



City of **Upper
Arlington**

Community Center Feasibility Study

Facilities Sub-Committee Meeting 5 October 2020



OVERVIEW OF PRESENTATION

Opening Remarks

Core Activities

Site Evaluation and Selection

Preliminary Concept Development

Municipal Services Center Site – Municipal Services & Community Center

Kingsdale Site - Mixed Use Development

Kingsdale Site - Community Center

Next Steps - Upcoming Meetings

Oct. 7 - Stakeholder Focus Group Meetings

Oct. 8 – Stakeholder Focus Groups Meetings

Oct. 8 – Community Meeting



City of **Upper
Arlington**



City of **Upper
Arlington**

Community Center Feasibility Study

CORE ACTIVITIES

Core Activities



Pickleball



Basketball



Swim Lessons



Lap / Fitness Swim



Volleyball



Badminton



Exercise



Active Play

ATHLETICS

AQUATICS

Core Activities



Health & Fitness

EXERCISE



Adventure Play



Group X - Yoga / Pilates / TRX / Aerobics

GROUP FITNESS

Core Activities



Exercise - Silver Sneakers



Arts & Crafts



Arts & Crafts



Dance Class



Café Meet-Ups



Meeting Space

SENIORS

CULTURAL

Core Activities



Culinary



Art Exhibitions



Indoor Play



Kid's Activities



Community Events

MULTI-USE



Inclusivity



Gaming

YOUTH



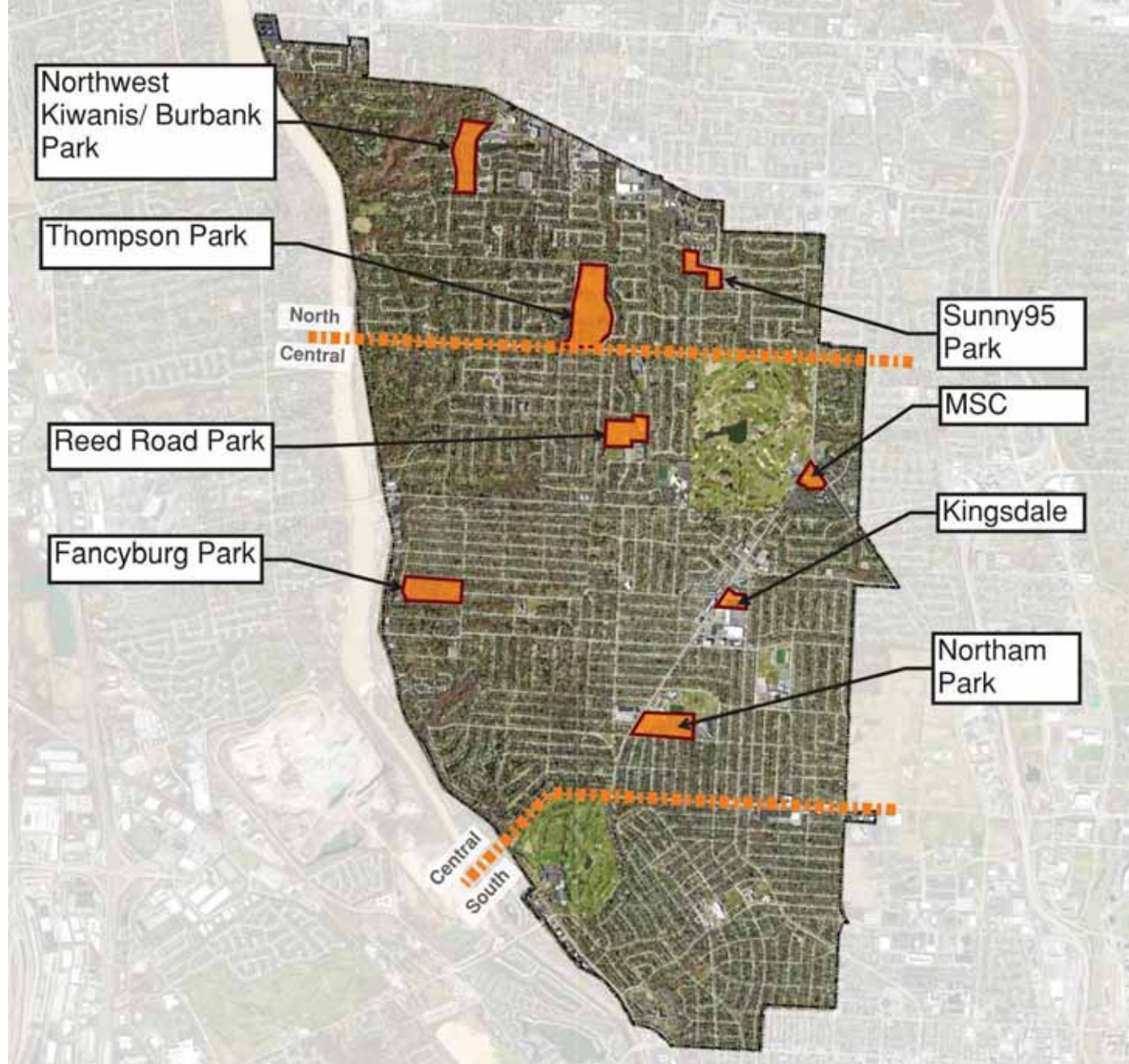
Teens



City of **Upper
Arlington**

Community Center Feasibility Study

SITE EVALUATION
& SELECTION



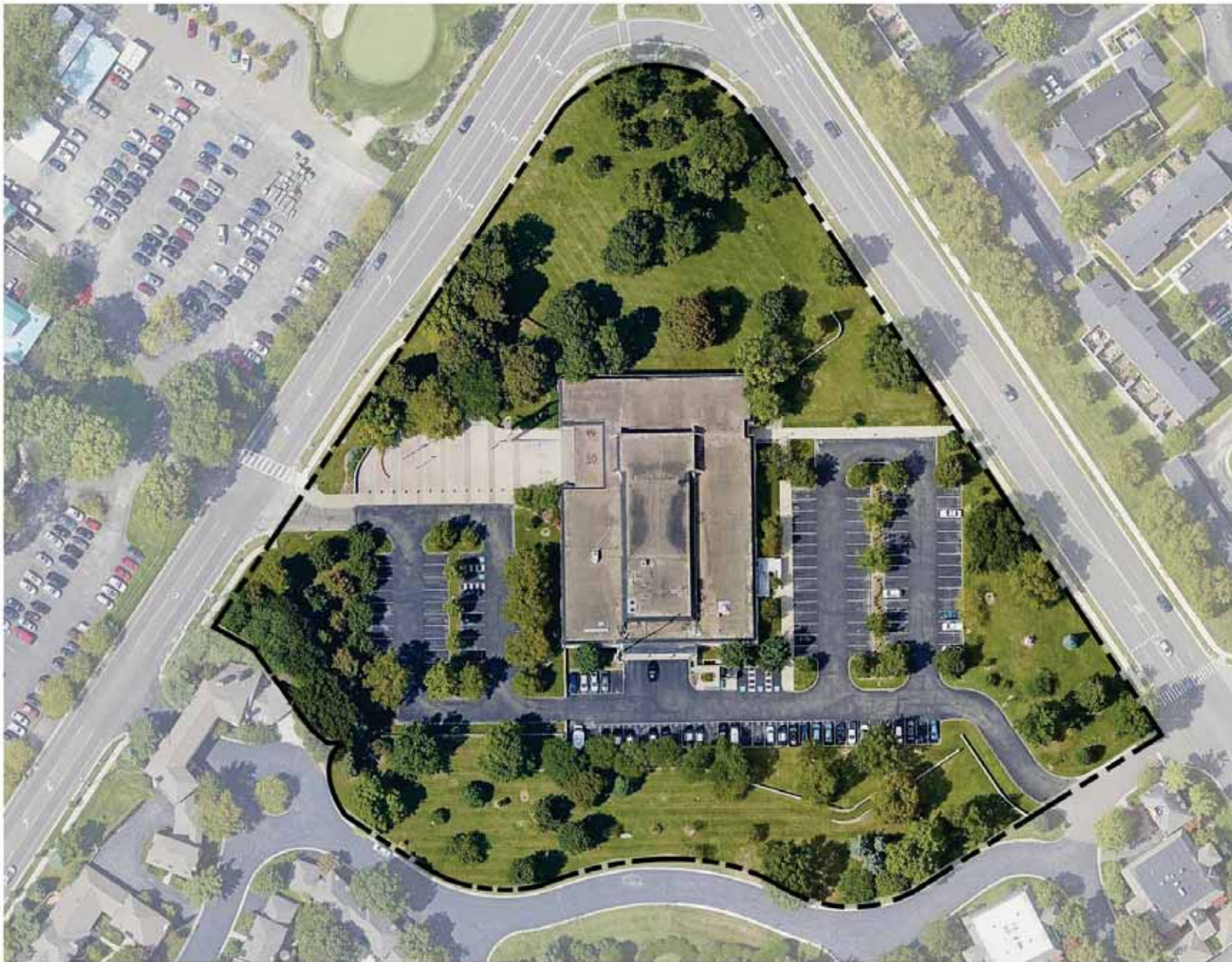
PRELIMINARY SITE EVALUATION															Total	
SITE NAME	SITE AREA (acres)	SITE AREA NOTES	SITE CONTROL	Factor (2)	LOCATION PROTECTS EXISTING PARKLAND	Factor (1.5)	LOCATION HAS ABILITY FOR CREATIVE FUNDING	Factor (1.5)	LOCATION IS ACCESSIBLE TO ALL MODES OF TRANSPORTATION	Factor (1)	LOCATION SUPPORTS MULTIGENERATIONAL USE, PARTICULARLY SENIORS AND MIDDLE/ HIGH SCHOOL STUDENTS	Factor (1)	SITE IS CENTRALLY LOCATED	Factor (2)	Rank	
Fancyburg Park	23		5	10	1	1.5	1	1.5	3	3	2	2	3	6	24	5
Kingsdale	6.2	Integrated with mixed use development	4	8	5	7.5	5	7.5	5	5	5	5	5	10	43	1
MSC	7.4	Integrated with city administration, terminates view from Southbound Kenny Rd.	5	10	4	6	5	7.5	4	4	3	3	4	8	38.5	2
Northam Park	23		5	10	1	1.5	3	4.5	5	5	5	5	5	10	36	3
Northwest Kiwanis Park/ Burbank Park	27.6		5	10	1	1.5	1	1.5	2	2	2	2	1	2	19	8
Reed Road Park	18.8	Site access and parking is through school property; ballfields are part of school programming; ac. includes fire	3	6	1	1.5	3	4.5	2	2	3	3	4	8	25	4
Sunny95 Park	14.7	Limited access, deep within neighborhood.	5	10	1	1.5	1	1.5	3	3	2	2	1	2	20	7
Thompson Park	49.4		5	10	1	1.5	1	1.5	2	2	2	2	2	4	21	6
			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)			

Footnotes

1. Ohio State University adjacent property: OSU ownership and not available.
2. Griggs Reservoir Park: city of Columbus ownership and not available.
3. Tremont Center: private ownership, not currently available, well-tenanted with local businesses.
4. Tree of Life: private ownership, not currently available; zoning not compatible.
5. Smith Nature Park: Insufficient acreage, and significant natural features.
6. Miller Park: Insufficient acreage, and significant natural features.
7. Senior Center: Insufficient acreage without absorbing adjacent Board of Education owned property and existing recreation facilities.

SITE NAME	PREFERRED SITE EVALUATION																											
	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 COMPATIBILITY	Weight Factor (1.2) / Score	ABILITY TO EXPAND AND GROW	Weight Factor (1) / Score	PARTNERSHIP OPPORTUNITIES	Weight Factor (1) / Score	ACHIEVES OTHER COMMUNITY GOALS/ECONOMIC GOALS	Weight Factor (1.1) / Score	Total Score	
Kingsdale	6.2	6.2	3	4.5	3	3.6	5	6	3	3	5	5	5	5	5	6	5	5.5	5	6	2	2	3	3	3	3	3.3	52.9
MSC	7.4	7.4	5	7.5	4	4.8	4	4.8	3	3	3	3	4	4	4	4.8	4	4.4	4	4.8	3	3	3	3	3	3.3	50.4	

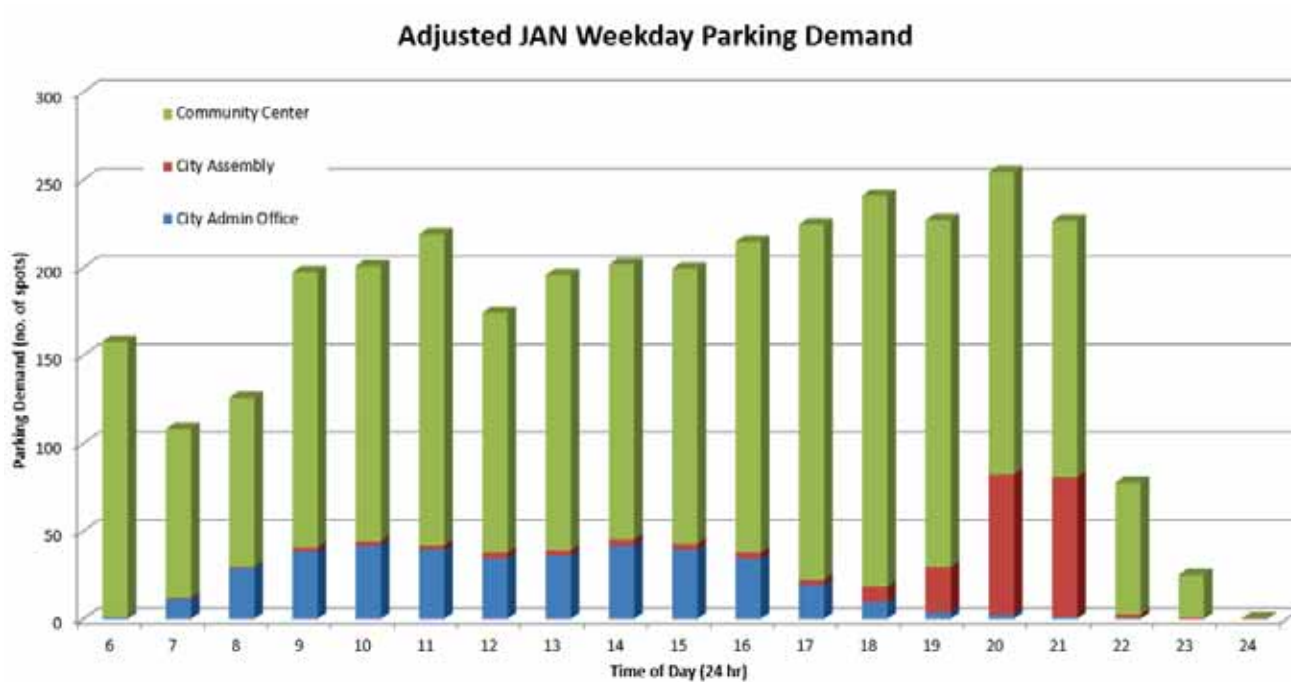
PREFERRED SITE EVALUATION REMARKS														
SITE NAME	SITE SIZE (Parcel Acres)	SITE SIZE (potential building area acres)	SITE ACQUISITION COST	SITE/BUILDING DEVELOPMENT COST	SITE IS CENTRALLY LOCATED	INFRASTRUCTURE/STORMWATER CONSIDERATIONS	ENVIRONMENTAL CONSIDERATIONS	ACCESSIBILITY - VEHICULAR	ACCESSIBILITY - WALKABLE w/ walkscore.com	PARKING CONSIDERATIONS	ZONING / NEIGHBORHOOD COMPATIBILITY	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.	Does 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?
Kingsdale	6.2	6.2	Medium: ability to coordinate with developer partner	High: construction through development partner; shared elements with mixed uses (parking, access, utilities); ability to use TIF	Middle: central; access via city arterial streets	All available utilities; stormwater limited to urban techniques	No significant natural features; impervious site.	Highly accessible site from city arterial streets: Tremont Road and Northwest Blvd. Access to signalized intersections on both streets shared with shopping center to the south.	Walk Score: 68 Highly walkable from adjacent neighborhoods, access to signals Transit Score: 32 Public Transit access via COTA route 3 and 32 on Tremont Road (directly adjacent) and Northwest Blvd (+/- 250' south). Bike Score: 57 Bike lane existing on Tremont; COGO station located at Northwest/ Zollinger (.25 mi.)	Parking would be developed with mixed use development and shared among uses. Structured parking likely necessary to maintain urban forms.	Zoning: PMUD Kingsdale - Town center with a mix of uses including office, retail, residential, and civic. Compatible with the vision of the PMUD as a civic use, integrated in and supportive of a mixed use district with strong connectivity to neighborhoods.	No - likely limited, if any future growth ability, unless vertical.	Developer partnership opportunity; health partnerships may be limited due to proximity and current lease agreements.	Supports urban redevelopment of a vacant building in an urban core. Will help to support adjacent businesses
MSC	7.4	7.4	Low: currently owned by city	Medium: coordinate reuse of existing building or replace; potentially ability to use TIF	Middle: slightly central; access via city arterial streets	All available utilities; stormwater limited to urban techniques	Existing greenspaces with mature trees	Highly accessible site from city arterial streets: Tremont Road and Kenny Road. No signals.	Walk Score: 32 Existing sidewalks, few signalized intersections; continuous right at Tremont/ Kenny Transit Score: 35 COTA #1 adjacent on Kenny Road. Bike Score: 37 Bike lane existing on Tremont	Existing parking may be utilized, share with city uses if remaining; may require structured parking to accommodate all uses.	Zoning: RCD Residential Community Development District: residential uses in medium- to high-density residential complexes. Also permits institutional, cultural, recreation uses. Permitted use. Generally compatible with density intent of surrounding zoning districts, and proximity to other recreation uses. Site terminates a prominent roadway vista.	Limited growth potential, will be dependent on parking availability.	No current development partnership opportunities; no known restrictions on health partnerships.	Potential to utilize currently underutilized city-owned land; potential to share space with city services





Shared Parking Analysis – MSC Site

Shared parking based on layering of uses:



- Office and Assembly offset
- Potential reduction factor: 32%

Shared parking based on use-reduction variables:

Building / Space	Count	Units	Non-Captive	Lease Occupancy	Single Driver
City Admin Office	14,000	Square Feet	100%	100%	100%
City Assembly	398	Seats	95%	100%	90%
Community Center	98,000	Square Feet	100%	100%	80%

- Accounts for car pooling, visiting more than one use in single trip.
- Potential reduction factor: 18%

Parking Analysis – MSC Site

Building Use Area

Community Center:

1st Floor:	49,000	sq.ft.
2nd Floor:	49,000	sq.ft.
Total:	98,000	sq.ft.

Existing Municipal Service Center Uses (excludes lobby and main circulation)

City Admin. Office:	14,000	sq.ft.
Assembly	5,519	sq.ft.
Police	8,900	sq.ft.

specified 55 dedicated spaces

Parking Required

Community Center (2.5/1000): (1/5 occupants)	250 spaces
Office (3/1000):	42 spaces
Assembly: (1/5 occupants):	<u>80 spaces</u>
SubTotal:	372 spaces

Shared Parking Reduction (18%)	-66 spaces
Dedicated Police Parking:	<u>55 spaces</u>

Total Parking Required: 361 spaces

Parking Provided (Existing MSC with addition):

Surface:	54 spaces
Structured Parking (4 levels)	316 spaces
Total	370 spaces

Parking Provided (New Build):

Surface:	133 spaces
Structured Parking (4 levels)	284 spaces
Total	417 spaces

Parking Analysis – Kingsdale Site

Community Center Building:

Community Center:	98,000 sq.ft.
Office:	50,000 sq.ft.

Parking Required

Community Center (2.5/1000): (1/5 occupants)	250 spaces
Office (5/1000):	<u>250 spaces</u>
Total:	500 spaces

Shared Parking with developer-coordinated mixed-uses.



City of **Upper
Arlington**

Community Center Feasibility Study

**MUNICIPAL SERVICE CENTER (MSC) SITE
BUILDING MASSING, STACKING
& CIRCULATION**

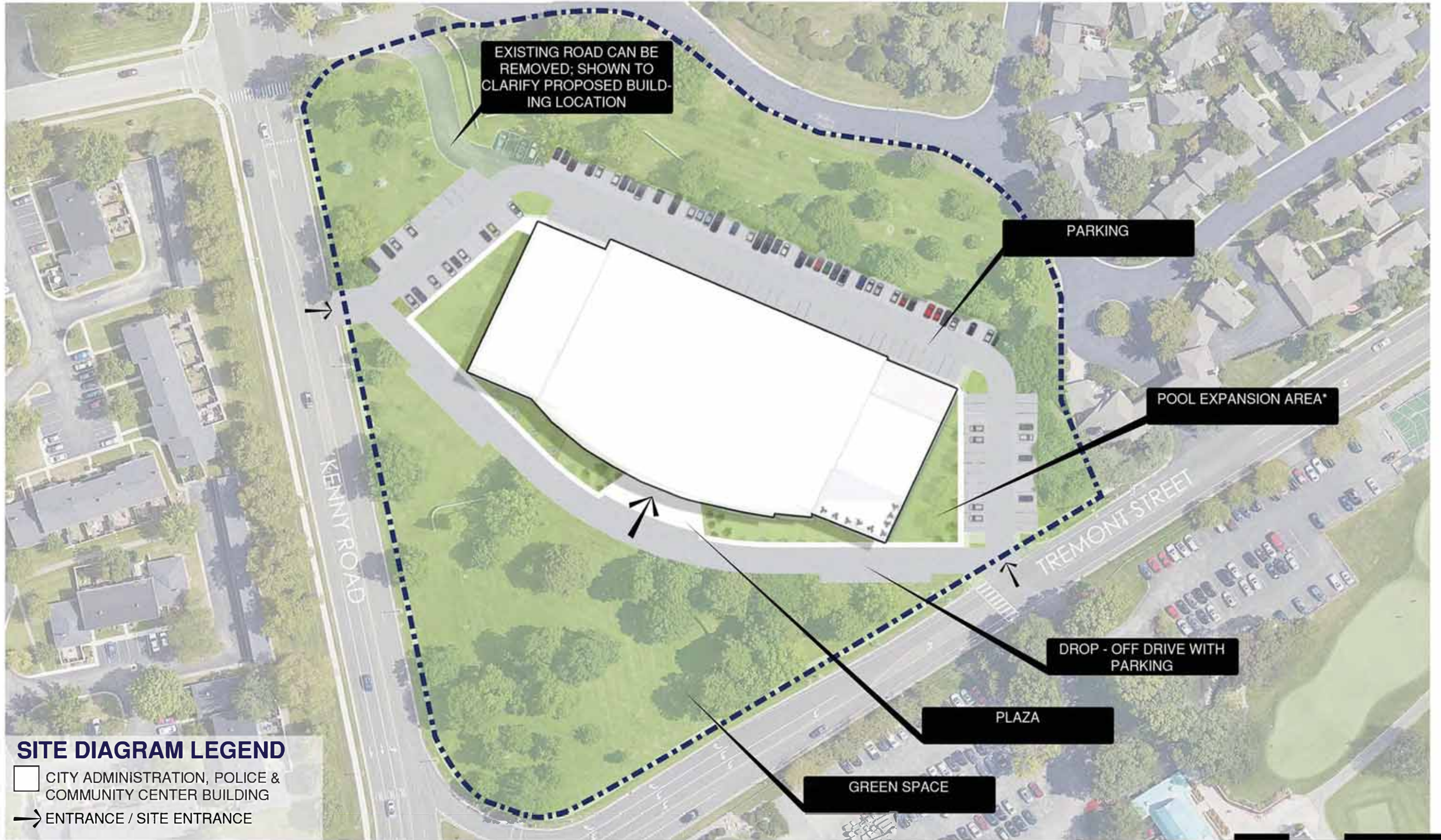
MSC SITE BUILDING OPTION STUDIES

QUICK STUDIES





CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

SITE PLAN



SITE DIAGRAM LEGEND

-  CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING
-  ENTRANCE / SITE ENTRANCE

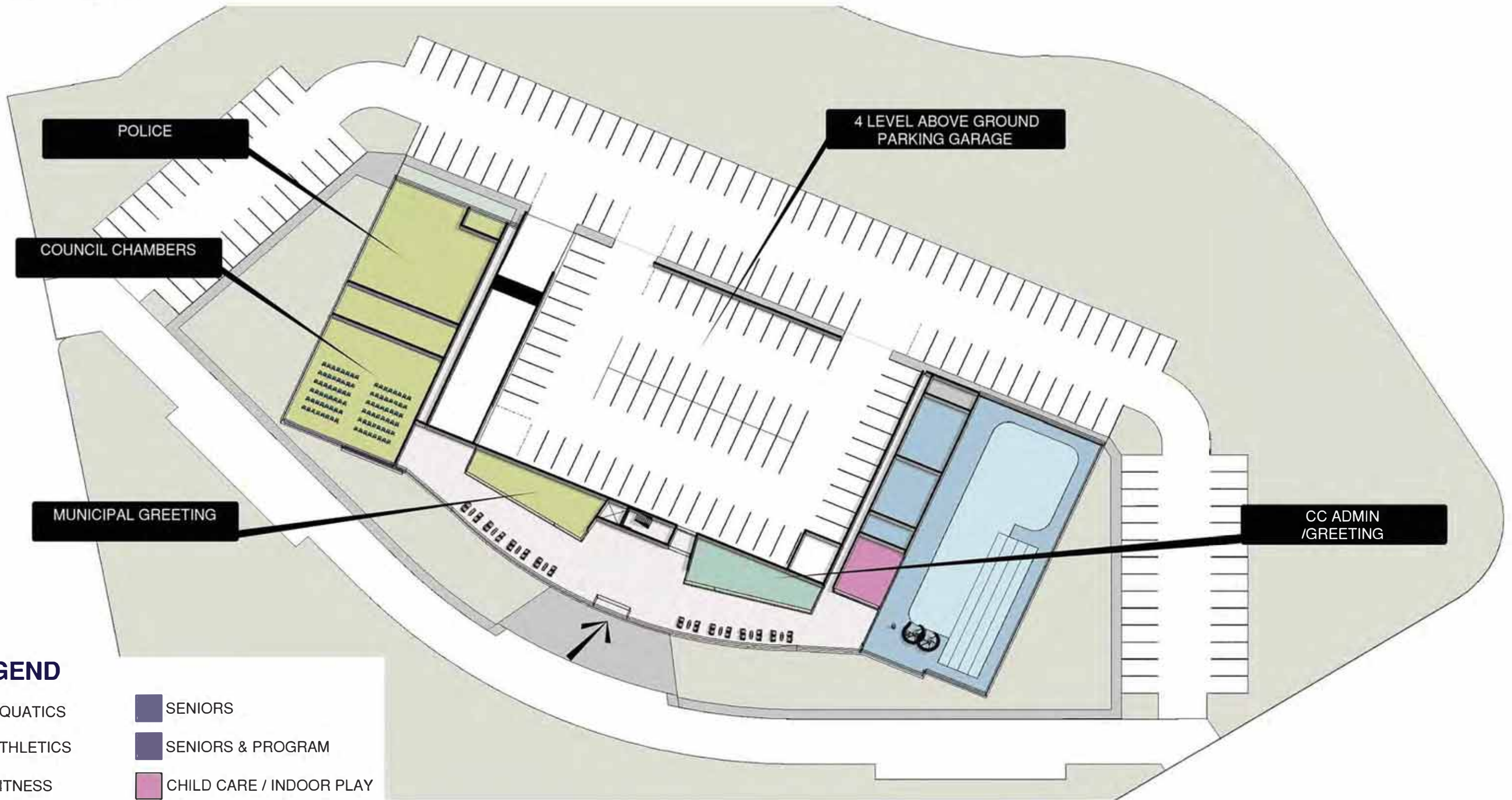
*BUILDING PROGRAM (ALONG WITH POOL EXPANSION AREA) CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY.

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CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

LEVEL 1 PLAN



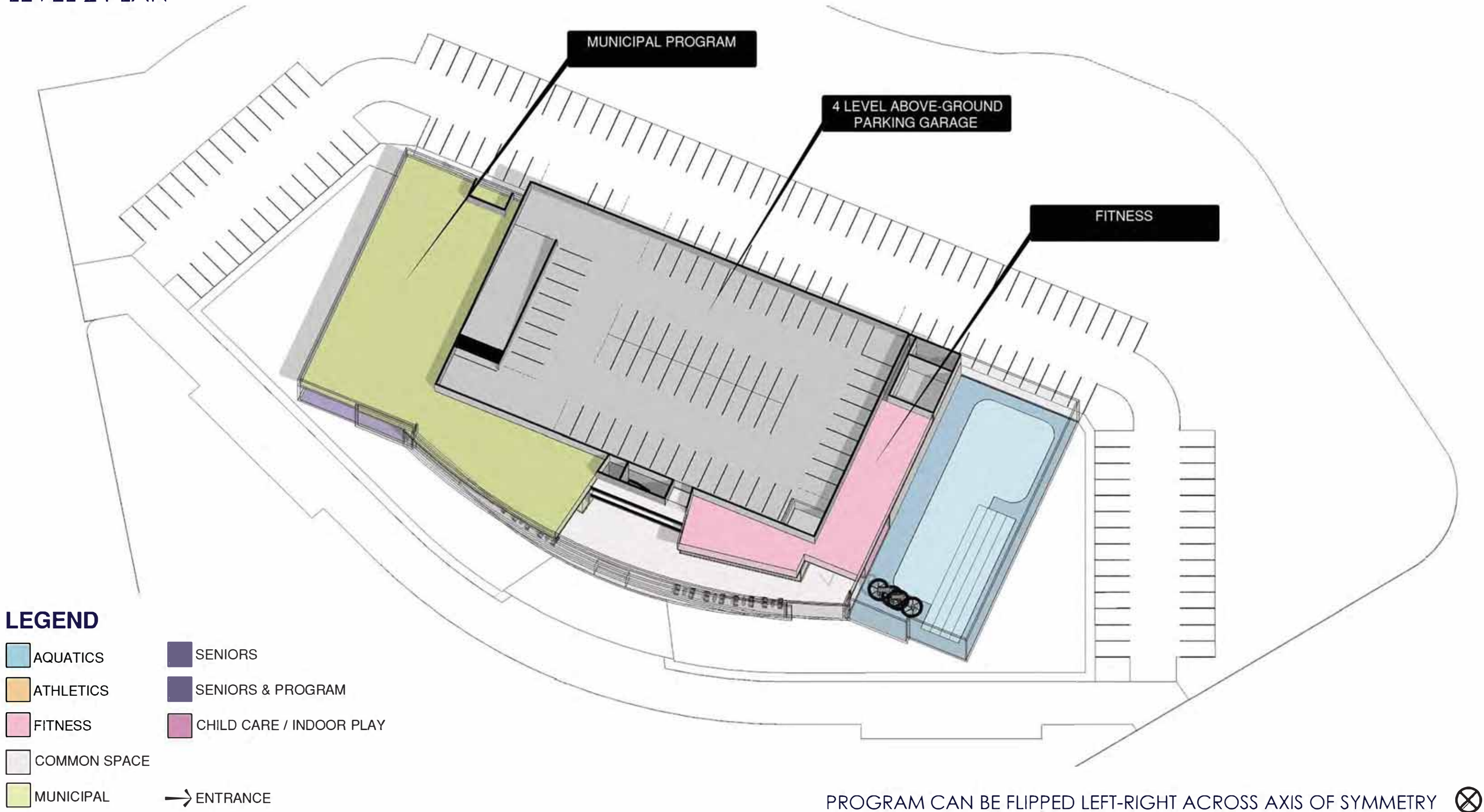
LEGEND

- | | |
|--------------|--------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD CARE / INDOOR PLAY |
| COMMON SPACE | ADMINISTRATION |
| MUNICIPAL | ENTRANCE |

PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY

CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

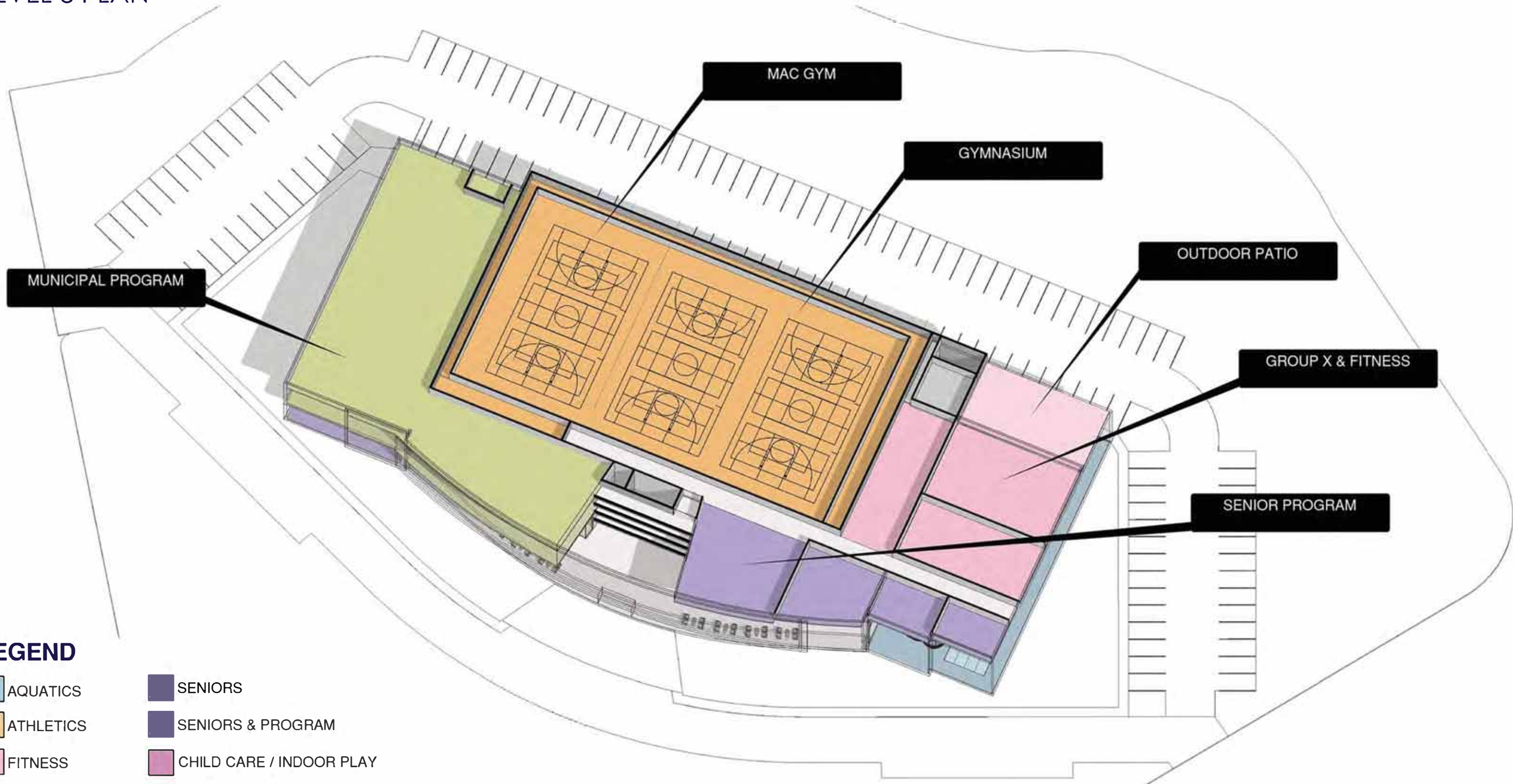
LEVEL 2 PLAN



PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY 

CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

LEVEL 3 PLAN



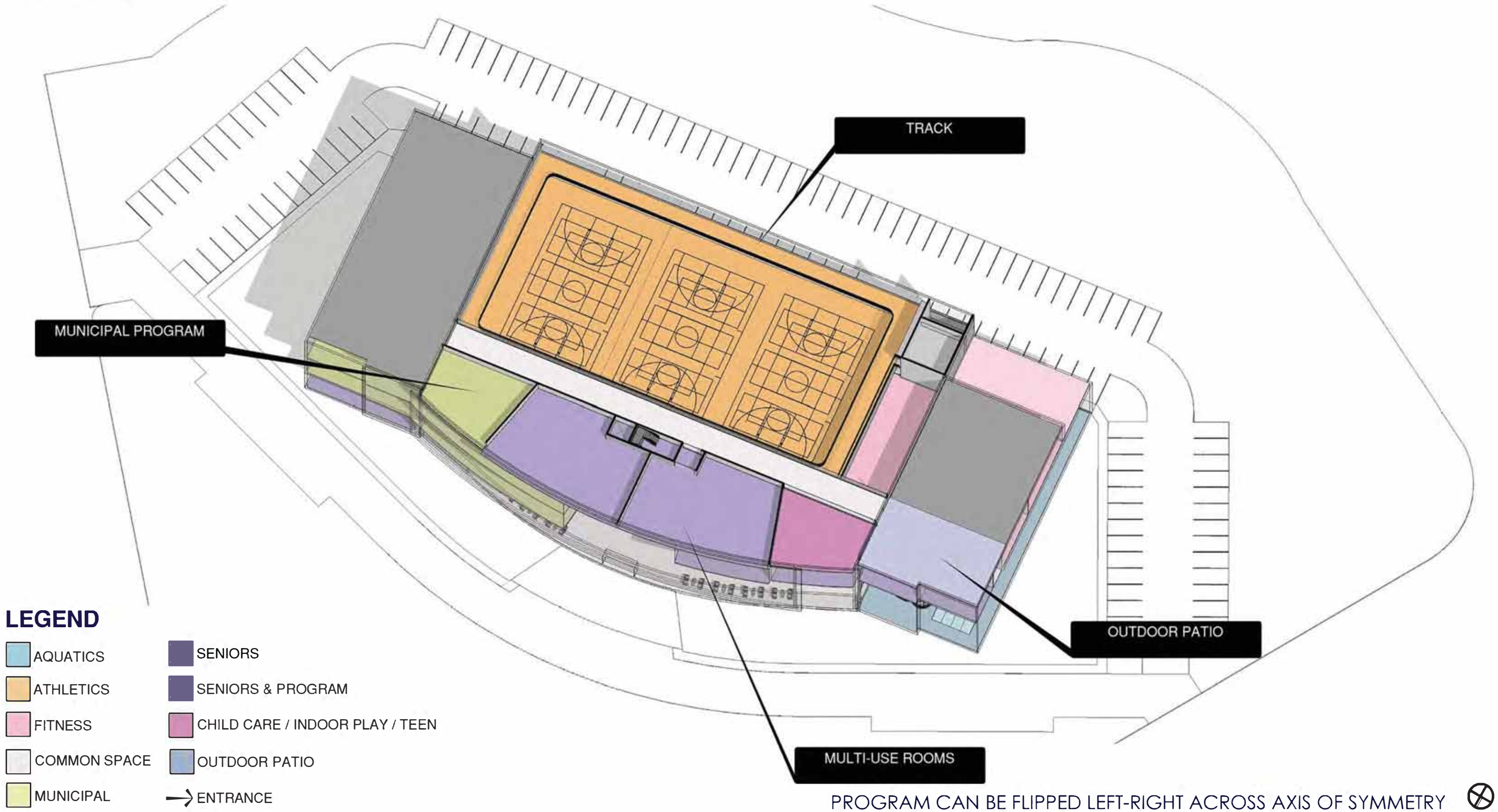
LEGEND

- | | |
|--------------|--------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD CARE / INDOOR PLAY |
| COMMON SPACE | OUTDOOR FITNESS PATIO |
| MUNICIPAL | ENTRANCE |

PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY

CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

LEVEL 4 PLAN



LEGEND

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- MUNICIPAL
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- OUTDOOR PATIO
- ENTRANCE

PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY

CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

BUILDING MASSING & PROGRAM STACKING



LEGEND

- | | |
|--------------|---------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD CARE / INDOOR PLAY / TEEN |
| COMMON SPACE | ADMINISTRATION-REC |
| MUNICIPAL | ENTRANCE |

TOTAL GSF: 125 K SF BUILDING PLUS 104 K SF GARAGE

ORGANIZATION: MUNICIPAL PROGRAM (LEFT) | CENTER LOBBY | COMMUNITY CENTER PROGRAM (RIGHT)





City of **Upper
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Community Center Feasibility Study

**KINGSDALE SHOPPING CENTER SITE
MIXED USE DEVELOPMENT**





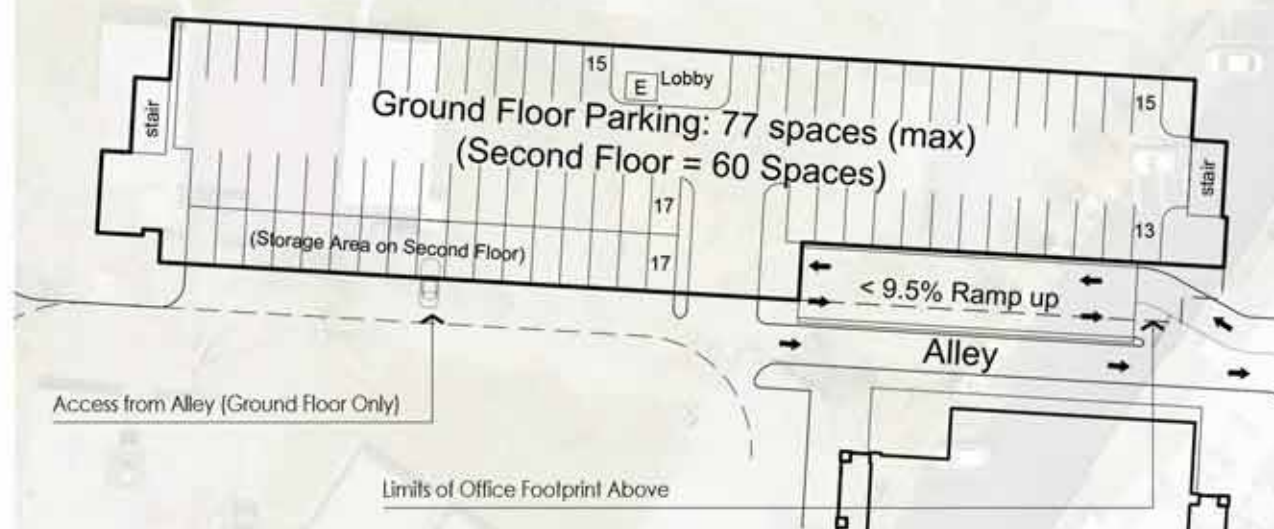
Parking Demand:

Senior: 104 IL/AL: @1 /unit	104
Apartments: 438 @1.25 /unit	548
Total:	652
Office: +/-50,000sf	+200
Retail: +/-6,000sf @4/Ksf	+24
	876
Less Office (shared):	-200
Total Parking Need:	676

Parking Provided:

Garage:	562
Under Mixed-Use B:	135
On-Street (parallel):	43
Head-in surface:	15
Total New:	755
Giant Eagle (shared):	+150
Total Available:	905

Parking Under Apartments (NTS)



Parking Under Mixed-Use Building (NTS)

Green Space at Northern Corners (potential stormwater facility)

Chase Bank View Corridors

Townhouses fronting NW Blvd.

Ground Floor Clubhouse/Leasing Offices Wrapping Southeast Corner of Garage (2-Story)

Relocate 8 spaces

Relocate Signal
Lose approx. 8 spaces





Townhouse & Apartment Building - View looking Northwest along Northwest Boulevard

Kingsdale Mixed-Use

Preliminary Plan Submittal

October 2020



Townhouse & Apartment Building - View looking Southwest from Northwest Boulevard

Kingsdale Mixed-Use

Preliminary Plan Submittal

October 2020



Senior Building - View looking Southeast along Tremont Road

Kingsdale Mixed-Use

Preliminary Plan Submittal

October 2020



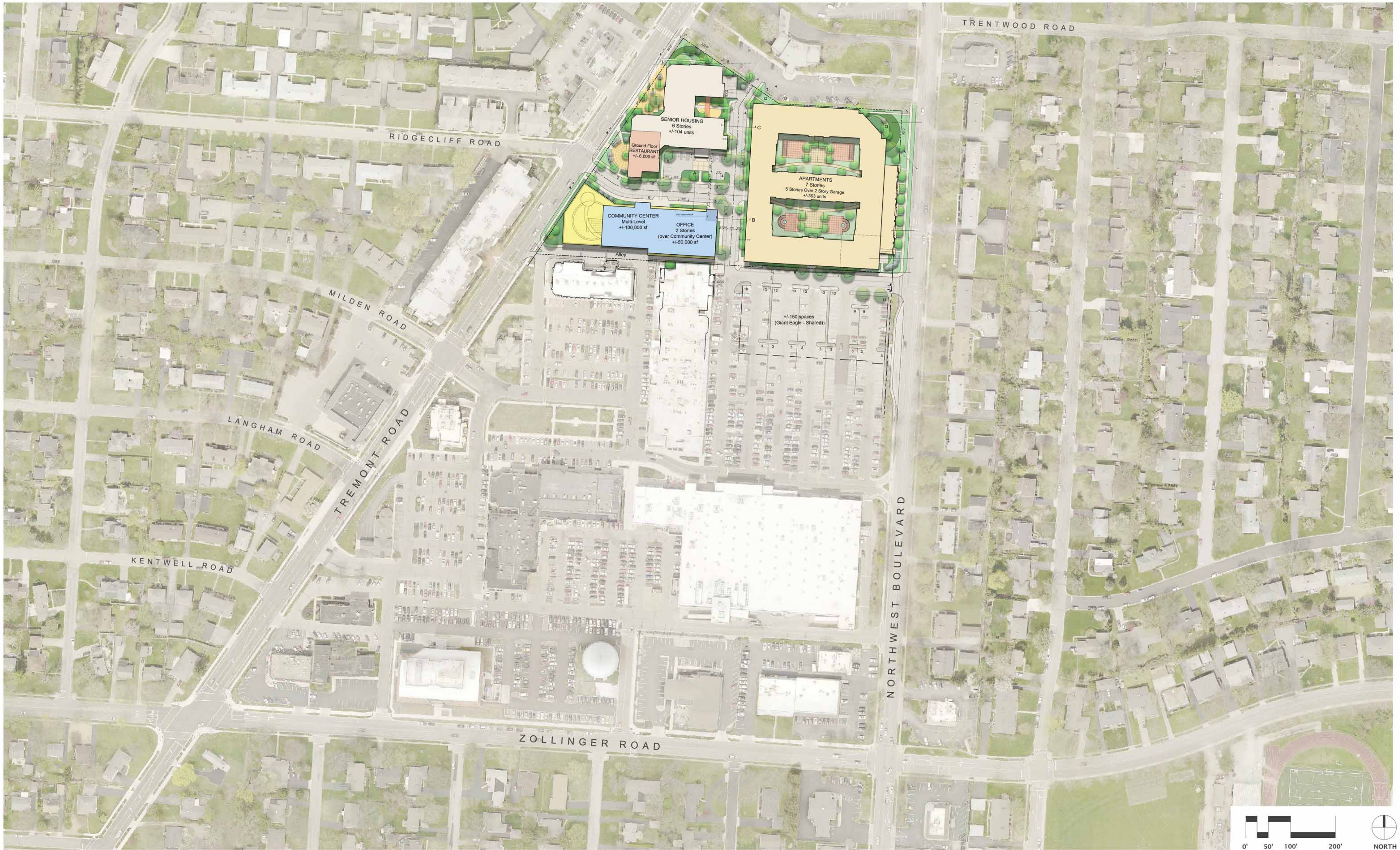
Senior Building - View looking Northwest from within the site

Kingsdale Mixed-Use

Preliminary Plan Submittal

October 2020







City of **Upper
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Community Center Feasibility Study

**KINGSDALE SHOPPING CENTER SITE
COMMUNITY CENTER
BUILDING MASSING, STACKING
& CIRCULATION**

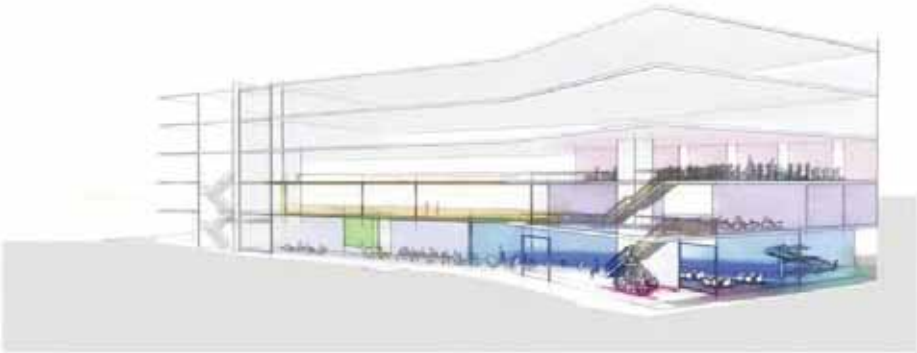
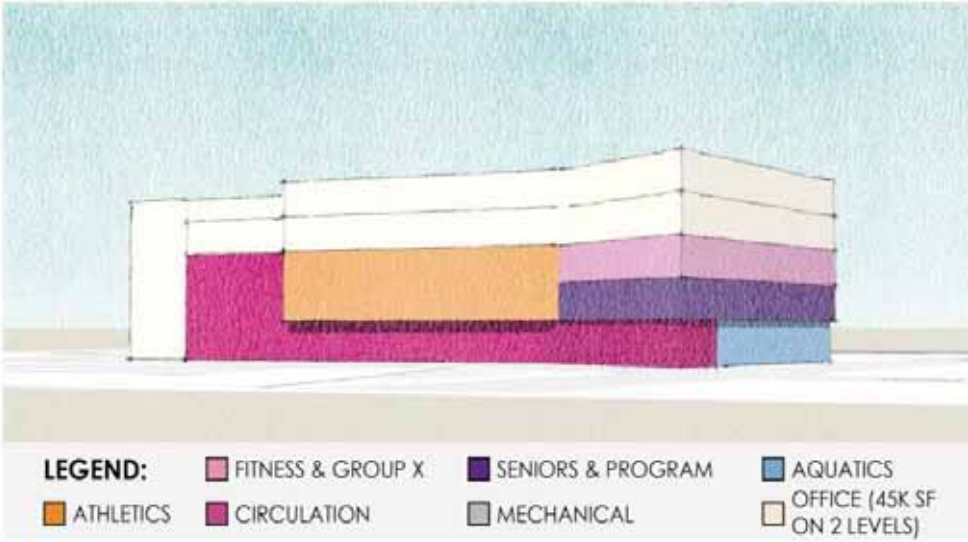
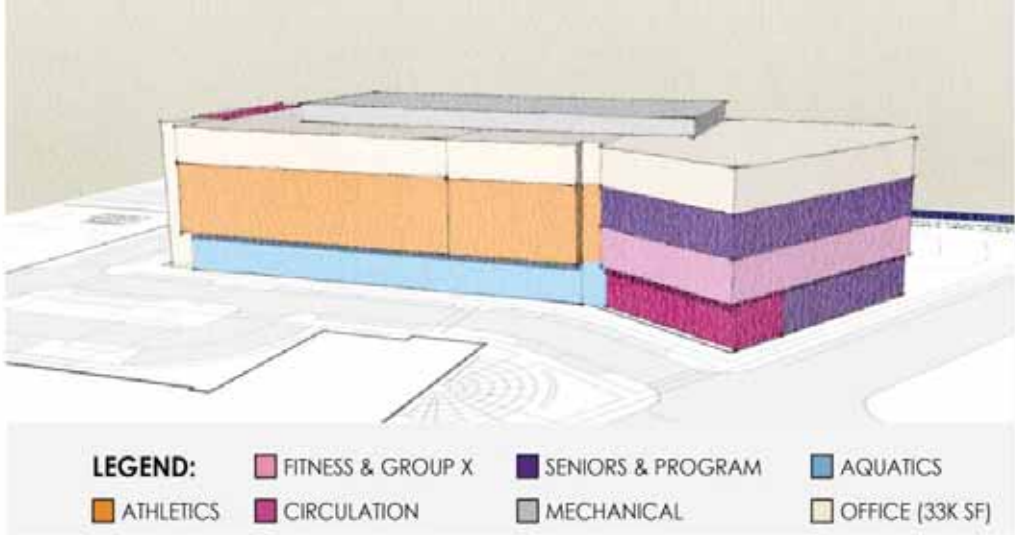
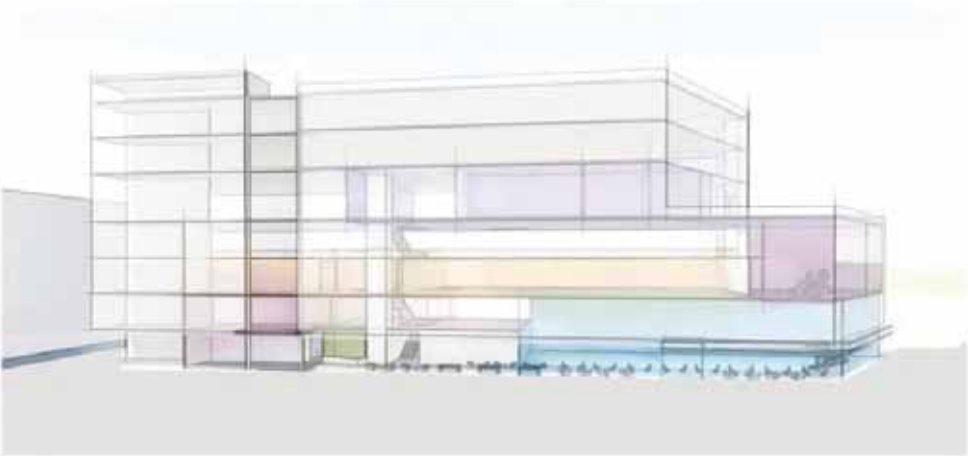


KINGSDALE SITE DEVELOPMENT OPTION STUDIES



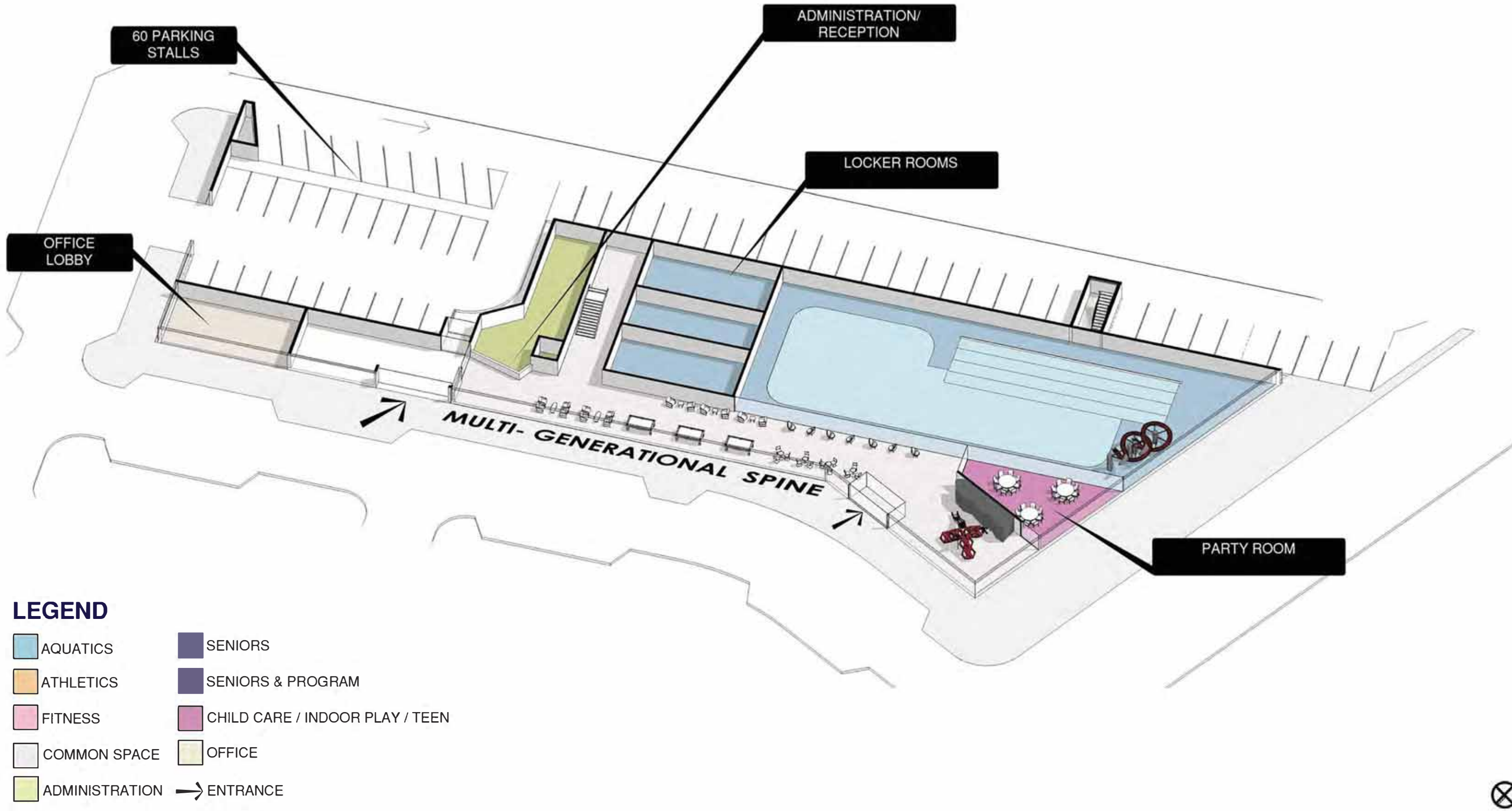
KINGSDALE SITE BUILDING OPTIONS

QUICK STUDIES



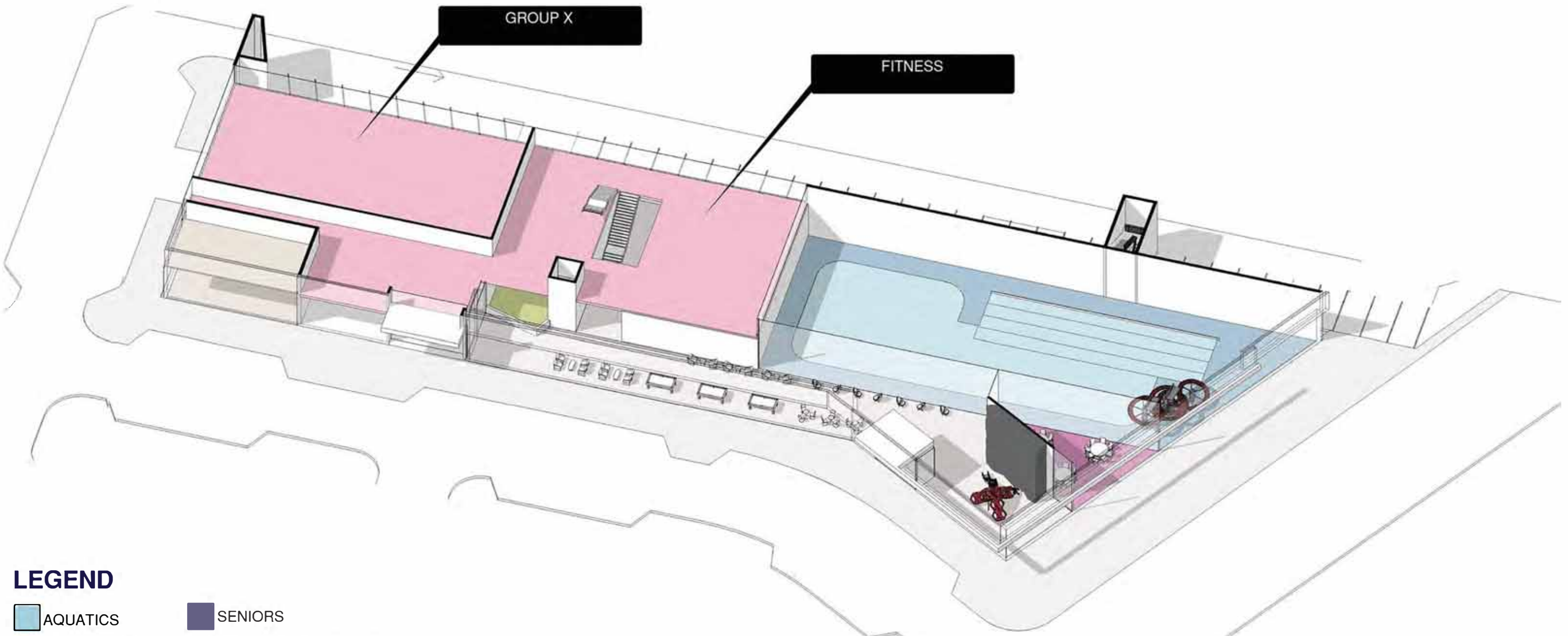
TALL MULTI-GENERATIONAL SPINE CONCEPT: 6 OR 7-LEVEL BUILDING + 60 PARKING

GROUND LEVEL PLAN / SITE PLAN



TALL MULTI-GENERATIONAL SPINE CONCEPT: 6 OR 7-LEVEL BUILDING + 60 PARKING

LEVEL 2 PLAN



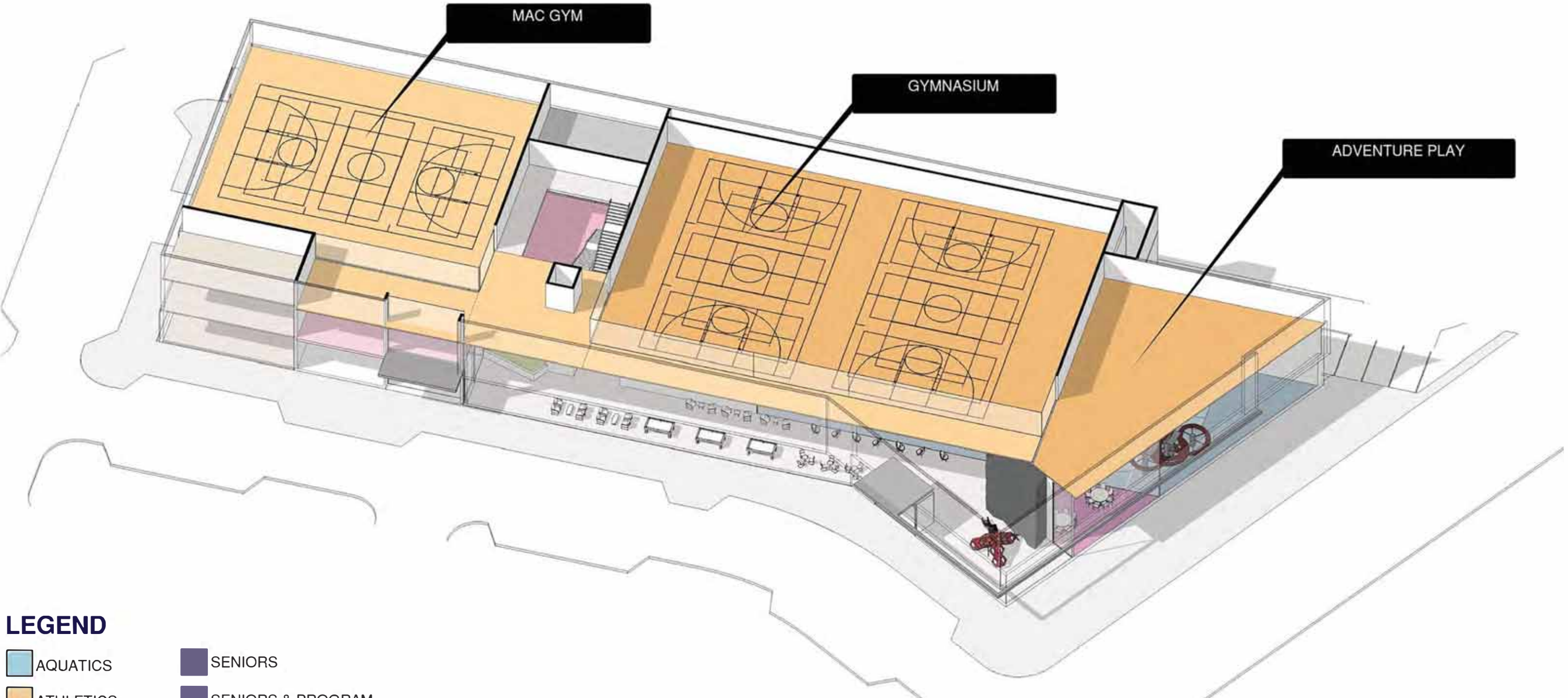
LEGEND

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- OFFICE
- ENTRANCE



TALL MULTI-GENERATIONAL SPINE CONCEPT: 6 OR 7-LEVEL BUILDING + 60 PARKING

LEVEL 3 PLAN

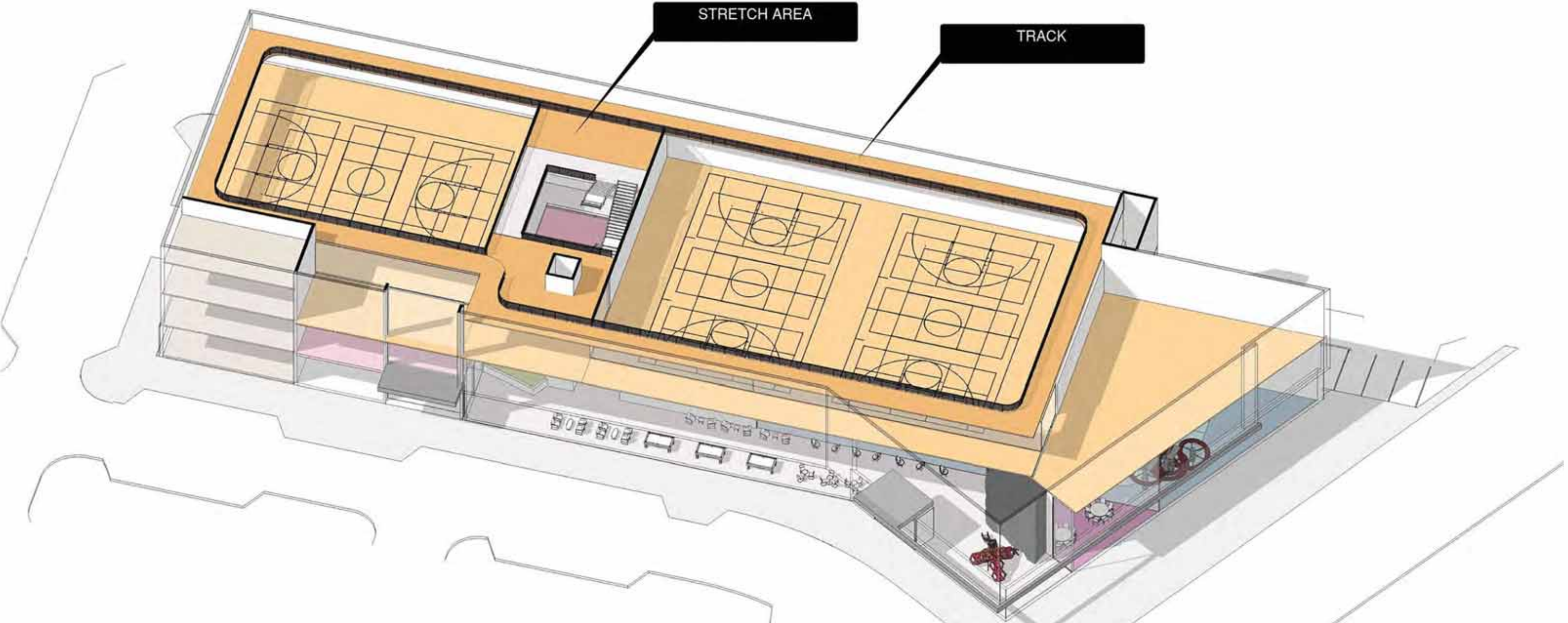


- LEGEND**
- AQUATICS
 - ATHLETICS
 - FITNESS
 - COMMON SPACE
 - ADMINISTRATION
 - SENIORS
 - SENIORS & PROGRAM
 - CHILD CARE / INDOOR PLAY / TEEN
 - OFFICE
 - ENTRANCE



TALL MULTI-GENERATIONAL SPINE CONCEPT: 6 OR 7-LEVEL BUILDING + 60 PARKING

LEVEL 4 PLAN



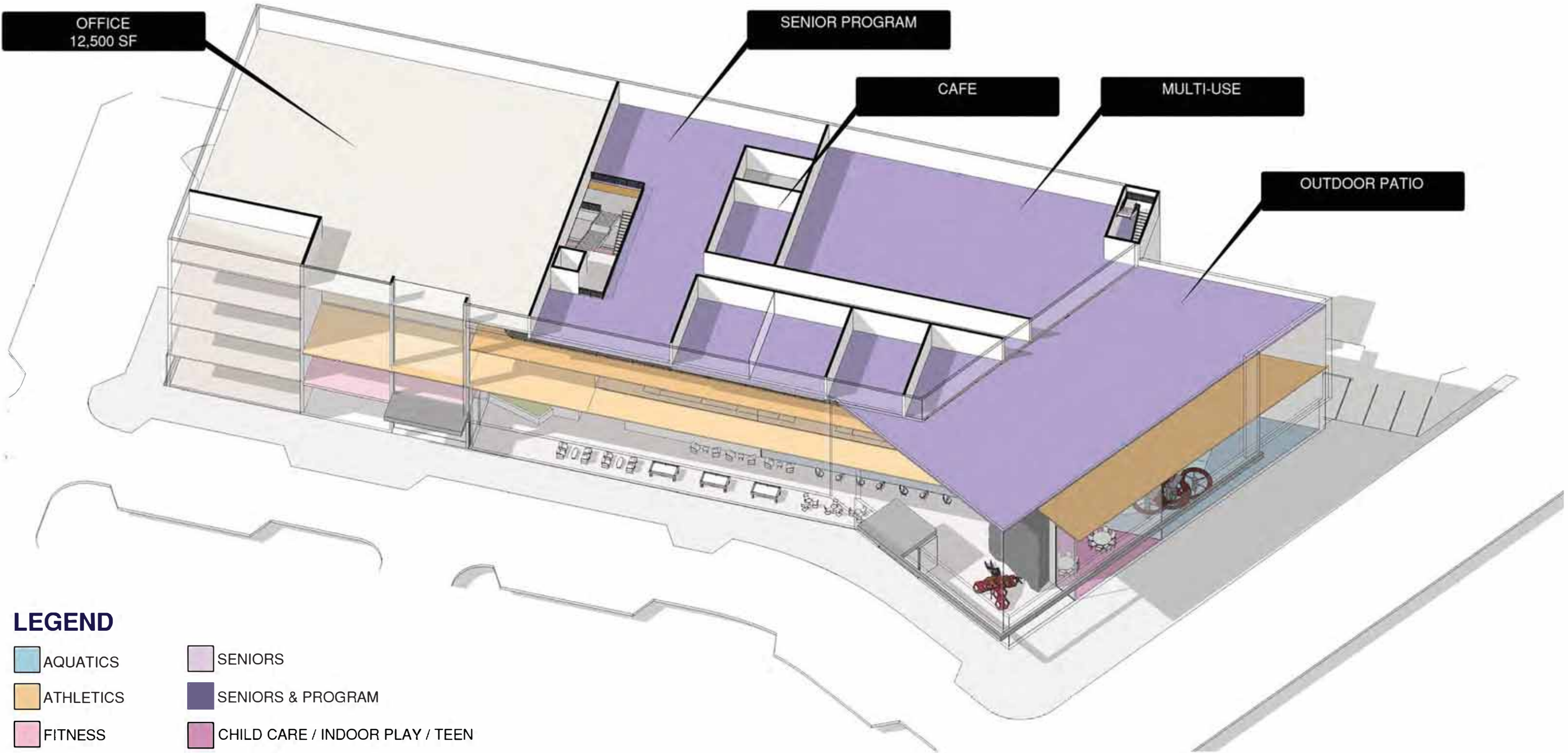
LEGEND

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- OFFICE
- ENTRANCE



TALL MULTI-GENERATIONAL SPINE CONCEPT: 6 OR 7-LEVEL BUILDING + 60 PARKING

LEVEL 5 PLAN



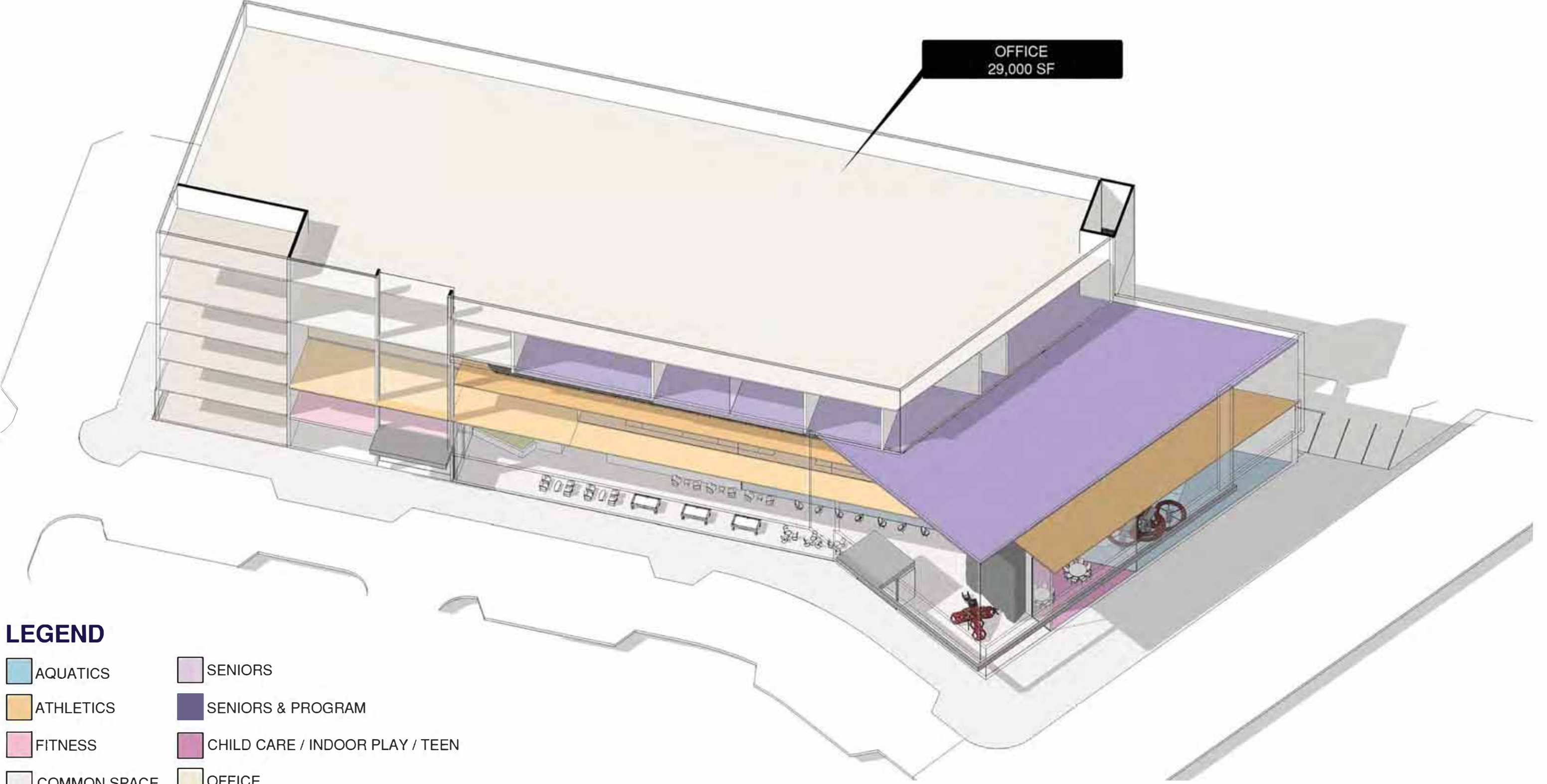
LEGEND

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- OFFICE
- ENTRANCE



TALL MULTI-GENERATIONAL SPINE CONCEPT: 6 OR 7-LEVEL BUILDING + 60 PARKING

LEVEL 6 / LEVEL 7 PLAN



LEGEND

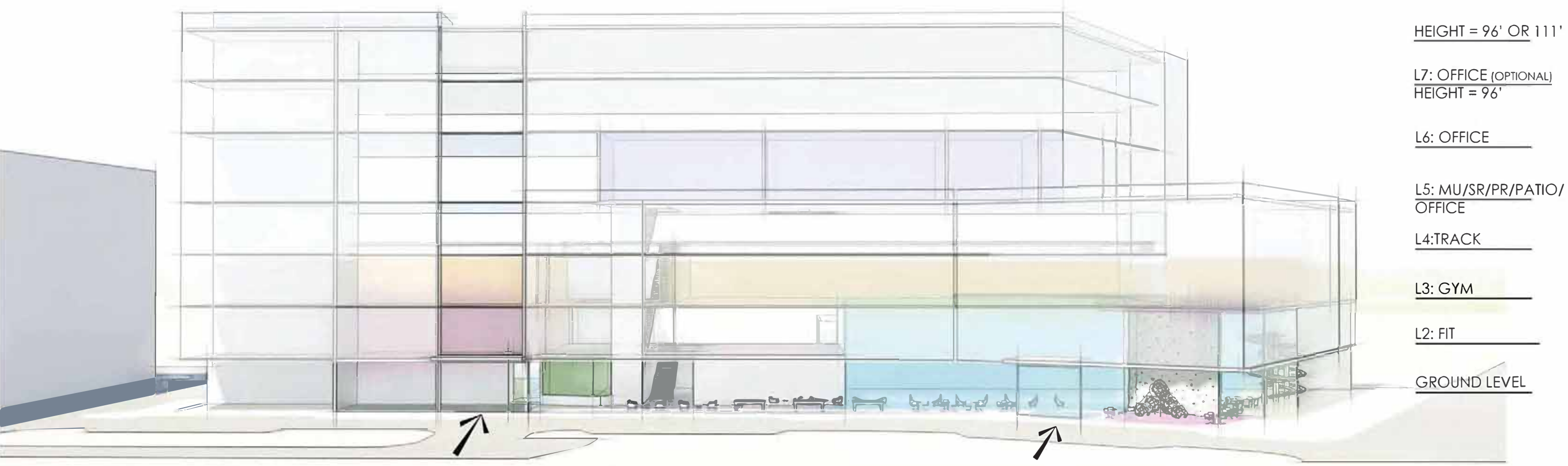
- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- OFFICE
- ENTRANCE

TOP-MOST OFFICE LEVEL TO INCLUDE A SOUTHEAST FACING ROOF PATIO



TALL MULTI-GENERATIONAL SPINE CONCEPT: 6 OR 7-LEVEL BUILDING + 60 PARKING

BUILDING MASSING & PROGRAM STACKING



LEGEND

- AQUATICS
- ATHLETICS
- OFFICE
- ADMINISTRATION
- FITNESS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- ENTRANCE





Community Center Feasibility Study

NEXT STEPS



City of **Upper
Arlington**



NEXT STEPS - PUBLIC INPUT

- Oct. 7 Stakeholder Focus Groups Meetings
- Oct. 8 Stakeholder Focus Group Meetings
- Oct. 8 Community Meeting - 7:00 PM



City of **Upper
Arlington**



Thank You



City of **Upper
Arlington**