

**10/14/2020 | 7:00 PM**

Due to the ongoing situation with COVID-19 and pursuant to H.B. 197, this Community Center Feasibility Task Force Meeting will be convened remotely via video-conference using Zoom.

The Community Center Feasibility Task Force Meeting typically welcomes comments from the public at the close of each meeting. If you would like to address the Task Force, please send a “speaker slip” email to [city.council@uaoh.net](mailto:city.council@uaoh.net) or call 614-583-5033 a minimum of one hour prior to the start of the meeting. The speaker slip should include your name, address, email and the item you wish to address.

Once you have submitted your “speaker slip” by email, to be able to participate in the meeting you must join the Zoom Meeting.

**Join Zoom Meeting**

Please click this URL to join: <https://zoom.us/j/92842183869>

Phone: 1-301-715-8592

Meeting Code: 928 4218 3869

The meeting of the Community Center Feasibility Task Force was called to order at 7:00 p.m. by Chairperson Margie Pizzuti.

**MEMBERS PRESENT:** Chairperson Margie Pizzuti, Chairperson Nick Lashutka, Dianne Albrecht, Kelly Boggs-Lape, Supen Bowe, Yanitza Brongers-Marrero, Greg Comfort, Wendy Gomez, Merry Hamilton\*, Linda Moulakis, Linda Mauger, Brian Perera, Todd Walter, Bill Westbrook

**MEMBERS ABSENT:** Chuck Manofsky, Matt Rule

**STAFF PRESENT:** City Manager Steve Schoeny, Assistant City Manager Dan Ralley, Parks & Recreation Director Debbie McLaughlin, Parks Planning & Development Manager Jeff Anderson, Community Affairs Director Emma Speight, Economic Development Director Joe Henderson, and City Clerk Ashley Ellrod

*\*Ms. Hamilton arrived at 7:12 and was present for all subsequent business.*

**1. Welcome/Opening Remarks**



Chair Pizzuti welcomed everyone to the meeting and thanked the Members for their time and attention.

**a. Approval of minutes of the 8/12/2020 CCFTF Meeting**

Ms. Albrecht moved, seconded by Mr. Westbrook, to approve the minutes of the 8/12/2020 Community Center Feasibility Task Force Meeting.

**VOTING AYE:** Albrecht, Comfort, Boggs-Lape, Bowe, Brongers-Marrero, Gomez, Lashutka, Mauger, Moulakis, Perera, Pizzuti, Walter, and Westbrook

**VOTING NAY:** None

**ABSENT:** Manofsky, Hamilton, Rule

Motion carried.

Chair Lashutka reviewed City Council's charge to the Task Force.

**b. UA City Council's Charge to the Task Force**

1. Review history of previous efforts to develop a community center
2. Review findings of the UA Parks & Recreation Comprehensive Plan
3. Review of our existing facilities and programs including a review of options for the replacement of the existing Senior Center
4. Review possible locations for a community center
5. Review of indoor recreation/community gathering centers outside UA
6. Examine prospective cost scenarios including possible amenities and associated costs; public/private partnerships funding strategies for capital/operating costs;
7. Involve community participation in feasibility study
8. Provide a recommendation to City Council based on feasibility study findings to consider proceeding with Community Center in UA

**2. Facilities and Partnership Subcommittee Update**

Mr. Tom Poulos of Williams Architects presented a CCFTF Site Plan Presentation (attached hereto and incorporated herein as Exhibit A.)

Facilities Subcommittee Chair Mr. Comfort stated an informal survey showed 85% preferred the Kingsdale site and remarked the Kingdale site is a strong frontrunner in this process. Williams Architects and OHM Advisors are looking at cost estimates for both of the concepts. They are going to take the Kingsdale site and take that to a much more detailed level. They will do a little more work on the MSC site, but not take it to the level of the Kingsdale site.

Ms. Bowe said if Kingsdale was selected she would like to see more greenspace if possible.



Mr. Walter noted it is important to explore multipurpose uses that are not currently available in UA such as a family center or student entertainment area. He added these elements could be revenue or partner generating ideas.

Mr. Westbrook questioned if visiting other community centers is still a possibility. The City Manager stated the Parks Planning & Development Manager is working to arrange tours. Mr. Westbrook added he would specifically like to see multi-level urban facilities.

### **3. Community Engagement Subcommittee Update**

Community Engagement Subcommittee Chair Ms. Bowe stated there were about 30 participants at the Community Meeting on Thursday. She remarked it was great to see everyone staying engaged, and to see some new people as well. She said the next step will be developing the statically valid survey, which will hopefully be going out in November.

Mr. Aaron Domini of OHM Advisors presented a Community Center Feasibility Study Focus Groups and Community Meeting Summary (attached hereto and incorporated herein as Exhibit B.)

Mr. Comfort questioned if the proposed site plans would help with the need of indoor field space. Mr. Poulos advised removable mat flooring for the gym could create flexibility to offer some indoor field sports.

### **4. Finance Subcommittee Update**

Finance Subcommittee Member Mr. Walter stated the Subcommittee received an overview of the City's finances which was very educational. They have spent two meetings discussing possible ways to finance the construction of a Community Center and during the last meeting they began the process of creating an operational budget.

Mr. Walter noted partnerships was going to be a part of the Facilities Subcommittee, but it is something that the Finance Subcommittee is going to look at.

### **5. Discussion on Timeline, Recommendations and Deliverables**

Chair Pizzuti reminded everyone of the upcoming schedule of meetings and added all are welcome to attend the Subcommittee meetings.

### **6. Public Comment**

In response to Chair Pizzuti's invitation to speak, the following speakers provided comment:

- Mr. Dennis Carney said his concerns about the possibility of a community center are parking and traffic around the Kingsdale site, the height of the facility, and a tax increase. He suggested the surveys should include the costs to residents through taxes and usage fees.



- Ms. Rebekah Vance asked if comments submitted to [parks@uaoh.net](mailto:parks@uaoh.net) are being compiled and shared with the Task Force. The Parks Planning & Development Manager advised he is forwarding those questions and comments to the Task Force Members.

\* \* \*

There being no further business before the Community Center Feasibility Task Force, the meeting was adjourned at 8:24 p.m.

  
Chairperson

\_\_\_\_\_  
Chairperson

ATTEST: Ashley Elrod  
City Clerk





# Community Center Feasibility Study

**Task Force Meeting  
14 October 2020**



City of **Upper  
Arlington**<sup>®</sup>



# PRELIMINARY CONCEPT DEVELOPMENT

Kingsdale



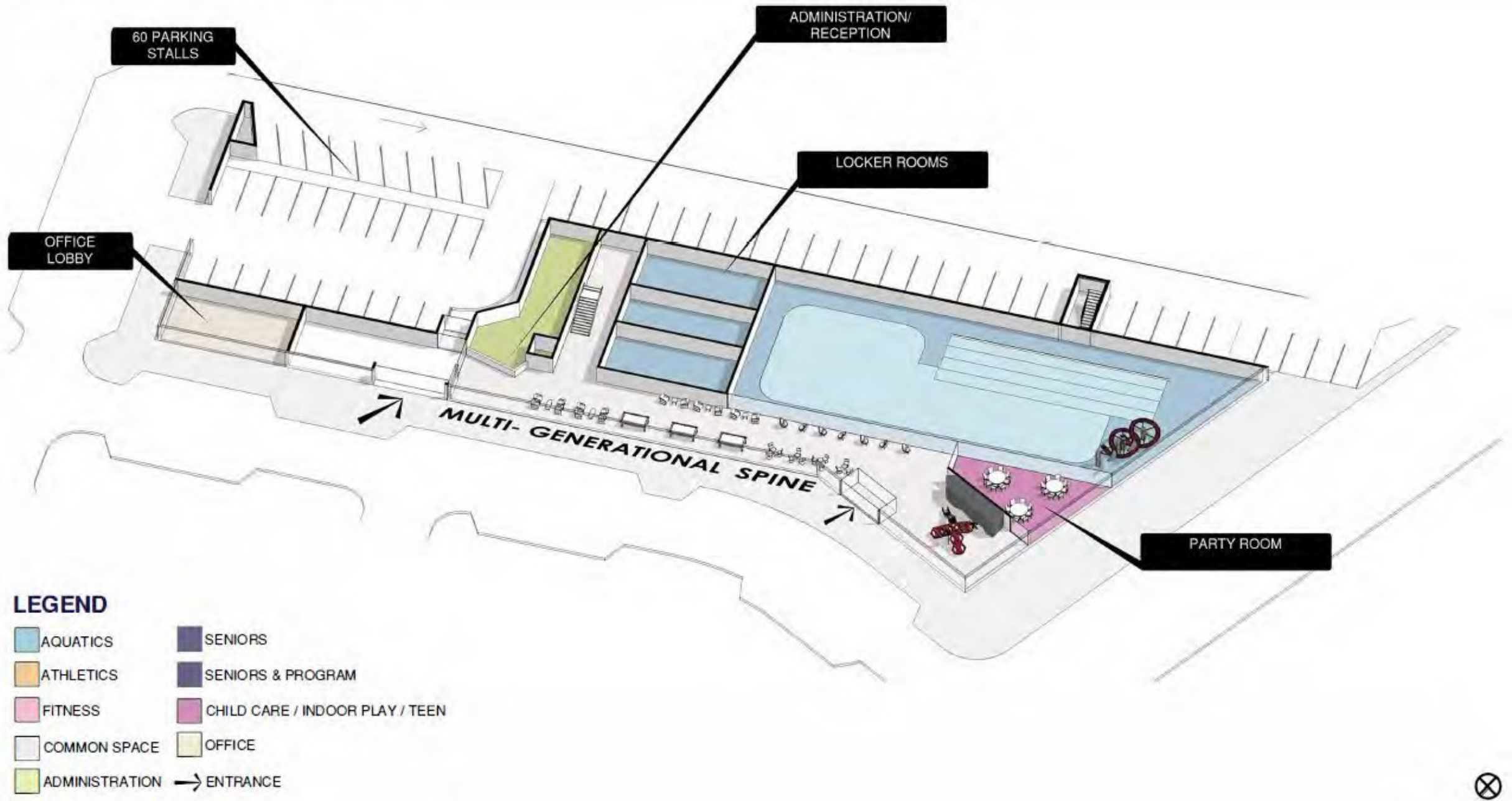
City of **Upper  
Arlington**<sup>®</sup>





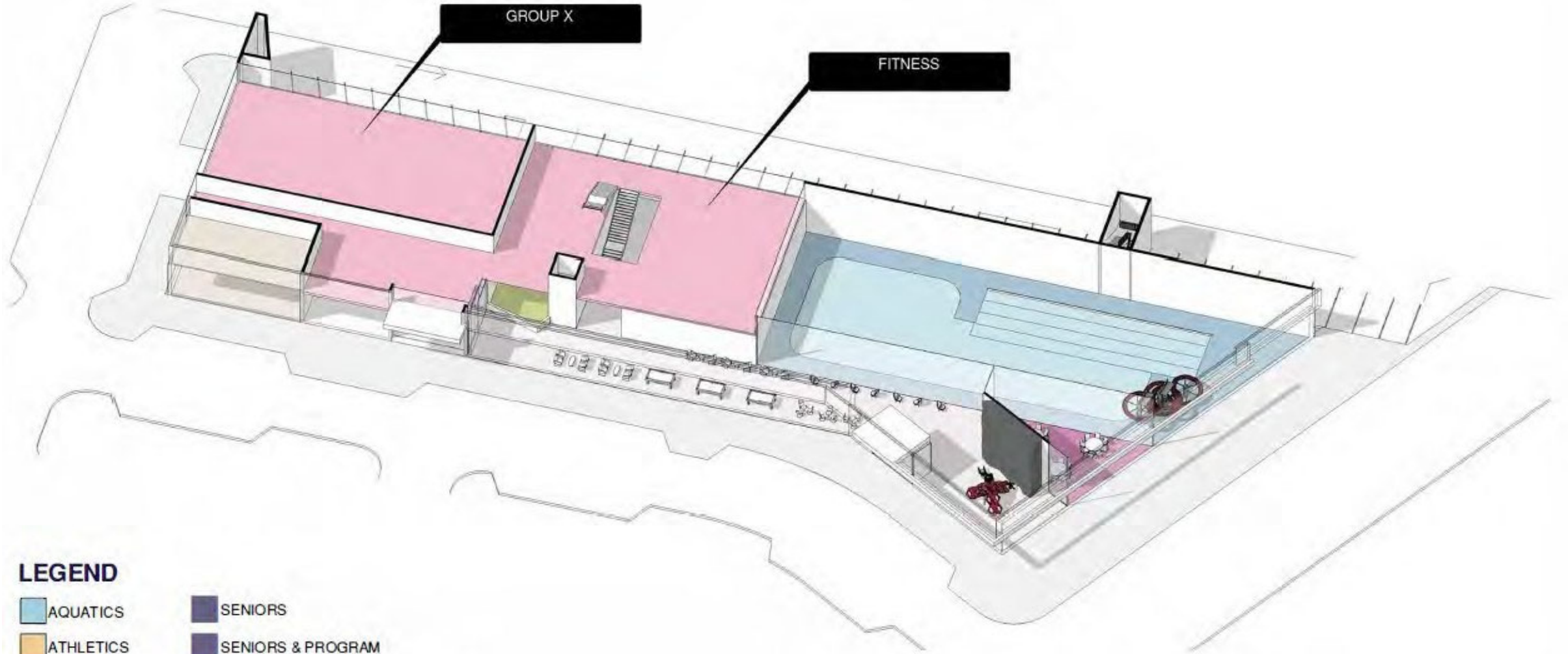


# GROUND LEVEL PLAN / SITE PLAN















# LEVEL 2 PLAN

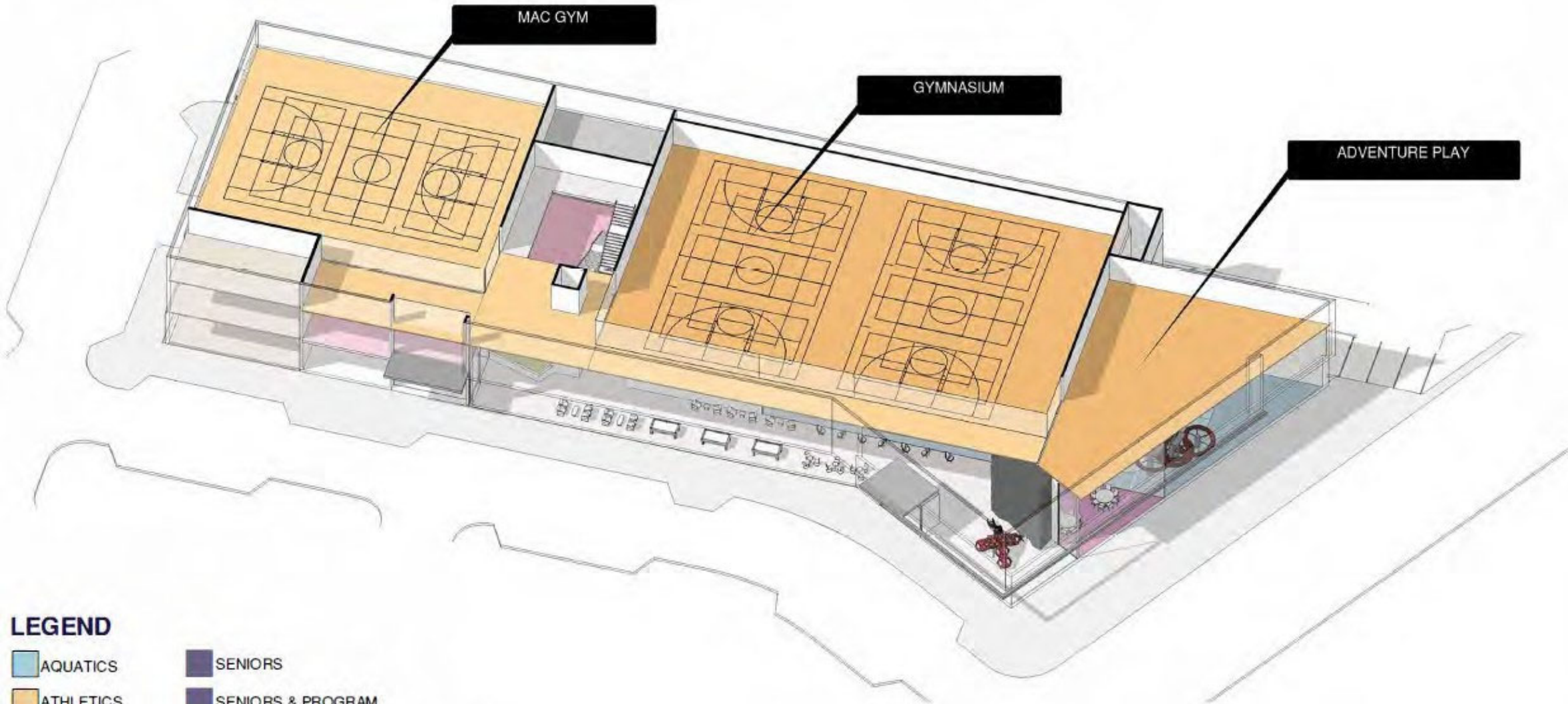


## LEGEND

- |                                                                                                    |                                                                                                                     |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  AQUATICS       |  SENIORS                         |
|  ATHLETICS      |  SENIORS & PROGRAM               |
|  FITNESS        |  CHILD CARE / INDOOR PLAY / TEEN |
|  COMMON SPACE   |  OFFICE                          |
|  ADMINISTRATION |  ENTRANCE                        |



LEVEL 3 PLAN



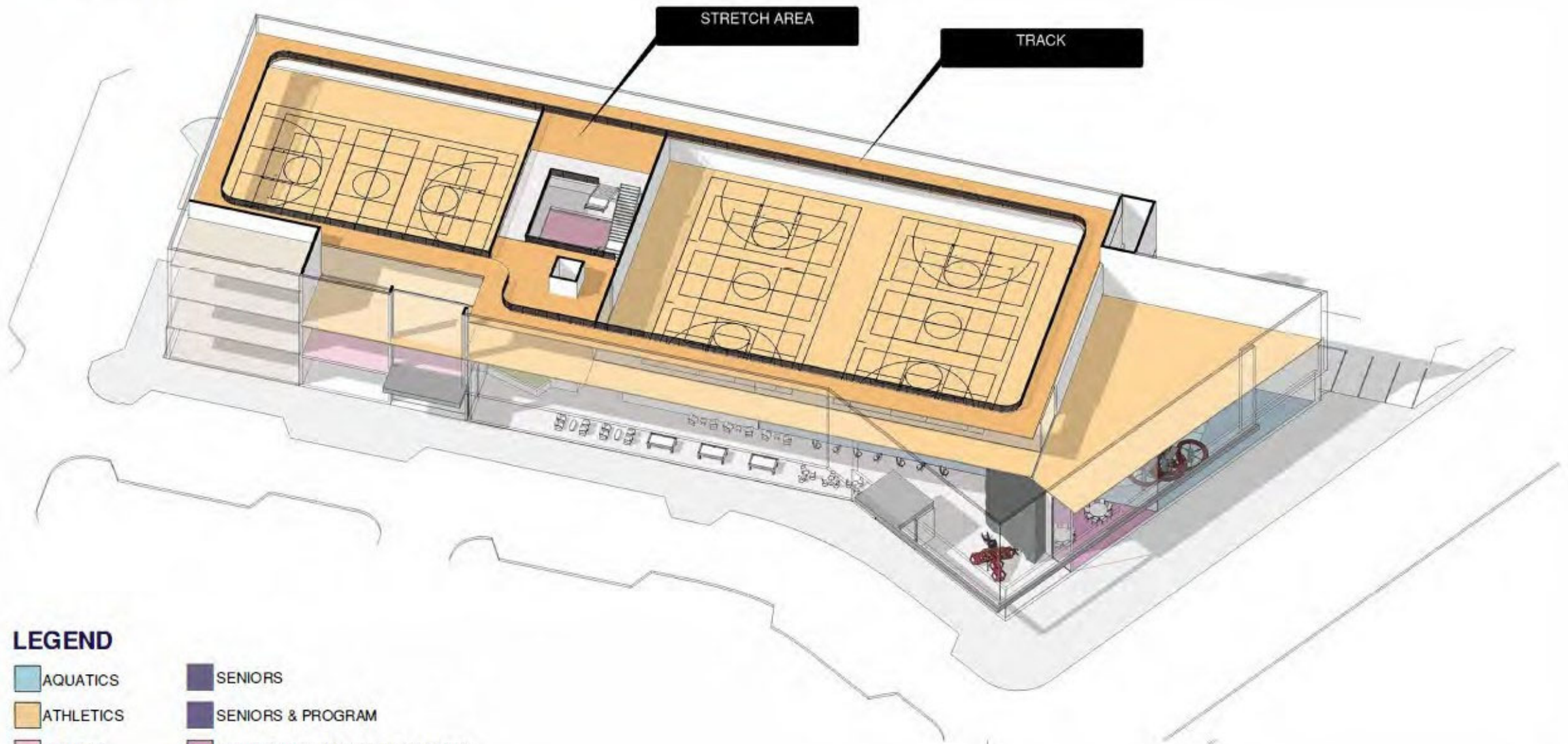
**LEGEND**

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- OFFICE
- ENTRANCE













# LEVEL 4 PLAN

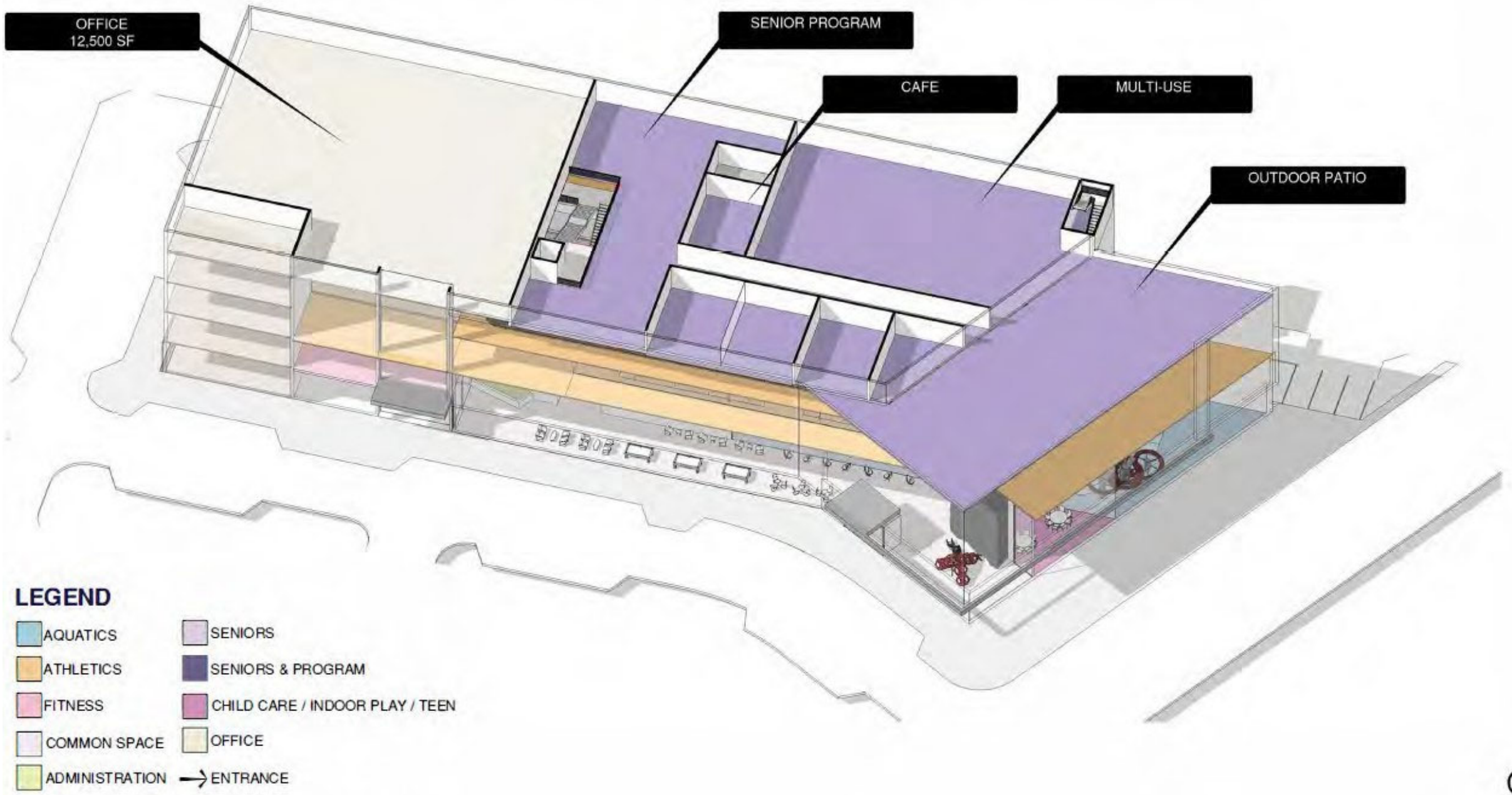


## LEGEND

- |                                                                                                    |                                                                                                                     |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  AQUATICS       |  SENIORS                         |
|  ATHLETICS      |  SENIORS & PROGRAM               |
|  FITNESS        |  CHILD CARE / INDOOR PLAY / TEEN |
|  COMMON SPACE   |  OFFICE                          |
|  ADMINISTRATION |  ENTRANCE                        |

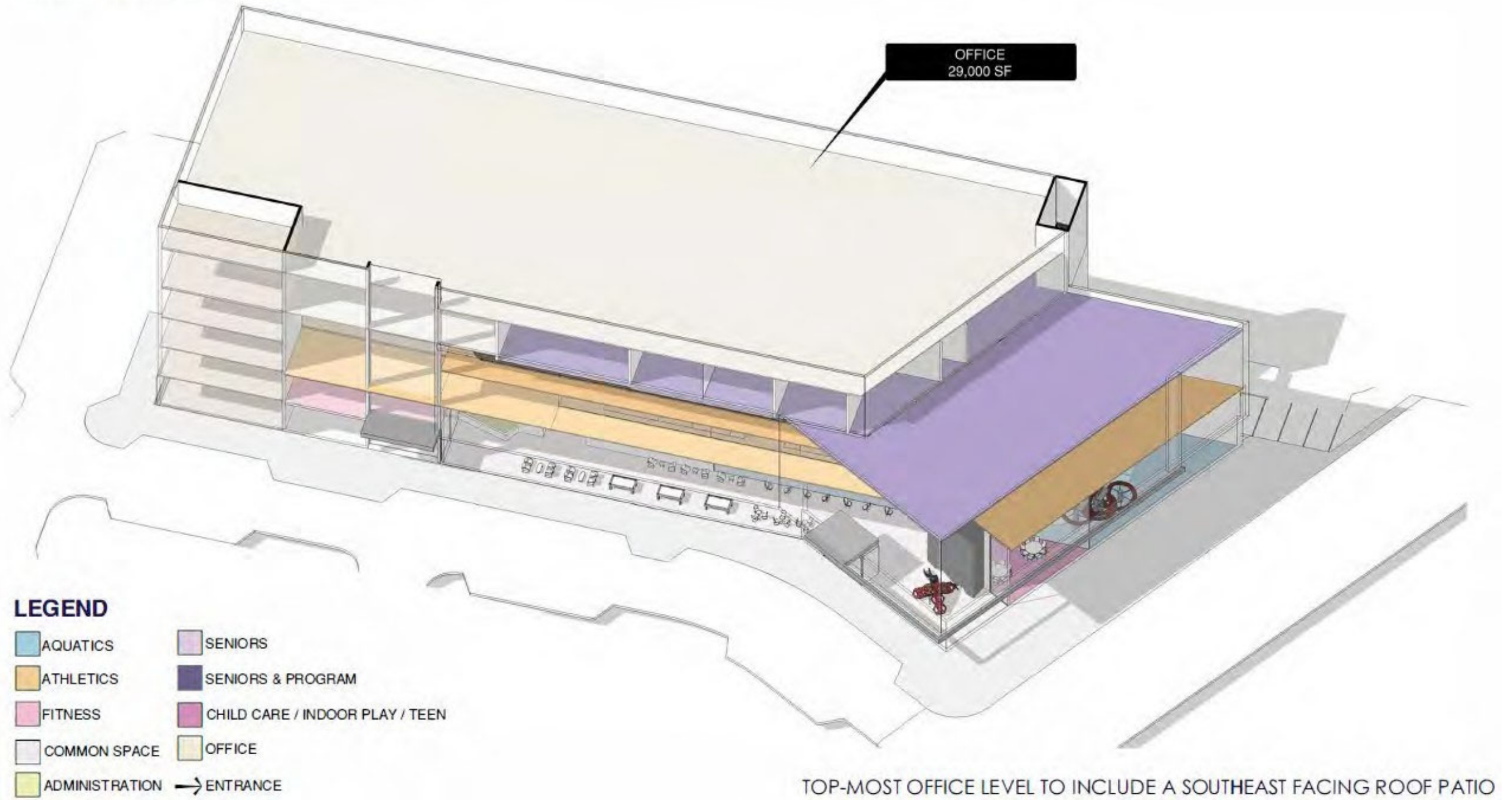


# LEVEL 5 PLAN

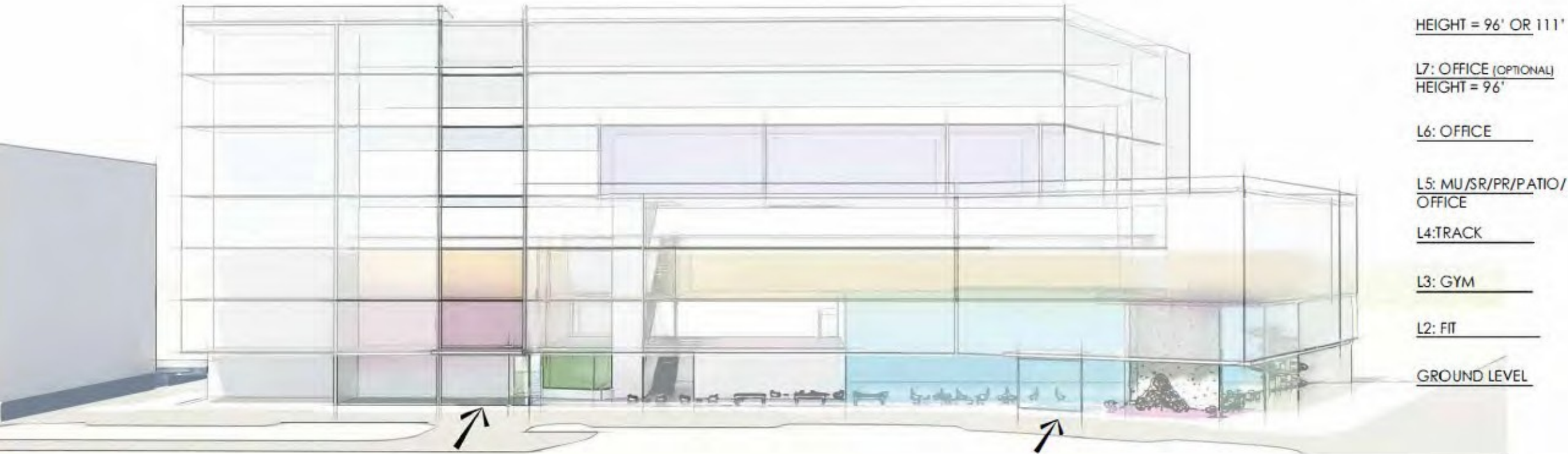




LEVEL 6 / LEVEL 7 PLAN



# BUILDING MASSING & PROGRAM STACKING



HEIGHT = 96' OR 111'

L7: OFFICE (OPTIONAL)  
HEIGHT = 96'

L6: OFFICE

L5: MU/SR/PR/PATIO/  
OFFICE

L4: TRACK

L3: GYM

L2: FIT

GROUND LEVEL

## LEGEND

- AQUATICS
- ATHLETICS
- OFFICE
- ADMINISTRATION
- FITNESS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- ENTRANCE





# PRELIMINARY CONCEPT DEVELOPMENT

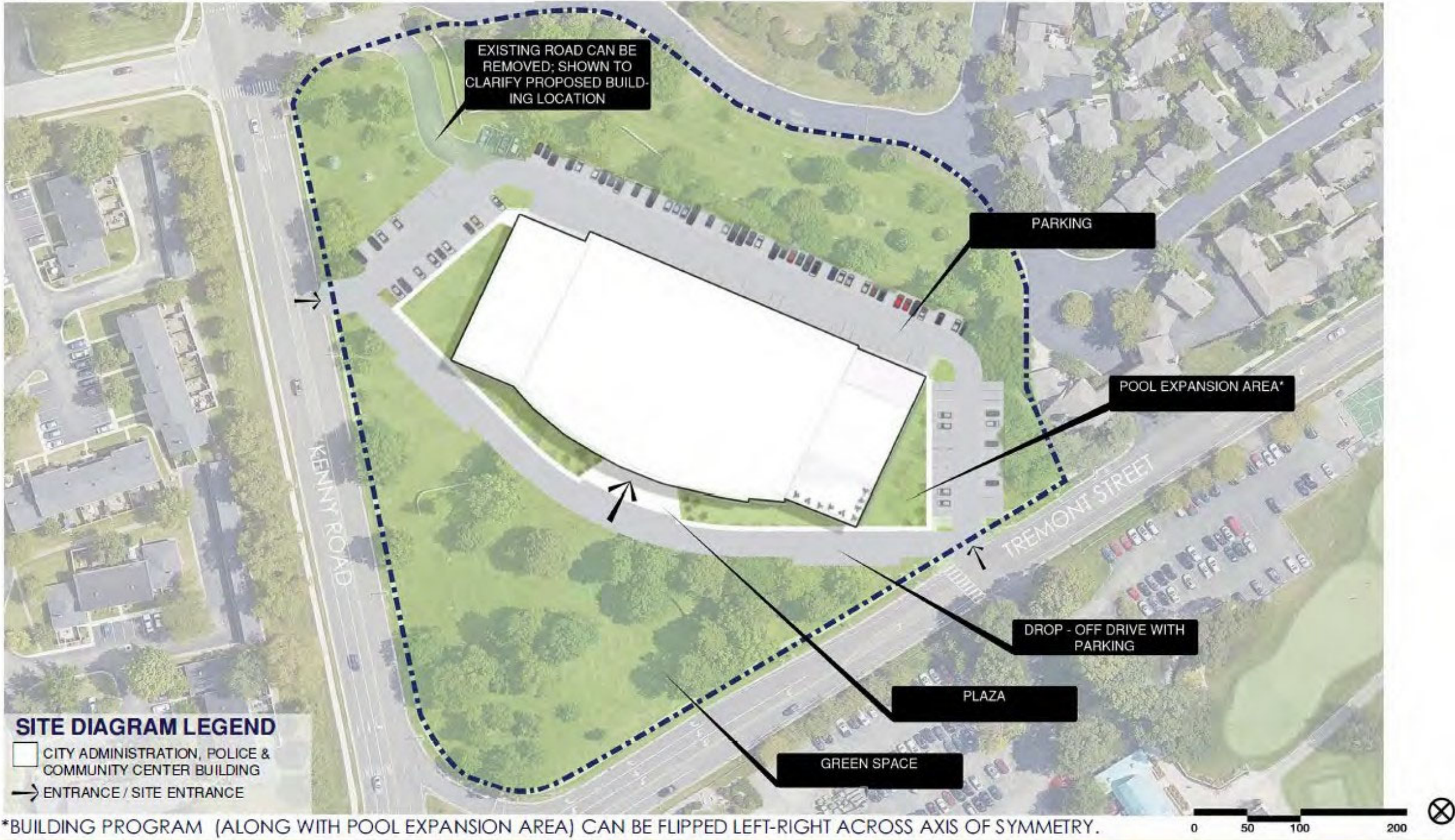
MSC



City of **Upper  
Arlington**<sup>®</sup>



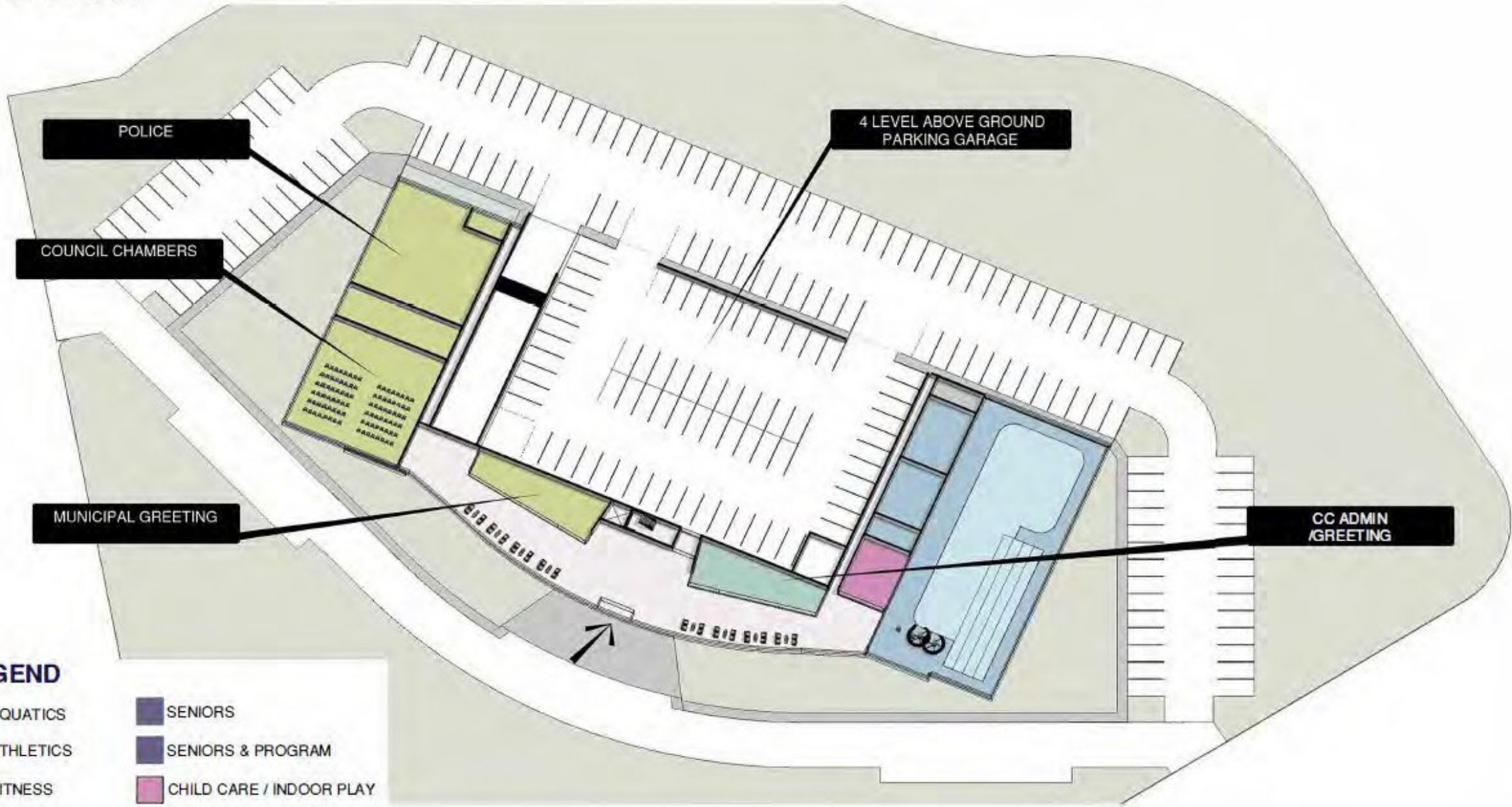




Upper Arlington Community Center Feasibility Study



LEVEL 1 PLAN

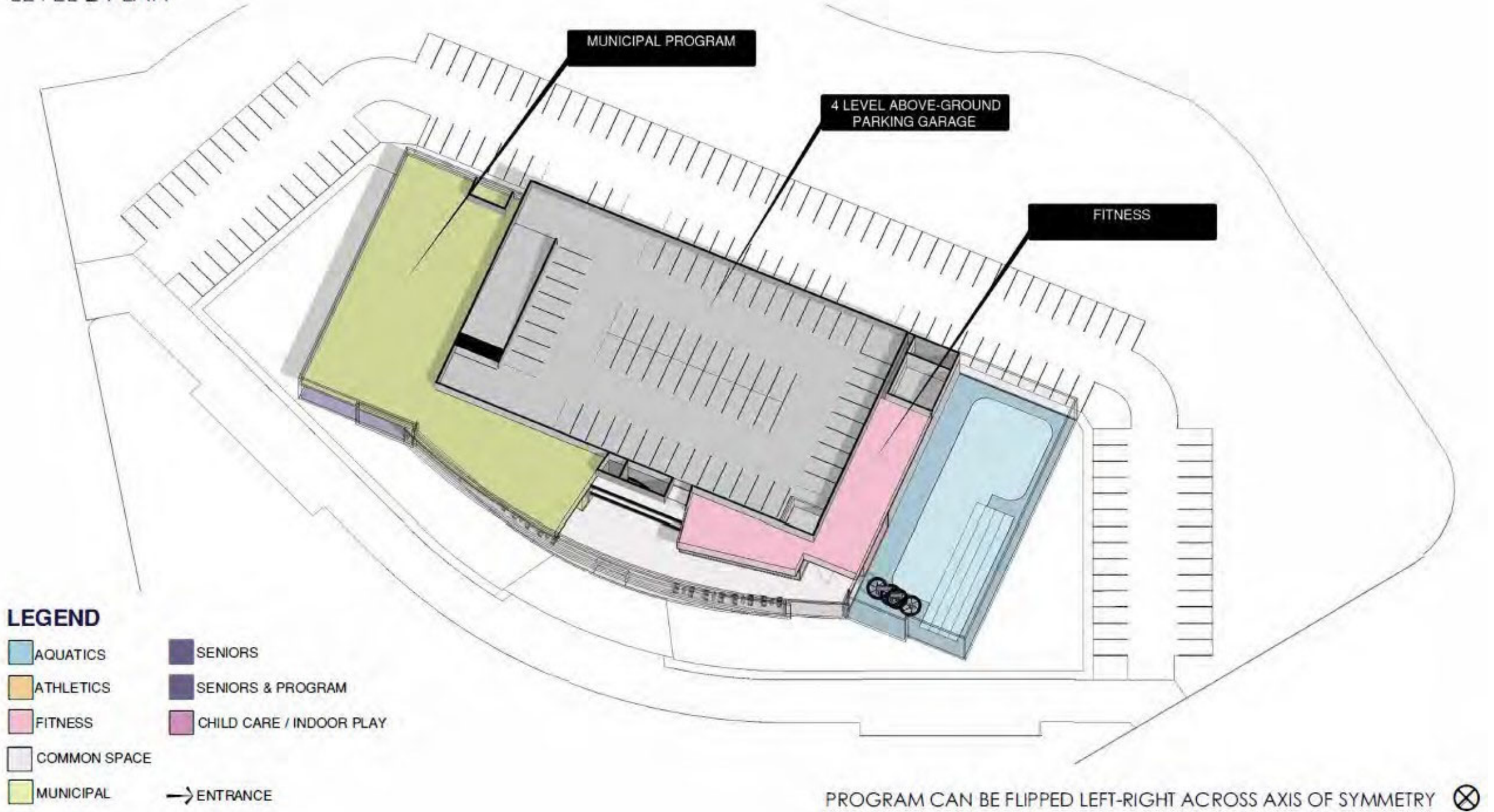


LEGEND

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- MUNICIPAL
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY
- ADMINISTRATION
- ENTRANCE

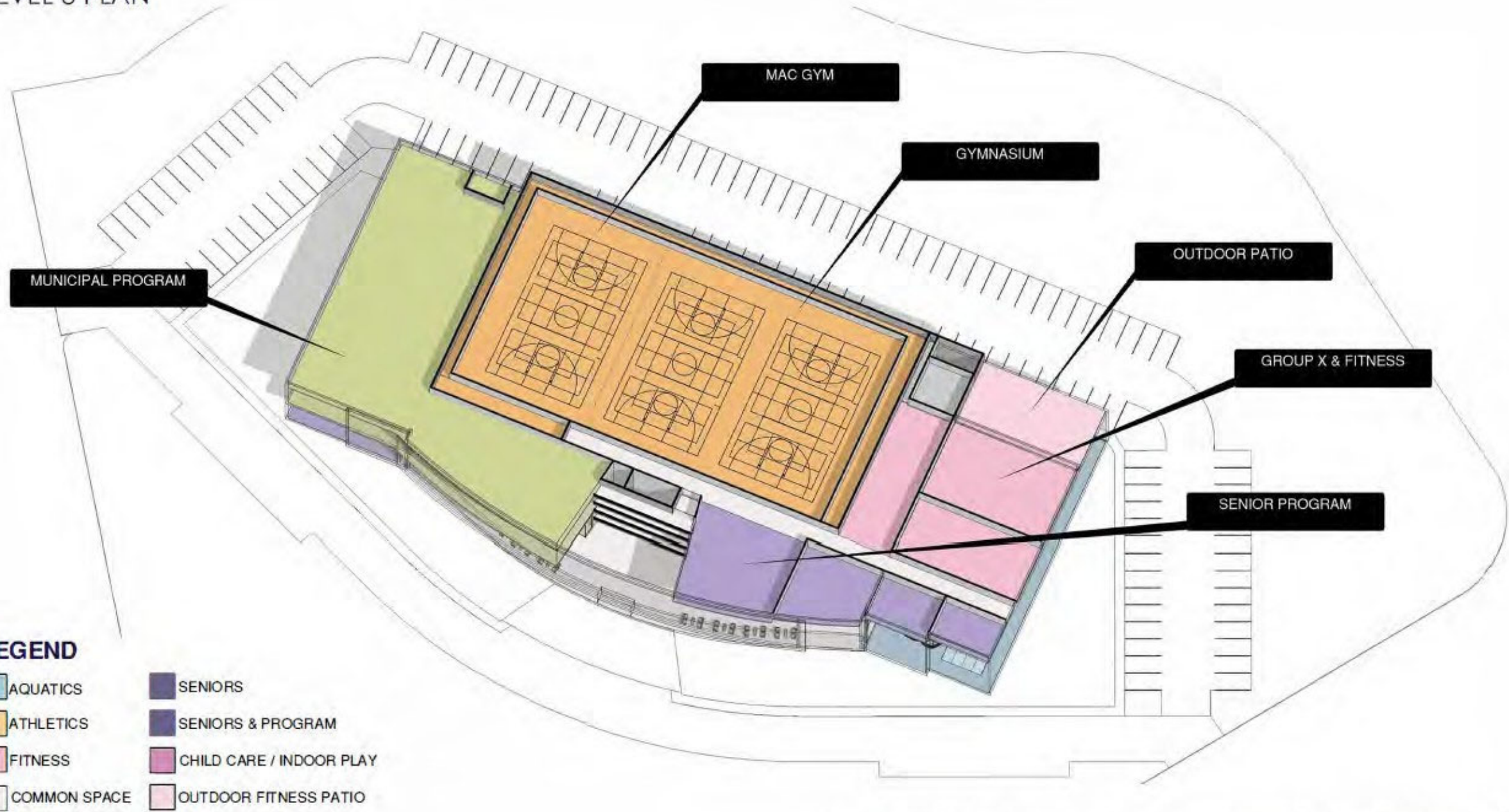
PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY ⊗

# LEVEL 2 PLAN





# LEVEL 3 PLAN

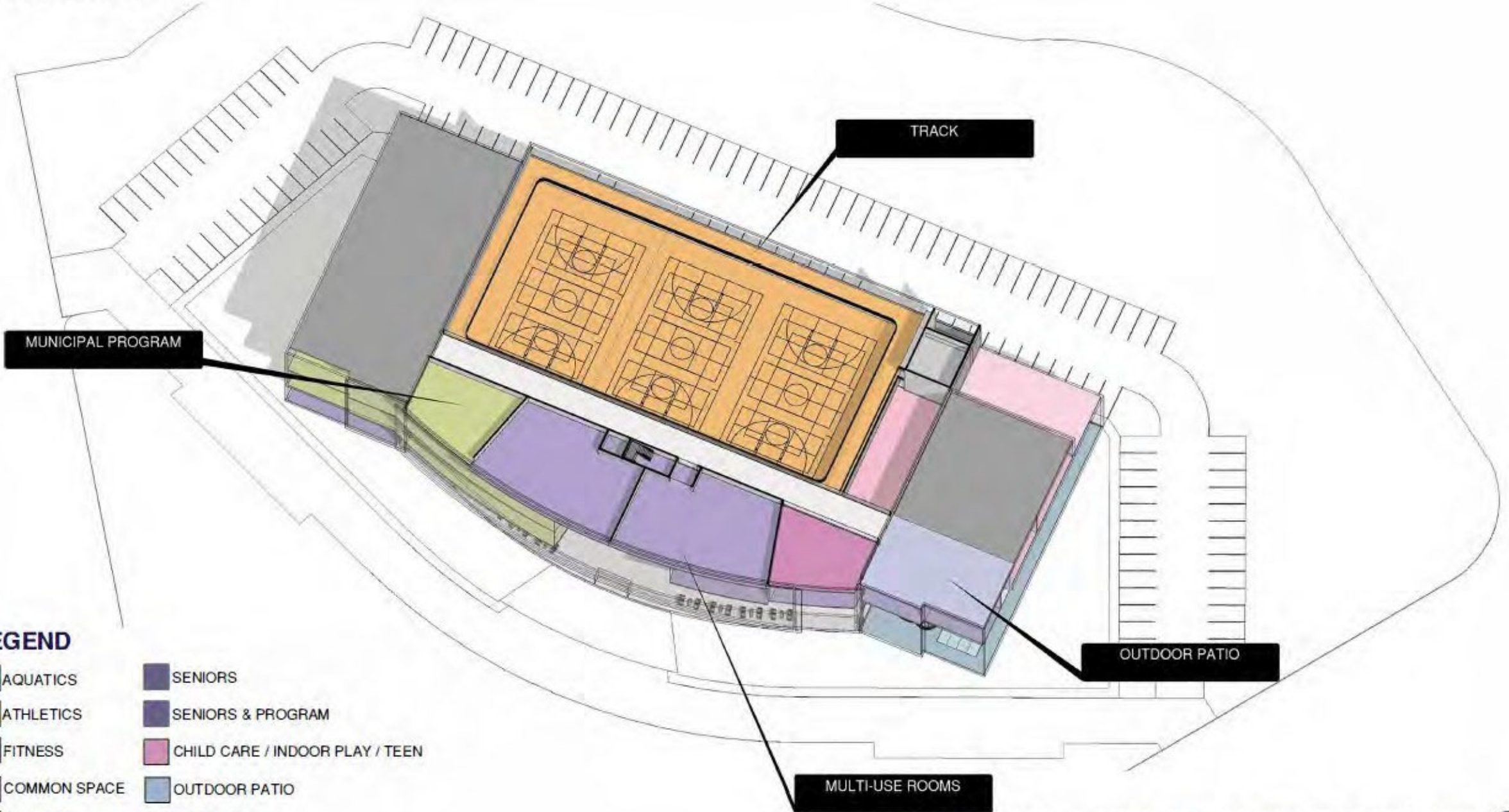


## LEGEND

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- MUNICIPAL
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY
- OUTDOOR FITNESS PATIO
- ENTRANCE

PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY ⊗

# LEVEL 4 PLAN



## LEGEND

- |              |                                 |
|--------------|---------------------------------|
| AQUATICS     | SENIORS                         |
| ATHLETICS    | SENIORS & PROGRAM               |
| FITNESS      | CHILD CARE / INDOOR PLAY / TEEN |
| COMMON SPACE | OUTDOOR PATIO                   |
| MUNICIPAL    | ENTRANCE                        |

MULTI-USE ROOMS

OUTDOOR PATIO

PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY





# BUILDING MASSING & PROGRAM STACKING



HEIGHT = 85'

L4: MUN / M-U

L3.5: TRACK

L3: GYM / FIT / PR SR / MUN

L2: FIT / MUN

GROUND LEVEL

## LEGEND

- |              |                                 |
|--------------|---------------------------------|
| AQUATICS     | SENIORS                         |
| ATHLETICS    | SENIORS & PROGRAM               |
| FITNESS      | CHILD CARE / INDOOR PLAY / TEEN |
| COMMON SPACE | ADMINISTRATION-REC              |
| MUNICIPAL    | ENTRANCE                        |

ORGANIZATION: MUNICIPAL PROGRAM (LEFT) | CENTER LOBBY | COMMUNITY CENTER PROGRAM (RIGHT)

TOTAL GSF: 125 K SF BUILDING PLUS 104 K SF GARAGE





City of **Upper  
Arlington**<sup>®</sup>

# CORE ACTIVITIES



# Core Activities



Pickleball



Basketball



Volleyball



Badminton

ATHLETICS



Swim Lessons



Lap / Fitness Swim



Exercise

AQUATICS



Active Play



# Core Activities



Health & Fitness

EXERCISE



Adventure Play



Group X- Yoga / Pilates / TRX/ Aerobics

GROUP FITNESS



# Core Activities



Exercise - Silver Sneakers



Arts & Crafts



Arts & Crafts



Dance Class



Café Meet-Ups



Meeting Space

SENIORS

CULTURAL



# Core Activities



Culinary



Art Exhibitions



Indoor Play



Kid's Activities



Community Events

MULTI-USE



Inclusivity



Gaming

YOUTH



Teens





## memorandum

**Date:** October 14, 2020

**To:** UA Community Center Feasibility Taskforce

**cc:** Jeff Anderson, Debbie McLaughlin, Nan Weir, Rick Fay

**From:** Aaron Domini

**Re:** Community Center Feasibility Study Focus Groups – Round 2  
and Community Meeting

The following is a record of the outcomes from the Community Center Feasibility Study Focus Groups Round Two. Three meetings were held over two days on October 7 and 8. Representatives from the following focus groups participated in the discussion:

1. Seniors
2. Active Sports
3. Recreation Staff
4. Community Groups
5. Lifelong Learning
6. Arts and Culture
7. Business Community

Each focus group session lasted approximately one hour and included on average five participants. The following are the key themes and outcomes. These notes are a reflection of the feedback from the focus groups as summarized by the consultant team.

### **Overall support for the draft program**

Generally, there was strong support for the draft program. The following are some of the key themes related to the feedback given by participants on the draft program.

- Like the gymnasium space but wished there was 'more' court space/courts
- Would like the gyms to have scoreboard capabilities, separation nets, and multiple foundations for volleyball and pickleball setups to ensure a high degree of flexibility
- Ensure there is adequate height in gyms
- Adjustable hoops in the Mac gym is preferred for younger ages; such assemblies should be heavy duty to hold up to older kids hanging from lowered hoops.
- Bleachers in main gym are desired.
- Side hoop in main gym is preferred.
- Ventilation must be properly handled to avoid heat build-up in the gyms.
- Having the café on the main level came up as something to consider, more accessible by all
- Consider how to better integrate outdoor field sports into the program
- Childcare is important and should be in the program
- Some question for how the office space integrates at the Kingsdale site
- The more community meeting space the better



- Meeting rooms or space by the gym would be great for team meetings, or staging during larger events like tournaments
- Flexible use of the various spaces was a common point, to allow for changing trends in fitness over time, but also for various daily programming.
- Active recreation spaces should consider sound attenuation, and how adjacent (side to side, and above/ below) non-active spaces may be impacted by sound.
- Gyms should be able to accommodate training for outdoor sports, too (softball, baseball, football, lacrosse).
- Consider how tournaments or special events will handle access, parking, and “downtime”.

### **Preference for location**

One of the core areas of focus in the presentation and discussion was the location of the future facility. When asked, participants indicated their preference for the location. The following is a reflection of the feedback for location preference.

1. Kingsdale/Macy's – 14
2. MSC – 5
3. Undecided - 1

### **General Feedback on Locations**

- Participants like the greenspace at the MSC site and feel it adds to the program; passive programming should be considered in the greenspace. If the location is at Kingsdale additional greenspace would be desired
- Parking was a concern at both sites
- Participants expressed they felt the Kingsdale site created a strong sense of vitality/vibrancy when combined with the surrounding uses
- There was concern for access and traffic at the MSC site
- Senior and ADA parking at the Kingsdale site was a concern
- Some participants like the community feel to having get community center and municipal functions in one buildings
- Participants like Kingsdale because it is more accessible by non-motorized options (walk and bike), especially for the students





## Community Meeting Summary

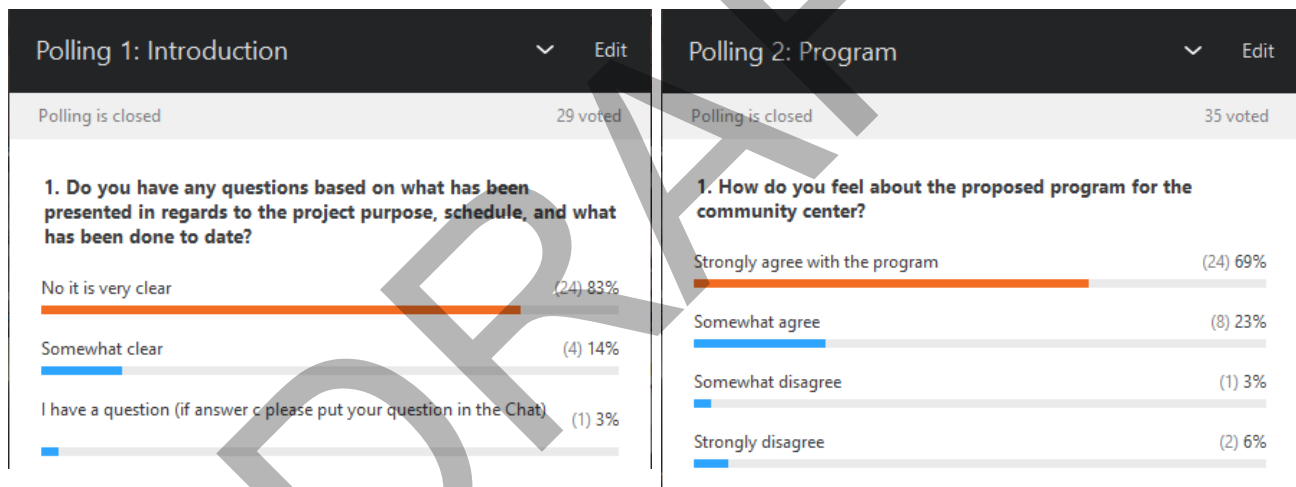
10.08.2020 7:30pm

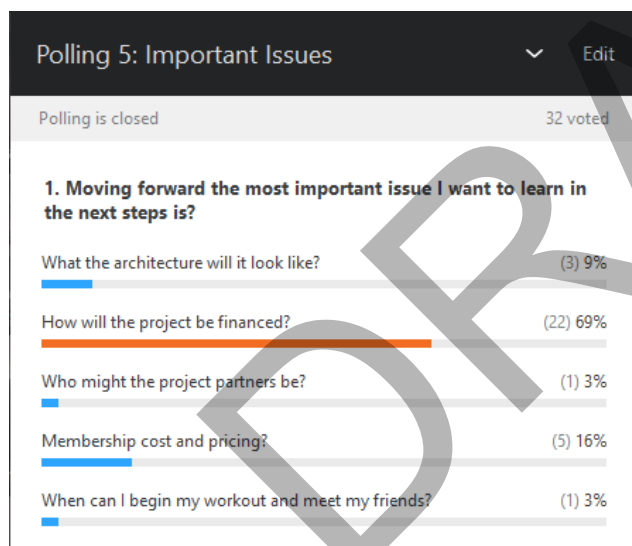
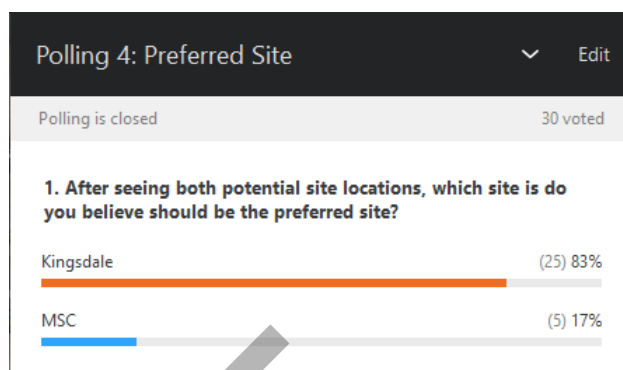
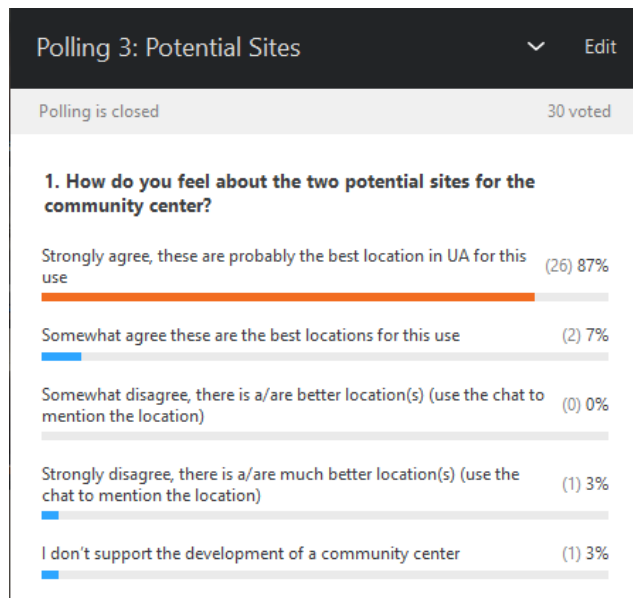
Zoom

A public community meeting has hosted to share the overview of the site selection process, review the program resulting from the phase 1 work, and to introduce the initial conceptual plans for the Kingsdale and MSC sites. There were approximately 60 attendees which consisted of the public, city staff, consultant staff, and taskforce and subcommittee members.

The meeting consisted of a consultant presentation with live polling to provide feedback related to process, program, sites. At the conclusion of the presentation, the participants were randomly assigned to “break-out rooms” with the Zoom platform, to be able to discuss the presentation and the concepts presented. When the break-out session completed, participants were brought back to the main meeting space, were asked additional polling questions, and offered the opportunity to share questions and comments in the “chat feature of the application. The consultant team and city staff reviewed the chat questions live and provided answers or follow-up commentary where possible. Some comments were noted and recognized as not yet having an answer due to the limited detail of the site and program concepts. But these comments are documented here for consideration as the planning process continues.

### Polling Responses





Summary of questions and comments posted to the Chat feature:

- It is difficult to understand the scale from these schematic drawings... To get a sense of the size of the pool, etc...
- Is the office going to be like that space over Walgreens? Completely wasted space?
- One elevator is not adequate for the community center.
- What kind of soundproofing would there be between floors? Would the noise from the gyms be heard on the floor below?
- And also, how accessible would senior space be on the upper floors should elevators be down?
- There does not seem to be enough parking.
- Adequate bicycle storage...Since we put those bike paths in...
- There does not appear to be many meeting rooms for senior or other activities.





- The senior space does look small and inadequate...is this in addition to the senior daycare center, or does this replace the older structure? This would be important to understand as I feel our seniors need this central space more than we need gaming spaces...
- Can the office space become something else if necessary? Since COVID, more people are learning that working from home is cost effective. If the space is not fully utilized, can it be shifted to something else..
- YES!!!
- I thought we had restricted the height of buildings in the City. I understand the condos across the street (Arlington Crossing) were thought to be too tall for the landscape.
- Not sure what a MAC gym is.
- I don't like the open air over the basketball courts...sound. I am thinking of RPAC...those basketball/ racquetball courts are sealed off. Kids scream when they play basketball and the thumping balls is loud.
- I am more impressed with the MSC ideas.
- If there is not enough parking, the center will not succeed.
- Is the program equal space-wise whether it is MSC or Kingsdale?
- Is there any distinction in altitude of both spaces?
- Will it be good drainage or better on one or another site?
- If everything keeps moving forward, what time frame would you see this project being completed?
- Question in my group was asked about a possible performance center similar to Dublin. Also a possibility of some kind of performance area even if it is not a full theater...something to consider...flexibility and multiuse nature of things.
- How feasible is the office space? It's hard to estimate demand with the shift to working from home.
- Is one location more cost effective?
- Would we be leasing space or owning at Kingsdale?
- I'd like to see how the traffic flow in and out would look.
- Will the multiple projects at Kingsdale push the development of the community center further back in time? Will other parts of the project take precedence for reasons of sequencing or the demands of the developer?
- If the center goes to Kingsdale, the city might want to consider additional pedestrian crossings on Northwest and Tremont, and possibly some No Through Traffic signs on residential streets that could be used as "shortcuts" rather than using major arterials like Fishinger, Zollinger, etc.
- Having used the senior center for a number of years, it seems to me that the space currently available is often underused, the exception being the fitness center, the room for yoga, etc. and the cafeteria.