

8/12/2020 | 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 or call 614-583-5033 a minimum of one hour prior to the start 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/95509662743>

Phone: 312-626-6799

Meeting Code: 955 0966 2743

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, Dianne Albrecht, Kelly Boggs-Lape, Supen Bowe, Yanitza Brongers-Marrero, Greg Comfort, Wendy Gomez, Merry Hamilton, Chuck Manofsky, Linda Moulakis, Linda Mauger, Brian Perera, Todd Walter, Bill Westbrook

MEMBERS ABSENT: Matt Rule

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, 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. She stated she is delighted the Task Force will be moving forward with Phase II.

a. Approval of minutes of the 5/06/2020 CCFTF Meeting

Ms. Albrecht moved, seconded by Mr. Westbrook, to approve the minutes of the 5/06/2020 Community Center Feasibility Task Force Meeting.

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

VOTING NAY: None

ABSENT: Rule

Motion carried.

b. Approval of minutes of the 6/24/2020 Joint CCFTF & PRAB Meeting

Mr. Perera moved, seconded by Ms. Hamilton, to approve the minutes of the 6/24/2020 Joint CCFTF & PRAB Meeting.

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

VOTING NAY: None

ABSENT: Rule

Motion carried.

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

c. 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. Overview of Phase II Process

Tom Poulos & Nan Weir of Williams Architects, Aaron Domini & Rick Fay of OHM Advisors and Leon Younger & Phil Parnin of PROS Consulting presented an Overview of Phase II Process (attached hereto and incorporated herein by reference as Exhibit A.)

In response to Mr. Westbrook, Mr. Domini stated they intend to consider all feasible sites, whether they are controlled by the City or not. The City Manager added exploring all the options is about showing due diligence to the community.

Ms. Boggs-Lape questioned the timing of the project with regards to the COVID-19 pandemic. The City Manager advised Staff feel it is best to move forward. He stated interest rates are very low and construction costs are coming down. Chair Pizzuti conveyed from the research they have conducted, there seems to be a continued interest in pursuing this.

3. Recommendation to City Council

The City Manager stated the first opportunity a Community Center could go to the ballot is May of 2021. In order for that to happen, the Task Force would need to report to Council in December. He said going forward, the subcommittees will be working in parallel to define what this facility could be, how it could be financed, and getting the message out to residents.

Ms. Mauger commented she has not seen any dedicated senior or teen spaces. The City Manager stated that will come when the building is being designed.

4. Phase II Timeline

Chair Pizzuti advised at this time, there are no dates set for additional Task Force meetings, but they will work with Staff and the consultants to get a schedule out to Members.

Ms. Weir presented the Phase II Timeline (attached hereto and incorporated herein by reference as Exhibit B.)

5. Community Engagement Plans

Ms. Bowe and the Community Affairs Director presented the Community Engagement Plans (attached hereto and incorporated herein by reference as Exhibit C.)

Ms. Bowe said this will be different than Phase I. She asked that Task Force Members send any ideas they may have on how to reach more people. She stated they want to reach as many people as possible.

Chair Pizzuti thanked Ms. Bowe and the Community Affairs Director for their work.

In response to Chair Lashutka, the City Manager advised Council has committed to not spending money on a Community Center without going to the ballot.

Chair Pizzuti remarked the community will be interested in the costs of operations and asked for those figures to be included.

6. Public Comment

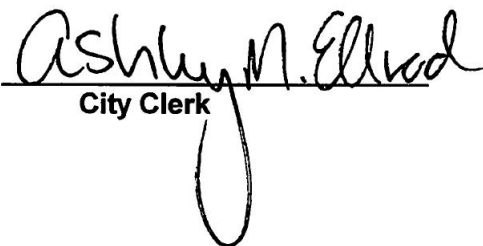
In response to Chair Pizzuti's invitation to speak, there were no questions or comments from the public.

* * *

There being no further business before the Community Center Feasibility Task Force, the meeting was adjourned at 8:24 p.m.


Chairperson

Chairperson

ATTEST: 
City Clerk

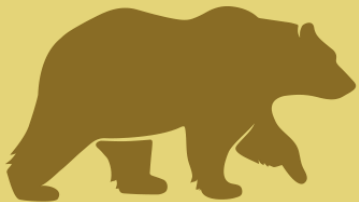




Community Center Feasibility Study Phase II Planning

Community Center Feasibility Study

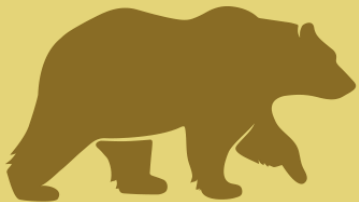
Task Force Meeting August 12, 2020



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Overview of Phase II Process



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Touch Points

- Community
- City Council
- Task Force
- Sub-Committees

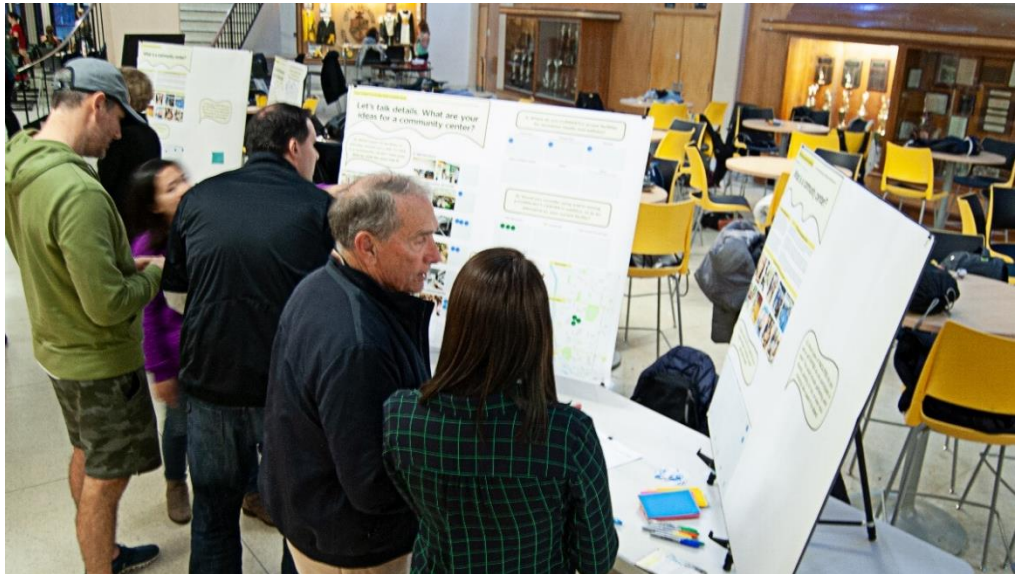
Community Engagement
Finance
Facilities & Partnerships



Community Center Feasibility Study Task Force

Community Engagement Sub-Committee

- Supen Bowe (CHAIR)
- Dianne Albrecht
- Kelly Boggs-Lape
- Merry Hamilton
- Linda Moulakis

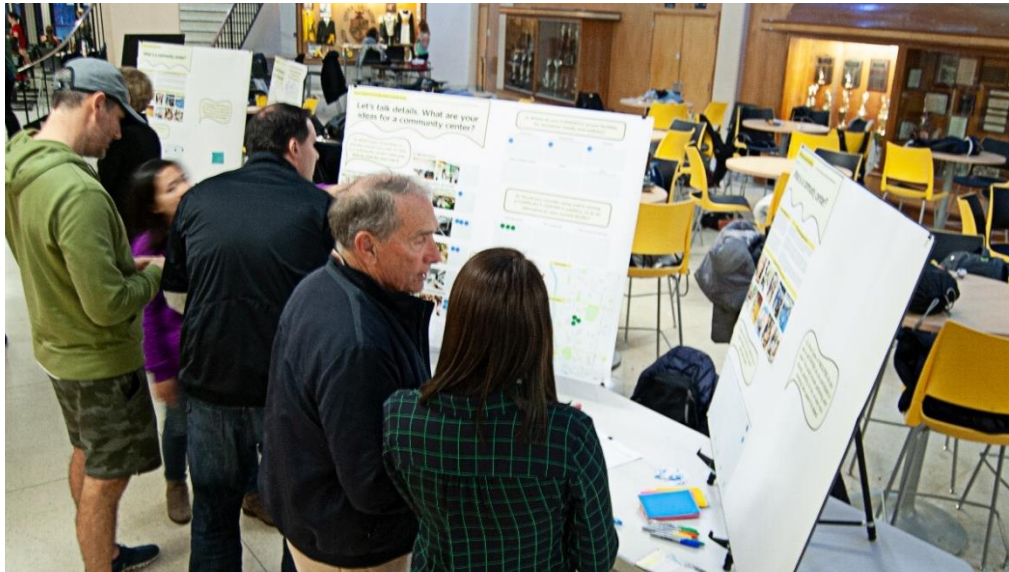


The CCFTF Community Engagement Subcommittee is charged with developing an extensive, open and transparent community engagement process that encourages multiple opportunities for citizen participation and input. With the support and guidance of the professional feasibility study consultant firm, the work of this subcommittee will include, but is not limited to:

- Planning and conducting a variety of public meetings (open houses, focus groups, pop up gatherings, etc.)
- Planning and conducting citizen surveys, to include one statistically valid survey, informal online surveys as appropriate, questionnaires, etc.
- Reviewing data and resident input gathered through previous outreach (2018 Parks & Recreation Comprehensive Plan, etc.)
- Creating summaries of the feedback obtained through these processes

Finance Sub-Committee

- Matt Rule (CHAIR)
- Linda Mauger
- Brian Perera
- Todd Walter

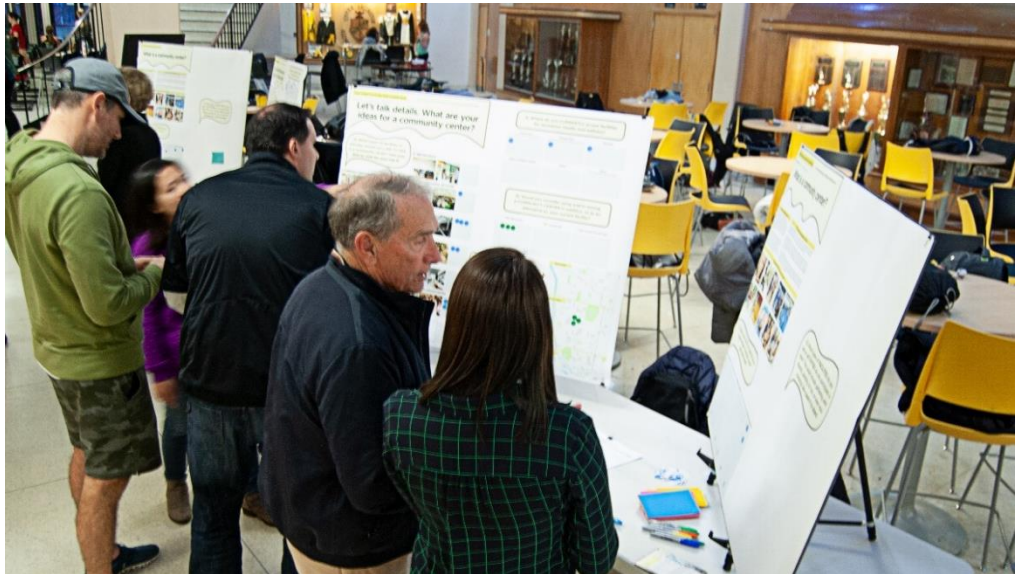


The CCFTF Finance Subcommittee is charged with exploring all financial considerations associated with a prospective community center. This includes, but is not limited to:

- Identifying possible sources of capital funding
- Identifying possible sources of ongoing operations, programs and maintenance funding
- Consideration of financial business models for facilities in comparable communities
- Developing an overarching summary of funding strategy options

Facilities & Partnerships Sub-Committee

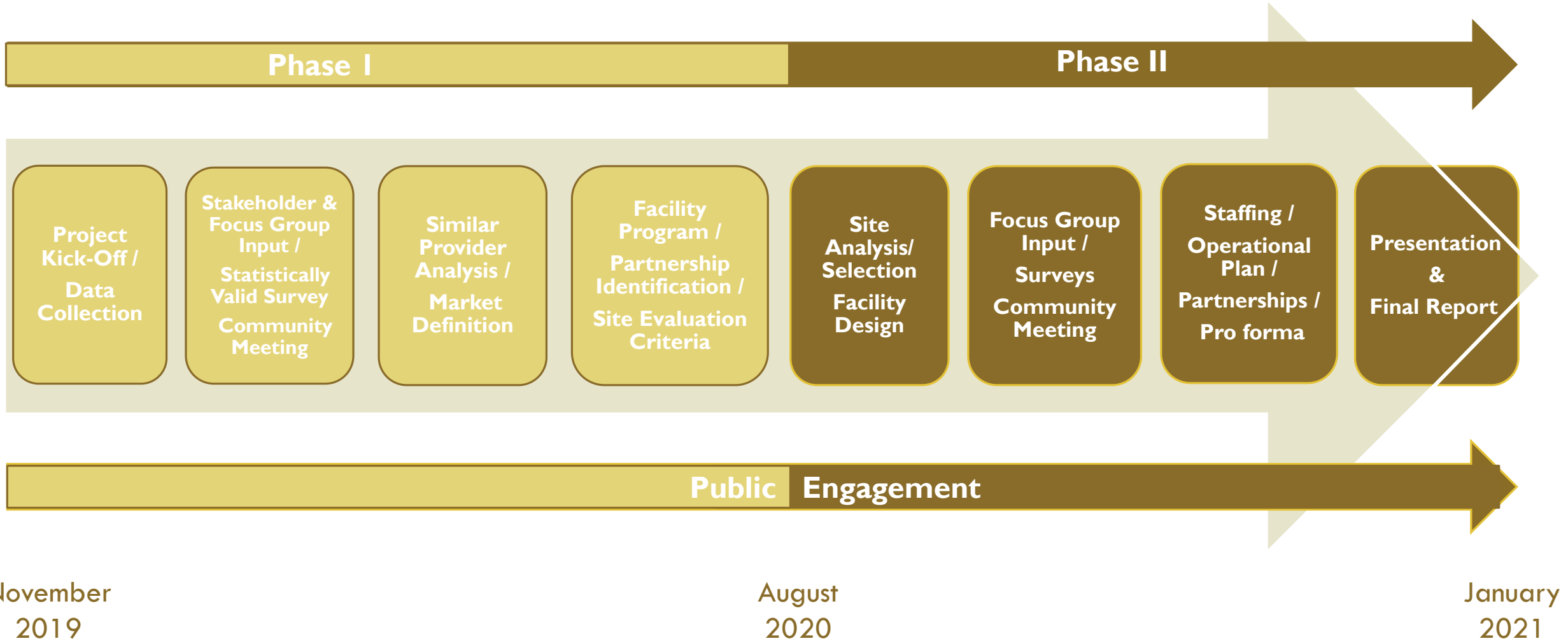
- Greg Comfort (CHAIR)
- Yanitza Brongers-Marrero
- Wendy Gomez
- Chuck Manofsky
- Bill Westbrook



The CCFTF Facilities & Partnerships Subcommittee is charged with developing the parameters for a prospective community center facility—to include the consideration of partnership opportunities—that would best fulfill residents needs and desires. This includes, but is not limited to:

- Visiting/reviewing facilities in comparable communities
- Assessing the community's needs, programs and existing amenities
- Considering potential locations for a prospective facility
- Exploring existing models of public and private partnership opportunities and/or development of new models

Feasibility Study Process





Community Engagement



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Engagement Initiatives

Stakeholder Focus Groups

September

Community Events

Meeting #1: September

Meeting #2: November

Online Survey

Late Nov. /Early Dec.

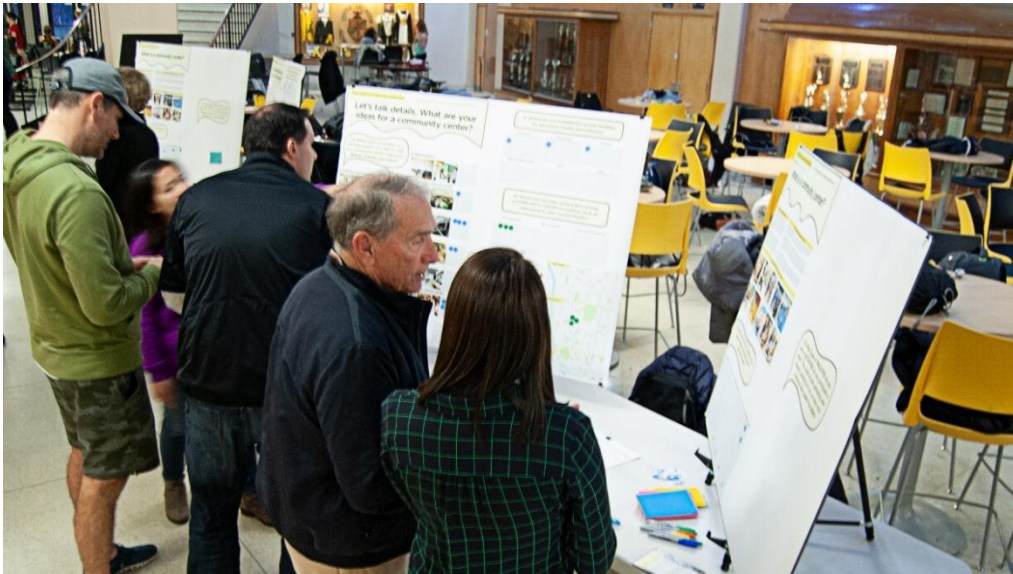
Stakeholder Focus Groups

- **September**
- **Discuss and help build the site-specific space allocation and site layout for the potential site(s)**
- **focus groups**
 - **Active Sports Focus Group**
 - **Arts and Culture Focus Group**
 - **Business Focus Group**
 - **Community Group Focus Group**
 - **Lifetime Education Focus Group**
 - **Recreation Focus Group**
 - **Seniors Focus Group**



Community Events

- Reveal sites and test the draft program and preliminary concept plans for the community center.
- On-line presentation with community participation.



Meeting #1: Late September

- Site Selection / Development
- Building Program
- Space Allocation Alternatives

Meeting #2: Mid November

- Singular Solution for Site(s)
- Costs

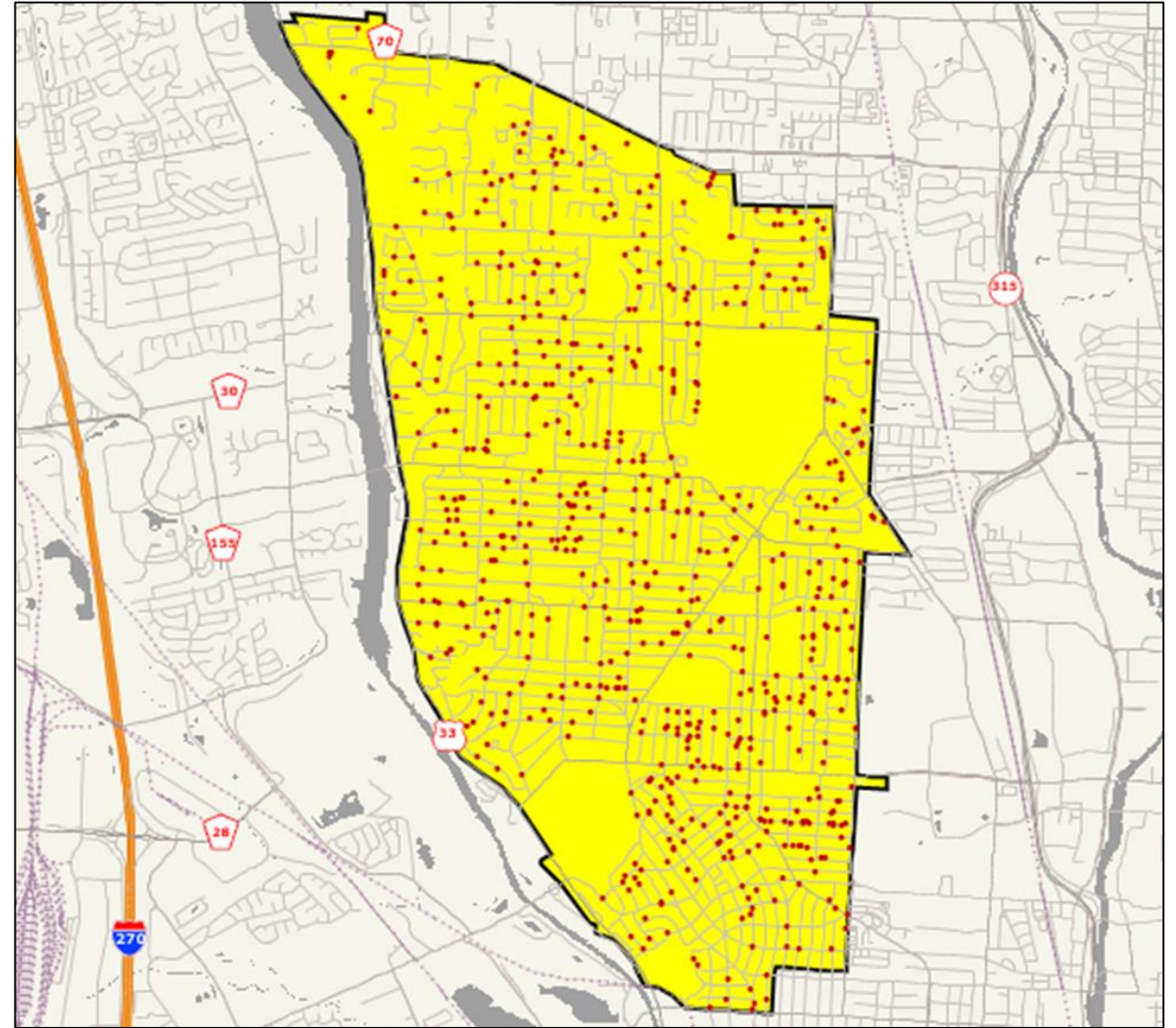


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Surveys

Statistically Valid Survey

- November – After Election
- Validate Phase I data and add new Phase II information



Online Survey

- November/December
- Not statistically valid.
- Quickly and easily reach a large number of people.
- Mirror questions posed to the focus groups.
- With Youth survey





Potential Partnerships



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Potential Partnerships

- August - November
- Conversations with potential partners regarding financial participation and program requirements
- Request for Proposal

Potential Partnerships		
Industries in City	Partnership Type	Partnership Categories
Health Care & Social Assistance (18.4%)	Public/Not-for-Profit, Public/Public & Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Educational Services (17.1%)	Public/Not-for-Profit, Public/Public & Public/Private	Capital development and services
Professional, Scientific, & Technical Services (14.7%)	Public/Private & Public/Not-for-Profit	Capital, Operational, Service, Co-Branding, & Resource Development
Finance and Insurance (7.39%)	Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Retail Trade (6.87%)	Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Manufacturing (5.02)	Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Public Administration (4.17%)	Public/Public	Operational, Service, Co-Branding, & Resource Development
Construction (3.65%)	Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Other Services, except Public Admin. (3.56%)	Public/Private, Public/Not-for-Profit	Operational, Service, Resource Development
Accommodation & Food Services (3.47%)	Public/Private	Operational, Service
Real Estate & Rental & Leasing (2.98%)	Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Wholesale Trade (2.73%)	Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Administrative, Support & Waste Management (2.52%)	Public/Private	Operational, Service, Resource Development
Arts, Entertainment, & Recreation (2.01%)	Public/Not-for-Profit, Public/Public & Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Transportation & Warehousing (1.85%)	Public/Public & Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Information (1.71%)	Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development
Utilities (1.43%)	Public/Private	Capital, Operational, Service, Co-Branding, & Resource Development



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Potential Sites

Site Selection: Pre-selection or highly weighted criteria

- **Site control**
- **Site development does not reduce existing parkland**
- **Site can facilitate creative funding mechanisms**
- **Site location is accessible to all modes of transportation.**
- **Site location supports multigenerational use, particularly accessible as hangout space for seniors, and for middle and high school students**
- **Site is centrally located**



Site Selection **red = weighted criteria**

- 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**
- **Parking Considerations**
- Zoning / Neighborhood Compatibility
- Ability To Expand And Grow
- Partnership Opportunities
- **Achieves Other Community Goals/Economic Goals**



Site Selection: Goals

- **Pre-selection scoring August**
- **“Select site” scoring early September**
- **“Preferred site” selection mid September**
- **Site Analysis and massing models mid-late September**
- **Facilitate community input on preferred site and community center layouts (TBD)**





Building Program / Design



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Core Activities



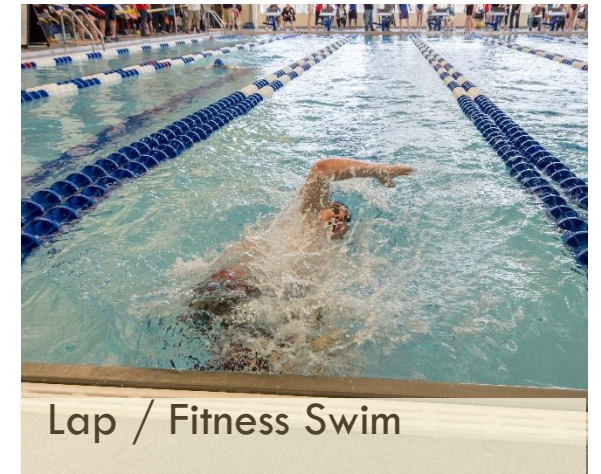
Pickleball



Basketball



Swim Lessons



Lap / Fitness Swim



Volleyball



Badminton



Exercise













Active Play

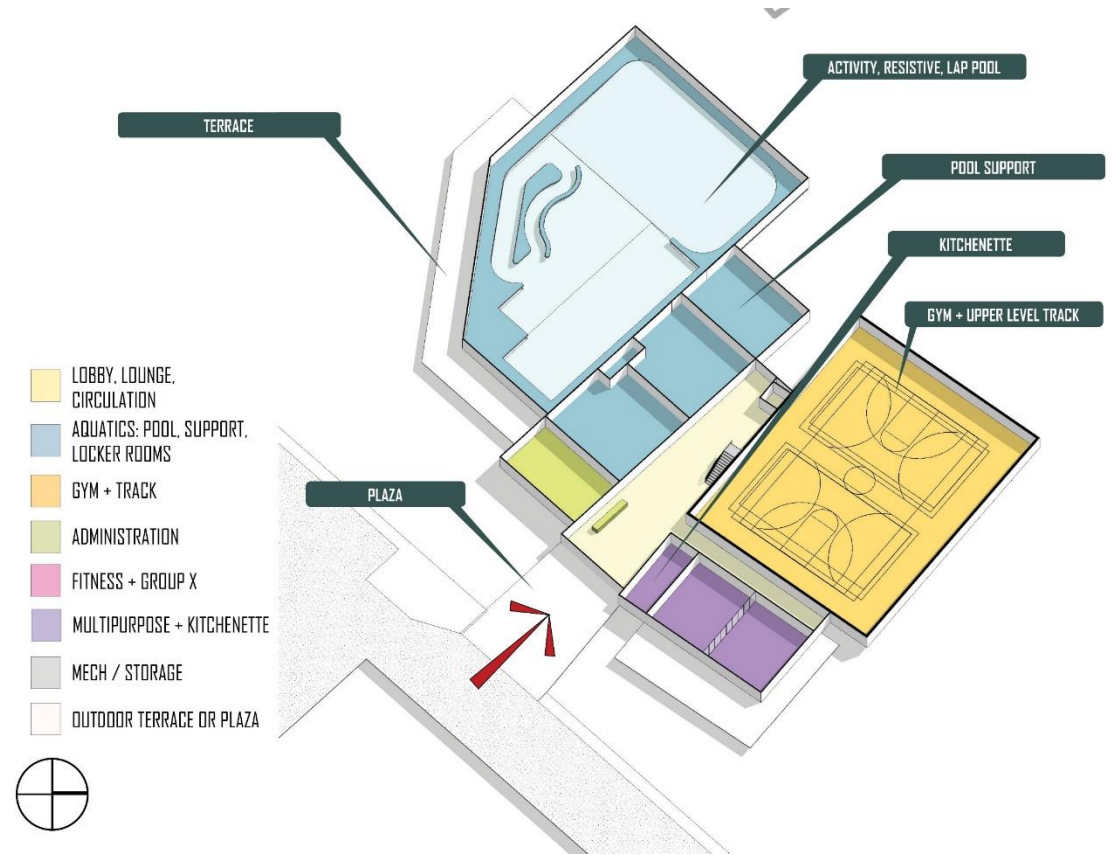
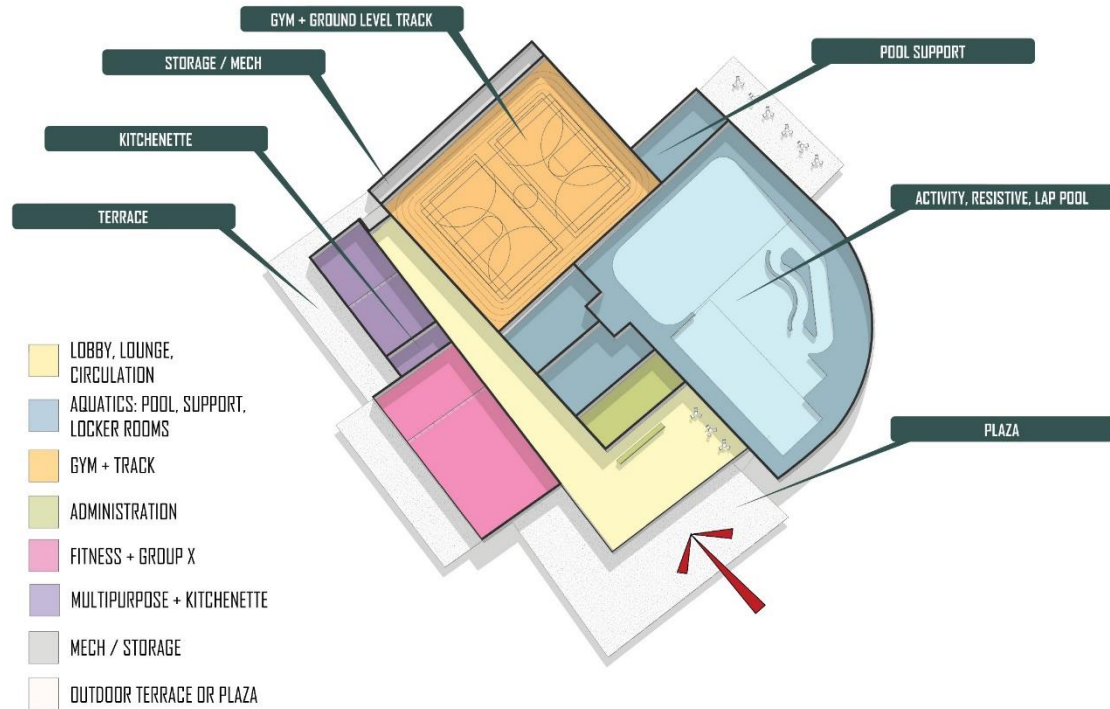
ATHLETICS

AQUATICS

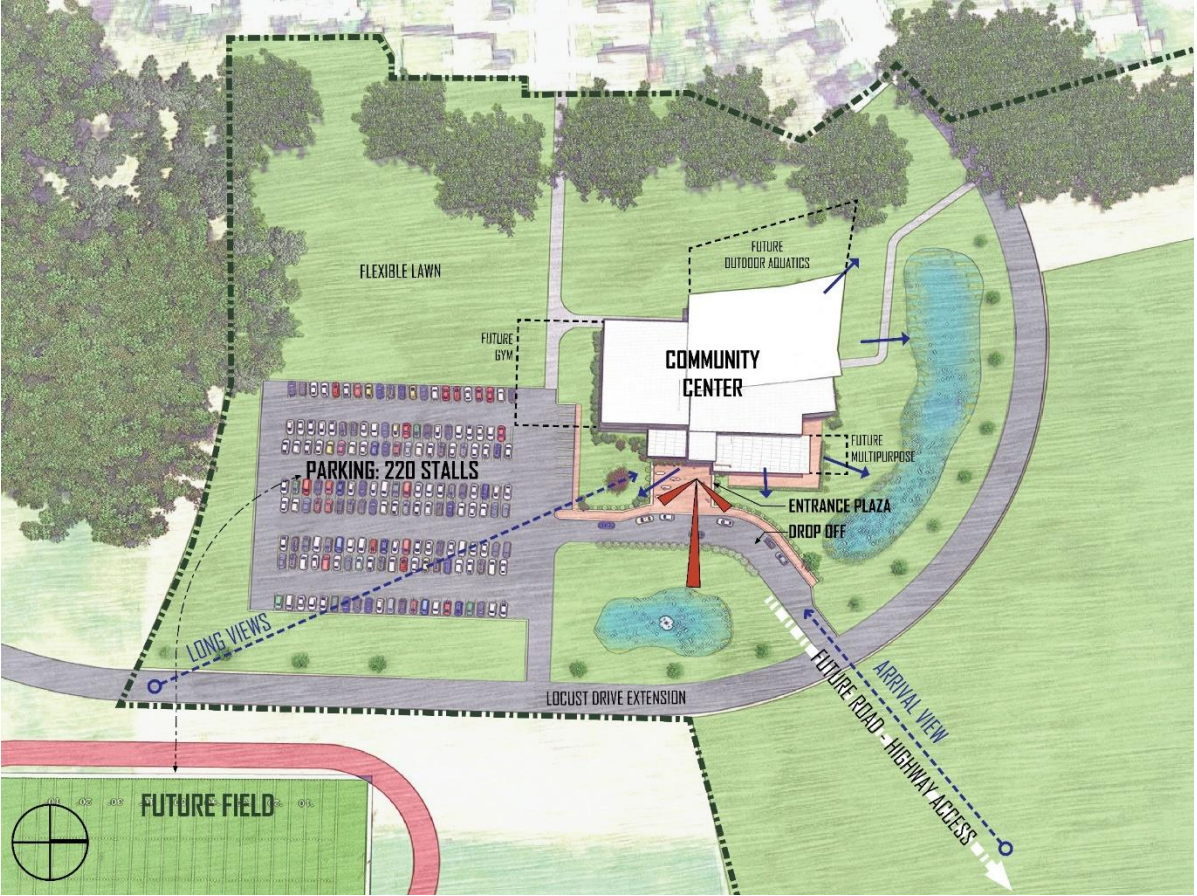
Building Program

BUILDING PROGRAM CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3
 ATHLETICS	32,300 SF		1,500 SF
 AQUATICS	14,470 SF	3,580 SF	
 FITNESS	10,600 SF		
 SENIORS	3,350 SF		
 SENIORS & MULTI-USE / GENERAL PROGRAM	10,350 SF		
 CHILD CARE / INDOOR PLAY / TEEN	1,750 SF		1,000 SF
 ADMINISTRATION	4,500 SF		
 COMMON SPACE	13,870 SF	2,526 SF	356 SF
 OUTDOOR SPACES (NOT INCLUDED IN GSF)	3,100 SF		
 PARTNER SPACES		10,000 SF	
TOTAL – HIGH RANGE	91,190 SF	16,106 SF	2,856 SF
TOTAL – LOW RANGE	82,071 SF	14,495 SF	2,570 SF

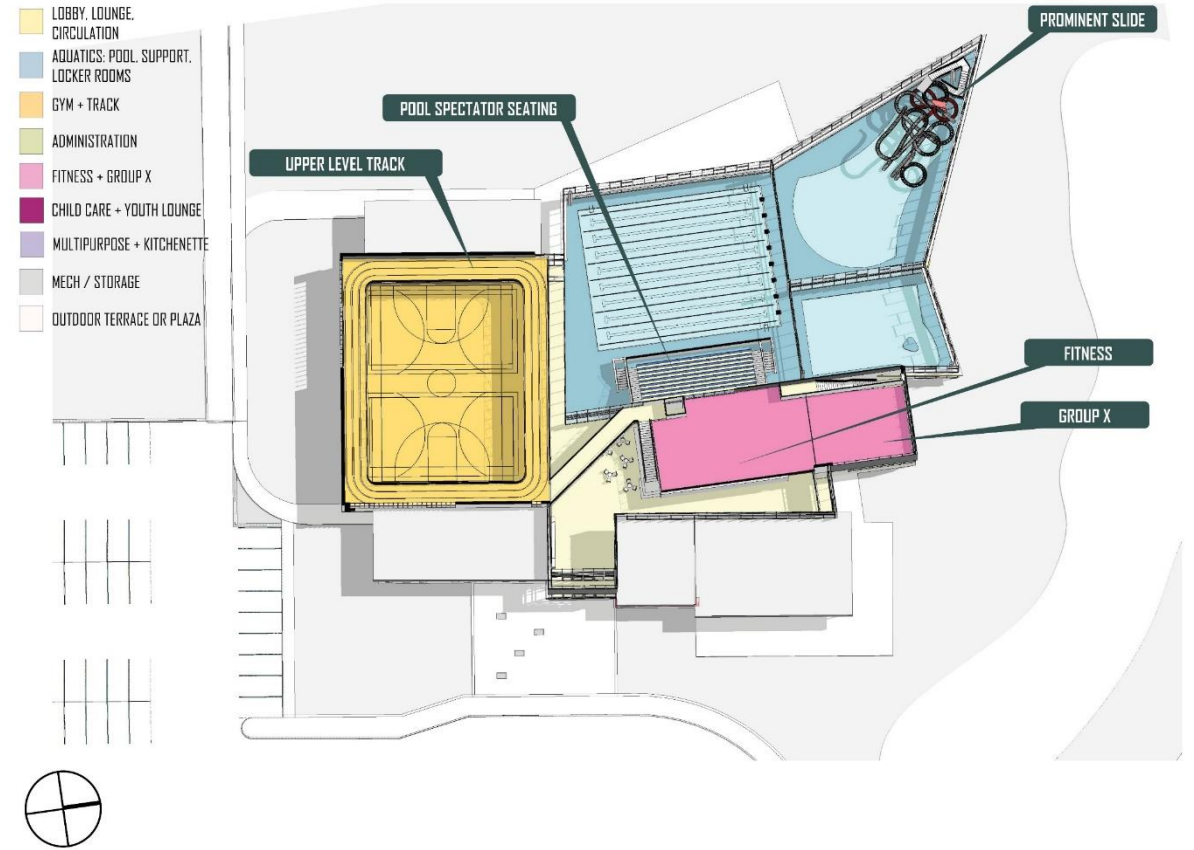
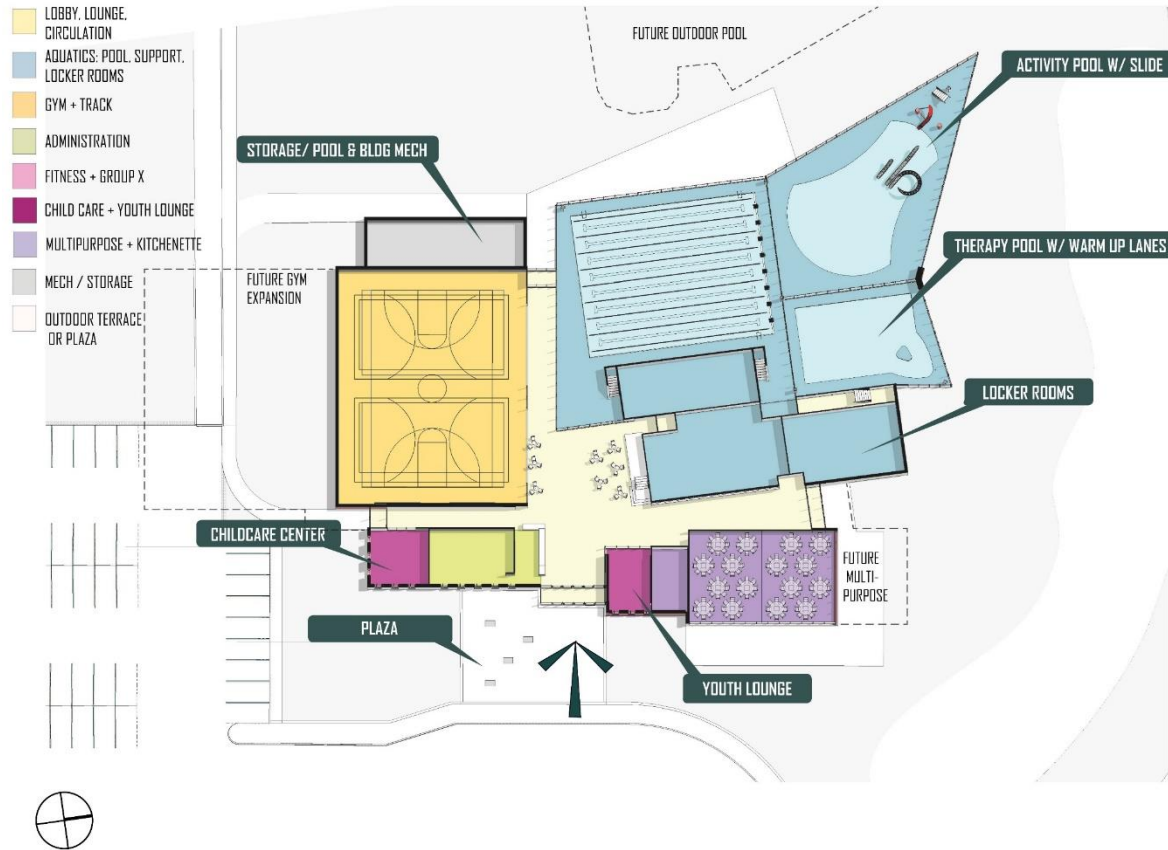
Space Allocation / Blocking Diagrams



Site / Concept Development



Site / Concept Development



Preferred Solution - Animations





Business Plan / Proforma



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Business Plan / Proforma

- Gain preliminary approval of Multi-Generational Community Center building floor plan with cost estimates.
- Determine key operational assumptions and how it operates on a daily basis.
- Confirm operating costs (staffing, utilities, maintenance and operations, and programming)
- Determine the program schedule for facility (each day, week, month, season)
- Develop unit costs for square feet, programs and staffing based on the assumptions and program schedule.
- Develop projected revenue options
- Determine partnership contributions
- Determine cost recovery for facility, each core program, class and user group
- Determine if cost recovery level is acceptable / Adjust as needed
- Incorporate into the Business Plan



Recommendation to City Council



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Phase II Timeline - Milestones



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Milestones

AUGUST

- Task Force Meeting 1
- Potential Partner Discussions
- Potential Sites Criteria, Identification & Analysis
- Space Program Refinement
- Space Allocation Design Options

Milestones

SEPTEMBER

- Stakeholder Focus Groups
- Sub-Committee Meetings
- Refine Space Allocation Design Options
- Task Force Meeting 2
- Community Meeting 1
- Preferred Site(s) Preliminary Concept Development
- Preliminary Capital Cost Development

Milestones

OCTOBER

- Refine Preliminary Concept Development
- Refine Capital Cost Development
- Business Plan / Proforma
- Sub-Committee Meetings

Milestones

NOVEMBER

- Develop Preferred Solution
- Surveys – Statistically Valid, Online and Youth
- Survey Reports
- Sub-Committee Meetings
- Task Force Meeting 3
- Community Meeting 2
- Business Plan / Proforma
- Draft Report

Milestones

DECEMBER

- Synthesize Survey Data/Results
- Task Force Meeting 4
- City Council Presentation (Dec. 7)
- Refine Draft Report

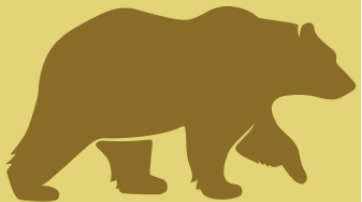
Milestones

JANUARY

- Refine Feasibility Study Report
- City Council Presentation (Jan. 19),
if needed
- Final Report



Community Engagement



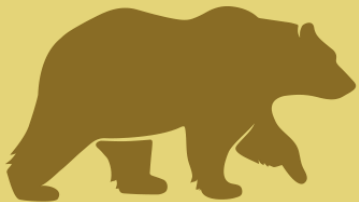
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Community Center Feasibility Study Phase II Planning

Community Center Feasibility Study

Task Force Meeting August 12, 2020



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