

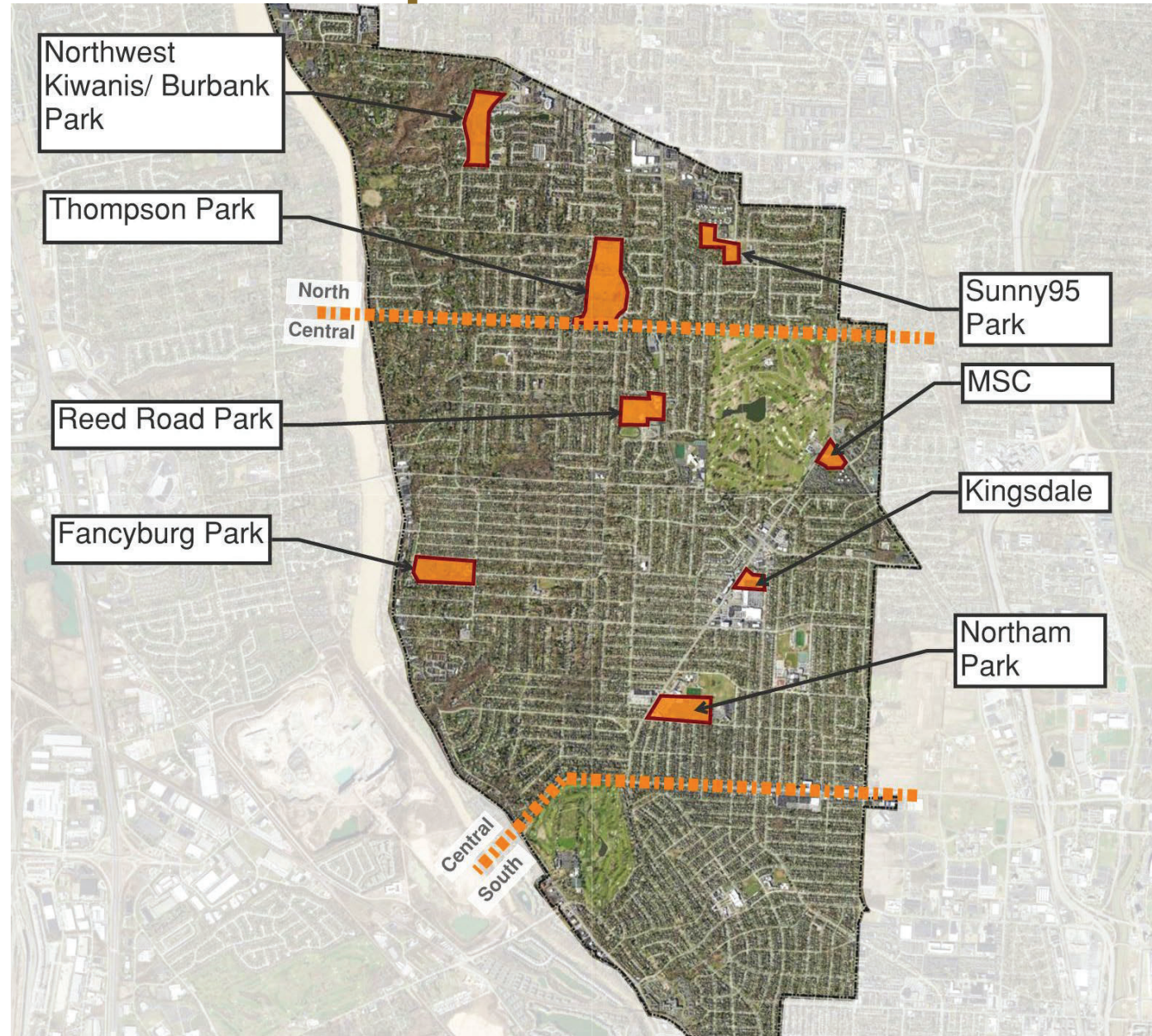
07

SITE EVALUATION & ANALYSIS



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Potential Sites Map



POTENTIAL SITES 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.

Preferred Sites Map



PREFERRED SITES 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 (1.2) / 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	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 SITES 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
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