Facilities & Partnerships Subcommittee Meeting

September 3, 2020

Site Selection

City of **Upper Arlington**®

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
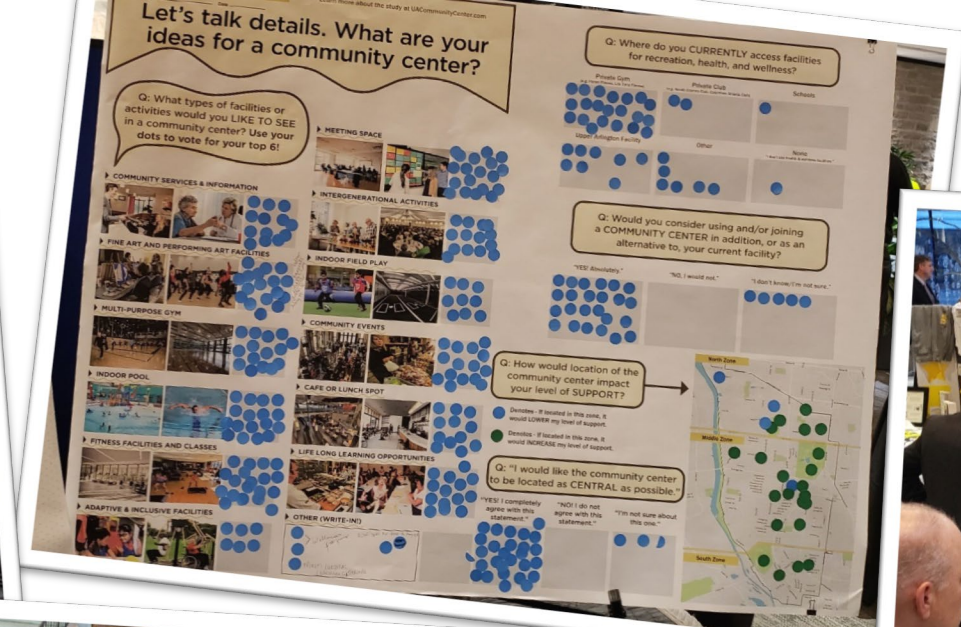
Based on Community Engagement...

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

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

SITE NAME	SITE AREA (acres)	SITE AREA NOTES	PRELIMINARY SITE EVALUATION							Total
			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	ACCESIBILITY - VEHICULAR	Weight Factor (1) / Score	ACCESIBILITY - 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
NAME	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	ACCESIBILITY - VEHICULAR	ACCESIBILITY - WALKABLE w/ walkscore.com	PARKING CONSIDERATIONS	ZONING / NEIGHBORHOOD COMPATABILITY	ABILITY TO EXPAND AND GROW	PARTNERSHIP OPPORTUNITIES	ACHIEVES OTHER COMMUNITY GOALS/ECONOMIC GOALS
Instructions		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/ welness partnerships.	Does the project achieve other community goals and economic benefits

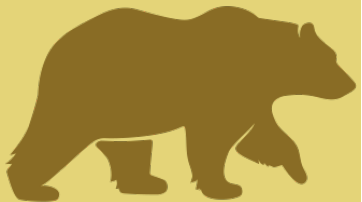# Site Selection: Preliminary Sites
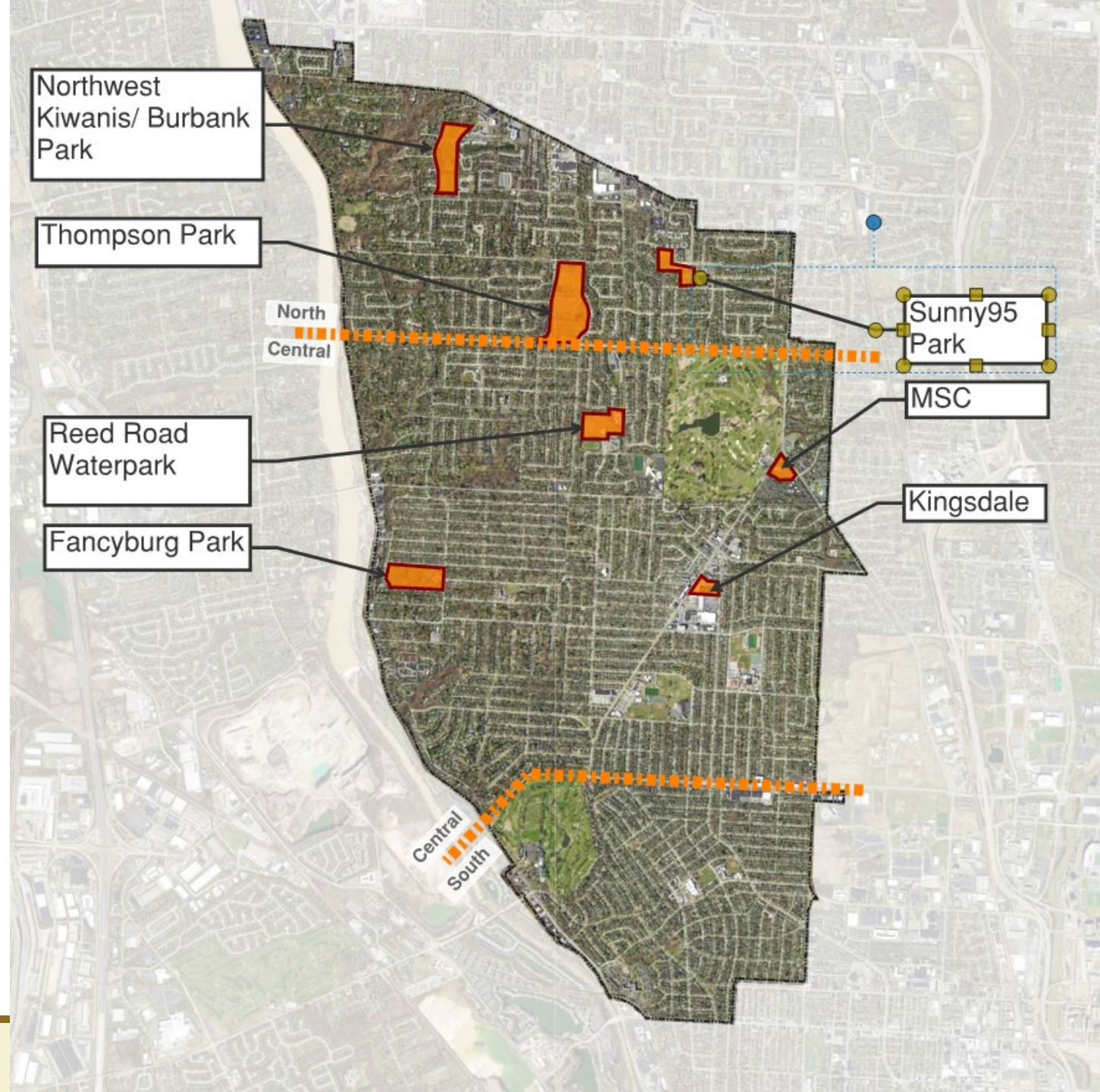
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Thank you!