

**FACILITIES & PARTNERSHIPS SUBCOMMITTEE**

**September 3, 2020**

Due to the ongoing situation with COVID-19 and pursuant to H.B. 197, this Community Center Feasibility Task Force, Facilities & Partnerships Sub-Committee Meeting was convened remotely via video-conference using Zoom.

This meeting was called to order by Chair Comfort at 4:00 p.m.

**SUBCOMMITTEE**

**MEMBERS PRESENT:** Subcommittee Chairperson Greg Comfort, Yanitza Brongers-Marrero, Wendy Gomez, Chuck Manofsky and Bill Westbrook

**SUBCOMMITTEE**

**MEMBERS ABSENT:** None

**TASK FORCE MEMBERS**

**PRESENT:** Chairperson Margie Pizzuti and Chairperson Nick Lashutka

**STAFF PRESENT:**

City Manager Steve Schoeny, Assistant City Manager Dan Ralley, Community Affairs Director Emma Speight, Parks & Recreation Director Debbie McLaughlin, Parks Planning & Development Manager Jeff Anderson, Economic Development Director Joseph Henderson, City Attorney Darren Shulman

**CONSULTANTS**

**PRESENT:** Nan Weir/Anna Szybowski, Williams Architects; Aaron Domini/Rick Fay, OHM

**1. Welcome/Opening Remarks**

Subcommittee Chair Comfort welcomed members of the subcommittee and discussed the purpose of this meeting as well as the schedule for upcoming meetings. He explained that this meeting would focus on discussing the criteria that will be used to evaluate the sites and establishing a list of potential sites to be evaluated. At the next meeting, which is scheduled for September 14<sup>th</sup> at 4 PM, Williams/OHM will have prepared a preliminary evaluation of the selected sites for review and discussion by the sub-committee. Then, at the third meeting



scheduled for October 5<sup>th</sup> at 4 PM, Williams/OHM will lead the sub-committee in a more detailed investigation of the top two ranked sites.

## 2. Discussion of Site Evaluation Criteria

The Williams/OHM Team provided a presentation (Attached hereto and incorporated herein by reference as Exhibit A) and led a discussion on the Site Selection Criteria. Aaron Domini shared that the main goals for the meeting was to review and affirm site criteria and to review and validate a draft list of potential sites. He then went over the next steps that would be scheduled for later meetings.

Aaron reminded the sub-committee that the site selection criteria were based on Phase 1 community input and then presented seven preliminary evaluation criteria that should be considered for each site. Chair Comfort then lead a discussion on the proposed criteria. He commented that he did not feel that each of the seven criteria should be evaluated equally. Aaron recommended that a multiplier could be added to the more important criteria. The committee discussed and agreed on the following multipliers for the preliminary evaluation criteria: Site Control (x2), Location Protects Existing Parkland (x1.5), Location has Ability for Creative Funding (x1.5), Location is Accessible to All Modes of Transportation (x1), Location Supports Multigenerational Use (x1), and Site is Centrally Located (x2).

The sub-committee then discussed which sites should be considered for evaluation. Aaron recommended that the minimum site area required for a Community Center is five acres so any City owned properties over five acres should be evaluated. Additionally, sites over five acres that could potentially be acquired by the City should also be considered. Based on this, OHM presented an aerial of the City that highlighted the following sites: Northwest Kiwanis/Burbank Parks, Thompson Park, Sunny 95 Park, Reed Road Park, the Municipal Service Center, Fancyburg Park, and the Kingsdale Shopping Center.

The sub-committee then discussed additional properties that were not included on the initial list from OHM. Two potential sites that were discussed were OSU property and City of Columbus (Griggs Reservoir) property adjacent to the boundaries of the City. There was consensus among the sub-committee that these sites would be too difficult to acquire that they should not be evaluated with the preliminary criteria.

The sub-committee then discussed City owned sites that were not on the initial list. They pointed out that Northam Park was not included on the list. OHM indicated that they did not know if past planning efforts with Northam had already



determined that Northam was not a suitable location for a Community Center. The sub-committee members decided that despite the history of Northam Park, it should still be evaluated like the rest of the City Owned properties. The existing Senior Center, Miller Park, and Smith Nature Park were also mentioned as potential sites, but were determined to be below the five acre minimum.

Finally, the sub-committee discussed commercial properties that could be considered. They mentioned Tremont Center. However, City Manager Schoeny pointed out that this property is not currently available for purchase and has a relatively high occupancy rate. The sub-committee also mentioned the Tree of Life Property to which City Manager Schoeny explained site control and zoning issues with this property would be difficult.

The sub-committee concurred that the initial list presented by OHM was acceptable with the addition of Northam Park. Additional properties that were discussed did not need to be evaluated using the site criteria but should be noted in the final report as being discussed and deemed non-feasible by the sub-committee.

Finally, Aaron presented the secondary set of criteria that would be used to evaluate the preferred sites. This set of criteria is weighted using multiplying factors. The sub-committee concurred with the criteria presented by OHM, but requested that the Zoning and Neighborhood Compatibility criteria be adjusted to have a factor of 1.2. Aaron then explained that it is anticipated that the top two sites based on the preliminary criteria would be further evaluated using the preferred site evaluation criteria. If scores on the preliminary criteria were close, more than two sites could be evaluated if needed. OHM also shared that the site evaluation process will remain somewhat subjective and that the evaluation criteria is a tool to help drive future discussion.

### 3. Public Comment

None

\* \* \*

The meeting was adjourned at 5:20 p.m.

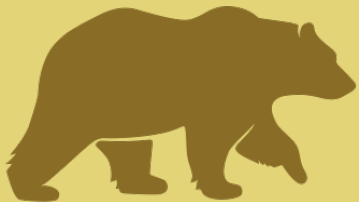
  
\_\_\_\_\_  
Chairperson

ATTEST: 

Secretary



City of Upper Arlington



City of Upper  
Arlington®

# Facilities & Partnerships Subcommittee Meeting

September 3, 2020

## Site Selection

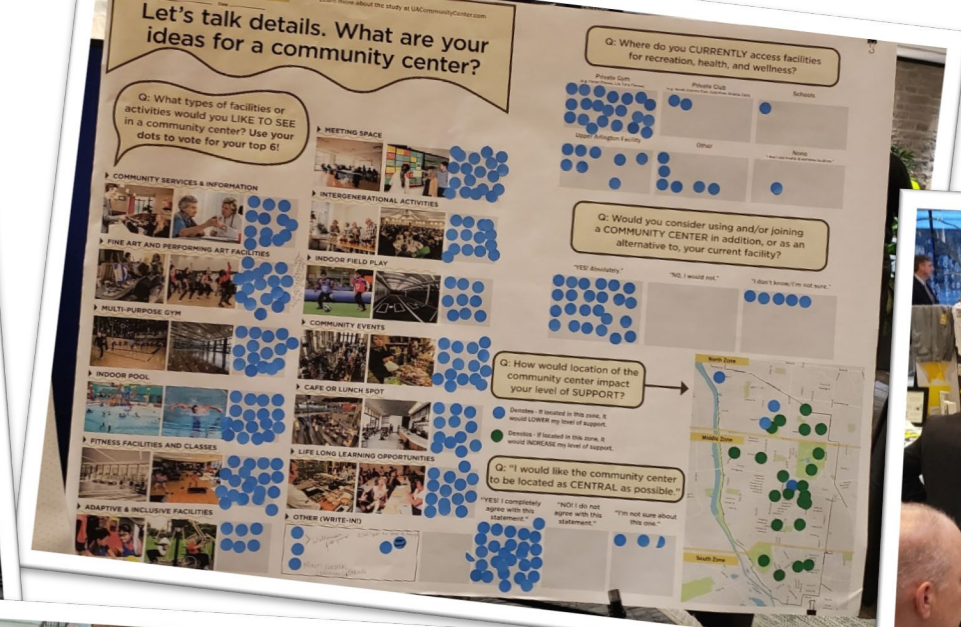
# Task at Hand and Ahead

## Today' Work

- **Review Site Criteria**
- **Re-affirm Criteria (group discussion)**
- **Review Draft Sites**
- **Validate Draft Sites (group discussion)**

## Consultant Team next steps


- **Evaluate and Score the sites:**
- **Deeper dive evaluation of top 2 sites**
- **Present preferred site(s) scoring to the group**
- **Preliminary site investigation and massing**
- **Present up to 2 sites for public review and feedback**



Based on  
Community  
Engagement...

# Site Selection: Based on Phase 1 Community Input

- More support if the center does not consume existing green space or open space
- Central gathering space within the City
- Is multi-generational and has a “senior center” component.
- Accessible by all modes of travel
- Desire for the facility to be centrally located
- Allows middle school and high school students to gather informally
- Funded through creative options and partnerships
- Location and cost of a proposed community center are very important factors



DRAFT - May 20, 2020

## STAKEHOLDER FOCUS GROUP SUMMARY

Upper Arlington Community Center Feasibility Study

### OVERVIEW

On February 5th and 6th, eight focus groups were conducted in 1-hour sessions to gather feedback on participant's level of support for a community center and key issues and opportunities related to the development of a community survey. Nearly 70 people participated in the eight focus groups, which included active sports, arts and culture, the business community, community organizations, lifelong learning, recreation, and seniors (two sessions were held for seniors).

During each session, participants were given a brief introduction about the study including a description of the Community Center Feasibility Task Force, an overview of the project process, and information about what a community center may include.

Following the introduction, participants were asked to individually complete a worksheet with the following questions:

1. Would your organization benefit from having access to a community center (Yes or No)? If yes, how would it be a benefit? If no, how would it be a disadvantage?
2. What should be included in a community center?
3. What current challenges do you have in finding space for programming and events?
4. What would be the most critical elements for the task force or City to address related to a community center?

After participants had time to individually complete the worksheets, a facilitator(s) led a group discussion on the responses to the questions. Feedback from the group conversation was recorded on flip-chart paper.

### WHO DID WE TALK TO?

- Active Sports
- Arts & Culture
- Business Community
- Community Organizations
- Lifelong Learning
- Recreation
- Seniors (2 sessions)

### WHAT DID WE HEAR?

Upon analyzing the output from the focus groups, there were common themes or findings from the feedback. These findings are outlined in more detail below (in no specific order). There are also user-specific comments that were shared by each group.

### Level of Support

Nearly all participants showed a strong level of support for the development of the community center. Generally, people who were moderately supportive desired more information and specifics on funding, cost, and location of the community center. The consultant team shared general information about potential funding options and location, but expressed that more specifics would come later in the study, should a community center be needed and desired in the community. However, overall, the feedback from the Stakeholder Focus Groups did demonstrate a need and interest for a community center within the City.

1 DRAFT - Stakeholder Focus Group Summary

# Site Selection: Preliminary Evaluation

- **Site Area (5 acres or more)**
- **Site control**
- **Site development does not reduce existing parkland**
- **Site can facilitate creative funding mechanisms**
- **Site location is accessible to all modes of transportation.**
- **Site location supports multigenerational use**
  - **Particularly seniors, and middle and high school students**
- **Site is centrally located**





# Site Selection: Preliminary Evaluation

			PRELIMINARY SITE EVALUATION							Total
SITE NAME	SITE AREA (acres)	SITE AREA NOTES	SITE CONTROL	LOCATION PROTECTS EXISTING PARKLAND	LOCATION HAS ABILITY FOR CREATIVE FUNDING	LOCATION IS ACCESSIBLE TO ALL MODES OF TRANSPORTATION	LOCATION SUPPORTS MULTIGENERATIONAL USE, PARTICULARLY SENIORS AND MIDDLE/ HIGH SCHOOL STUDENTS	SITE IS CENTRALLY LOCATED	OTHER	
										0
										0
										0
										0
										0
										0
			City owned (5), control via a partner (5), or no control requiring acquisition (1); developer partner opportunity (3).	Development would not reduce existing parkland (5), or development would reduce existing parkland (1)	Location can be part of a TIF, partnership, or other creative funding mechanism (5); no creative funding mechanism available related to site location (1);	Location is accessible via walking, bike, public transportation immediately adjacent, and cars (5); less than all modes above and/ or limitations to access (range 1-4)	Location is conducive to being accessible for both seniors and students (5); location may be more limited to access by either or both groups (range 1-4)	Rate central location (range 1-5)		

# Site Selection: Preferred Site Evaluation

- Site Area (Parcel Acres)
- Site Area (Potential Building Area Acres)
- **Site Acquisition Cost**
- **Site/Building Development Cost**
- **Site Is Centrally Located**
- Infrastructure/Stormwater Considerations
- Environmental Considerations
- **Accessibility - Vehicular**
- **Accessibility - Walkable**
- **Parking Considerations**
- Zoning / Neighborhood Compatibility
- Ability To Expand And Grow
- Partnership Opportunities
- **Achieves Other Community Goals/Economic Goals**
- **red = weighted criteria**

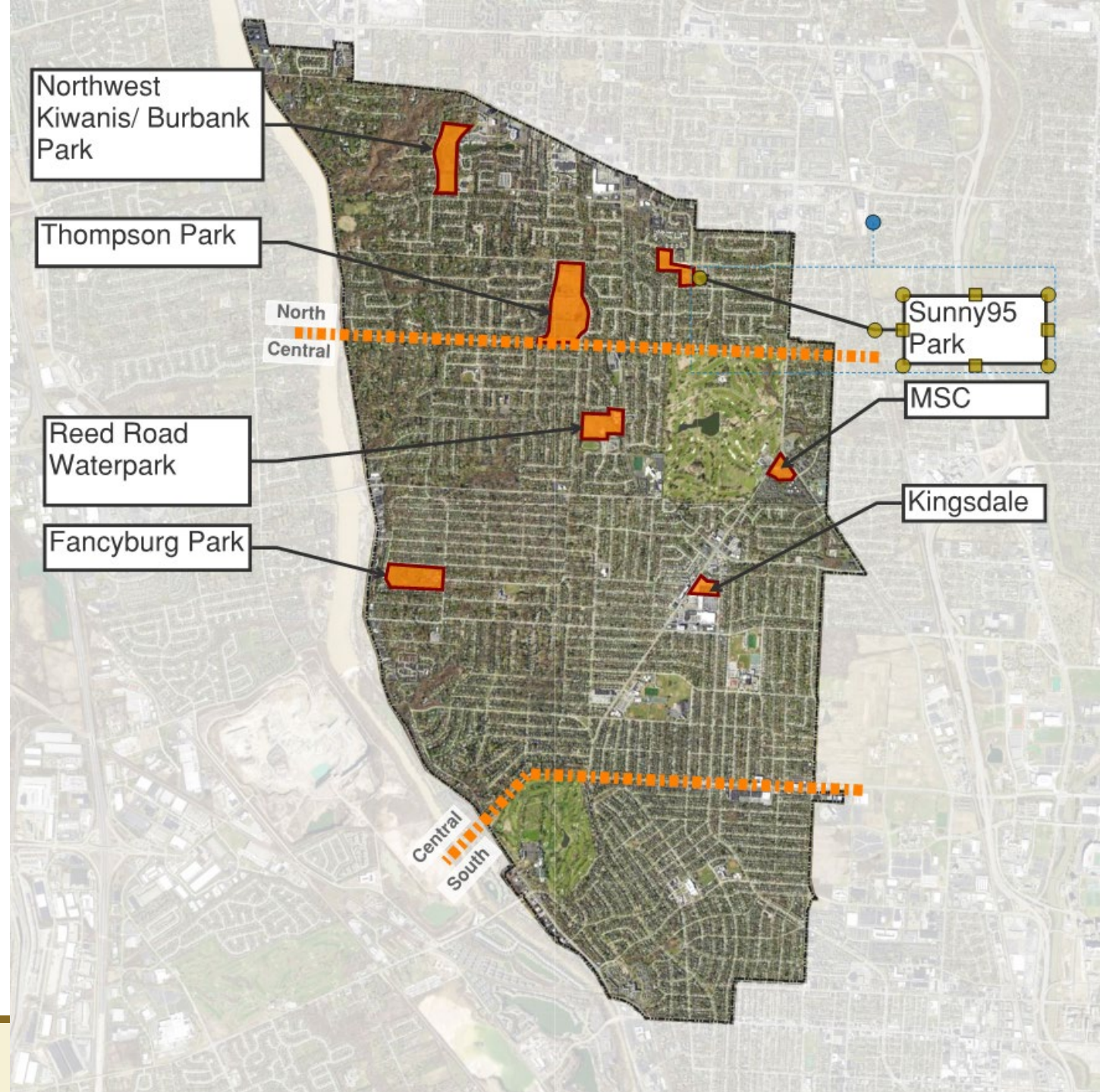


# Site Selection: Preferred Site Evaluation

PREFERRED SITE EVALUATION																											
SITE NAME	SITE SIZE (Parcel Acres)	SITE SIZE (potential building area acres)	SITE ACQUISITION COST	Weight Factor (1.5) / Score	SITE/BUILDING DEVELOPMENT COST	Weight Factor (1.2) / Score	SITE IS CENTRALLY LOCATED	Weight Factor (1.2) / Score	INFRASTRUCTURE/STORMWATER CONSIDERATIONS	Weight Factor (1) / Score	ENVIRONMENTAL CONSIDERATIONS	Weight Factor (1) / Score	ACCESSIBILITY - VEHICULAR	Weight Factor (1) / Score	ACCESSIBILITY - WALKABLE	Weight Factor (1.2) / Score	PARKING CONSIDERATIONS	Weight Factor (1.1) / Score	ZONING / NEIGHBORHOOD COMPATABILITY	Weight Factor (1) / Score	ABILITY TO EXPAND AND GROW	Weight Factor (1) / Score	PARTNERSHIP OPPORTUNITIES	Weight Factor (1) / Score	COMMUNITY GOALS/ECONOMIC	Weight Factor (1.1) / Score	Total Score
<b>NAME</b>	x	x	1	1.5	1	1.2	1	1.2	1	1	1	1	1	1	1	1.2	1	1.1	1	1	1	1	1	1	1	1.1	13.3
																										0	

PREFERRED SITE EVALUATION REMARKS														
SITE NAME	SITE SIZE (Parcel Acres)	SITE SIZE (potential building area acres)	SITE ACQUISITION COST	SITE/BUILDING DEVELOPMENT COST	SITE IS CENTRALLY LOCATED	INFRASTRUCTURE/STORMWATER CONSIDERATIONS	ENVIRONMENTAL CONSIDERATIONS	ACCESSIBILITY - VEHICULAR	ACCESSIBILITY - WALKABLE w/ walkscore.com	PARKING CONSIDERATIONS	ZONING / NEIGHBORHOOD COMPATABILITY	ABILITY TO EXPAND AND GROW	PARTNERSHIP OPPORTUNITIES	ACHIEVES OTHER COMMUNITY GOALS/ECONOMIC GOALS
<b>Instructions</b>	X acres	X acres	Low, medium, or high with notes describing acquisition	Low, medium, or high with notes describing development considerations	Indicate where the site is located and how 'central' the site is	Describe the availability of existing infrastructure, cost to upgrade, and storm water impacts	Note if there are any environmental concerns or benefits	Describe how accessible the site is by vehicle, good access, signalized intersections, etc.	Describe how accessible the site is by walking and biking, are there, good access, signalized intersections, etc.	Describe parking conditions, is there ample parking, opportunity for shared parking	Description of the zoning of the property and how it fits in the context of the neighborhood	Indicate if the site has the opportunity to expand and grow over time for indoor and outdoor activities	The site particularly lend itself to being developed under a partnership, or being available for provider/ operator/ wellness partnerships.	Does the project achieve other community goals and economic benefits

# Site Selection: Preliminary Sites



# Task at Hand and Ahead

## Today' Work

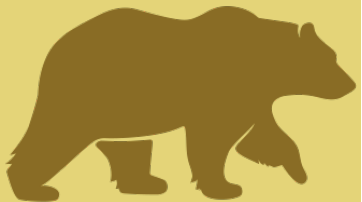
- **Review Site Criteria**
- **Re-affirm Criteria (group discussion)**
- **Review Draft Sites**
- **Validate Draft Sites (group discussion)**

## Consultant Team next steps

- **Evaluate and Score the sites:**
- **Deeper dive evaluation of top 2 sites**
- **Present preferred site(s) scoring to the group**
- **Preliminary site investigation and massing**
- **Present up to 2 sites for public review and feedback**



**Thank you!**



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