

COMMUNITY CENTER SITE SELECTION COMMITTEE MEETING MINUTES

MAY 28, 2025
5:00pm – 7:00pm

Member Attendance: Melissa Anderson, Jodi Burroughs, Sam Clark, Chris Roach

Others in Attendance: Carlo Burns (Pizzuti), Cindi Fitzpatrick, Patrick Katzenmeyer (Pizzuti), Christine Manns, Jim Russell (Pizzuti), Don Wheat (Pizzuti)

Agenda Item A: Review Program and Cost Projections *(Refer to Pizzuti Program and Cost Projections Summary Document)*

1. The Program and Cost Projections reflect an increase in the acreage for the facility from 178,524 presented at the last meeting to 188,500 due the committee's expressed interest in an additional MAC room, additional Community spaces and office spaces. The pool plans remain unchanged until Pizzuti talks with the school district to gauge interest in partnering with the city for pool access. *(Refer to the 052825 Pizzuti Space Programming Document Revision 1.)*
2. Field House would be a metal building, acreage for tournament fields would need to be able to have fields that are oriented north-south for optimal play (avoiding the sun), very important if wanting to attract a tournament.
3. Jodi inquired about cost recovery and what it will entail. Don explained that a cost recovery formula will come from the Financial Committee and will be applied to the Operations side of the Community Center. Membership and/or activity rates will be applied based on Cost Recovery.
4. The committee had no change requests.

Agenda Item B: Review the Revised SEM *(Refer to the 052825 Pizzuti Criteria List Revision 2)*

1. The revised SEM includes a few language tweaks but nothing substantial. Pizzuti also scaled back from the committee approved of the SEM with no requests for changes.
2. There was some discussion on space planning regarding storage and flooring. The design stage will be when decisions over these details occur.

Agenda Item C: Site Evaluation and Fatal Flaws

1. Pizzuti presented a list of potential sites for evaluation and a list of sites that should be removed as being potential due to "fatal flaws". Fatal flaws being land that is not near large enough, or land that is categorized as wetlands or floodplains. They also removed any land located too close to the YMCA.

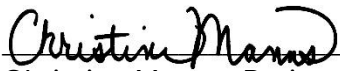
Agenda Item D: Scoring Plan and Instructions

Refer to the 052825 Pizzuti Scoring Instructions.

1. Over the next week, Pizzuti will score 8 sites that do not have a fatal flaw and will provide an 11x17 of the top 4 or 5 dedicated to each site with their score, prior to the next meeting so the committee can start thinking about them.
2. The committee will be scoring sites for the community center, parking and land expansion. There will also be other sites that are scored just for fields.

3. Pizzuti encouraged the committee to keep in mind that there is a subjective side to this although the SEM scoring system is designed to remove that as much as possible. There is also not going to be a perfect site.
4. The last meeting will be a “workshop” in which each committee member will score the top 4 or 5 sites that resulted from Pizzuti’s scoring.
5. Pizzuti is recommending a scoring scale of -4 through +4 for each criteria. If there is an item that is unknown, score it as a zero. (Refer to the Pizzuti Scoring Instructions Document.)
6. If the highest scoring site is land that is not for sale, the city will determine how to approach the landowner.

The next meeting will be Monday, June 9, 2025 @ 6pm.



Christine Manns, Project Coordinator
Grove City Parks & Recreation Dept.
Acting Secretary



Jack Castle, Director
Grove City Parks & Recreation Dept.
Meeting Chair

Grove City Community Center						
Baseline Program						
		Staff	Quantity	Area (sf)	Total	Notes/Details
Athletics						
	Gymnasium		1	40,000	40,000	4 basketball courts, 8 volleyball courts, 16 pickleball courts, all w/ overrun between courts, 3 lane walking track (elevated). Provide netting separation and spectator seating. Investigate incorporating 200m track at the perimeter of the courts and an elevated walking track.
	Weight Room		1	4,000	4,000	Free Weights (requiring padded floor) variable resistance machines, cardio equipment. GC is interested in sound isolation with visual connectivity. Also investigate a separate senior area, either physically separated or in a separate "niche"
	Group Fitness		1	4,000	4,000	Group fitness w/ two subdivisible rooms for programming and separate studio specific storage. Examples are yoga, spin, Pilates etc.
	Multi Use Activity Area (MAC)		1	5,000	5,000	Activities that have noise concerns, such as dance, or require mats or sprung floors. Program specific storage to simplify operational efforts.
	Indoor Playground		1	2,800	2,800	Youth centric play area for inclement weather youth programming. (Including two party rooms) complete with a small prep area w/ sink and perhaps a family restroom.
Athletics Total Program S.F.		0			55,800	
Aquatics						
	Zero Depth entry pool		1	7,000	7,000	70' x 100' community pool
	Pool Deck		1	10,000	10,000	assumed as circulation between pools
	Lap lane		1	8,000	8,000	8 lane, 25m pool
	Warm water/ Parent - tot pool		1	1,500	1,500	Office with 30" x 60" desk, two visitors chairs, filing cabinet.
	Water slides		1	0	0	occupies the same area as the pool deck (no real dedicated program S.F.)
	Spectator area		1	3,000	3,000	assuming an area for spectator seating (75' x40')
	Aquatics party room		2	350	700	2 party rooms for aquatics program complete w/ a sink and counter
	Locker/Showers		1	4,000	4,000	area for men/women and family changing rooms
Aquatics Total Program S.F.		0			40,000	Subtotal
Office						
	Offices		4	140	560	assuming 4 offices
	Bullpen		1	3,000	3,000	assuming 20 staff In office solutions workstations and perhaps a small hoteling area for seasonal or PT staff
	Conference and Training		2	400	800	two conference and/or training areas. Can be of different sizes totaling to 800 s.f. assuming an all staff room and something perhaps a bit smaller.
	IT/Data		1	600	600	assuming a combo of file area or data closet/IT room for secured data and network/server management
	Break Area		1	350	350	kitchenette/break area for 15 to 18 staff at any one time
Office Total Program S.F.		0			5,310	Subtotal
Community						
	Community Rooms		4	500	2,000	suggest adding two community rooms to be available for rental or community meeting events (confirm w/ Grove City)
	Reception Welcome Desk		1	600	600	Office with 30" x 60" desk, two visitors chairs, filing cabinet.
	Soft Seating/ Pick up		1	800	800	Help Desk - slightly larger than standard workstation; "customer" facing.
Community Total Program S.F,		0			3,400	Subtotal
Support						
	Restroom		1	3,500	3,500	assuming one larger grouping for the majority of the center and a smaller grouping for specialized programming
	Storage		1	8,000	8,000	bulk storage for fieldhouses and any equipment to support them (gators, lifts mats etc.)
	Kitchen/Warming/concession		1	1,200	1,200	Warming kitchen w/ opportunity for light prep and concessions. Can be used as a teaching kitchen if we add a hood (Verify w/ Grove City)
Support Total Program S.F.		0			12,700	Subtotal
Total Usable S.F.		0			117,210	Total Programmable Square Footage
	Circulation factor			28.00%	32,819	Internal departmental circulation - Hallways, aisleways within departments, includes MEP
Total SF					150,029	
	Building grossing factor			15.00%	22,504	Exterior Envelope, Vertical Circulation, Mechanical/ HVAC, Electrical/ IT/ Security, Plumbing, etc.
Subtotal Building			Occupants		172,533	Total Square Feet (Program Minimums)
Supplemental Program						
	Senior Center Program				14,000	
	Teaching kitchen				2,000	
Senior Center Program S.F.					16,000	
Total Building					188,533	Total Square feet (Program Maximum)

Grove City Community Center

Area/ Quantity	\$ Rate
188,500	\$ 360
15.37	

Building
Land Purchase

Land Development (350 parking spaces/ circulation/
detention, landscaping, future expansion)

11.04 \$ 375,000

Soft Costs (22%)

15.37

Community Center Total

Tournament Site

Land development (2 championship fields)

\$ 1,300,000

Land development (35 parking spaces per field/
circulation/ detention, restrooms, concessions)

2.06 \$ 375,000

Land development (10 fields)

\$ 850,000

Land development (20 parking spaces per field/
circulation/ detention, restrooms, concessions)

4.61 \$ 375,000

Restrooms, concessions

Field land area

24.00

Soft Costs (15%)

30.67

Tournament Site Total

Escalated to Jan 2028 GC CC mid-point

NAJPD (building only)

\$ 191.71

Natatorium

40,000

575

Athletics

55,800

195

Community Center

92,700

360

188,500

\$	67,860,000	\$	74,646,000
\$	5,000,000	\$	5,000,000
\$	4,141,304	\$	4,141,304
\$	16,940,287	\$	18,433,207
\$	93,941,591	\$	102,220,511
\$	2,600,000		
\$	773,416		
\$	8,500,000		
\$	1,727,617		
\$	1,500,000		
\$	1,759,143		
\$	16,860,176	\$	18,546,193
\$	110,801,767	\$	120,766,704
\$	23,000,000		
\$	10,881,000		
\$	33,372,000		
\$	67,253,000	\$	356.78

Site Evaluation Considerations/ Criteria		Note: total score is based on the following parameters: Weighting indicates the multiplier used to provide importance to individual criteria. score is simply a quantifiable scale ranging from -4 (as the worst score for undesirable or negative impact) and +4 (as the best score for desirable or positive impact)	
		SITE	
Item	Criterion	Criterion Weighting	Comments
SITE FEATURES			
1	Property is available for sale, listed with broker	1	
2	If not listed for sale, property is realistically available (owned by local government or community partner, etc.)	3	
3	Site provides adequate usable area for proposed current scope and future expansion	3	
4	Site configuration/ proportions/ usability allow efficient planned use	1	For example, site orientation allows for optimal North South field orientation
5	Site is previously undeveloped	1	Land conservation covenant may be required in some jurisdictions
6	Site is NOT a brownfield - NO soil contamination/ environmental issues/ HREC's	2	Does site require remediation? Monitoring wells?
7	Site can be developed without significant regrading	1	
8	Geotechnical conditions allow proposed development without significant soil modifications/ more extensive foundations	1	Soil bearing values, permeability, etc.
9	Recent site survey, topos are available	1	
10	Due diligence reports are available indicating no significant known issues - Title, Phase I ESA/ Phase II ESA, preliminary geotechnical, BUSTR/ LUSTR, site contamination, other engineering studies	2	
11	Site development will NOT require extensive removal of mature trees. If removals are required, is a tree survey available documenting locations, types, calipers, and condition?	2	Review potential bat roosting habitat, endangered species, tree replacement regulations, etc.
12	No storage tanks, questionable structures, or extensive demolition required	1	
13	No significant impediments to site usage - drainage ditches/ culverts, bridges, railroad, wells, overhead power lines, easements, etc.	1	
14	Site is NOT designated as a floodplain or wetlands. (if site is a floodplain/ wetlands, remaining usable site area must be adequate for intended use with minimal impact on usability, cost)	3	Or high water table, aquifers, etc.
15	Site is currently vacant or existing occupying uses can be readily relocated	1	
16	Site does NOT contain an existing business	1	Can business be relocated or would business purchase be required?
17	There are NO existing structures requiring demolition	1	
18	There are NO existing Historical structures/ assets that must be reused/ preserved that would prevent planned site use	1	
19	Site allows future horizontal expansion of building(s), parking	1	
20	Existing site features and amenities contribute to the proposed development	1	
SUB TOTAL			
ZONING/ LEGAL		Zoning Scoring may be deferred in initial scoring	
21	Current zoning allows proposed use	2	
22	Current zoning provides flexibility in potential future uses of the property	1	Some zoning types (such as M - Manufacturing) allow most uses
23	No overlay districts that impose significant restrictions on site usage	1	
24	Proposed development complies with maximum density/ FAR/ building heights, impervious cover, setbacks, parking quantities, greenspace requirements	2	
25	Proposed development is compatible with adjacent area/ political jurisdiction master plans/ district development plans/ planned uses/ zoning, ROW changes	2	
26	Proposed development complies with greenspace/ landscape/ tree/ Parks & Rec requirements	1	
27	Proposed development will NOT require a phased development plan	1	
28	Proposed development signage meets requirements/ limits	1	
29	Political jurisdiction design standards/ requirements/ submission/ approval process are reasonable and do not add undue difficulty/ time to the approval process - Preliminary/ Final/ Council/ BZA	1	
30	Liquor License availability (D-5/D-6)	1	Limited to special events
31	There are no other extraordinary site development requirements	1	
32	No additional area commission approvals are required	1	
33	There are NO legal restrictions preventing proposed development/ uses	3	
SUB TOTAL			
SITE CONTEXT			
34	Proposed site would benefit from nearby existing support services/ compatible amenities (hotels, restaurants, retail, other cultural/ civic institutions, etc.)	2	
35	Location provides required image/ visibility/ - supports Civic Presence/ Landmark	1	
36	Proposed development will positively impact adjacent future development and will not be negatively impacted by existing adjacent uses	2	
37	Site is located within desired proximity to community partners	1	
38	Existing adjacent development will not create visual/ noise issues for proposed development	1	
39	Community supports the proposed development and location	1	
SUB TOTAL			
UTILITIES/ INFRASTRUCTURE			
40	Required utility size/ pressure/ capacities/ age/ condition are readily available to site (water, sanitary, storm, natural gas, electricity, fiber/ telecom) without significant upgrades	3	Note any services not available or not meeting required capacity
41	Required utilities will NOT require Owner to pay for upgraded distribution in the ROW	1	
42	Site will NOT require significant utility relocations and/ or vacation of ROW	1	
43	Impact Fees (utility capacity/ tap fees, environmental impact, etc.) are reasonable	1	
44	Fire Service provider/ distance/ rating meets requirements	1	
45	Utility service capacities can be expanded if necessary at reasonable cost	1	
SUB TOTAL			
ACCESS			
46	Roadway access is adequate for ingress and egress	1	
47	Surrounding roadway condition, capacity, safety ratings, local or state traffic congestion ratings will support the proposed use	3	Consider planned off-site improvements to reduce congestion
48	Proximity to Interstate, regional roadway network	1	
49	Proximity to Mass Transit options	1	
50	Location meets proposed program requirements for proximity to residents, etc.	2	Convenient to as many residents as possible. Meets both walking and driving distance criteria.
51	The site is connected to community sidewalks and provides pedestrian friendly connections to other areas of the community	1	
52	Site provides direct access to bike/ hiking trails	1	
SUB TOTAL			
ECONOMIC OPPORTUNITIES/ BENEFITS			
53	Development of the proposed site will have a positive or neutral impact to project Schedule/ Budget	1	
54	Proposed development will encourage adjacent private development, create a positive economic impact/ enhances the surrounding area/ community. Site development acts as a resource anchor, complements future jurisdiction area plans for uses, connectivity, civic spaces.	2	
55	Cost of proposed site is reasonable	1	
56	Public revenue impact is positive or neutral	1	
57	Facility location and features are marketable for events	1	
58	Local Incentives are available for development/ potential for cost sharing	1	
SUB TOTAL			
POINT TOTAL			
AVERAGE SCORE			