

City of Upper
Arlington®

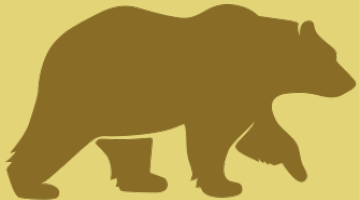
Community Center Feasibility Study

Community Meeting
8 October 2020



OVERVIEW OF PRESENTATION

1. Project Overview
2. What has happened since our last meeting?
3. Community Center Program
4. Community Center Locations
5. Preliminary Concept Development
6. Small Groups Discussions
7. Next Steps



City of **Upper
Arlington**[®]

Introductions

Consultant Team



Community Center Feasibility Task Force



Today!

Sit back while we share the process so far, the program development and conceptual vignettes.

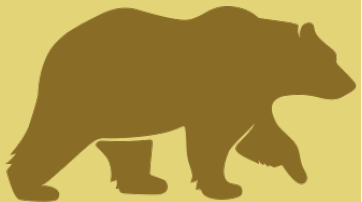
Then, we'll discuss the program and concepts in breakout groups.

Please share openly. We want to know what's on your mind!





Project Overview



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Purpose

Phase I:

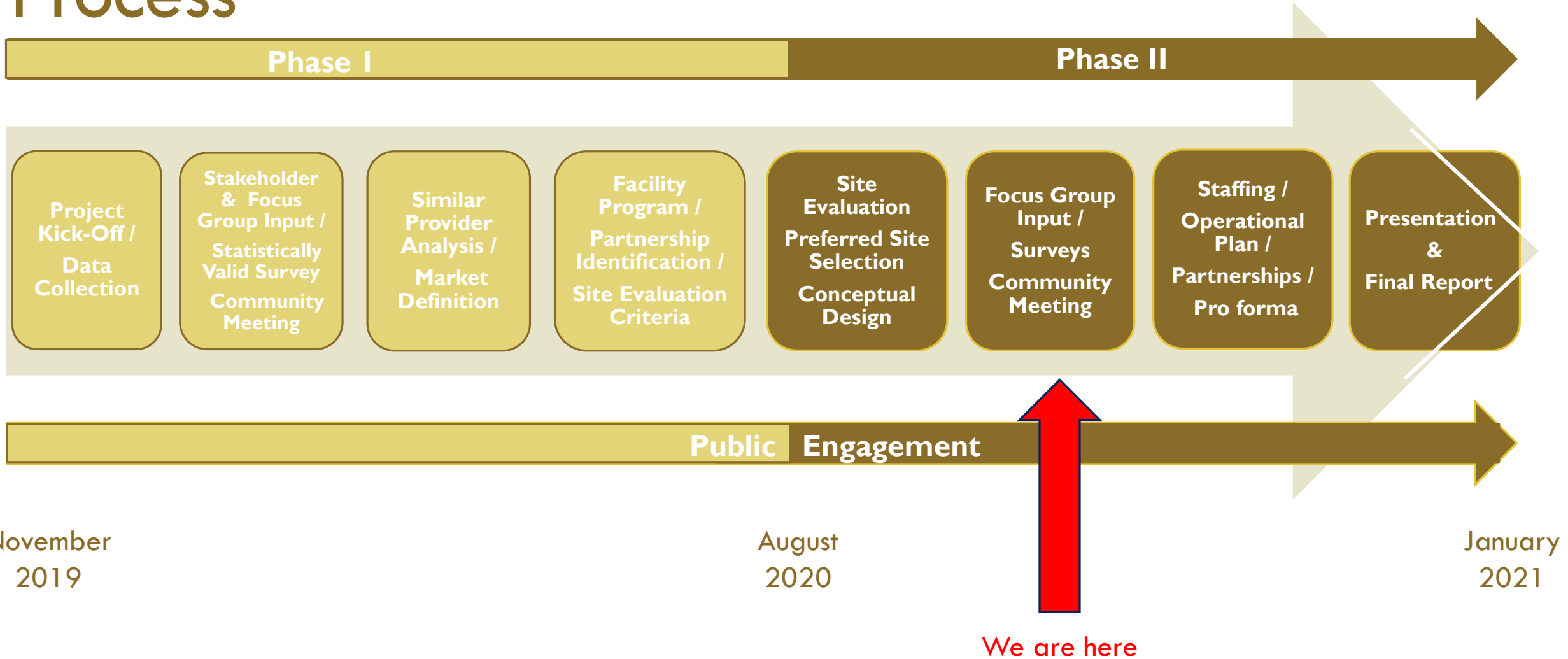
Is a community center needed and desired by the community?

Phase II:

If yes, what should the community center look like (programming, location, operations, funding, etc.)?



Process



Schedule: October – January 2021

Facilities and Partnerships Subcommittee

October 5

Focus Groups Round 2

October 7 and 8

Community Meeting

October 8

Subcommittees

Now thru January 2021

Survey

November

Council Presentation

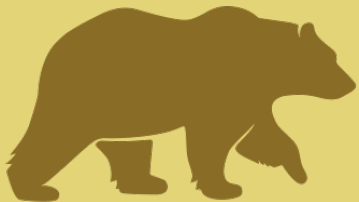
December

Feasibility Study Report

January



What's been happening since our last meeting?



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What's been happening since our last meeting?

Phase 1 Community Engagement

Program development

Identify potential locations

Evaluate and score the potential locations

Select preferred locations



Stakeholder Focus Groups & Interviews

- 27 Interviews of 41 Stakeholders

Stakeholder & Focus Groups



Recreation



**Community
Groups**



**Lifelong
Learning**



**Arts and
Culture**



Seniors



**Business
Community**



Active Sports

Who Did We Interview?

- 41 Stakeholders
- Over 30 Hours of Input Generated
- From 16 Different Organizations



Community Pop-Ups

12 Community Pop-Up Events
Engaging ~460 Residents

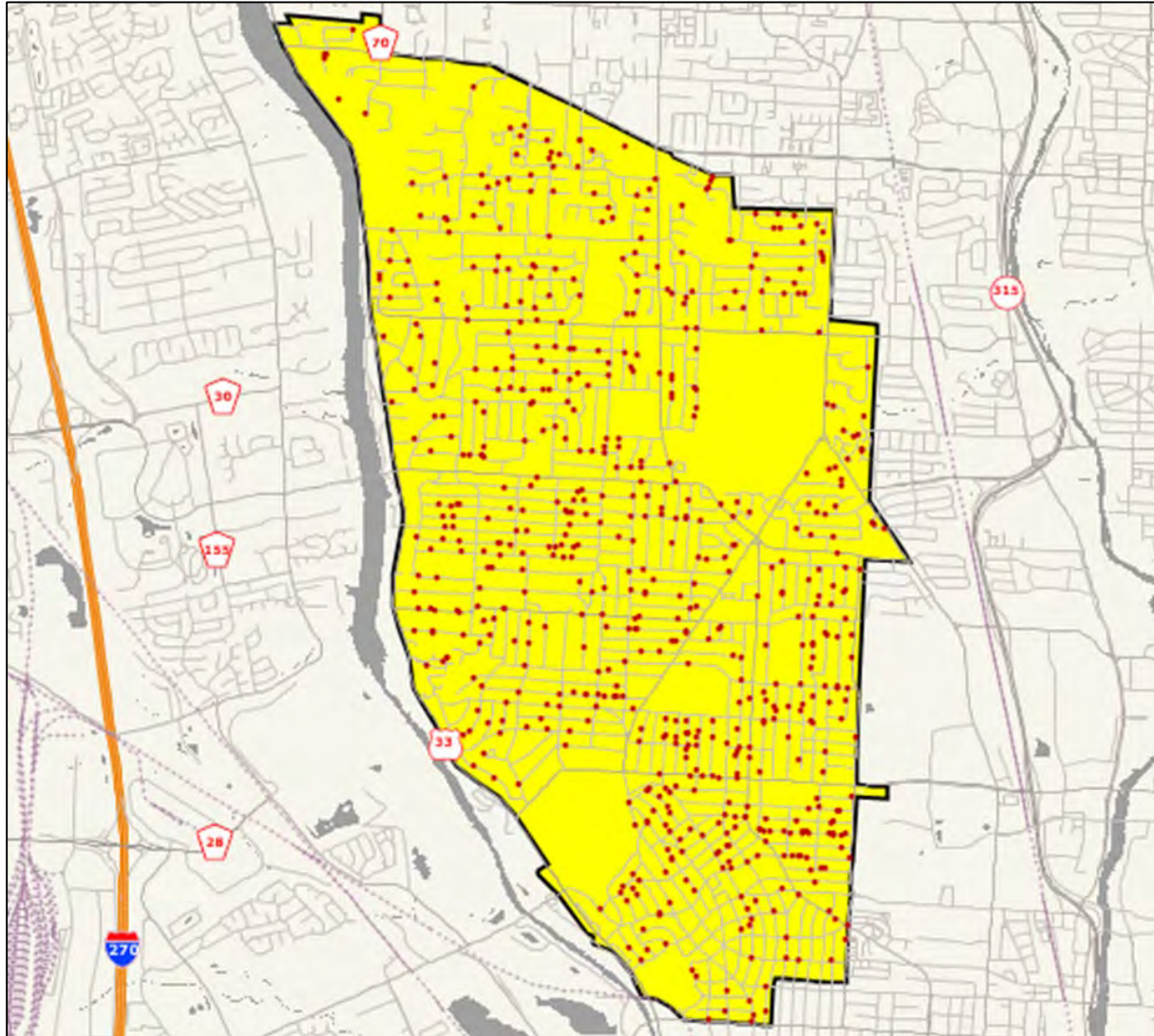
Community Meeting



Community Meetings Held at Senior Center



Needs Assessment Survey



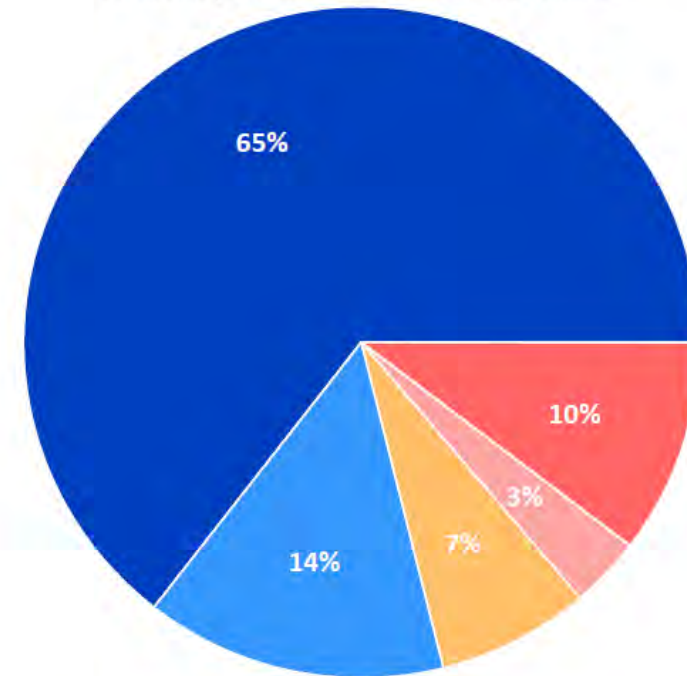
- 632 completed surveys (goal 400)
- 95% level of confidence with $\pm 3.9\%$ margin of error

Please note: Online community and youth surveys were not implemented in Phase I due to Covid. Additional community surveys will be conducted in Phase II .

Support of a Community Center if Funded Without a Tax Increase

1. Supportive (79%)
2. Unsupportive (13%)
3. Neutral (07%)

Q7. How strongly would you support the construction of a community center that included the features most important to your household, if it could be accomplished without increasing taxes on residents?
by percentage of respondents (without "not provided")



■ Very Supportive ■ Somewhat Supportive ■ Neutral ■ Somewhat Unsupportive ■ Not Supportive At All

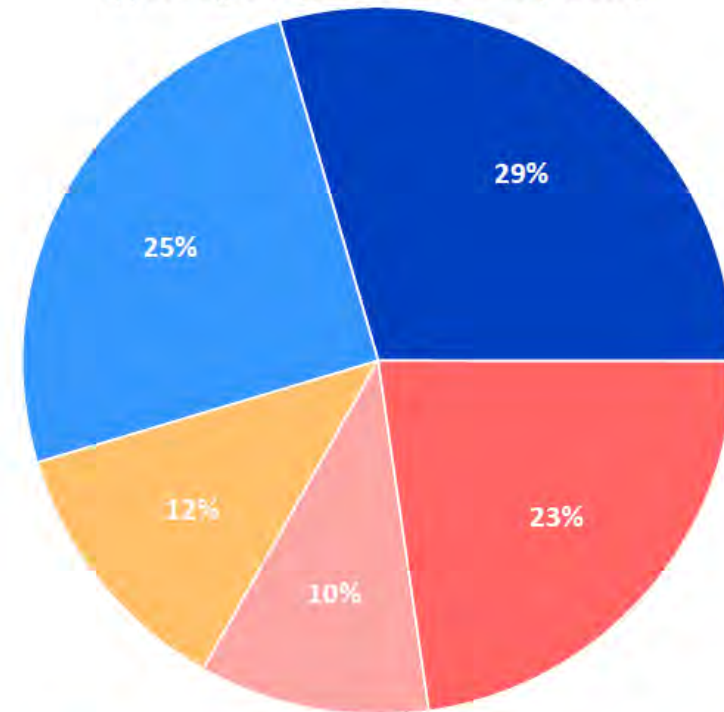
Source: ETC Institute (2020)

Support of Community Center With a Tax Increase

1. Supportive (54%)
2. Unsupportive (33%)
3. Neutral (12%)

Q8. How strongly would you support the construction of a community center that included the features most important to your household, if it required increasing taxes?

by percentage of respondents (without "not provided")



■ Very Supportive ■ Somewhat Supportive ■ Neutral ■ Somewhat Unsupportive ■ Not Supportive At All

Source: ETC Institute (2020)



**Phase 1 ended with
two key mile-stones...**



Is there support for a community center?

YES!



How should it be programmed?

More on that in a moment, but first...

Time to VOTE!

Do you have any questions based on what has been presented in regards to the project purpose, schedule, and what has been done to date?

- A. No it is very clear
- B. Somewhat clear
- C. I have a question (if answer c please put your question in the Chat)

Visioning & Programming



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

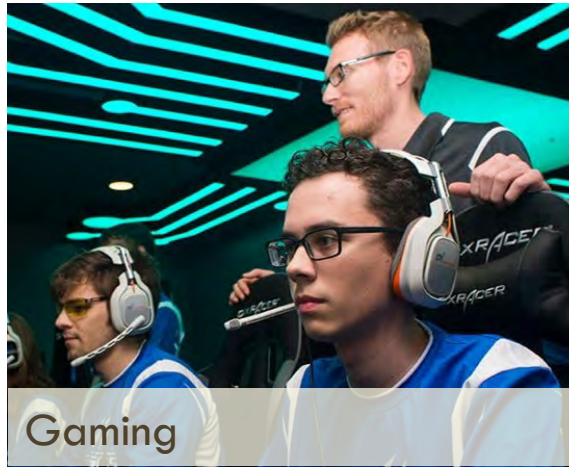


Community Events

MULTI-USE



Inclusivity



Gaming

YOUTH



Teens

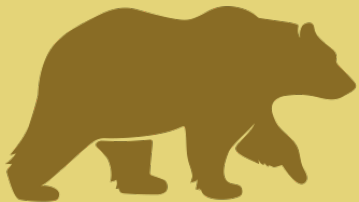
Time to VOTE!

How do you feel about the proposed program for the community center?

- A. Strongly agree with the program
- B. Somewhat agree
- C. Somewhat disagree
- D. Strongly disagree

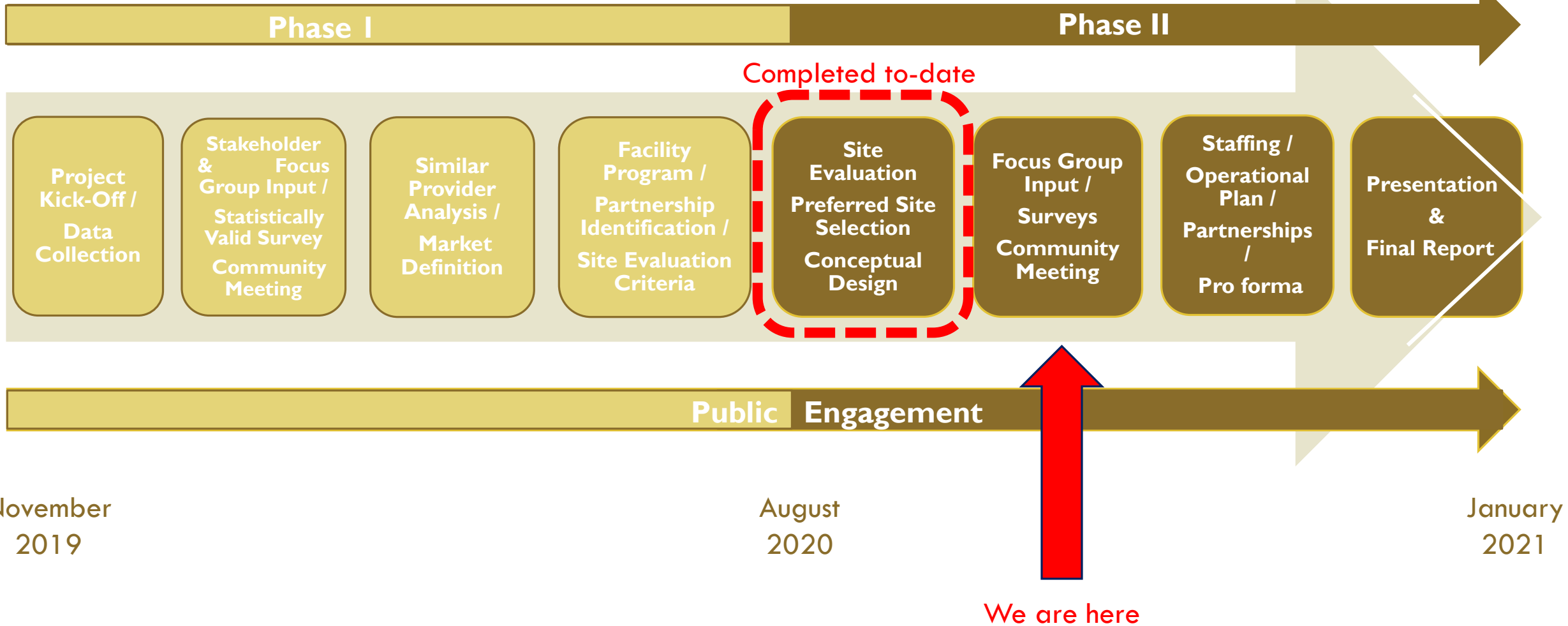


What's happening now in Phase 2?

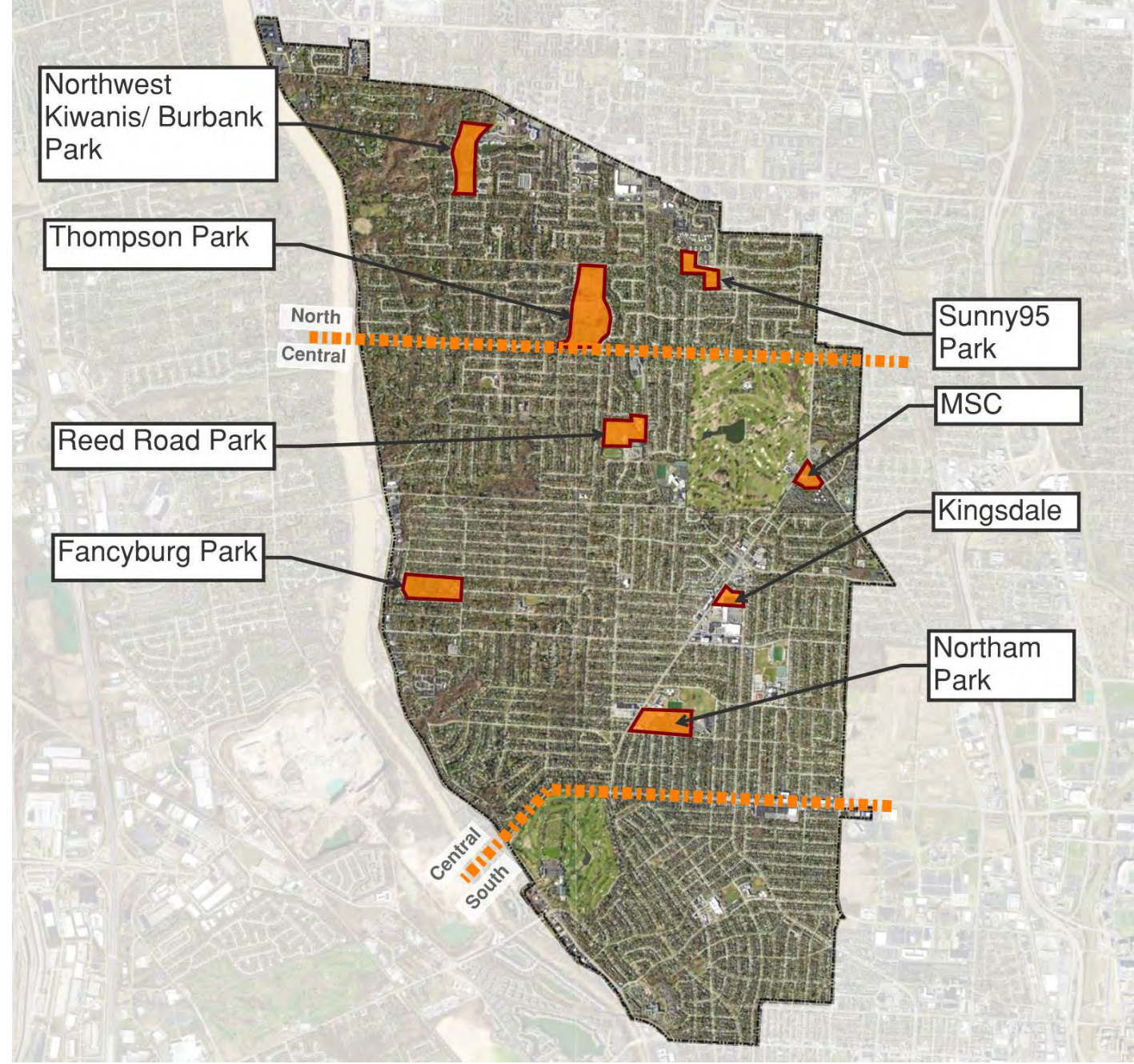


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Process



Potential Site Locations



Potential Sites Evaluation

Site control

Protects existing parkland

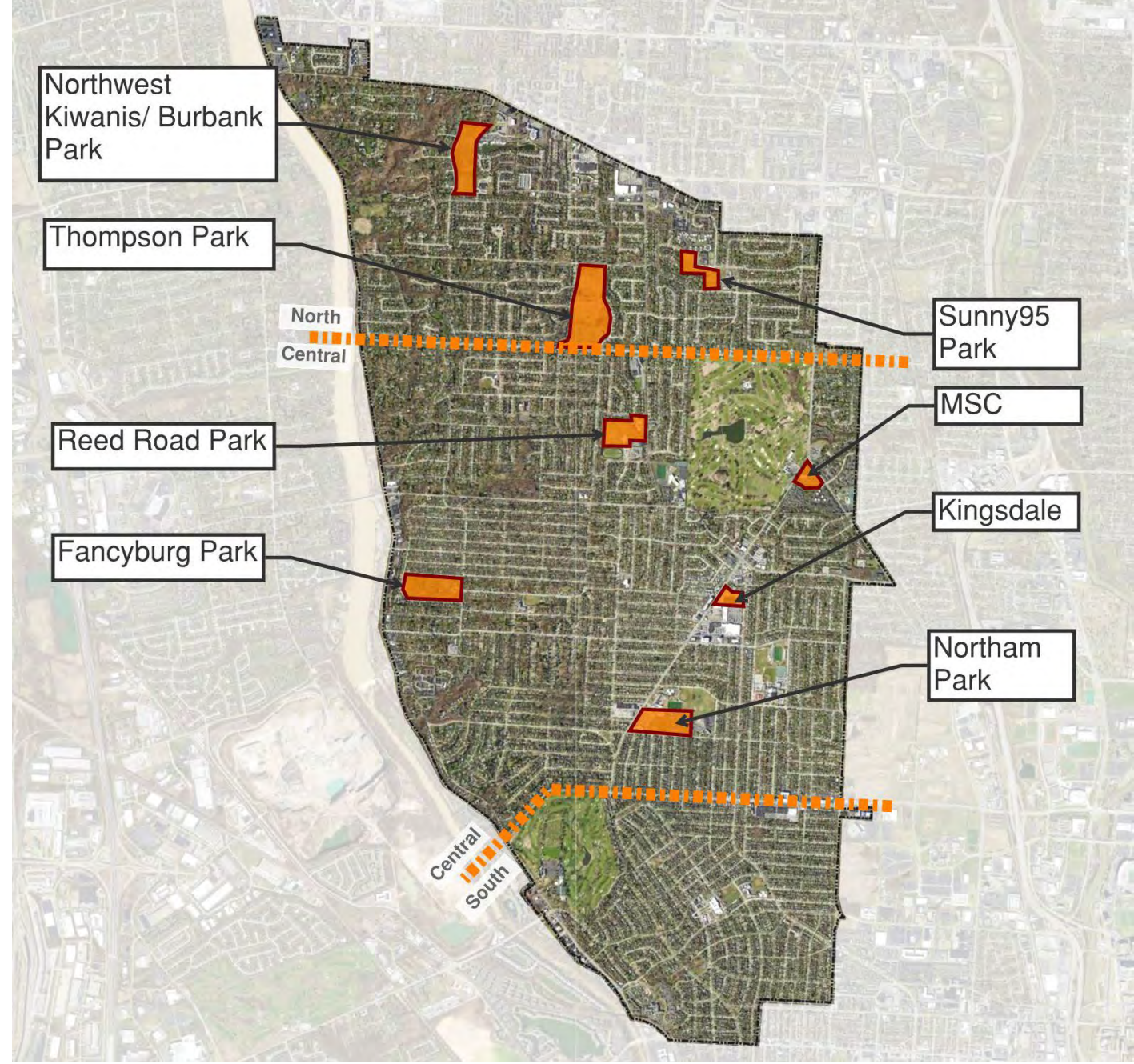
Ability for creative funding

Accessible to all modes of transportation

Supports multigenerational use

- Seniors
- Middle & high school students

Central location



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	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 Selection

1. Kingsdale: 43 pts.

2. MSC: 38.5 pts.



Preferred Sites Evaluation

Acquisition Cost

Development Cost

Central Location

Infrastructure/ Stormwater Issues

Environmental Issues

Vehicle Access

Walk, Bike, and Transit Access

Parking Considerations

Zoning/ Neighborhood Compatibility

Ability to Expand

Partnership Opportunities

Achieves other Community/ Economic Goals

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 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	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 Scoring

1. Kingsdale: 52.9 pts.

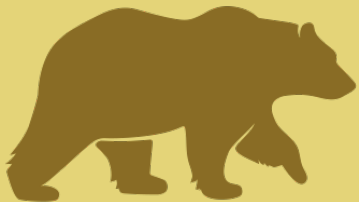
2. MSC: 50.4 pts.





PRELIMINARY CONCEPT DEVELOPMENT

Kingsdale



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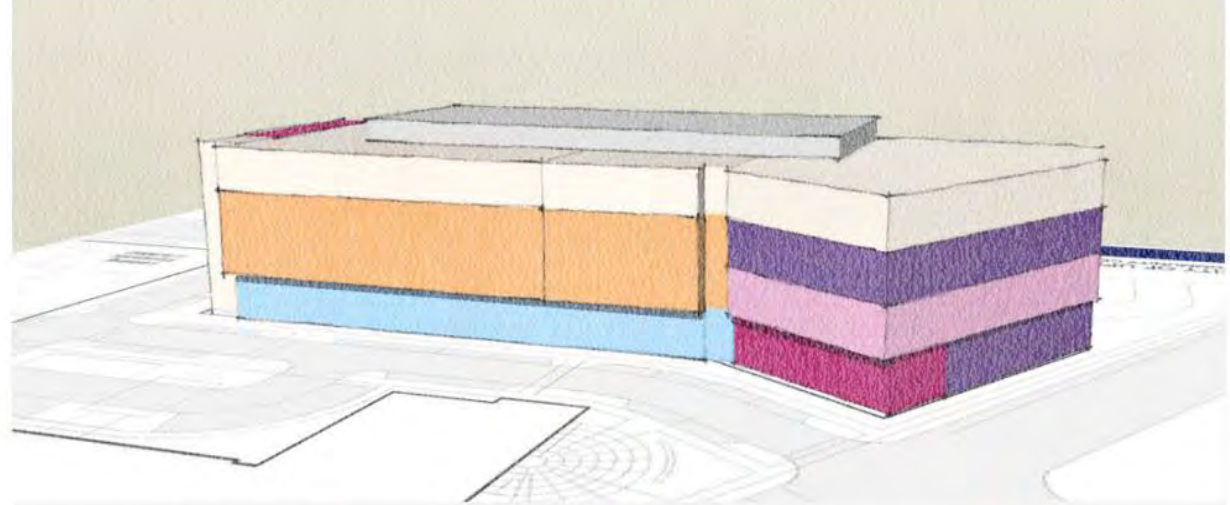


KINGSDALE MIXED-USE, Upper Arlington, OH ▪ Prepared for Continental Real Estate Cos.

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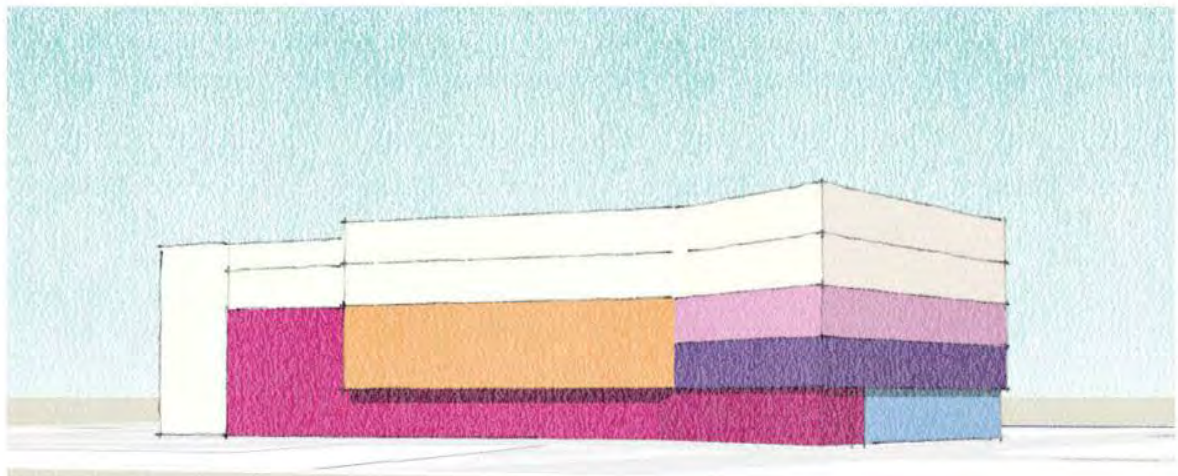






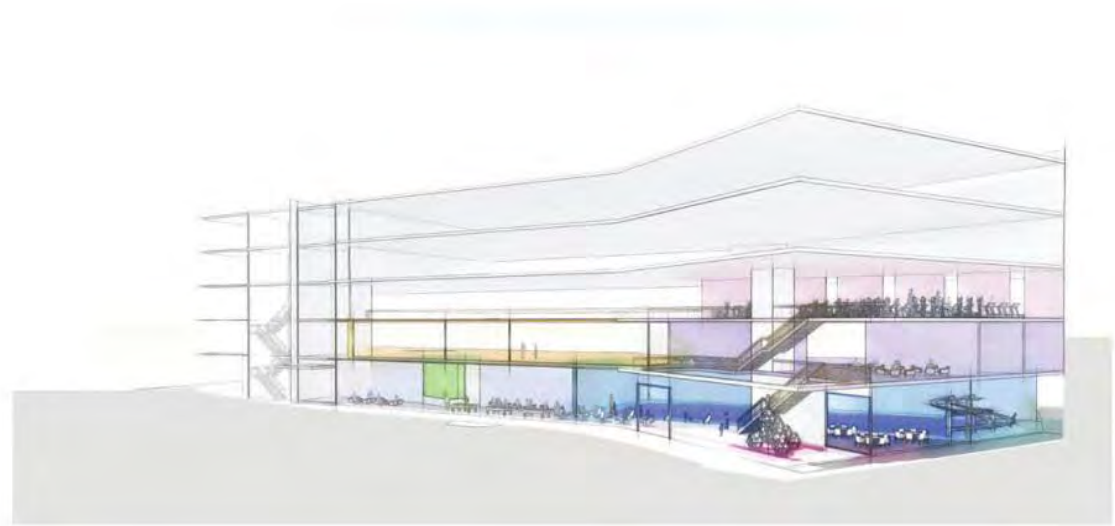
LEGEND:

FITNESS & GROUP X	SENIORS & PROGRAM	AQUATICS
ATHLETICS	CIRCULATION	MECHANICAL
		OFFICE (33K SF)

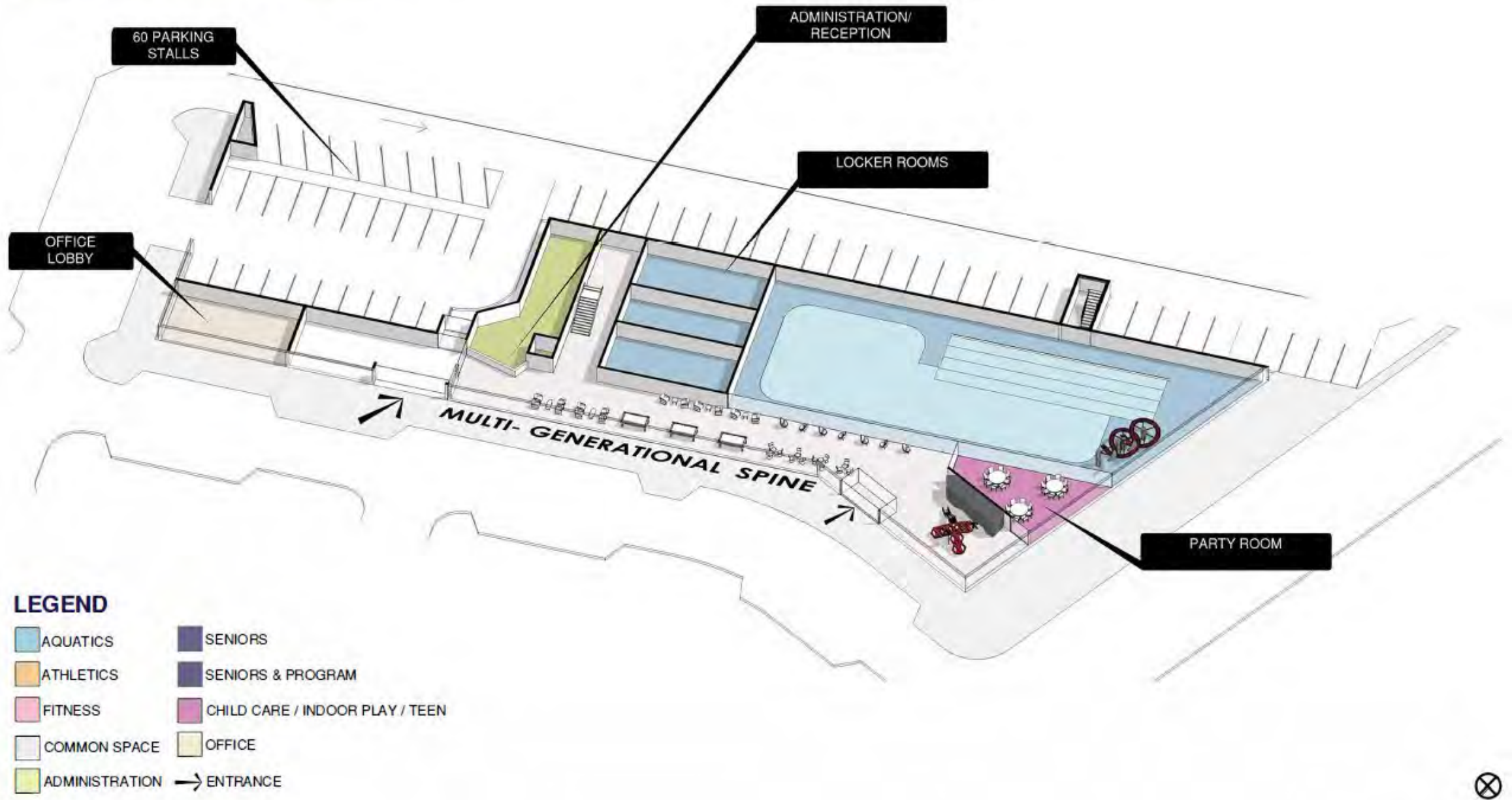


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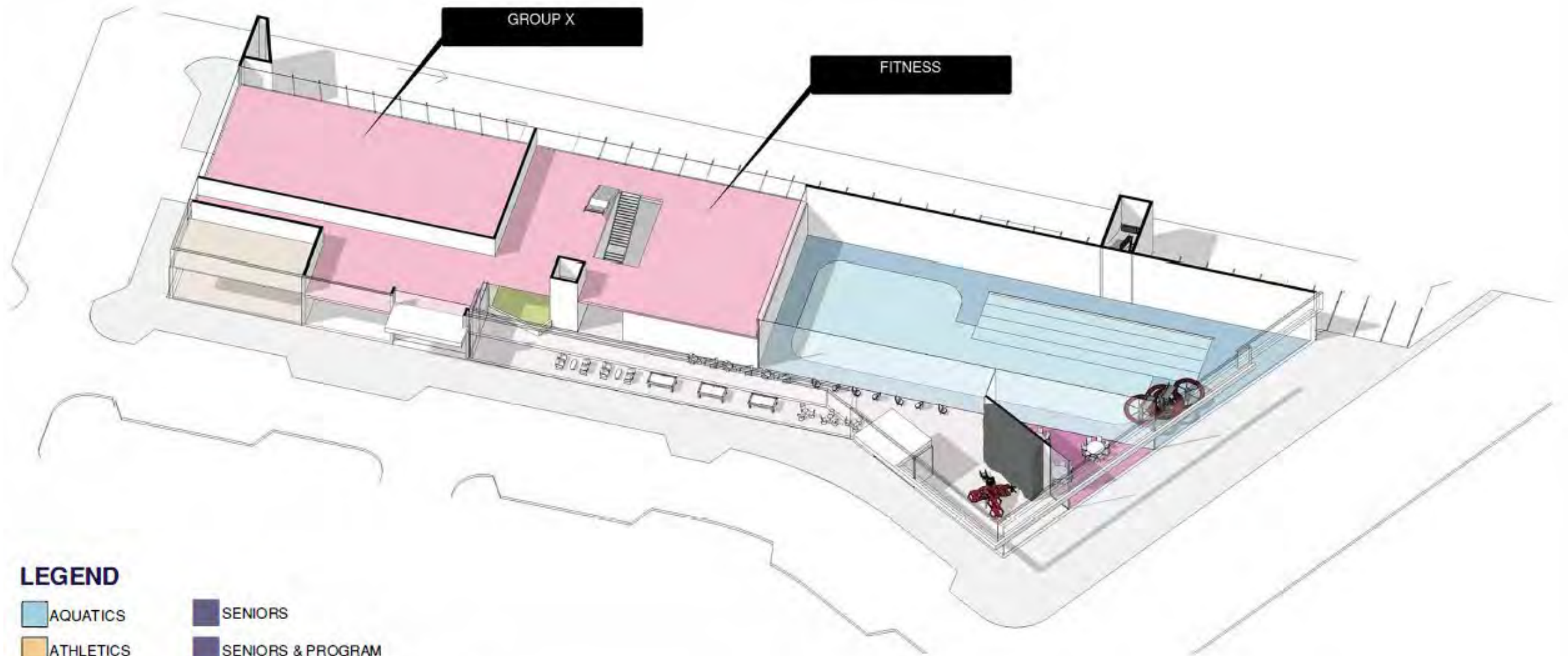
FITNESS & GROUP X	SENIORS & PROGRAM	AQUATICS
ATHLETICS	CIRCULATION	MECHANICAL
		OFFICE (45K SF ON 2 LEVELS)













GROUND LEVEL PLAN / SITE PLAN



LEVEL 2 PLAN

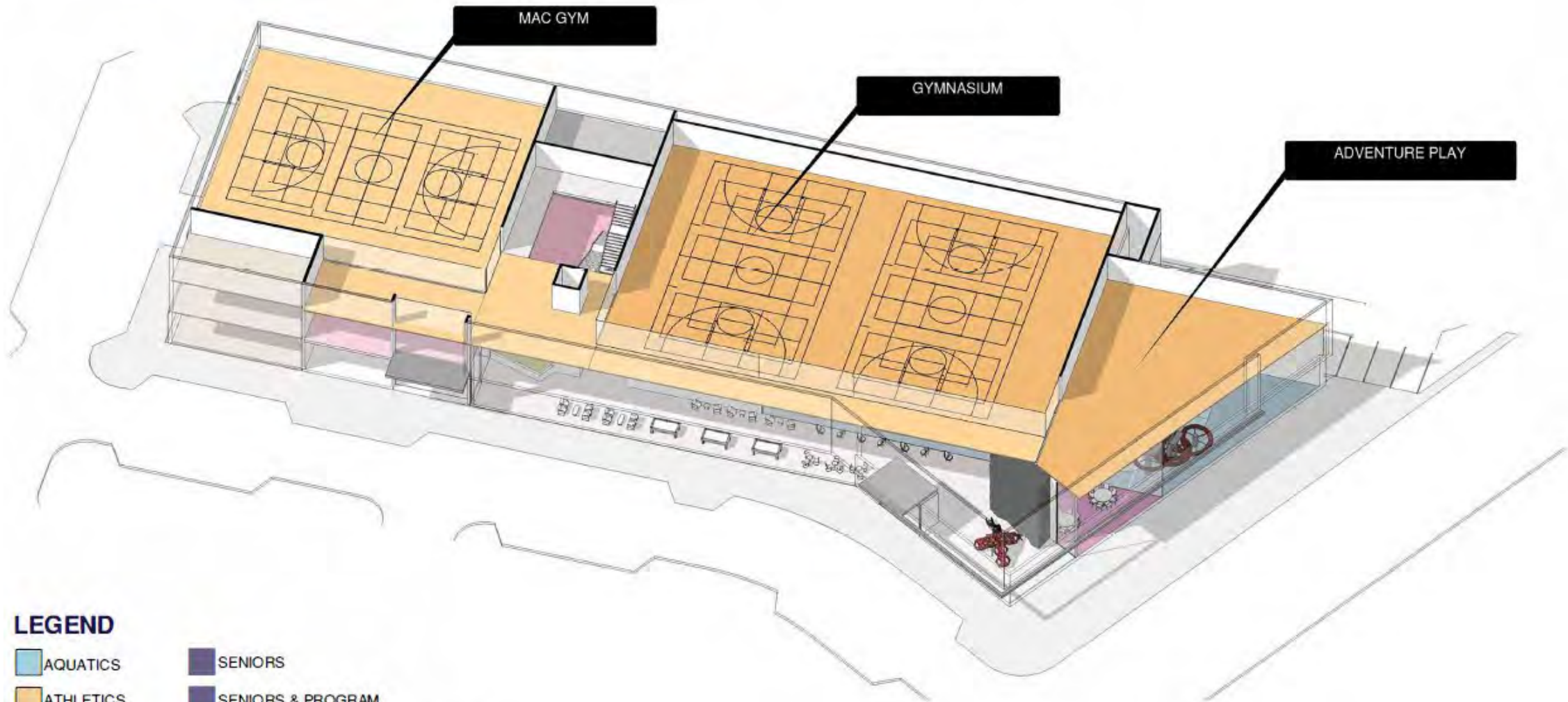


LEGEND

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



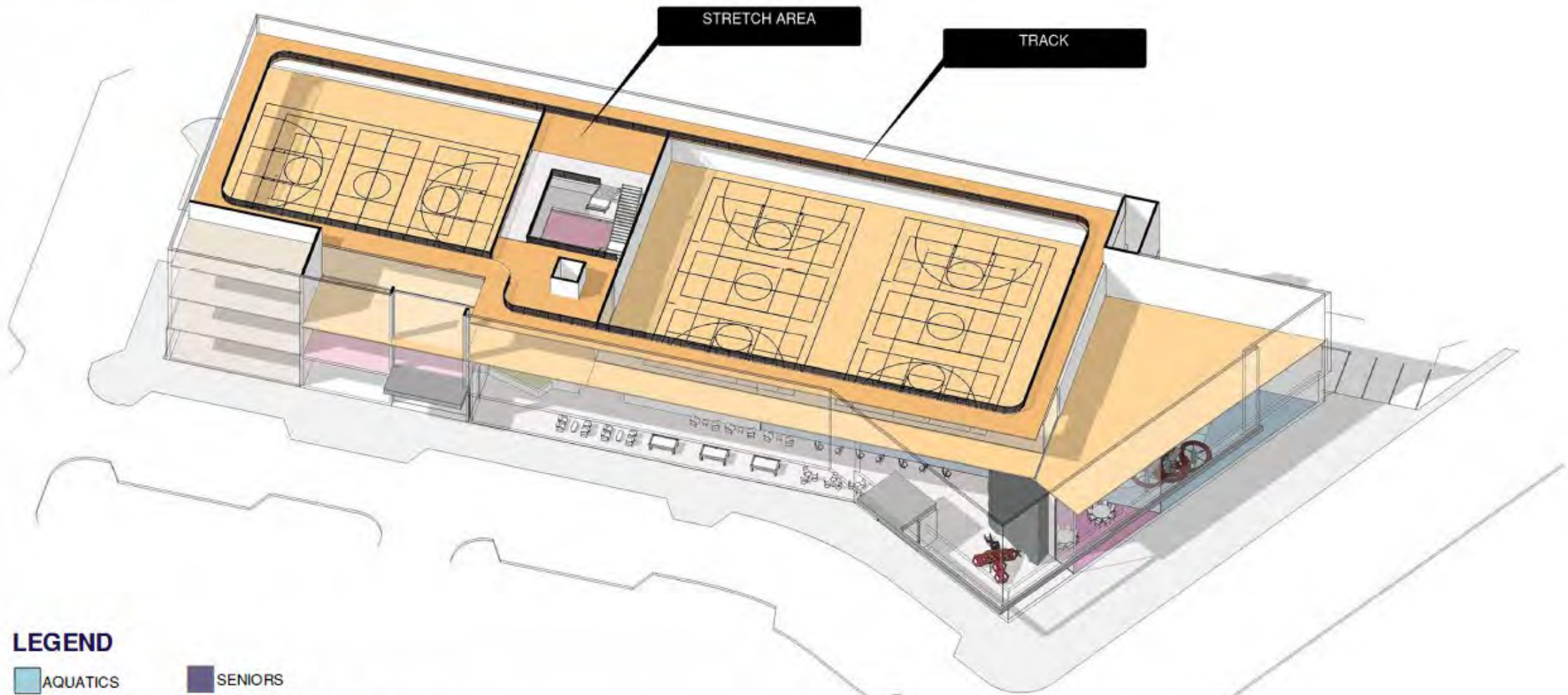
LEVEL 3 PLAN



LEGEND

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

LEVEL 4 PLAN

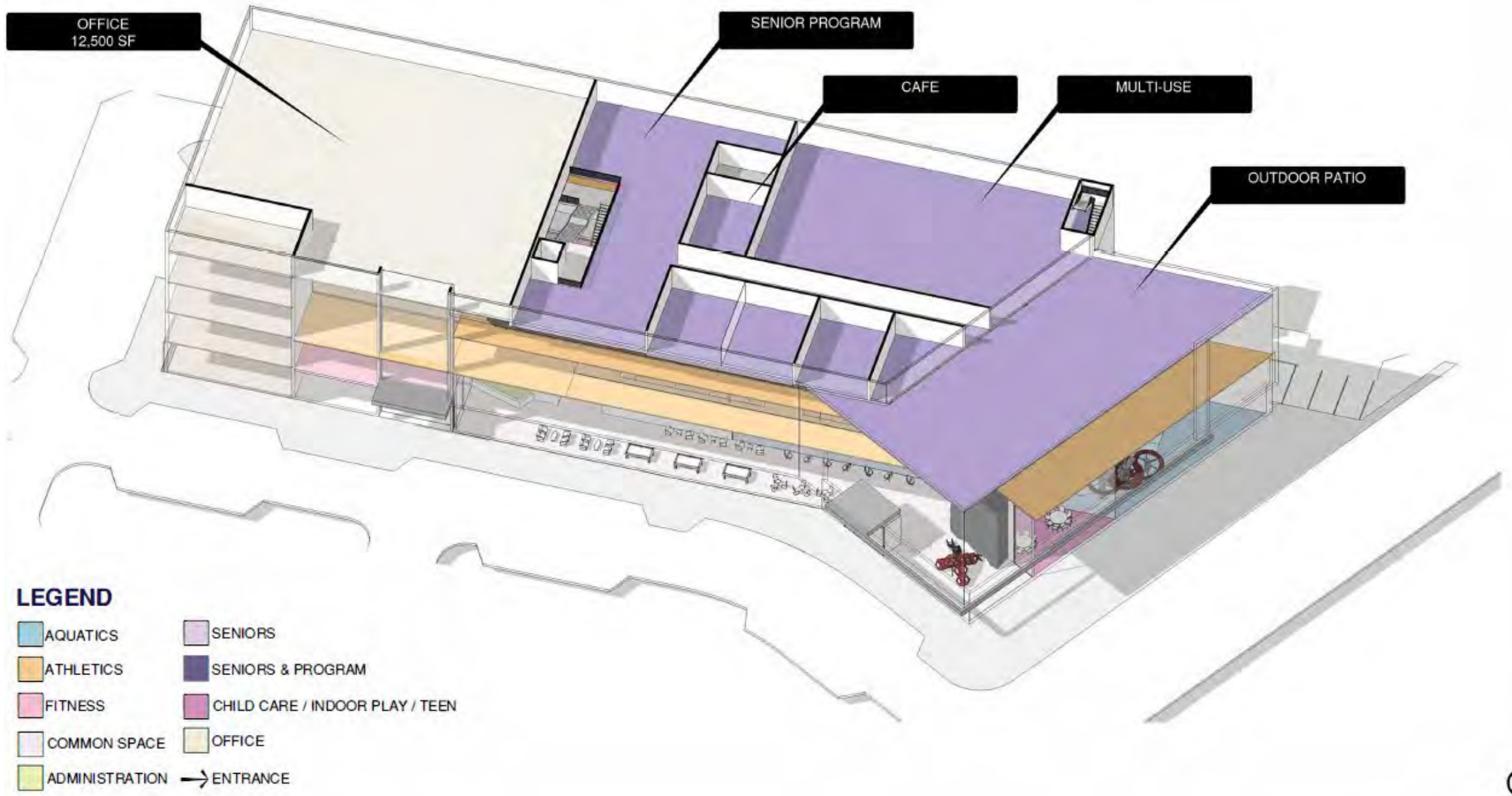


LEGEND

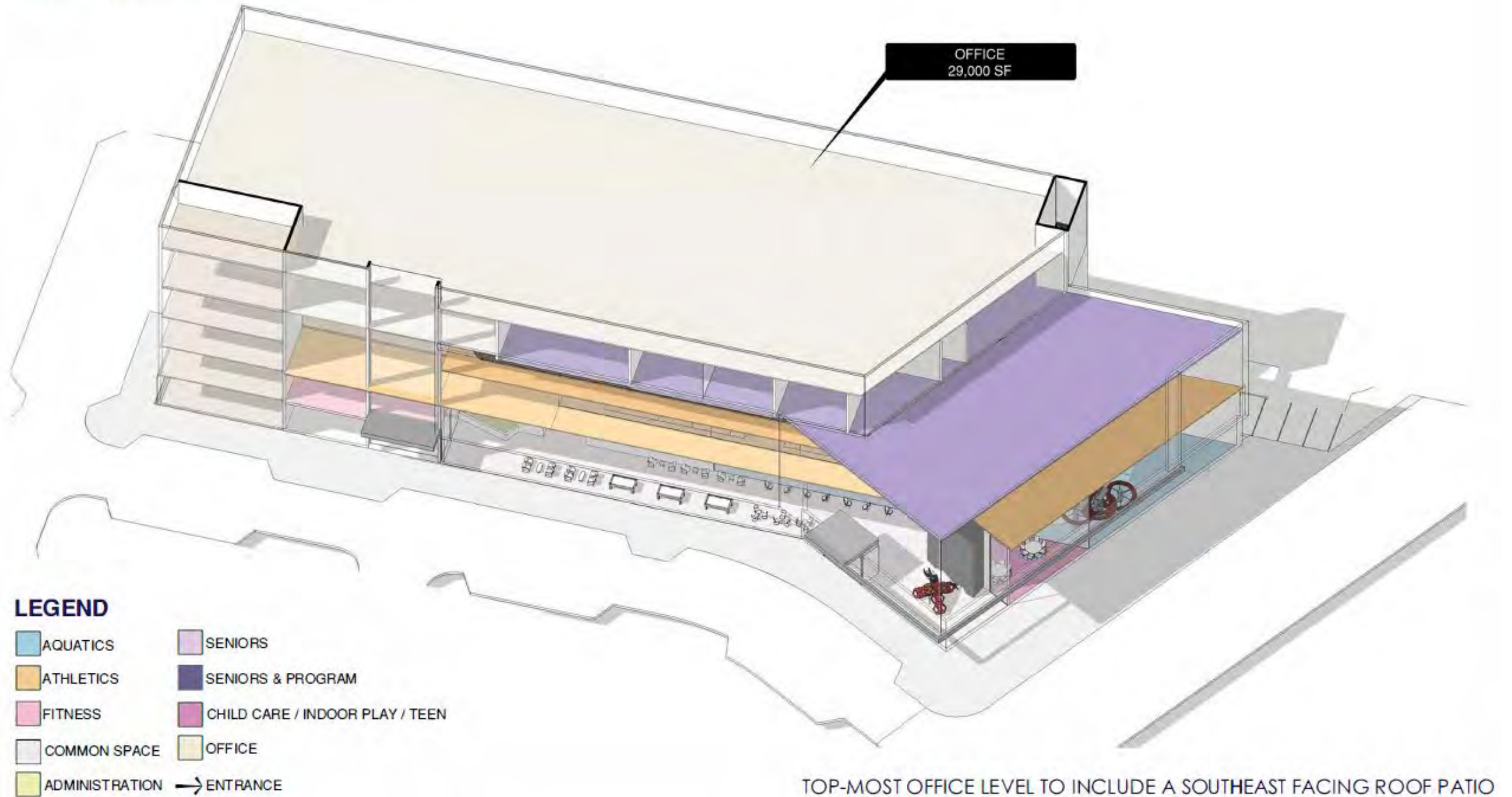
- | | |
|----------------|---------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD CARE / INDOOR PLAY / TEEN |
| COMMON SPACE | OFFICE |
| ADMINISTRATION | ENTRANCE |



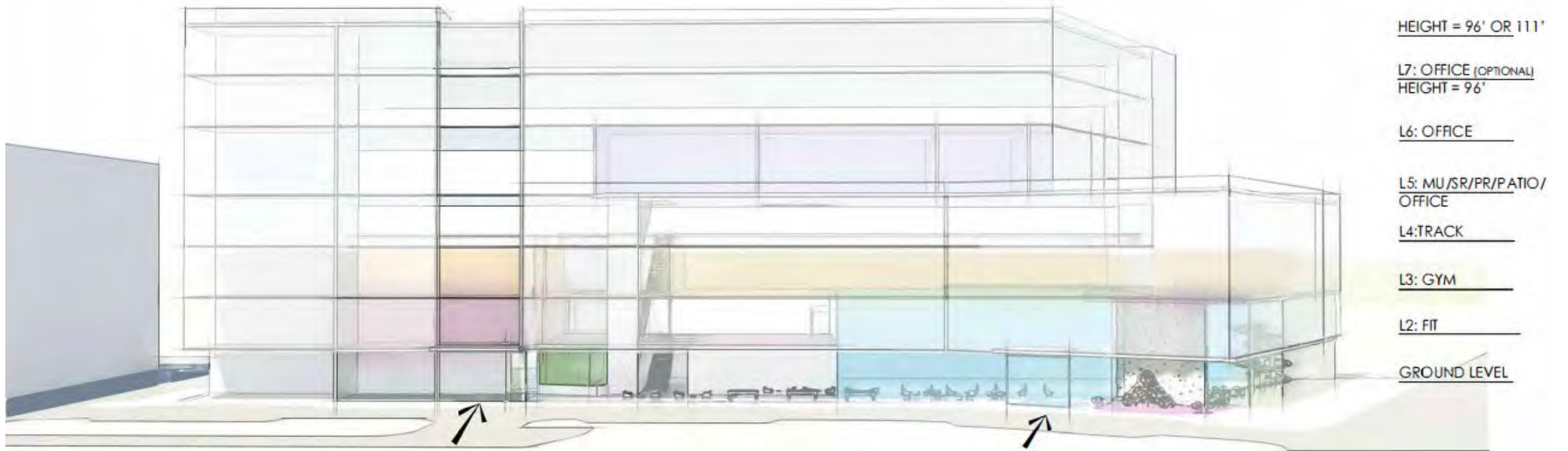
LEVEL 5 PLAN



LEVEL 6 / LEVEL 7 PLAN



BUILDING MASSING & PROGRAM STACKING



LEGEND

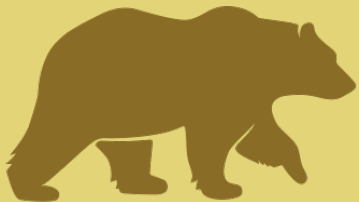
 AQUATICS	 FITNESS
 ATHLETICS	 SENIORS & PROGRAM
 OFFICE	 CHILD CARE / INDOOR PLAY / TEEN
 ADMINISTRATION	 ENTRANCE





PRELIMINARY CONCEPT DEVELOPMENT

MSC



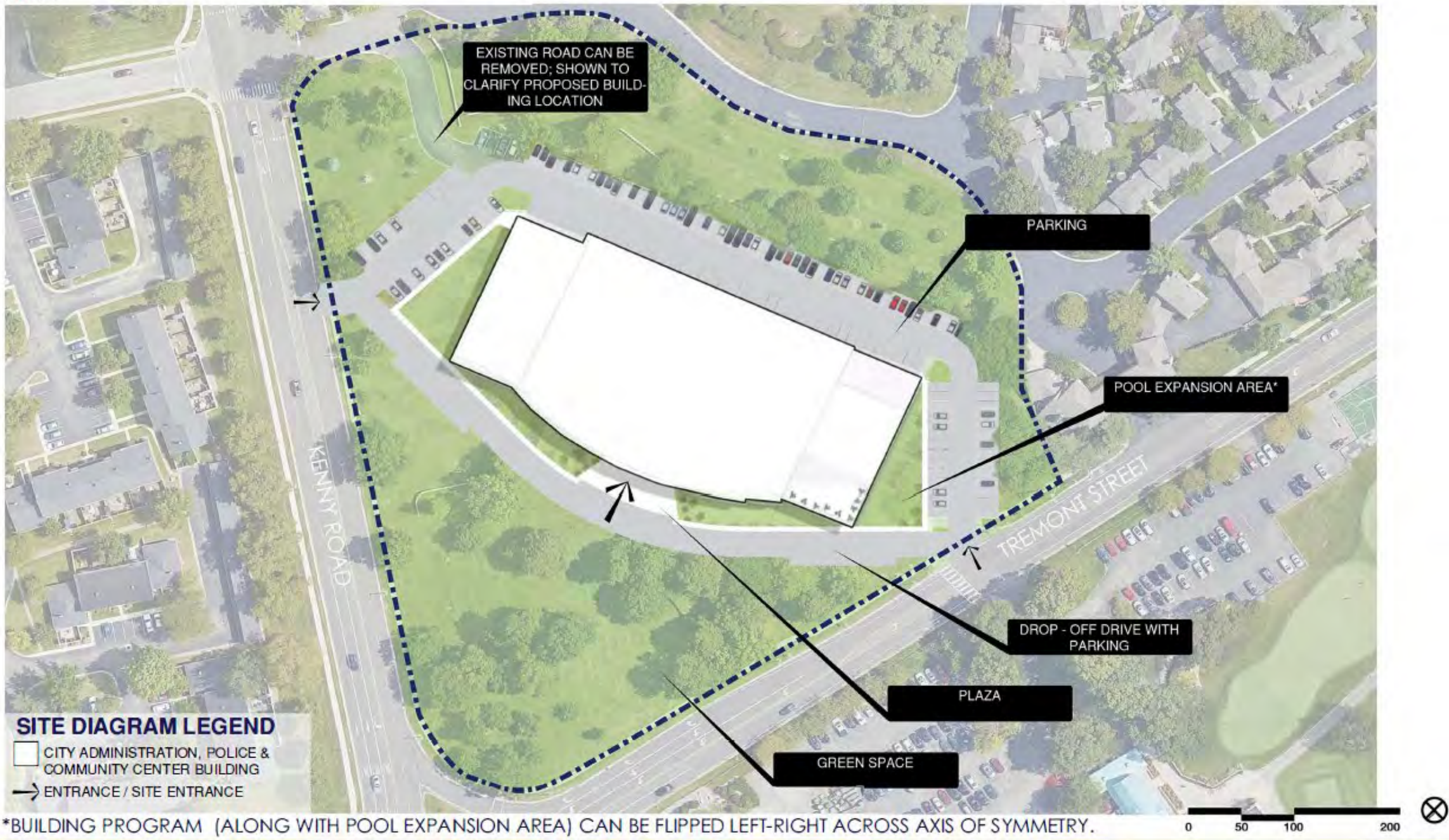
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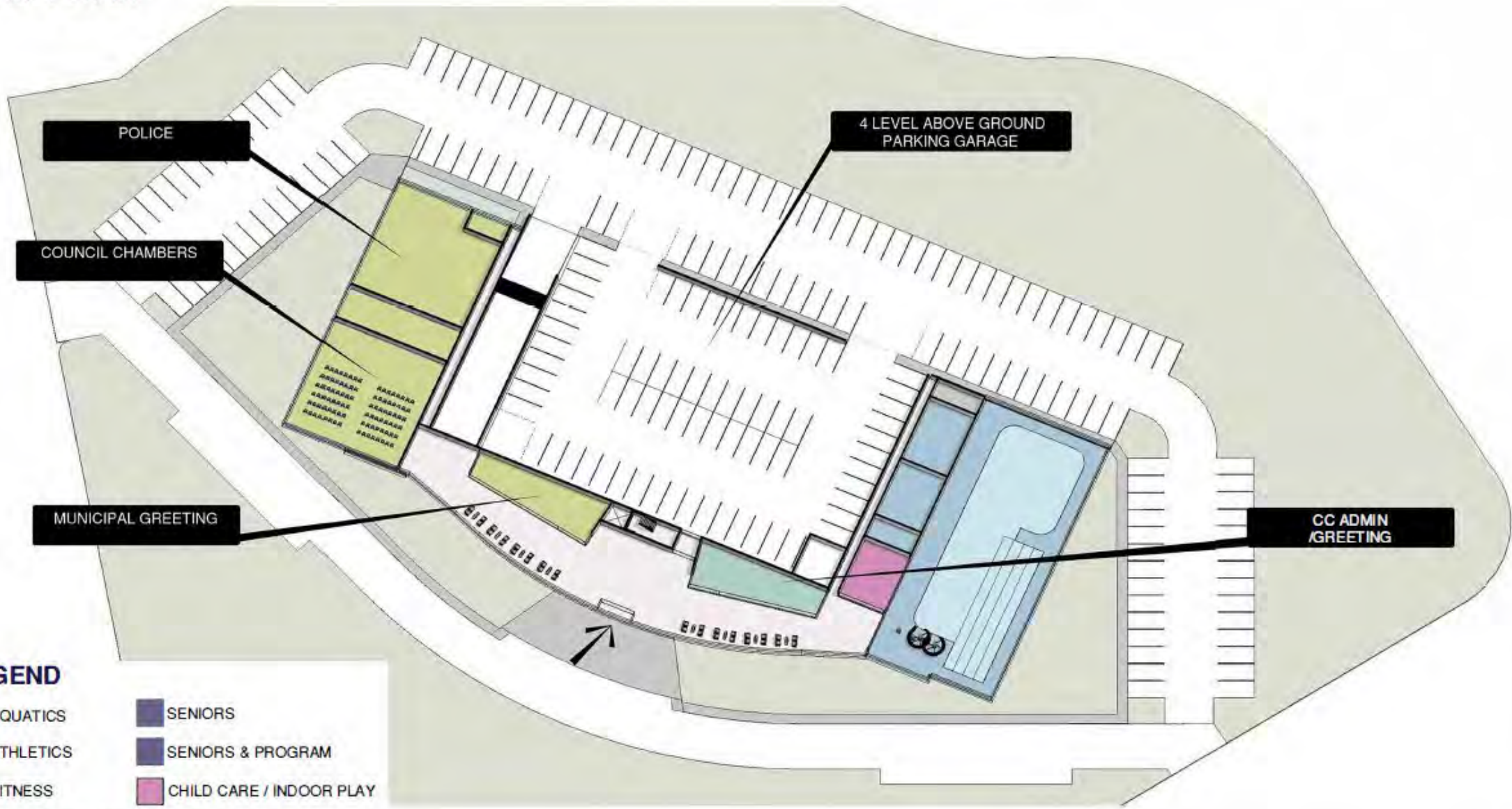
Upper Arlington Community Center Feasibility Study

MSC: Initial Blocking and Stacking Ideas





LEVEL 1 PLAN

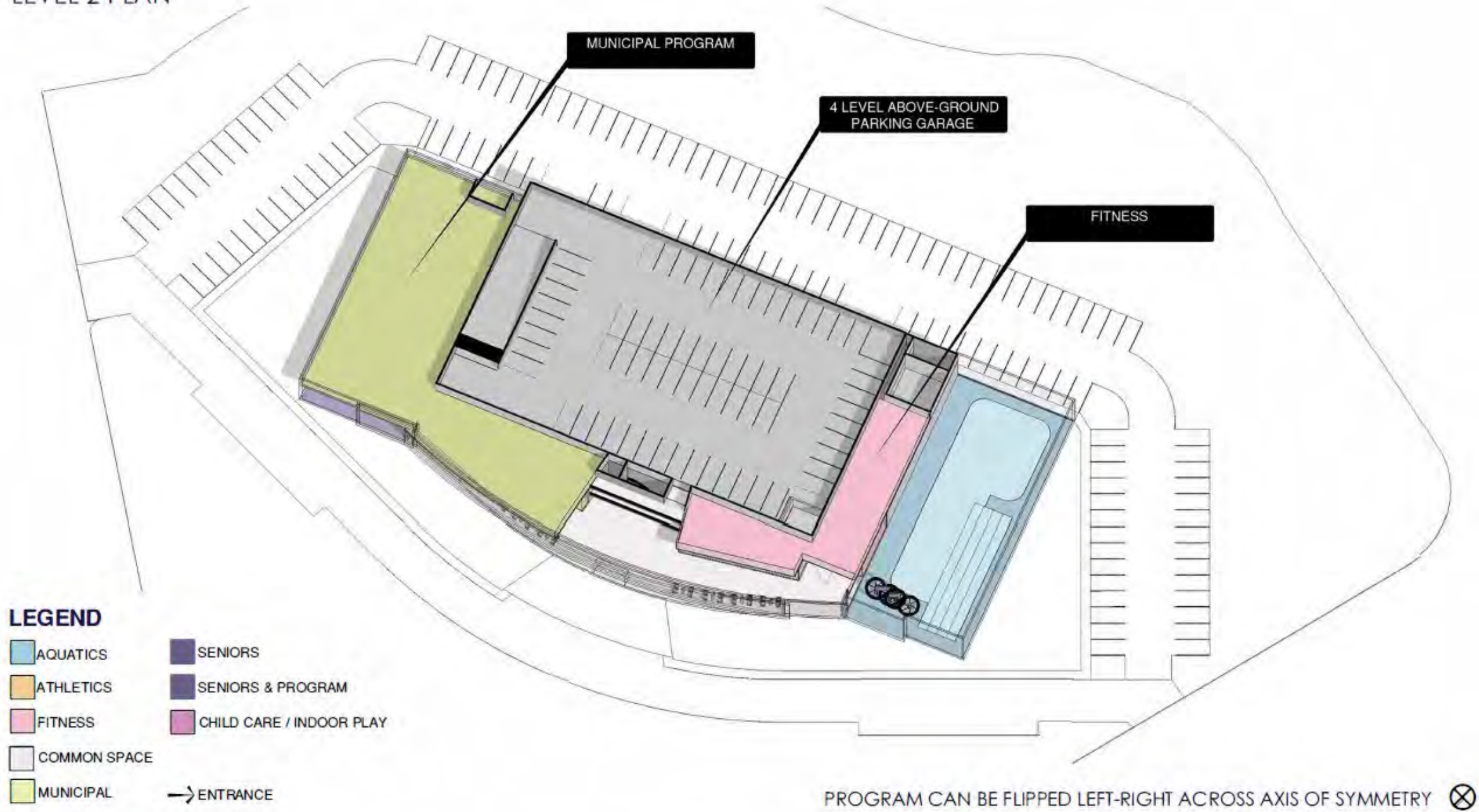


LEGEND

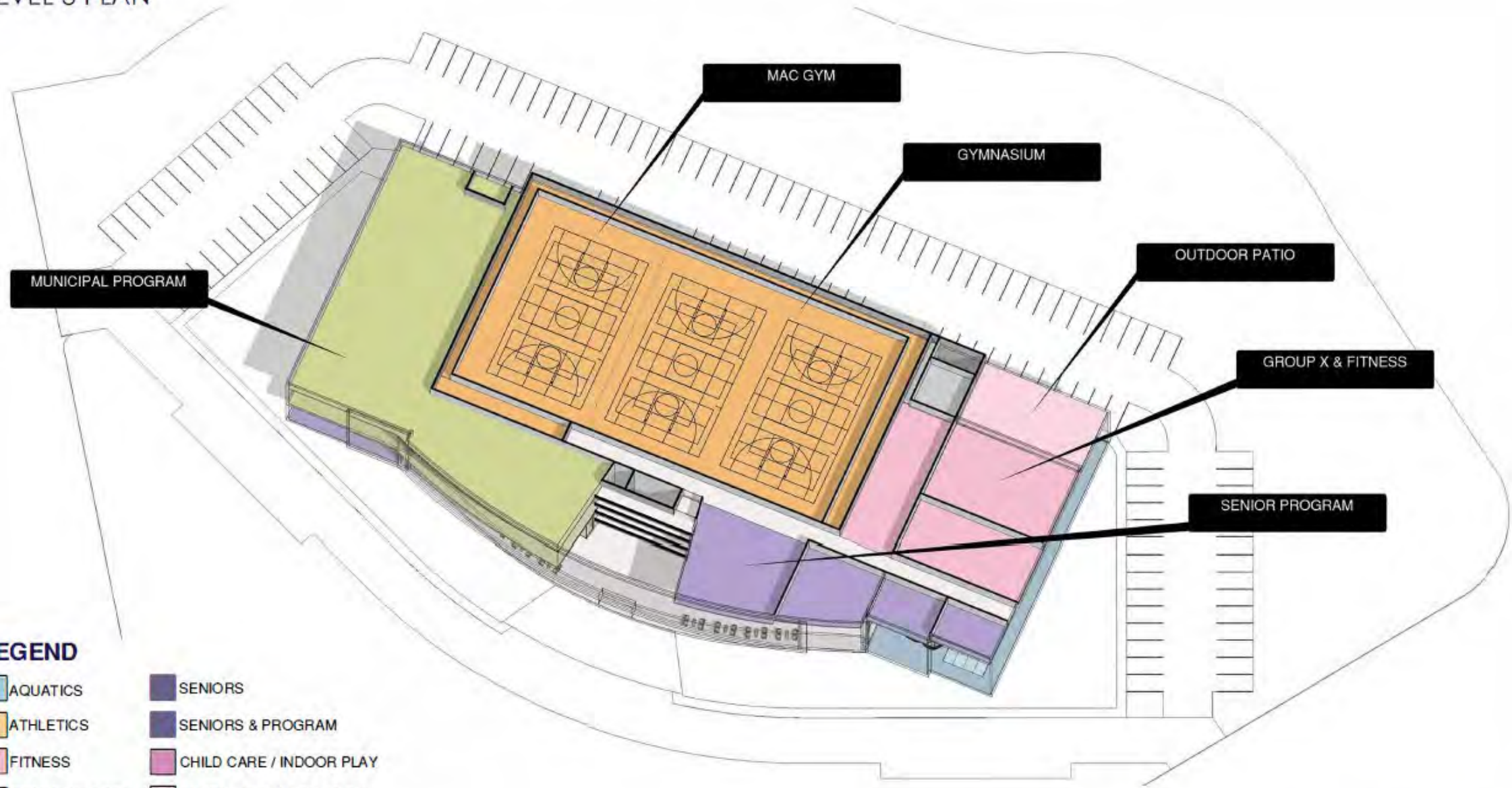
- | | |
|--------------|--------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD CARE / INDOOR PLAY |
| COMMON SPACE | ADMINISTRATION |
| MUNICIPAL | ENTRANCE |

PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY ⊗

LEVEL 2 PLAN



LEVEL 3 PLAN

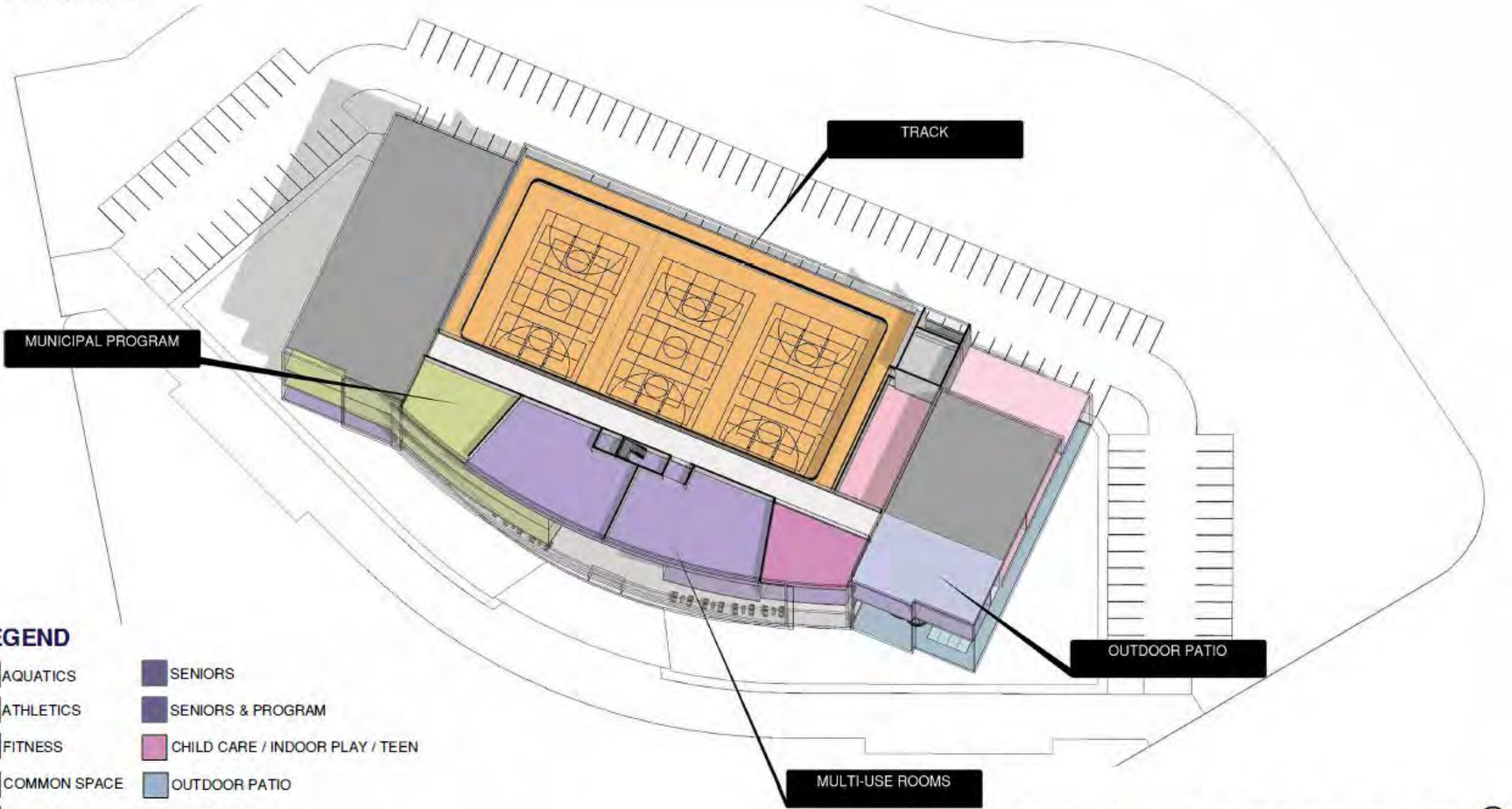


LEGEND

- | | |
|--------------|--------------------------|
| 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 ⊗

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

BUILDING MASSING & PROGRAM STACKING



HEIGHT = 85'

L4: MUN / M-U

L3.5: TRACK

L3: GYM / FIT / PR SR / MUN

L2: FIT / MUN

GROUND LEVEL

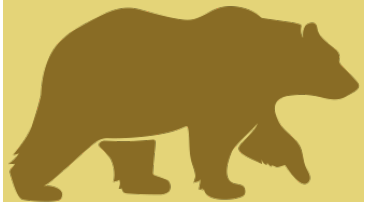
LEGEND

- | | |
|---|--|
| 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)





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Let's Talk!

What do you think???

Break-Out Discussions

- Now is your chance to talk together about what has been presented before we administer a group poll as part of the community feedback
- You will be placed in small break out rooms of 8-10 people

Break-Out Discussions

- The breakout sessions will last 15 minutes
- When we return we will want to know what your opinions are on the site selection process and the two preferred sites

The task at hand.

- What do you like about each location?
- What do you dislike about each location?
- What else might you want to know about the sites and the process?



Time to VOTE! 1 of 3

How do you feel about the two potential sites for the community center?

- A. Strongly agree, these are probably the best location in UA for this use
- B. Somewhat agree, these are the best locations for this use
- C. Somewhat disagree, there is a/better location(s) (use the chat to mention the location)
- D. Strongly disagree, there is a/much better location(s) (use the chat to mention the location)
- E. I don't support the development of a community center

Time to VOTE! 2 of 3

After seeing both potential site locations, which site do you believe should be the preferred site?

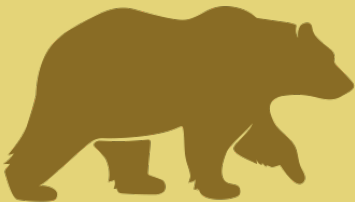
A. Kingsdale

B. MSC

Time to VOTE! 3 of 3

Moving forward, the most important issue I want to learn in the next steps is?

- A. What the architecture will it look like?
- B. How will the project be financed?
- C. Who might the project partners be?
- D. Membership cost and pricing?
- E. When can I begin my workout and meet my friends?



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Community Center Feasibility Study

NEXT STEPS

Schedule: October – January 2021

Subcommittees Review

Now thru January 2021

Survey

November

Council Presentation

December

Feasibility Study Report

January



Thank You



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