

COMMUNITY CENTER SITE SELECTION COMMITTEE MEETING MINUTES

MAY 12, 2025
6:30pm – 8:30pm

Member Attendance: Melissa Anderson, Jodi Burroughs, Sam Clark (on Teams), Chris Roach, Tricia Zelenek

Others in Attendance: Carlo Burns (Pizzuti), Jack Castle, Patrick Katzenmeyer (Pizzuti), Christine Manns, Jim Russell (Pizzuti)

Agenda Item A: Review anticipated project program (*Refer to 051225 Pizzuti Baseline Space Programming Document*)

1. Baseline program

- a. Pizzuti emphasized that everything discussed today for space planning is preliminary, the intention is to estimate the square footage needs and cost of the building as well as the acreage needs of the land. The other purpose is to get everyone to think about these items because they will have to be decided eventually, during the design phase.

2. Additional program desires & changes to the base program

- a. Athletics
 - i. Gymnasium
 - 1. Some were in favor of having preliminary plans include a 200-meter track on the main floor, Pizzuti states that it is a way to add programming with not adding a lot of cost. Drop down netting or scheduling adaptations would have to be in place to enable use of track. Seating would likely need to be foldable vs fixed. Mezzanine track is already included in plan.
 - ii. Weight Room
 - 1. Having it close to the main office for the purpose of supervision received a positive response but most were in favor of having it further away due to the noise a weight room would add to an area where staff are working and interacting with patrons.
 - iii. Group Fitness Room
 - 1. Spin bikes can be permanent or movable, this decision would affect storage needs.
 - iv. Multi Use Area (MAC)
 - 1. Technology space (tech needs change so rapidly, not wise to invest in ports, etc.), but most agreed that plans right now should a separate MAC space, for various classes, a studio with sound barriers, portable sprung floor, etc.
 - v. Indoor Playground
 - 1. Most agreed to have plans for a prep area with a sink, unisex bathroom, joined party room for with a small kitchenette and 2 party rooms.
- b. Aquatics
 - i. Zero Depth Entry Pool
 - 1. Competition Pool would require more square footage than the 32,000 listed in the Space Programming document - If partnering with local high schools to

use the facility as a competition site, there would likely need to be two bodies of water with two different circulation systems to also fulfill the community's wants, work arounds include a wall that separates one body of water into two and keeps one side at competition temperature. Separate entrances are recommended for competition sites, and outside access for water treatment components. All of this will need to be decided, Pizzuti recommending a discussion take place with the school district to help determine what is needed/wanted.

- ii. Therapy Pool - Partnering with an organization such as Ohio State might result in the need for a therapy pool.
 - iii. Pool Deck
 - 1. The sidewalk and area around the pools that often include tables and chairs.
 - iv. Spectator Area
 - 1. 3000 sq ft would seat approx. 180-200 people.
 - v. Diving area is built into the current plan
 - vi. Party Room
 - 1. Two party rooms are recommended and most agreed.
- c. Office
- i. In addition to the Office spaces mentioned, Jack Castle suggested having the facility house the entire Parks and Rec staff in the Community Center building, which is constantly changing, but right now at 24 full time & 16 part time
- d. Community
- i. Current recommendations would fit 120 comfortably, like the Beulah Pavilion, but 160 would be tight.
 - ii. Need to decide if the Community Area is going to be used as a revenue stream or an asset.
 - iii. Does programming require a larger space, make sure programming includes more than one event per year, Pizzuti does not recommend building space for just one annual event.
- e. Support
- i. Restrooms
 - ii. Theater area
 - iii. Storage
 - 1. Pizzuti emphasizes not underestimate the need for storage, there are a lot of items that need storage, especially to support athletics.
 - iv. Warming kitchen
 - v. Teaching kitchen (can double as a concession area)
 - vi. What can be incorporated from the current uses of the Evans Center?
- f. Public Service Operations – Parking, Detention and Fieldspace
- i. Base programming includes 19 acres with 300 sq. ft. for parking; more parking options would need to be added if the community center site includes the tournament fields.
 - ii. Expansion goals include a minimum of 2-4 fields, max 12 fields.

- iii. The initial preference is full tournament including all parking at the community center, if this ends up being the final plan, square footage will need to go from 26,000 to 48,000.

Agenda Item B: SEM (Site Evaluation Matrix) Review *(Refer to Pizzuti Criteria List Revision 1 Document)*

1. Review of the overall SEM, determine specific criteria and suggest weights

- a. This revision is down to 60 criteria from the initial example list of 63 based on feedback during the first meeting.
- b. Pizzuti highlighted in blue the criteria that they felt the committee has discussed as being more important and asked the committee to spend the next 15 minutes coming up with weights for them. The weight will be multiplied by the score given in the next meeting to determine the final value of that criteria on each site.

2. Work session to modify weighing of SEM for final scoring

- a. #3 = 3, #4 = 3, #7=2, #15 = 3, #22 = 2, # 25 = 2, # 26 = 2, #34 = 3, #35 = 2, #38 = 2, #42 = 3, #49 = 3, #50 = 2, #55 = 2
- b. Remove #1, 37 & #60, all given and included in the language of other criteria

Agenda Item C: Quick review of identified sites

1. Pizzuti will take a score pass of all the sites and then pass along the results to the committee
2. There will be a proximity map for the final scoring

The next meeting will be Wednesday, May 28, 2025 @ 5pm.



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 nettign separation and spectator seating. (tournament ready??)... ask about 200m track
	Weight Room		1	4,000	4,000	Free Weights (requiring padded floor) variable resistance machines, cardio equipment. Verify preference about placing close to offices for supervision
	Grouop Fitness		1	4,000	4,000	Group fitness, one large room or two subdivisible rooms. Ask if spin bikes are movable or permanent (ops effort0 ask if there are different types of programming w/ associated different needs for stroage
	Multi Use Activity Area (MAC)		1	5,000	5,000	Question, can the MAC and Group fitness be one and the same?? If not then separate programming, such as dance, tumbling (mat room for turnnling gymnastics or wrestling??) rock climbing and any other opportunities.
	Indoor Playground		1	2,800	2,800	youth gentric play area for inclement weather youth programming. (Including two party rooms) might want to consider a small prep area w/ sink and unisex??
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/ P{arent - 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 room 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 oarty room		2	350	700	consider 2 party rooms for aaquatics program
	Locker/Showers		1	4,000	4,000	area for men/women and family changing rooms
Aquatics Total Program S.F.		0			34,200	Subtotal
Office						
	Offices		4	140	560	assuming 4 offices
	Bullpen		1	3,000	3,000	assuming 20 staff In office solutions workstations andperhaps a small hoteling area for seasonal or PT staff
	Conference and Training		2	400	800	two coference and/or trainong areas.. Can be ofdifferent sizes agreegate 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 (confirm w/ Rec and Parks how they fuction and file retention needs)
	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		2	500	1,000	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			2,400	Subtotal
Support						
	Restroom		1	3,500	3,500	assuming one larger grouping for te majority of the center and a smaller grouping for specialized
	Storage		1	8,000	8,000	bulk storage for fieldhouses and any equipment to support them (gators, lifts mats etc.)

Space Programming

		Staff	Quantity	Area (sf)	Total	Notes/Details
	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 (Vfy w/ Grove City)
	Support Total Program S.F.	0			12,700	Subtotal
	Total Usable S.F.	0			110,410	Total Programmable Square Footage
	Circulation factor			28.00%	30,915	Internal departmental circulation - Hallways, aiseways within departments, includes MEP
	Total SF				141,325	
	Building grossing factor			15.00%	21,199	Exterior Envelope, Vertical Circulation, Mechanical/ HVAC, Electrical/ IT/ Security, Plumbing, etc.
	Subtotal Building		Occupants		162,524	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				178,524	Total Square feet (Program Maximum)

Baseline Public Service Operations - Parking, Detention and Fieldspace					
#	Administrative	Quantity	Area (sf)	Area (acres)	Notes/Details
	Parking - Employee Vehicle	40	13,000	0.30	assumed
	Parking - Normal usage (non tournament)	350	113,750	2.61	Work w/ Grove City to figure out needs, Day to Day and a "tournament" model Rule of thumb 1 car / 300 s.f. provides a potential parkign count of 544 (A reasonable parkign count for this program would be 300 for non tournament facility based on past case studies)
	Exterior Fields or Exterior Programming??			5.00	2 soccer fields and some lawn or exterior programming (front yard/rear yard)
	Detention (dry basin or Pond, TBD) possibility for below parkign but at extra sources			3.00	depends om imperveable area, assumign that all building and parking lot and some hardscape.. TBD
	Building		178,524	4.10	
	Expansion Goals??			4.00	
	Baseline Program		305,274	19.01	Acreage Needed (baseline program)
	Exterior Fields or Exterior Programming??			5.00	2 soccer fields and some lawn or exterior programming (front yard/rear yard)
	Total Baseline Program (base plus exterior championship fields)			24.01	Acreage Needed (baseline program + championship fields)
Supplemental Program					
	Outdoor storage (Lawncare, service vehicles (external)	1		0	Does Grove City need a small outbuilding to service this project or other Rec and Parks facilities??
	Additional Exterior Fields				
	Parking - Supplemental parking for Tournament facility	194	63050	2.61	Work w/ Grove City to figure out needs, Day to Day and a "tournament" model Rule of thumb 1 car / 300 s.f. provides a potential parkign count of 544 (A reasonable parkign count for this program would be 300 for non tournament facility based on past case studies)
	Supplemental Program			2.61	Supplemental Acreage Needed
	Total			26.62	Total Acreage Necessary

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

Site Evaluation Considerations/ Criteria		Note: total score is based on the following parameters: Weighting indicates the multiplier used to weight the individual criteria score on a scale, 1 being the lowest (unweighted) and 10 the highest (most weighted). Assign a negative score for undesirable features, impacts, or qualities.	
		1: Site 1 ()	
Item	Criterion	Criterion Weighting	Comments
SITE FEATURES			
3	If not listed for sale, Property is realistically available (owned by government or community partner, etc.)	2	
4	Site provides adequate usable area for proposed current scope and future expansion	3	
7	Site is NOT a brownfield - NO soil contamination/ environmental issues/ HREC's	2	Does site require remediation? Monitoring wells?
15	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.
SUB TOTAL			
ZONING/ LEGAL			
Zoning Scoring may be deferred in initial scoring			
22	Current zoning allows proposed use	2	
26	Proposed development is compatible with adjacent area/ political jurisdiction master plans/ district development plans/ planned uses/ zoning, ROW changes	2	
34	There are NO legal restrictions preventing proposed development	3	
SUB TOTAL			
SITE CONTEXT			
35	Existing support services/ compatible amenities are nearby (hotels, restaurants, retail, other cultural/ civic institutions, etc.)	2	
38	Proposed development will positively impact adjacent uses and will not be negatively impacted by adjacent existing or planned uses	2	
SUB TOTAL			
UTILITIES/ INFRASTRUCTURE			
42	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
SUB TOTAL			
ACCESS			
49	Surrounding roadway condition, capacity, safety ratings, local or state traffic congestion ratings will support the proposed use (10 min drive from poplation center)	3	Consider planned off-site improvements to reduce congestion
50	Located within 1/2 mile of population center (15 min walk)	2	
SUB TOTAL			
ECONOMIC OPPORTUNITIES/ BENEFITS			
55	Proposed development will create a positive economic impact for the surrounding area, community	2	
SUB TOTAL			
POINT TOTAL			
AVERAGE SCORE			