

**FACILITIES & PARTNERSHIPS SUBCOMMITTEE**

**June 2, 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 will be convened remotely via video-conference using Zoom.

The Facilities & Partnerships Sub-Committee Meeting typically welcomes comments from the public at the close of each meeting. If you would like to address the Sub-Committee, please send a "speaker slip" email to [janderson@uaoh.net](mailto:janderson@uaoh.net) or call 614-583-5306 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/92019231203>

Phone: 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)  
Meeting Code: 920 1923 1203

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

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

**MEMBERS ABSENT:** None

**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

**CONSULTANTS PRESENT:** Nan Weir/Tom Poulos, Williams Architects, Leon Yonger/Philip Parnin, PROS Consulting, Aaron Domini, OHM

**1. Welcome/Opening Remarks**

Subcommittee Chair Comfort welcomed members of the subcommittee and introduce the Williams Team.

**2. Discussion of Conceptual Preliminary Program, Site Selection Criteria, and Partnership Evaluation Criteria**

The Williams Team provided a presentation and led a discussion on the Preliminary Program, Site Selection Criteria, and Partnership Evaluation Criteria. Leon Younger (PROS Consulting) began by introducing a draft of the “Core Program Spaces” document (attached hereto and incorporated herein by reference as Exhibit A) described spaces that were identified as priorities based on community engagement to date.

Next, Nan Weir and Tom Poulos (Williams Architects) presented a “Building Space Program Summary” (attached hereto and incorporated herein by reference as Exhibit B). This spreadsheet listed out the core program spaces and corresponding proposed square footage areas. This document was accompanied by a series of reference images demonstrating the type of spaces described in the document.

The sub-committee discussed the Building Space Program Summary. Ms. Brongers-Marrero stated that the program presented was responsive to community input but questioned whether the committee should also consider reduced versions of the program that would be responsive to potential budget, site, and other limitations. She also asked about the size compared to the number of potential members. Mr. Comfort requested that the consultants provide comparable information for other community centers on the size compared to the population served.

Aaron Domini presented the framework of a site selection criteria matrix with weighted selection criteria (attached hereto and incorporated herein by reference as Exhibit C). The subcommittee felt that this was too detailed for the Phase I report and should be explored in Phase II. They preferred listing potential site selection criteria, but waiting for the next phase to discuss scoring.

Finally, Leon Younger (PROS Consulting) presented an “Identified Potential Partnerships” report (attached hereto and incorporated herein by reference as Exhibit D) which provided different examples of the types of partners that could be involved in a community center.

**3. Public Comment**

None

\* \* \*

The meeting was adjourned at 6:10 p.m.

  
\_\_\_\_\_  
Chairperson

ATTEST: \_\_\_\_\_  
Secretary



MAY 2020



## CORE PROGRAM SPACES

Upper Arlington Community Center Feasibility Study

In an effort to determine the priorities for amenities and programs that should be included in a new community center for Upper Arlington, it is important to evaluate what the community sees as a priority. This program summary is a combination of public input from focus groups, stakeholders, a public forum, a statistical valid community wide survey and from what staff feels is needed to support their existing program now and in the future. It is also based on what the community is consistently asking for that the staff cannot provide in the spaces they manage now. The key question is to focus on what is needed and what is most important to a wide spectrum of residents across the City to gain their financial support for the development of a new community center.

The following spaces have been identified as a priority. While several of these indoor spaces were selected more frequently in the statistical valid survey and focus groups, several of these spaces chosen are mentioned less frequently. This increases the functionality of core spaces listed and increases the visitors' experience, adding value to services and increasing the potential for financial sustainability for the community center.

### Fitness and Wellness Center with Weight Room / Cardiovascular Equipment and Press Machine Area:

A weight room area usually consists of training equipment that could include free weights, cardio equipment like treadmills, press machines for strength training, elliptical machines, and other adjustable muscle specific, weight training stations. The cardiovascular equipment area consists of various types of equipment that may include stair climbers, ladder climbers, row machines, treadmills, recumbent bikes, and upright bikes. Square foot size for a wellness/fitness center would be approximately 6,000 square feet and does not include the group fitness rooms to support all elements of strength training space for free weights, cardio space and press machine space.

- Survey results indicated a high level of support for a Fitness and Wellness Center. From the survey, citizens expressed the following:
  - Adults 19 and older: Their first selection at 57% was very supportive or supportive
  - Youth 18 and under: Their 9<sup>th</sup> selection was at 8%
- Stakeholder and Focus User Groups input included the following:
  - Weight Room and Cardiovascular Equipment at the Wellness Center was identified most frequently as a preferred space in a potential new community center
- Type of programming:
  - Self-directed activities by users of all ages such as walking, running, strength training, personal training, TRX, cycling and group workout fitness.

## Indoor Running / Walking Track

An indoor walking / running track would be elevated over the multipurpose sports courts. The track should include two lanes at a minimum and the overall track size to be at least 8 to 10 laps = 1 Mile. The corner spaces of the track could include areas for stretching, cardio equipment for interval training and cross fit areas with self-instruction.

- Survey Results indicate support for an elevated track:
  - Adults 19 and older: Their 2<sup>nd</sup> selection at 44% was very supportive or supportive
  - Youth 18 and under: Their 15<sup>th</sup> selection was at 4%
- Stakeholder and Focus Group input:
  - Indoor walking / running track was identified many times as a preferred space for rehabilitation and indoor activity during inclement weather especially for seniors
- Programming desired:
  - This space will be used by people of all ages for walking and jogging
  - Silver Sneakers is a key program that seniors desire in this type of space

## Aerobics / Fitness / Martial Arts / Dance Space:

Aerobics / Fitness / Martial Arts / Yoga, Dance Spaces consist of two rooms that are approximately 1,200 square feet each with ample storage for group fitness and instructional equipment as part of the space. These spaces typically have a wall of mirrors and a dance bar along one wall. The rooms are also equipped with audio visual equipment to serve a variety of activities and programs.

- Survey Results indicate there was ample support of spaces for aerobics / fitness / martial arts and dance:
  - Adults 19 and older: The 3<sup>rd</sup> selection at 37% was very support or supportive
  - Youth 18 and under: The 13<sup>th</sup> selection was at 8%
- Stakeholder and Focus Group input:
  - Stakeholder and focus groups identified group fitness space for Aerobics / Fitness / Martial Arts / Yoga / Dance /Pilates, and Taiji, would require two multipurpose group fitness spaces as a preferred area in a potential new community center. Stakeholders responses often included these spaces in combination with multipurpose space for other instructional classes, meetings, and exercise classes.
- Programming spaces needed include:
  - Two 1,200 square feet (approximately) program rooms each with a spring or floating floor that can support 30 people in one class comfortably. Programs for people of all ages include: Aerobics type classes, Yoga, Mind and Body type classes and dance training classes.

## Indoor Aquatic Facility:

### Exercise / Fitness/ Competition Pool Space:

The community desires an exercise pool with lap lanes. Ideally, the lap lanes would be (25 yards in length), are typically referred to as competition / fitness water in a large flat-water surface area pool where lane ropes can be added for more fitness swimmers to swim. The lane ropes can be removed to create a larger space serving a variety of activities such as water therapy, water aerobics and swim lessons. These lane ropes can also be attached to other areas of water within the same pool or a separate area for similar programming. The surface area and amount of water (gallons) may vary depending upon planned outcomes.

- Survey Results:
  - Adults 19 and older: The 3<sup>rd</sup> selection was at 37%
  - Youth 18 and under: Their 13<sup>th</sup> selection was 8%
- Stakeholder and User Group input:
  - The community desires water programs including water aerobics, fitness lap swim and master swim. They were identified frequently as preferred spaces in a potential new community center.
- Programming desired:
  - Fitness swimming learn to swim, water aerobics, scuba, lifeguard training, lap swimming, water walking and recreational open were recognized for swimming in this space. The space can also serve swim teams.

### 2. Leisure Pool Zero Depth Entry:

Leisure pools in municipal settings have evolved to include appropriately sized amenities that have typically been found in water parks. This happy medium of water recreation is known to include zero depth entry that creates a gradually sloped means of access into the water. These spaces typically consist of water play features and spray nozzles where youth can change the flow and direction of recirculating water at a wading pool depth. This recreational water can include play structures with dumping buckets and body slides while auxiliary water spaces adjacent can include challenges such as walking on lily pads, current channels for water walking and tube slides with drop zone.

- Survey Results
  - Adults 19 and older: The 6<sup>th</sup> selection was at 18%
  - Youth 18 and under: The 1<sup>st</sup> selection was 21%
  - Stakeholder and Focus Groups desired play water for smaller children that includes warm water, spray features, zero based entry, up to three feet of water, and play slides.
  - A leisure pool with zero depth entry was identified frequently as a preferred space in a potential new community center by parents and grandparents. Stakeholders responses often included these spaces in combination with lap lanes and a warm water therapy pool.
- Programming desired: Play water for small children and parents, mommy and me programs, and birthday parties for younger children. Play water people in wheelchairs for general open swim areas.

### 3. Warm Water Pools for Therapeutic Purposes:

Warm water pools for therapeutic purposes consists of an aquatic environment that is heated with some level of resistant water. Activities within this pool are under the supervision of a trained healthcare professional. The pools can be used for a variety of other activities including open swim, swim lessons, therapy classes, people with disabilities and aquatic fitness.

- Survey Results
  - Adults 19 and older: This 5<sup>th</sup> selection indicated 23%
  - Youth 18 and under: The 19<sup>th</sup> selection was specified at 2%
- Stakeholder and User Group input
  - A warm water area was identified less frequently as a specific pool space in a potential new community center than lap lanes and a leisure pool. Stakeholder's responses often included this space in combination with lap lanes and a leisure pool.
- Programming desired:
  - Aqua aerobics, therapy classes for people with hip and knee replacements, learn to swim classes for young children, people with disabilities programs, resistant water classes and water fitness programs were activities also mentioned.

## Senior Programming Space that can be shared space after Seniors' prime-time hours:

Senior programming space can include a variety of uses and typically have social spaces that can may serve different uses. These spaces are known to include an appropriately sized kitchen, multiple seating areas (lounge / table & chairs), social recreation spaces (billiards, darts, lounge / tv area, classrooms for life skill programs and a small technology space. Some facilities have an outdoor patio adjacent to these senior programming spaces to increase capacity and enhance the outdoor uses. An informal small social café for social gathering could be an additional space for Seniors.

- Survey Results
  - Adults 19 and older: The 8<sup>th</sup> selection was at 16%
  - Youth 18 and under: The 22<sup>nd</sup> selection was listed at 1%
- Stakeholder and Focus Group input:
  - Senior programming space was identified by more than half of the respondents as a preferred space within a potential new community center. Some expressed a desire for remodeling the existing senior center, but they understand the efficiency created by a multi-generational community center and welcomed multi-generational programming as a benefit. Many expressed a desire for this type of space and recognized the importance of having the existing senior center even though it is extremely outdated and limited and know friends and family that use it now.
- Programming desired:
  - Senior fit programs, Silver Sneakers, life skill programs, educational classes, computer learning, cooking programs, art related classes, dining areas for monthly lunches, group parties, educational speakers' series, dance programs, health clinic services, games, movie nights, Silver Arts and volunteer programs were programs most mentioned.

## Multipurpose Courts-

These multipurpose courts would consist of three hard-surface courts lined with multiple sports boundaries. These spaces tend to be open across all courts with the ability to create separation with a dropdown screen. The courts are at least two stories tall to support the elevated indoor walking / running track. Spectator seating is adjacent to these areas and would include ample storage space to support equipment for a variety of activities.

- Survey Results:
  - Adults 19 and older: The 7<sup>th</sup> selection was at 16%
  - Youth 18 and under: The 2<sup>nd</sup> selection was shown at 17%
- Stakeholder and Focus Group input:
  - Multipurpose courts were identified frequently as a specific space in high demand and much needed in a potential new community center. Stakeholders' responses often included this space as one that should have 3 courts at minimum. Several stakeholders asked that this area not be underestimated when determining the appropriate number of courts.
- Programming desired:
  - Basketball for youth and adults, pickleball courts, volleyball for youth and adults, open gym for general play and practice, futsal, indoor baseball and softball (using nets) indoor winter camp space and large meeting space where the community can gather.

## Childcare:

Childcare (also known as child watch) is as a service for members and daily users while they are using the facility. Childcare times are typically the peak time(s) of the day to ensure good use of the space. These areas have the ability to serve as preschool and youth multipurpose rooms when childcare is not available. The service space can be adjacent to or in proximity of an indoor unstructured play area / playground.

- Survey Results:
  - Adults 19 and older: The 12<sup>th</sup> selection was shown at 8%
  - Youth 18 and under: The 8<sup>th</sup> selection indicated 8%
- Stakeholder and User Group input:
  - Childcare was identified as an important space to support parent and adult use of the facility and is needed in a potential new community center. Stakeholders responses often included this space as an option, yet preferred youth programming parallel to peak times for adult use making the experience a greater wellness benefit for the whole family.
  - Programming desired: The child watch program (no more than 2 hours), a birthday party space and an unstructured play space for small children and parents in non-scheduled child watch hours.

## Multipurpose Space for Classes / Meetings / Parties:

Multipurpose space for classes / meetings / parties can take on many forms and locations within the design of a recreation facility. The spaces can be independent or adjacent to other spaces for enhancing



# PRELIMINARY DRAFT

## Core Program Spaces Upper Arlington Community Center Feasibility Study

experiences and creating additional program value. Examples of adjacent spaces could include a demonstration kitchen, casual kitchenette, unstructured play area, employee services / offices, entrance lobby, outdoor patio, outdoor classroom, or multipurpose courts.

- Survey Results:
  - Adults 19 and older: The 9<sup>th</sup> selection scored at 12%
  - Youth 18 and under: The 17<sup>th</sup> selection was at 2%
- Stakeholder and Focus Group input.
  - These spaces were mentioned in combination with arts and crafts rooms, general life skill classes, for people of all ages
- Programming desired:
  - Teen drop-in programs, e-sports play, life skill programs, art programs, music and dance and community meeting space.

### Culinary Arts Demonstration Kitchen:

A Culinary Arts Demonstration Kitchen can serve many purposes and support other facility uses. These spaces consist of a kitchen layout with counters, sinks, appliances, and audience space. This can also serve as space for caterers serving at event or rental use to serve groups that are not catering.

- Survey Results:
  - Adults 19 and older: The 10<sup>th</sup> selection was at 9%
  - Youth 18 and under: The 20<sup>th</sup> selection was indicated at 1%
- Stakeholder & Focus Group input:
  - A culinary arts demonstration kitchen was identified as an important space to support a variety of uses and could be sponsored in a potential new community center. Stakeholders responses often included this space in combination with common area gathering spaces and meeting rooms. Kitchen and adjacent spaces could include an outdoor patio, senior programming spaces, event spaces, and performance spaces.
- Programming desired:
  - How to cook programs, life skill programs for people of all ages and a catering kitchen.

### Meeting / Event Space:

Meeting and event spaces should consist of a main hall, appropriately sized hallways for the room occupancy and auxiliary spaces including restrooms and storage. The main event space can be multi-functional with partitions that turn into several intimate spaces within the main area. These spaces add value to the facility, especially when they can accommodate 250 visitors at one setting.

- Survey Results:
  - Adults 19 and older: The 11<sup>th</sup> selection listed at 8%
  - Youth 18 and under: The 21<sup>st</sup> selection was at 1%
- Stakeholder and Focus Group input:
  - The meeting / event space was identified by some of the stakeholders as an important space to include in a potential new community center. It was recognized by all who saw the space as important and that it could take on many forms as a large space that could

# PRELIMINARY DRAFT

## Core Program Spaces

### Upper Arlington Community Center Feasibility Study

be converted to create multiple smaller spaces. The meeting / event space was often mentioned in combination with multi-purpose spaces for classes, meetings, parties, senior programming, and a culinary arts demonstration kitchen.

- Programming desired:
  - Group gatherings, classes, performing arts programs, community meetings, wedding reception space and general use for teens, the general public, reunions, and art related events.

## Common Areas:

As part of a building with a large footprint, there are common areas that can be used spontaneously to rest, read, and enjoy conversation. These areas can consist of intimate seating areas, storage space, larger open rooms without doors accessed from the hallway, restrooms, staff offices, locker rooms as well as common gathering areas for youth and adults to meet between programs

- Survey Results:
  - The survey results did not include these spaces.
- Stakeholder and Focus Group input:
  - Several stakeholders identified these spaces as opportunities to create unique intimate spaces in key locations of the facility. In addition, creative suggestions like café areas adjacent to a small area of seating and an outdoor patio. Some expressed they have seen a common gathering area with a variety of seating that opens to the out of doors, for indoor/outdoor events.
- Programming desired: General casual use, parents waiting for classes to end. Open houses, art show space, mini group event space.

## Potential Spaces for Future Phases

It is important to think of these spaces serving the current and future population of Upper Arlington to avoid developing a facility that will have issues with program and capacity demands that are small to serve the needs of a growing population. For this purpose, a second phase expansion should be considered as a possibility in the future to expand the initially constructed spaces. The potential to incorporate spaces that did not rank as high in the first survey would add value to the facility by bringing more interests from the residents at a central location. This will continue to keep the facility energetic and bring additional residents with different interests together while continuing to build community. These spaces could include:

- Fine and Performing Arts Spaces:
  - Arts and crafts rooms with adequate storage of equipment, tools, and supplies.
  - Indoor stage and performing arts activities.
  - Blackbox performance theater events.
- Indoor turf field
  - Training space for outdoor sports
- Additional teen gathering areas
- Outdoor recreational spaces
  - Outdoor classrooms

# PRELIMINARY DRAFT

Core Program Spaces

Upper Arlington Community Center Feasibility Study

- Amphitheater
- Vendor spaces and areas for food trucks

**BUILDING SPACE PROGRAM SUMMARY**  
UPPER ARLINGTON COMMUNITY CENTER

## EXHIBIT B

BUILDING PROGRAM		
CORE PROGRAM COMPONENT / SPACE TYPE	COMMUNITY CENTER PROPOSED AREA (SF)	COMMENTS
<b>ATHLETICS</b>	<b>33,300</b>	
1A 2- COURT GYM	16,000	2 WOOD FLOOR; ALL HIGH SCHOOL SIZE (50X84)
1B MAC GYM	9,000	HIGH SCHOOL SIZE (50X84)
1C VIEWING	500	250 SEATS
1D RUNNING/WALKING TRACK	6,000	2 LANE: WALK & JOG/RUN
1E STORAGE - GYM AND FACILITY	1,800	WITH GARAGE DOOR
<b>AQUATICS</b>	<b>19,050</b>	
2A ACTIVITY / PLUNGE POOL / LAP POOL	7,800	ZERO DEPTH ENTRY; PLUNGE; 1 SLIDE; 4 LAP LANES @ 25 YARDS; 3'-6" TO 7' DEEP
2B WARM WATER PROGRAM POOL WITH SWIM CHANNEL	2,200	HC RAMP; 3'-6" TO 7' DEEP
2C POOL DECK	5,000	
2D MEN'S & WOMEN'S LOCKER ROOMS AND FAMILY CHANGING ROOMS	2,500	NATATORIUM, ATHLETICS & WELLNESS
2E FAMILY CHANGING ROOMS	500	
2F POOL MANAGER	150	
2G GUARD	150	
2H FIRST AID	50	
2I POOL & GENERAL STORAGE	450	
2J VIEWING	250	
<b>FITNESS &amp; WELLNESS</b>	<b>10,800</b>	
3A FITNESS	6,000	EXERCISE FLOOR
3B GROUP X	4,800	1 LARGE STUDIO & 1 MEDIUM STUDIO W/ STORAGE AND CUBBIES
<b>SENIORS</b>	<b>3,350</b>	
4A SOCIAL LOUNGE/LIBRARY	1,500	
4B BILLIARDS	1,200	2 POOL TABLES
4C CUSTOMER SERVICE & RESOURCE	400	RECEPTION, RESOURCE CTR., OFFICES, WORKROOM
4D CAFE	250	
<b>SENIOR &amp; MULTI-USE / GENERAL PROGRAM</b>	<b>10,650</b>	
5A CULINARY & CATERING / SERVING KITCHEN	800	SERVING / DEMONSTRATION / CONCESSIONS / STORAGE
5B MULTI-USE ROOM	6,000	3 ROOMS; DIVIDABLE; 200 BANQUET SEATS AREA; STORAGE
5C RAISED CONFERENCE STAGE	800	MULTIFUNCTIONAL 2' HIGH
5D TECHNOLOGY	600	(TECHNOLOGY / PHOTOGRAPHY / MEETING)
5E ARTS / CRAFTS & CERAMICS	850	WET & DRY, W/ STORAGE AND KILN
5F PROGRAM ROOMS	1,600	2 X 800SF
<b>CHILD CARE / INDOOR PLAY / TEEN</b>	<b>2,750</b>	
6A CHILD WATCH / PARTY ROOM	750	
6B INDOOR PLAY	1,000	
6C E SPORTS / LOUNGE	1,000	W/ STORAGE
<b>FACILITY ADMINISTRATION</b>	<b>4,500</b>	
7A ADMINISTRATIVE WORK AREAS	4,000	* SEE BELOW
7B HOSPITALITY AND CONTROL	250	
7C CONFERENCE ROOM	250	
<b>COMMON SPACE</b>	<b>4,100</b>	plus circulation
8A LOBBY/ GATHERING	1,200	
8B LOUNGES	300	
8C MW RESTROOMS	600	
8D PRIVATE/ GENDER NEUTRAL RESTROOM	250	
8E GENERAL STORAGE/ RECEIVING	500	
8F BUILDING MECHANICAL	750	
8G BUILDING STORAGE/ RECEIVING	500	
8H CIRCULATION / CUEING	10,620	12% OF NET AREAS
<b>OUTDOOR SPACES</b>		
9A OUTDOOR PATIO (Program/Gathering Space Associated w/ Multi-Use)	2,100	not included in total building area
9B GROUP X DECK	1,000	not included in total building area
net building sf	88,500	without Circulation/Cueing
<b>TOTAL</b>	<b>99,120</b>	
<b>OPTIONAL ADDITIONS TO PROGRAM</b>		
10A ADVENTURE PLAY	1,500	optional add
10B PARTNER SPACE	10,000	optional add
10C COMMON SPACE FOR OPTIONAL ADDS	2,300	20% OF NET AREAS, optional add

**\*FACILITY ADMINISTRATION CONSISTS OF:**

- 1 private office at 140 sf,
- 1 private office at 125 sf,
- 4 private offices at 100 sf,
- an open work space, w/ flexible furniture partitions for 4 at 65 sf ea.,
- a part time staff mobile linear work bull pen for 6 at one time at 35 sf ea.,
- work/copy room at 200 sf,
- collaborative layout space in the open office area at 50 sf,
- small conference room for 10, with credenza at 225 sf,
- and hospitality (reception/control) for 3 at 250 sf in a kiosk type setting
- a semi-private office (visible) for back-up reception/admin. assistant to all near the Facility Admin core entry area.

**PRELIMINARY DRAFT**












# **Upper Arlington Community Center Core Building Space Program**



**City of Upper  
Arlington®**

# PROGRAM SUMMARY

 ATHLETICS	33,300 SF
 AQUATICS	19,050 SF
 FITNESS	10,800 SF
 SENIORS	3,350 SF
 SENIORS & MULTI-USE / GENERAL PROGRAM	10,650 SF
 CHILD CARE / INDOOR PLAY / TEEN	2,750 SF
 ADMINISTRATION	4,500 SF
 COMMON SPACE	14,720 SF
 OUTDOOR SPACES	NOT INCLUDED IN SF

**99,120 SF TOTAL**

# PROGRAM

**PRELIMINARY DRAFT**

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10C COMMON SPACE FOR OPTIONAL ADDS	2,300	20% OF NET AREAS, optional add

BUILDING PROGRAM		
CORE PROGRAM COMPONENT / SPACE TYPE	COMMUNITY CENTER PROPOSED AREA (SF)	COMMENTS
<b>ATHLETICS</b>	<b>33,300</b>	
1A 2- COURT GYM	16,000	2 WOOD FLOOR; ALL HIGH SCHOOL SIZE (50X84)
1B MAC GYM	9,000	HIGH SCHOOL SIZE (50X84)
1C VIEWING	500	250 SEATS
1D RUNNING/WALKING TRACK	6,000	2 LANE: WALK & JOG/RUN
1E STORAGE - GYM AND FACILITY	1,800	WITH GARAGE DOOR
<b>AQUATICS</b>	<b>19,050</b>	
2A ACTIVITY / PLUNGE POOL / LAP POOL	7,800	ZERO DEPTH ENTRY; PLUNGE; 1 SLIDE; 4 LAP LANES @ 25 YARDS; 3'-6" TO 7' DEEP
2B WARM WATER PROGRAM POOL WITH SWIM CHANNEL	2,200	HC RAMP; 3'-6" TO 7' DEEP
2C POOL DECK	5,000	
2D MEN'S & WOMEN'S LOCKER ROOMS AND FAMILY CHANGING ROOMS	2,500	NATATORIUM, ATHLETICS & WELLNESS
2E FAMILY CHANGING ROOMS	500	
2F POOL MANAGER	150	
2G GUARD	150	
2H FIRST AID	50	
2I POOL & GENERAL STORAGE	450	
2J VIEWING	250	
<b>FITNESS &amp; WELLNESS</b>	<b>10,800</b>	
3A FITNESS	6,000	EXERCISE FLOOR
3B GROUP X	4,800	1 LARGE STUDIO & 1 MEDIUM STUDIO W/ STORAGE AND CUBBIES
<b>SENIORS</b>	<b>3,350</b>	
4A SOCIAL LOUNGE/LIBRARY	1,500	
4B BILLIARDS	1,200	2 POOL TABLES
4C CUSTOMER SERVICE & RESOURCE	400	RECEPTION, RESOURCE CTR., OFFICES, WORKROOM
4D CAFÉ	250	
<b>SENIOR &amp; MULTI-USE / GENERAL PROGRAM</b>	<b>10,650</b>	
5A CULINARY & CATERING / SERVING KITCHEN	800	SERVING / DEMONSTRATION / CONCESSIONS / STORAGE
5B MULTI-USE ROOM	6,000	3 ROOMS; DIVIDABLE; 200 BANQUET SEATS AREA; STORAGE
5C RAISED CONFERENCE STAGE	800	MULTIFUNCTIONAL 2' HIGH
5D TECHNOLOGY	600	(TECHNOLOGY / PHOTOGRAPHY / MEETING)
5E ARTS / CRAFTS & CERAMICS	850	WET & DRY, W/ STORAGE AND KILN
5F PROGRAM ROOMS	1,600	2 X 800SF



BUILDING PROGRAM		
CORE PROGRAM COMPONENT / SPACE TYPE	COMMUNITY CENTER PROPOSED AREA (SF)	COMMENTS
<b>CHILD CARE / INDOOR PLAY / TEEN</b>	<b>2,750</b>	
6A CHILD WATCH / PARTY ROOM	750	
6B INDOOR PLAY	1,000	
6C E SPORTS / LOUNGE	1,000	W/ STORAGE
<b>FACILITY ADMINISTRATION</b>	<b>4,500</b>	
7A ADMINISTRATIVE WORK AREAS	4,000	* SEE BELOW
7B HOSPITALITY AND CONTROL	250	
7C CONFERENCE ROOM	250	
<b>COMMON SPACE</b>	<b>4,100</b>	plus circulation
8A LOBBY/ GATHERING	1,200	
8B LOUNGES	300	
8C M/W RESTROOMS	600	
8D PRIVATE/ GENDER NEUTRAL RESTROOM	250	
8E GENERAL STORAGE/ RECEIVING	500	
8F BUILDING MECHANICAL	750	
8G BUILDING STORAGE/ RECEIVING	500	
8H CIRCULATION / CUEING	10,620	12% OF NET AREAS
<b>OUTDOOR SPACES</b>		not included in total building area
9A OUTDOOR PATIO (Program/Gathering Space Associated w/ Multi-Use)	2,100	not included in total building area
9B GROUP X DECK	1,000	not included in total building area
net building sf	88,500	without Circulation/Cueing
<b>TOTAL</b>	<b>99,120</b>	
<b>OPTIONAL ADDITIONS TO PROGRAM</b>		
10A ADVENTURE PLAY	1,500	optional add
10B PARTNER SPACE	10,000	optional add
10C COMMON SPACE FOR OPTIONAL ADDS	2,300	20% OF NET AREAS, optional add

# GYMNASIUM

**PRELIMINARY DRAFT**



# MAC GYMNASIUM **PRELIMINARY DRAFT**



# TRACK

**PRELIMINARY DRAFT**



# AQUATICS – ACTIVITY / PLUNGE / LAP POOL

PRELIMINARY DRAFT



# AQUATICS – WARM WATER THERAPY POOL

PRELIMINARY DRAFT



# FITNESS

PRELIMINARY DRAFT



GROUP "X"ERCISE

CARDIO AND WEIGHT TRAINING SPACE

# SENIORS – SOCIAL LOUNGE / LIBRARY / CAFE

PRELIMINARY DRAFT





# SENIORS – BILLIARDS

PRELIMINARY DRAFT



# SENIORS – CUSTOMER SERVICE

PRELIMINARY DRAFT



# SENIORS & PROGRAM – MULTIUSE ROOM

PRELIMINARY DRAFT



# SENIORS & PROGRAM



CATERING AND DEMONSTRATION KITCHEN



ARTS / CRAFTS & CERAMICS



RAISED CONFERENCE STAGE



TECHNOLOGY ROOM

# PROGRAM (CORE) – PROGRAM ROOM

PRELIMINARY DRAFT



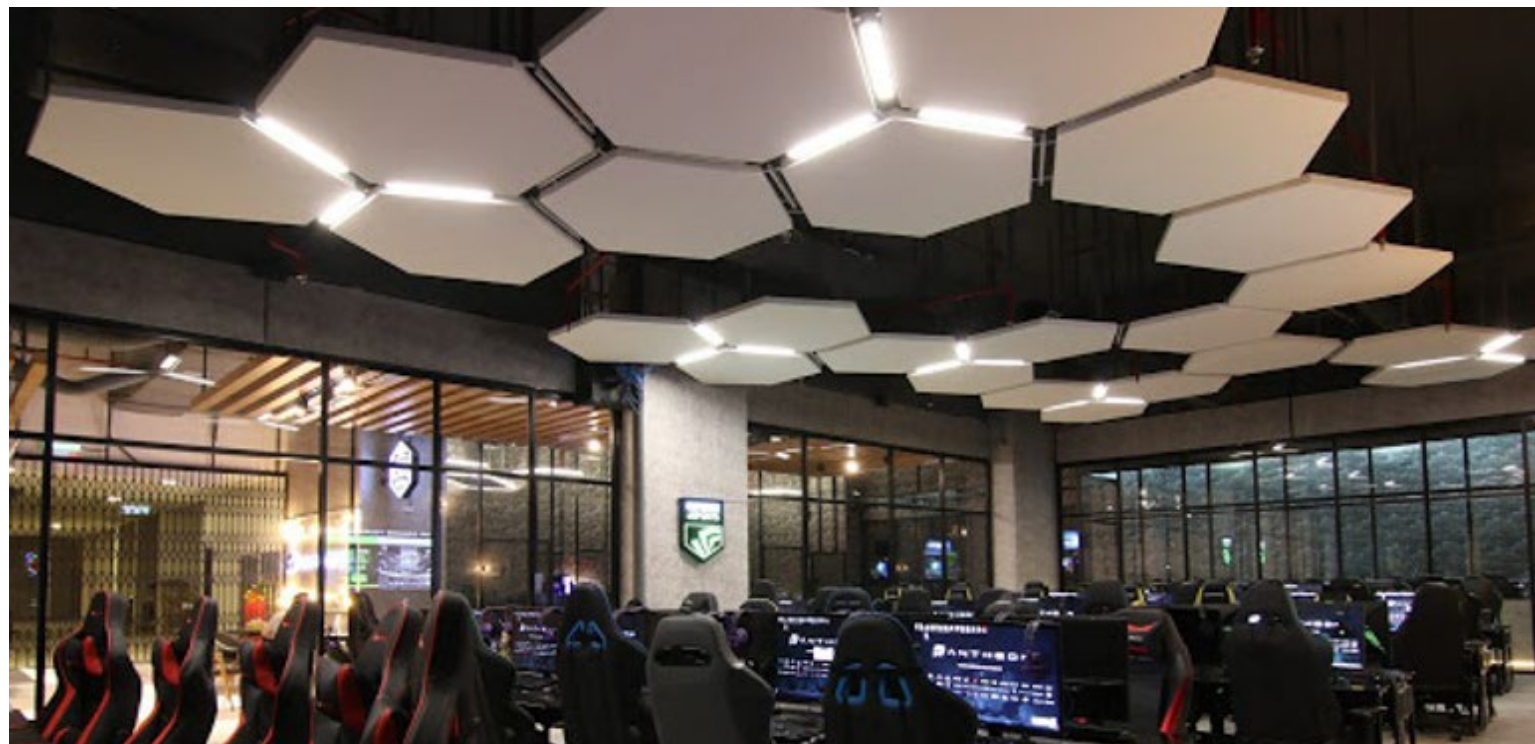
# CHILD CARE / INDOOR PLAY / TEEN



CHILD WATCH



INDOOR PLAY



E-SPORTS

K



PARTY ROOM

# COMMON - RECEPTION / GATHERING

PRELIMINARY DRAFT



# OUTDOOR PATIO

**PRELIMINARY DRAFT**





# GROUP X PATIO

**PRELIMINARY DRAFT**



PRELIMINARY DRAFT

# PARTNER ( ADDITIONAL OPPORTUNITIES )



# ADVENTURE PLAY ( <sup>PRELIMINARY DRAFT</sup> ADDITIONAL OPPORTUNITIES )



# EXHIBIT C

# PRELIMINARY DRAFT

Site Information								SC
SITE NAME	SITE SIZE (Acres)	SITE SIZE	SITE ACQUISITION COST	SITE/BUILDING DEVELOPMENT COST	SITE IS CENTRALLY LOCATED	INFRASTRUCTURE/ STORMWATER CONSIDERATIONS	ENVIRONMENTAL CONSIDERATIONS	
<b>Site A</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	
<b>Site B</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	
<b>Site C</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	
<b>Site D</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	
<b>Site E</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	

# PRELIMINARY DRAFT

Site Information						
ORING CRITERIA						
SITE NAME	ACCESIBILITY - VEHICULAR	ACCESIBILITY - WALKABLE	PARKING CONSIDERATIONS	ZONING / NEIGHBORHOOD COMPATABILITY	ABILITY TO EXPAND AND GROW	ACHIEVES OTHER COMMUNITY GOALS/ECONOMIC GOALS
<b>Site A</b>	Describe how accessible the site is by vehicle, good access, signalized intersections, etc.	Describe how accessible the site is by waling and biking, are there, good access, signalized intersections, etc.	Describe parking condintions, is there ample parking, oppourtunity 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 oppourtunity to expand and grow over time for indoor and outdoor activities	Does the project achieve other community goals and economic benefits
<b>Site B</b>	Describe how accessible the site is by vehicle, good access, signalized intersections, etc.	Describe how accessible the site is by waling and biking, are there, good access, signalized intersections, etc.	Describe parking condintions, is there ample parking, oppourtunity 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 oppourtunity to expand and grow over time for indoor and outdoor activities	Does the project achieve other community goals and economic benefits
<b>Site C</b>	Describe how accessible the site is by vehicle, good access, signalized intersections, etc.	Describe how accessible the site is by waling and biking, are there, good access, signalized intersections, etc.	Describe parking condintions, is there ample parking, oppourtunity 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 oppourtunity to expand and grow over time for indoor and outdoor activities	Does the project achieve other community goals and economic benefits
<b>Site D</b>	Describe how accessible the site is by vehicle, good access, signalized intersections, etc.	Describe how accessible the site is by waling and biking, are there, good access, signalized intersections, etc.	Describe parking condintions, is there ample parking, oppourtunity 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 oppourtunity to expand and grow over time for indoor and outdoor activities	Does the project achieve other community goals and economic benefits
<b>Site E</b>	Describe how accessible the site is by vehicle, good access, signalized intersections, etc.	Describe how accessible the site is by waling and biking, are there, good access, signalized intersections, etc.	Describe parking condintions, is there ample parking, oppourtunity 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 oppourtunity to expand and grow over time for indoor and outdoor activities	Does the project achieve other community goals and economic benefits

# PRELIMINARY DRAFT

Please score the following criteria on a scale of 1-5 (1 site does not meet site criteria, 5 site meets or exceeds site criteria)

Site Information						
SITE NAME	SITE SIZE (Acres)	SITE SIZE	SITE ACQUISITION COST	Weight Factor (1.5) / Score	SITE/BUILDING DEVELOPMENT COST	Weight Factor (1.2) / Score
<b>Site A</b>	X acres	X acres				
<b>Site B</b>	X acres	X acres				
<b>Site C</b>	X acres	X acres				
<b>Site D</b>	X acres	X acres				
<b>Site E</b>	X acres	X acres				

# PRELIMINARY DRAFT

Please score the following criteria on a scale of

Site Information						
SITE NAME	SITE SIZE (Acres)	SITE IS CENTRALLY LOCATED	Weight Factor (1.2) / Score	INFRASTRUCTURE/S TORMWATER CONSIDERATIONS	Weight Factor (1) / Score	ENVIRONMENTAL CONSIDERATIONS
<b>Site A</b>	X acres					
<b>Site B</b>	X acres					
<b>Site C</b>	X acres					
<b>Site D</b>	X acres					
<b>Site E</b>	X acres					

# PRELIMINARY DRAFT

Please score the following criteria on a scale of

Site Information		SCORING CRITERIA				
SITE NAME	SITE SIZE (Acres)	Weight Factor (1) / Score	ACCESIBILITY - VEHICULAR	Weight Factor (1) / Score	ACCESIBILITY - WALKABLE	Weight Factor (1.2) / Score
<b>Site A</b>	X acres					
<b>Site B</b>	X acres					
<b>Site C</b>	X acres					
<b>Site D</b>	X acres					
<b>Site E</b>	X acres					



# PRELIMINARY DRAFT

Please score the following criteria on a scale of

Site Information						
SITE NAME	SITE SIZE (Acres)	PARKING CONSIDERATIONS	Weight Factor (1.1) / Score	ZONING / NEIGHBORHOOD COMPATABILITY	Weight Factor (1) / Score	ABILITY TO EXPAND AND GROW
<b>Site A</b>	X acres					
<b>Site B</b>	X acres					
<b>Site C</b>	X acres					
<b>Site D</b>	X acres					
<b>Site E</b>	X acres					

# PRELIMINARY DRAFT

Please score the following criteria on a scale of

Site Information					
SITE NAME	SITE SIZE (Acres)	Weight Factor (1) / Score	ACHIEVES OTHER COMMUNITY GOALS/ECONOMIC GOALS	Weight Factor (1.1) / Score	Total Score
<b>Site A</b>	X acres				
<b>Site B</b>	X acres				
<b>Site C</b>	X acres				
<b>Site D</b>	X acres				
<b>Site E</b>	X acres				

# PRELIMINARY DRAFT

<b>Site Assumptions</b>			
Building size	70,000.0	90,000.0	110,000.0
Building acreage	1.6	2.1	2.5
Parking (1/500)	140.0	180.0	220.0
Parking Acreage (350 s.f. per space)	1.1	1.4	1.8
Building and parking acreage	2.7	3.5	4.3
Site secondary spaces (50 percent)	1.4	1.8	2.1
Estimated site acreage	4.1	5.3	6.4
Estimated site acreage @ .3 FAR (1)	5.4	6.9	8.4

<b>Comparable Facilities</b>	<b>Site Acres</b>	<b>Building</b>	<b>FAR</b>
Worthington	6	72,000	0.3
Dublin	10	110,000	0.3
Westerville - Initial Facility (2)	10.3	93,800	0.2
Westerville - Expanded Facility (2)	10.3	140,766	0.3
Reynoldsburg	5	70,000	0.3

Notes:

1. FAR calculations based on single-level building footprint. It is anticipated that there will be a multi-level footprint.
2. Building area include mezzanines.

MAY 2020



## IDENTIFIED POTENTIAL PARTNERSHIPS

Upper Arlington Community Center Feasibility Study

### PARTNERSHIP OPPORTUNITIES:

PROS Consulting met with the following potential partners as part of the review process to determine their interest in investing in the Upper Arlington Community Center as a capital partner or program partner.

#### 1.1 Community Center Partnerships

**Public/Private Capital Partner** is described as another service provider from the private sector who is capable of investing financially into the facility as a long-term partner. This is a partner that complements what the City is providing into the facility in terms of programs to offset the cost to build the facility. This is a partner that can help support the operations of the facility while focusing on the same market as the City. Capital Partnerships are usually 10-20 years in length.

**Public/Not-for Profit Partner** is described as a partner who provides programs or services in the facility and pays a permit fee or reservation fee to access the facility for their specific program that is not in competition with the City but complements the City programs and services to build a wider level of users. The public/not-for-profit partner usually pays a set rate per square foot cost of their space and common area maintenance charges (CAM) for their space but pays no capital fees to develop the facility on a yearly basis. This can be adjusted on an annual basis.

**Public/Public Partner** is described as a partner like a school district or library that can invest in the facility to serve their needs for programs in community center facility as a capital partner, a long-term lease partner or an hourly rate partner. In most situations the Public/Public Partner invest both capital cost and operational costs for access to certain times in the community center. The cost is determined based on the total hours of exclusive use they have for the spaces are on a yearly basis and adjusted accordingly. Terms of the partnership will be 10 to 20 years in length.

#### The key principles in partnership negotiations are as follows:

1. The City must know its true cost to operate and maintain space in the facility including CAM that can be adjusted yearly and passed on to various partners.
2. The City will partner with agencies that are not in competition with them for people, programs or services but complements their services.
3. The ability to allow partners at times to share their spaces that are not just exclusively used by one partner but can be shared. Example a therapy pool or a gym.
4. The willingness of the City to allow partners to have a say in the design and build out of their spaces and allow for their own furniture, fixtures, and equipment.
5. The willingness for all partners involved to share data or use reports that is not confidential but can be used for marketing purposes.
6. The willingness of all long-term capital or permit partners involved in how the community center operates to be involved in how the facility is marketed to the community.

# PRELIMINARY DRAFT

## Identified Potential Partnerships

### Upper Arlington Community Center Feasibility Study

7. A willingness to be a part of the upgrade of common spaces when it is needed via capital improvement dollars.
8. The willingness of long-term partners to share utility costs for their space or shared space based on an hourly rate of use charged.

<b>Potential Partnerships</b>		
<b>Organizations</b>	<b>Partnership Type</b>	<b>Partnership Outcomes</b>
Upper Arlington Commission on Aging	Public/Not-for-Profit	Services to age in place
Mount Carmel	Public/Private	Capital development and services
Silver Sneakers / AARP	Public/Not-for-Profit	Member services
Upper Arlington Sport Organizations	Public/Not-for-Profit	Services
Upper Arlington City Schools	Public/Public	Services
Kroger, Whole Foods, Giant Eagle	Public/Private	Space build out
Syntero & mental health services	Public/Private	Space build out and services
Childcare providers	Public/Private	Space build out and services
Ohio Health	Public/Private	Capital development and services
Nationwide Children's Hospital	Public/Private	Capital development and services
Orthopedic One	Public/Private	Capital development and services
The Ohio State University	Public/Private	Capital development, education and services
YMCA of Central Ohio	Public/Not-for-Profit	Capital development, management and services
Upper Arlington Public Library	Public/Public	Services
Upper Arlington Community Foundation	Public/ Not-for-Profit	Capital development

# PRELIMINARY DRAFT

## Identified Potential Partnerships Upper Arlington Community Center Feasibility Study

### 1.2 Best Practice for All Partnerships

All partnerships developed and maintained by the City should adhere to common policy requirements. These include:

- Each partner will meet with or report to City staff on a regular basis to plan and share activity-based costs and equity invested.
- Partners will establish measurable outcomes and work through key issues to focus on for the coming year to meet the desired outcomes.
- Each partner will focus on meeting a balance of equity agreed to and track investment costs accordingly.
- Measurable outcomes will be reviewed quarterly and shared with each partner, with adjustments made as needed.
- A working partnership agreement will be developed and monitored together on a quarterly or as-needed basis.
- Each partner will assign a liaison to serve each partnership agency for communication and planning purposes.
- If conflicts arise between partners, the City-appointed lead, along with the other partner's highest-ranking officer assigned to the agreement, will meet to resolve the issue(s) in a timely manner. Any exchange of money or traded resources will be made based on the terms of the partnership agreement.
- Each partner will meet with the other partner's respective board or managing representatives annually, to share updates and outcomes of the partnership agreement

### 1.3 Best Practice for Public/Private Partnerships

The recommended policies and practices for public/private partnerships that may include businesses, private groups, private associations, or individuals who desire to make a profit from use of City facilities or programs are detailed below. These can also apply to partnerships where a private party wishes to develop a facility on park property, to provide a service on publicly-owned property, or who has a contract with the agency to provide a task or service on the agency's behalf at public facilities. These unique partnership principles are as follows:

- Upon entering into an agreement with a private business, group, association or individual, City staff and political leadership must recognize that they must allow the private entity to meet their financial objectives within reasonable parameters that protect the mission, goals and integrity of the City.
- As an outcome of the partnership, the City of Upper Arlington must receive a designated fee that may include a percentage of gross revenue dollars less sales tax on a regular basis, as outlined in the contract agreement.
- The working agreement of the partnership must establish a set of measurable outcomes to be achieved, as well as the tracking method of how those outcomes will be monitored by the agency. The outcomes will include standards of quality, financial reports, customer satisfaction, payments to the agency, and overall coordination with the City for the services rendered.
- Depending on the level of investment made by the private contractor, the partnership agreement can be limited to months, a year or multiple years.
- If applicable, the private contractor will provide a working management plan annually they will follow to ensure the outcomes desired by the City. The management plan can and will be

# PRELIMINARY DRAFT

## Identified Potential Partnerships

### Upper Arlington Community Center Feasibility Study

negotiated, if necessary. Monitoring of the management plan will be the responsibility of both partners. The agency must allow the contractor to operate freely in their best interest, as long as the outcomes are achieved and the terms of the partnership agreement are adhered to.

- The private contractor cannot lobby agency advisory or governing boards for renewal of a contract. Any such action will be cause for termination. All negotiations must be with the Recreation Director or their designee.
- The agency has the right to advertise for private contracted partnership services or negotiate on an individual basis with a bid process based on the professional level of the service to be provided.
- If conflicts arise between both partners, the highest-ranking officers from both sides will try to resolve the issue before going to each partner's legal counsels. If none can be achieved, the partnership shall be dissolved.

#### 1.4 Best Practice Partnership Categories

The City of Upper Arlington currently has a strong network of recreation program partners. These recommendations are both an overview of existing partnership opportunities available to the City of Upper Arlington, as well as a suggested approach to organizing partnership pursuits. This is not an exhaustive list of all potential partnerships that can be developed but can be used as a tool of reference for the agency to develop its own priorities in partnership development. The following five areas of focus are recommended:

1. **Operational Partners:** Other entities and organizations that can support the efforts of the City to maintain facilities and assets, promote amenities and facility usage, support site needs, provide programs and events, and/or maintain the integrity of natural/cultural resources through in-kind labor, equipment, or materials.
2. **Vendor Partners:** Service providers and/or contractors that can gain brand association and notoriety as a preferred vendor or supporter of the City or department in exchange for reduced rates, services, or some other agreed upon benefit.
3. **Service Partners:** Nonprofit organizations and/or friends' groups that support the efforts of the agency to provide programs and events, and/or serve specific constituents in the community collaboratively.
4. **Co-Branding Partners:** Private, for-profit organizations that can gain brand association and notoriety as a supporter of the City in exchange for sponsorship or co-branded programs, events, marketing and promotional campaigns, and/or advertising opportunities.
5. **Resource Development Partners:** A private, nonprofit organization with the primary purpose to leverage private sector resources, grants, other public funding opportunities, and resources from individuals and groups within the community to support the goals and objectives of the agency on mutually agreed strategic initiatives.