

**11/12/2020 | 7:00 PM**

Due to the ongoing situation with COVID-19 and pursuant to H.B. 197, this Community Center Feasibility Task Force Meeting will be convened remotely via video-conference using Zoom.

The Community Center Feasibility Task Force Meeting typically welcomes comments from the public at the close of each meeting. If you would like to address the Task Force, please send a “speaker slip” email to [city.council@uaoh.net](mailto:city.council@uaoh.net) by 7:15 p.m. on the day of the meeting. The speaker slip should include your name, address, email and the item you wish to address.

Once you have submitted your “speaker slip” by email, to be able to participate in the meeting you must join the Zoom Meeting.

**Join Zoom Meeting**

Please click this URL to join: <https://zoom.us/j/95709416333>

Phone: 1-312-626-6799

Meeting Code: 957 0941 6333

The meeting of the Community Center Feasibility Task Force was called to order at 7:00 p.m. by Chairperson Margie Pizzuti.

**MEMBERS PRESENT:** Chairperson Margie Pizzuti, Chairperson Nick Lashutka, Supen Bowe, Yanitza Brongers-Marrero, Greg Comfort, Wendy Gomez, Merry Hamilton, Chuck Manofsky, Linda Mauger, Linda Moulakis, Brian Perera, Matt Rule, Todd Walter, Bill Westbrook

**MEMBERS ABSENT:** Dianne Albrecht, Kelly Boggs-Lape

**STAFF PRESENT:** City Manager Steve Schoeny, Assistant City Manager Dan Ralley, Parks & Recreation Director Debbie McLaughlin, Parks Planning & Development Manager Jeff Anderson, Community Affairs Director Emma Speight, Economic Development Director Joe Henderson, and City Clerk Ashley Ellrod

**1. Welcome/Opening Remarks**



Chair Pizzuti welcomed everyone to the meeting and thanked the Members for their time and attention.

**a. Approval of minutes of the 10/14/2020 CCFTF Meeting**

Mr. Westbrook moved, seconded by Ms. Moulakis, to approve the minutes of the 10/14/2020 Community Center Feasibility Task Force Meeting.

**VOTING AYE:**       Bowe, Brongers-Marrero, Comfort, Gomez, Hamilton, Lashutka, Manofsky, Mauger, Moulakis, Perera, Pizzuti, Rule, Walter, and Westbrook

**VOTING NAY:**       None

**ABSENT:**           Albrecht, Boggs-Lape

Motion carried.

Chair Lashutka reviewed City Council's charge to the Task Force.

**b. UA City Council's Charge to the Task Force**

1. Review history of previous efforts to develop a community center
2. Review findings of the UA Parks & Recreation Comprehensive Plan
3. Review of our existing facilities and programs including a review of options for the replacement of the existing Senior Center
4. Review possible locations for a community center
5. Review of indoor recreation/community gathering centers outside UA
6. Examine prospective cost scenarios including possible amenities and associated costs; public/private partnerships funding strategies for capital/operating costs;
7. Involve community participation in feasibility study
8. Provide a recommendation to City Council based on feasibility study findings to consider proceeding with Community Center in UA

**2. Facilities Subcommittee Update**

Ms. Nan Weir of Williams Architects and Rick Fay of OHM Advisors presented a Community Center Feasibility Task Force Presentation (attached hereto and incorporated herein as Exhibit A.)

Mr. Westbrook questioned if the two story mechanical room would dip into the usable office space. Ms. Weir said there will still be 25,000 square feet of usable space.

Facilities Subcommittee Chair Greg Comfort shared the Facilities subcommittee visited two sites. Mr. Westbrook shared he felt Prairie Township was an example of what not to do.

Mr. Comfort said the Westerville center matches closer to what they have been looking at doing in Upper Arlington.

Ms. Gomez said she found both tours very interesting. She remarked Prairie Township shared some things they would do differently and offering child care was one of them.

The Parks & Recreation Director advised if any Task Force Members would still like to take a tour to contact her or Parks Planning & Development Manager Jeff Anderson.

Mr. Comfort encouraged Task Force Members to visit the Westerville Community Center if they have never seen it.

### **3. Finance Subcommittee Update**

Matt Rule, Finance Subcommittee Chair conveyed the Committee spent a lot of time focusing on the capital structure. He said the Committee will now circle back and use the updated cost estimates. He said the last few meetings they have been focusing on the operating budget, usage fee structures, cost recovery benchmarks, and program fees.

Leon Younger of PROS Consulting presented a Finance Subcommittee Presentation (attached hereto and incorporated herein as Exhibit B.)

Ms. Bowe questioned if any thought was given to a student membership. Mr. Younger responded they anticipated high school and college students having the basic individual, or they could create another pass type.

Mr. Perera noted it is important to provide Council and residents with all the possible scenarios. He stated he thinks the materials do a good job of explaining that.

Ms. Bowe asked what will the community have access to for free, and if Westerville or Prairie Township had any free access or programs. Mr. Younger responded the Westerville Community Center has open house times, which they do approximately 3-4 times a year.

### **4. City Manager's Update**

The City Manager thanked the Community Engagement Subcommittee for their patience. He said the statistically valid survey is coming out on November 16<sup>th</sup> and results will be in at the end of the month.

He presented a financial summary of the five scenarios of the Kingsdale Redevelopment (attached hereto and incorporated herein as Exhibit C.)

The City Manager thanked the Task Force Members and advised that Staff are incredibly grateful for their work.

### **5. Discussion on Timeline, Recommendations and Deliverables**

Chair Pizzuti reminded everyone of the upcoming schedule of meetings. The Task Force discussed the timeline of meetings. The City Manager said Staff would look at the timeline and report back.



## 6. Public Comment

In response to Chair Lashutka's invitation to speak, the following speakers provided comment:

- Mr. Dennis Carney said he and his wife live a short distance from the proposed complex at Kingsdale. He said it would help to have face to face conversations with residents where they can ask questions and get answers. He stated he is also concerned about the tax implications of this project. He asked if there is no tax increase, if this will still go to the ballot.

The City Manager advised Council has committed that there will be a vote of the residents for a Community Center.

\* \* \*

There being no further business before the Community Center Feasibility Task Force, the meeting was adjourned at 9:09 p.m.

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**Chairperson**

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**Chairperson**

**ATTEST:** \_\_\_\_\_  
**City Clerk**





# Community Center Feasibility Study

Task Force Meeting  
12 Nov. 2020



City of **Upper  
Arlington**<sup>®</sup>

# Community Center Feasibility Task Force



Front Row (from left): Chuck Manofsky, Matt Rule, Bill Westbrook, Greg Comfort, Nick Lashutka  
Back Row: Todd Walter, Kelly Boggs-Lape, Supen Bowe, Margie Pizzuti, Linda Mauger, Merry Hamilton, Linda Moulakis, Wendy Gomez, Brian Perera  
Not Pictured: Dianne Albrecht, Yanitza Brongers-Marrero

# AGENDA

Welcome/Opening Remarks

Facilities Sub-Committee Update

Finance Sub-Committee Update

City Manager's Update

Discussion on Timeline, Recommendations and Deliverables

Public Comment



City of **Upper  
Arlington**<sup>®</sup>

# Community Center Feasibility Study

Facilities Sub-Committee  
20 Nov. Update



# Potential Sites Evaluation

Site control

Protects existing parkland

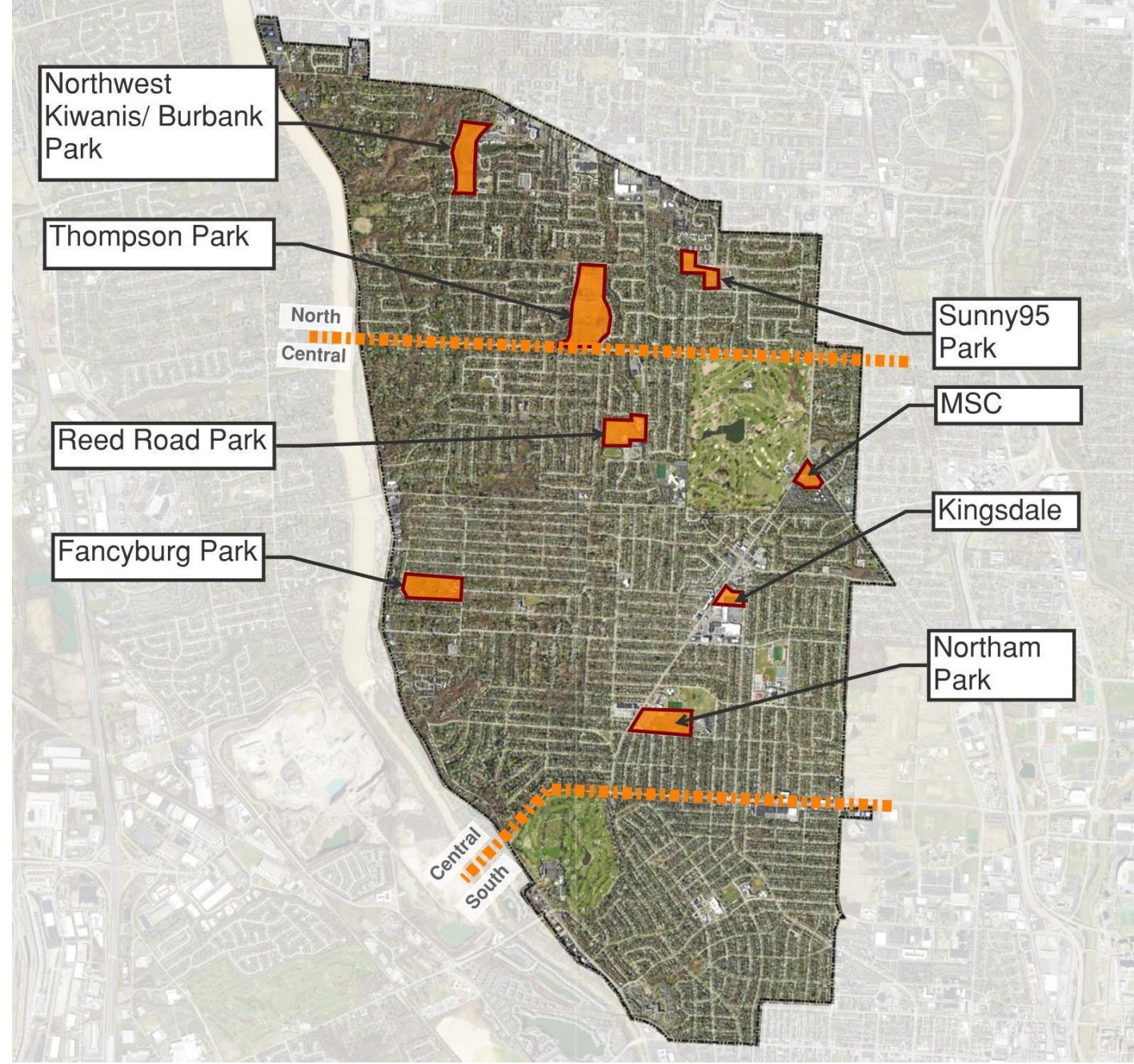
Ability for creative funding

Accessible to all modes of transportation

Supports multigenerational use

- Seniors
- Middle & high school students

Central location

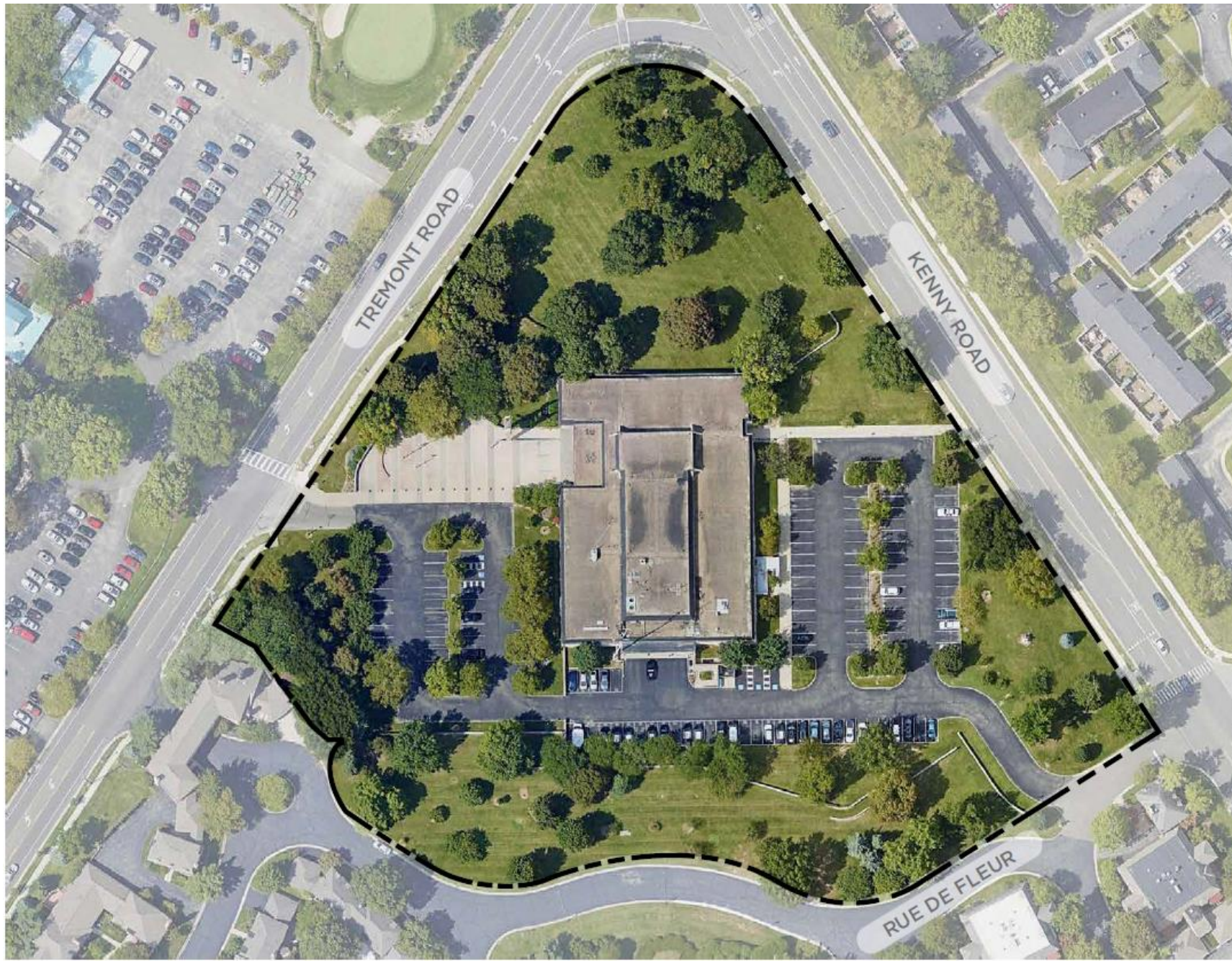


# Preferred Sites Selection

1. Kingsdale: 43 pts.

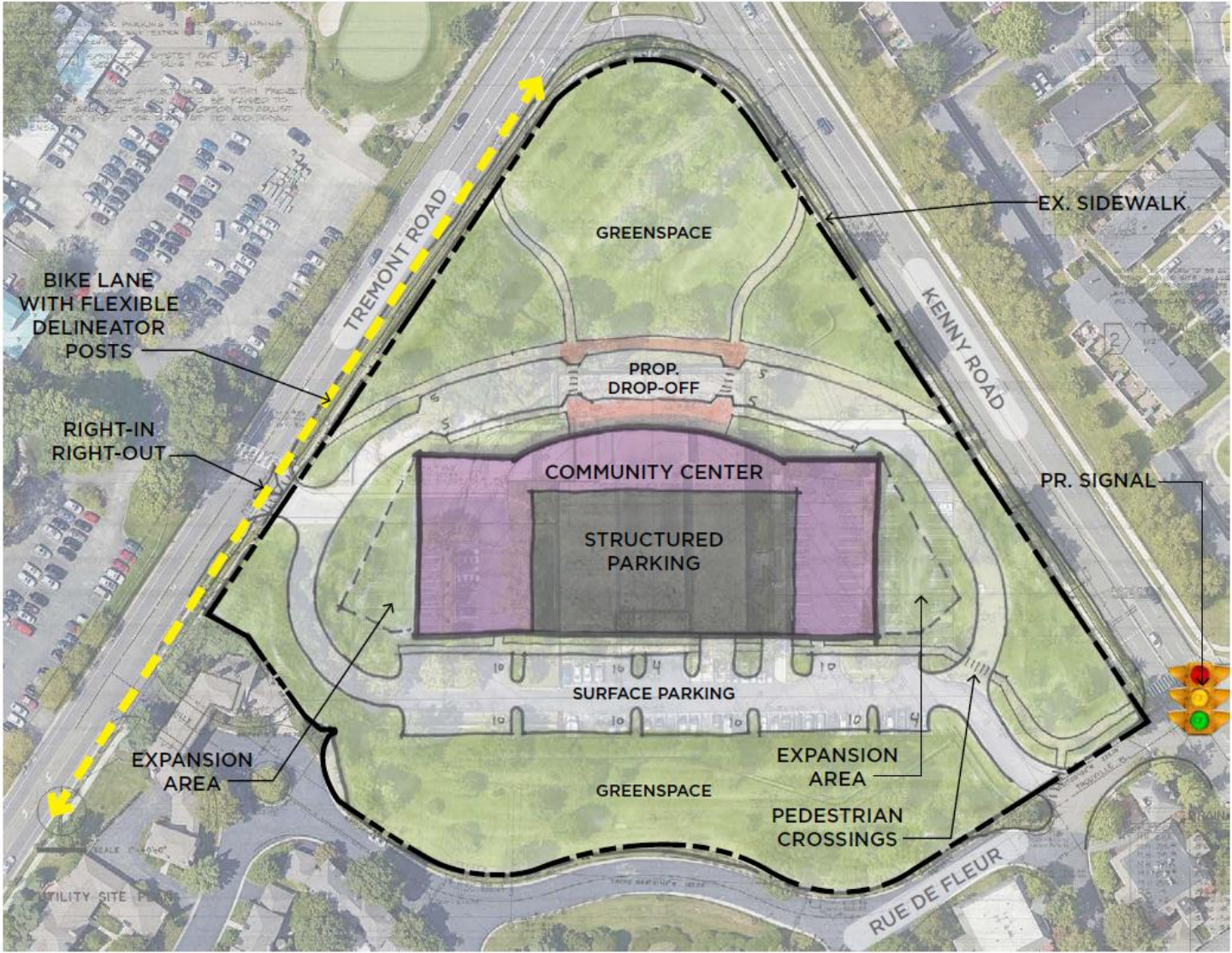
2. MSC: 38.5 pts.



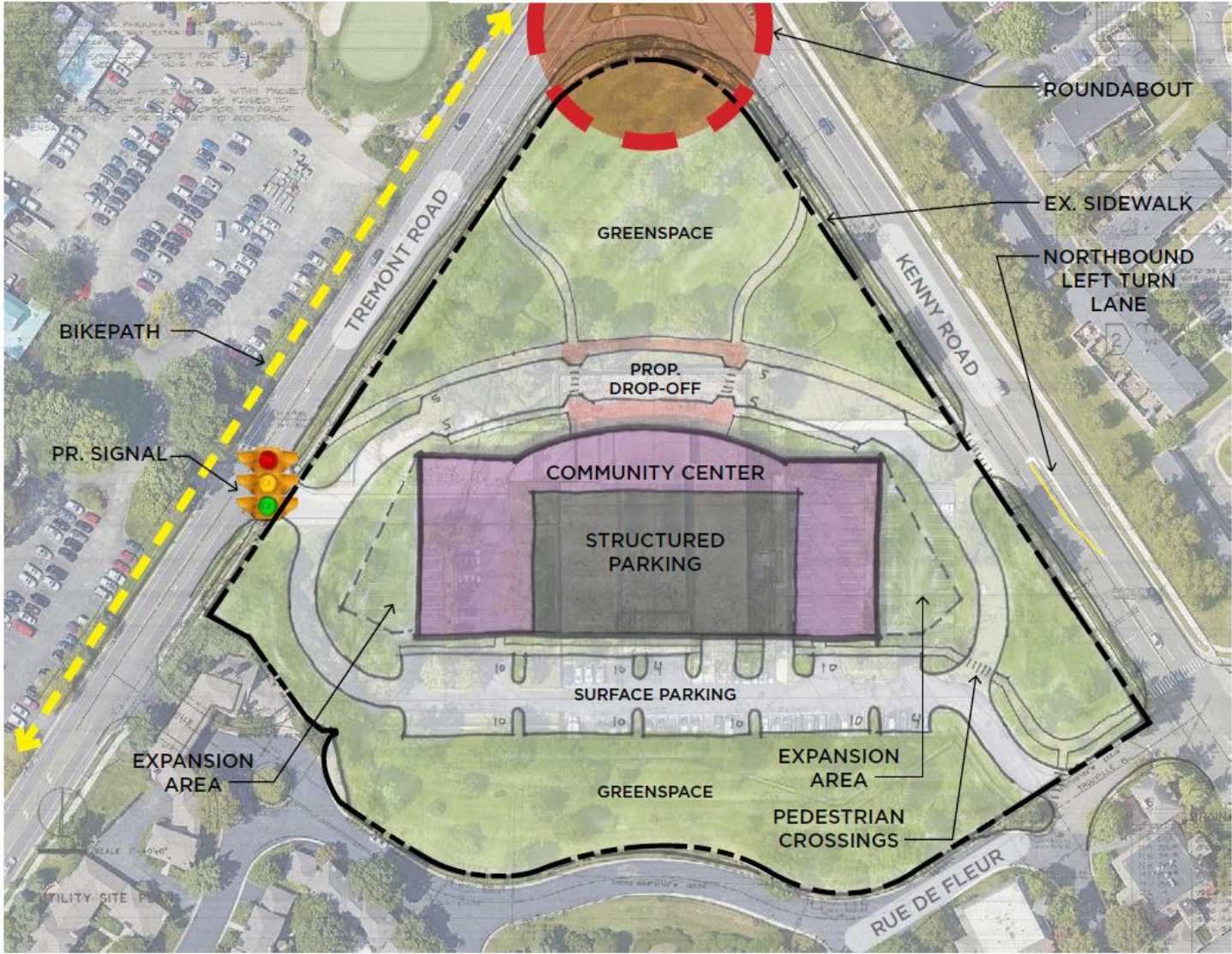




# MSC: Access Option 1



# MSC: Access Option 2



# 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**

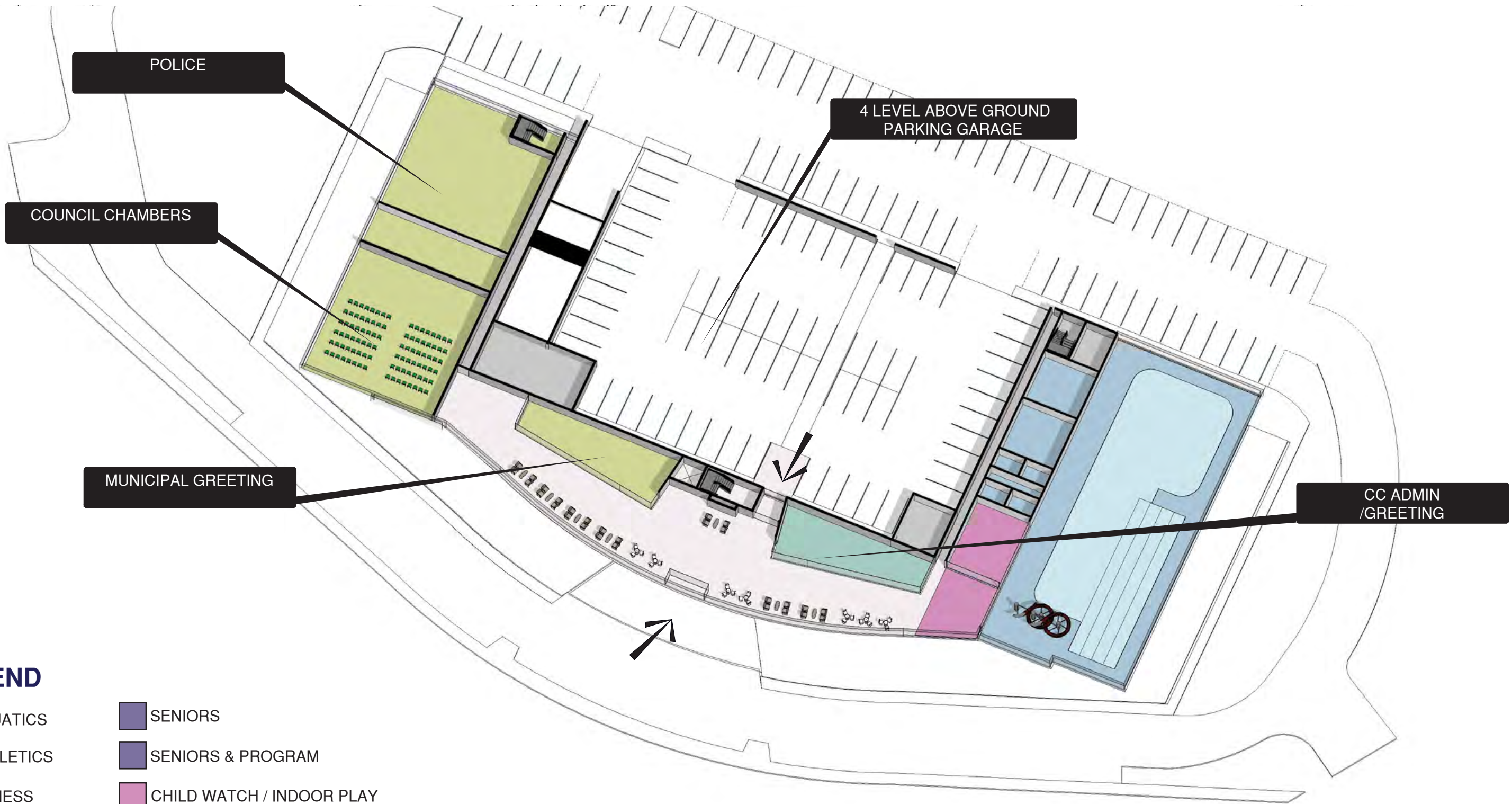
## Parking Provided:

Surface:	78 spaces
Structured Parking (4 levels)	284 spaces

**Total Parking Provided: 362 spaces**

# NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

## LEVEL 1 PLAN



### LEGEND

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

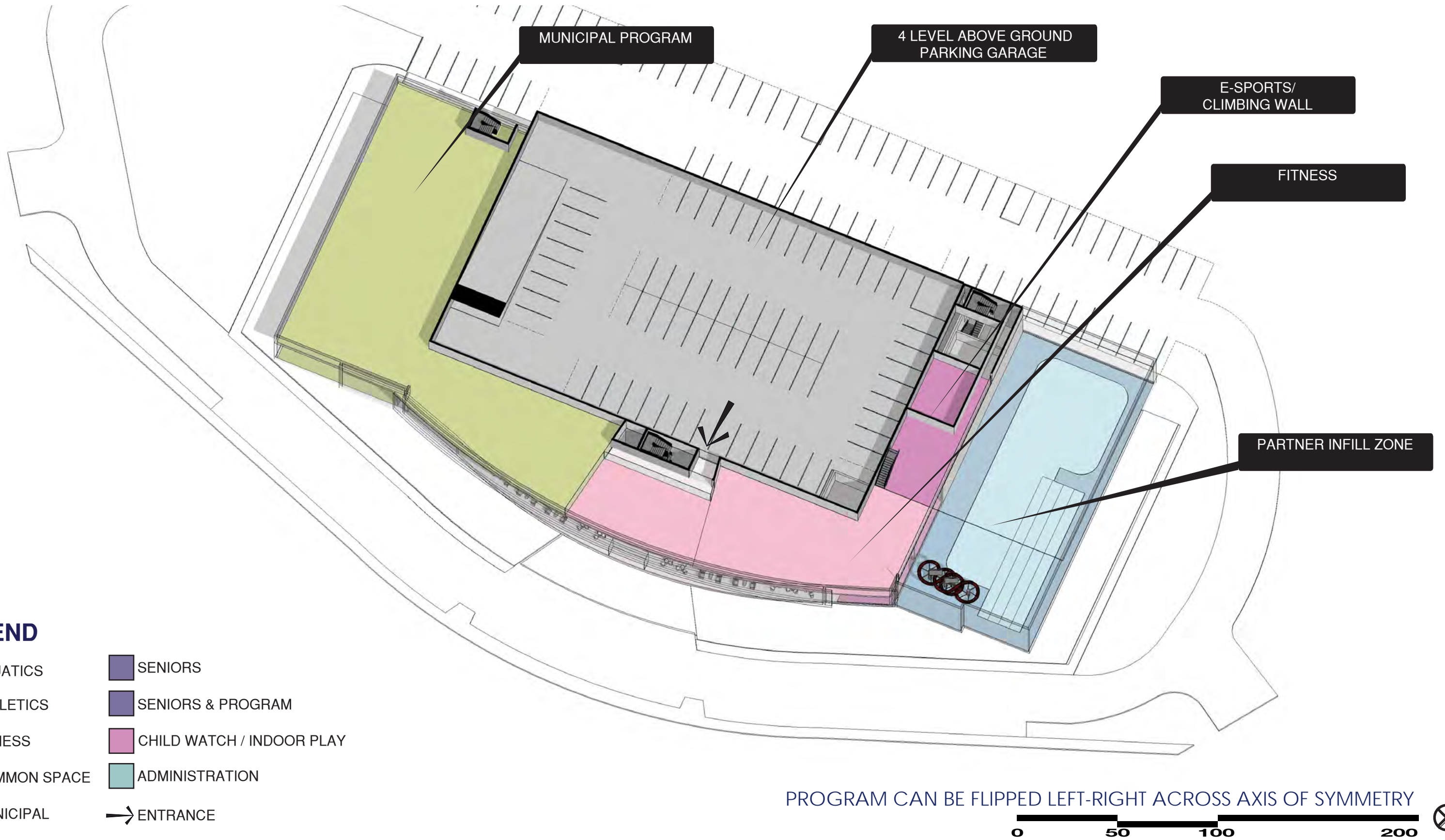
PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY





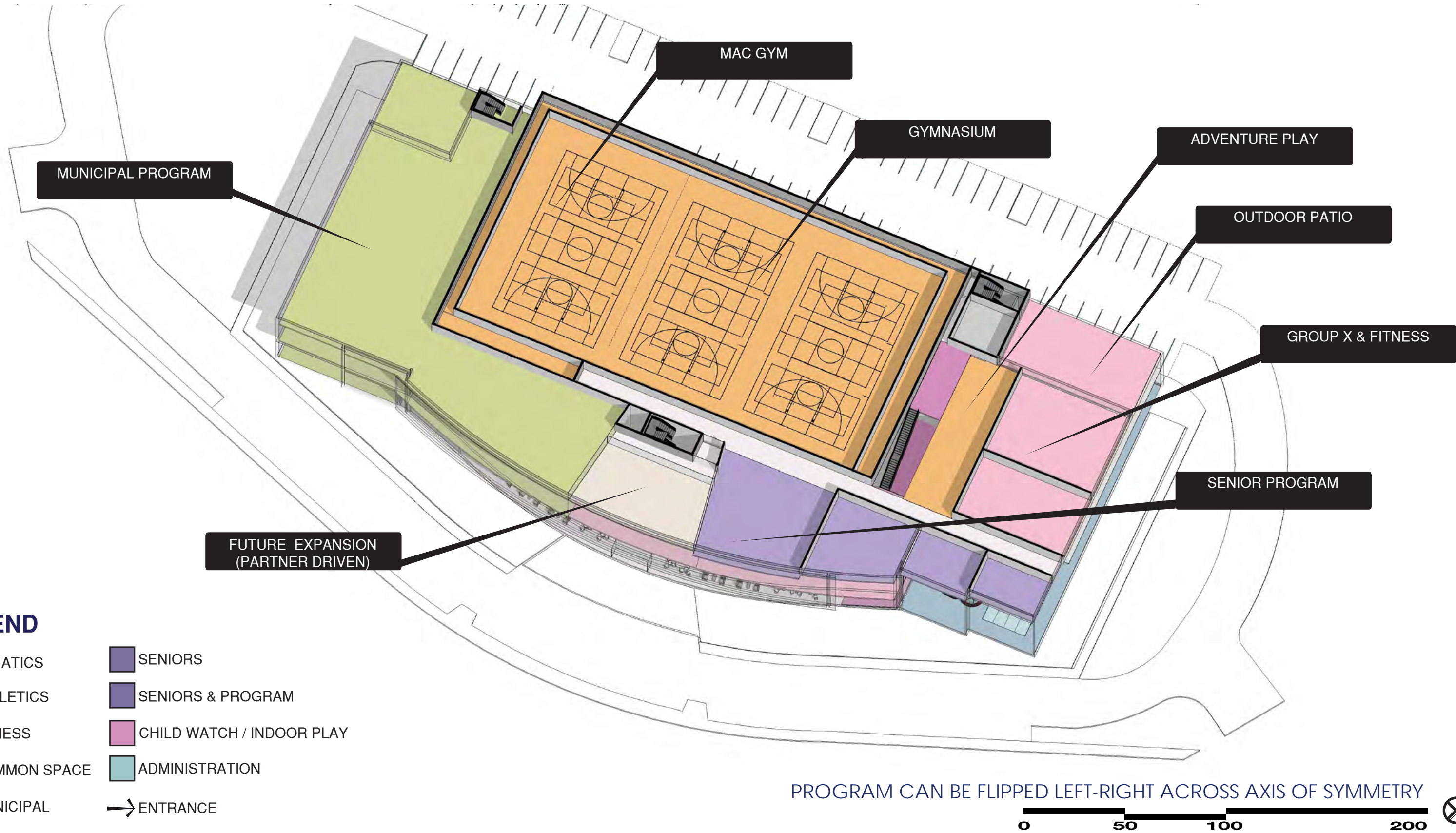
# NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

## LEVEL 2 PLAN



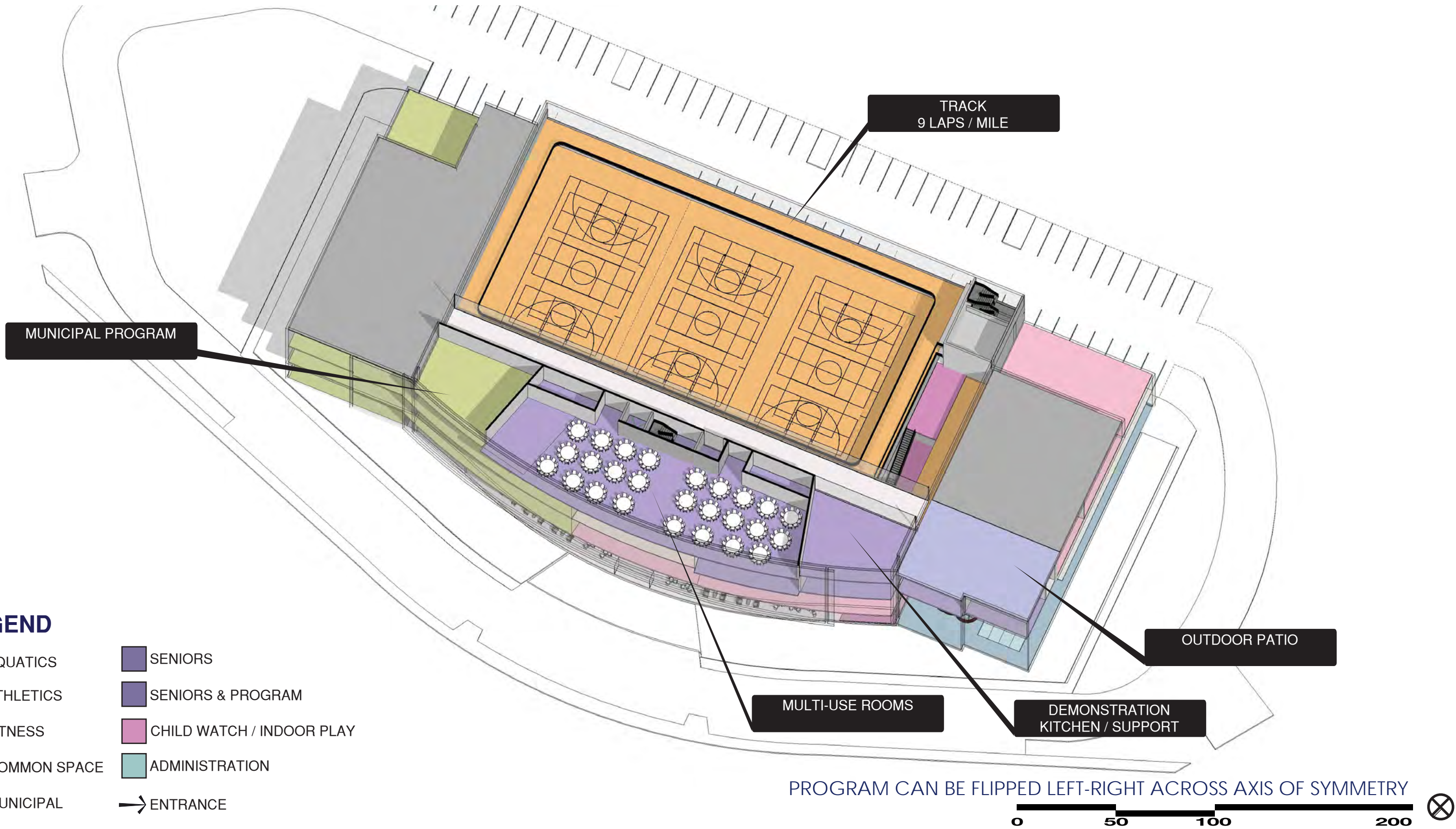
# NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

## LEVEL 3 PLAN



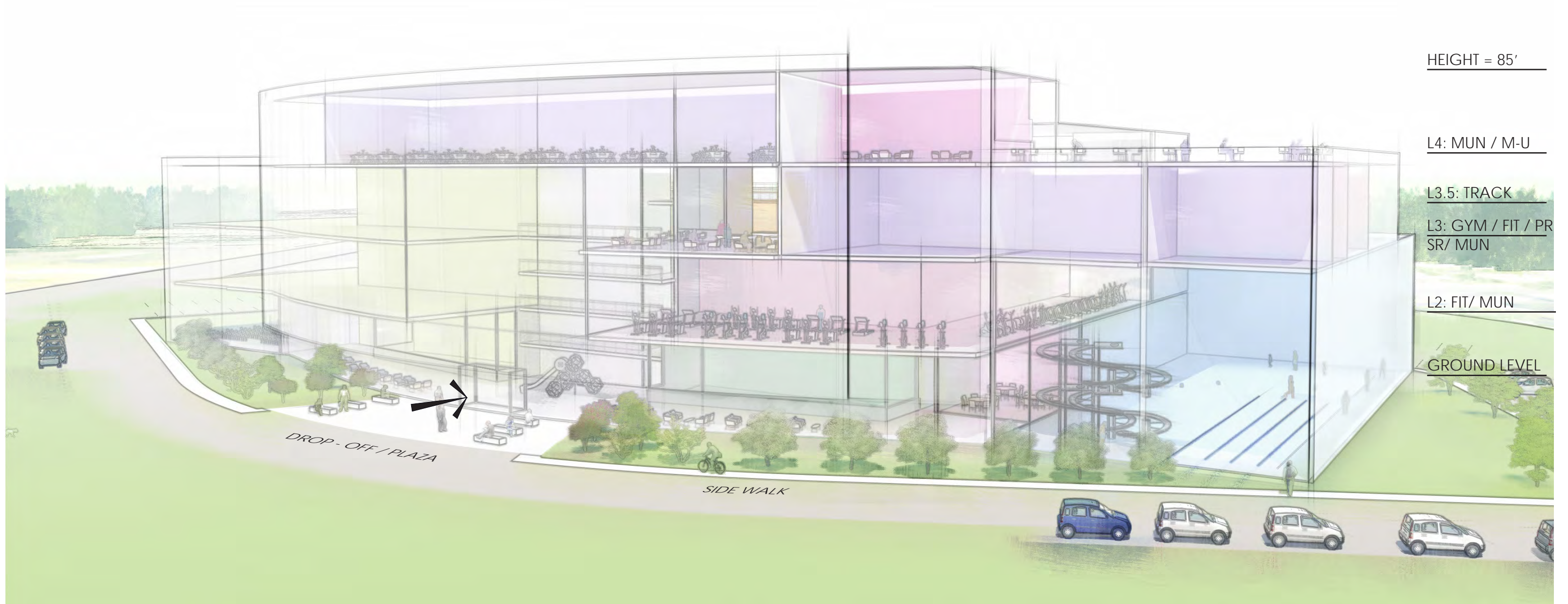
# NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

## LEVEL 4 PLAN



# NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

## BUILDING MASSING & PROGRAM STACKING



HEIGHT = 85'

L4: MUN / M-U

L3.5: TRACK

L3: GYM / FIT / PR  
SR/ MUN

L2: FIT/ MUN

GROUND LEVEL

### LEGEND

- |  |  |   |   |
|--|--|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border:1px solid black;"></span> FITNESS      | <span style="display:inline-block; width:15px; height:15px; background-color: #d8bfd8; border:1px solid black;"></span> CHILD WATCH / INDOOR PLAY / TEEN | <span style="display:inline-block; width:15px; height:15px; background-color: #483d8b; border:1px solid black;"></span> SENIORS           | <span style="display:inline-block; width:15px; height:15px; background-color: #add8e6; border:1px solid black;"></span> AQUATICS  |
| <span style="display:inline-block; width:15px; height:15px; background-color: #e6e6fa; border:1px solid black;"></span> COMMON SPACE | <span style="display:inline-block; width:15px; height:15px; background-color: #4682b4; border:1px solid black;"></span> ADMINISTRATION-REC               | <span style="display:inline-block; width:15px; height:15px; background-color: #483d8b; border:1px solid black;"></span> SENIORS & PROGRAM | <span style="display:inline-block; width:15px; height:15px; background-color: #ffa500; border:1px solid black;"></span> ATHLETICS |
| <span style="display:inline-block; width:15px; height:15px; background-color: #90ee90; border:1px solid black;"></span> MUNICIPAL    | <span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> ENTRANCE  |   |   |

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

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





# Parking Analysis – Kingsdale Site

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

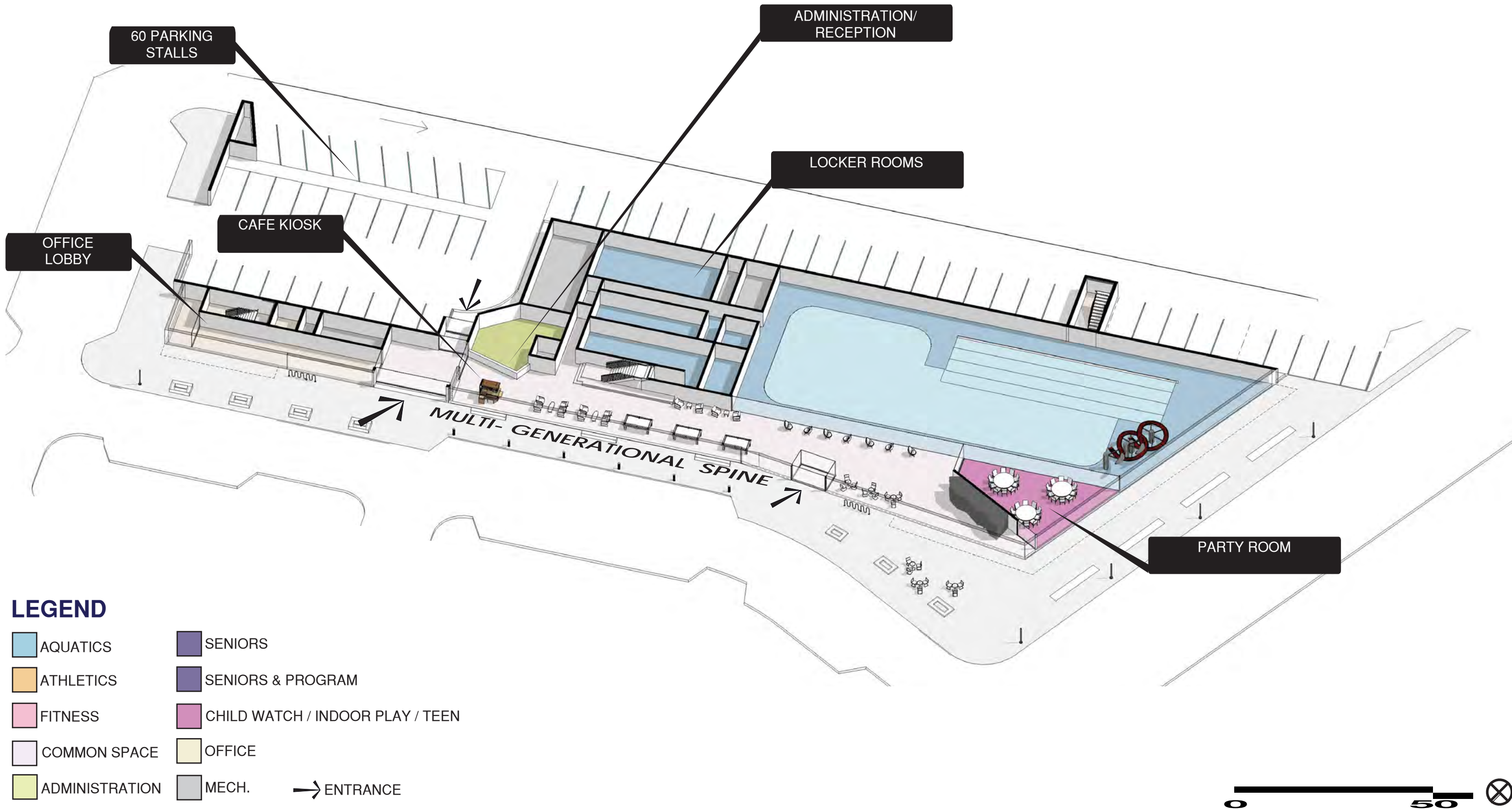
Parking Required  
 Community Center (2.5/1000): 250 spaces  
 (1/5 occupants)  
 Office (4/1000): 200 spaces  
 Total: 450 spaces

Shared Parking with developer-coordinated mixed-uses.

<b>PARKING</b>			
<b>Parking Demand:</b>			
<b>Apartments:</b>	Ratio:	Spaces Needed:	
1 br +/- 600sf:	1 sp/unit	135	
1 br +/- 800sf:	1.25 sp/unit	100	
1 br + den:	1.25 sp/unit	25	
2 br flats:	1.5 sp/unit	180	
2 br townhouses:	2 sp/unit	16	
<b>Total Needed:</b>		456	1.26 spaces/unit
<b>Senior Housing:</b>	Ratio:	Spaces Needed:	
Assisted Living:	0.75 sp/unit	32	
Independent Living:	1.25 sp/unit	78	
<b>Total Needed:</b>		109	1.05 spaces/unit
<b>Restaurant:</b>	Ratio:	Spaces Max.:	
6,000 SF	4 sp/KSF	24	
<b>Community Center:</b>	Ratio:	Spaces Needed:	
100,000 SF	2.5 sp/KSF	250	
<b>Office:</b>	Ratio:	Spaces Max.:	
50,000 SF	4 sp/KSF	200	(shared with Apartments)
<b>Total Parking Needed:</b>		1,039	(less 200 shared = 839)
<b>Parking Provided:</b>			
Garage 1st Floor:		277	
Garage 1st Floor:		285	
Sr. Head-in (and parallel):		15	
On Street Parallel:		35	
Under Comm. Center:		60	
Shared Giant Eagle:		150	
<b>Total Provided</b>		<b>822</b>	

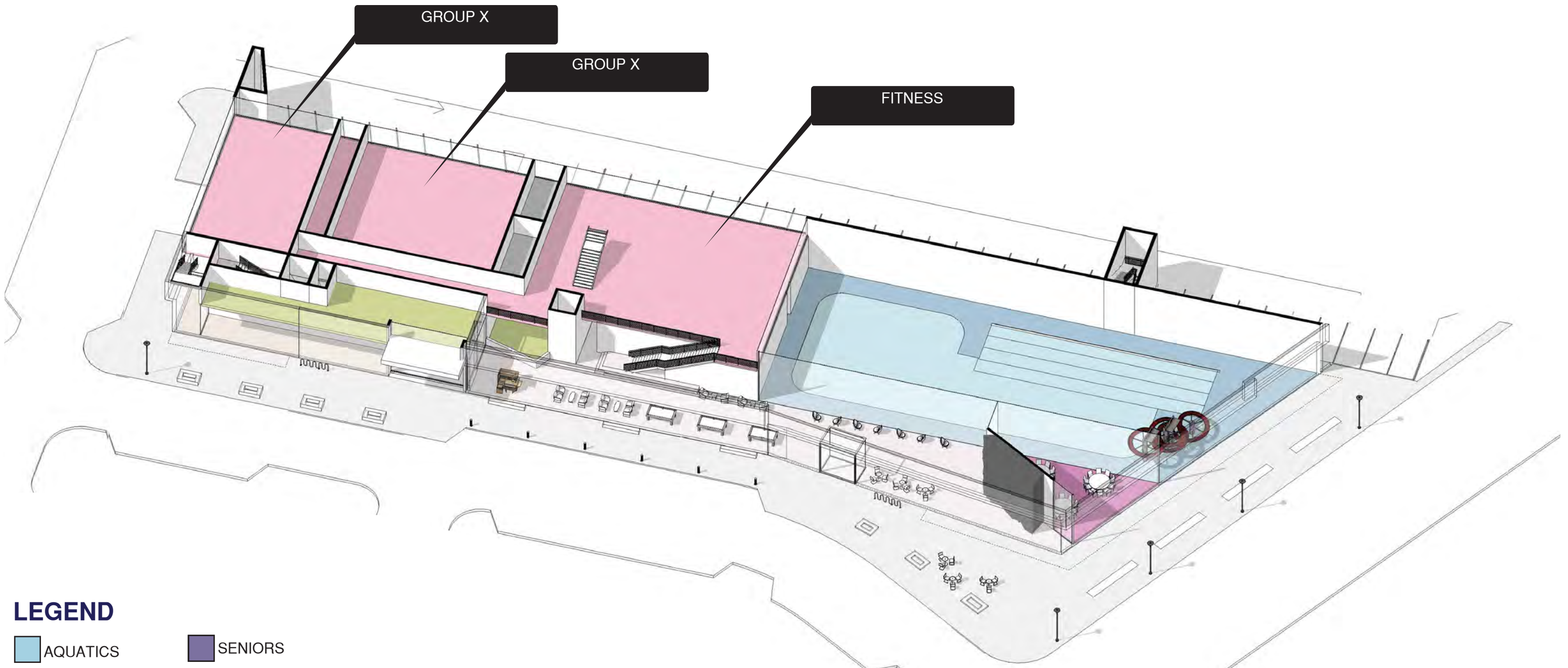
# 7-LEVEL BUILDING + 60 PARKING STALLS

## GROUND LEVEL PLAN / SITE PLAN



# 7-LEVEL BUILDING + 60 PARKING STALLS

## LEVEL 2 PLAN



### LEGEND

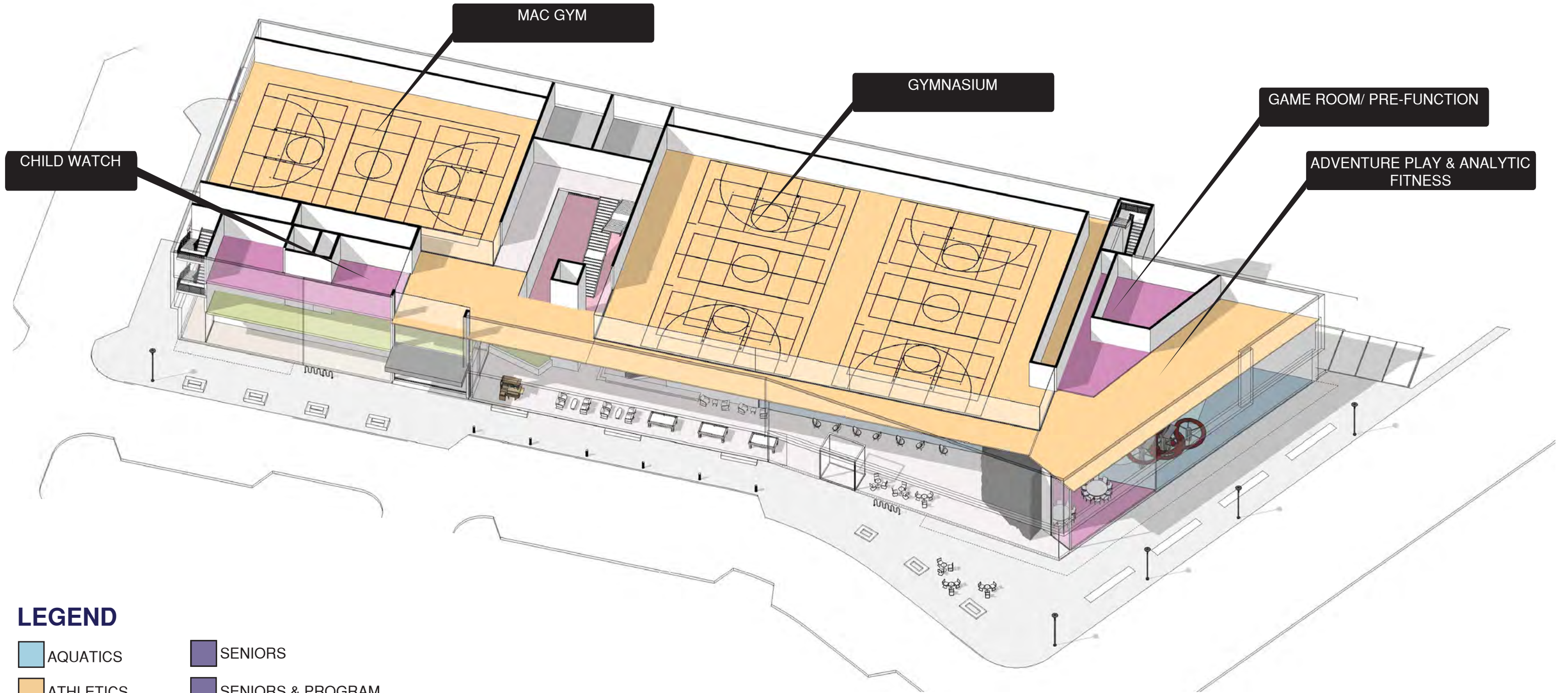
- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- SENIORS
- SENIORS & PROGRAM
- CHILD WATCH / INDOOR PLAY / TEEN
- OFFICE
- RESTROOMS
- ENTRANCE





# 7-LEVEL BUILDING + 60 PARKING STALLS

## LEVEL 3 PLAN



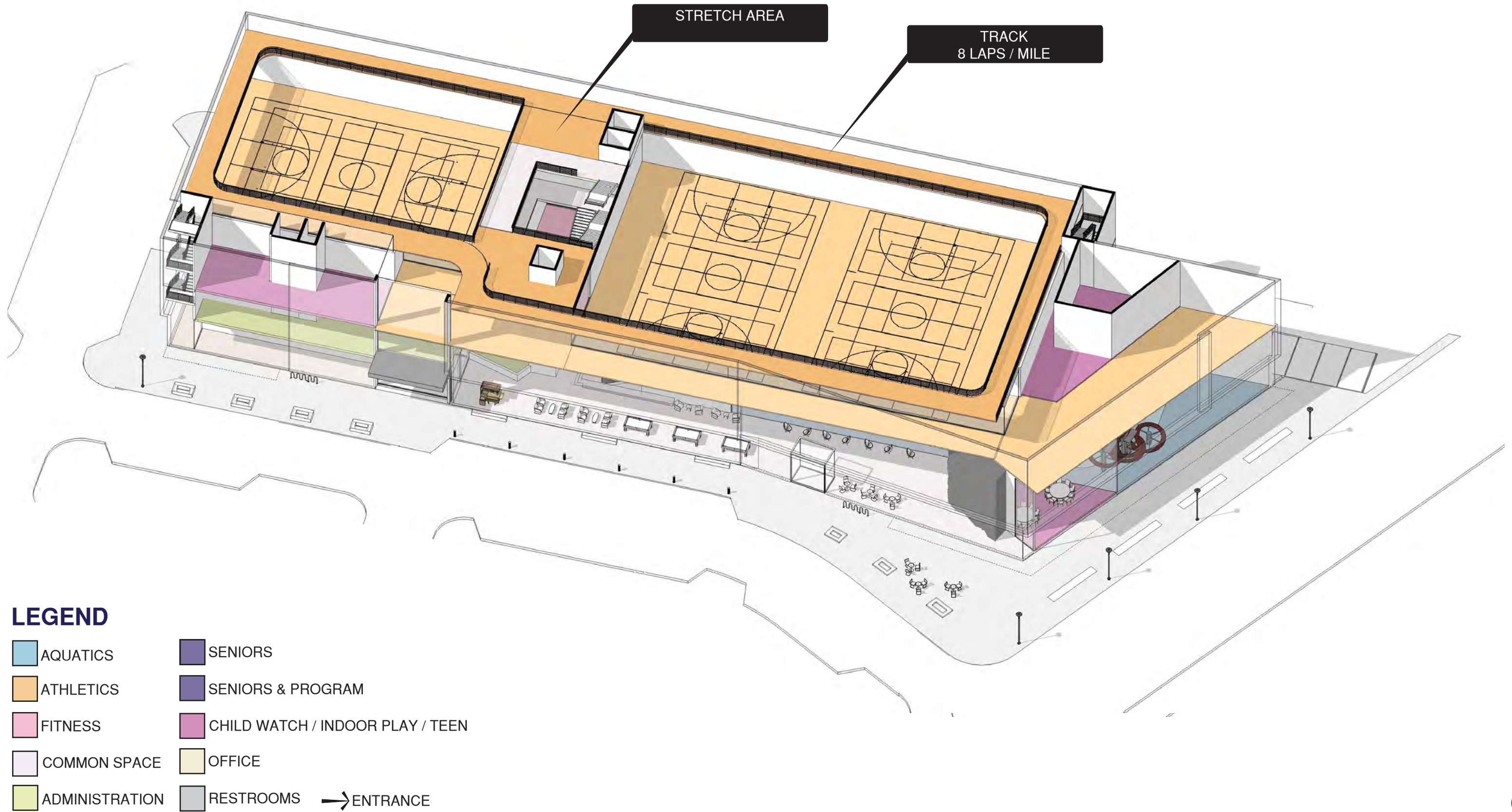
### LEGEND

- |                |                                  |
|----------------|----------------------------------|
| AQUATICS       | SENIORS                          |
| ATHLETICS      | SENIORS & PROGRAM                |
| FITNESS        | CHILD WATCH / INDOOR PLAY / TEEN |
| COMMON SPACE   | OFFICE                           |
| ADMINISTRATION | RESTROOMS/<br>LOCKER ROOMS       |



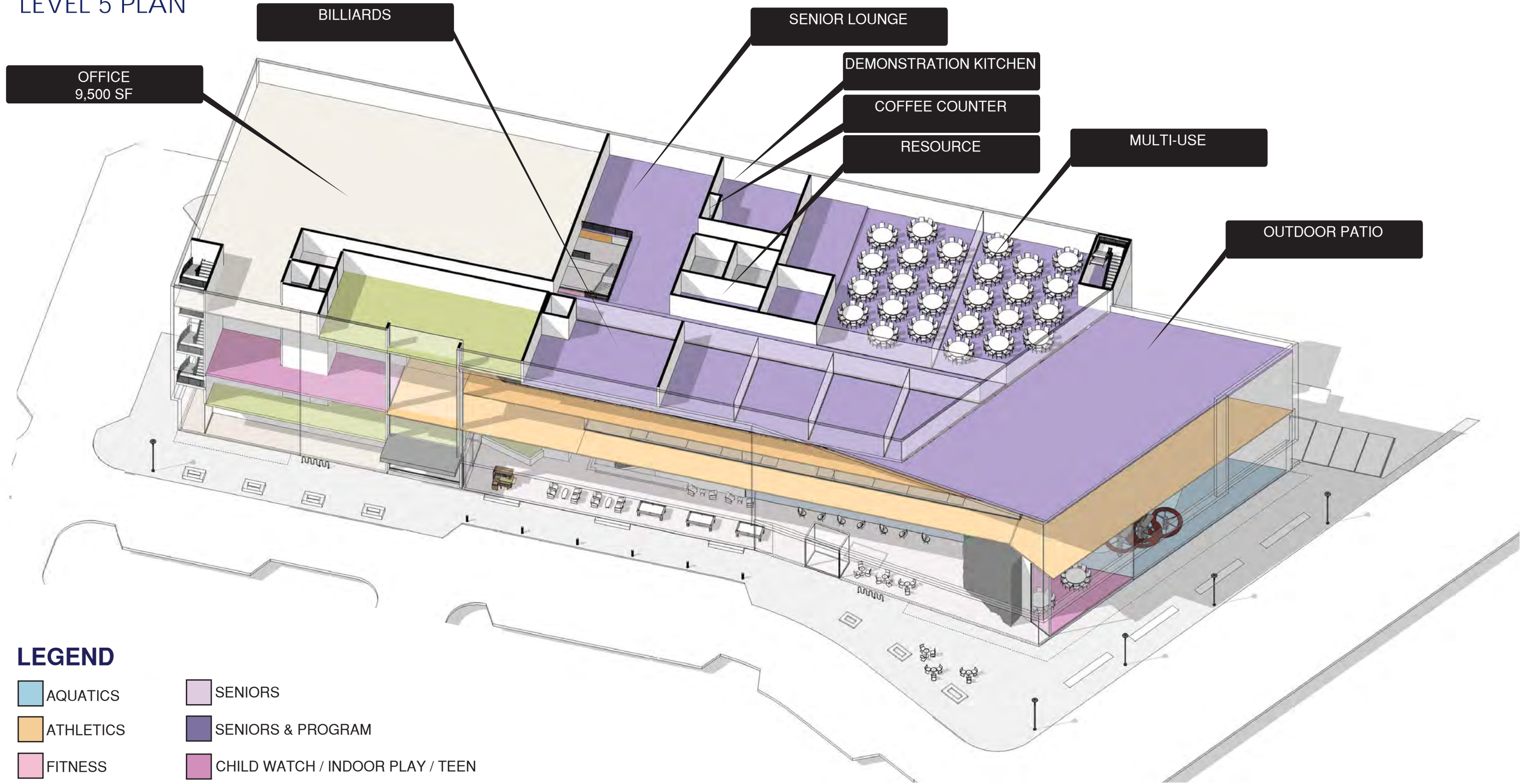
# 7-LEVEL BUILDING + 60 PARKING STALLS

## LEVEL 4 PLAN



# 7-LEVEL BUILDING + 60 PARKING STALLS

## LEVEL 5 PLAN



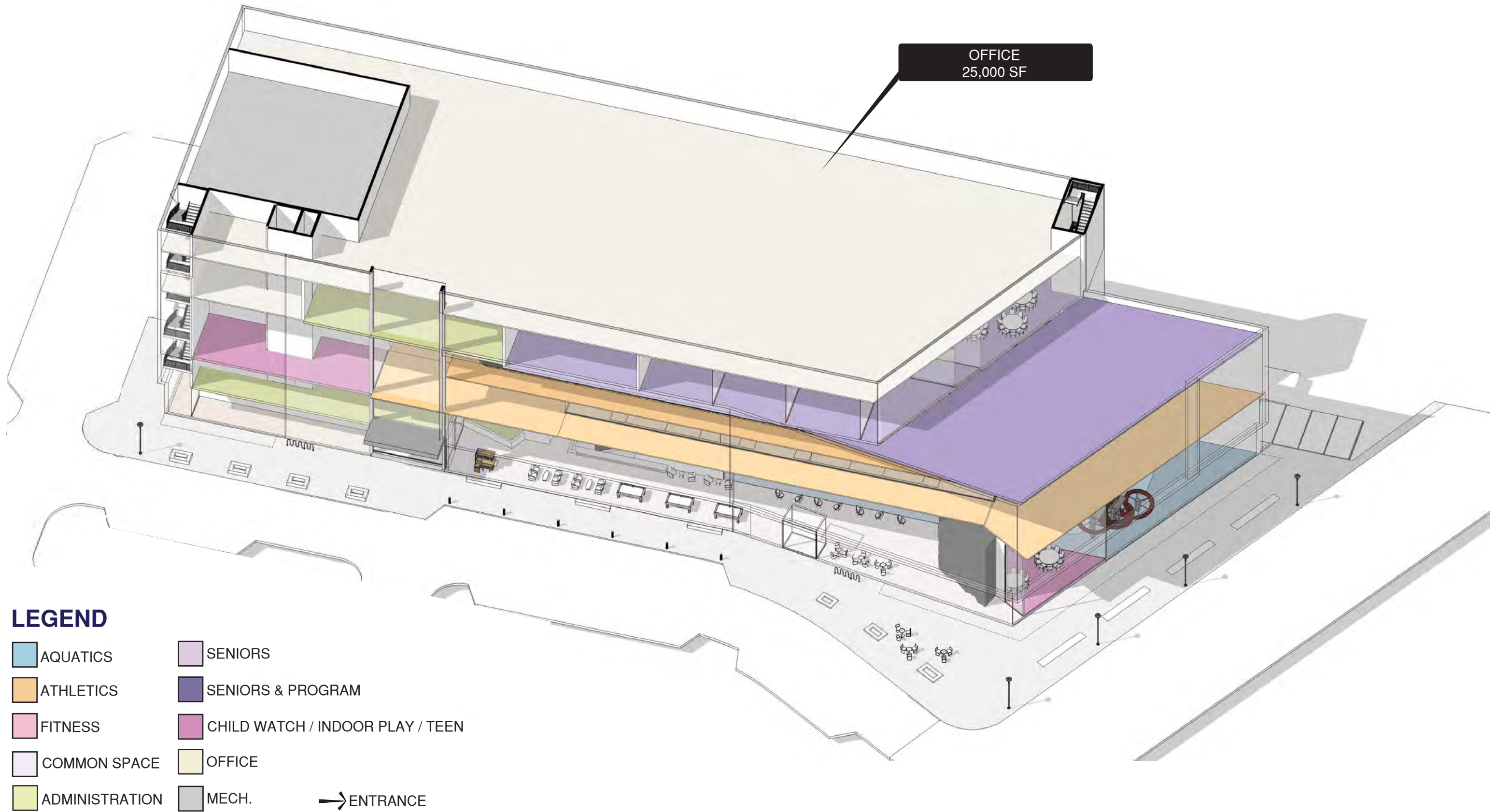
### LEGEND

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> AQUATICS       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D8BFD8; border: 1px solid black; margin-right: 5px;"></span> SENIORS                          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> ATHLETICS      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #483D8B; border: 1px solid black; margin-right: 5px;"></span> SENIORS & PROGRAM                |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> FITNESS        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> CHILD WATCH / INDOOR PLAY / TEEN |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #E6E6FA; border: 1px solid black; margin-right: 5px;"></span> COMMON SPACE   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #F5F5DC; border: 1px solid black; margin-right: 5px;"></span> OFFICE                           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> ADMINISTRATION | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> RESTROOMS                        |
| <span style="font-size: 20px;">➔</span> ENTRANCE  |   |



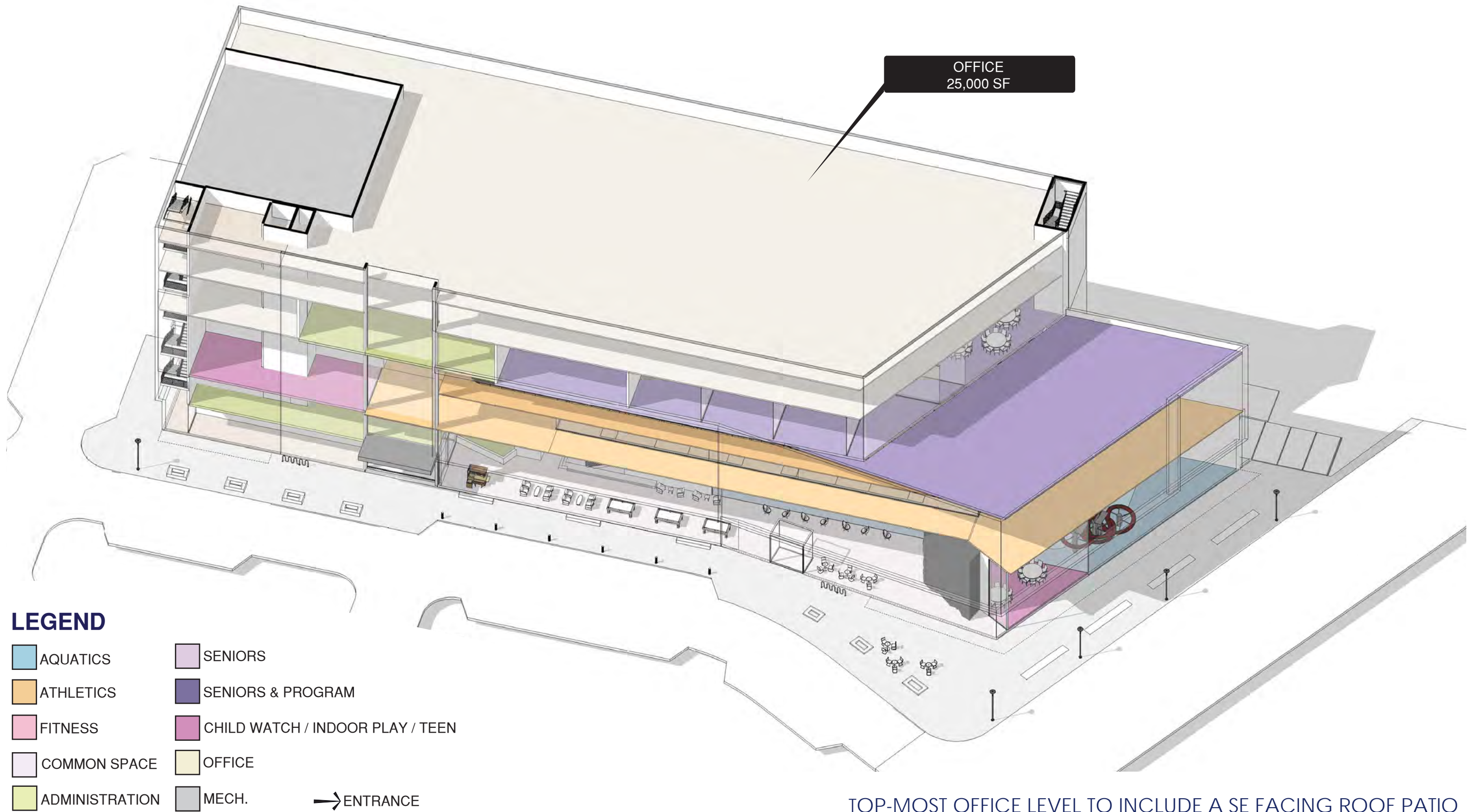
# 7-LEVEL BUILDING + 60 PARKING STALLS

## LEVEL 6 PLAN



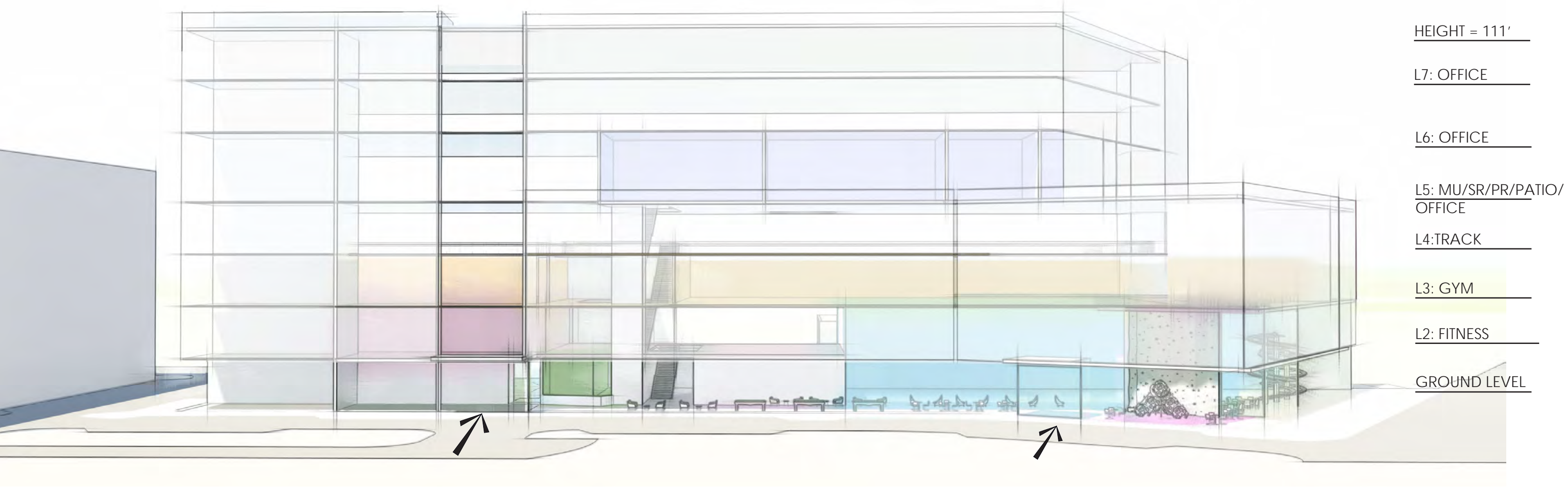
# 7-LEVEL BUILDING + 60 PARKING STALLS

## LEVEL 7 PLAN



# 7-LEVEL BUILDING + 60 PARKING STALLS

## BUILDING MASSING & PROGRAM STACKING



HEIGHT = 111'

L7: OFFICE

L6: OFFICE

L5: MU/SR/PR/PATIO/  
OFFICE

L4: TRACK

L3: GYM

L2: FITNESS

GROUND LEVEL

### LEGEND

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



# Preliminary Project Budget – Comparison

## PRELIMINARY ORDER OF MAGNITUDE BUDGET - MSC SITE & KINGSDALE SITE

DESCRIPTION	MSC SITE (COMMUNITY CENTER, CITY ADMINISTRATION, POLICE)	KINGSDALE SITE (COMMUNITY CENTER)
AREA - SQUARE FEET	128,700	95,300
TOTAL HARD CONSTRUCTION COST	\$68,291,400	\$43,858,900
TOTAL PROJECT BUDGET	\$76,486,400	\$50,437,800

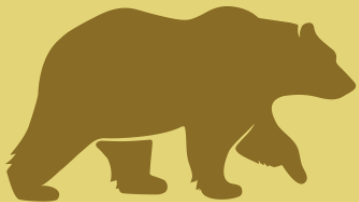
### FOOTNOTES:

1. Assumes construction costs based on current construction year. Assume 3% per year inflation beyond June 2021 for future construction.



# Community Center Feasibility Study

Finance Sub-Committee  
20 Nov. Update



City of **Upper  
Arlington**<sup>®</sup>



# Facility Operations

5a-10p, 7 days per week, 362 days per year

Priority 1 = 91,190 sf

10 core spaces – e.g. Athletics, Aquatics, Fitness, etc

Revenues include:

- Daily Admissions / Drop-in
- Punch Passes
- Memberships
- Recreation Programs
- Rentals
- Vending

Expenses estimated based on staff input & comparable industry rates

UACC cost recovery goal = 80% or better

# Admissions / Memberships

## Daily Fees & Value Packs (10 visits)

- Facility Admission / Child Watch / Drop-in Fitness
- Toddler (3 under), Child (4-17), Adult (18-62), Senior (62+)
- Res / NR differential rates – 30% premium

## Memberships

- Individuals, Couples, Families (4 ppl), Seniors
- Monthly / Annual Rates – 20% discount
- Res / NR differential rates – 30% premium
- Basic / Premier options for all age segments
- Seniors have additional rates for Social or Healthy Lifestyle options
- Compared market rates from similar providers
  - Mason, Dublin, Westerville, Worthington

# Membership Rates

Membership Type	Rate Type	Resident		Non-Resident		Description
		Monthly	Annual	Monthly	Annual	
Basic Member	Individual	\$ 27.00	\$ 259.00	\$ 35.10	\$ 336.70	Unlimited use of facility during open recreation times Priority registration for most programs / classes (1 wk)
	Couple	\$ 46.00	\$ 442.00	\$ 59.80	\$ 574.60	
	Family of 4	\$ 70.00	\$ 672.00	\$ 91.00	\$ 873.60	
	Senior	\$ 20.00	\$ 192.00	\$ 26.00	\$ 249.60	
Premier Member	Individual	\$ 45.00	\$ 432.00	\$ 58.50	\$ 561.60	Unlimited use of the Facility during all open recreation times Priority registration on most programs/classes (1 wk) Premier member-only extended hours 10 free guest passes Free Child Watch package for children ages 2-12 Drop-in Group Fitness classes package
	Couple	\$ 78.00	\$ 749.00	\$ 101.40	\$ 973.70	
	Family of 4	\$ 119.00	\$ 1,142.00	\$ 154.70	\$ 1,484.60	
	Senior	\$ 34.00	\$ 326.00	\$ 44.20	\$ 423.80	
Senior Social	Senior	-	\$ 48.00	-	\$ 62.40	Access to senior lounge area for social activities
Senior Healthy Lifestyle	Senior	-	\$ 96.00	-	\$ 124.80	Use of full facility during off-peak times
Additional Child	Family	\$ 10.00	\$ 96.00	\$ 13.00	\$ 124.80	Each additional child added to family membership

# Membership Market

Utilized 12-Minute Drivetime

Total Population = 229,035

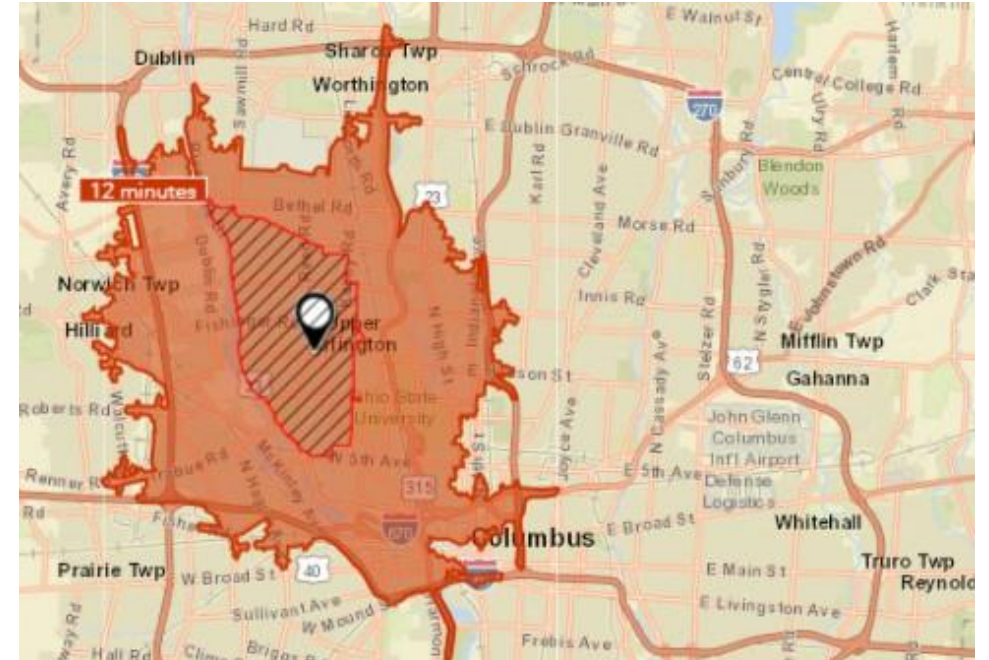
- Ages 0-18: 17%
- Ages 19-59: 65%
- Ages 60+: 18%

Assumptions: Family of 4, couples 30%

Market capture of 3% = 6,871 individuals

- Resident 85% / Non-Resident 15%
- Basic 60% / Premier 40%
- Monthly 60% / Annual 40%

Appx 5,840 residents (16% of City pop)



	Total Passes	Basic	Premier
Families of 4	598	359	239
Single Adults	2,269	1,361	908
Couples	486	292	194
Seniors	1,238	743	495
<b>Total</b>	<b>4,591</b>	<b>2,755</b>	<b>1,836</b>

# Pro Forma Summary – Full Potential

## Pro Forma Revenues & Expenditures

UPPER ARLINGTON COMMUNITY CENTER  
**BASELINE: REVENUES AND EXPENDITURES**

Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Passes	\$2,282,644.20	\$2,396,776.41	\$2,492,647.47	\$2,592,353.37	\$2,670,123.97	\$2,750,227.68
Youth Programs	\$388,449.00	\$407,871.45	\$424,186.31	\$441,153.76	\$454,388.37	\$468,020.02
Adult Programs	\$124,665.00	\$130,898.25	\$136,134.18	\$141,579.55	\$145,826.93	\$150,201.74
Seniors	\$296,228.00	\$311,039.40	\$323,480.98	\$336,420.22	\$346,512.82	\$356,908.21
Aquatics	\$85,855.00	\$90,147.75	\$93,753.66	\$97,503.81	\$100,428.92	\$103,441.79
Health & Wellness	\$126,845.00	\$133,187.25	\$138,514.74	\$144,055.33	\$148,376.99	\$152,828.30
Therapeutic Recreation	\$8,070.00	\$8,473.50	\$8,812.44	\$9,164.94	\$9,439.89	\$9,723.08
Rental / Other	\$87,885.00	\$92,279.25	\$95,970.42	\$99,809.24	\$102,803.51	\$105,887.62
<b>Total</b>	<b>\$3,400,641.20</b>	<b>\$3,570,673.26</b>	<b>\$3,713,500.19</b>	<b>\$3,862,040.20</b>	<b>\$3,977,901.40</b>	<b>\$4,097,238.45</b>

Expenditures	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Personnel Services	\$1,846,572.23	\$1,920,435.12	\$1,997,252.53	\$2,077,142.63	\$2,160,228.34	\$2,246,637.47
Supplies	\$173,500.00	\$178,705.00	\$184,066.15	\$189,588.13	\$195,275.78	\$201,134.05
Other Services & Charges	\$1,118,476.62	\$1,163,215.69	\$1,209,744.32	\$1,258,134.09	\$1,308,459.45	\$1,360,797.83
<b>Total</b>	<b>\$3,138,548.86</b>	<b>\$3,262,355.81</b>	<b>\$3,391,063.00</b>	<b>\$3,524,864.85</b>	<b>\$3,663,963.57</b>	<b>\$3,808,569.35</b>

Capital Outlay	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Maintenance Endowment Fund (5% of revenue)	\$170,032.06	\$178,533.66	\$185,675.01	\$193,102.01	\$198,895.07	\$204,861.92
<b>Total</b>	<b>\$170,032.06</b>	<b>\$178,533.66</b>	<b>\$185,675.01</b>	<b>\$193,102.01</b>	<b>\$198,895.07</b>	<b>\$204,861.92</b>

Total Gain / Loss (less Maint. Endowment Fund)	\$92,060.28	\$129,783.78	\$136,762.19	\$144,073.33	\$115,042.77	\$83,807.17
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<b>Total Cost Recovery</b>	<b>103%</b>	<b>104%</b>	<b>104%</b>	<b>104%</b>	<b>103%</b>	<b>102%</b>
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This forecast represents near full potential for the site and may be subject to change based on size of the final design, partnerships, and participation levels. This model assumes a 3% market capture for memberships and programs achieving 70% of max capacity. The expected cost recovery range could be between 75%-105%.

# Pro Forma Summary – Conservative

## Pro Forma Revenues & Expenditures

UPPER ARLINGTON COMMUNITY CENTER

BASELINE: REVENUES AND EXPENDITURES

Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Passes	\$1,514,569.60	\$1,590,298.08	\$1,653,910.00	\$1,720,066.40	\$1,771,668.40	\$1,824,818.45
Youth Programs	\$276,358.00	\$290,175.90	\$301,782.94	\$313,854.25	\$323,269.88	\$332,967.98
Adult Programs	\$88,383.00	\$92,802.15	\$96,514.24	\$100,374.81	\$103,386.05	\$106,487.63
Seniors	\$209,639.00	\$220,120.95	\$228,925.79	\$238,082.82	\$245,225.30	\$252,582.06
Aquatics	\$70,615.00	\$74,145.75	\$77,111.58	\$80,196.04	\$82,601.92	\$85,079.98
Health & Wellness	\$126,845.00	\$133,187.25	\$138,514.74	\$144,055.33	\$148,376.99	\$152,828.30
Therapeutic Recreation	\$5,610.00	\$5,890.50	\$6,126.12	\$6,371.16	\$6,562.30	\$6,759.17
Rental / Other	\$46,012.50	\$48,313.13	\$50,245.65	\$52,255.48	\$53,823.14	\$55,437.83
<b>Total</b>	<b>\$2,338,032.10</b>	<b>\$2,454,933.71</b>	<b>\$2,553,131.05</b>	<b>\$2,655,256.30</b>	<b>\$2,734,913.98</b>	<b>\$2,816,961.40</b>

Expenditures	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Personnel Services	\$1,846,431.83	\$1,920,289.11	\$1,997,100.67	\$2,076,984.70	\$2,160,064.09	\$2,246,466.65
Supplies	\$156,500.00	\$161,195.00	\$166,030.85	\$171,011.78	\$176,142.13	\$181,426.39
Other Services & Charges	\$961,660.14	\$1,000,126.55	\$1,040,131.61	\$1,081,736.87	\$1,125,006.35	\$1,170,006.60
<b>Total</b>	<b>\$2,964,591.98</b>	<b>\$3,081,610.66</b>	<b>\$3,203,263.13</b>	<b>\$3,329,733.35</b>	<b>\$3,461,212.56</b>	<b>\$3,597,899.65</b>

Capital Outlay	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Maintenance Endowment Fund (5% of revenue)	\$116,901.61	\$122,746.69	\$127,656.55	\$132,762.81	\$136,745.70	\$140,848.07
<b>Total</b>	<b>\$116,901.61</b>	<b>\$122,746.69</b>	<b>\$127,656.55</b>	<b>\$132,762.81</b>	<b>\$136,745.70</b>	<b>\$140,848.07</b>

Total Gain / Loss (less Maint. Endowment Fund)	<b>(\$743,461.48)</b>	<b>(\$749,423.64)</b>	<b>(\$777,788.63)</b>	<b>(\$807,239.87)</b>	<b>(\$863,044.28)</b>	<b>(\$921,786.31)</b>
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<b>Total Cost Recovery</b>	<b>76%</b>	<b>77%</b>	<b>77%</b>	<b>77%</b>	<b>76%</b>	<b>75%</b>
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This forecast represents a 33% reduction to the original membership forecast, a 50% reduction in daily admissions / value packs, participation rate of 50% of program capacity, and reduction to the rentals forecast of 33%-50%.

# Upcoming Dates

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**Task Force**

*November 12, 7:00 pm*

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**Community Survey**

*November 16-20*

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**Finance Sub-Committee**

*November 17, 12:00 pm*

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**Facilities Sub-Committee**

*December 2, 4:00 pm*

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**Community Meeting**

*December 2, 7:00 pm*

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**Task Force**

*December 9, 7:00 pm*

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**Council Presentation**

*December 16, 7:30 pm*

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**Council Presentation**

*January 11, 7:30 pm*

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# Thank You



City of *Upper*  
**Arlington**<sup>®</sup>



# **Kingsdale Development Agreement**

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November 2, 2020

Steven R. Schoeny, City Manager

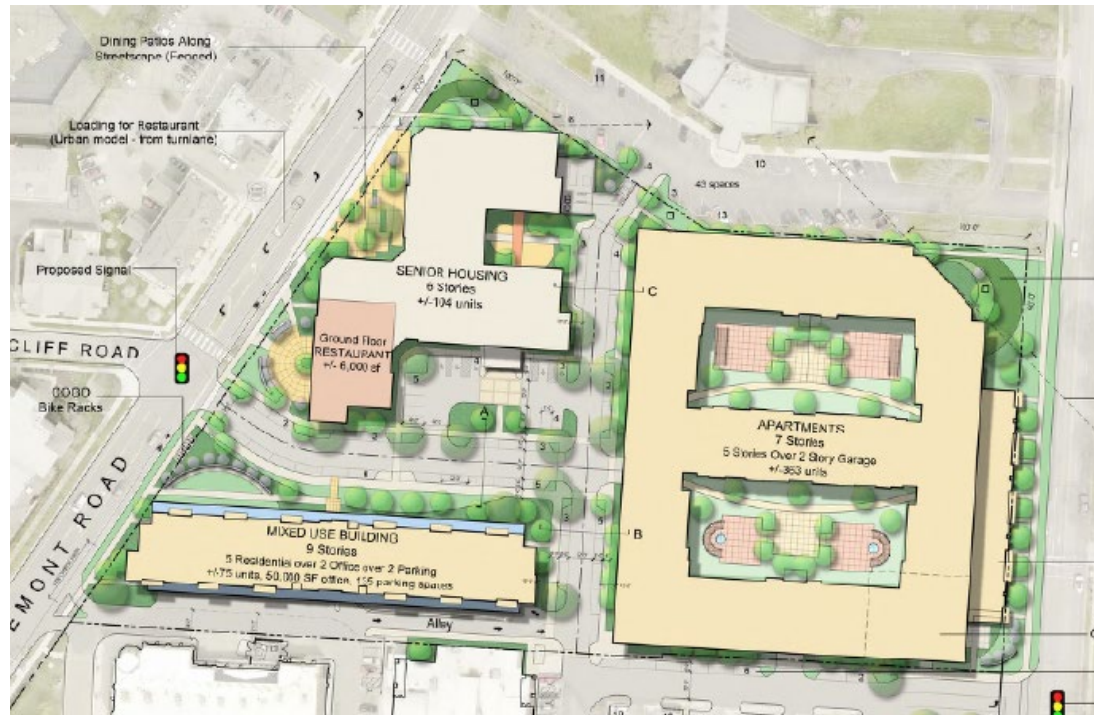
Joe Henderson, Economic Development Director



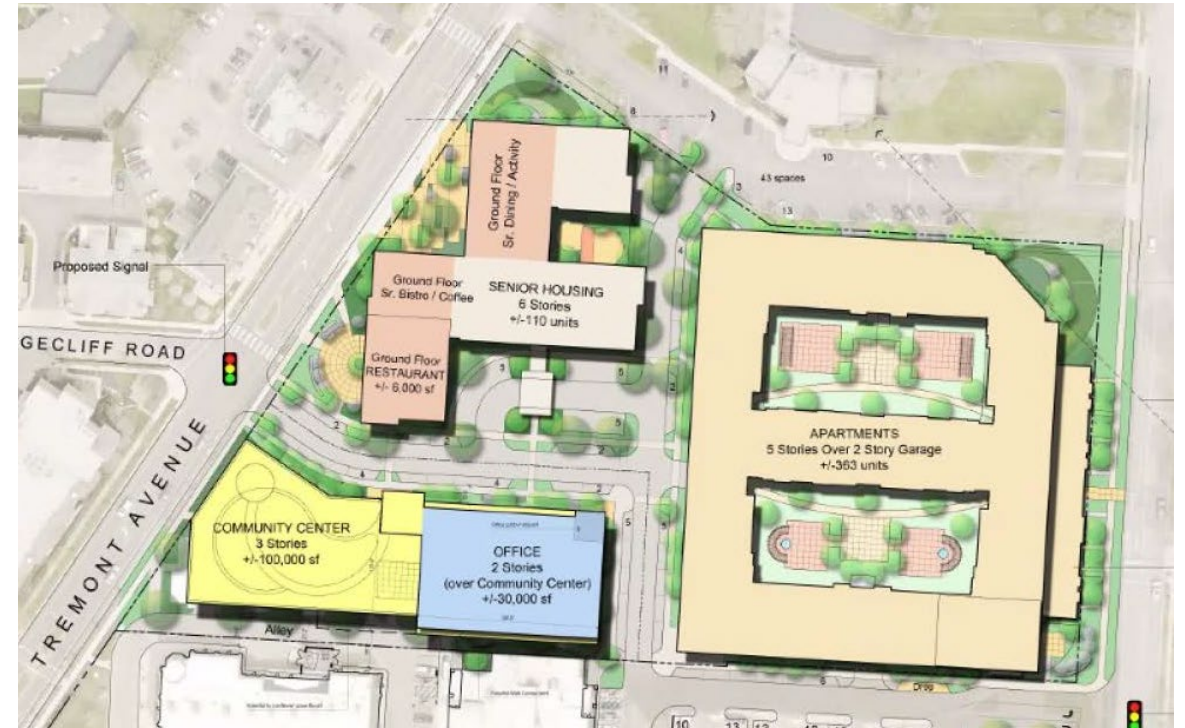
City of **Upper  
Arlington**



# Continental's Kingsdale Proposal



# Continental's Kingsdale Proposal with a Community Center



## Continental's Kingsdale Proposal

- Apartment Building (East Building)
  - 5 stories of apartments above 2 stories of parking
  - 363 units
- Senior Housing
  - 6 stories
  - 104 units
- Restaurant Space
  - 6,000 SF
- Mixed Use Building
  - 9 total stories (approx. 110 ft)
  - 5 stories of apartments (75 units)
  - 2 stories of office space (50,000 SF)
  - 2 stories of parking

## Continental's Kingsdale Proposal with Community Center

- Apartment Building (East Building)
  - 5 stories of apartments above 2 stories of garage
  - 363 units
- Senior Housing
  - 6 stories
  - 104 units
- Restaurant Space
  - 6,000 SF
- Community Center
  - 7 total stories (approx. 110 ft)
  - 5 stories of community center (100,000 SF)
  - 2 stories of office space (50,000 SF)
  - Estimated 60 ground floor parking spaces



## Continental's Kingsdale Proposal

- 756 on-site parking spaces
  - 562 spaces in east building parking garage
  - 15 spaces at senior housing
  - 44 spaces on street within site
  - 135 spaces in mixed use building
- 150 shared parking spaces at Giant Eagle\*
- **906 total spaces provided**

## Continental's Kingsdale Proposal with Community Center

- 681 on-site parking spaces
  - 562 spaces in east building parking garage
  - 15 spaces at senior housing
  - 44 spaces on street within site
  - 60 spaces in community center
- 150 shared parking spaces at Giant Eagle\*
- **831 total spaces provided**



\* The 150 shared spaces will be suitable for only short-term parking uses – community center, office visitors, apartment visitors, etc.

# Proposed Development Agreement Highlights

## Tax Increment Financing (TIF) Data

C.C. at Kingsdale	C.C. elsewhere	No C.C.
<p>+/- 100K Community Center +/- 50K Office Space</p> <p>30 Year TIF</p> <ul style="list-style-type: none"> <li>• \$17.25 million from TIF to developer</li> <li>• Approx. \$17.9 million to City</li> <li>• \$123,760 annually and millage increases to UA Schools</li> </ul>	<p>+/- 100K Apartments (75 Units) +/- 50K Office Space</p> <p>30 Year TIF</p> <ul style="list-style-type: none"> <li>• \$16.5 million from TIF to developer</li> <li>• Developer owns office</li> <li>• Approx. \$24.6 million to City</li> <li>• \$123,760 and millage increases to UA Schools</li> </ul>	<p>+/- 100K Apartments (75 Units) +/- 50K Office Space</p> <p>30 Year TIF</p> <ul style="list-style-type: none"> <li>• \$16.5 million from TIF to developer</li> <li>• Developer owns office</li> <li>• \$810K per year to UA Schools (50% of school millage)</li> <li>• \$199K to City per year</li> </ul>



\* City's proposal not agreed to by the developer

# Other items proposed to Upper Arlington Schools

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- For a nominal fee, the City will sell to the Schools, demolish and grade the current Senior Center site at 1945 Ridgeview Road (parcel # 070-014317), once the Community Center has been completed and become operational. Estimated value \$4 million.
- The City will pay for angled parking along Brandon Road adjacent to Upper Arlington High School. (\$707,000 in 2021 Capital Improvement Budget)
- The City will assist the Schools with plans for the sale and redevelopment/reuse of its administrative offices at 1950 North Mallway Road (Parcel #s 070-002579 & 070-002580).
- The Schools will be afforded the ability to utilize the Community Center for agreed to programming and for any emergency situation similar to COVID-19 where additional space might be required.



# Other Terms and Conditions with Continental

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C.C. at Kingsdale	C.C. elsewhere	No C.C.
<ul style="list-style-type: none"><li>• City owns parcel &amp; building</li><li>• Parking garage is public</li><li>• City backs TIF bonds</li></ul>	<ul style="list-style-type: none"><li>• <i>Continental builds &amp; owns office</i></li><li>• Parking garage is public</li><li>• City backs TIF bonds</li></ul>	<ul style="list-style-type: none"><li>• Continental builds &amp; owns office</li><li>• Parking garage is public</li><li>• <i>No City backing of TIF bonds</i></li></ul>





# Key Benefits in Addition to a Community Center Opportunity

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- Will guarantee the City 50,000 square feet of class A office space within Kingsdale, with a projected income tax of \$450,000 annually.
- Provides additional housing options within Upper Arlington and more specifically the Kingsdale area.
- Provides a significant number of patrons that will be within walking distance of existing retail, restaurants, offices and medical businesses.
- Provides 104 units of senior housing, a needed housing stock within Upper Arlington.
- Removes the largest source of blight in UA.



# Real Estate Market Trends

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- No developer would propose 50,000 of Class A Office.
  - Kingsdale is not a prime market for office users.
- Minimal retail developments have occurred without being a part of larger, mixed-use projects in the Columbus Region. This trend is not likely to change following COVID-19.
- Without a TIF, developers would not propose an office/commercial/mixed-use development that meets the PMUD zoning for this site. The most likely proposals to come forward would be auto oriented, such as drive-through restaurants, banks, etc.





**"Town center with a mix of uses: office, retail, residential and civic. This will be the City's central gathering place home to major community events and traditions." - UA Master Plan**

