

FACILITIES & PARTNERSHIPS SUBCOMMITTEE

September 14, 2020

Due to the ongoing situation with COVID-19 and pursuant to H.B. 197, this Community Center Feasibility Task Force, Facilities & Partnerships Sub-Committee Meeting was convened remotely via video-conference using Zoom.

This meeting was called to order by Chair Comfort at 4:00 p.m.

SUBCOMMITTEE

MEMBERS PRESENT: Subcommittee Chairperson Greg Comfort, Yanitza Brongers-Marrero, Wendy Gomez, Chuck Manofsky and Bill Westbrook

SUBCOMMITTEE

MEMBERS ABSENT: None

TASK FORCE MEMBERS

PRESENT: Chairperson Margie Pizzuti, Linda Moulakis

STAFF PRESENT:

City Manager Steve Schoeny, Assistant City Manager Dan Ralley, Community Affairs Director Emma Speight, Parks & Recreation Director Debbie McLaughlin, Parks Planning & Development Manager Jeff Anderson, Economic Development Director Joseph Henderson, City Attorney Darren Shulman

CONSULTANTS

PRESENT: Nan Weir/Anna Szybowski, Williams Architects; Aaron Domini/Rick Fay, OHM, Leon Younger, PROS Consulting

1. Motion to Approve the September 3, 2020 Facilities & Partnership Sub-Committee Minutes

Mr. Westbrook moved, seconded by Ms. Gomez, to approve the minutes of the September 3, 2020 Facilities & Partnership Subcommittee Meeting.

VOTING AYE: Comfort, Brongers-Marrero, Gomez, Manofsky, Westbrook

VOTING NAY: None



ABSENT: None

Motion carried.

2. Discussion of Draft Preliminary Site Evaluation

Table 1 – Preliminary Site Evaluation Criteria

Aaron Domini shared a draft set of criteria scoring developed by which identified Kingsdale and the Municipal Service Center (MSC) as the top two sites. Chair Comfort led a discussion on the criteria. He recommended that the “Site Control” score for Kingsdale be revised from a 3 to a 4. Even though the City does not own the site, the developer has expressed interest in working with the City. The sub-committee discussed the implications of considering a leased site. Ms. Brongers-Marrero suggested that the MSC should not be considered centrally located. The Sub-committee discussed the pros and cons of vehicular and pedestrian access to the MSC. Ms. Pizzuti questioned why every park was scored 1 for “Protects Existing Park Land.” Chair Comfort asked Director McLaughlin about the findings in the 2018 Parks & Recreation Comprehensive Plan regarding the needs for park land. Director McLaughlin explained that the Plan identified a current shortage of park land along with identified needs for additional park space so any loss of park land would be negative.

The sub-committee then discussed the scoring for Northam Park which OHM identified as the third ranked site. Chair Comfort recommended that Northam not be explored further due to the fact that it was ranked third, the past history of the site, and the existing uses that would be impacted. The sub-committee agreed to move forward with detailed scoring and concept development for the top two sites but to be prepared to reexamine a potential third site depending on community input received during the study. Community input on the final locations will be received through the stakeholder focus groups, public community meeting, and survey. The sub-committee emphasized the importance of sharing the scoring of all the considered sites with the community.

Table 2 & 3 – Preferred Site Evaluation Criteria

OHM then shared the site evaluation criteria for the top two preferred sites. The sub-committee had discussion on the draft scoring and decided to continue to review the criteria as Williams/OHM worked on concepts and massing diagrams for the sites. Specific areas that the sub-committee indicated needed further study based on conceptual plans were site development costs and partnership opportunities. City Manager Schoeny shared that it was important for the sub-committee to consider the potential “fatal flaws” of any site.

3. Next Steps

The sub-committee agreed to move forward with further study of the top two sites (Kingsdale and MSC). Nan Weir indicated that the next steps would be for her team to take a look at a couple of conceptual options for the sites in preparation



for the next meeting. Chair Comfort indicated that he would like the next meeting to be in person, but City staff would need to look at the logistics. Nan shared that it would be very early to start thinking about costs, but that Williams would begin looking at some order of magnitude costs to help guide discussions and to assist PROS in beginning to think about cost recovery at a high level.

4. Public Comment

None

* * *

The meeting was adjourned at 5:45 p.m.

Chairperson

ATTEST: _____

Secretary

Secretary



Northwest
Kiwanis/ Burbank
Park

Thompson Park

North
Central

Sunny95
Park

Reed Road Park

MSC

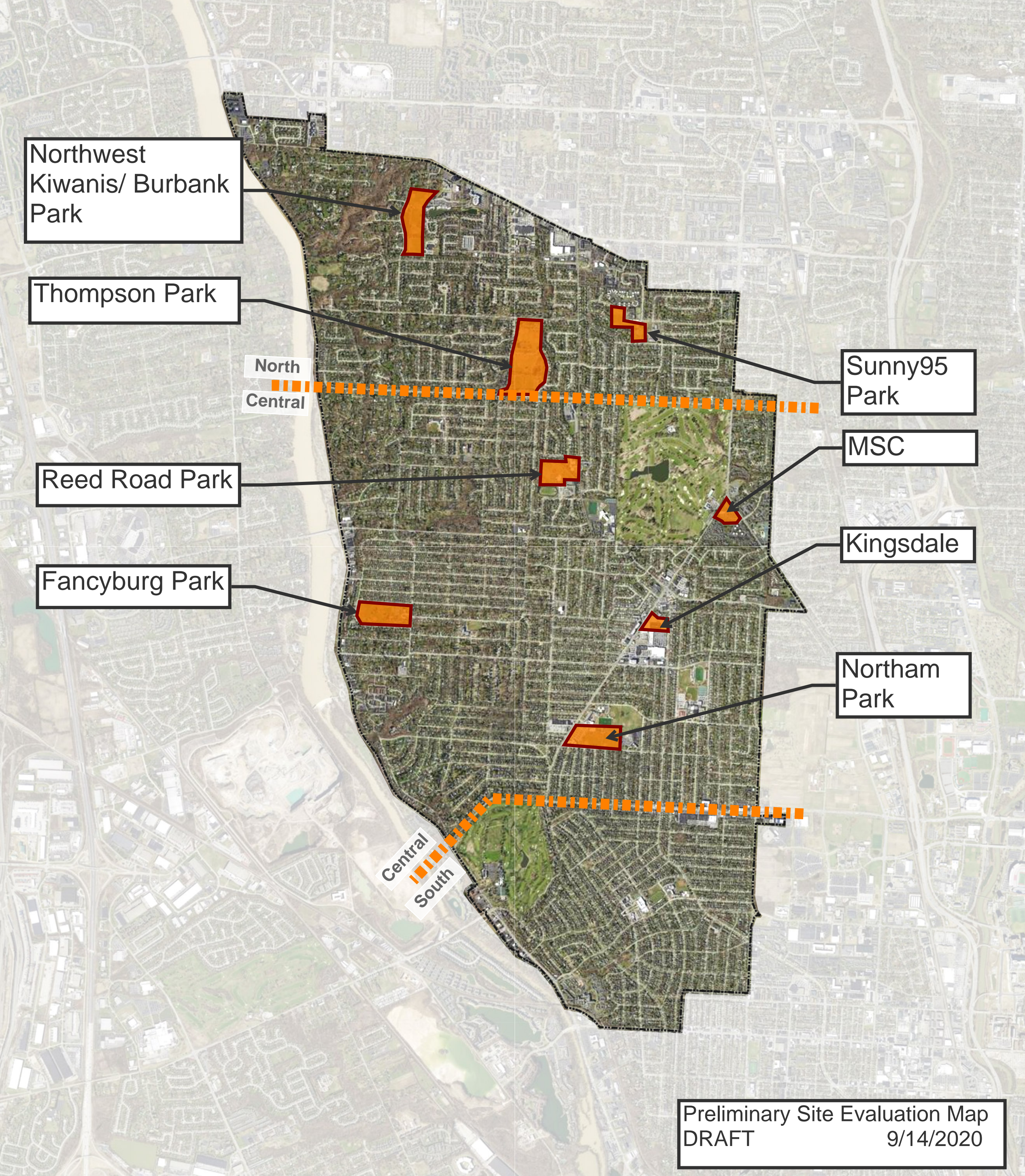
Fancyburg Park

Kingsdale

Northam
Park

Central
South

Preliminary Site Evaluation Map
DRAFT
9/14/2020



SITE NAME	SITE AREA (acres)	SITE AREA NOTES	SITE CONTROL	PRELIMINARY SITE EVALUATION											Total	Rank
				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)		
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	3	6	5	7.5	5	7.5	5	5	5	5	5	10	41	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 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	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

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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