



## WANT TO LEARN MORE?

### ZOOM COMMUNITY MEETINGS

Join us at one of the following Zoom Community Meetings to learn more about the issue from City Manager Steve Schoeny and Parks & Recreation Director Debbie McLaughlin.

- **10 am, Monday, April 5**
- **6:30 pm, Wednesday, April 7**
- **10 am, Saturday, April 17**
- **Noon, Thursday, April 22**

Links for joining each meeting are included on our web calendar and will be shared via social media and upcoming e-newsletters.

### COMMUNITY CENTER WEB PAGE [upperarlingtonoh.gov](http://upperarlingtonoh.gov)

Our community center web page expands on the information found in this brochure, including the task force study process and findings, how a community center would be part of the Kingsdale Mixed-Use Project, plans for the office space, answers to frequently asked questions, a virtual tour of the proposed facility and more.

### COMMUNITY CENTER FEASIBILITY TASK FORCE WEBSITE [uacommentary.com](http://uacommentary.com)

If you are interested in learning more, the task force website includes the full report, meeting videos and all associated documents developed through their extensive, 18-month study process.

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**If you have questions, or you are part of a group that would be interested in a presentation on this issue, we want to hear from you.**

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**PLEASE READ THIS BEFORE YOU VOTE ON THE UA COMMUNITY CENTER BALLOT ISSUE ON MAY 4!**



 **City of Upper Arlington**

# UA Community Center Ballot Issue

**Your Vote Counts on or Before May 4**

City Council formed the Community Center Feasibility Task Force in the summer of 2019, in response to residents continued interest in an Upper Arlington Community Center. After an extensive 18-month study process, the task force concluded that it is feasible for the City to construct, operate and maintain a community center, with the former Macy's site at Kingsdale identified as the preferred location.

In response to the findings of the citizen-led task force, City Council has placed this issue on the May 4, 2021 ballot and has authorized various funding mechanisms that will enable the City to construct a community center without any increase in City income or property taxes if the community center issue passes.

**The outcome of this important community issue is now in the hands of Upper Arlington voters.**



### The Facilities Concept

- **Level 1** - entry/lobby, indoor pool, multi-purpose event/party space, locker rooms
- **Level 2** - fitness/exercise spaces
- **Level 3** - 3 gymnasiums (1 multi-purpose), adventure play, teen space, child watch
- **Level 4** - Walking/running track overlooking gymnasiums
- **Level 5** - Senior program, shared classrooms, event hall/meeting space, outdoor multi-purpose terrace
- **Levels 6 & 7** - Income generating office space, a majority of which is expected to be leased by a high-quality healthcare provider that will partner with the City to enhance health and wellness services at the community center.

## WHAT'S ON THE BALLOT

*Should the City of Upper Arlington build a new community center on the site of the old Lazarus/Macy's store at Kingsdale Shopping Center, using various City revenue streams but in no case from an increase in City income or property tax, as authorized by legislation of City Council, including Ordinance No. 1-2021, Ordinance No. 2-2021, and Ordinance No. 3-2021?*

*YES, the City should build the community center  
NO, the City should not build the community center*



### WHAT'S PROPOSED

The feasibility study was extensive, with great focus placed on community engagement, transparency and detailed financial analysis. As a result, the City has a realistic and achievable road map for constructing, operating and maintaining the proposed Upper Arlington Community Center.

The facilities and programming plan for the community center are a direct result of the input gathered early in the study.

- It will serve as the central community gathering place for events and celebrations that residents have asked for.
- It will provide fitness, wellness, health and leisure opportunities for all ages and interests.
- It will give our seniors new space that is designed specifically to meet their needs, plus access to many new programming opportunities.
- It will be affordable, through a combination of tiered membership levels, daily passes, rental fees and program fees.
- A scholarship fund will be built into the operations budget, to assist residents facing financial barriers to participation.

### FINANCIAL HIGHLIGHTS

- **It will cost \$54 million to construct** - the construction budget includes a 23% contingency to make sure final costs fall at or below this estimate.
- **Construction can be funded without an increase in City income or property taxes** - the funding plan includes a combination of existing City reserves, private donations and the issuance of long-term debt. The debt will be repaid with revenues generated by the Kingsdale Mixed-Use TIF District, hotel/motel tax revenues, plus rent and income taxes generated by the two floors of office space.
- **It will be operationally sustainable** - a detailed business operations model projects full cost recovery, with the current \$530,000 Parks & Recreation programming subsidy greatly reduced or eliminated. A "stress test" model was also created in anticipation of down years (recession, pandemic, etc.) - under this model the subsidy needed to support operations would increase by approximately \$250,000.
- **The budget includes a capital fund set aside** - to cover ongoing maintenance and equipment replacement needs.