

City of Upper  
Arlington®

# Facilities & Partnerships Subcommittee Meeting

September 3, 2020

## Site Selection

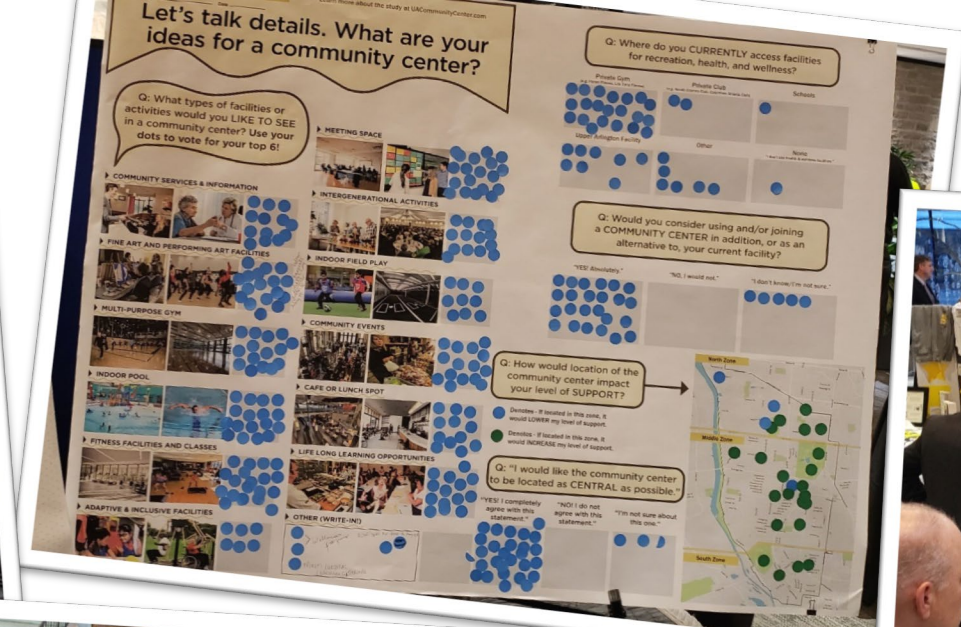
# Task at Hand and Ahead

## 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<br>(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**



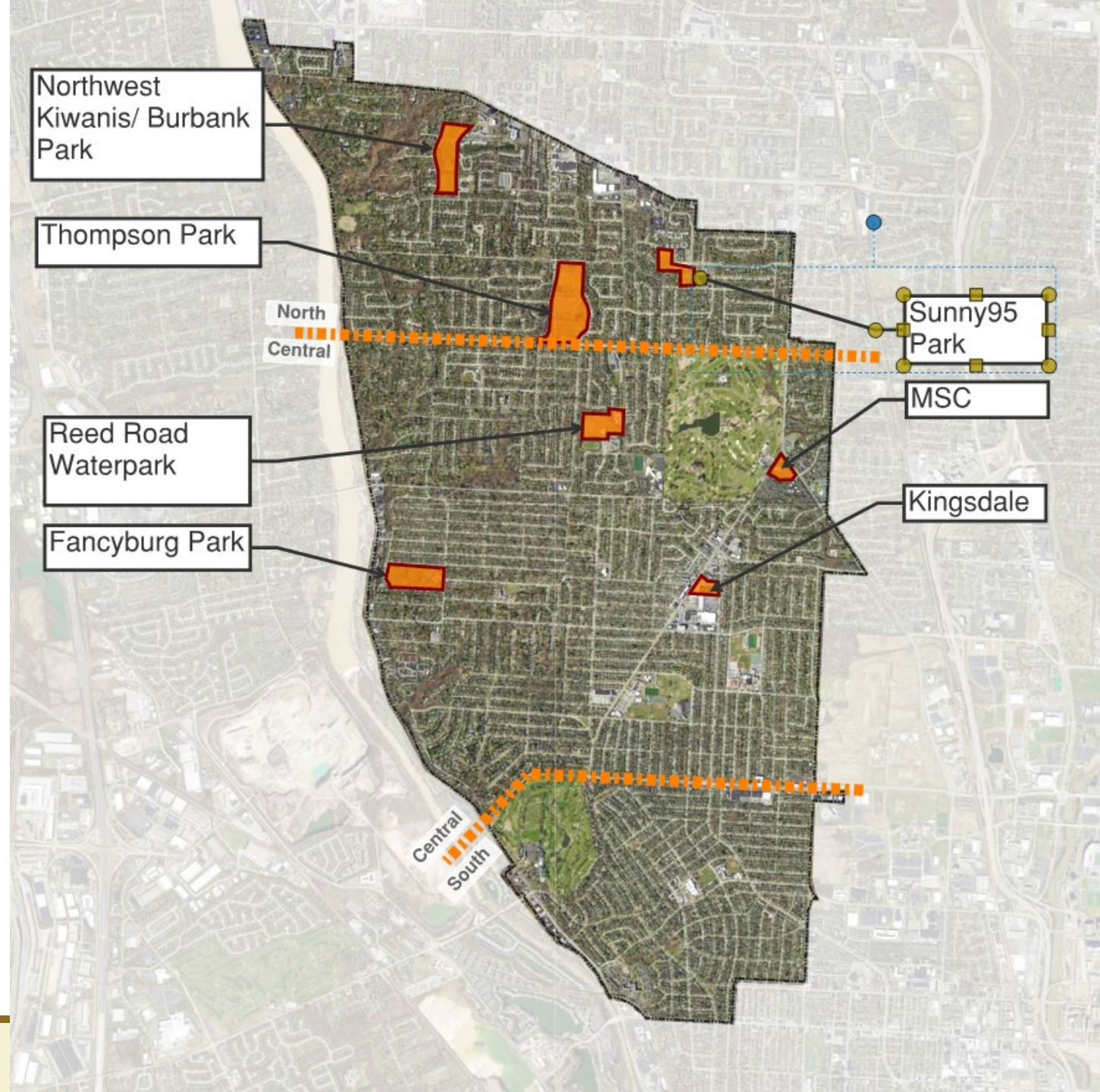
# Site Selection: Preferred Site Evaluation

| 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

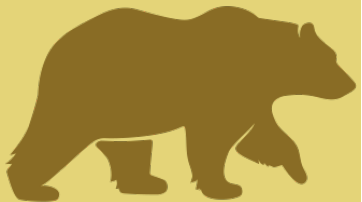
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**Thank you!**



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