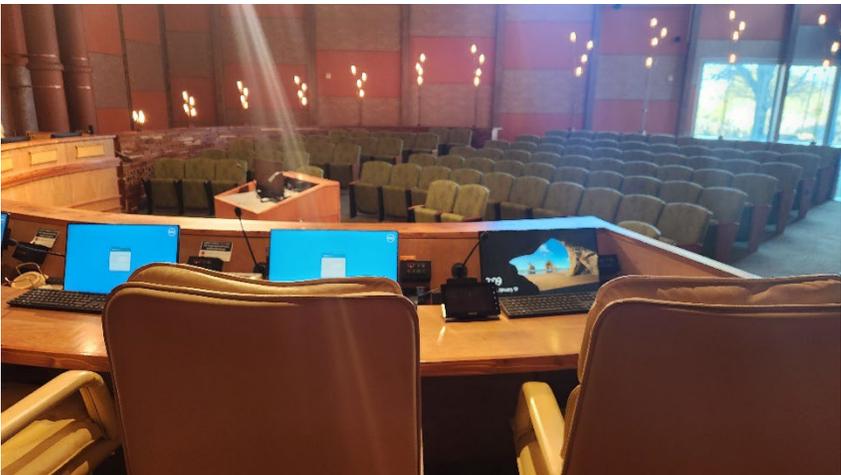
PUBLIC ENTRY 
For Police

Cedar Hill Municipal Complex

FIRST FLOOR PLAN



TOUR PHOTOS – Cedar Hill



NEEDS ASSESSMENT BASIS

- Population targets used for study:



2023 – 161,183



2028 – 174,362



2033 – 187,540



2043 – 213,564

- Met with each department at least 4 times
- Projected staff growth, building and parking needs for each department
- Compared staff forecasting against selected cities:
 - Abilene at 125,070
 - Waco at 138,486
 - Mesquite at 152,020
 - Grand Prairie at 200,640
 - Amarillo at 205,000

STAFFING PROJECTIONS (CITY HALL & COURT)

Killeen City Departments	2023	2028	2033	2043	Growth %
	161,183	174,362	187,540	213,564	
	Total	Total	Total	Total	
City Council	8	8	8	8	0%
City Manager's Office	4	5	6	6	50%
City Attorney	7	8	8	10	43%
City Secretary	2	3	4	4	100%
City Auditor	1	1	2	2	100%
Human Resources	18.5	21	23	23	24%
Communications / PIO	8	10	12	12	50%
Finance	17	19	23	26	53%
Purchasing	4	6	7	8	100%
Information Technology & GIS	27	38	38	38	41%
Community Development	9	11	12.0	12.0	33%
Development Services					
DS Admin & Planning	9	13	17	20	122%
Building Inspection	15	17	19	20	33%
Code Enforcement	17	26	26	26	53%
Engineering	17	29	31	31	82%
Municipal Court	24	31	33	33	38%
Total	187.5	246	269	279	49%
Staff Per Capita	1.163	1.411	1.434	1.306	

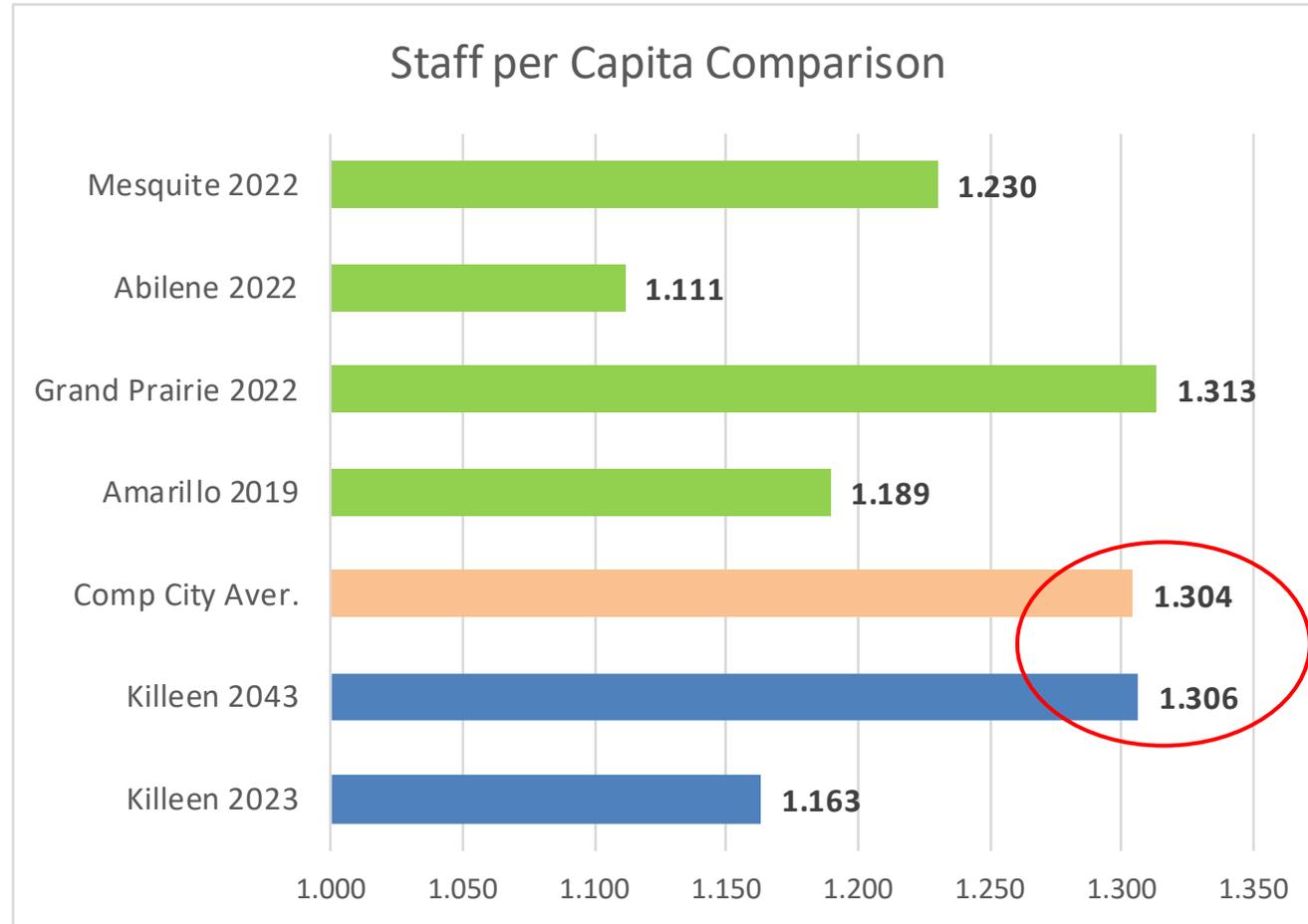
So, how does Killeen's future staffing compare to similar cities?

STAFFING PROJECTIONS + BENCHMARK COMPARISONS

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Amarillo	Grand Prairie	Waco	Abilene	Mesquite	Comp City
2019	2022	2022	2022	2022	Average
205,000	200,640	138,486	125,070	152,020	164,243
5.00	9.00	6.00	7.00	7.00	6.80
8.00	8.00	16.00	5.00	8.00	9.00
10.00	11.00	11.00	8.00	9.00	9.80
3.00	4.00	8.00	2.00	5.00	4.40
2.00	5.00	0.00	1.00	0.00	1.60
18.00	14.00	21.95	15.00	15.00	16.79
4.00	8.50	13.00	3.00	10.00	7.70
18.00	29.00	23.00	14.00	18.00	20.40
16.00	7.00	8.00	2.00	5.00	7.60
32.83	33.00	34.00	23.00	26.50	29.87
2.00	31.00	9.10	5.00	13.00	12.02
10.00	14.00	8.20	8.00	9.75	9.99
35.00	27.50	15.00	16.00	20.00	22.70
18.00	17.00	14.00	8.00	6.00	12.60
33.00	20.00	37.00	9.00	22.00	24.20
34.00	34.50	14.00	20.00	19.73	24.45
243.83	263.50	232.25	139.00	186.98	213.11
1.189	1.313	1.677	1.111	1.230	1.304

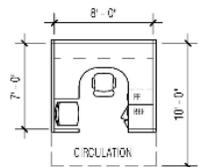
STAFF GROWTH COMPARISON



FACTORS CONSIDERED

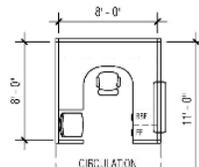
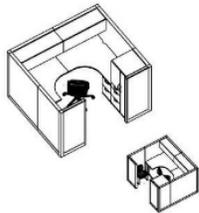
Space Standards and appropriate Support Spaces

WORKSTATIONS



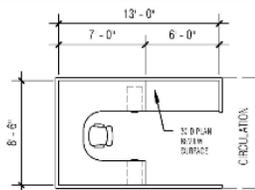
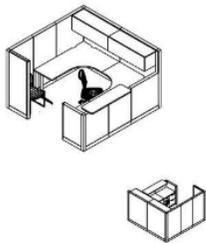
WS4

WORK STATION
56 SQ. FT. ACTUAL
80 SQ. FT. WITH CIRCULATION



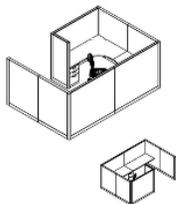
WS5

WORK STATION
64 SQ. FT. ACTUAL
86 SQ. FT. WITH CIRCULATION

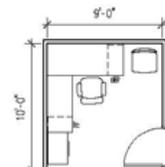


WS6

WORK STATION
111 SQ. FT. ACTUAL
138 SQ. FT. WITH CIRCULATION

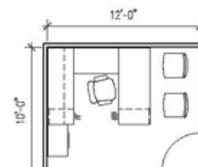
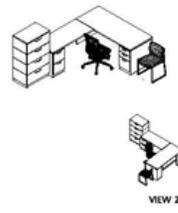


PRIVATE OFFICES



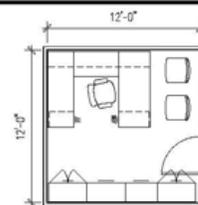
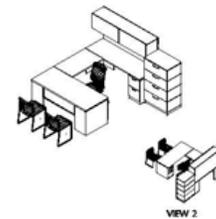
PO 1

PRIVATE OFFICE
90 sq.ft.



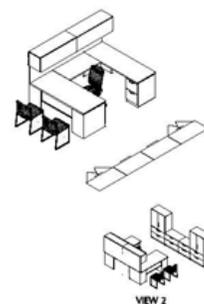
PO 2

PRIVATE OFFICE
120 sq.ft.

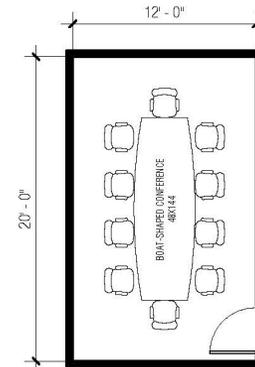


PO 3

PRIVATE OFFICE
144 sq.ft.

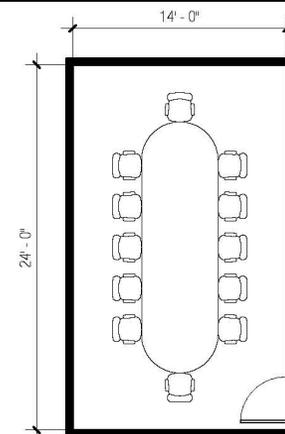


CONFERENCE ROOMS



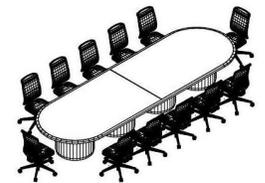
CN C

CONFERENCE (10)
240 SQ. FT.



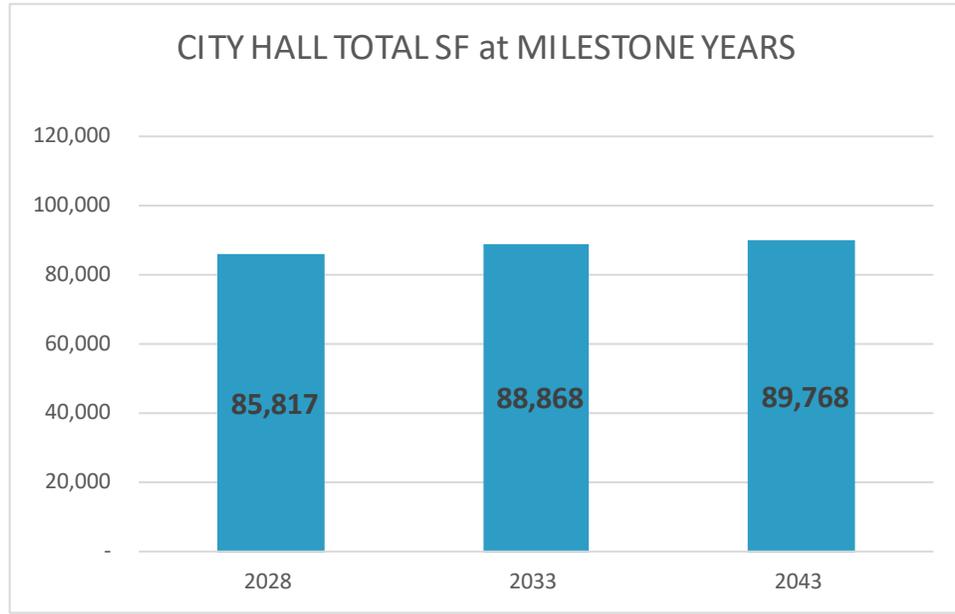
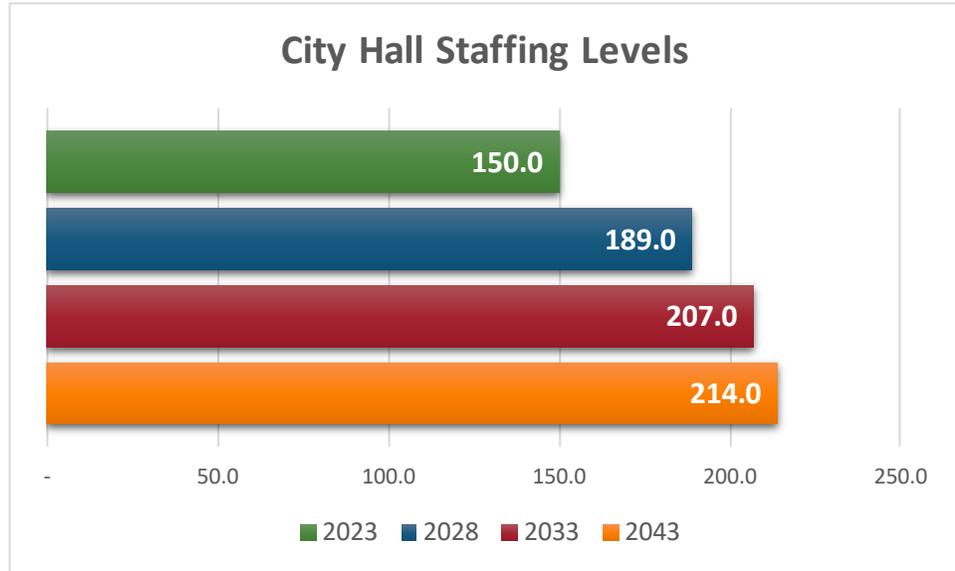
CN D

CONFERENCE (12)
336 SQ. FT.



CITY HALL AND MUNICIPAL COURT

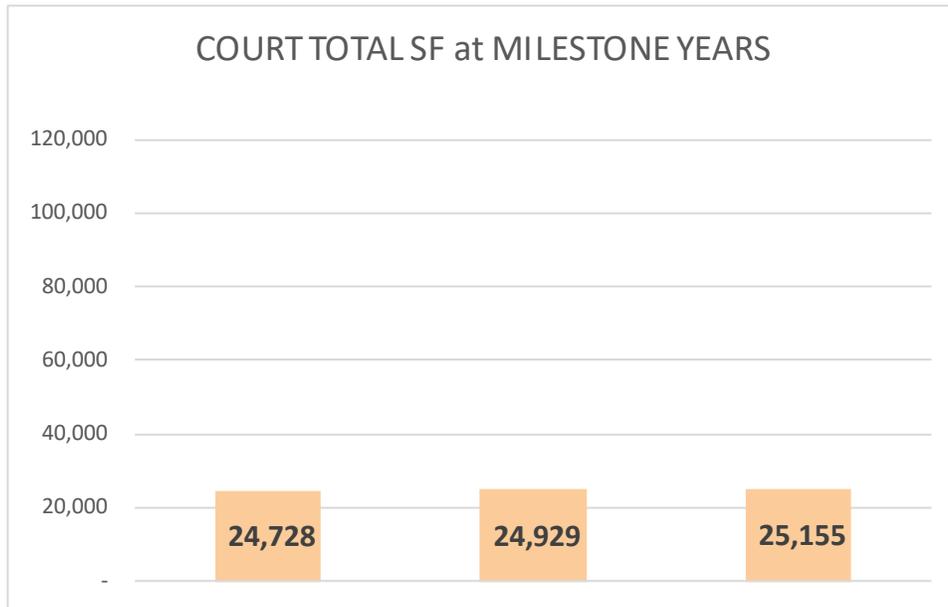
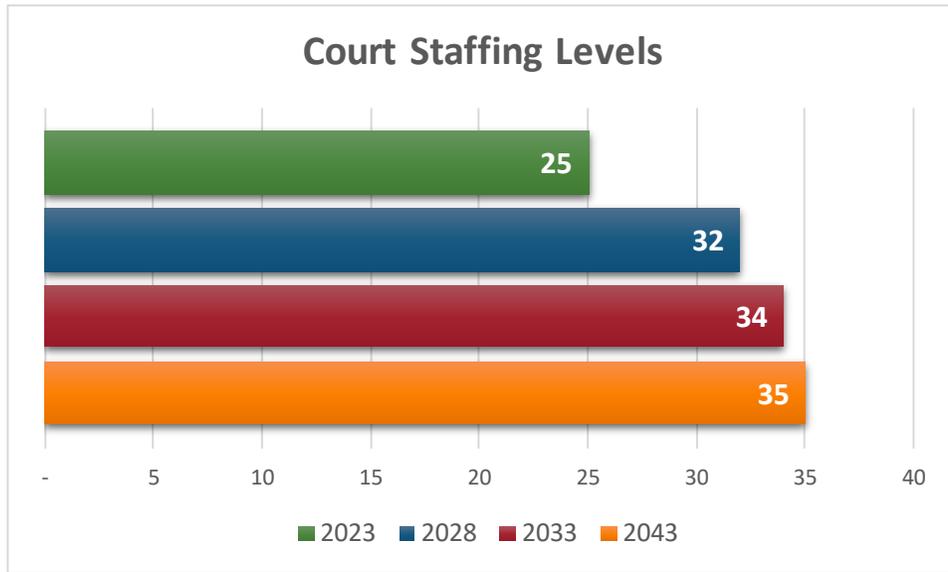
CITY HALL DEPARTMENTS



City of Killeen							
Summary of Space Needs				New City Complex			
DEPARTMENTS	Staff Levels				Space Needs		
	populations	161,183	174,362	187,540	213,564	2028 SF Needs	2033 add'l SF needs
New City Hall	2023	2028	2033 w/add'l staff	2043 w/add'l staff			
Lobby/Community/Training Spaces					4,820	-	-
Council Chamber	8	8	8	8	6,871	-	-
City Manager's Office	4	5	6	6	2,293	316	-
City Attorney @ City Hall	6	7	7	8	1,664	-	80
City Secretary	2	3	4	4	904	162	83
City Auditor; Finance & Purchasing	22	26	32	36	5,394	592	423
Community Development	9	11	12	12	3,205	164	-
Human Resources	17	19	21	21	7,318	-	-
Communications	6	7	9	9	2,879	187	-
Print Shop	2	3	3	3	3,023	-	-
I.T.	25	34	34	34	8,746	-	-
I.T. Secure Delivery/Staging					1,176	-	-
Development Services							
Development Services Lobby	2	2	2	2	1,376	-	-
Development Services Admin	5	5	7	8	2,108	806	83
Planning	4	7	8	8	1,741	110	-
Building Inspection	13	15	17	18	2,154	186	75
Code Enforcement	17	26	26	26	2,997	-	-
Engineering	8	11	11	11	1,442	-	-
D.S. Shared Staff Support					2,440	-	-
Staff Support					4,667		
Building Support					3,704		
Subtotal - City Hall	150.0	189.0	207.0	214.0	70,923	2,521	744
10% General Circ. Factor					7,880	280	83
9% Mech/Bldg. Env. Factor					7,014	249	74
Total City Hall					85,817	3,051	900

CITY HALL TOTAL SF at MILESTONE YEARS	85,817	88,868	89,768
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MUNICIPAL COURT

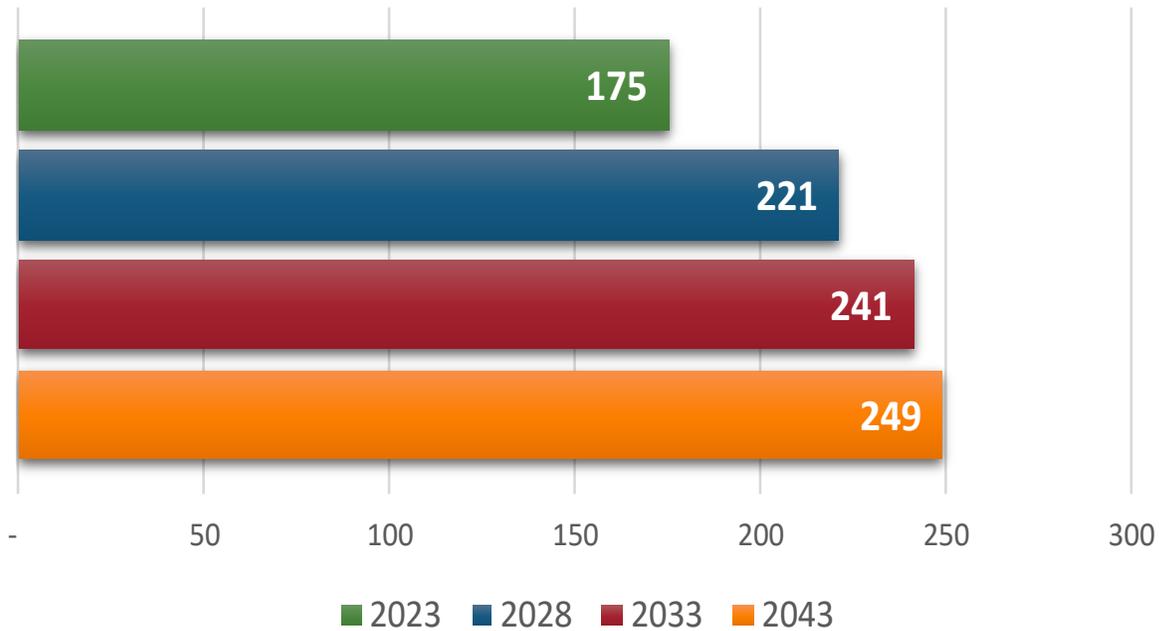


City of Killeen							
Summary of Space Needs				New City Complex			
DEPARTMENTS	Staff Levels				Projected Space Needs		
	populations	161,183	174,362	187,540	213,564	2028 SF Needs	2033 add'l SF needs
	2023	2028	2033 w/add'l staff	2043 w/add'l staff			
New Municipal Court (as joint facility)							
Municipal Court					10,429	-	-
Security/Bailiff	3	5	5	5	1,033	-	-
City Attorney @ Court	1	1	1	2	552	-	192
Court Administration	21	26	28	28	8,619	171	-
Additional Building Support					433	-	-
Subtotal - Court at City Hall	25	32	34	35	21,065	171	192
8% General Circ. Factor					1,832	15	17
8% Mech/Bldg. Env. Factor					1,832	15	17
Total Court at Joint Facility					24,728	201	225

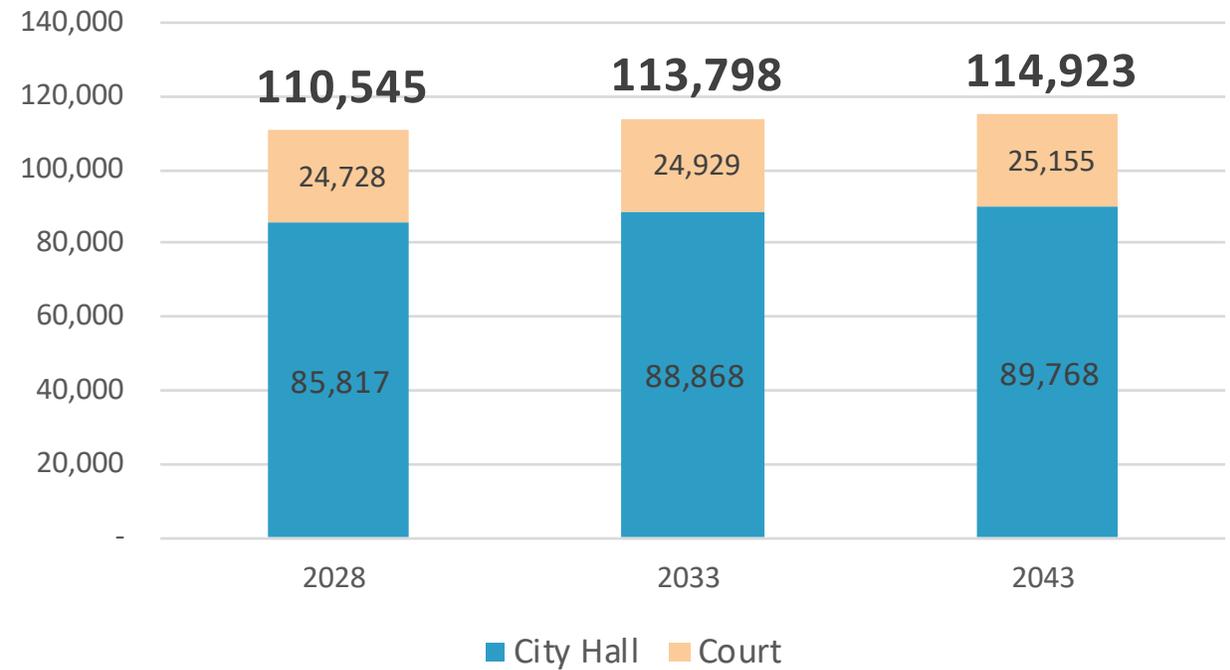
COURT TOTAL SF at MILESTONE YEARS	24,728	24,929	25,155
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TOTAL MUNICIPAL COMPLEX

Total Staffing Growth



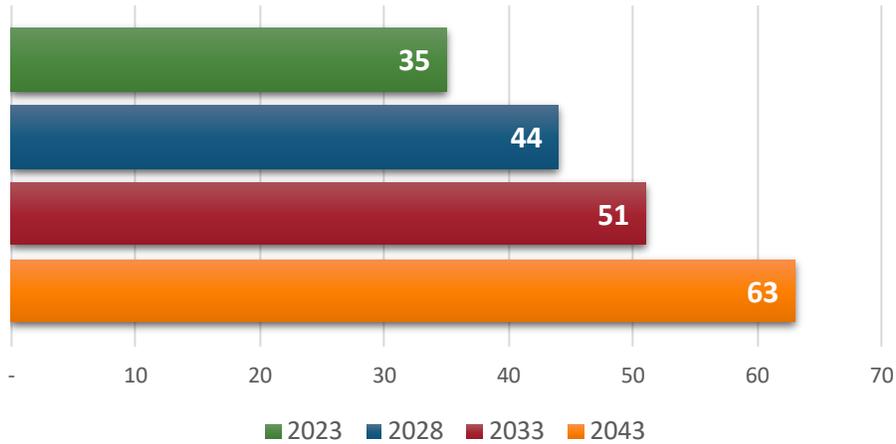
Total City Hall and Court SF



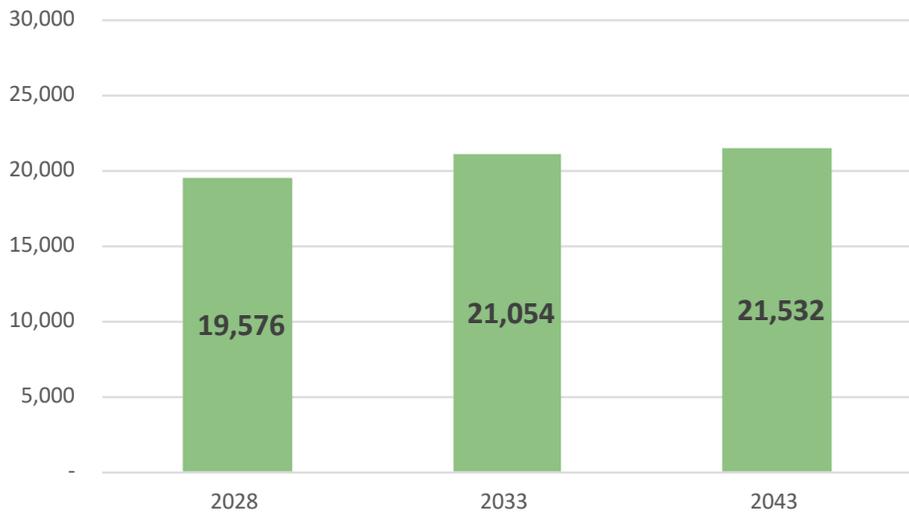
POLICE NORTH SUBSTATION

POLICE NORTH SUBSTATION

North Police Staffing Levels



Total North Police and Asset Bldg.

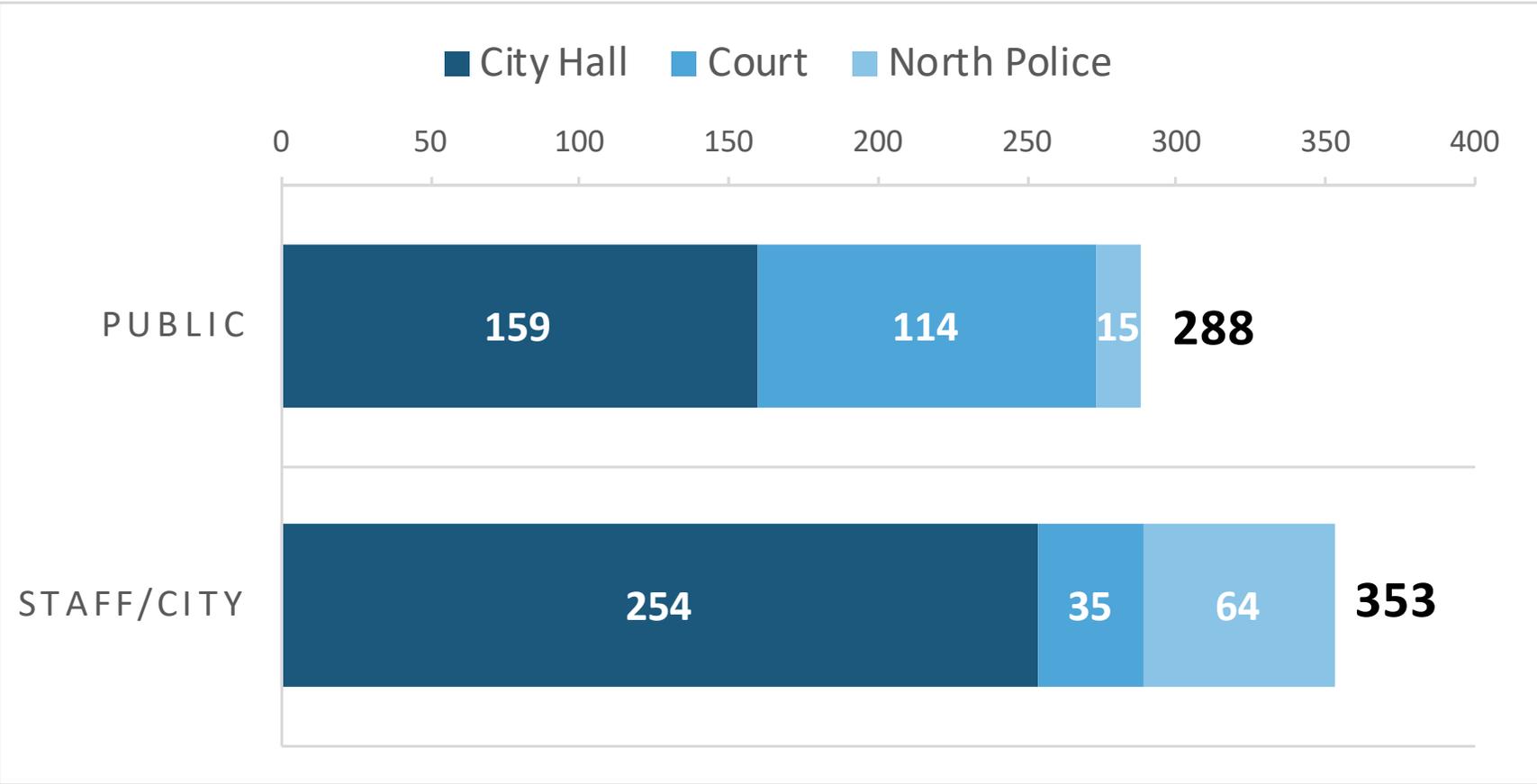


City of Killeen							
Summary of Space Needs				New North Police Substation			
DEPARTMENTS	Staff Levels				Projected Space Needs		
	populations	161,183	174,362	187,540	213,564	2028 SF Needs	2033 add'l SF needs
	2023	2028	2033 w/add'l staff	2043 w/add'l staff			
North Police Substation (as stand alone facility)							
Police North - Lobby	-	1	1	1	2,856	-	-
CID	25	17	25	25	3,540	1,106	
Patrol	10	26	26	38	4,359	-	148
Staff Support					3,763	153	259
Building Support					1,286	-	
Subtotal - North Police Annex	35	44	51	63	15,804	1,259	407
8% General Circ. Factor					1,374	109	35
8% Mech/Bldg. Env. Factor					1,374	109	35
Total Police					18,552	1,478	478
Asset Support Buildings					1,024	-	-
Total North Police and Asset Bldg.		44	51	63	19,576	21,054	21,532

STAFFING/SF DUE DILIGENCE

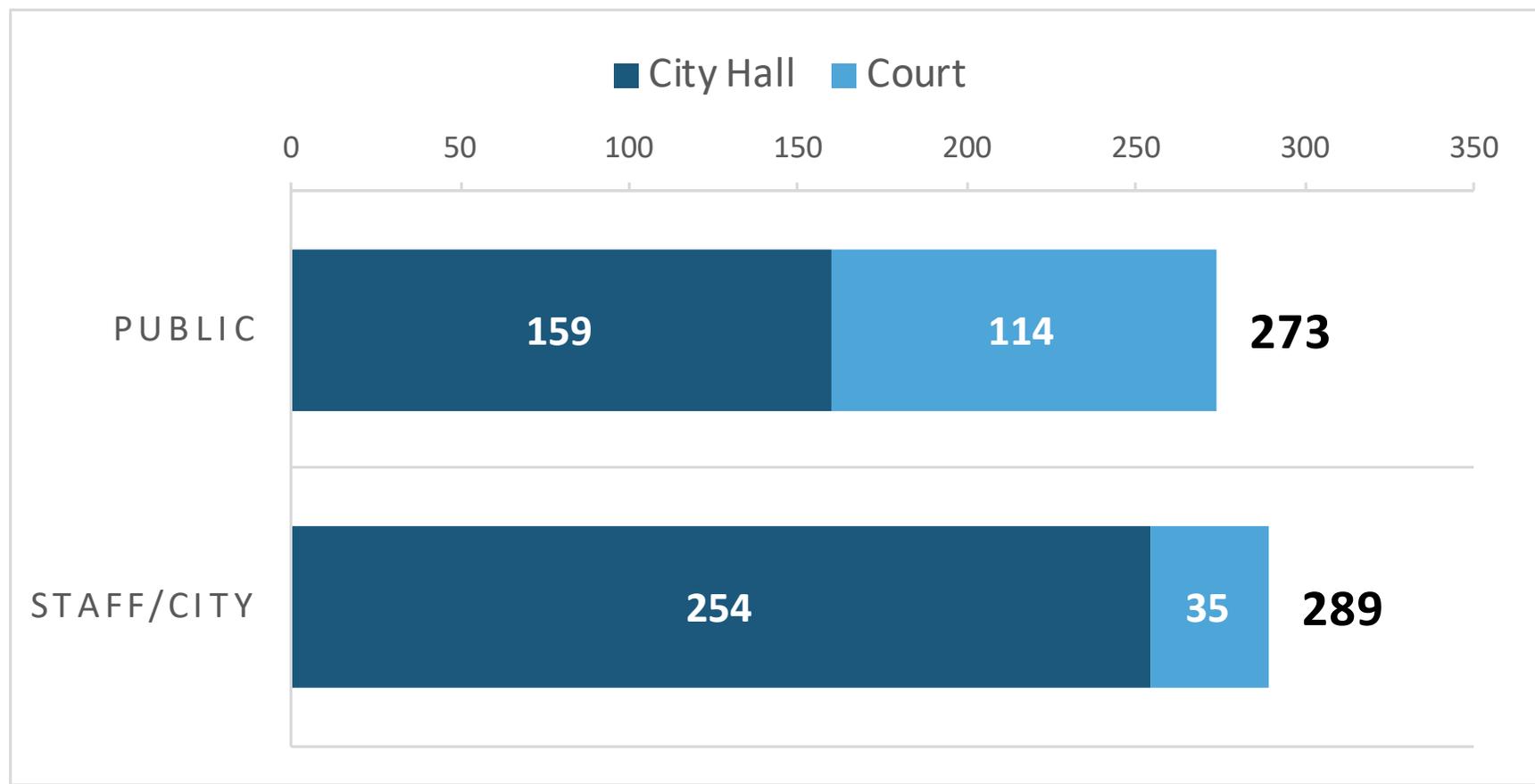
	<u>ORIGINAL</u>	<u>CURRENT</u>
CITY HALL	227 Staff 95,450 s.f.	214 Staff 89,768 s.f.
COURT	39 Staff 25,444 s.f.	35 Staff 25,155 s.f.
POLICE	65 Staff 21,788 s.f.	63 Staff 21,532 s.f.

PARKING CONSIDERATIONS – CITY HALL, COURT, & N. POLICE



**TOTAL NEEDS =
641 spaces**

PARKING CONSIDERATIONS – CITY HALL & COURT



CITY HALL

TRAINING 40/24
 COUNCIL CHAMBER (120) 80
 DEVELOPMENT SERVICES LOBBY 15

COURT

COURTROOM (70 and 100) 114

STAFF 204/50 CITY VEHICLES

**TOTAL NEEDS =
562 spaces**

CONCEPTUAL OPTIONS

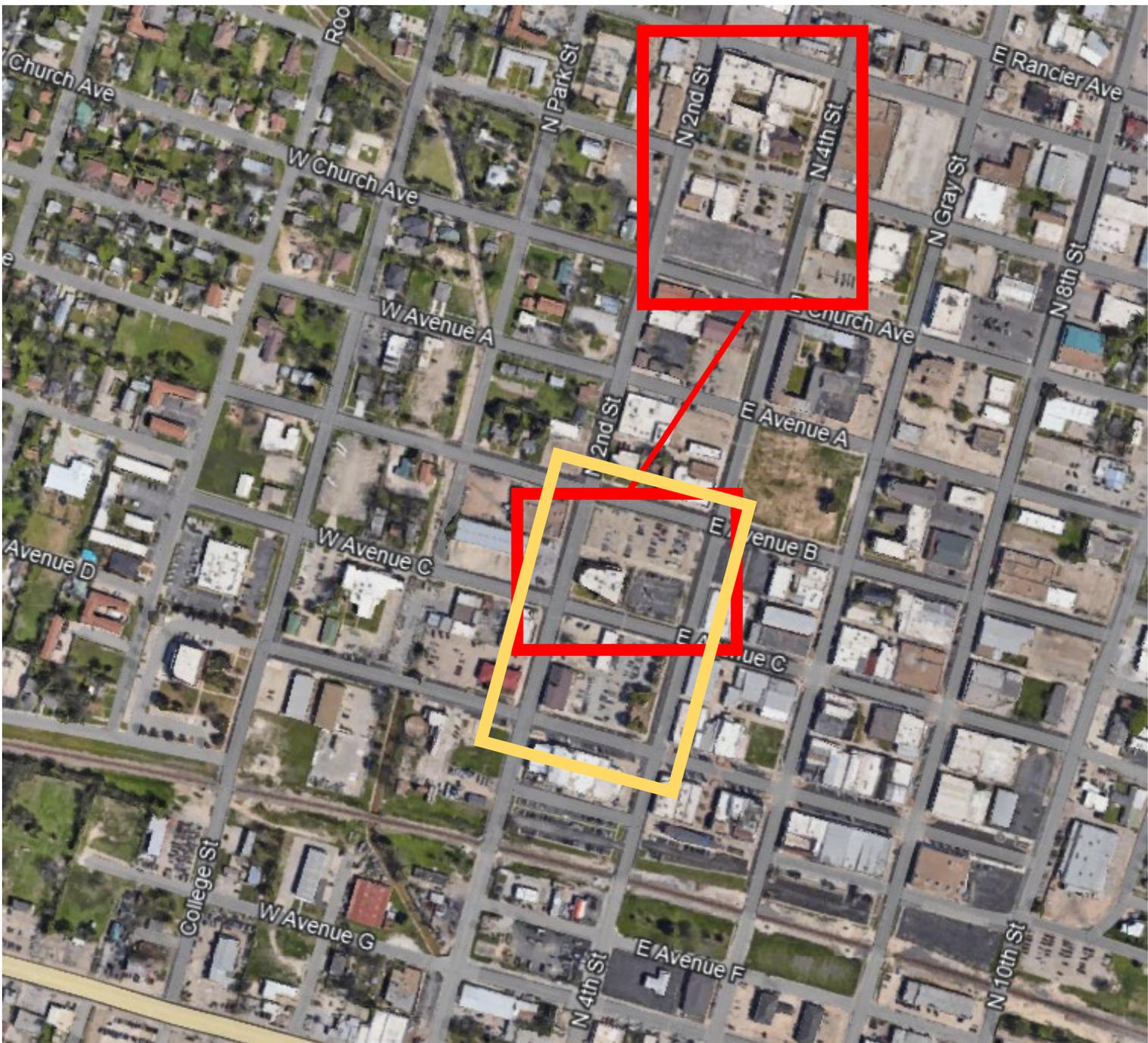


EXISTING DOWNTOWN FACILITIES

- 1 City Hall
- 2 Court , Development Services & Planning
- 3 Information Technology
- 4 Permits & Code Enforcement
- 5 Human Resources
- 6 Finance, Print Shop, Community Devel
- 7 North PD Annex

Total Existing Buildings Downtown = **97,591 sf**

Total Existing w/o Police Annex = **71,401 sf**



MOVE POLICE

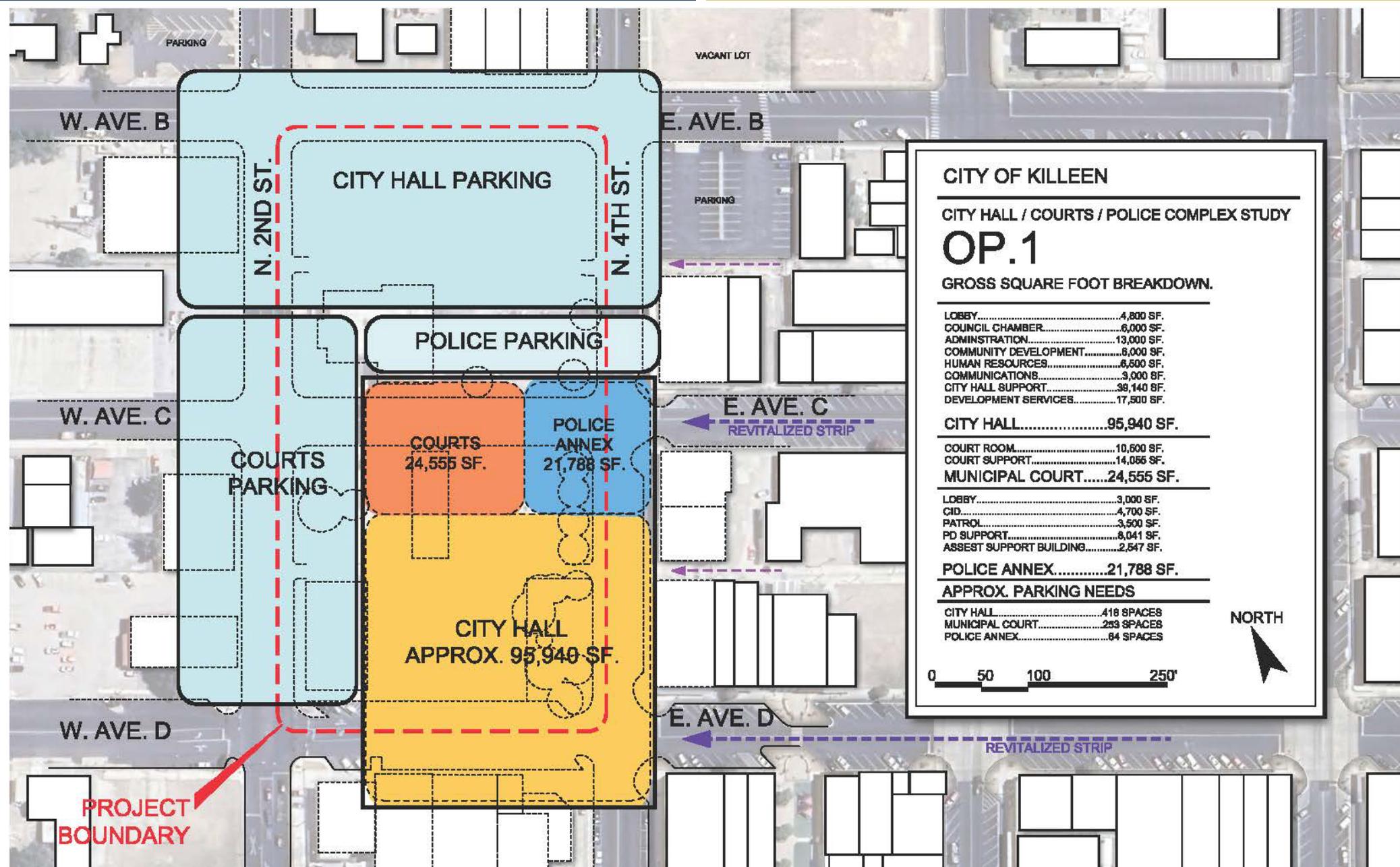
MOVE POLICE TO VACATED:

- FINANCE
- PRINT SHOP
- COMMUNICATIONS

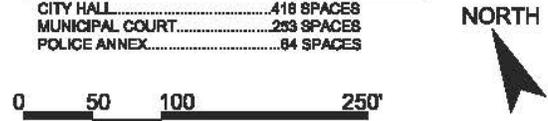
CONFIRM APPROXIMATE 15, 500 S.F.
AVAILABLE S.F. AND PARKING CAN
ACCOMMODATE POLICE

OPTION 1 – Base Information

Surface parking / 1 level facility

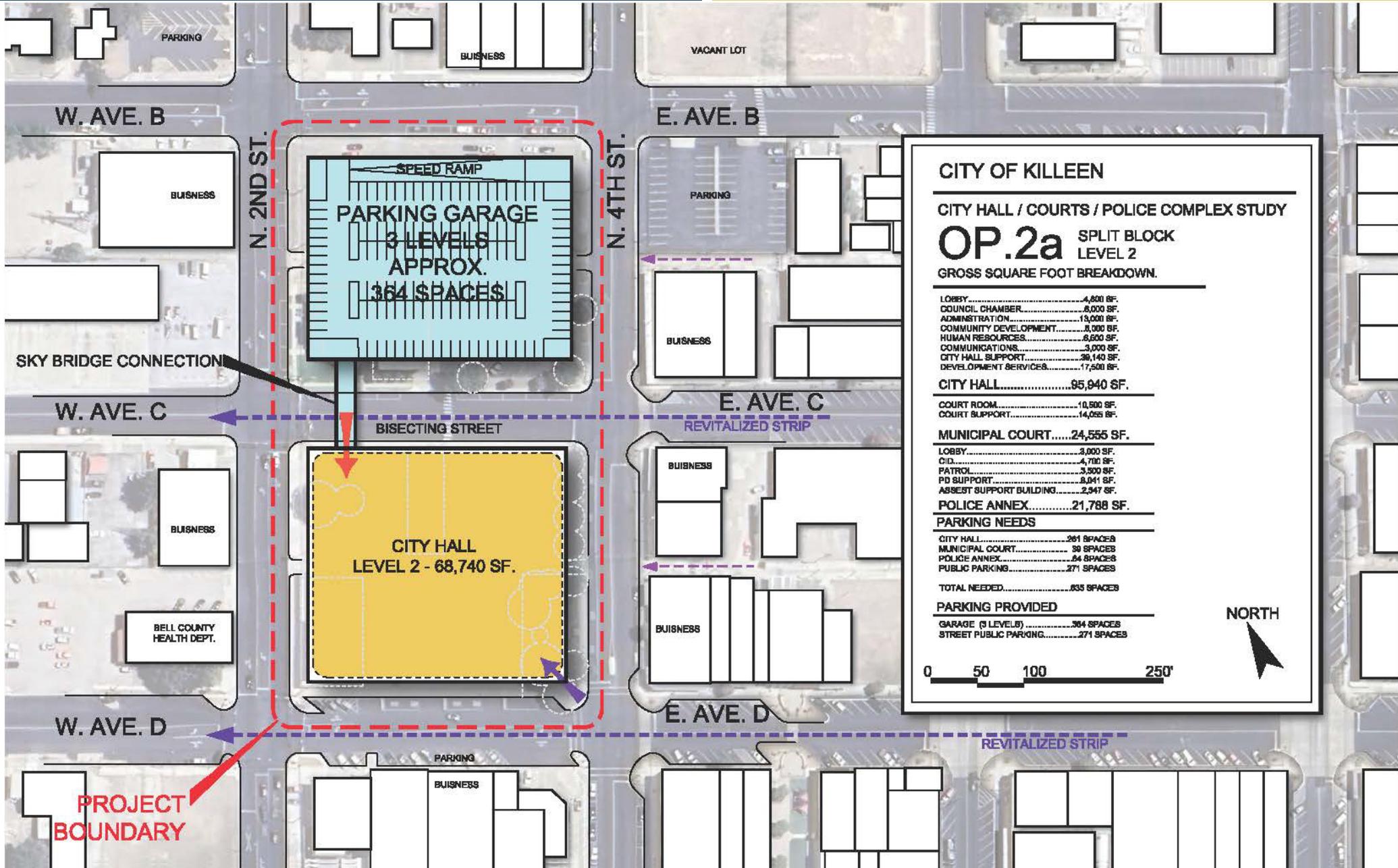


CITY OF KILLEEN	
CITY HALL / COURTS / POLICE COMPLEX STUDY	
OP.1	
GROSS SQUARE FOOT BREAKDOWN.	
LOBBY.....	4,800 SF.
COUNCIL CHAMBER.....	6,000 SF.
ADMINISTRATION.....	13,000 SF.
COMMUNITY DEVELOPMENT.....	6,000 SF.
HUMAN RESOURCES.....	6,500 SF.
COMMUNICATIONS.....	3,000 SF.
CITY HALL SUPPORT.....	38,140 SF.
DEVELOPMENT SERVICES.....	17,500 SF.
CITY HALL.....	95,940 SF.
COURT ROOM.....	10,600 SF.
COURT SUPPORT.....	14,056 SF.
MUNICIPAL COURT.....	24,555 SF.
LOBBY.....	3,000 SF.
CID.....	4,700 SF.
PATROL.....	3,500 SF.
PD SUPPORT.....	8,041 SF.
ASSET SUPPORT BUILDING.....	2,547 SF.
POLICE ANNEX.....	21,788 SF.
APPROX. PARKING NEEDS	
CITY HALL.....	418 SPACES
MUNICIPAL COURT.....	203 SPACES
POLICE ANNEX.....	84 SPACES



OPTION 2a – 2 blocks (w/Police)

3 Level Garage / 2 Level Facility



CITY OF KILLEEN
CITY HALL / COURTS / POLICE COMPLEX STUDY
OP.2a SPLIT BLOCK
LEVEL 2
GROSS SQUARE FOOT BREAKDOWN.

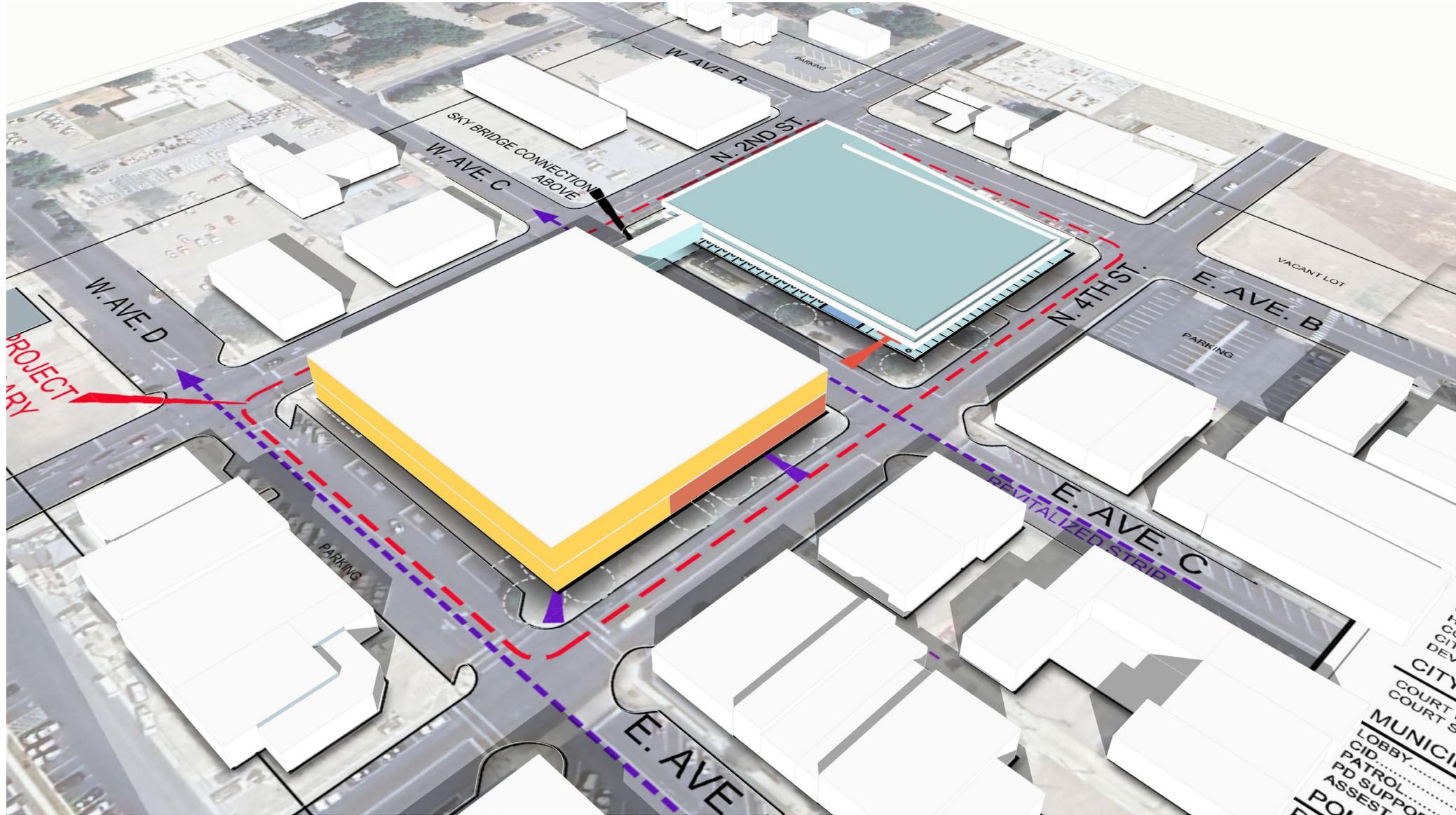
LOBBY.....	4,800 SF.
COUNCIL CHAMBER.....	8,000 SF.
ADMINISTRATION.....	13,000 SF.
COMMUNITY DEVELOPMENT.....	8,000 SF.
HUMAN RESOURCES.....	6,600 SF.
COMMUNICATIONS.....	3,000 SF.
CITY HALL SUPPORT.....	36,140 SF.
DEVELOPMENT SERVICES.....	17,500 SF.
CITY HALL.....	95,940 SF.
COURT ROOM.....	10,900 SF.
COURT SUPPORT.....	14,055 SF.
MUNICIPAL COURT.....	24,555 SF.
LOBBY.....	3,800 SF.
CIT.....	4,700 SF.
PATROL.....	3,900 SF.
PD SUPPORT.....	8,941 SF.
ASBEST SUPPORT BUILDING.....	2,947 SF.
POLICE ANNEX.....	21,788 SF.
PARKING NEEDS	
CITY HALL.....	261 SPACES
MUNICIPAL COURT.....	30 SPACES
POLICE ANNEX.....	24 SPACES
PUBLIC PARKING.....	271 SPACES
TOTAL NEEDED.....	585 SPACES
PARKING PROVIDED	
GARAGE (3 LEVELS).....	364 SPACES
STREET PUBLIC PARKING.....	271 SPACES

0 50 100 250'

NORTH

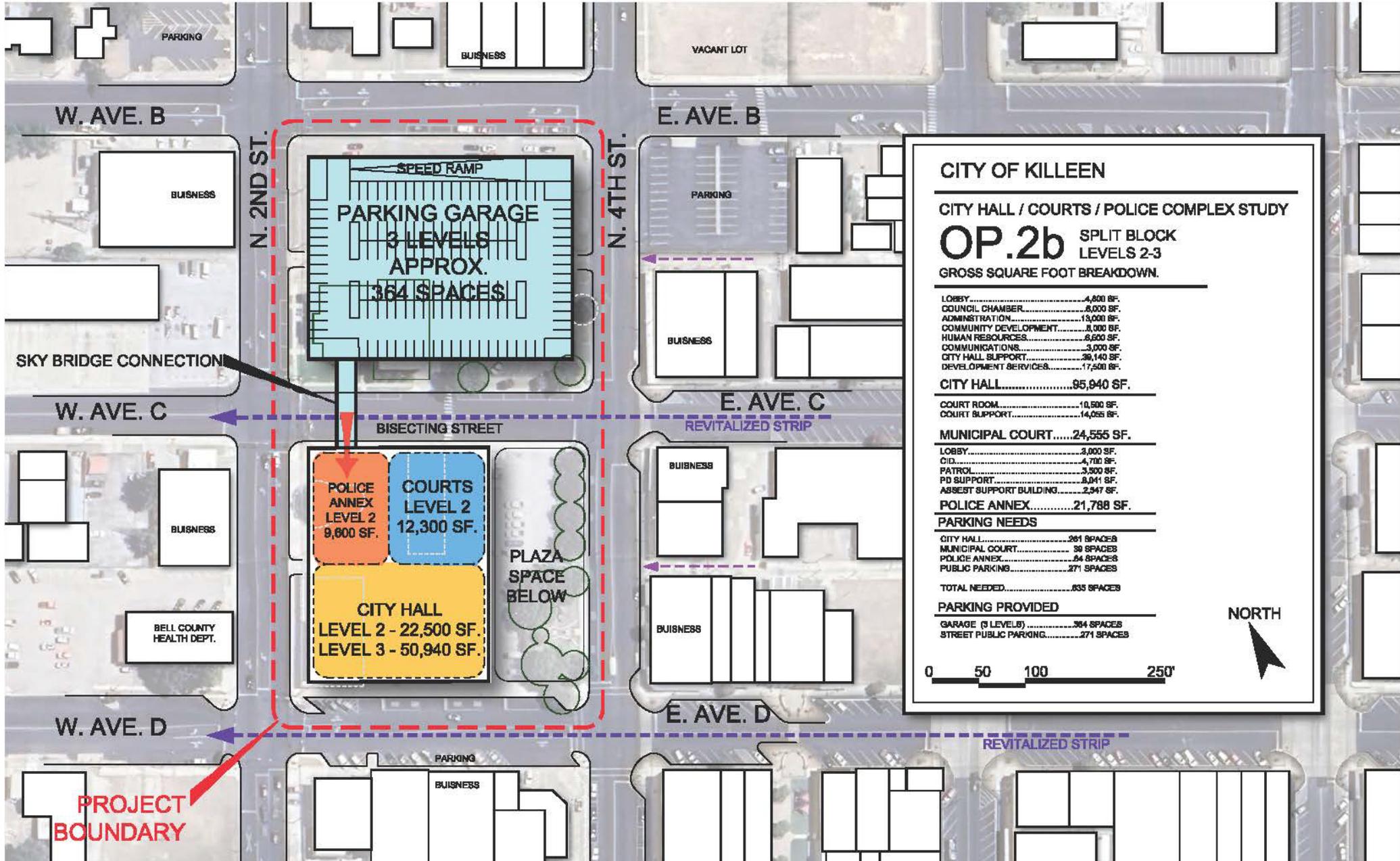
OPTION 2a – 2 blocks (w/Police)

3 Level Garage / 2 Level Facility



OPTION 2b – 2 blocks (w/Police)

3 Level Garage / 3 Level Facility / Plaza



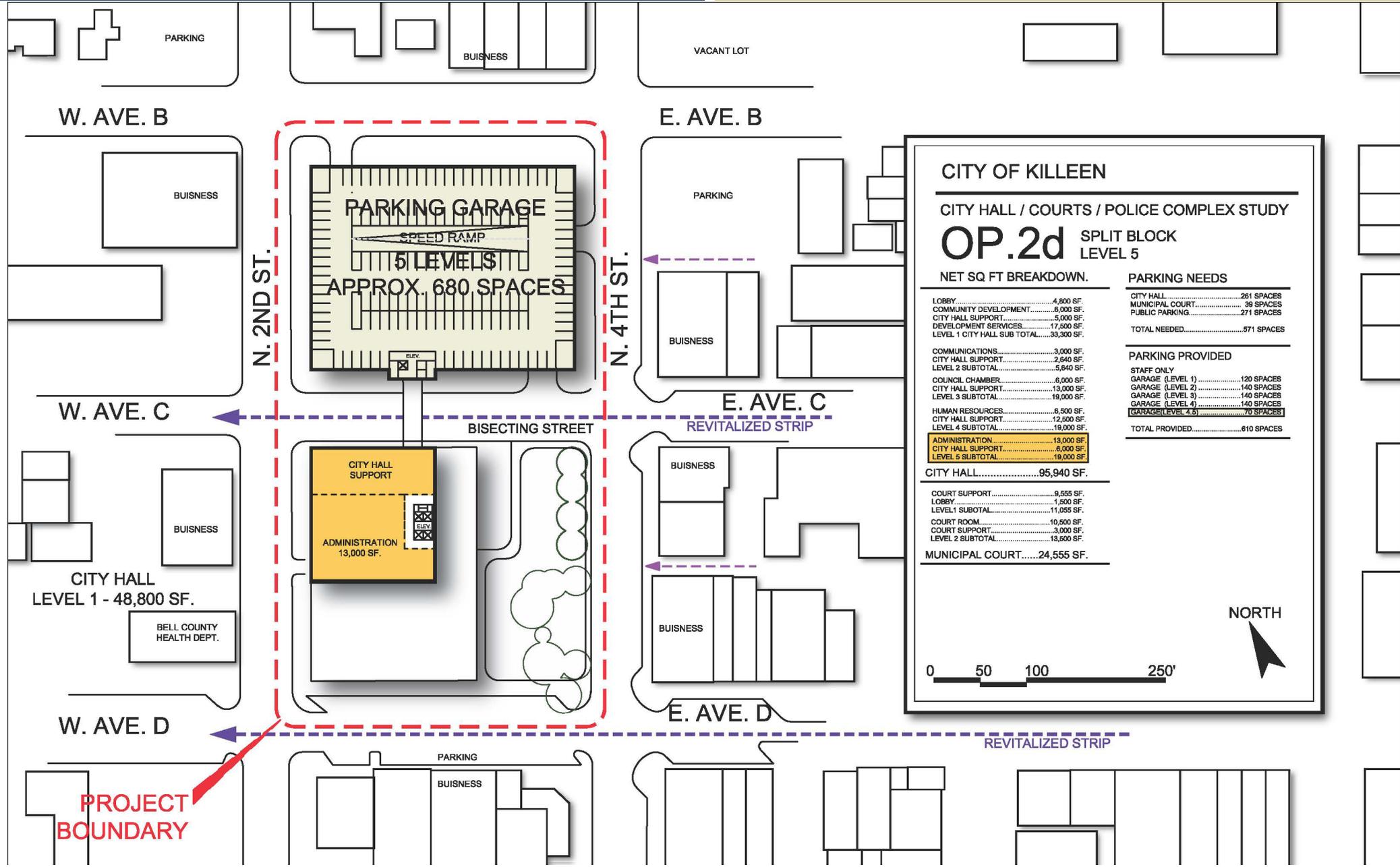
OPTION 2b – 2 blocks (w/Police)

3 Level Garage / 3 Level Facility / Plaza



OPTION 2d – 2 blocks (no Police)

5 Level Garage / 5 Level Facility / Plaza



CITY OF KILLEEN

CITY HALL / COURTS / POLICE COMPLEX STUDY

OP.2d SPLIT BLOCK LEVEL 5

NET SQ FT BREAKDOWN.		PARKING NEEDS	
LOBBY.....	4,800 SF.	CITY HALL.....	261 SPACES
COMMUNITY DEVELOPMENT.....	6,000 SF.	MUNICIPAL COURT.....	39 SPACES
CITY HALL SUPPORT.....	5,000 SF.	PUBLIC PARKING.....	271 SPACES
DEVELOPMENT SERVICES.....	17,600 SF.	TOTAL NEEDED.....	571 SPACES
LEVEL 1 CITY HALL SUB TOTAL.....	33,300 SF.		
COMMUNICATIONS.....	3,000 SF.		
CITY HALL SUPPORT.....	2,640 SF.		
LEVEL 2 SUBTOTAL.....	5,640 SF.		
COUNCIL CHAMBER.....	6,000 SF.		
CITY HALL SUPPORT.....	13,000 SF.		
LEVEL 3 SUBTOTAL.....	19,000 SF.		
HUMAN RESOURCES.....	6,500 SF.		
CITY HALL SUPPORT.....	12,500 SF.		
LEVEL 4 SUBTOTAL.....	19,000 SF.		
ADMINISTRATION.....	13,000 SF.		
CITY HALL SUPPORT.....	6,000 SF.		
LEVEL 5 SUBTOTAL.....	19,000 SF.		
CITY HALL.....	95,940 SF.		
COURT SUPPORT.....	9,555 SF.		
LOBBY.....	1,500 SF.		
LEVEL 1 SUBTOTAL.....	11,055 SF.		
COURT ROOM.....	10,500 SF.		
COURT SUPPORT.....	3,000 SF.		
LEVEL 2 SUBTOTAL.....	13,500 SF.		
MUNICIPAL COURT.....	24,555 SF.		

PARKING PROVIDED	
STAFF ONLY	
GARAGE (LEVEL 1).....	120 SPACES
GARAGE (LEVEL 2).....	140 SPACES
GARAGE (LEVEL 3).....	140 SPACES
GARAGE (LEVEL 4).....	140 SPACES
GARAGE (LEVEL 5).....	70 SPACES
TOTAL PROVIDED.....	610 SPACES

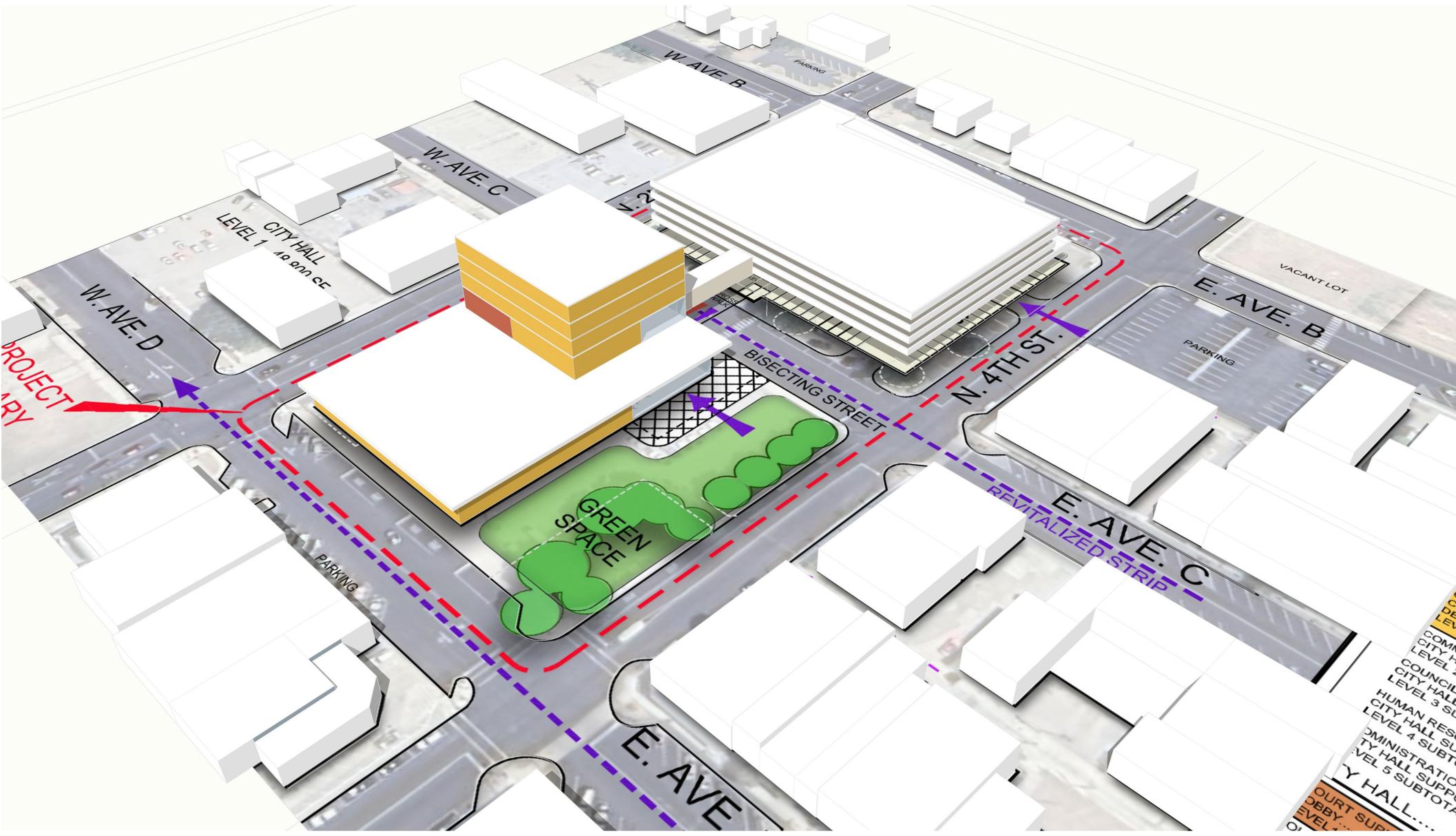
Scale: 0 50 100 250'

North Arrow: NORTH

PROJECT BOUNDARY

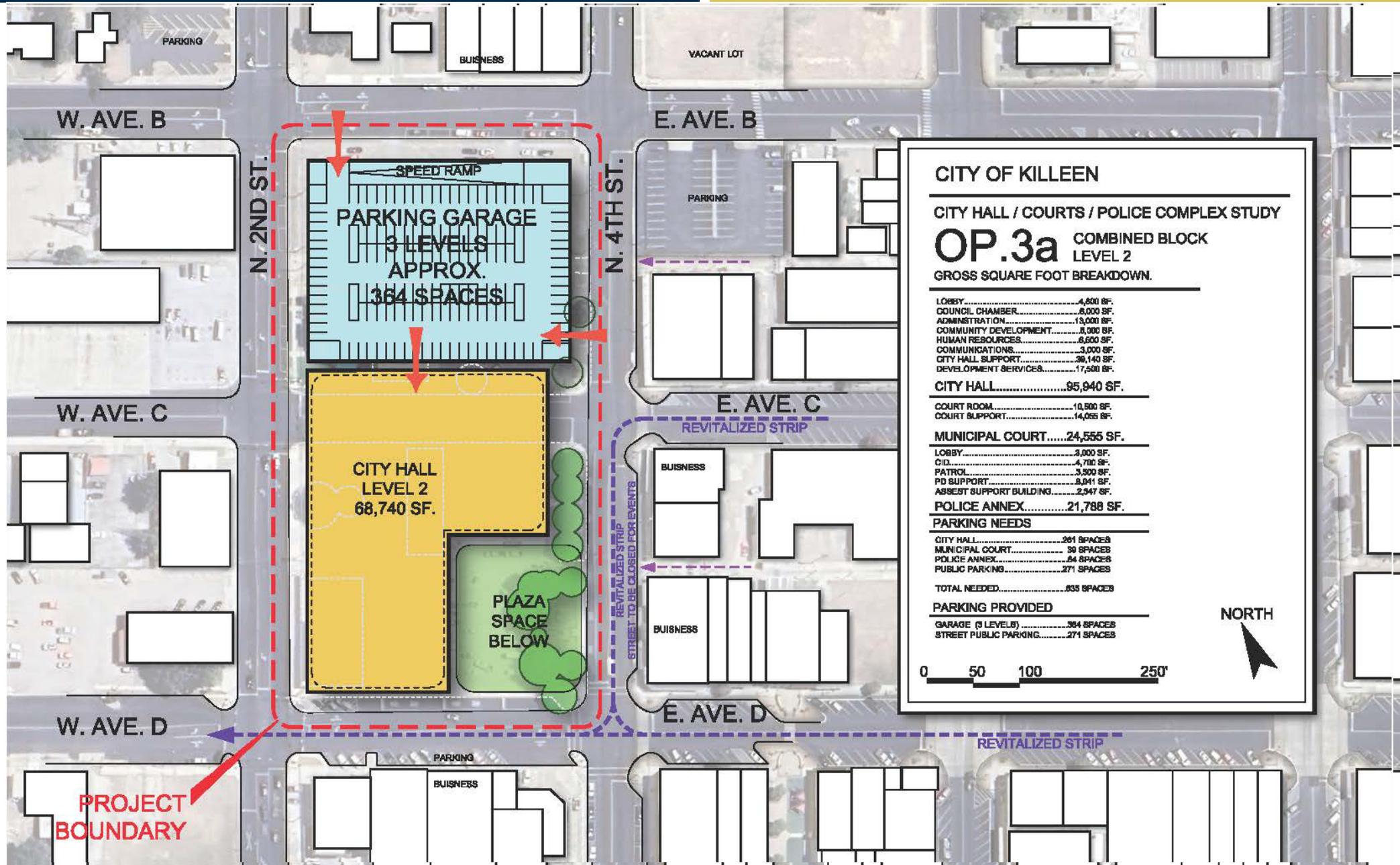
OPTION 2d – 2 blocks (no Police)

5 Level Garage / 5 Level Facility / Plaza



OPTION 3a—No Ave. C (w/Police)

3 Level Garage / 2 Level Facility



CITY OF KILLEEN
CITY HALL / COURTS / POLICE COMPLEX STUDY
OP.3a COMBINED BLOCK
 LEVEL 2
 GROSS SQUARE FOOT BREAKDOWN.

LOBBY.....	4,600 SF.
COUNCIL CHAMBER.....	6,000 SF.
ADMINISTRATION.....	13,000 SF.
COMMUNITY DEVELOPMENT.....	8,000 SF.
HUMAN RESOURCES.....	6,600 SF.
COMMUNICATIONS.....	3,000 SF.
CITY HALL SUPPORT.....	36,140 SF.
DEVELOPMENT SERVICES.....	17,500 SF.
CITY HALL.....	95,940 SF.
COURT ROOM.....	10,500 SF.
COURT SUPPORT.....	14,055 SF.
MUNICIPAL COURT.....	24,555 SF.
LOBBY.....	3,900 SF.
CID.....	4,700 SF.
PATROL.....	3,300 SF.
PD SUPPORT.....	3,941 SF.
ARREST SUPPORT BUILDING.....	2,947 SF.
POLICE ANNEX.....	21,788 SF.
PARKING NEEDS	
CITY HALL.....	261 SPACES
MUNICIPAL COURT.....	39 SPACES
POLICE ANNEX.....	64 SPACES
PUBLIC PARKING.....	271 SPACES
TOTAL NEEDED.....	635 SPACES
PARKING PROVIDED	
GARAGE (3 LEVELS).....	364 SPACES
STREET PUBLIC PARKING.....	271 SPACES

0 50 100 250'

NORTH

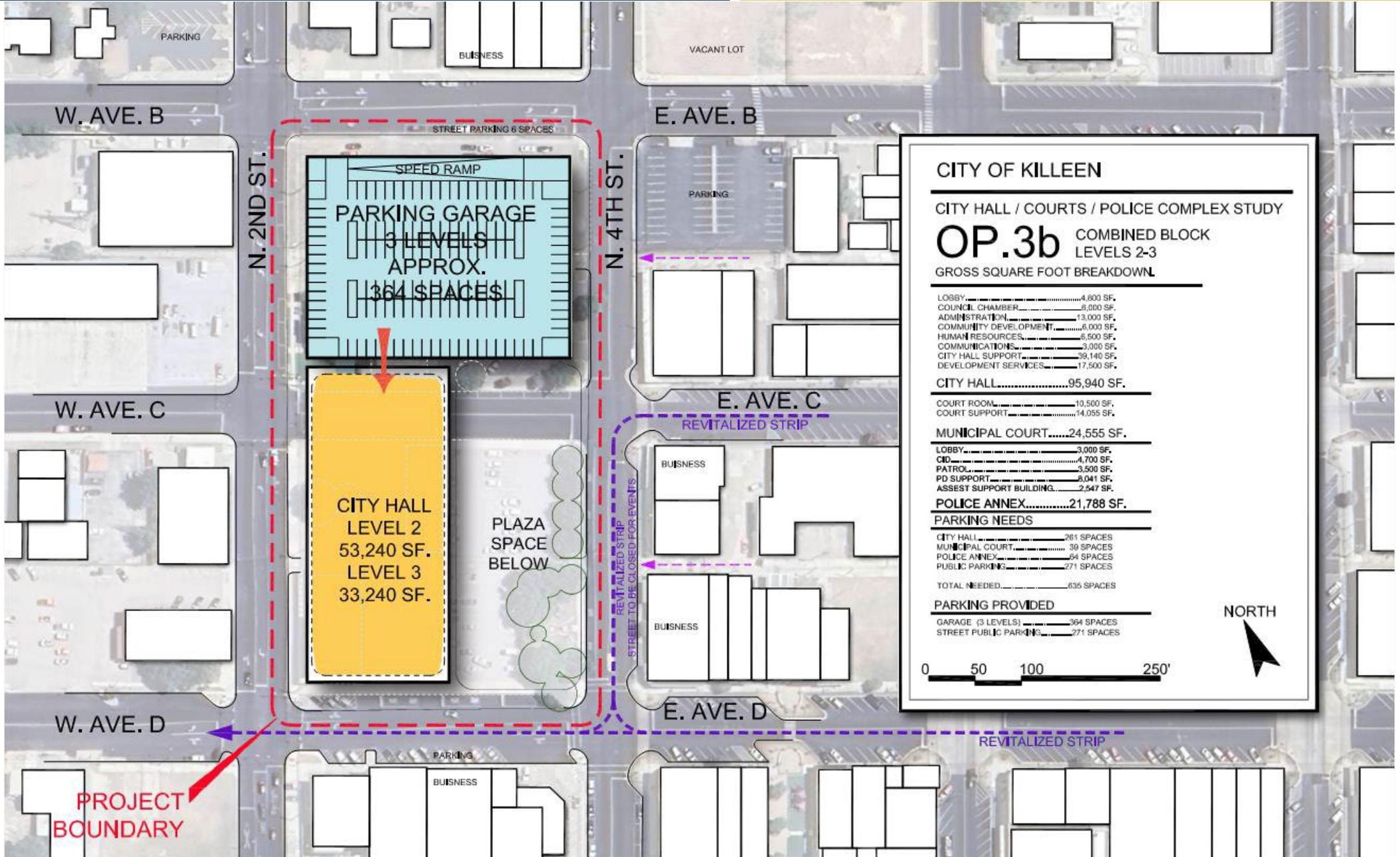
OPTION 3a—No Ave. C (w/Police)

3 Level Garage / 2 Level Facility



OPTION 3b—No Ave. C (no Police)

3 Level Garage / 3 Level Facility



CITY OF KILLEEN
CITY HALL / COURTS / POLICE COMPLEX STUDY
OP.3b COMBINED BLOCK
 LEVELS 2-3
 GROSS SQUARE FOOT BREAKDOWN

LOBBY.....	4,800 SF.
COUNCIL CHAMBER.....	2,800 SF.
ADMINISTRATION.....	13,000 SF.
COMMUNITY DEVELOPMENT.....	6,000 SF.
HUMAN RESOURCES.....	6,500 SF.
COMMUNICATIONS.....	3,000 SF.
CITY HALL SUPPORT.....	29,140 SF.
DEVELOPMENT SERVICES.....	17,500 SF.
CITY HALL.....	95,940 SF.
COURT ROOM.....	10,500 SF.
COURT SUPPORT.....	14,055 SF.
MUNICIPAL COURT.....	24,555 SF.
LOBBY.....	3,000 SF.
CID.....	4,700 SF.
PATROL.....	3,500 SF.
PD SUPPORT.....	3,041 SF.
ASSET SUPPORT BUILDING.....	2,547 SF.
POLICE ANNEX.....	21,788 SF.
PARKING NEEDS	
CITY HALL.....	261 SPACES
MUNICIPAL COURT.....	39 SPACES
POLICE ANNEX.....	64 SPACES
PUBLIC PARKING.....	271 SPACES
TOTAL NEEDED.....	635 SPACES
PARKING PROVIDED	
GARAGE (3 LEVELS).....	364 SPACES
STREET PUBLIC PARKING.....	271 SPACES

0 50 100 250'

NORTH

OPTION 3b—No Ave. C (w/Police)

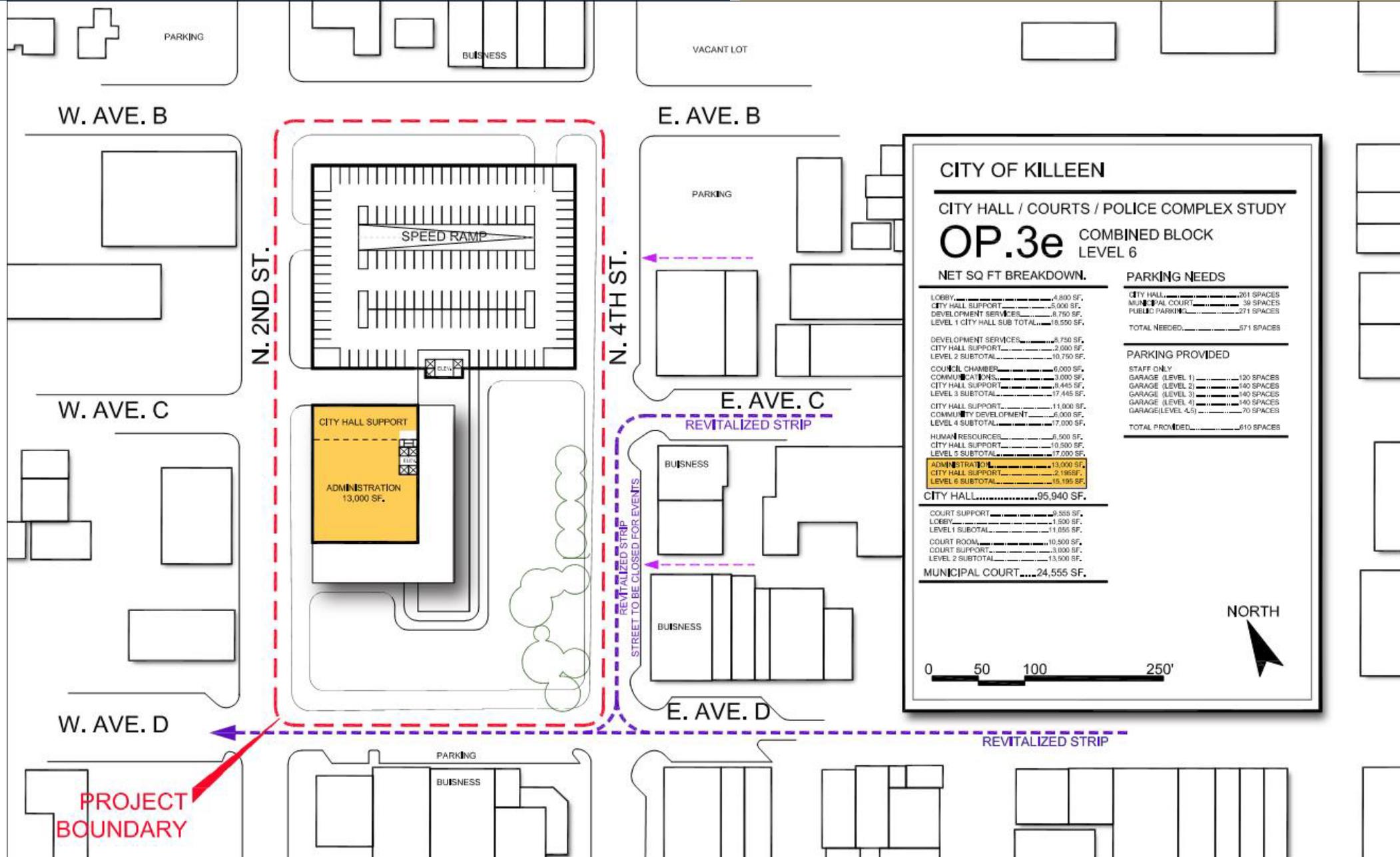
3 Level Garage / 3 Level Facility



- CITY
- COURT
- COURT S
- MUNICIPAL
- LOBBY
- CID
- PATROL
- PD SUPPORT
- ASSEST
- POL

OPTION 3e—No Ave. C (no Police)

5 Level Garage / 6 Level Facility



CITY OF KILLEEN
CITY HALL / COURTS / POLICE COMPLEX STUDY
OP.3e COMBINED BLOCK
 LEVEL 6

NET SQ FT BREAKDOWN.	PARKING NEEDS
LOBBY.....4,800 SF.	CITY HALL.....201 SPACES
CITY HALL SUPPORT.....5,000 SF.	MUNICIPAL COURT.....39 SPACES
DEVELOPMENT SERVICES.....8,750 SF.	PUBLIC PARKING.....271 SPACES
LEVEL 1 CITY HALL SUB TOTAL.....18,550 SF.	TOTAL NEEDED.....571 SPACES
DEVELOPMENT SERVICES.....8,750 SF.	
CITY HALL SUPPORT.....2,000 SF.	
LEVEL 2 SUBTOTAL.....10,750 SF.	
COUNCIL CHAMBER.....6,000 SF.	
COMMUNICATIONS.....3,000 SF.	
CITY HALL SUPPORT.....8,445 SF.	
LEVEL 3 SUBTOTAL.....17,445 SF.	
CITY HALL SUPPORT.....11,800 SF.	
COMMUNITY DEVELOPMENT.....5,000 SF.	
LEVEL 4 SUBTOTAL.....17,000 SF.	
HUMAN RESOURCES.....5,500 SF.	
CITY HALL SUPPORT.....10,500 SF.	
LEVEL 5 SUBTOTAL.....17,000 SF.	
ADMINISTRATIVE.....13,000 SF.	
CITY HALL SUPPORT.....2,195 SF.	
LEVEL 6 SUBTOTAL.....15,195 SF.	
CITY HALL.....95,940 SF.	
COURT SUPPORT.....9,555 SF.	
LOBBY.....1,500 SF.	
LEVEL 1 SUBTOTAL.....11,055 SF.	
COURT ROOM.....10,500 SF.	
COURT SUPPORT.....3,000 SF.	
LEVEL 2 SUBTOTAL.....13,500 SF.	
MUNICIPAL COURT.....24,555 SF.	

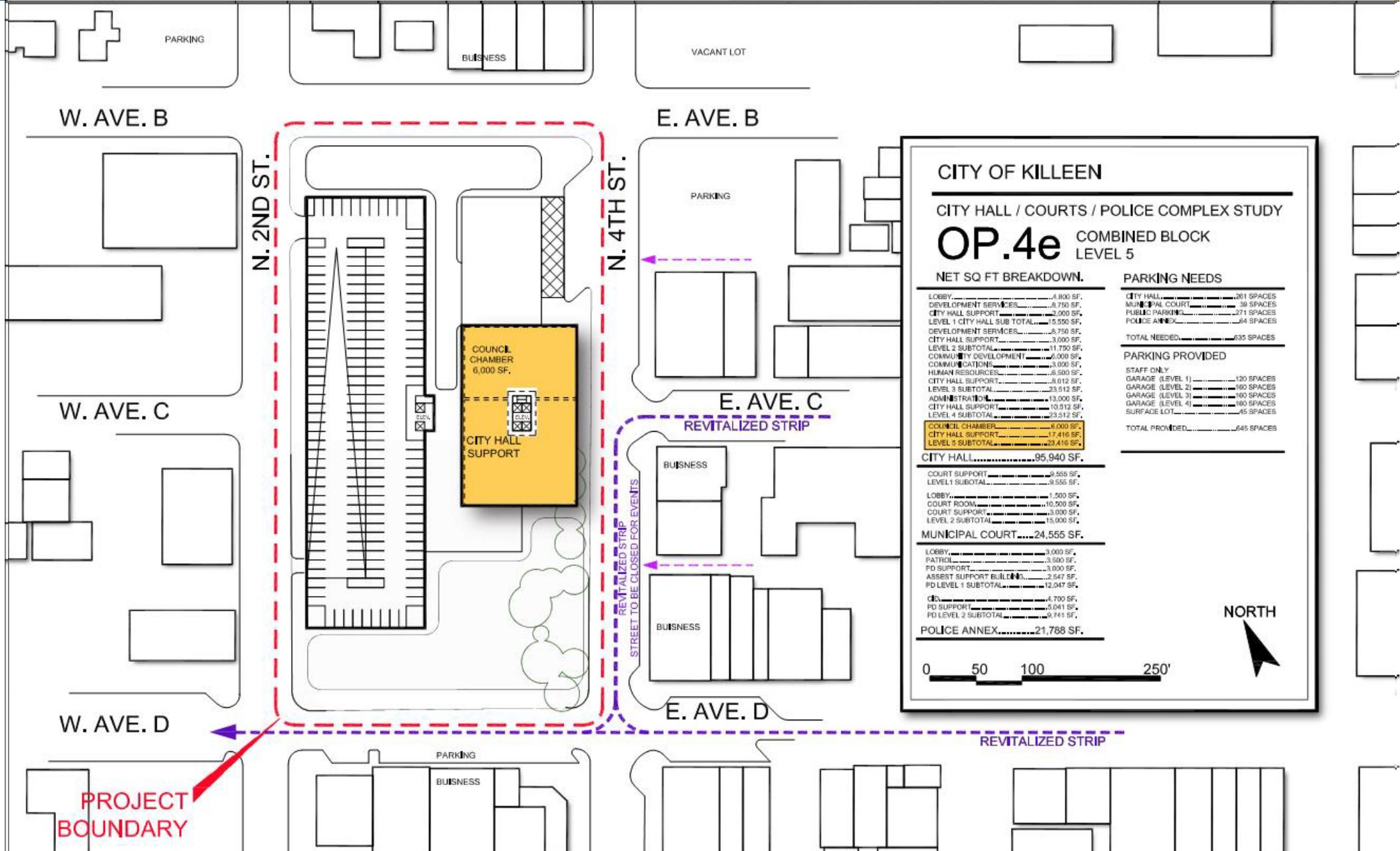
PARKING PROVIDED
STAFF ONLY
GARAGE (LEVEL 1).....120 SPACES
GARAGE (LEVEL 2).....140 SPACES
GARAGE (LEVEL 3).....140 SPACES
GARAGE (LEVEL 4).....140 SPACES
GARAGE (LEVEL 4.5).....70 SPACES
TOTAL PROVIDED.....610 SPACES

0 50 100 250'

NORTH

OPTION 4e—No Ave. C (w/Police)

4 Level Garage / 5 Level Facility



CITY OF KILLEEN
CITY HALL / COURTS / POLICE COMPLEX STUDY
OP.4e COMBINED BLOCK
 LEVEL 5

NET SQ FT BREAKDOWN.		PARKING NEEDS	
LOBBY	4,800 SF.	CITY HALL	281 SPACES
DEVELOPMENT SERVICES	8,750 SF.	MUNICIPAL COURT	39 SPACES
CITY HALL SUPPORT	2,000 SF.	PUBLIC PARKING	271 SPACES
LEVEL 1 CITY HALL SUB TOTAL	15,550 SF.	POLICE ANNEX	64 SPACES
DEVELOPMENT SERVICES	8,750 SF.	TOTAL NEEDED	655 SPACES
CITY HALL SUPPORT	3,000 SF.		
LEVEL 2 SUBTOTAL	11,750 SF.		
COMMUNITY DEVELOPMENT	6,000 SF.		
COMMUNICATIONS	3,000 SF.		
HUMAN RESOURCES	6,500 SF.		
CITY HALL SUPPORT	8,912 SF.		
LEVEL 3 SUBTOTAL	23,512 SF.		
ADMINISTRATIVE	13,000 SF.		
CITY HALL SUPPORT	10,912 SF.		
LEVEL 4 SUBTOTAL	23,912 SF.		
COUNCIL CHAMBER	6,000 SF.		
CITY HALL SUPPORT	17,416 SF.		
LEVEL 5 SUBTOTAL	23,416 SF.		
CITY HALL	95,940 SF.		
COURT SUPPORT	9,555 SF.		
LEVEL 1 SUBTOTAL	9,555 SF.		
LOBBY	1,500 SF.		
COURT ROOM	10,500 SF.		
COURT SUPPORT	3,000 SF.		
LEVEL 2 SUBTOTAL	15,000 SF.		
MUNICIPAL COURT	24,555 SF.		
LOBBY	3,000 SF.		
PATROL	3,500 SF.		
PD SUPPORT	3,000 SF.		
ASSET SUPPORT BUILDINGS	2,547 SF.		
PD LEVEL 1 SUBTOTAL	12,047 SF.		
CLB	4,700 SF.		
PD SUPPORT	5,041 SF.		
PD LEVEL 2 SUBTOTAL	9,741 SF.		
POLICE ANNEX	21,788 SF.		

PARKING PROVIDED

STAFF ONLY

GARAGE (LEVEL 1) 120 SPACES
 GARAGE (LEVEL 2) 160 SPACES
 GARAGE (LEVEL 3) 160 SPACES
 GARAGE (LEVEL 4) 160 SPACES
 SURFACE LOT 45 SPACES

TOTAL PROVIDED 645 SPACES

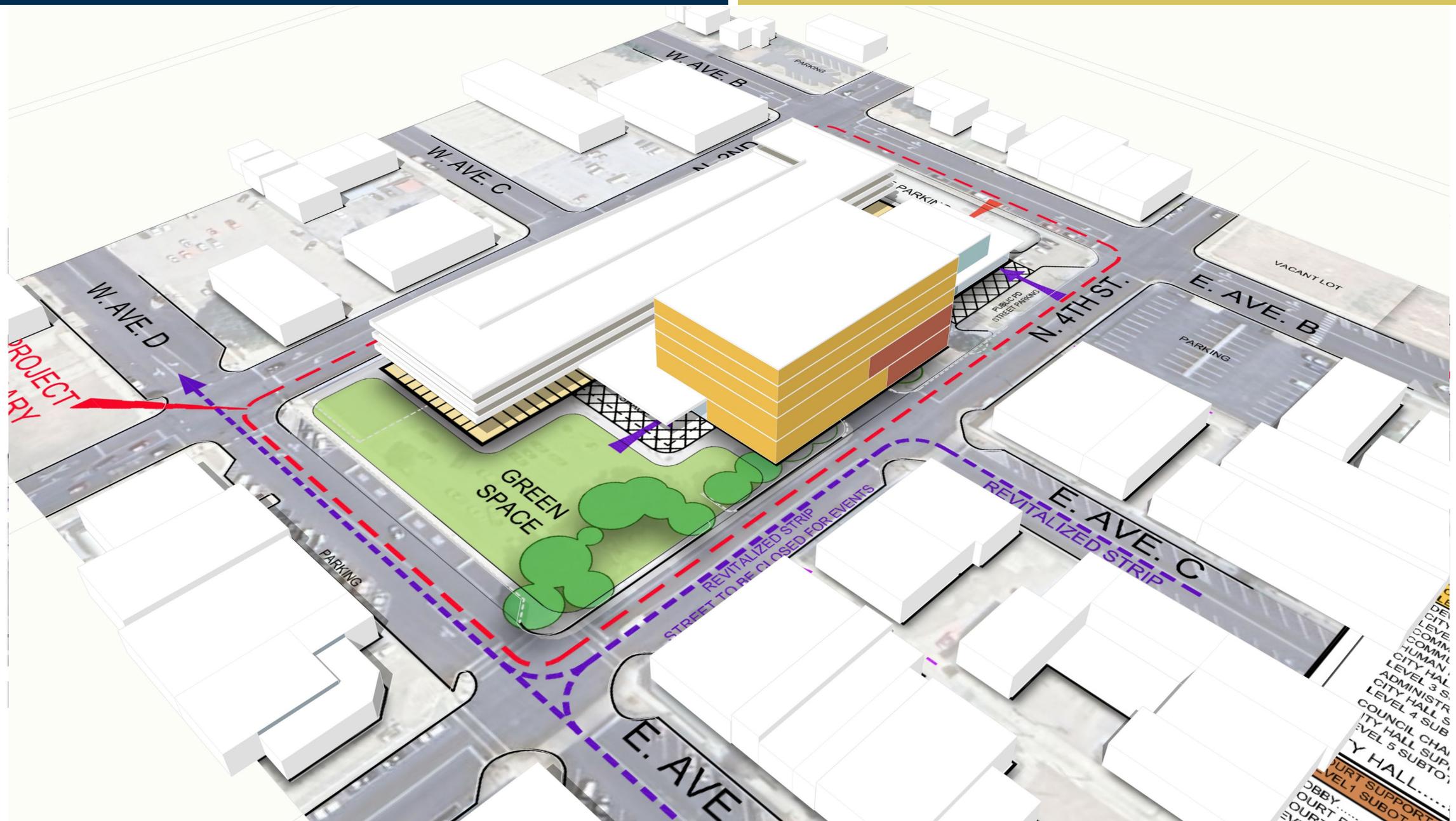
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NORTH

PROJECT BOUNDARY

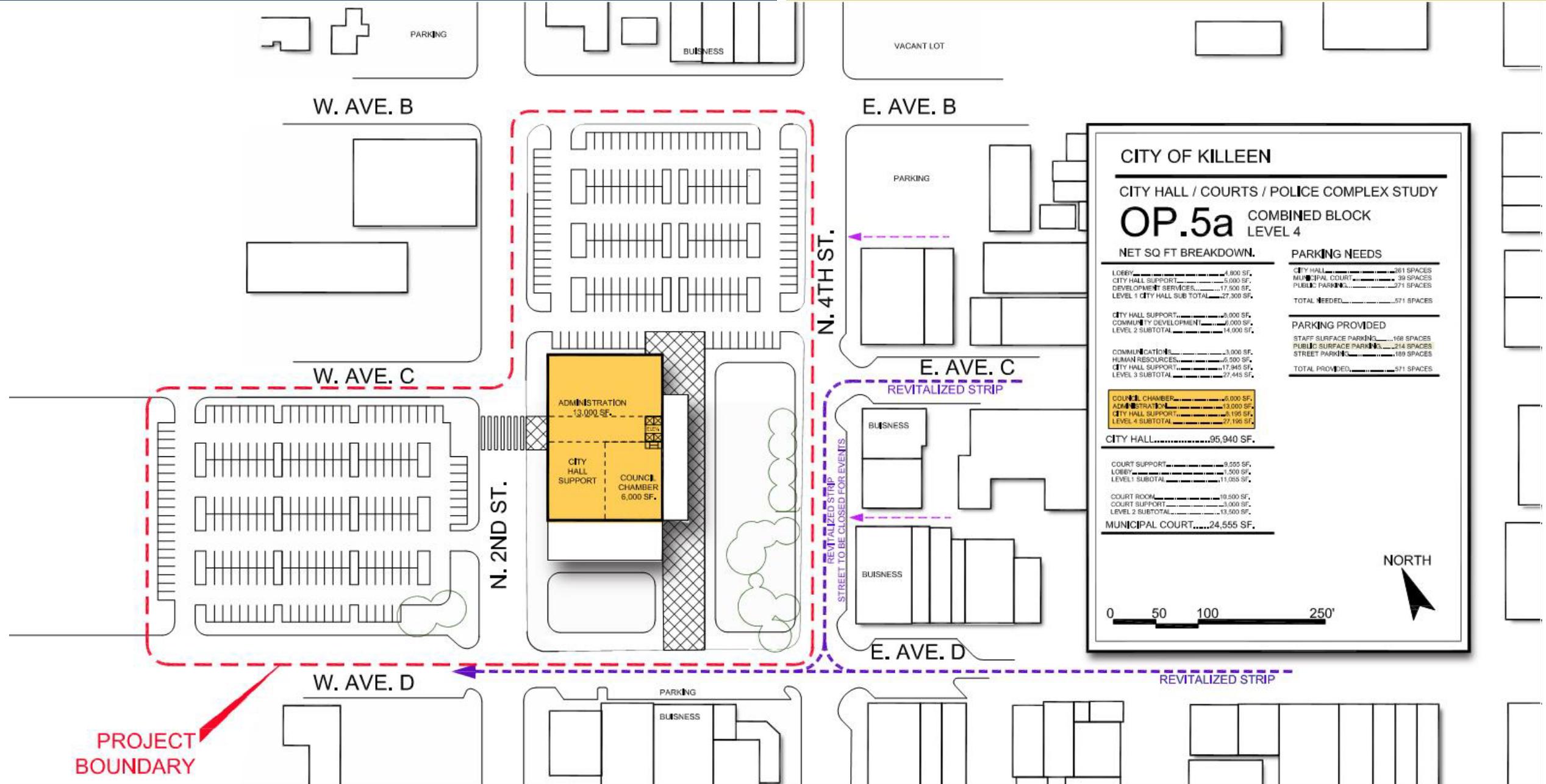
OPTION 4e—No Ave. C (w/Police)

4 Level Garage / 5 Level Facility



OPTION 5a—No Ave. C (no Police)

Surface Parking / 4 Level Facility



CITY OF KILLEEN
CITY HALL / COURTS / POLICE COMPLEX STUDY
OP.5a COMBINED BLOCK
LEVEL 4

NET SQ FT BREAKDOWN.

LOBBY	4,800 SF
CITY HALL SUPPORT	5,000 SF
DEVELOPMENT SERVICES	17,500 SF
LEVEL 1 CITY HALL SUB TOTAL	27,300 SF
CITY HALL SUPPORT	8,000 SF
COMMUNITY DEVELOPMENT	2,000 SF
LEVEL 2 SUBTOTAL	14,000 SF
COMMUNICATIONS	3,000 SF
HUMAN RESOURCES	6,500 SF
CITY HALL SUPPORT	17,945 SF
LEVEL 3 SUBTOTAL	27,445 SF

PARKING NEEDS

CITY HALL	281 SPACES
MUNICIPAL COURT	39 SPACES
PUBLIC PARKING	271 SPACES
TOTAL NEEDED	571 SPACES

PARKING PROVIDED

STAFF SURFACE PARKING	168 SPACES
PUBLIC SURFACE PARKING	214 SPACES
STREET PARKING	189 SPACES
TOTAL PROVIDED	571 SPACES

COUNCIL CHAMBER	6,000 SF
ADMINISTRATION	13,000 SF
CITY HALL SUPPORT	2,196 SF
LEVEL 4 SUBTOTAL	27,196 SF

CITY HALL.....95,940 SF.

COURT SUPPORT	9,555 SF
LOBBY	1,500 SF
LEVEL 1 SUBTOTAL	11,055 SF

COURT ROOM	10,500 SF
COURT SUPPORT	3,000 SF
LEVEL 2 SUBTOTAL	13,500 SF

MUNICIPAL COURT.....24,555 SF.



PROJECT BOUNDARY

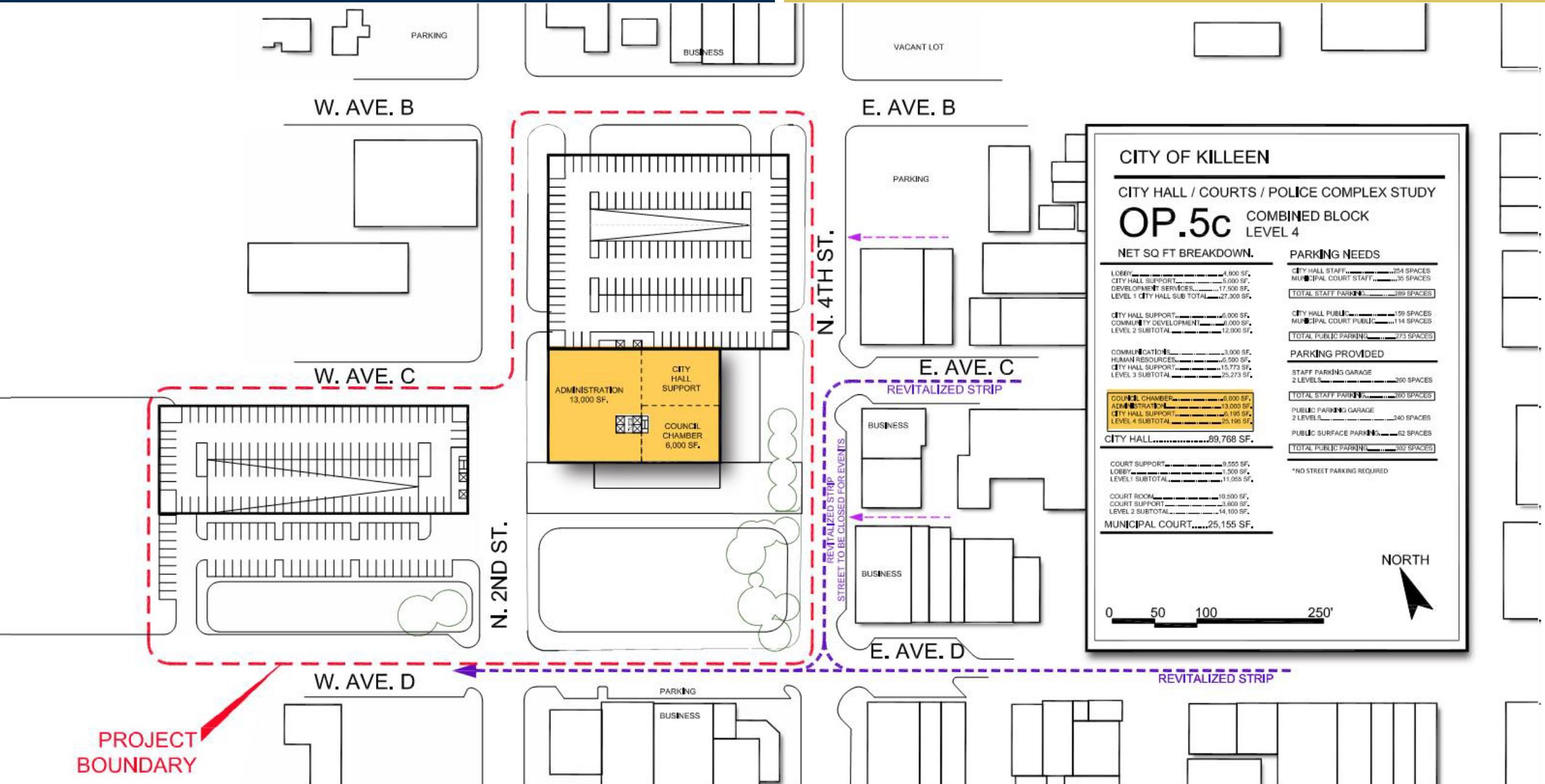
OPTION 5a—No Ave. C (No Police)

Surface Parking / 4 Level Facility



OPTION 5c—No Ave. C (no Police)

2 Level Garages / 4 Level Facility



CITY OF KILLEEN	
CITY HALL / COURTS / POLICE COMPLEX STUDY	
OP.5c COMBINED BLOCK LEVEL 4	
NET SQ FT BREAKDOWN.	
LOBBY.....	4,800 SF.
CITY HALL SUPPORT.....	5,000 SF.
DEVELOPMENT SERVICES.....	17,500 SF.
LEVEL 1 CITY HALL SUB TOTAL.....	27,300 SF.
CITY HALL SUPPORT.....	6,000 SF.
COMMUNITY DEVELOPMENT.....	7,000 SF.
LEVEL 2 SUBTOTAL.....	13,000 SF.
COMMUNICATIONS.....	3,000 SF.
HUMAN RESOURCES.....	2,500 SF.
CITY HALL SUPPORT.....	15,773 SF.
LEVEL 3 SUBTOTAL.....	25,273 SF.
COUNCIL CHAMBER.....	6,000 SF.
ADMINISTRATION.....	13,000 SF.
CITY HALL SUPPORT.....	6,196 SF.
LEVEL 4 SUBTOTAL.....	25,196 SF.
CITY HALL.....	89,768 SF.
COURT SUPPORT.....	9,005 SF.
LOBBY.....	1,500 SF.
LEVEL 1 SUBTOTAL.....	11,005 SF.
COURT ROOM.....	10,500 SF.
COURT SUPPORT.....	3,600 SF.
LEVEL 2 SUBTOTAL.....	14,100 SF.
MUNICIPAL COURT.....	25,155 SF.
PARKING NEEDS	
CITY HALL STAFF.....	254 SPACES
MUNICIPAL COURT STAFF.....	36 SPACES
TOTAL STAFF PARKING.....	289 SPACES
CITY HALL PUBLIC.....	199 SPACES
MUNICIPAL COURT PUBLIC.....	114 SPACES
TOTAL PUBLIC PARKING.....	313 SPACES
PARKING PROVIDED	
STAFF PARKING GARAGE	200 SPACES
2 LEVELS.....	
TOTAL STAFF PARKING.....	200 SPACES
PUBLIC PARKING GARAGE	240 SPACES
2 LEVELS.....	
PUBLIC SURFACE PARKING.....	62 SPACES
TOTAL PUBLIC PARKING.....	302 SPACES
*NO STREET PARKING REQUIRED	

PROJECT BOUNDARY

OPTION 5c—No Ave. C (No Police)

2 Level Garages / 4 Level Facility



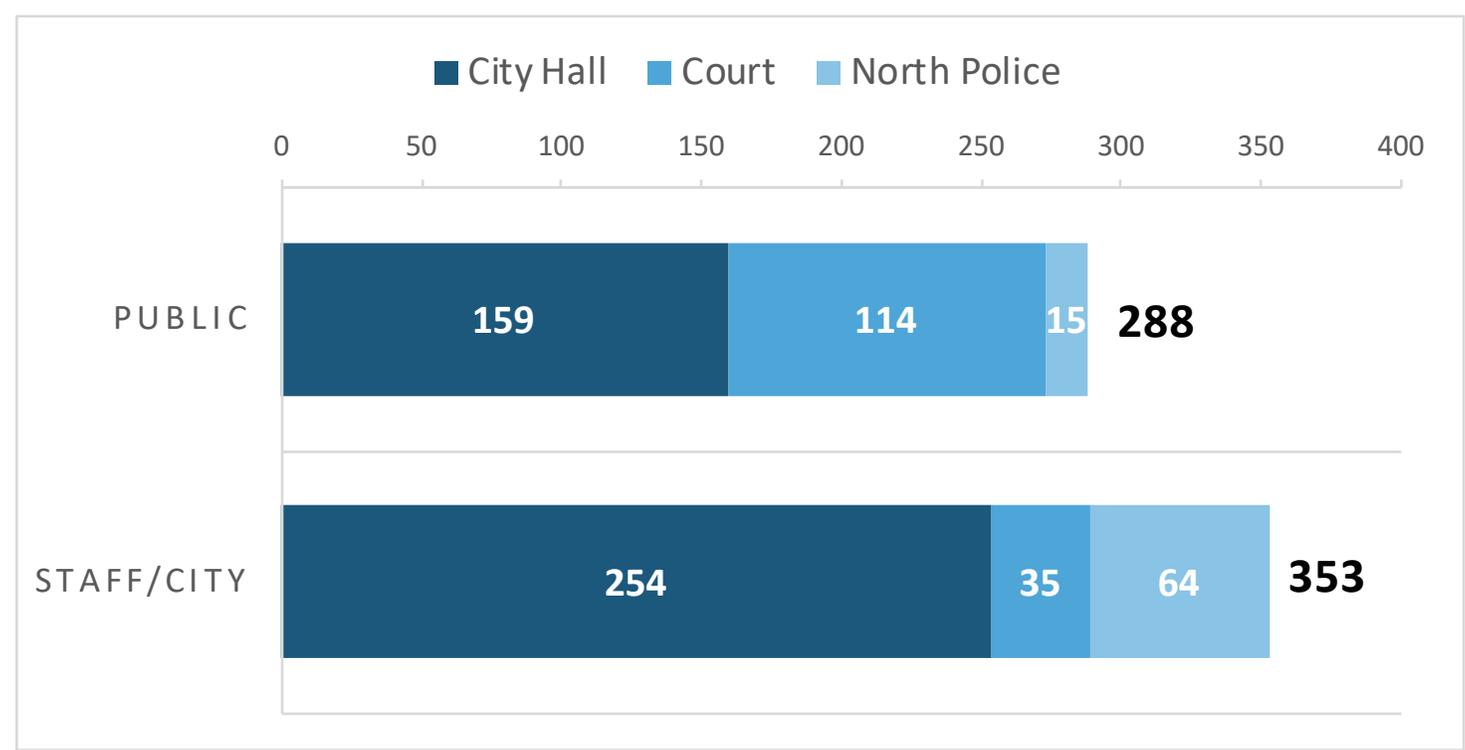
OVERVIEW OF CONCEPTUAL OPTIONS

	City Hall	Court	Police	Garage Parking	Plaza / Green	Close Ave. C	3 blocks
Option 1	✓	✓	✓				
Option 2a	✓	✓	✓				
Option 2b	✓	✓	✓		✓		
Option 2d	✓	✓			✓		
Option 3a	✓	✓	✓	✓	✓	✓	
Option 3b	✓	✓		✓	✓	✓	
Option 3e	✓	✓		✓	✓	✓	
Option 4e	✓	✓	✓	✓	✓	✓	
Option 5a	✓	✓		✓	✓	✓	✓
Option 5c	✓	✓		✓	✓	✓	✓

THANK YOU!

PARKING CONSIDERATIONS – CITY HALL, COURT, & N. POLICE

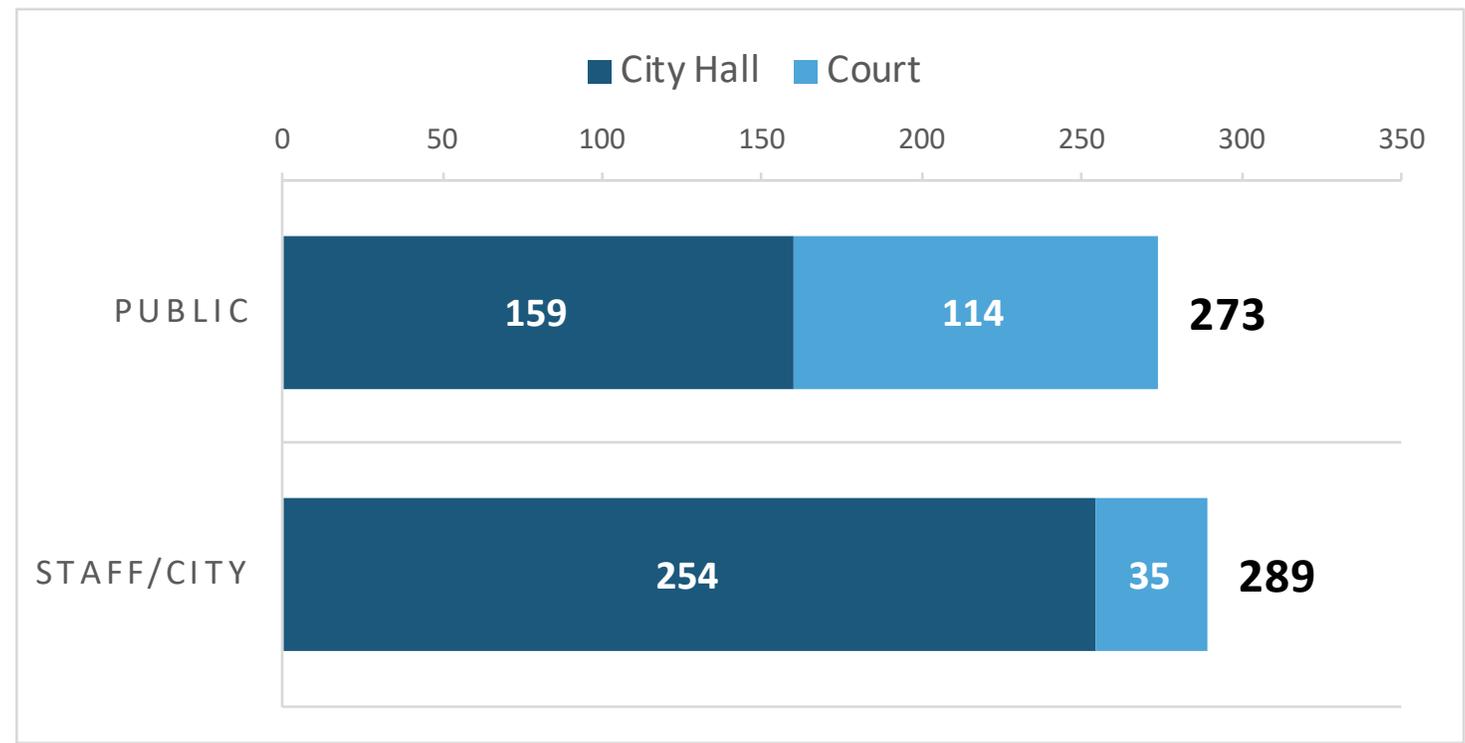
Parking Needs:	<u>City Hall</u>	<u>Court</u>	<u>N. Police</u>	<u>SUBTOTAL</u>
Public Cars	159	114	15	<u>288</u>
			TOTAL PUBLIC	288
Staff Personal Cars	204	30	17	251
City/Pool Cars	50	5	47	<u>102</u>
			TOTAL STAFF/CITY	353



**TOTAL NEEDS =
641 spaces**

PARKING CONSIDERATIONS – CITY HALL & COURT

Parking Needs:	City Hall	Court	Subtotal
Public Cars	159	114	<u>273</u>
		Total Public	273
Staff Personal Cars	204	30	234
City/Pool Cars	50	5	<u>55</u>
		Total Staff/City	289



**TOTAL NEEDS =
562 spaces**

COMMON/SHARED SPACES – CITY HALL

City Hall Includes:

- Consolidated customer service at one location for Development Services
- Several Training/Community spaces
- Council Chamber to hold +100
- Executive Session / Conference
- Council & Mayor offices
- Added / improved staff amenities: café, quiet rooms, and staff conference stpaces