



2023 SANDUSKY RECREATION CENTER

SITE SELECTION AND CONCEPTUAL DESIGN

September, 2023



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EXECUTIVE SUMMARY

RECOMMENDATION

The recommendation of this Feasibility Study is for the city of Sandusky Ohio to construct a new Recreation Center at the former American Crayon site as determined by City leadership. The building will be approximately 36,000 square feet depending upon the available resources of the City. User fees and charges will be included in the Operating Plan at rates which will be commensurate with other similar facilities in the area, and upon the approval of Sandusky City Commission.

Is it Needed?

Currently, the City of Sandusky does not offer any substantive indoor recreational programs or facilities. For the citizens, this represents a significant deficiency in quality of life. Like many communities with major tourist attractions, previous Sandusky leadership made a case that recreational needs can be served by private offerings. However, in other Ohio cities, such as Mason, it was realized in the 1990s that King's Island could not serve all of the recreational needs of Mason residents.

However, the most striking evidence of local need was the participation during the Citizen Engagement phase of this report. Nearly 3000 residents responded to the Online survey providing meaningful guidance concerning citizen preferences. The responses to the survey were very similar to other cities, especially those with no facilities such as Sandusky. The priorities were consistent with what this Consultant anticipated. The Stakeholder response was very positive, as well as informative. The recommended Building Program as requested by the people is very consistent with other smaller cities in the region.

What is Included?

The recommended Building Program will include Multipurpose Rooms, Activity Rooms, Exercise Rooms, Fitness Equipment, Gymnasium(2), and a 1/12th mile indoor track. It will also include offices, locker rooms, administrative areas and other support space. While there was considerable interest in an Outdoor Family Aquatic Center, the Consultant recommends that any outdoor

facilities be addressed as a separate issue, possibly after the Recreation Center is completed.

WHERE WILL IT GO?

In all, four sites were identified as possible locations, and examined for additional technical study. Two sites scored in a virtual tie, while the other two sites were ranked significantly lower. The two final sites are Jaycee Park and the American Crayon site. The City Commissioners prefer the American Crayon site. As of this writing, evaluation is being conducted on the site to determine the probable cost for remediation.

How MUCH WILL IT COST?

This study evaluated three options for the size of the facility. Option 3 contains 36,000 square feet at a cost of \$14,785,000. Being the smallest of the options, provision should be made for future expansion as part of the final plan.

How WILL IT BE FUNDED?

The City anticipates paying the capital cost with current capital funds or the issuance of general obligation bonds. It is the annual operating expenses which will be most problematic for the City. Many cities recover a significant portion of their annual operating expenses through user fees such as day charges, annual memberships, rentals, program fees and events. However, the demographic analysis for Sandusky shows below average household income which affects the affordability for many citizens. Keeping the user fees affordable is a goal of City leadership and therefore, "No child can be turned away." For that reason, a 1.26 mil tax increase is recommended bringing in over \$672,000 per year to be put toward operations and maintenance.



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ACKNOWLEDGMENTS

Recreation and Community Center Site Selection and Concept Design City of Sandusky, Ohio

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INTRODUCTION

The firm of Brandstetter Carroll Inc (BCI) was selected by the City of Sandusky Ohio to prepare a Feasibility Study for a new Recreation Center serving the community.

There has been an ongoing need for a new recreation center, and City leaders decided to examine the community and seek their guidance in the development of a course of action. Also, the Sandusky area is unique because it is the home of not only Cedar Point Amusement Park, but also other private recreational facilities such as the Kalihari Water Park & Convention Center, Cedar Point Sports Center, Sports Force Parks, Great Wolf Lodge/Water Park, and numerous Lake Erie related opportunities. All of these private features serve to make Sandusky a tourist attraction.

City leadership understands that the tourist related facilities cannot serve the year-round needs of Sandusky residents, and therefore this Feasibility Study was commissioned.

This Study begins with a Needs Analysis examining City wide demographic data for such variables as population composition, growth direction, household income and median age. A Social Needs and Conditions Index was formulated from Federal data to identify those areas in the City with greatest social need. In conjunction with Citizen Engagement, people's preferences were used to determine those recreational programs recommended for the new Recreation Center. Please refer to Section IV "Needs Analysis and Program Recommendations."

This Feasibility Study is based upon the "Citizen Driven" model as used successfully by BCI for nearly three decades. This model has an extensive Citizen Engagement element using On-Line surveys providing nearly 3,000 responses which focused on citizen needs. City leadership and BCI were able to identify the recreational preferences unique to Sandusky. Stakeholder meetings, 11 in all, fostered discussion from potential user groups as to their needs and preferences. Public events were held to encourage discussion among the citizens, notable of which was "Kid's Fest" which attracted nearly 550 participants. Please refer to Section V, "Citizen Engagement."

BCI has discovered the Case Study method to be a useful guide in determining the anticipated attendance, operating revenues and operating expenses of a municipal recreation center. Many of the facilities have similar programs, and reviewing these provides valuable "benchmark" information. Similar completed projects for the Ohio cities of Bowling Green, Fremont, Massillon and Norwalk are featured. For Sandusky, this is particular importance because City leadership has tentatively decided to seek a voter approved tax increase for the anticipated annual operating deficit. The Case Studies in this report, plus data from other Ohio centers, show annual cost recovery ranging from 33% to 90%. This is most often determined by local public policy as well as the quality of management. Please refer to Section VI "Case Study Analysis."

A critical set of decisions needed to be made with respect to Site Selection, as articulated in Section VII. Four sites were identified and analyzed based upon Cost, Function and Impact on the Community. The American Crayon site and Jaycee Park scored almost identically and well above the other three sites.

A commentary and drawings on the Concept Design process is in Section VIII. Three size and cost options were presented ranging in size from 83,000 to 36,000 square feet (sf), costing \$32,450,000 to \$14,785,000. The larger option of 83,000 sf at \$32,450,000 was eliminated due to excessive cost. Each of the remaining size options were then designed on both the American Crayon site and the Jaycee Park site. Cost and site design implications for each of the four alternatives were then determined. Final Recommendations of the Feasibility Study are in Section IX. Finally, meeting notes (including Stakeholders), On-Line survey details, demographic reports, concept alternatives and miscellaneous data are included in Section X, Appendix.



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NEEDS ANALYSIS AND PROGRAM RECOMMENDATIONS

4.1 DEMOGRAPHIC ANALYSIS

City of Sandusky, Ohio is located in Erie County and bounded on the north by Lake Erie. It has become a tourism center, especially during the summer. However, all-season facilities have emerged with the Cedar Point Sports Center. The City was served until 2018 by the YMCA, but since then only the Erie County Senior Center has provided year around public services. In April 2022 the City entered into a 5-year lease to utilize the Mills School for recreation programs.

The population of Sandusky has held firm at approximately 25,000 people since the 2010 census. It is anticipated to decline slightly by 2028. Household size has been slowly declining from 2.27 people per household to an anticipated 2.13 people per household in 2028. The median age has increased from 38.1 years old in 2010 to an anticipated 40.3 years old by 2028.

The median household income is \$37,305, expected to rise 2.57% by 2028. The number of people with household incomes below the median level (\$37,305) will decline as a percentage of total households by 2023, from 47.5% to 44.1%. Income in households above the 2020 median will conversely increase as a percentage of the total. The per capita income of Sandusky is \$25,488 currently, rising to \$28,660 in 2028. The most recent per capita income for the State of Ohio is \$53,367.

Racial composition shows a decrease of whites from 70% of the population in 2010 to 60% by 2028. Other races are anticipated to be concurrent with existing profiles, with the exception of bi-racial people who will increase from 5.5% of the population in 2010 to 12% in 2023. The reasons for these changes is beyond the scope of this report, but the figures are somewhat unique to other Ohio cities.

While Erie County will not be the primary market for the Sandusky Recreation Center, patrons from adjacent Perkins Township and outside the City might become users. The population of Erie county is currently 75,218 people, but it has been trending downward at a rate of .16% per year.

The average age is 46.3 years, and it has been trending upward. The median household income is \$61,105, trending upward to \$69,488 by 2028. Likewise, the per capita income shows the same upward profile from \$36,905 in 2020 to \$41,808 in 2028. The racial profile shows a white population of 81.3% in 2023, declining to 79.7% in 2028. The remaining racial groups are showing slight increases, but the bi-racial population has increased significantly from 5.5% in 2010 to 12% by 2028. Please refer to Section X, "Appendix" for all of the demographic data.

The conclusion drawn from the Demographic Analysis indicates lower incomes in Sandusky and Erie County than the rest of Ohio. Perhaps this is due to the influx of tourism service workers, which are traditionally lower paying jobs. However, this indicates that user fees in the new Recreation Center be lower than comparable facilities in other parts of the state. This policy will lead to higher operating deficits, and thus the decision to seek voter assistance for an operating tax levy.

4.2 SOCIAL NEEDS AND CONDITIONS INDEX

The first Social Needs and Conditions Index (SNCI) was developed by BCI in 1995 for the Cincinnati Recreation Commission and their Master Plan for Service Delivery. Trademark protection is pending.

For this Sandusky Feasibility Study, the Social Needs and Conditions Index analysis made use of the Social Vulnerability Index as produced by USGS. This shows that approximately 85% of the Sandusky area is either High or Medium High in Social Need. (Please see page 8). This is consistent with the demographic analysis.

4.3 RECREATIONAL PROGRAM RECOMMENDATIONS

The recreational programs are the activities to be offered in the new Recreation Center. It is from these recommendations that the Building Program is developed.

The Recreation Programs may include but not be limited to:

1. Community Services

- Large Meetings.
- Large Events
- Senior Card Games
- Casual Gatherings
- Tournaments
- Group Rentals

2. Education

- Arts and Crafts
- Sewing
- Computers
- Health/Wellness
- Day Camps
- Painting/Pottery

3. Fitness Classes

- Gymnastics
- Yoga
- Dance
- Martial Arts
- Zumba
- Spinning
- Aerobics
- TRX

4. Individual Fitness

- Exercise Machines
- Free Weights
- Walking/Running
- Climbing

5. Team Sports

- Indoor Soccer
- Indoor Football
- Indoor Baseball/Softball
- Indoor Tennis
- Indoor Basketball
- Indoor Pickelball
- Indoor Volleyball

4.5 BUILDING PROGRAM RECOMMENDATIONS

In the original discussion of Options, the buildings ranged in size from 83,000 sf (Option 1), 49,000 sf (Option 2) to 36,000 sf (Option 3). Since Option 3 is the most likely scenario due to cost, a detailed Building Program was developed for Option 3.

Please refer to the Building Program on pages 9 and 10.



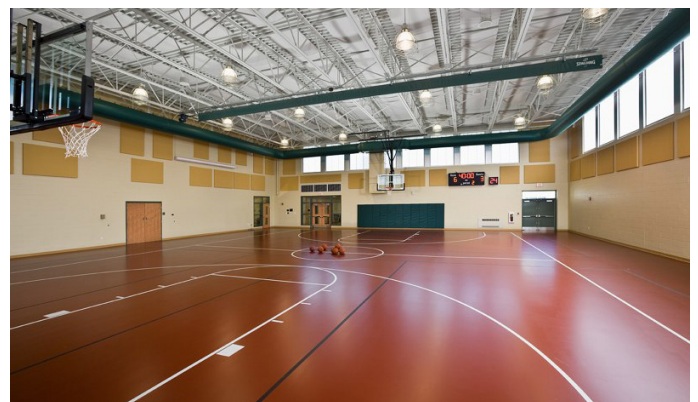
Meeting Rooms



Walking/Running

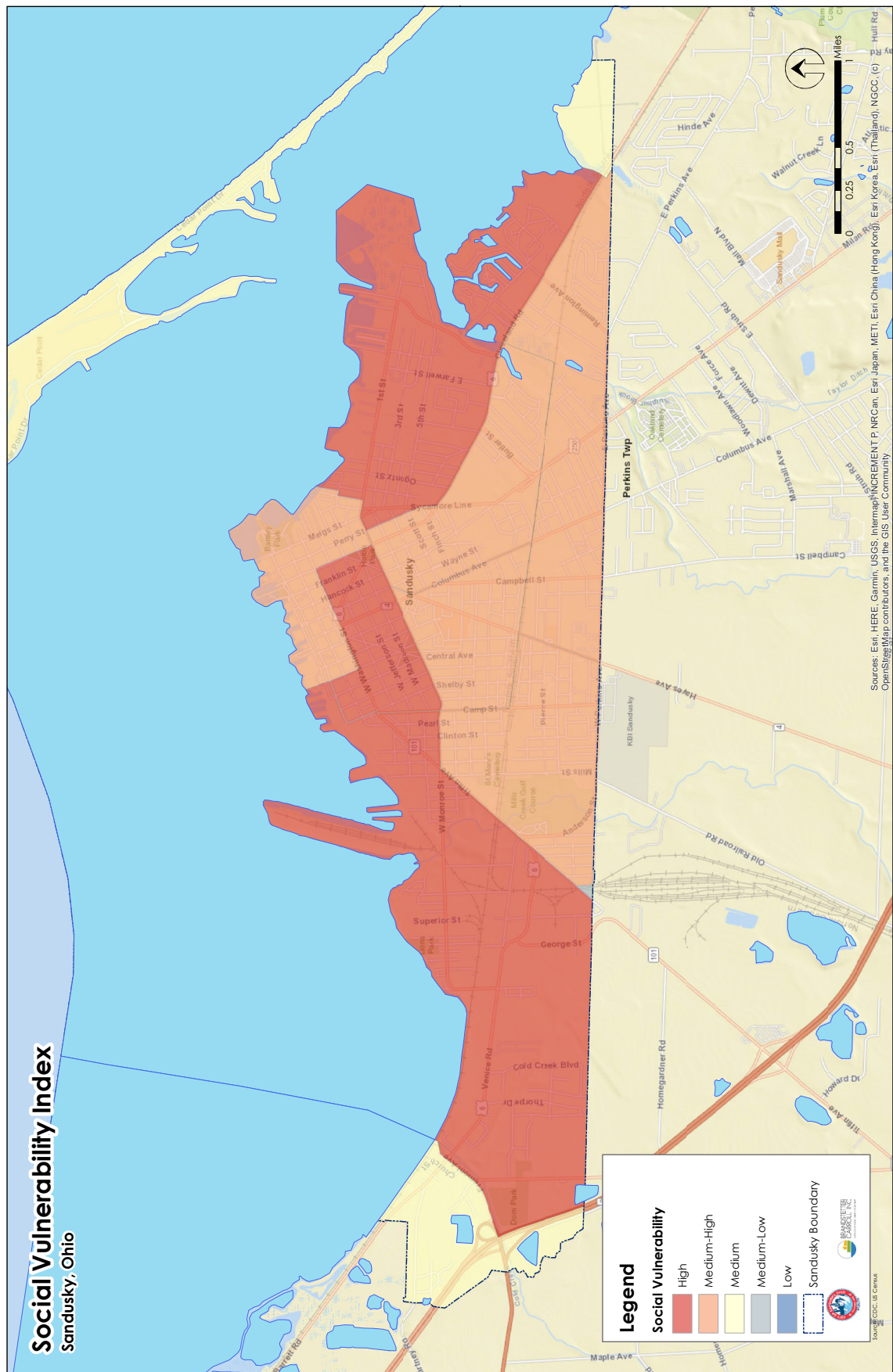


Exercise Machines



Gymnasium

Figure 4.1: Social Vulnerability Index



CONCEPT SPACE LIST: DRAFT

SANDUSKY RECREATION CENTER
SANDUSKY, OHIO
August 23, 2023

SPACE DESCRIPTION		NOTES	CAP	QTY	TOT CAP	PROGRAM NET (EACH)	PROGRAM NET (TOTAL)
1.00 RECEPTION/MAIN LOBBY							
1.01	Main Entrance Vestibule	Weather vestibule		1		64	64
1.02	Lobby	Check-in desk, seating, Adjacent to offices, Digital information.	2	1	2	256	256
1.03	Lounge areas	Casual seating areas, soft furniture or tables/chairs, charging stations	16	2	32	240	480
1.04	Janitor/Storage	Mop Sink and Shelving		1	0	96	96
1.05	Men's Restroom	2 toilets, 2 sinks		1	0	144	144
1.06	Women's Restroom	2 toilets, 2 sinks		1	0	144	144
1.07	Family Restroom	1 sink, 1 toilet, baby changing station		1	0	64	64
1.08	Lactation Room	1 sink, comfortable chair, side table, electric receptacle	1	1	1	64	64
1.09	Elevator	Allow space on each of 2 floors		2	0	80	160
		Subtotal Net Square Footage	1,472				
2.00 ADMINISTRATION							
2.01	Director's office	Includes small table for 4 people	1	1	1	192	192
2.02	Staff offices	Single offices	1	4	4	100	400
2.03	Conference Room	Capacity: 14 people, AV	14	1	14	192	192
2.03	Break Room	Base & wall cabinet, sink, refrigerator, table/chairs for 4 people	4	1	4	120	120
		Subtotal Net Square Footage	904				
3.00 MULTI-PURPOSE							
3.01	Activity Rooms	Capacity: 20 people tables/chairs, Multi-purpose rooms with sink/counter/cabinets; movable partitions (20'x20')	20	2	40	400	800
3.02	Storage	Areas between activity rooms for storage of supplies, tables/chairs	1	2	2	60	120
3.03	Small Activity Room	Sink, cabinets	14	1	14	270	270
3.04	Game Area	In Lobby/Circulation space	1	1	1	256	256
		Subtotal Net Square Footage	1,446				
4.00 FITNESS							
4.01	Fitness Room / Area	Fitness machines, TV's, free weights (28'x38')	32	1	32	1,600	1,600
4.02	Exercise Rooms	Capacity: 15, mats, mirrors, sound system, movable wall	15	2	30	760	1,520
4.03	Gymnasium	Basketball court floor, High School dimensions, pickleball	133.1	1	133.1	6,656	6,656
4.04	Bleachers	At court floor	96	1	96	1,040	1,040
4.05	Indoor Turf field	30-yards long by 20-yards wide	125	1	125	6,240	6,240
4.06	Indoor track	4 lanes, 1/12 mile long		1	0	5,400	5,400
4.07	Storage		1,333	1	1,333	400	400
4.08	Men's Locker Room	3 toilets, 3 sinks, 3 showers, lockers, dressing area		1	0	724	724
4.09	Women's Locker Room	3 toilets, 3 sinks, 3 showers, lockers, dressing area		1	0	724	724



CONCEPT SPACE LIST: DRAFT

SANDUSKY RECREATION CENTER
SANDUSKY, OHIO
August 23, 2023

SPACE DESCRIPTION		NOTES	CAP	QTY	TOT CAP	PROGRAM NET (EACH)	PROGRAM NET (TOTAL)	OPTION 3
4.10	Family Locker Room	1 sink, 1 toilet, 1 shower, baby changing station		1	0	96	96	
Subtotal Net Square Footage							24,400	
5.00	BUILDING SUPPORT							
2.01	Electrical Room	Electrical, Telephone, Cable Entry / Main Gear	1	1	1	160	160	
2.02	Mechanical Room	HVAC Equipment / Water Heater	1	1	1	256	256	
2.03	MDF Room	Server / Telecom Equipment / Dedicated AC / Cable-Tray	1	1	1	64	64	
2.04	General Building Storage	Shelving	1	1	1	100	100	
2.05	Maintenance Room	Office / Work Room	1	1	1	100	100	
2.06	Water Room	Water Heater / Water Entry / Sprinkler Riser / Backflow Preventer	1	1	1	64	64	
2.07	IDF Room	Cable-Tray / Dedicated AC / IT Equipment	1	2	2	50	100	
2.08	Outdoor Storage	Overhead Door / Shelving / Outlets / Water / Fire Rated	1	1	1	144	144	
Subtotal NSF							988	
Total Building Net Square Footage							29,210	
Walls & Corridors @ 20%							5,842	
TOTAL GROSS SQUARE FOOTAGE							35,052	
AS DRAWN							36,120	
6.00	SITE DEVELOPMENT							
6.01	Parking/Driveways	56 parking spaces		1		3,600	50,000	
6.02	Outdoor Patio/Garden Area						3,600	
Subtotal Site Development: ACRES							2.06	
7.00	SITE DEVELOPMENT ALTERNATES							
7.01	Outdoor Tennis Courts: 3 initial	3 tennis courts		3		7,200	19,000	
7.02	Outdoor Tennis Courts: 5 additional	Additional 5 tennis courts		5		7,200	30,600	
7.03	Outdoor Sprayground			1		4,800	4,800	
Subtotal Site Development: ACRES							1.25	



CITIZEN ENGAGEMENT

5.1 INTRODUCTION

Until the 1990's, citizen input for municipal recreation centers consisted of a few poorly attended public meetings dominated by special interest groups. In 1995, BCI developed a comprehensive process for Citizen Engagement in conjunction with the Cincinnati Recreation Commission in the preparation of a city-wide Master Plan for Service Delivery. This study was ground breaking because for the first time a Planning Team went out into the communities, meeting them in their neighborhoods, and asking significant questions about programs, operations and availability. It was also the first time that the Social Needs and Conditions Index was developed and deployed as a policy making tool. Citizen Engagement also included a statistically accurate survey, workshops, stakeholder meetings and on site user surveys. The results were Cincinnati City Council funding the entire \$60 million plan in 10 years. This model has been used by BCI and other Consultants as a template for park planning ever since, realizing similar results.

The Citizen Engagement process for Sandusky is similar in concept to Cincinnati and other plans that have been completed for communities both large and small. The Sandusky Citizen Engagement Plan has three key elements which will be described in this section of the report. These are:

1. On-Line Surveys
2. Stakeholder Meetings
3. Kid's Fest

5.2 SURVEY TECHNIQUES

5.2.1 On-Line Surveys

The On-Line survey questions were formulated by BCI in collaboration with city staff. The questions inquired about the respondent's residence (location), age recreation participation, recreation wants and needs, and support for

the facility. The last question asked if the respondent would support an operating levy.

1. Where do you live?
 - 62% Sandusky
 - 19% Perkins Township
2. What is your age?
 - 56% between 18-44 yrs old
 - 38% between 45-74 yrs old
3. Support for the facility?
 - 81% of all respondents strongly support
 - 83% of Sandusky residents strongly support
4. Support for an operational levy? (City residents only)
 - 48% strongly support
 - 25% moderately support
 - 19% not sure
 - 8% would not support

The number of respondents, 2827 people, is larger than what might be expected from a city this size. This indicates higher than average local awareness and enthusiasm. 62% of the respondents live inside the City limits of Sandusky. All the remaining 38% live in Perkins Township or other locations outside the City. The age of the respondents indicates similar levels of enthusiasm across a multi generational spectrum of the population. Finally, over 80% of the respondents both inside and outside the City strongly support the facility.

A key question will be the financial support for an operational levy. 73% of the respondents strongly or moderately support and operational levy. 19% are undecided with only 8% not supporting on balance. This is a strong response in favor of the operational levy. Based upon substantive experience with recreation levies, it is the recommendation of BCI that the average tax increase for a \$100,000 residence be less than \$50 per year. Also, please note that Ohio residents have a great record for financially supporting recreational initiatives. Annually, over 70% of recreation

issues are passed, based upon information as provided by the Ohio Park and Recreation Association (OPRA).

The survey asked the preferences of the people for recreational programs in the new City Recreation Center. In all, there were 27 suggested programs (see Appendix) and the top ten programs were as follows:

1. Indoor walking/running track
2. Outdoor swimming
3. Fitness classes
4. Indoor fitness machines/weightlifting
5. Community Events
6. Outdoor walking/running
7. Wellness programs
8. Indoor basketball
9. Outdoor splash pad
10. Rentable community spaces

Please note that two of the programs are indicated for outdoor use. This includes an Outdoor Family Aquatic Center and a Splash Pad. These are outdoor facilities, and BCI recommends that they be considered separately. The focus of this report is based upon the City's ability to raise operating funds for an indoor center. By contrast, outdoor aquatic facilities, if planned, designed and managed properly, will recover most of the operating expenses through gate receipts.

Most of the indoor program requests can be accommodated in the new center in varying degrees. For that reason, the Design Team will consider all of the citizen program suggestions as the design moves toward completion.

5.2.2 Stakeholder Meetings

BCI conducted 11 Stakeholder Meetings during the course of this report. There were 91 participants and the Stakeholders included:

- Community Leaders
- Community Foundations
- School Representatives
- Recreation Board
- High School Students
- After School Participants at Mills School

The first topic of discussion was, "Why should the City have a Recreation Center?"

The discussions centered around a needed local community resource for wellness, fitness, sports, and community gatherings. The stated need for community space has been appearing more and more in BCI studies and in the industry as a whole. This national trend has been gathering momentum, prompting considerable attention by park design professionals.

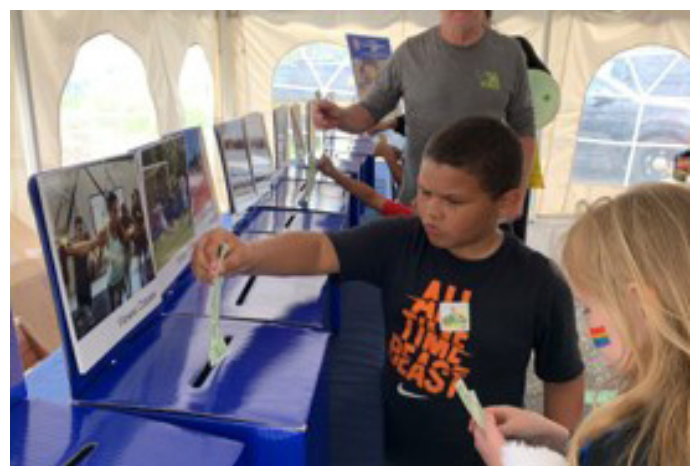
The second topic of discussion concerned the challenges which could be encountered in the planning, funding and implementation process. This included the cost to build and operate the facility, plus rates and charges for participants. There was also discussion concerning marketing scope and cost. Additional challenges include the hours of operation, building location and a plan to communicate this plan.

The third topic involved a discussion of opportunities that a new indoor center will bring. Included in opportunities are a program for sports training and physical therapy. Like most communities, Sandusky should offer a variety of memberships such as annual family, individual, senior, non-resident and corporate. The City can also offer jobs at the center for area teenagers. Finally, similar centers offer Partnerships with local groups such as hospitals, non-profits, schools and corporations.

5.2.3 Kid's Fest

The Sandusky Kid's Fest is an annual children's festival geared toward teaching youth about safety. In order to attract patrons, the City included large inflatable rides, arts and craft zone, mascot characters, food, vendors, and several community vendors.

548 participants visited the booth where they could "vote" on the particular programs and features that they would like to see in the new recreation center.





CASE STUDIES

6.1 CASE STUDIES

Four recreation centers in the region were identified for Case Study reviews. These facilities were selected for their similarities to Sandusky in regard to population and demographics. They are owned and operated by municipalities and provide a variety of recreation programs to their communities. By visiting and reviewing data from these centers, the City of Sandusky can set its own expectations for programming and operations. A brief summary of all four sites is shown below. A more detailed comparison chart is provided in the Appendix.

6.1.1 Case Study 1. Bowling Green Community Center, Bowling Green Ohio

The Bowling Green Ohio Community Center was originally built as a joint venture between the Ohio National Guard (ONG) and the City of Bowling Green, Ohio. Later, Ohio Office of Developmental Disabilities placed resources in the building. The project was completed in 2001 at a 2023 cost of \$23,700,000, and contains no indoor water. In 2008, the City contracted with BCI to study the addition of indoor water which included both competition and leisure elements. This project was never realized.

The Bowling Green Center has no indoor water, but includes 3 gymnasiums, 3 meeting rooms, 1 exercise classroom with fitness equipment, a 1/8 mile indoor track, concessions, and childcare.

The demographic characteristics of Bowling Green are:

1. Population/Income:

- Population: 31,242 people
- Anticipated Population Growth: <1%
- Median Household Income: \$42,253
- Median Age: 24.7

2. Pertinent capital and operating costs are:

- Building Size: 79,000 S.F.
- 2023 Cost to construct: \$23,700,000
- Date of construction: 2001
- Annual Operating Expense: \$565,000
- Annual Operating Revenue: \$200,000
- Cost recovery: (\$365,000)

3. Rates:

- Resident family of 4: \$390
- Non-resident family of 4: \$540
- 18 full time staff

4. Operating Costs

The programming staff is composed of 18 full-time people plus part-time staff, seasonal part-time staff and contracted services. Maintenance is provided by the city in cost sharing with ONG. The annual operating expense is approximately \$565,000, which is of \$7.15 per square foot.

5. Operating Income

Operating income comes primarily from passholders, but significant income is realized from program participants. Day passes are also available. Some programs are contracted to the providers. Day events and rentals also provide operating income. The total operating income is \$200,000 (\$2.53 per square foot). The cost recovery is 35%.

6.1.2 Case Study 2. Fremont Recreation Center, Fremont Ohio

The Fremont Recreation Center has no indoor water, but includes an ice rink and offers 24 hour access, 2 gymnasiums, an outdoor pool, no meeting rooms, no exercise rooms, fitness equipment, limited food service, and a 1/10 mile track.

The demographic characteristics of Fremont are:

1. Population/Income

- Population: 15,864 people
- Anticipated population growth: <1%
- Median household income: \$44,933
- Median age: 38.6

2. Pertinent capital and operating costs are:

- Building size: 59,330 S.F.
- Parking spaces: 232
- 2023 to construct: \$17,800,000
- Date of construction: 2000
- Annual operating expense: \$935,955
- Annual operating revenue: \$588,886
- Cost recovery: 63%

3. Rates

- Resident family of 4: \$385
- Nonresident family of 4: \$385
- Full time staff: 4

4. Operating Costs

The staff is composed of 4 full-time people plus part-time staff, seasonal part-time staff and contracted services. Maintenance is provided by the city as are public utilities. The annual operating expense is approximately \$935,955 which is \$15.78 per square foot.

5. Operating Income

Operating income comes primarily from passholders, but significant income is realized from program participants. Day passes are also available. Some programs are contracted to the providers. Day events and rentals also provide operating income. The total operating income is \$588,886 (\$9.93 per square foot) which is cost recovery of 63%.

6.1.3 Case Study 3. Massillon Recreation Center, Massillon Ohio

The Massillon Recreation Center has indoor water, 2 gymnasiums, 3 meeting rooms, 1 exercise room with fitness equipment, a 1/12 mile, indoor track, concession vending and child care. The demographic characteristics of Massillon are

1. Population/Income:

- Population: 38,831 people
- Anticipated population growth: 0%
- Median household income: \$51,717
- Median age: 42.1

2. Pertinent capital and operating costs are:

- Building size: 69,000 S.F.
- 2023 Cost to construct: \$20,700,000
- Date of construction: 2002
- Annual operating expense: \$2,161,000
- Annual operating income: \$712,300
- Cost recovery: 33%

3. Rates:

- Resident family of 4: \$418
- Non-resident family at 4: \$652
- Full time staff: 5

4. Operating Costs

The programming staff is composed of 12 full-time people plus part-time staff, seasonal part-time staff and contracted services. Maintenance and utilities are provided by the city. The annual operating budget is approximately \$2,161,000 with an annual operating expense of \$31.32 per square foot. With the indoor water, the annual operating expense per square foot is in the range of most comparable projects.

5. Operating Income

Operating income comes primarily from passholders, but significant income is realized from program participants. Day passes are also available and some programs are contracted to providers. Day events and rentals also provide operating income. The operating income of \$712,300 is \$10.32 per square foot, which is significantly less than similar facilities serving similar populations and household income, resulting in a cost recovery of 33%.

6.1.4 Case Study 4. Norwalk Ernsthausen Recreation Center, Norwalk Ohio

The Norwalk Recreation Center has outdoor water, 2 gymnasiums, 1 meeting room, indoor water, 1 meeting room, 1 exercise room with fitness equipment, eight 1/10 mile indoor track, no concessions, two racquetball courts and unused space originally designated for child care.

The demographic characteristics of Norwalk are:

1. Population/Income:

- Population: 16,684 people
- Anticipated population growth: 0%
- Median household income: \$55,259
- Median age: 39.2

2. Pertinent capital and operating costs are:

- Building size: 59,120 S.F.
- 2023 Cost to construct: \$17,736,000
- Date of construction: 1989/94
- Annual operating expense \$1,404,000
- Annual operating revenue: \$795,426
- Cost recovery: 57%

3. Rates:

- Resident family of 4: \$400
- Nonresident family of 4: \$521
- Full time staff 5

4. Operating Costs

The programming staff is composed of 5 full-time people, plus part-time staff, seasonal part-time staff and contracted services. Maintenance and utilities are provided by the city. The annual operating expense is approximately \$1,404,000 which is \$23.75 per square foot.

5. Operating Income

Operating income comes primarily from passholders, but significant income is realized from program participants. Day passes are also available and some programs are contracted to the providers. Day events and rentals also provide operating income. The total operating income is \$795,426 or \$13.45 per square foot. This means a cost is \$795,426 or 13.45 per square foot, resulting in a cost recovery of 57%.

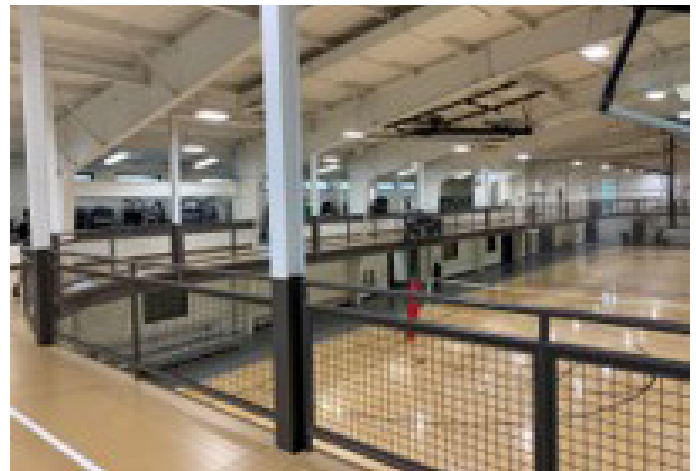
6.1.5 Conclusions

The purpose of these Case Studies is to compare similar facilities in similar cities to Sandusky. The information will then substantiate, to the extent practicable, the type of performance that can be anticipated. The estimated operating expense for the Sandusky Recreation Center is \$20 per square foot with income of \$11 per square foot. With no indoor water, the operating cost is consistent with the data.

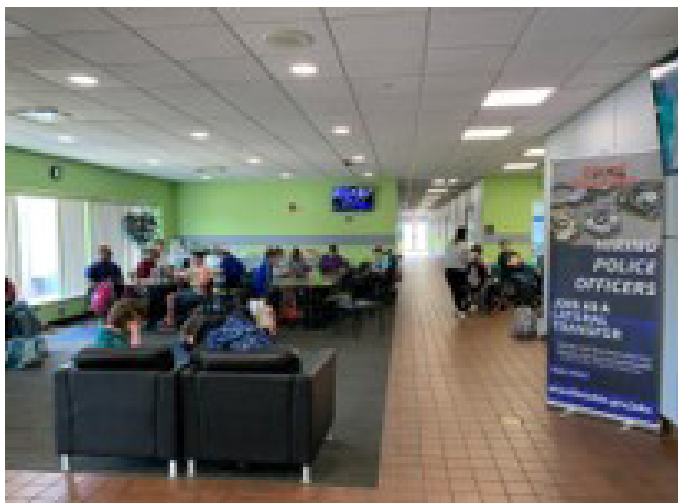
For Option 3, the operating deficit is estimated \$341,225 per year. Thus the recommendation of a voter approved tax increase of 1.26 mills rendering \$672,000 annually to address initial and future short-falls.



Bowling Green, Ohio



Fremont, Ohio

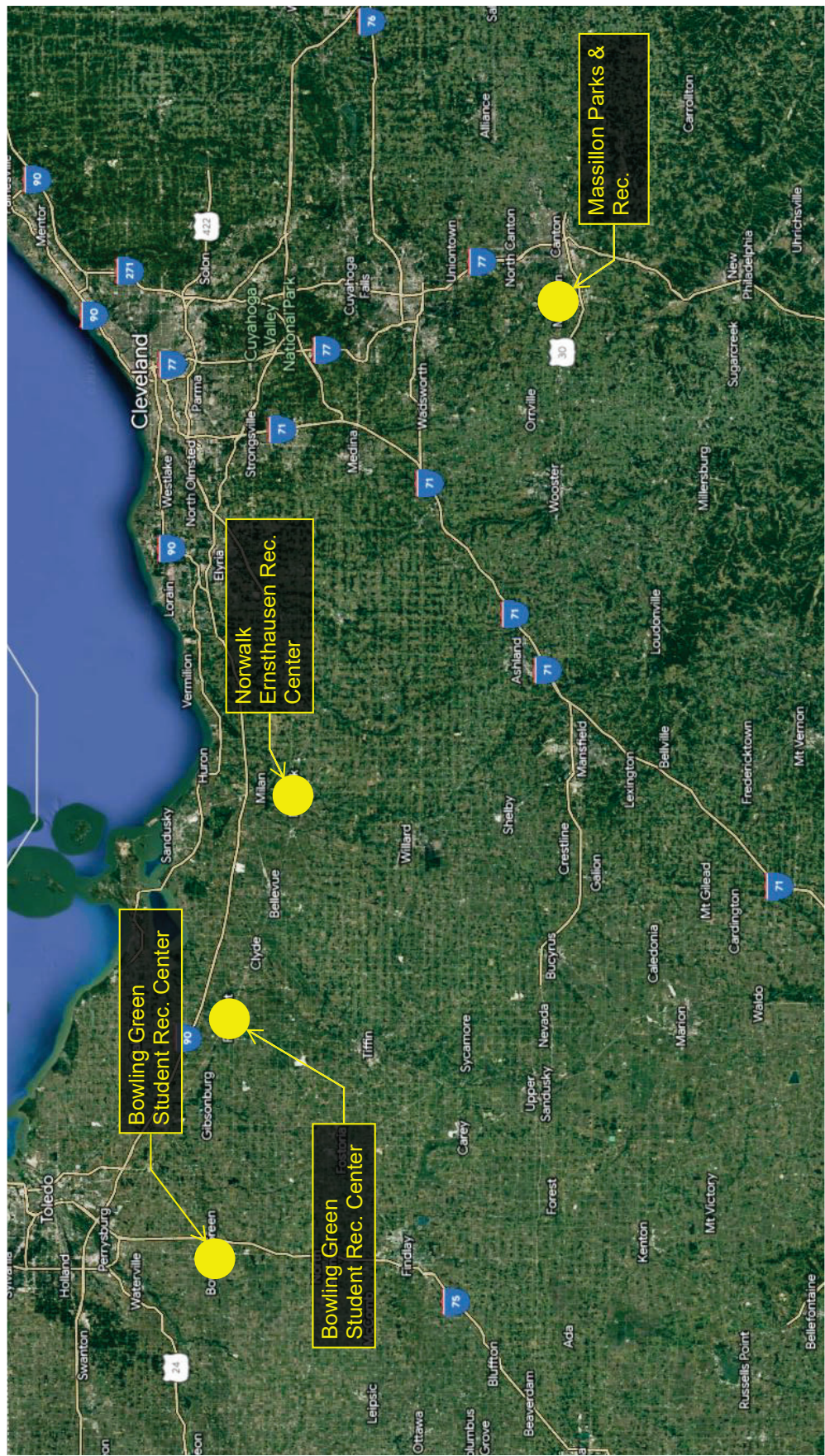


Massillon, Ohio



Norwalk, Ohio

Figure 6.1: Case Study Locations





SITE SELECTION

7.1 INTRODUCTION

The site selection process began with the identification of the Building Program as outlined in Section IV. The three Program Options ranged in size from 83,000 to 36,000 square feet, requiring approximately 100 and 50 parking spaces. Also included are three tennis courts and a possible Sprayground.

Four sites were initially considered, with three sites "shortlisted" for additional detailed study including factors for Size, Cost, Function and Community. Please refer to the map on page 19 for the location of all alternative sites. The four sites were:

1. Jackson School
2. Mills School
3. American Crayon Site
4. Jaycee Park

and Mills Streets, there are just over 3.8 acres of land which includes 65 parking spaces, and a 36,800 sf masonry building. The location is attractive because it is in a strong neighborhood. However, the site is not central to the City. While the proposed Building Program will fit, for some unknown reason, converting old schools to recreation centers has an abysmal record of success. Attendance and revenues normally expected of a new facility should be reduced by 50% in renovated schools.

- Currently used by City
- Strong neighborhood
- Enough land for now
- Purchase from Schools
- Not centrally located
- No expansion

7.2 SHORTLISTED SITES

Upon initial review, three sites were selected for additional study and these included:

MILLS SCHOOL



This building is the site of a former elementary school and is currently owned by the school district. The City operates recreational programs out of this facility. Located at Pierce

AMERICAN CRAYON SITE



This site is located at 1706 Hayes Avenue, is City owned, and includes 6.25 acres. This will be adequate for the project. It is centrally located and near City schools. However, due to the previous site as a manufacturing facility, there will be a need to mitigate any contamination. Another concern is the active railroad track along the northern boundary.

- City-owned

- Centrally located
- Plenty of land
- Near schools
- Site preparation adds \$1-\$1.5m construction cost

JAYCEE PARK



This site is located at the corner of Boalt and Lane Streets, has a total of 11.04 acres and is centrally located. The property is City owned so there will be no cost for land acquisition. This site is also located near a residential zone which makes for easier access for young people. It will, however, require the relocation of a few existing sports fields. It is the recommendation of this report, that if Jaycee Park is selected, a total park Master Plan be prepared in order to accommodate the Recreation Center.

- City-owned
- Centrally located
- Plenty of land
- Adjacent to residences

7.3 TECHNICAL REVIEW

Based upon the Building Program, a concept site plan was prepared for each of the three sites and used as part of the evaluation. Each of the sites were rated based upon four technical variables which are:

1. Site Size (acres)
2. Cost Factors
 - Land Cost
 - Utilities Available

- Environmental Considerations
- Construction Cost

3. Function Factors
 - Site Size/Program Compliance
 - Zoning
 - Future Expansion
 - Availability
4. Community Factors
 - Central Location
 - Traffic Impact
 - Visual Impact
 - Walk ability
 - Public Transportation

Refer to the matrix below for a summary of the ratings. Please note that some criteria were given more weight than others, reflecting their relative importance in the analysis. When the criteria were all evaluated and tabulated, two sites emerged, those being Jaycee Park and American Crayon. The remaining site received a much lower score.

7.4 SITE RECOMMENDATION

Both the Jaycee Park, and American Crayon sites will be adequate to accommodate the function of the City Recreation Center. Two major considerations should be noted. First, Jaycee Park does not have the optimal space for future expansion. However, an additional 1.3 acre tract adjacent to the park could become available. Second, would this site be adequate for a future Family Aquatic Center? The answer is possibly, but the pool and recreation building should not be tied together operationally. This has been tried in many pool/recreation center scenarios, but the attendance for each facility is compromised. Some cities like Cincinnati and Brookpark Ohio or Versailles Kentucky have returned to build separate pool houses, even after the initial projects were completed. The American Crayon site has the significant variable of environmental mediation, which is currently estimated at \$1.5 million.

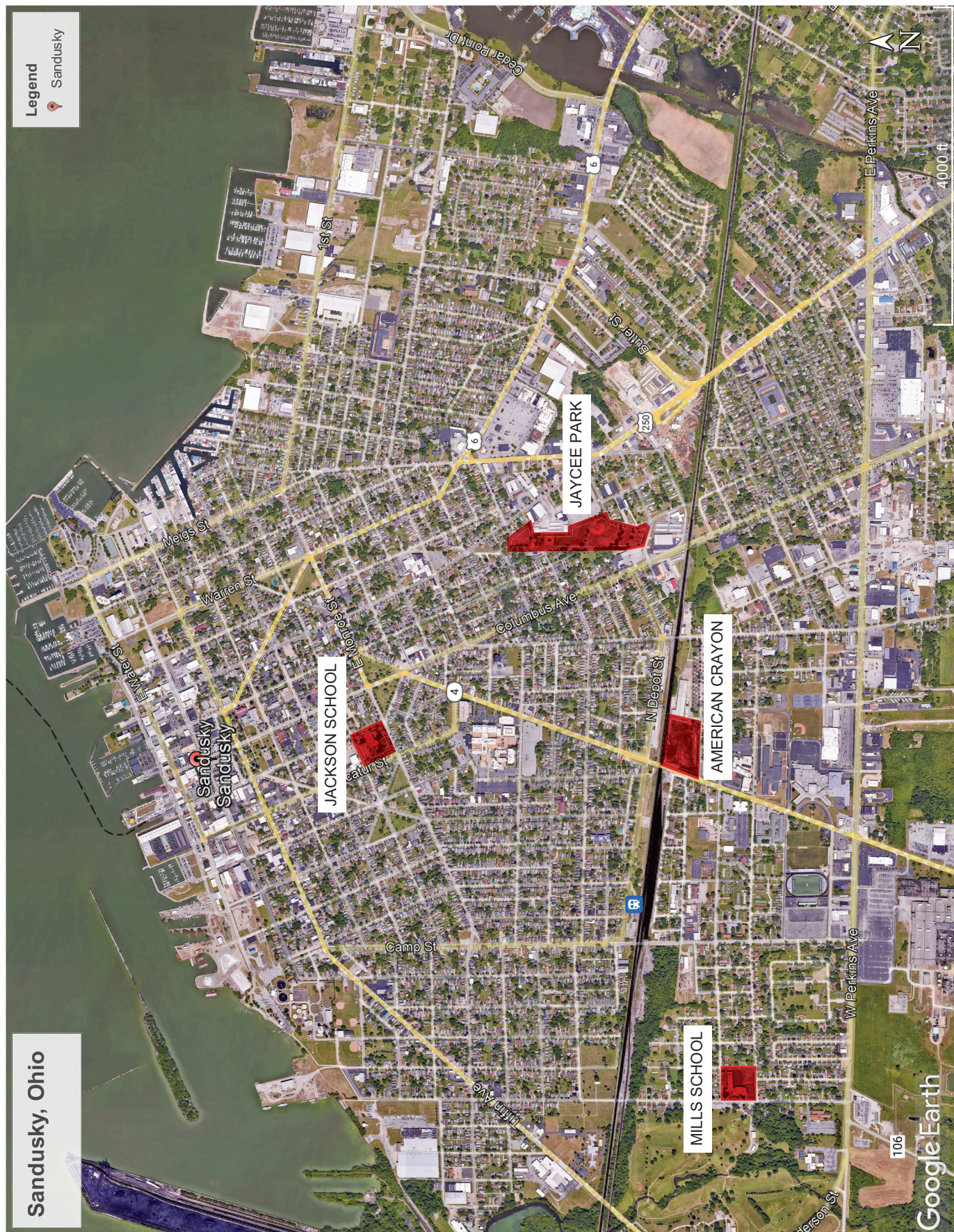
7.5 CONCLUSIONS

The City Commission voted to pursue the American Crayon site for the development of the Recreation Center.

Table 7.1: Site Selection Ranking

Rank	Map Location	Site Name	Acres	Cost Factors				Function Factors				Community Factors					Total Points	Other Considerations
				Land Cost	Utilities Available	Environmental Conditions**	Construction Cost	Site Size / Program compliance	Zoning	Future Expansion	Availability	Central Location	Traffic Impact	Visual Impact	Walkability	Public Transportation		
Weight				2	2	1	1	2	1	1	1	2	1	1	1	1		
Potential Sites																		
1	Jaycee Park		11	10	5	10	5	10	10	10	10	8	6	8	5	5	135	Zoned PF, Acquisition parcel Zoned RB
2	American Crayon Site		6.2	10	5	3	1	10	3	10	10	10	8	8	7	10	130	Zoned LM (Limited Manufacturing) - need variance
3	Mills School		3.8	5	10	5	5	5	10	5	5	4	5	5	6	1	95	Zoned PF
4	Jackson School		1.88	5	10	1	5	1	10	1	3	6	2	5	8	10	89	Zoned PE and R2F

Figure 7.1: Proposed Site Locations





CONCEPT DESIGN

The concept plan is meant to illustrate the Building Program elements, plus spacial relationships and adjacencies between those elements. The form of the concept floor plans also is reflective of the positioning on the site. Both of these diagrams are prepared to determine how much space is needed and how the facility can fit on the site.

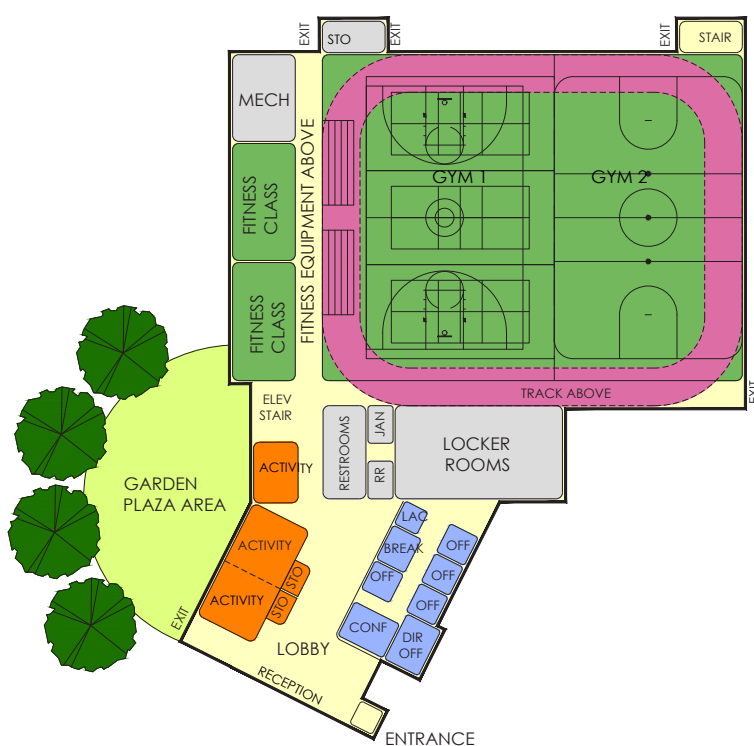
The floor plan concept shows an entry vestibule opening into a larger lobby/gathering area. The offices/administration areas are near the entry for supervision. A larger Activity Rooms that can be divided into two smaller room is available for meetings, parties, activities and can open onto an outdoor patio area. A smaller Activity Room

is meant to have a sink and support programs like art and pottery.

Active recreation programs can take place in the two gymnasium spaces, two large fitness rooms, the exercise equipment area and walking track above. Restroom and locker room facilities are centrally located.

The recommended building layout represents the smallest option that was evaluated during the study, and is selected to provide the required programs at the lowest initial cost. It is important for the building and site layout to allow for future expansion.

Figure 8.1: Option 3 Building Floor Plan



The concept site plan shows the building at the northwest corner of the American Crayon site. This siting provides a presence on Hayes Avenue and creates a buffer along the railroad tracks. The gas main running east/west across the entire site limits the placement of the building as well, leading to the parking along Rockwell Street.

Potential additional amenities are considered and illustrated to convey the space needed. These include three tennis courts and a large splashpad.

The railroad tracks along the northern boundary of the site pose a safety concern for outdoor programming. The concept includes a fence screen along the tracks to mitigate this concern.

Figure 8.2: Option 3 American Crayon Site Plan

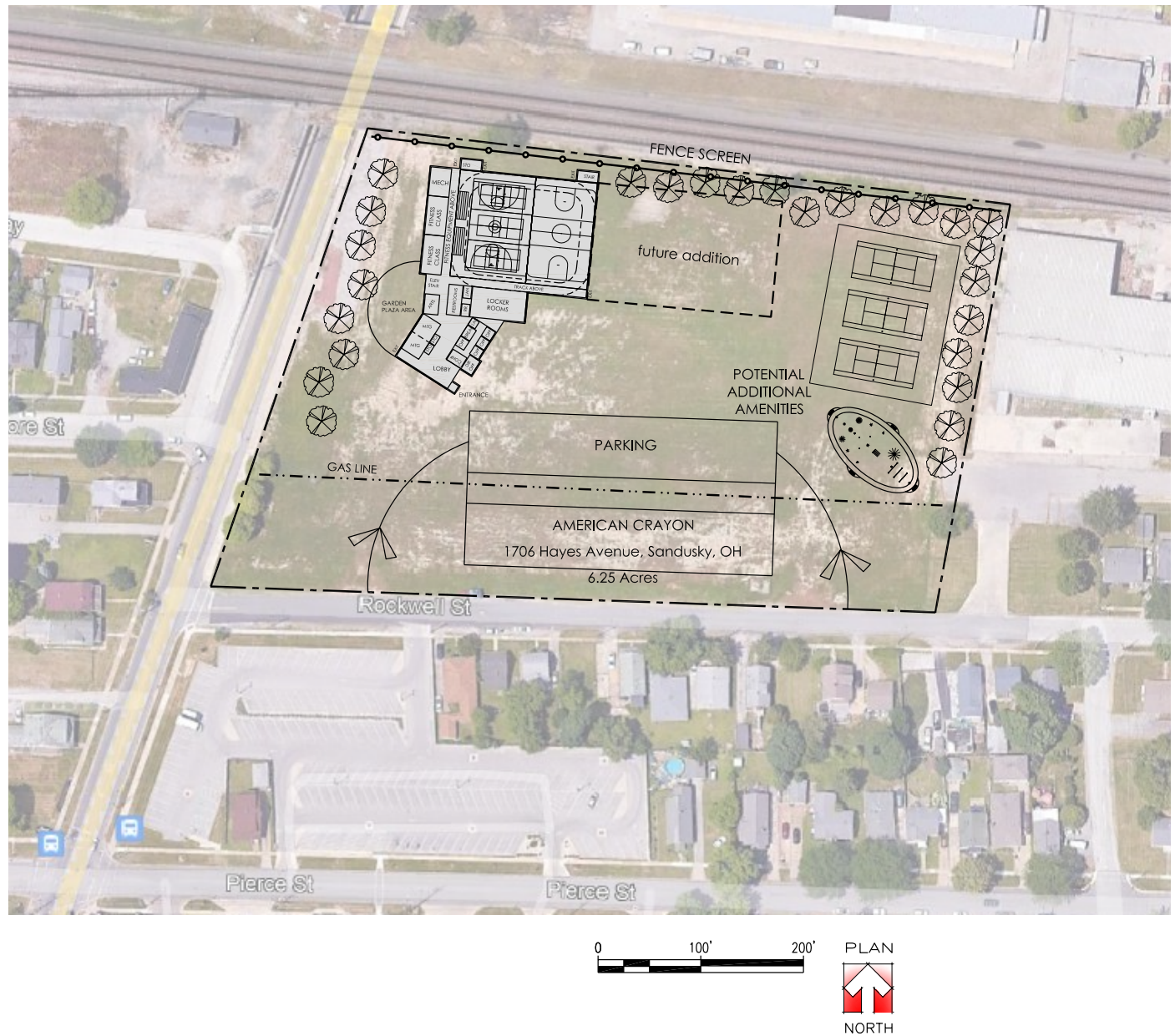


Table 8.1: Preliminary Space Program

SPACE DESCRIPTION	NOTES	CAP	QTY	TOT CAP	PROGRAM NET (EACH)	PROGRAM NET (TOTAL)
1.00 RECEPTION/MAIN LOBBY						
1.01 Main Entrance Vestibule	Weather vestibule		1		64	64
1.02 Lobby	Check-in desk, seating. Adjacent to offices. Digital information.	2	1	2	256	256
1.03 Lounge areas	Casual seating areas, soft furniture or tables/chairs, charging stations	16	2	32	240	480
1.04 Janitor/Storage	Mop Sink and Shelving		1	0	96	96
1.05 Men's Restroom	2 toilets, 2 sinks		1	0	144	144
1.06 Women's Restroom	2 toilets, 2 sinks		1	0	144	144
1.07 Family Restroom	1 sink, 1 toilet, baby changing station		1	0	64	64
1.08 Lactation Room	1 sink, comfortable chair, side table, electric receptacle	1	1	1	64	64
1.09 Elevator	Allow space on each of 2 floors		2	0	80	160
Subtotal Net Square Footage						1,472
2.00 ADMINISTRATION						
2.01 Director's office	Includes small table for 4 people	1	1	1	192	192
2.02 Staff offices	Single offices	1	4	4	100	400
2.03 Conference Room	Capacity: 14 people, AV	14	1	14	192	192
2.03 Break Room	Base & wall cabinet, sink, refrigerator, table/chairs for 4 people	4	1	4	120	120
Subtotal Net Square Footage						904
3.00 MULTI-PURPOSE						
3.01 Activity Rooms	Capacity: 20 people tables/chairs. Multi-purpose rooms with sink/counter/cabinets; movable partitions (20'x20')	20	2	40	400	800
3.02 Storage	Areas between activity rooms for storage of supplies, tables/chairs	1	2	2	60	120
3.03 Small Activity Room	Sink, cabinets	14	1	14	270	270
3.04 Game Area	In Lobby/Circulation space	1	1	1	256	256
Subtotal Net Square Footage						1,446
4.00 FITNESS						
4.01 Fitness Room / Area	Fitness machines, TV's, free weights (28'x38')	32	1	32	1,600	1,600
4.02 Exercise Rooms	Capacity: 15, mats, mirrors, sound system, movable wall	15	2	30	760	1,520
4.03 Gymnasium	Basketball court floor, High School dimensions, pickleball	133.1	1	133.1	6,656	6,656
4.04 Bleachers	At court floor	96	1	96	1,040	1,040
4.05 Indoor Turf field	30-yards long by 20-yards wide	125	1	125	6,240	6,240
4.06 Indoor track	4 lanes, 1/12 mile long		1	0	5,400	5,400
4.07 Storage		1.333	1	1.333	400	400
4.08 Men's Locker Room	3 toilets, 3 sinks, 3 showers, lockers, dressing area		1	0	724	724
4.09 Women's Locker Room	3 toilets, 3 sinks, 3 showers, lockers, dressing area		1	0	724	724
4.10 Family Locker Room	1 sink, 1 toilet, 1 shower, baby changing station		1	0	96	96
Subtotal Net Square Footage						24,400
5.00 BUILDING SUPPORT						
2.01 Electrical Room	Electrical, Telephone, Cable Entry / Main Gear	1	1	1	160	160
2.02 Mechanical Room	HVAC Equipment / Water Heater	1	1	1	256	256
2.03 MDF Room	Server / Telecom Equipment / Dedicated AC / Cable-Tray	1	1	1	64	64
2.04 General Building Storage	Shelving	1	1	1	100	100
2.05 Maintenance Room	Office / Work Room	1	1	1	100	100
2.06 Water Room	Water Heater / Water Entry / Sprinkler Riser / Backflow Preventer	1	1	1	64	64
2.07 IDF Room	Cable-Tray / Dedicated AC / IT Equipment	1	2	2	50	100
2.08 Outdoor Storage	Overhead Door / Shelving / Outlets / Water / Fire Rated	1	1	1	144	144
Subtotal Net Square Footage						988
					541	Subtotal NSF
Total Building Net Square Footage						29,210
Walls & Corridors @ 20%						5,842
TOTAL GROSS SQUARE FOOTAGE						35,052
AS DRAWN						36,120
6.00 SITE DEVELOPMENT						
6.01 Parking/Driveways	56 parking spaces					50,000
6.02 Outdoor Patio/Garden Area			1		3,600	3,600
Subtotal Site Development: ACRES						2.06
7.00 SITE DEVELOPMENT ALTERNATES						
7.01 Outdoor Tennis Courts: 3 initial	3 tennis courts		3		7,200	19,000
7.02 Outdoor Tennis Courts: 5 additional	Additional 5 tennis courts		5		7,200	30,600
7.03 Outdoor Sprayground			1		4,800	4,800
Subtotal Site Development: ACRES						1.25



FINAL RECOMMENDATIONS

The recommendation of this Feasibility Study is for the City of Sandusky to construct a new 36,000 square foot Recreation Center at the former American Crayon site. The probable cost to construct this facility is estimated to be \$14,785,000. The City should continue to develop

the pro-forma to reflect program opportunities, staffing needs, and rates and charges. The intent of the Levy on the November 2023 ballot is to offset the cost of operating the new facility, thereby reducing the cost for memberships and participation.

Table 9.1: Opinion of Probable Cost

	Quantity	Unit	Cost	Total	Subtotal
Construction Cost					\$11,941,080
General Building Construction	36,120	S.F.	\$200.00	\$7,224,000	
Fire Protection Construction	36,120	S.F.	\$11.00	\$397,320	
Plumbing Construction	36,120	S.F.	\$16.00	\$577,920	
HVAC Construction	36,120	S.F.	\$36.00	\$1,300,320	
Electrical Construction	36,120	S.F.	\$35.00	\$1,264,200	
Technology and Security	36,120	S.F.	\$11.00	\$397,320	
Site Development Cost	28,000	S.F.	\$8.00	\$224,000	
Screen Wall/Fencing	600	L.F.	\$200.00	\$120,000	
Parking/Driveways	50,000	S.F.	\$8.00	\$400,000	
Outdoor Patio/Garden Area	3,600	S.F.	\$10.00	\$36,000	
Cost Per SF					\$330.59
Contingency and Soft Costs					\$1,492,635
Furniture, Fixtures, and Equipment (FF&E)	1	@	2.5%	\$298,527	
Contingency	1	@	10%	\$1,194,108	
Owner Costs and Fees					\$1,351,277
Plan Review Fees	1	L.S.	\$10,000	\$10,000	
Commissioning	1	@	1%	\$119,411	
Professional Design Fees	1	@	8.5%	\$1,141,866	
Utility Allowances - Connections and Tap Fees	1	L.S.	\$45,000	\$45,000	
Special Inspections (Estimate)	1	L.S.	\$35,000	\$35,000	
TOTAL					\$14,784,992
Site Development Alternates					
Outdoor Tennis Courts: 3 initial	19,000	S.F.	\$15	\$285,000	\$285,000

APPENDIX A - MEETING NOTES

CONFERENCE MEMORANDUM

SANDUSKY RECREATION AND COMMUNITY CENTER – SITE SELECTION AND CONCEPTUAL DESIGN PROJECT NO. 23042

Present:

Owner:

Chris Mehling, Recreation Project Coordinator
Arin Blair, Chief City Planner
Josh Snyder, City Engineer
Jason Werling, Recreation Supervisor
Colleen Gilson, Interim Econ Dev Dir

Design Team:

Nancy Nozik, BCI



April 18, 2023

KIDS FEST – Saturday, May 20, 2023 – BCI to facilitate engagement

Online Survey

1. Need to get more younger participants.
2. Promote the survey to the kids – in schools.
3. How can we ensure that we've heard from racial diversity?
 - a. Add questions;
 - i. Optional: What is your race?
 - ii. Optional: What is your gender?

Program Offerings

Reviewed the program list:

1. Culinary – do we need a full commercial kitchen? If we have a stove of any kind, will need a commercial hood with ansul system.
2. Theater/Music – there are other performance spaces in town. Would just need a practice space in this facility.
3. The City may get a climbing wall donated.
4. Team sports: Get agreements with local schools to use indoor facility?
 - a. How large of space is needed?
 - b. Indoor track meets?
 - c. Esports: schools are starting an esports program. Also large esports facility at Cedar Point Sports Center.

Facility Space Program

1. Lounge Space:
 - a. "Soft seating" – do you want kids loitering?
 - b. What is the function of the lounge space?
 - i. Wait for a ride
 - ii. Wait for a program
 - iii. Relax between workouts
 - iv. Seniors – card games
2. Large Meeting Room
 - a. 250-300 people at chairs (7sf/person)
3. Classrooms
 - a. Make one with more sinks, "dirty". Utility sink.
4. Esports/Computer Lab – make one room.
5. Child Watch – need staff
6. Basketball

-
- a. Line for short courts.
 - b. Add nets for short courts.
 - 7. Indoor Track
 - a. Can this be used for indoor meets? What is the smallest allowed for competition?
 - b. If on ground level will limit the use of the infield spaces.
 - c. Elevated
 - 8. Indoor Tennis
 - a. There is a newer tennis facility nearby.
 - b. Maybe only one tennis court?
 - c. Pickleball and volleyball on tennis court or basketball court?

Shared Social Vulnerability assessment.

Site Selection

- 1. American Crayon site:
 - a. Was any brownfields evaluation done on this site? NO
 - b. Geotechnical evaluation was not done.
 - c. Need to identify costs for remediation.
 - d. Get geotechnical investigation completed as part of this project.
- 2. Jaycee Park:
 - a. Can the City purchase the open parcel from the church?
 - b. Not on a main corridor (Columbus Ave).
 - c. Share parking with the church?
 - d. Purchase adjacent parcel on Columbus Ave?
- 3. Mills School:
 - a. Possibilities for expansion.
 - b. Has outdoor space and parking.
- 4. High School Stadium:
 - a. Not ideal.
- 5. Jackson School:
 - a. Difficult to get ADA compliance.
 - b. No green space.
- 6. What if we used Mills for a "Community Center" and built a separate "Recreation Center"?
- 7. Review the South Side Plan. Mills may become housing.

**CONFERENCE MEMORANDUM
SANDUSKY RECREATION AND COMMUNITY CENTER – SITE SELECTION AND CONCEPTUAL DESIGN
PROJECT NO. 23042**

Present:	Owner:	Design Team:
	Chris Mehling, Recreation Project Coordinator	Nancy Nozik, BCI
	Brendan Heil, Law Director	
	Michelle Reeder, Finance Director	
	Arin Blair, Chief City Planner	
	Josh Snyder, City Engineer	
	Jason Werling, Recreation Supervisor	
	Colleen Gilson, Interim Econ Dev Dir	



May 10, 2023

Operating Levy discussion

Expense/Revenue numbers from Fremont Recreation Center:

\$16/sf operating cost

\$8.5/sf revenue (but that is high due to revenue from the ice rink)

If the Sandusky center is 45,500sf:

Operating cost: $45,500 \times \$16 = \$728,000$

Revenue: $45,500 \times \$4 = \$182,000$

What is the "gap": \$546,000

Want the operating levy to cover the gap – at least \$546,000.

Anticipated levy income:

From finance department, based on current property evaluations:

1 mill = \$533,000 annually

1.26 mill = \$672,000 annually

Need to decide what the millage will be for the operating levy.

- Need to put "Resolution of Necessity" on the City Commission meeting agenda as an emergency.
 - Want to be able to share the "plan" at the same meeting that the Resolution of Necessity is voted. June 26 Commission meeting?
 - Need: What we heard, where it will go, what you will get, what it will cost.
- Need to get "Authorization to place on the ballot" passed by July 24, 2023.
- It is a new levy that will mean \$126 per \$100,000 valuation of property. (1.26 mills – same as Library Levy) Want a continuous levy.
- If you go too low with the levy, you will have a problem in the future.
- We only have one chance to go for this. Should go for what we need. Stay with the 1.26 millage – same as Library levy that is ending in 2023.
- The City will not proceed with the construction of the facility without the operating levy.

Revenue streams:

- Memberships: roughly \$30/month for individual. But we need a sliding scale as well as scholarships.

- Program Revenue
- Rentals

Opinion of Probable Project Cost Review

Ideal building program is estimated at 85,500sf. That is approximately \$32,436,350 project cost.

BCI eliminated/reduced some space to get to 45,500sf. That is approximately \$17,810,000 project cost.

The city will receive \$700,000 per year for 20 years from the admissions tax revenue from Cedar Point that is dedicated to construction.

How to fund the construction cost gap?

- No other funding – need to target the \$10m construction cost.
- Potential naming rights for track, turf field?
- Turf field – ALTERNATE bid item?

Possible program reductions:

Must have	Might eliminate or reduce
<ul style="list-style-type: none"> • Staff offices • Classrooms • Fitness Area • Exercise Classrooms • Indoor Courts/Gymnasium – 2 courts • Indoor track • Support areas 	<ul style="list-style-type: none"> • Turf field as an ALTERNATE bid item. • Remove Conference Room • Remove Computer Lab • Reduce locker areas. But women's restrooms should be larger than men's. • Remove Game Room, place game areas in the lobby – better visual supervision.

Online Survey – current results: Summary progress document shared.

As of Friday, May 5, 2023: 2,449 responses.

Top program items in order:

1. Indoor walking/running
2. Outdoor swimming
3. Fitness classes
4. Indoor fitness machines
5. Outdoor walking/running
6. Community events
7. Wellness programs
8. Indoor basketball
9. Outdoor splashpad
10. Rentable community spaces
11. Zumba/dancing
12. Outdoor basketball
13. Game room
14. Senior programming
15. Indoor volleyball
16. Gymnastics
17. Safety town
18. Indoor soccer/football
19. Outdoor soccer/football
20. Outdoor tennis
21. Indoor tennis

-
- 22. Martial arts
 - 23. Outdoor pickleball
 - 24. Computer lab

Stakeholder Meeting summary: Full results and summary sheet provided.

- Met with eight stakeholder groups between May 2-4, 2023.
- Total of 30 adults, 18 teens, and 29 kids.
 - Community leaders
 - Community Foundations
 - School representatives
 - High School students
 - Kids at Mills' after-school program

Site / Location selection:

Ongoing analysis of potential sites.

- American Crayon site
- Jackson School
- Mills School
- Jaycee Park
- High School stadium parking lot

Use Mills as an auxiliary facility? But how does that impact staffing and operations?

- Mills is not seen as centrally located.

NEXT STEPS:

1. Operational Levy: Brendan and Michelle to discuss the timeline and millage with two Commissioners.
2. **Next Meeting Monday, May 22, 2023, 2:00-4:00pm**
3. Additional stakeholder meetings: week of May 22, 2023
 - a. South Side Project Committee – at Mills
 - b. Community Leaders – at Mylander

**CONFERENCE MEMORANDUM
SANDUSKY RECREATION AND COMMUNITY CENTER – SITE SELECTION AND CONCEPTUAL DESIGN
PROJECT NO. 23042**

Present:	Owner:	Design Team:
	Chris Mehling, Recreation Project Coordinator	Nancy Nozik, BCI
	Arin Blair, Chief City Planner	
	Josh Snyder, City Engineer	
	Jason Werling, Recreation Supervisor	
	Colleen Gilson, Interim Econ Dev Dir	



May 22, 2023

CONCEPT PLANS

1. Check size of Fitness Room – looks larger than it should be.
2. Movable partitions: how good is the sound control? Can get STC rated doors, but they are only as good as the seals on the sides, top, and bottom.
3. Could we move the Mechanical Room to the second floor and the Fitness Room to the first? Mechanical Room is best served on the first floor.
4. Can move the games to the Lobby instead of having a separate room.
5. Can we make the track longer? Prefer 1/8 mile.
6. Site layouts should show a garden/plaza area and a splashpad.

SWIMMING POOL

1. We heard loud and clear during Kids Fest was that the community really wants a pool – either indoor or outdoor.
2. The High School Natatorium project received no bids 2 weeks ago.
3. NOMS used to have a Therapy Pool, but that was eliminated to use the space for other things. They also had a Fitness Center that was also eliminated.

SITE OPTIONS

1. Jaycee Park:
 - a. Want to have a Boalt Street address. Make the “front door” on E. Boalt Street.
 - b. Make an angled “L” shape footprint to wrap around the bend in E. Boalt Street.
 - c. Consider restrooms that could be accessed from outside – for use by the rest of the park.
 - d. The park is located between two major roads: Columbus and Milan.
 - e. Consider walkability analysis.
 - f. Could the City have a shared-use agreement with the Church for the parking lot?
 - g. Is it too buried? Not visible to people driving by?
 - h. Consider purchase of rear portion of Church parcel.
 - i. Possibility for future purchase of the Church?
 - j. Will lose the ballfield. Shouldn't be an issue. The City just added two new ball fields.

PROS; City-owned land.
 Park setting.
 Room for expansion.
 Potential to purchase additional surrounding land?

CONS: Lose ball field.
 Not on a main street.

2. High School Stadium:

- a. The parking lot is filled 6 Friday nights per year in the Fall, plus regional events. Possibly 12 times per year total.
- b. An outdoor pool would really benefit the neighborhood.
- c. Consider the main entrance towards Camp Street.
- d. Would want a shared-use agreement with the school for use of the turf field.
- e. Could focus fitness programs here and keep classrooms at Mills.
- f. Could this be an addition to the Stadium structure?
- g. Schools could use as a fitness training center.

PROS: Schools may want this here.
Close to Perkins Township / Perkins Avenue.

CONS: Does it look like a school facility and not a city facility?
Limits parking for the stadium.
Not owned by the City.

3. Mills School:

- a. Could add courts onto the rear of the building.
- b. Can we put a track through the existing second floor as well as top of courts?
- c. Cost of renovation vs. new construction?

PROS: Known site – city is already using it for programming.
Serves a strong neighborhood.
Will renovation save cost?

CONS: Not centrally located.
Not owned by the City.

4. Jackson School:

- a. Would want to demolish the old auto building.
- b. Need new entry and elevator – would probably be in the rear.
- c. Need additional parking.
- d. What to do with the historic building on the corner?

PROS: Would make use of a unique building.
Large gymnasium
Indoor pool

CONS: Poor handicapped accessibility
Limited site for expansion, parking, green space
Not owned by the City.

Not really viable – could eliminate this option.

5. American Crayon:

- a. Ideal for tennis courts. Show a possible layout.
- b. Need 5 tennis courts to hold matches. Schools want 8 courts.
- c. Could add a splash pad.

PROS: City-owned property.
Large enough for program and expansion.
Centrally located.

CONS: Former building demolition buried on the site.
Gas line running along southern 1/3 of property.

NEXT MEETING: Thursday, June 1, 2023 at 1:30pm

APPENDIX B - STAKEHOLDER REPORTS



STAKEHOLDER RESULTS Sandusky Recreation Center

May 10, 2023

Group #1: Sandusky Community Leaders
Tuesday, May 2, 2023, 9:00am at Sandusky City Hall
4 participants

1. What are the most important programs/spaces that the City of Sandusky should offer for community recreation?
 - a. What is currently the most popular program that the City Recreation offers?
 - o Summer Camps and Break Camps
 - b. Is there enough gym space currently?
 - o City Recreation does not utilize school gym space.
 - o Only have Mills School gymnasium which is used only when rented or open when other programs are scheduled in the facility.
 - c. Consider duplication of services. City Recreation holds a Youth Summit every year to meet with other service providers to learn what each are doing and what is needed.
 - d. It is important for the community to be able to use the new indoor pool at the High School.
 - e. Child watch.
 - f. 2-story building allows more usable space.
 - g. Prioritization of Community Meeting Space – needed in the city.
 - h. Wellness, behavioral health.
 - i. Quiet outdoor spaces, paths (mental / spiritual)
 - j. Safe/private/quiet space.
 - k. Autism sensory space.
 - l. Esports
 - m. Climbing/challenge course – for individual use.
 - o However many centers are eliminating this. Hard to staff.
 - n. Offer meal programs.
 - o. If golf usage is declining, can it be replaced with mountain biking course?
2. What challenges do you foresee in making the City Recreation/Community Center a success?
 - a. Cost to participate / memberships.
 - b. Cost to operate.
 - c. Offer scholarships for memberships. Do not turn anyone away.
 - d. Finding a site that is adequate size.
 - e. Non-resident employees – offer resident memberships rates.
 - f. Hours of operation.
 - o Offer 24-hour access?
 - o Perhaps design to allow for 24-hr access in future.
 - g. Competition with private fitness facilities.
 - o Perhaps collaborate with them.
 - h. Economic climate of construction costs, lead times for materials, etc.
 - i. Green Building elements.
 - j. COMMUNICATE THE PLAN – BE TRANSPARENT.

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-
- Be open with the community and tell them the details of operating costs.
 - Share data-driven decisions. Why certain programs/spaces are included.
 - Not everyone will be happy.
3. Are there opportunities for local businesses/organizations to participate in a community recreation facility?
- a. Hospital could provide programs in the Recreation Center.
 - b. Hospital volunteers could provide:
 - Sports trainers / fitness trainers.
 - Physical therapy
 - c. Programs with religious organizations.
 - Provide a safe space / non-denominational for education that may lead someone to a faith organization.
 - d. Nehemiah Center programming
 - They are faith-based, which is difficult to provide in a City facility.
 - They offer duplicate programs to the Recreation Center.
 - May be an opportunity to support each other – collaborate on programs.
 - e. Victory Kitchen

Group #2: Sandusky Senior Services**Tuesday, May 2, 2023, 1:00pm at Sandusky City Hall****3 participants**

1. What kinds of programs or spaces would you like the City of Sandusky to offer in recreation/community center?
 - a. Gathering Center = lounge, casual community space.
 - b. Indoor walking track – well ventilated!
 - o Roller blading.
 - c. Aqua aerobics/warm water pool.
 - d. Something substantial for kids – dynamic youth recreation.
 - e. Synthetic ice skating indoors? City owns portable system.
 - f. City Performing Arts Program.
 - o Stage at Mills. Keep?
 - g. Kitchen – Supper Club – International
 - h. Classes in conjunction with hospital, wellness, Health Department.
 - i. Flexible space.
 - j. Outdoor trails, walking.
 - k. Party rentals.
 - l. Public transportation hub – regional transit opportunity.
 - m. Senior Yoga and Senior Tai chi – most popular currently. Place where Seniors feel comfortable.
 - n. Playing cards.
 - o. Separate fitness equipment area for Seniors.
 - p. What will draw kids?
 - o Computers, E-Sports, but not too much
 - q. Food Service with healthy options.
 - r. Health clinic area? Community wellness.
 - s. Structured activity for children without parents.
 - t. Programs for children with developmental disabilities.
 - u. After school programs (supervised).
2. What are your concerns regarding a City Recreation/Community Center?
 - a. Is this a duplication of Sports Force and Cedar Point Sports Center?
 - b. Membership Fees. Wants kids to be able to attend. Free or scholarships.
 - o County could offer some scholarships.
 - o Shared membership with school pool.
 - c. Marketing Budget – to get people to participate.
 - o Make a commitment to do it well or don't do it at all.
 - o Reach people of all ages.
 - d. Users are “consumers”, should have input.
 - e. Hours of operation – early morning, evenings
 - f. Acoustics for Seniors – control sound.

Group #3: Sandusky Key Foundations
Wednesday, May 3, 2023, 9:00am at Erie Community Foundation
10 participants

1. What are the most important programs/spaces that the City of Sandusky should offer for community recreation?
 - a. Community Meeting space – Erie County Foundation meeting room is used often.
 - b. Tennis courts (8)
 - c. Arts Programming.
2. What challenges do you foresee in making the City Recreation/Community Center a success?
 - a. Location
 - o Access via bus, bicycle, etc.
 - o Need for 2 centers?
 - o Walking access
 - b. Ages
 - o Curriculum offered for different ages to attract and retain.
 - c. Operating Cost
 - d. "Community and Recreation" are different terms. Clarify.
 - e. Define the need: Have Boy's and Girl's Club, Nehemiah, schools, Mills.
 - o What is needed to supplement?
 - o Can we better utilize existing space? Save \$ on facilities. Need staff.
 - f. Execution = programs, funding
 - g. Cedar Point Sports Center: Utilize walking track, courts, etc.
 - o Fees for use – Foundation to provide funding.
 - o Location/Access.
 - h. Peoples' intentions vs behavior? How do we know what people will actually do?
 - i. Check with NOMS – Why did they stop services?
 - j. Short timeline for decisions. Can't get partners onboard quickly.
 - k. Will people participate in an indoor facility in the summer?
 - l. Can transportation be part of the operational levy?
 - o Kids cannot cross Rt 250 and Columbus Ave.
 - o Bus stop nearby.
 - m. Have been talking about this for 60 years – How do we make this happen now?
3. Are there opportunities for local businesses/organizations to participate in a community recreation facility?
 - a. Partner with food service – Salvation Army, OHGO
 - b. Second harvest – looking for a hub
 - c. Scholarship funds/grants
 - d. Potential for seasonal workers to utilize.

Group #4: Sandusky High School Students
Wednesday, May 3, 2023, 10:30am at Sandusky High School
18 participants

1. What kinds of programs or spaces would you like the City of Sandusky to offer in recreation/community center?
 - a. Lap swimming – cost effective.
 - b. Weight room
 - c. Dance classes
 - d. Computer lab
 - e. Activities for younger kids with older kids "biddy-ball".
 - f. Monthly tournaments – more informal, 3 on 3, etc.
 - g. Coaches training camp.
 - h. Transportation, bus service
 - i. Homework help
 - j. Tennis court
 - k. Gaga ball pit
 - l. Soccer field – multiple uses
 - m. Indoor playground
 - n. Indoor football, baseball, basketball
 - o. Indoor track (track meets)
 - p. Meeting room 50-100 people.
 - q. Mini-golf
 - r. Kids sports leagues (City).
 - s. Gathering/hanging out space
 - t. Rent out for adults
 - u. Outdoor pool.
2. Why should the City have a Recreation/Community Center?
 - a. Sandusky residents go to Norwalk, Bellevue, Fremont. Need something closer.
 - b. Exposure to sports – feed the local teams, everyone has a chance to play.
 - c. Keep kids out of trouble.
 - d. Overall improve the city with healthier people who are more involved.
 - e. Year-round sports training – be more competitive.
 - f. Make the city more attractive.
3. Do you have ideas regarding marketing for this facility?
 - a. Student discount/reduced rate.
 - b. Incentive for good report card.
 - c. Social media manager.
 - d. Work with other organizations – K-Corral, Boys & Girls Club.
 - e. Sell merchandise (t-shirts, etc)
 - f. Monthly MVP – uses the center the most. Get's free month.
 - g. Locations: Factory across from House of Donuts, East Osborn Building, somewhere near the high school.
 - h. Senior (older adult) benefits.
 - i. Silver Sneakers
 - j. Variety of membership levels – walking membership, short-term membership
 - k. Incentive memberships – free to start.

4. VOTING WITH DOLLARS

1	Indoor courts	\$4,300
2	Fitness Equipment	\$3,200
3	Indoor Track	\$2,800
4	Indoor turf field	\$2,500
5	Game room	\$2,100
6	Outdoor field	\$1,900
7	Cooking	\$1,600
8	Fitness classes	\$1,400
9	Computer lab	\$1,300
10	Community Rooms	\$1,100
11	Arts & Crafts	\$1,100
12	Splashpad	\$600

Group #5: Kids

Wednesday, May 3, 2023, 4:30pm at Mills Community Center

29 participants

1. What do you like to do at Mills?
 - a. Dodge ball
 - b. Hang out with friends.
 - c. Dance
 - d. Football
 - e. Kickball
 - f. Rapping to books.
 - g. Soccer
 - h. Baseball
 - i. Shadow boxing
 - j. Play board games
 - k. Cooking
 - l. Gym
 - m. Gaga pit
 - n. Podcasts
 - o. Sewing
 - p. Game room, pool table

2. What do you want to do that you can't at Mills?
 - a. Swimming pool
 - b. Martial arts/boxing
 - c. School basketball teams
 - d. Fitness room
 - e. Park area
 - f. Baseball
 - g. Music
 - h. Gymnastics
 - i. Nerf gun wars
 - j. Snowball fights
 - k. Laser tag
 - l. Running track, racing
 - m. Go carts
 - n. Splashpad
 - o. Events
 - p. Hide and seek
 - q. Garden
 - r. Rollerblading
 - s. Auditorium – theatre
 - t. Bowling
 - u. Zipline
 - v. Movies
 - w. Rock climbing
 - x. Mini golf
 - y. Gift shop/shoes
 - z. Fashion room
 - aa. Lemonade stand
 - bb. Computer lab
 - cc. Trampoline
 - dd. Food court
 - ee. Gaming store/PlayStation room
 - ff. Outdoor/Indoor cafeteria

-
- gg. Skate park
 - hh. Live monkeys/animals
 - ii. Field trips/Cedar Point
 - jj. Ice hockey
 - kk. Library

3. VOTING WITH DOLLARS

1	Fitness Equipment	\$5,100
2	Splashpad	\$4,700
3	Indoor turf field	\$3,600
4	Game room	\$3,400
5	Outdoor field	\$2,800
6	Arts & Crafts	\$2,700
7	Fitness classes	\$2,500
8	Indoor courts	\$2,000
9	Cooking	\$1,800
10	Computer Lab	\$1,800
11	Indoor track	\$1,800
12	Community Rooms	\$800

Group #6: Center for Cultural Awareness
Wednesday, May 3, 2023, 6:00pm at Mills Community Center
5 participants

1. What are the most important programs/spaces that the City of Sandusky should offer for community recreation?
 - a. Composting with kitchen – outside, sustainable soil
 - b. Like the current variety of program offerings – arts, fitness, wellness – there is nothing currently for 30- 40 yr olds.
 - c. Program/classes for kids/parents to do together or simultaneous programs.
 - d. Track – to complement fitness equipment.
 - e. Fitness.
 - f. Therapy pool – athletics and physical therapy, aqua aerobics, supplement to the H.S. Natatorium.
 - g. Meeting rooms with AV – rentals.
 - h. Indoor turf, generate revenue, flag football.
 - i. Indoor activity pool.
 - j. All ages – something for everyone, the whole family.
 - k. Sauna
 - l. Winter programs
 - m. Boxing
 - n. Fitness classes for Seniors
 - o. Crafts
 - p. Programs for visually impaired.
 - q. Host dances.
 - r. Outdoor gardening.
 - s. Connect the bike path to the center.
2. What challenges do you foresee in making the City Recreation/Community Center a success?
 - a. Perception that it is just for kids.
 - b. Location is key.
 - o Centrally located accessible to all sides of town.
 - o Between Hayes and Columbus (a little south of center)
 - o Jaycee Park – link to bike path
 - o American Crayon
 - c. Make sure there is a regional draw.
 - o Communicate with surrounding communities.
 - d. Bus stop nearby, transportation.
 - e. 24-hour option.
 - f. Have clear talking points.
3. Are there opportunities for local businesses/organizations to participate in a community recreation facility?
 - a. Mills to become a business incubator.
 - b. Jobs for people in the community.
 - c. Naming rights – individual rooms.
 - d. Small coffee shop/smoothies – Small business/entrepreneur.
 - e. Operational Levy – continual, sustaining.
 - f. Corporate memberships
 - g. Economic benefit, economic development.

Group #7: Key Community Leaders
Thursday, May 4, 2023, 1:00pm at Mylander Pavilion
3 participants

1. What are the most important programs/spaces that the City of Sandusky should offer for community recreation?
 - a. Not too specialized.
 - b. Flexible spaces.
 - c. Walking track.
 - d. Universal fitness equipment.
 - e. People go for socialization.
 - f. Pool is expensive.
 - g. Indoor turf.
 - h. Community activities – indoors.
 - i. High ceilings in courts/fields – don't limit activity.
 - j. Splashpad.
 - k. Cooking classes – all ages.
 - l. Community gardens – tie to curriculum.
 - m. Arts/crafts/pottery.
 - n. Couples programming.
 - o. Pickleball.
 - p. Ample parking.
2. What challenges do you foresee in making the City Recreation/Community Center a success?
 - a. Operations levy is critical.
 - b. Affordable/Scholarships.
 - c. Provide transportation after school.
 - d. 24-hour access.
 - e. How to serve the underprivileged population – make them feel welcome.
 - f. Messaging so the neighboring communities know this is for them.
3. Are there opportunities for local businesses/organizations to participate in a community recreation facility?
 - a. Ardagh Group, Huron
 - b. Mucci Farms, Huron
 - c. Work program towards membership.
 - d. Medical/therapy with hospital.
 - e. It's for the whole community.
4. What are your thoughts about a location?
 - a. Walkability.
 - b. Nehemiah Center.
 - c. Be where people are living, near neighborhood.

Group #8: Sandusky Schools Leadership
Thursday, May 4, 2023, 2:45pm at Mills Community Center
5 participants

1. What additional indoor recreation facilities do Sandusky Schools need?
 - a. Indoor turf – soccer, baseball, football (size: full basketball with side areas).
 - b. Indoor track.
 - c. Have plenty courts for the school use, not enough for community use.
 - d. Partnerships – schools.
 - e. Grants for transportation.
 - f. Collaborate with Boys and Girls Club.
 - g. Place some school programs in the Recreation/Community center.
2. What would the Sandusky Schools like to see in a City Recreation/Community Center?
 - a. Classes for school age/younger children.
 - b. Child watch – partner with students for staffing.
 - c. Introduce sports.
 - d. Maker space.
 - e. Game room / board games.
 - f. Pickleball/tennis – multi-purpose courts, more important than turf.
 - g. Fitness equipment – scale back due to other providers.
 - h. Meeting rooms.
 - i. Summer Day Camp.
 - j. Outdoor tennis courts.
 - k. Youth challenge – special needs sports, out of Westlake.
3. What do you feel is currently lacking in the offerings of community recreation in the City of Sandusky?
 - a. Competition for fitness equipment – other providers
 - b. Advertise to families – include young children 2-3 years old/K-6 programming.
 - c. Year-round family events.
 - d. Who will use the community/rec center?
 - e. Get them in the door, then keep them in the door. “You win with people.”

Group #9: Sandusky Recreation Board
Wednesday, May 10, 2023, 4:15pm at Sandusky City Hall
9 participants

1. What are the most important programs/spaces that the City of Sandusky should offer for community recreation?
 - a. Indoor track.
 - b. Fitness = Seniors.
 - c. Multi-functional spaces/flexibility.
 - d. Tennis courts – open to all (residents and schools).
 - o Pickleball. Have nets available. (2) pickleball on (1) tennis. Look at court 1.
 - e. Soccer
 - f. Indoor gym space.
 - g. Batting cage
 - h. Indoor training space.
 - i. Turf training area.
 - j. Classroom used for multiple programs.
 - k. Mental health/wellness programs.
 - l. Developmental disabilities/special needs – trained staff.
 - m. Education kitchen.
 - n. Permanent safety town space.
 - o. Fitness classes – after work.
 - p. Fitness equipment/weight room.
 - q. Locker rooms / family rooms.
 - r. Agronomist program = garden (indoor/outdoor).
 - s. Café.
2. What challenges do you foresee in making the City Recreation/Community Center a success?
 - a. Challenges:
 - o Staffing
 - o Cost
 - o Location
 - o Transportation
 - b. Opportunities:
 - o Reach the voting population.
 - o Attract tennis tournaments (minimum 8 courts).
 - o Flexibility of time (hours of operation.)
3. Are there opportunities for local businesses/organizations to participate in a community recreation facility?

Group #10:
Monday, May 22, 2023, 6:00pm at Mill School
2 participants

1. What are the most important programs/spaces that the City of Sandusky should offer for community recreation?
 - a. Walk/Run indoors.
 - b. Something educational for the kids.
 - c. Food is essential – provide food with programs.
2. What challenges do you foresee in making the City Recreation/Community Center a success?
 - a. Learn from the mistakes of YMCA.
 - b. Compete with private facilities.
 - c. Location – needed for south and west side.
 - d. Will one group monopolize it?
 - o Seniors
 - o After school kids
 - e. Hours of operation – weekends/before and after work.
 - f. Staffing.
 - g. Changing demographics – losing population.
 - h. Churches provide “community”.
3. Are there opportunities for local businesses/organizations to participate in a community recreation facility?
 - a. Cost benefit of sustainable design.
 - b. 24-hour access.
 - c. Neighborhood rehabilitation.
 - d. Attract and retain residents.
 - e. Sponsorship for events
 - o 3 on 3 street ball
 - o Activities for youth
 - o Something to look forward to
 - f. “Something to do”.

Group #11:

Tuesday, May 23, 2023, 1:30pm at Mylander Pavilion

3 participants

1. What are the most important programs/spaces that the City of Sandusky should offer for community recreation?
 - a. Location:
 - o Easily accessible, walkability.
 - o Relation to bike path.
 - b. Assembly:
 - o Large events – venue for speakers.
 - o Encourage young people.
 - c. Don't need?:
 - o Cedar Point Sports – outdoor fields, walking track.
 - d. Programming extended to the lake.
 - e. Pickleball courts.
 - f. Silver sneakers
 - g. Community/Neighborhood meetings:
 - o Baby, wedding showers
 - h. Limited food service:
 - o Vending with microwave.
 - i. Walking/Running track.
 - j. Fitness equipment
 - k. Sauna – additional fee.
 - l. Gathering place – card games.
 - m. Office space – recreation.
2. What challenges do you foresee in making the City Recreation/Community Center a success?
 - a. Specialty building/construction.
 - b. Safety and security.
 - c. November Levy
 - o Operations
 - o Campaign – need money for campaign.
 - o Know where it will go, what it will look like.
 - d. Capital funding.
3. Are there opportunities for local businesses/organizations to participate in a community recreation facility?
 - a. Can it be located on the water?
 - o Extend programming to the lake.
 - o Not near the residents.
 - b. Transportation:
 - o Collaborate with schools.
 - o Collaborate with Senior Center, Senior Living
 - c. Resident pass (Norwalk 30-40% less)
 - d. Visitor day pass
 - e. Seasonal resident pass, Air BNB
 - f. Corporate membership.
 - g. Food service vendor/sponsorship (pop-up restaurant).
 - h. Open to those who live and work in the area.
 - i. Sunday's for residents only.
 - j. Firelands Jeep car dealership on Cleveland road for sale – optional site?
 - k. Norfolk and Southern funding, good will in the community.
 - l. 2-for: opportunity to combine 2 needs in the community? Is there a need for more day care facilities?

m. Sports medicine, physical therapy.

APPENDIX C - ONLINE SURVEY RESULTS

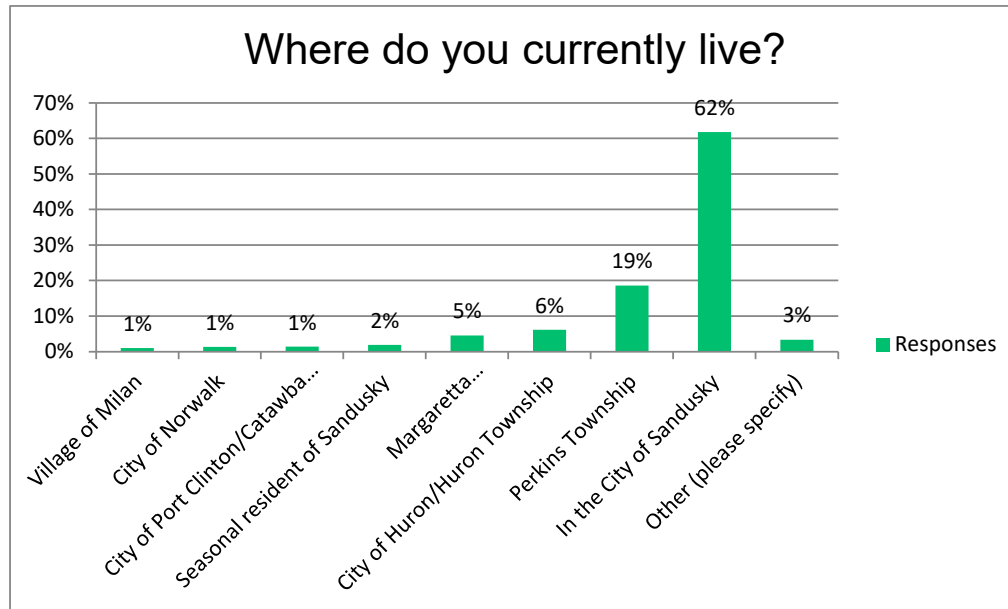
PROJECT NOTES
SANDUSKY RECREATION and COMMUNITY CENTER PHASE 1
PROJECT NO. 23042

SUBJECT: ONLINE SURVEY SUMMARY - DRAFT

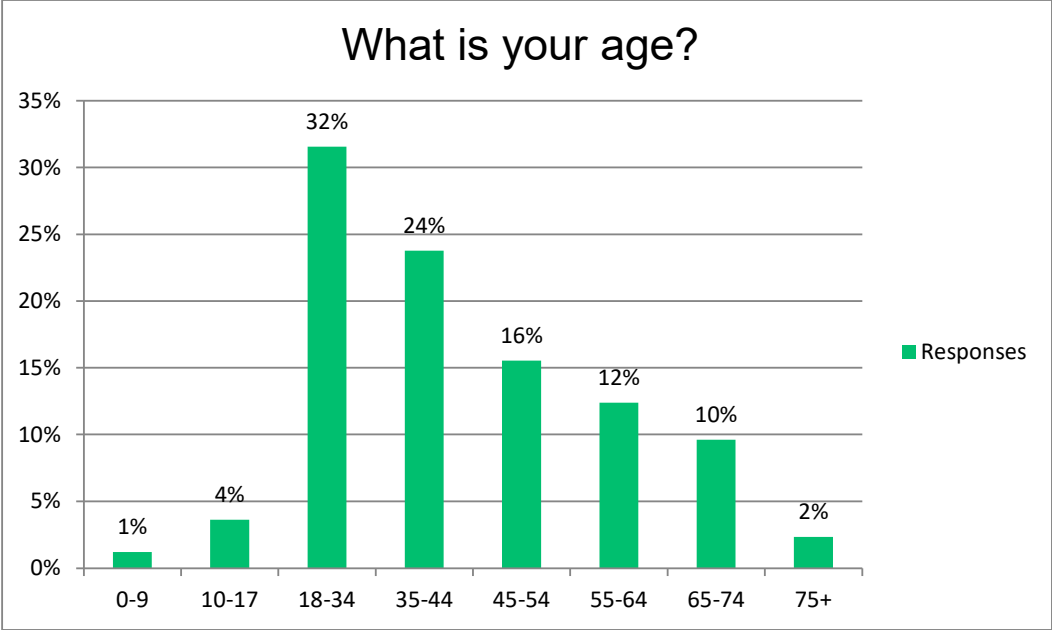


June 8, 2023

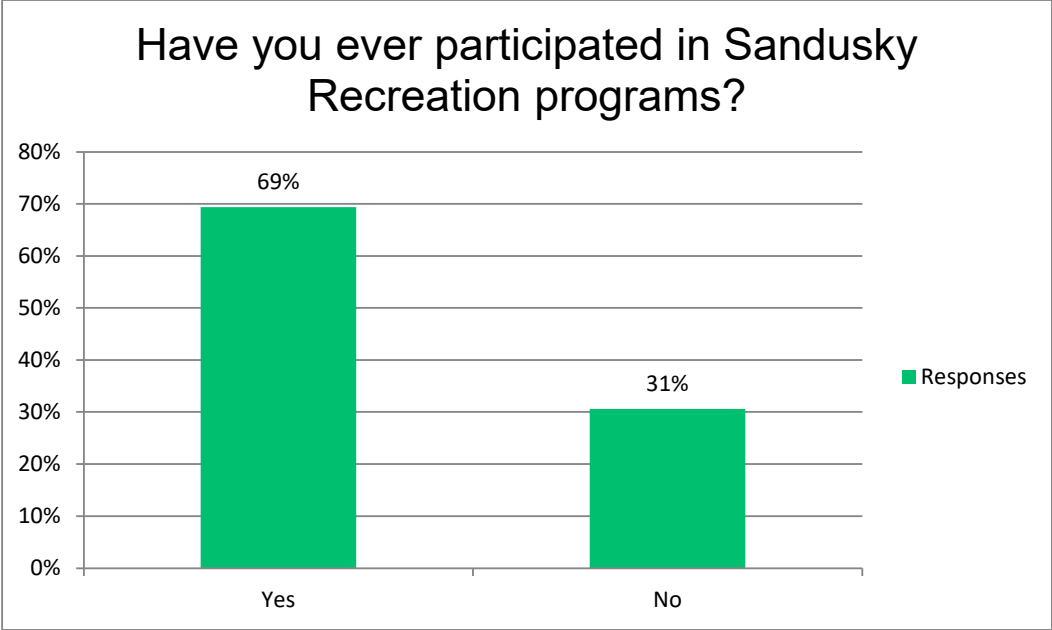
Conclusion of Survey, June 5, 2023: **2,827 responses**



Where do you currently live?		
Answer Choices	Responses	
Village of Milan	1%	29
City of Norwalk	1%	37
City of Port Clinton/Catawba Island/Danbury/Marblehead	1%	39
Seasonal resident of Sandusky	2%	52
Margaretta Township/Castalia/Bayview	5%	129
City of Huron/Huron Township	6%	173
Perkins Township	19%	526
In the City of Sandusky	62%	1747
Other (please specify)	3%	95
	Answered	2827
	Skipped	0

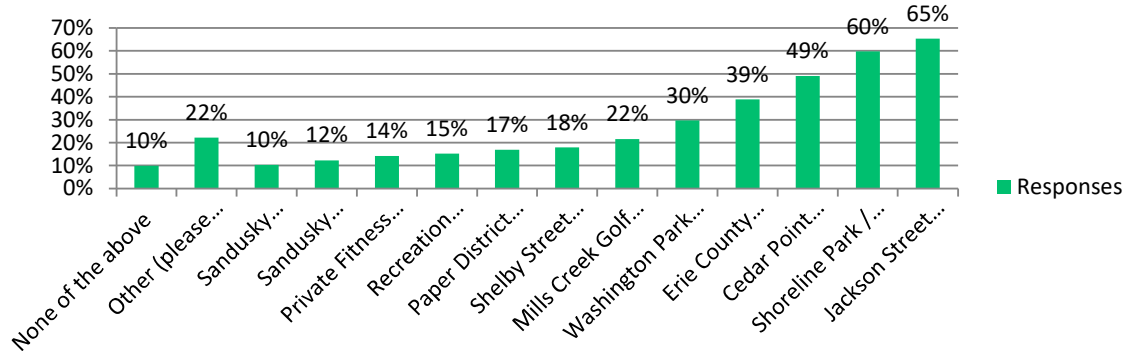


What is your age?		
Answer Choice:	Responses	
0-9	1%	34
10-17	4%	102
18-34	32%	892
35-44	24%	672
45-54	16%	439
55-64	12%	350
65-74	10%	272
75+	2%	66
	Answered	2827
	Skipped	0



Have you ever participated in Sandusky Recreation programs?					
Answer Choice:	Responses				
Yes	69%	1684			
No	31%	743			
	Answered	2427			
	Skipped	400			

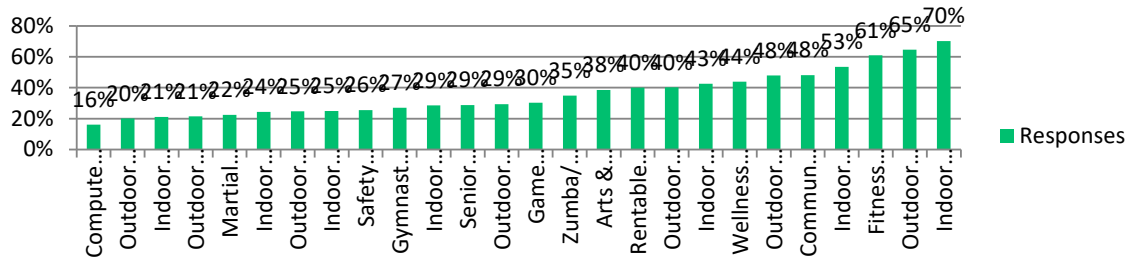
Which of the following facilities have you utilized for Recreation programs in the past year? (choose all that apply)



Which of the following facilities have you utilized for Recreation programs in the past year? (choose all that apply)

Answer Choices	Responses	
None of the above	10%	235
Other (please specify)	22%	525
Sandusky Greenhouse	10%	244
Sandusky Recreation at Mills	12%	291
Private Fitness Facility: (List in the "Other" comment below)	14%	335
Recreation Center in another City: (List on the "Other" comment below)	15%	360
Paper District Marina	17%	399
Shelby Street Boat Ramp	18%	425
Mills Creek Golf Course	22%	511
Washington Park / Neighborhood Parks	30%	703
Erie County Fairgrounds Building	39%	920
Cedar Point Sports Center or Sports Force Parks	49%	1161
Shoreline Park / Battery Park	60%	1414
Jackson Street Pier / Mylander Pavilion	65%	1545
Answered		2365
Skipped		462

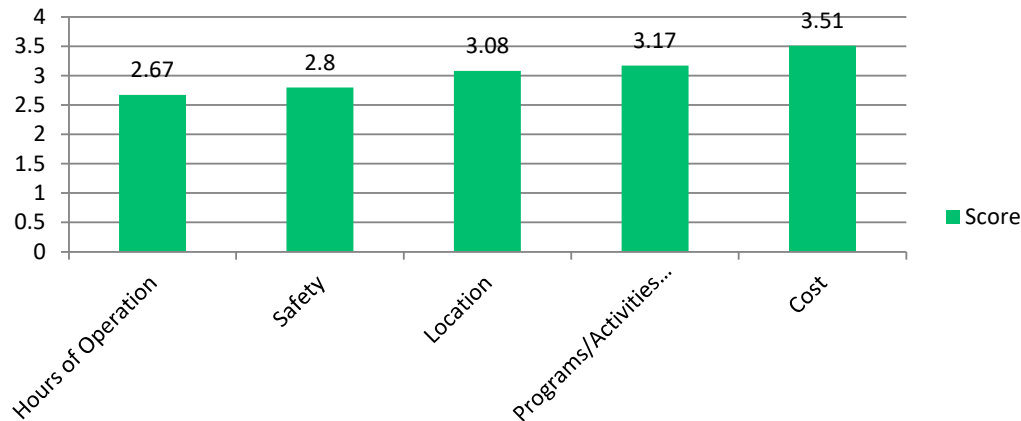
What would you like to do at a City Recreation/Community Center? (choose all that apply)



What would you like to do at a City Recreation/Community Center?

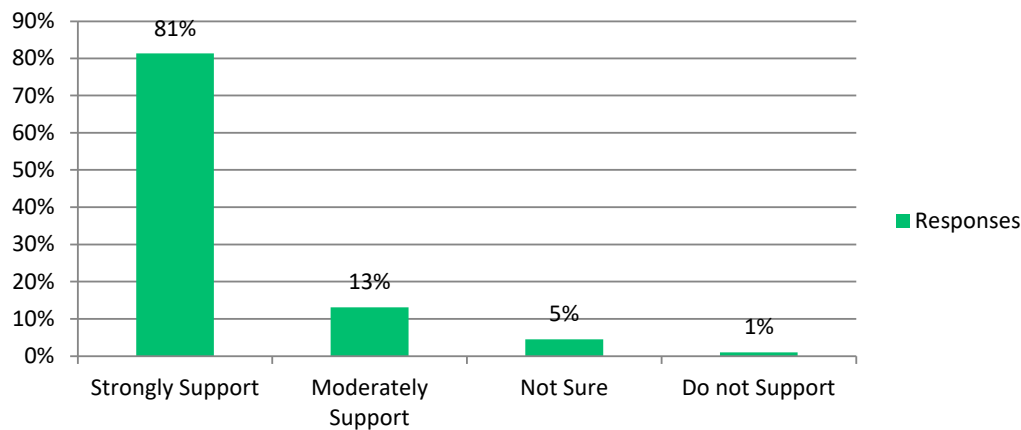
Answer Choices	Responses	
Other (please specify)	27%	645
Computer lab	16%	387
Outdoor pickleball	20%	481
Indoor tennis	21%	505
Outdoor tennis	21%	514
Martial arts	22%	539
Indoor soccer/football/baseball	24%	583
Outdoor soccer/football/baseball	25%	592
Indoor pickleball	25%	597
Safety Town	26%	614
Gymnastics	27%	648
Indoor volleyball	29%	684
Senior programming	29%	688
Outdoor basketball	29%	702
Game Room	30%	728
Zumba/Dancing	35%	837
Arts & Crafts	38%	923
Rentable community spaces	40%	963
Outdoor splash pad	40%	966
Indoor basketball	43%	1022
Wellness programs	44%	1053
Outdoor walking/running	48%	1149
Community events	48%	1154
Indoor fitness machines/weightlifting	53%	1283
Fitness classes	61%	1463
Outdoor swimming	65%	1550
Indoor walking/running track	70%	1683
Answered		2399
Skipped		428

What would influence you to use a City Recreation/Community Center?(rank 1-5 with 1 being highest priority)



Answered 2347
Skipped 480

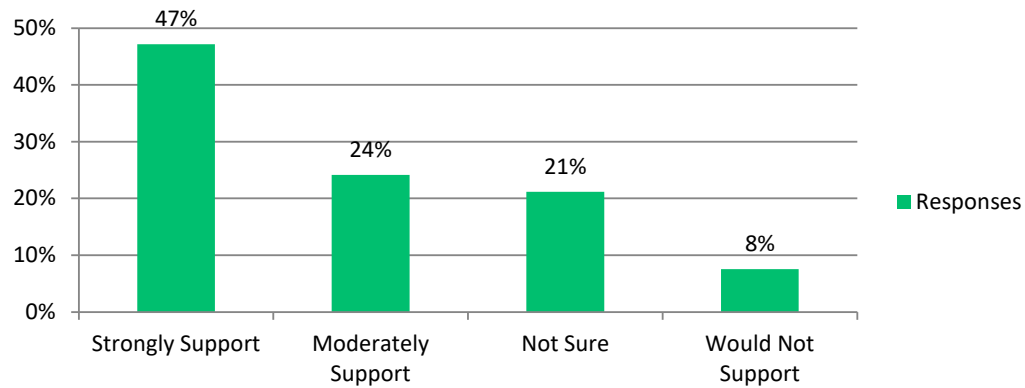
How strongly do you support the City of Sandusky building a Recreation/Community Center?



How strongly do you support the City of Sandusky building a Recreation/Community Center?

Answer Choices	Responses							
Strongly Support	81%	1891						
Moderately Support	13%	305						
Not Sure	5%	105						
Do not Support	1%	24						
	Answered	2325						
	Skipped	502						

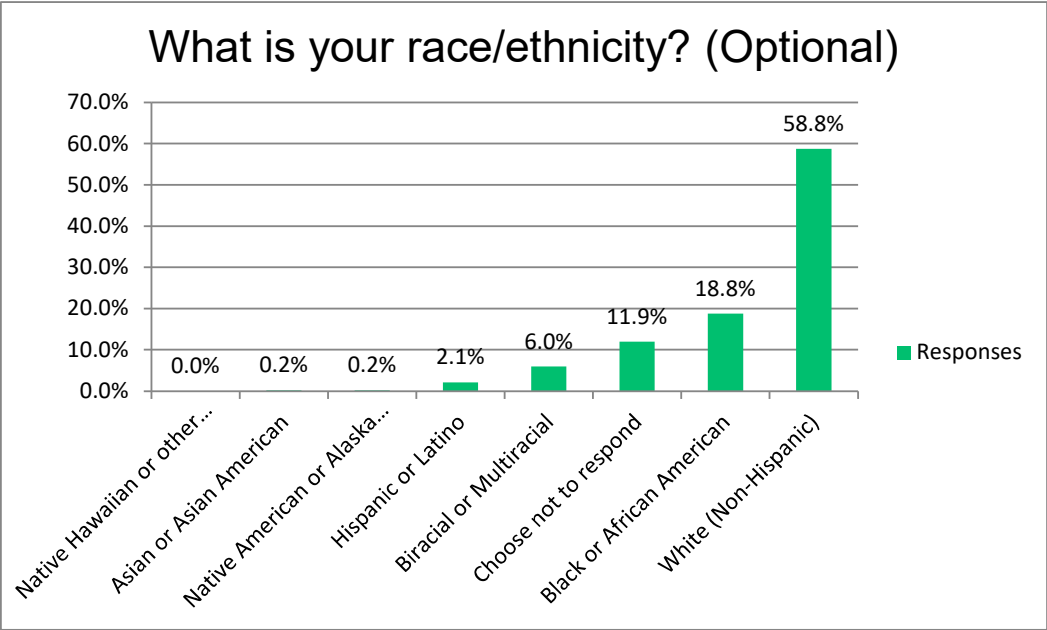
How strongly would you support (or vote for) a property tax levy to help pay for the operations of a Recreation /Community Center?



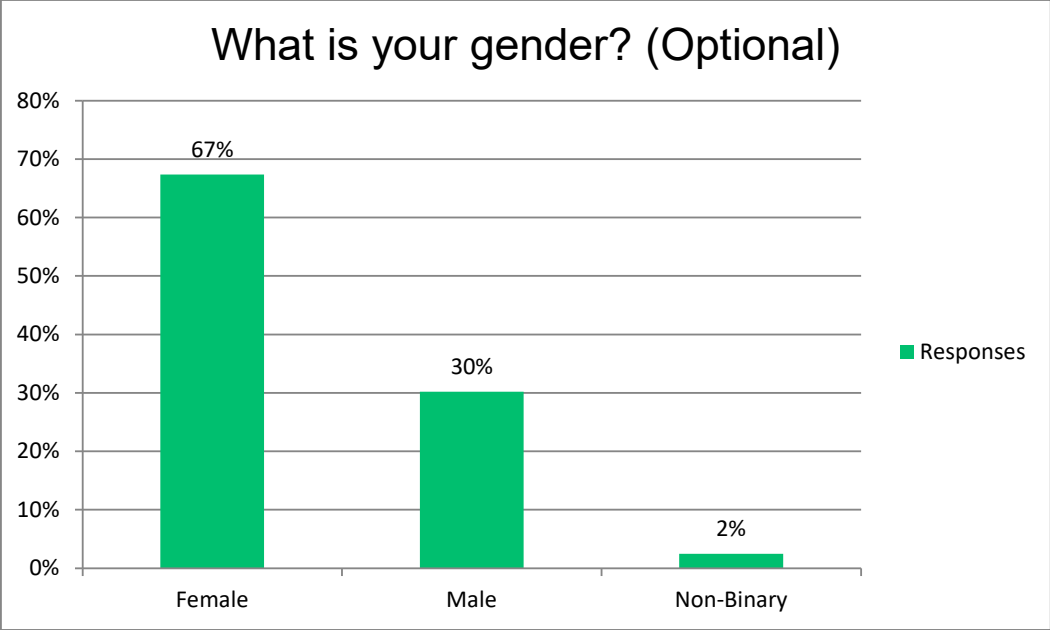
How strongly would you support (or vote for) a property tax levy to help

Answer Choices	Responses					
Strongly Support	47%	1089				
Moderately Support	24%	558				
Not Sure	21%	489				
Would Not Support	8%	174				
	Answered	2310				
	Skipped	517				

Questions added later:



What is your race/ethnicity? (Optional)		
Answer Choices	Responses	
Native Hawaiian or other Pacific Islander	0.0%	0
Asian or Asian American	0.2%	1
Native American or Alaska Native	0.2%	1
Hispanic or Latino	2.1%	12
Biracial or Multiracial	6.0%	34
Choose not to respond	11.9%	68
Black or African American	18.8%	107
White (Non-Hispanic)	58.8%	335
Other (please specify)	2.1%	12
	Answered	570
	Skipped	2257



What is your gender? (Optional)		
Answer Choice:	Responses	
Female	67%	388
Male	30%	174
Non-Binary	2%	14
	Answered	576
	Skipped	2251

APPENDIX D - DEMOGRAPHIC DATA



Demographic and Income Profile

Sandusky City, OH
Sandusky City, OH (3970380)
Geography: Place

Prepared by Esri

Summary	Census 2010	Census 2020	2023	2028
Population	25,848	25,095	24,867	24,535
Households	11,116	11,124	11,157	11,131
Families	6,436	-	6,062	5,997
Average Household Size	2.27	2.18	2.16	2.13
Owner Occupied Housing Units	5,934	-	6,206	6,221
Renter Occupied Housing Units	5,181	-	4,951	4,910
Median Age	38.1	-	39.8	40.3
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	-0.27%	0.00%	0.30%	
Households	-0.05%	0.19%	0.49%	
Families	-0.22%	0.11%	0.44%	
Owner HHs	0.05%	0.34%	0.66%	
Median Household Income	1.80%	3.07%	2.57%	
Households by Income		2023	2028	
	Number	Percent	Number	Percent
<\$15,000	1,922	17.2%	1,783	16.0%
\$15,000 - \$24,999	2,171	19.5%	2,028	18.2%
\$25,000 - \$34,999	1,200	10.8%	1,098	9.9%
\$35,000 - \$49,999	1,428	12.8%	1,426	12.8%
\$50,000 - \$74,999	1,618	14.5%	1,609	14.5%
\$75,000 - \$99,999	1,394	12.5%	1,541	13.8%
\$100,000 - \$149,999	985	8.8%	1,106	9.9%
\$150,000 - \$199,999	252	2.3%	319	2.9%
\$200,000+	187	1.7%	221	2.0%
Median Household Income		\$37,305		\$40,778
Average Household Income		\$56,695		\$63,059
Per Capita Income		\$25,488		\$28,660
Population by Age	Census 2010	Census 2020	2023	2028
	Number	Percent	Number	Percent
0 - 4	1,905	7.4%	1,568	6.3%
5 - 9	1,723	6.7%	1,578	6.3%
10 - 14	1,547	6.0%	1,527	6.1%
15 - 19	1,687	6.5%	1,436	5.8%
20 - 24	1,752	6.8%	1,392	5.6%
25 - 34	3,380	13.1%	3,372	13.6%
35 - 44	2,908	11.2%	3,063	12.3%
45 - 54	3,847	14.9%	2,695	10.8%
55 - 64	3,310	12.8%	3,418	13.7%
65 - 74	1,855	7.2%	2,822	11.3%
75 - 84	1,325	5.1%	1,394	5.6%
85+	612	2.4%	602	2.4%
Race and Ethnicity	Census 2010	Census 2020	2023	2028
	Number	Percent	Number	Percent
White Alone	18,207	70.4%	16,014	63.8%
Black Alone	5,669	21.9%	5,864	23.4%
American Indian Alone	113	0.4%	93	0.4%
Asian Alone	157	0.6%	105	0.4%
Pacific Islander Alone	7	0.0%	4	0.0%
Some Other Race Alone	270	1.0%	457	1.8%
Two or More Races	1,426	5.5%	2,558	10.2%
Hispanic Origin (Any Race)	1,276	4.9%	1,453	5.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2023



Demographic and Income Profile

Bowling Green City, OH
Bowling Green City, OH (3907972)
Geography: Place

Prepared by Esri

Census Data Summary and Projections									
Summary		Census 2010		Census 2020		2023	2028		
Population		30,252		30,808		31,242	31,499		
Households		11,376		11,847		12,077	12,259		
Families		4,838		-		4,785	4,826		
Average Household Size		2.18		2.10		2.09	2.08		
Owner Occupied Housing Units		4,685		-		4,854	4,979		
Renter Occupied Housing Units		6,691		-		7,223	7,280		
Median Age		24.1		-		24.7	24.7		
Trends: 2023-2028 Annual Rate		Area		State		National			
Population		0.16%		0.00%		0.30%			
Households		0.30%		0.19%		0.49%			
Families		0.17%		0.11%		0.44%			
Owner HHs		0.51%		0.34%		0.66%			
Median Household Income		2.08%		3.07%		2.57%			
Households by Income				2023		2028			
				Number	Percent	Number	Percent		
<\$15,000				2,370	19.6%	2,229	18.2%		
\$15,000 - \$24,999				1,348	11.2%	1,158	9.4%		
\$25,000 - \$34,999				1,363	11.3%	1,289	10.5%		
\$35,000 - \$49,999				1,702	14.1%	1,739	14.2%		
\$50,000 - \$74,999				2,051	17.0%	2,061	16.8%		
\$75,000 - \$99,999				959	7.9%	1,076	8.8%		
\$100,000 - \$149,999				1,366	11.3%	1,573	12.8%		
\$150,000 - \$199,999				497	4.1%	644	5.3%		
\$200,000+				421	3.5%	490	4.0%		
Median Household Income				\$42,253		\$46,839			
Average Household Income				\$65,638		\$73,762			
Per Capita Income				\$26,140		\$29,468			
Population by Age		Census 2010		2023		2028			
		Number	Percent	Number	Percent	Number	Percent		
0 - 4		1,261	4.2%	1,118	3.6%	1,153	3.7%		
5 - 9		1,083	3.6%	1,017	3.3%	996	3.2%		
10 - 14		985	3.3%	973	3.1%	949	3.0%		
15 - 19		4,471	14.8%	4,107	13.1%	4,084	13.0%		
20 - 24		8,919	29.5%	9,037	28.9%	9,044	28.7%		
25 - 34		3,620	12.0%	3,951	12.6%	3,789	12.0%		
35 - 44		2,205	7.3%	2,408	7.7%	2,538	8.1%		
45 - 54		2,559	8.5%	2,106	6.7%	2,159	6.9%		
55 - 64		2,433	8.0%	2,570	8.2%	2,338	7.4%		
65 - 74		1,314	4.3%	2,197	7.0%	2,243	7.1%		
75 - 84		933	3.1%	1,218	3.9%	1,580	5.0%		
85+		469	1.6%	540	1.7%	626	2.0%		
Race and Ethnicity		Census 2010		Census 2020		2023		2028	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		26,604	87.9%	25,592	83.1%	25,787	82.5%	25,492	80.9%
Black Alone		1,855	6.1%	1,702	5.5%	1,710	5.5%	1,784	5.7%
American Indian Alone		64	0.2%	80	0.3%	86	0.3%	95	0.3%
Asian Alone		628	2.1%	752	2.4%	817	2.6%	948	3.0%
Pacific Islander Alone		11	0.0%	6	0.0%	7	0.0%	11	0.0%
Some Other Race Alone		442	1.5%	614	2.0%	668	2.1%	759	2.4%
Two or More Races		648	2.1%	2,062	6.7%	2,167	6.9%	2,410	7.7%
Hispanic Origin (Any Race)		1,450	4.8%	2,176	7.1%	2,314	7.4%	2,612	8.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2023



Demographic and Income Profile

Bowling Green City, OH
Bowling Green City, OH (3907972)
Geography: Place

Prepared by Esri

Summary	Census 2010		Census 2020		2023	2028	
Population	30,252		30,808		31,242	31,499	
Households	11,376		11,847		12,077	12,259	
Families	4,838		-		4,785	4,826	
Average Household Size	2.18		2.10		2.09	2.08	
Owner Occupied Housing Units	4,685		-		4,854	4,979	
Renter Occupied Housing Units	6,691		-		7,223	7,280	
Median Age	24.1		-		24.7	24.7	
Trends: 2023-2028 Annual Rate		Area		State		National	
Population	0.16%		0.00%		0.30%		
Households	0.30%		0.19%		0.49%		
Families	0.17%		0.11%		0.44%		
Owner HHs	0.51%		0.34%		0.66%		
Median Household Income	2.08%		3.07%		2.57%		
Households by Income			Number	Percent	Number	Percent	
	<\$15,000		2,370	19.6%	2,229	18.2%	
	\$15,000 - \$24,999		1,348	11.2%	1,158	9.4%	
	\$25,000 - \$34,999		1,363	11.3%	1,289	10.5%	
	\$35,000 - \$49,999		1,702	14.1%	1,739	14.2%	
	\$50,000 - \$74,999		2,051	17.0%	2,061	16.8%	
	\$75,000 - \$99,999		959	7.9%	1,076	8.8%	
	\$100,000 - \$149,999		1,366	11.3%	1,573	12.8%	
	\$150,000 - \$199,999		497	4.1%	644	5.3%	
	\$200,000+		421	3.5%	490	4.0%	
Median Household Income		\$42,253		\$46,839			
Average Household Income		\$65,638		\$73,762			
Per Capita Income		\$26,140		\$29,468			
Population by Age	Census 2010		2023		2028		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,261 4.2%	1,118 3.6%	1,153 3.7%			
	5 - 9	1,083 3.6%	1,017 3.3%	996 3.2%			
	10 - 14	985 3.3%	973 3.1%	949 3.0%			
	15 - 19	4,471 14.8%	4,107 13.1%	4,084 13.0%			
	20 - 24	8,919 29.5%	9,037 28.9%	9,044 28.7%			
	25 - 34	3,620 12.0%	3,951 12.6%	3,789 12.0%			
	35 - 44	2,205 7.3%	2,408 7.7%	2,538 8.1%			
	45 - 54	2,559 8.5%	2,106 6.7%	2,159 6.9%			
	55 - 64	2,433 8.0%	2,570 8.2%	2,338 7.4%			
	65 - 74	1,314 4.3%	2,197 7.0%	2,243 7.1%			
	75 - 84	933 3.1%	1,218 3.9%	1,580 5.0%			
	85+	469 1.6%	540 1.7%	626 2.0%			
	Race and Ethnicity	Census 2010		Census 2020		2023	
Number		Percent	Number	Percent	Number	Percent	Number
White Alone		26,604 87.9%	25,592 83.1%	25,787 82.5%	25,492 80.9%		
Black Alone		1,855 6.1%	1,702 5.5%	1,710 5.5%	1,784 5.7%		
American Indian Alone		64 0.2%	80 0.3%	86 0.3%	95 0.3%		
Asian Alone		628 2.1%	752 2.4%	817 2.6%	948 3.0%		
Pacific Islander Alone		11 0.0%	6 0.0%	7 0.0%	11 0.0%		
Some Other Race Alone		442 1.5%	614 2.0%	668 2.1%	759 2.4%		
Two or More Races		648 2.1%	2,062 6.7%	2,167 6.9%	2,410 7.7%		
Hispanic Origin (Any Race)		1,450 4.8%	2,176 7.1%	2,314 7.4%	2,612 8.3%		

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2023



Demographic and Income Profile

Fremont City, OH
Fremont City, OH (3928826)
Geography: Place

Prepared by Esri

Summary	Census 2010		Census 2020		2023	2028		
Population	16,814		15,930		15,864	15,824		
Households	6,719		6,768		6,811	6,867		
Families	4,210		-		4,013	4,036		
Average Household Size	2.46		2.29		2.27	2.25		
Owner Occupied Housing Units	4,033		-		3,896	3,988		
Renter Occupied Housing Units	2,686		-		2,915	2,879		
Median Age	35.9		-		38.6	38.7		
Trends: 2023-2028 Annual Rate		Area		State		National		
Population	-0.05%		0.00%		0.30%			
Households	0.16%		0.19%		0.49%			
Families	0.11%		0.11%		0.44%			
Owner HHs	0.47%		0.34%		0.66%			
Median Household Income	1.55%		3.07%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
	<\$15,000		941	13.8%	895	13.0%		
	\$15,000 - \$24,999		760	11.2%	719	10.5%		
	\$25,000 - \$34,999		877	12.9%	787	11.5%		
	\$35,000 - \$49,999		1,130	16.6%	1,114	16.2%		
	\$50,000 - \$74,999		1,263	18.5%	1,232	17.9%		
	\$75,000 - \$99,999		765	11.2%	851	12.4%		
	\$100,000 - \$149,999		817	12.0%	935	13.6%		
	\$150,000 - \$199,999		158	2.3%	213	3.1%		
\$200,000+		100	1.5%	121	1.8%			
Median Household Income			\$44,933		\$48,529			
Average Household Income			\$61,668		\$68,313			
Per Capita Income			\$26,515		\$29,684			
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4	1,305	7.8%	1,073	6.8%	1,063	6.7%	
	5 - 9	1,292	7.7%	1,101	6.9%	1,108	7.0%	
	10 - 14	1,156	6.9%	1,036	6.5%	1,104	7.0%	
	15 - 19	1,142	6.8%	965	6.1%	976	6.2%	
	20 - 24	1,018	6.1%	956	6.0%	934	5.9%	
	25 - 34	2,305	13.7%	2,092	13.2%	2,002	12.7%	
	35 - 44	1,999	11.9%	2,007	12.7%	1,941	12.3%	
	45 - 54	2,397	14.3%	1,757	11.1%	1,846	11.7%	
	55 - 64	1,903	11.3%	2,015	12.7%	1,725	10.9%	
	65 - 74	1,146	6.8%	1,602	10.1%	1,685	10.6%	
	75 - 84	759	4.5%	888	5.6%	1,015	6.4%	
	85+	390	2.3%	372	2.3%	425	2.7%	
	Race and Ethnicity	Census 2010		Census 2020		2023		2028
Number		Percent	Number	Percent	Number	Percent	Percent	
White Alone		13,720	81.6%	11,565	72.6%	11,488	72.4%	69.9%
Black Alone		1,288	7.7%	1,478	9.3%	1,377	8.7%	9.1%
American Indian Alone		39	0.2%	104	0.7%	103	0.6%	0.7%
Asian Alone		55	0.3%	61	0.4%	70	0.4%	0.4%
Pacific Islander Alone		3	0.0%	5	0.0%	5	0.0%	0.0%
Some Other Race Alone		884	5.3%	913	5.7%	946	6.0%	6.5%
Two or More Races		825	4.9%	1,804	11.3%	1,875	11.8%	13.3%
Hispanic Origin (Any Race)		2,669	15.9%	2,891	18.1%	3,059	19.3%	20.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2023



Demographic and Income Profile

Massillon City, OH
Massillon City, OH (3948244)
Geography: Place

Prepared by Esri

Summary	Census 2010		Census 2020		2023	2028				
Population	32,533		32,146		31,831	31,343				
Households	13,306		13,625		13,643	13,601				
Families	8,381		-		8,163	8,105				
Average Household Size	2.38		2.31		2.28	2.25				
Owner Occupied Housing Units	8,882		-		8,722	8,797				
Renter Occupied Housing Units	4,423		-		4,921	4,804				
Median Age	40.1		-		42.1	42.6				
Trends: 2023-2028 Annual Rate		Area		State		National				
Population		-0.31%		0.00%		0.30%				
Households		-0.06%		0.19%		0.49%				
Families		-0.14%		0.11%		0.44%				
Owner HHs		0.17%		0.34%		0.66%				
Median Household Income		2.32%		3.07%		2.57%				
Households by Income			2023		2028					
			Number	Percent	Number	Percent				
<\$15,000			1,385	10.2%	1,200	8.8%				
\$15,000 - \$24,999			1,323	9.7%	1,059	7.8%				
\$25,000 - \$34,999			1,553	11.4%	1,376	10.1%				
\$35,000 - \$49,999			2,293	16.8%	2,119	15.6%				
\$50,000 - \$74,999			2,623	19.2%	2,536	18.6%				
\$75,000 - \$99,999			1,947	14.3%	2,108	15.5%				
\$100,000 - \$149,999			1,701	12.5%	2,117	15.6%				
\$150,000 - \$199,999			560	4.1%	783	5.8%				
\$200,000+			258	1.9%	303	2.2%				
Median Household Income			\$51,717		\$58,015					
Average Household Income			\$68,927		\$79,049					
Per Capita Income			\$29,579		\$34,339					
Population by Age			Census 2010		2023		2028			
			Number	Percent	Number	Percent	Number	Percent		
0 - 4			2,057	6.3%	1,747	5.5%	1,723	5.5%		
5 - 9			1,977	6.1%	1,800	5.7%	1,774	5.7%		
10 - 14			2,028	6.2%	1,895	6.0%	1,927	6.1%		
15 - 19			2,263	7.0%	1,802	5.7%	1,829	5.8%		
20 - 24			1,809	5.6%	1,786	5.6%	1,636	5.2%		
25 - 34			4,119	12.7%	4,055	12.7%	3,772	12.0%		
35 - 44			3,957	12.2%	3,977	12.5%	3,930	12.5%		
45 - 54			4,815	14.8%	3,689	11.6%	3,699	11.8%		
55 - 64			4,091	12.6%	4,332	13.6%	3,830	12.2%		
65 - 74			2,687	8.3%	3,792	11.9%	3,845	12.3%		
75 - 84			1,888	5.8%	2,125	6.7%	2,457	7.8%		
85+			841	2.6%	831	2.6%	921	2.9%		
Race and Ethnicity			Census 2010		Census 2020		2023		2028	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			28,471	87.5%	26,654	82.9%	26,152	82.2%	25,242	80.5%
Black Alone			2,808	8.6%	2,531	7.9%	2,546	8.0%	2,614	8.3%
American Indian Alone			92	0.3%	140	0.4%	152	0.5%	155	0.5%
Asian Alone			126	0.4%	126	0.4%	136	0.4%	137	0.4%
Pacific Islander Alone			10	0.0%	8	0.0%	9	0.0%	9	0.0%
Some Other Race Alone			175	0.5%	480	1.5%	523	1.6%	587	1.9%
Two or More Races			851	2.6%	2,207	6.9%	2,313	7.3%	2,599	8.3%
Hispanic Origin (Any Race)			647	2.0%	1,146	3.6%	1,217	3.8%	1,336	4.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2023



Demographic and Income Profile

Norwalk City, OH
Norwalk City, OH (3957302)
Geography: Place

Prepared by Esri

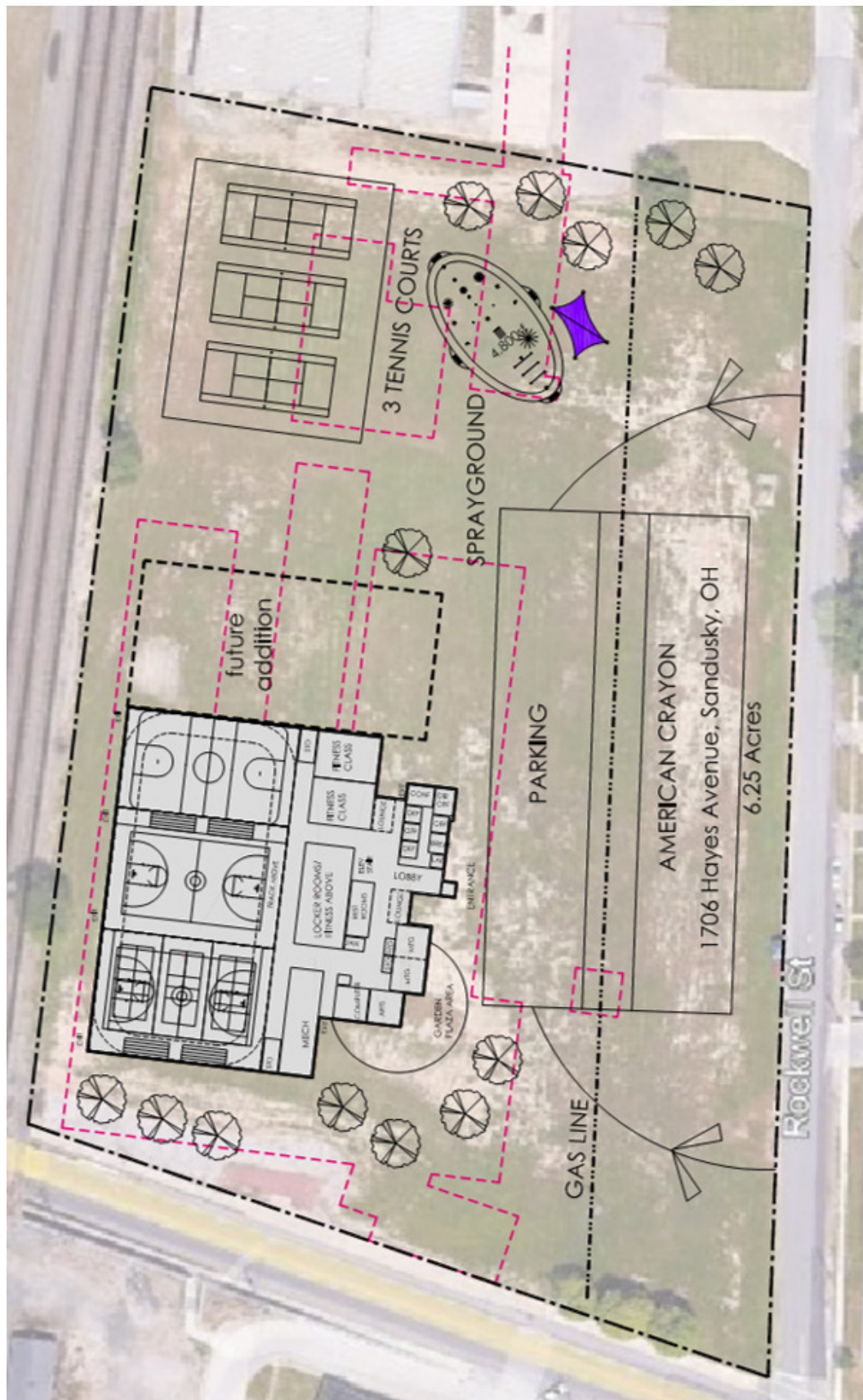
Summary	Census 2010		Census 2020		2023	2028		
Population	17,197		17,068		16,728	16,573		
Households	6,846		7,169		7,191	7,225		
Families	4,540		-		4,454	4,459		
Average Household Size	2.46		2.35		2.29	2.26		
Owner Occupied Housing Units	4,269		-		4,635	4,751		
Renter Occupied Housing Units	2,577		-		2,556	2,474		
Median Age	37.1		-		39.2	39.7		
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	-0.19%		0.00%		0.30%			
Households	0.09%		0.19%		0.49%			
Families	0.02%		0.11%		0.44%			
Owner HHs	0.50%		0.34%		0.66%			
Median Household Income	1.43%		3.07%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			822	11.4%	763	10.6%		
\$15,000 - \$24,999			556	7.7%	520	7.2%		
\$25,000 - \$34,999			656	9.1%	583	8.1%		
\$35,000 - \$49,999			1,137	15.8%	1,077	14.9%		
\$50,000 - \$74,999			1,463	20.3%	1,421	19.7%		
\$75,000 - \$99,999			1,142	15.9%	1,216	16.8%		
\$100,000 - \$149,999			922	12.8%	1,052	14.6%		
\$150,000 - \$199,999			310	4.3%	384	5.3%		
\$200,000+			183	2.5%	209	2.9%		
Median Household Income			\$55,259		\$59,322			
Average Household Income			\$72,919		\$80,616			
Per Capita Income			\$31,369		\$35,168			
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,271	7.4%	1,075	6.4%	1,065	6.4%		
5 - 9	1,190	6.9%	1,069	6.4%	1,048	6.3%		
10 - 14	1,247	7.3%	1,117	6.7%	1,082	6.5%		
15 - 19	1,226	7.1%	1,018	6.1%	1,026	6.2%		
20 - 24	1,034	6.0%	963	5.8%	952	5.7%		
25 - 34	2,198	12.8%	2,227	13.3%	2,104	12.7%		
35 - 44	2,174	12.6%	2,089	12.5%	2,082	12.6%		
45 - 54	2,390	13.9%	1,958	11.7%	1,858	11.2%		
55 - 64	2,002	11.6%	2,117	12.7%	1,949	11.8%		
65 - 74	1,180	6.9%	1,742	10.4%	1,876	11.3%		
75 - 84	855	5.0%	932	5.6%	1,098	6.6%		
85+	428	2.5%	421	2.5%	433	2.6%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	15,902	92.5%	14,755	86.4%	14,337	85.7%	13,977	84.3%
Black Alone	301	1.8%	318	1.9%	312	1.9%	318	1.9%
American Indian Alone	41	0.2%	60	0.4%	61	0.4%	61	0.4%
Asian Alone	80	0.5%	117	0.7%	110	0.7%	124	0.7%
Pacific Islander Alone	2	0.0%	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	521	3.0%	483	2.8%	514	3.1%	576	3.5%
Two or More Races	350	2.0%	1,332	7.8%	1,391	8.3%	1,514	9.1%
Hispanic Origin (Any Race)	1,193	6.9%	1,480	8.7%	1,552	9.3%	1,718	10.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2023

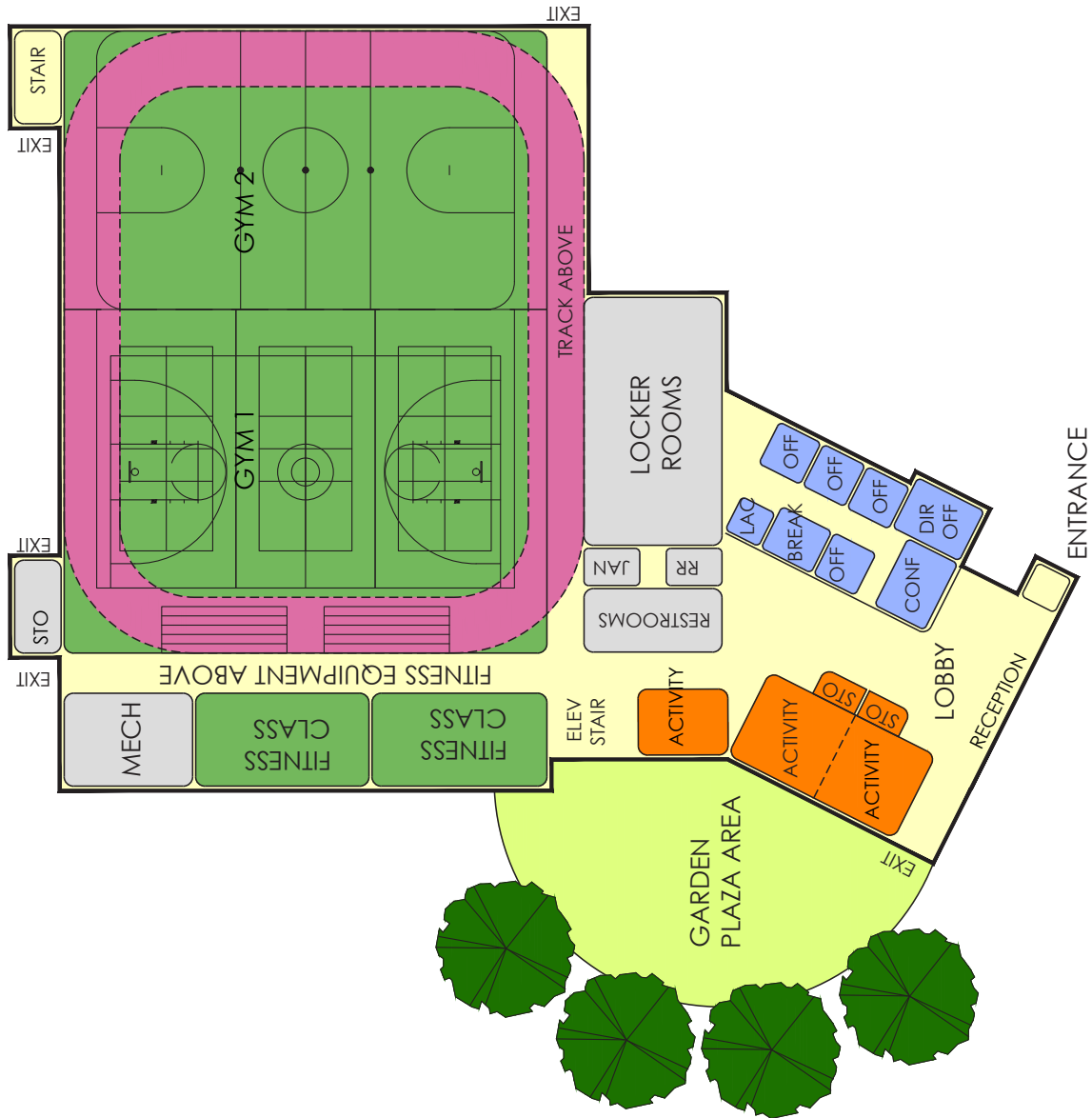
APPENDIX E - ALTERNATE SITE & BUILDING CONCEPTS



American Crayon Option 2



American Crayon Site Plan Concept Option 3



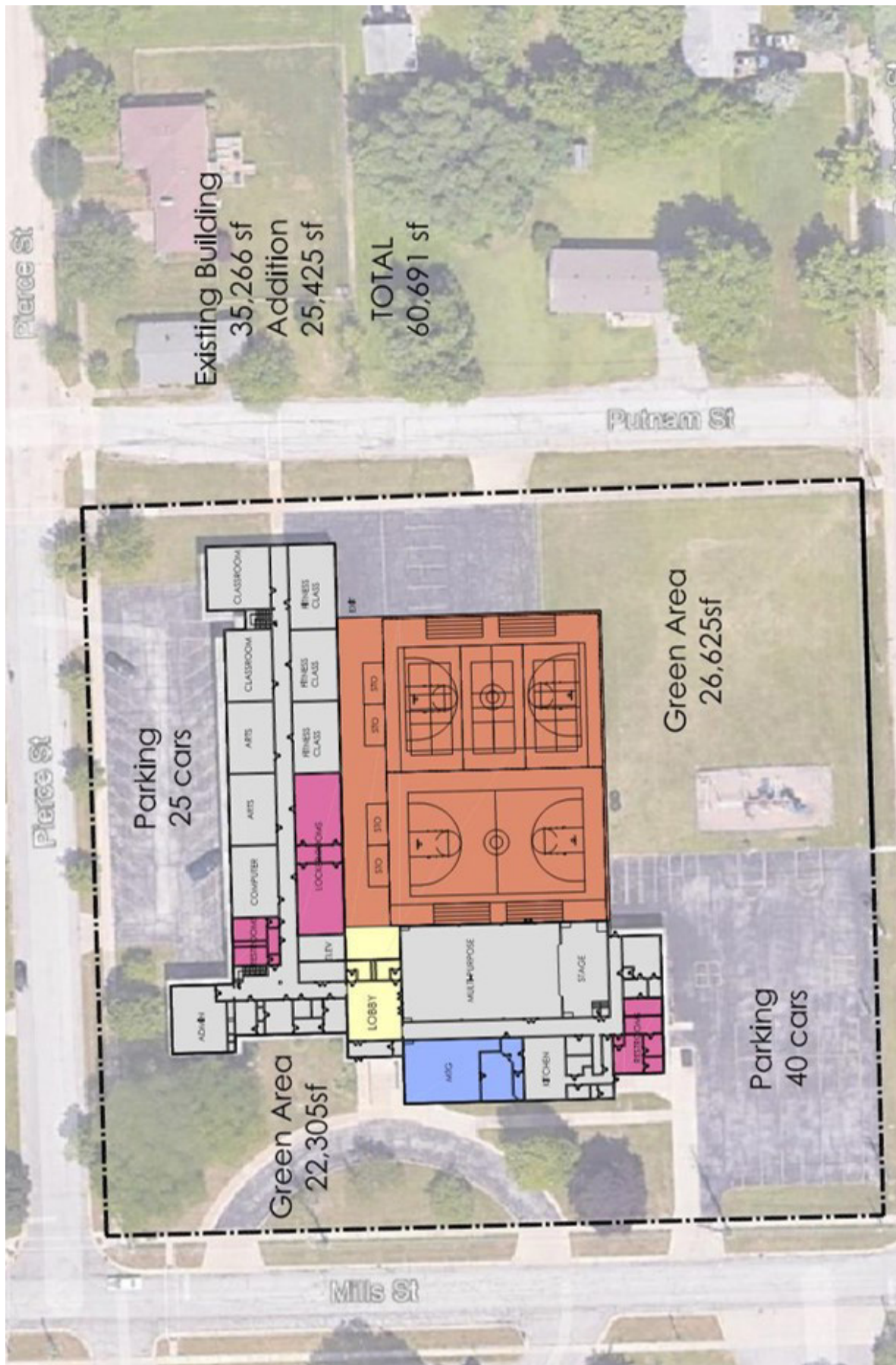
American Crayon Floor Plan



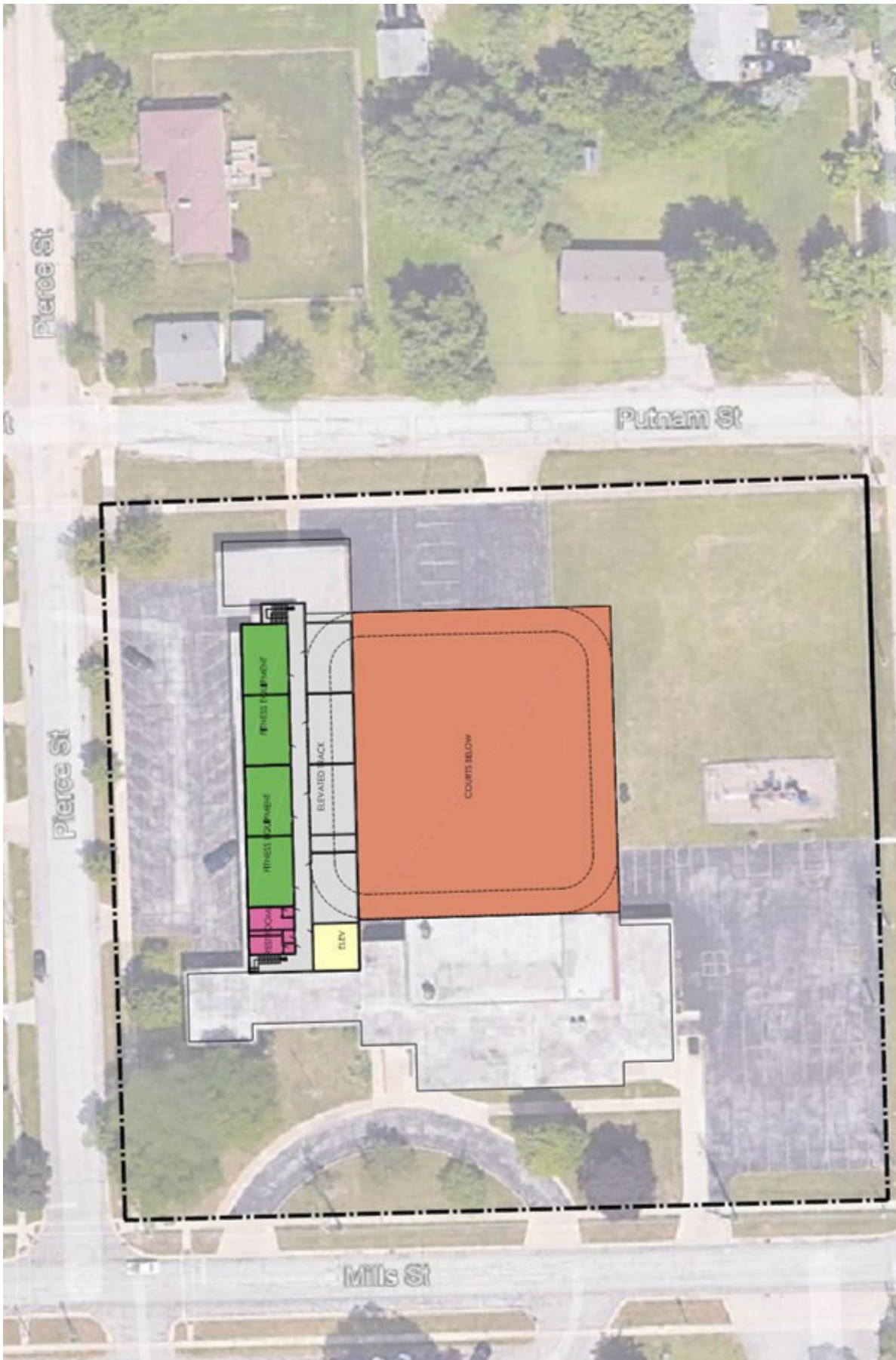
Jaycee Park Option 2



Jaycee Park Option 3



Mills Renovation - Floor 1



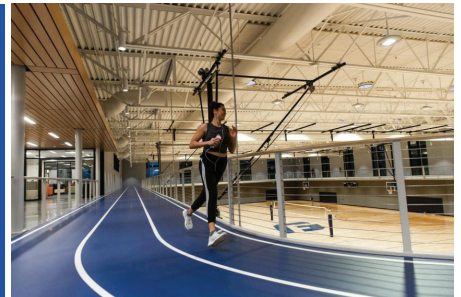
Mills Renovation - Floor 2

APPENDIX F - RECREATION CENTER RECOMMENDATIONS



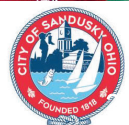
Site Selection and Conceptual Design

Citizen Engagement	Reached 3,466 people
Case Studies	4 facilities visited
Building and Site Program	3 options of scope
Site Selection	4 sites considered
Opinion of Probable Cost	3 options of scale
Concept Planning	Site & Building layouts
Operating Cost	Expense/Revenue



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2



Citizen Engagement What we heard

Online Survey	2,827 respondents
Stakeholder Groups	11 groups 91 participants
Kids Fest	548 participants



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3



Online Survey

2,827 responses!

Where do you live?	62% Sandusky 19% Perkins Township
What is your age?	56% between 18-44 yrs old 38% between 45-74 yrs old
Support for the facility?	81% of all respondents strongly support 83% of Sandusky residents strongly support
Support for an operational levy? (City residents only)	48% strongly support 25% moderately support 19% not sure 8% would not support

73%



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4



Online Survey

What would you like to do at a City Recreation Center?

Answer Choices	Responses	
Indoor walking/running track	70%	1683
Outdoor swimming	65%	1550
Fitness classes	61%	1463
Indoor fitness machines/weightlifting	53%	1283
Community events	48%	1154
Outdoor walking/running	48%	1149
Wellness programs	44%	1053
Indoor basketball	43%	1022
Outdoor splash pad	40%	966
Rentable community spaces	40%	963
Arts & Crafts	38%	923
Zumba/Dancing	35%	837
Game Room	30%	728
Outdoor basketball	29%	702
Senior programming	29%	688
Indoor volleyball	29%	684
Gymnastics	27%	648
Other (please specify)	27%	645
Safety Town	26%	614
Indoor pickleball	25%	597
Outdoor soccer/football/baseball	25%	592
Indoor soccer/football/baseball	24%	583
Martial arts	22%	539
Outdoor tennis	21%	514
Indoor tennis	21%	505
Outdoor pickleball	20%	481
Computer lab	16%	387
Answered		2399
Skipped		428

TOP TEN

1. Indoor walking/running track
- (2. Outdoor swimming)
3. Fitness classes
4. Indoor fitness machines/weightlifting
5. Community Events
6. Outdoor walking/running
7. Wellness programs
8. Indoor basketball
- (9. Outdoor splash pad)
10. Rentable community spaces

(Outdoor water feature may be considered as part of continued design process)



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Stakeholders

Why should the City have a Recreation Center?

- Wellness, fitness, sports, community gathering – for the local community.
- Attract and retain residents.
- Give kids a place to go, something to do.

Challenges

- Cost:
 - Cost to build
 - Cost to operate
 - Cost to participate
 - Cost of marketing
- Hours of operation
- Location
- Communicate plan

Opportunities

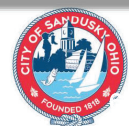
- Sports training
- Physical therapy
- Variety of membership
- Jobs
- Partnerships
 - Hospital
 - Non-profits
 - Schools
 - Corporations

Community Leaders
Community Foundations
School Representatives
Recreation Board
High School Students
Afterschool Participants
at Mills



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6



Case Studies

Identified four communities with similar demographics to Sandusky that have Recreation Centers:

Bowling Green Community Center

79,000sf, built 2005, no pool

Fremont Recreation Center

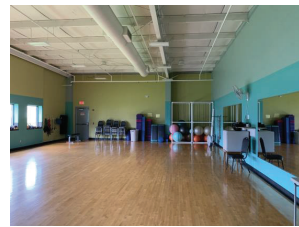
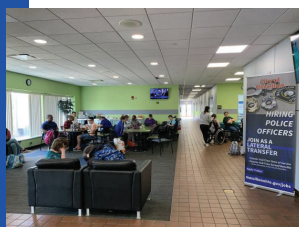
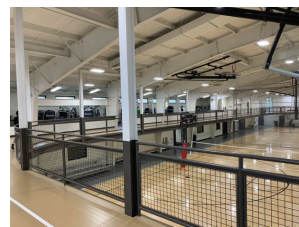
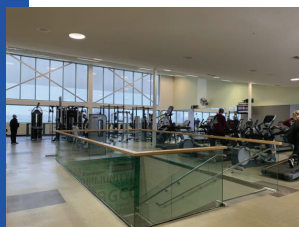
59,000sf, built 2000, outdoor pool, ice rink

Massillon Recreation Center

69,000sf, built 2002, indoor pool

Norwalk Ernsthausen Recreation Center

59,000sf, built 1989, indoor pool, outdoor pool



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What can it include?

OPTION 1: 83,000sf

Large Community Room
4 Classrooms
4 Exercise Rooms
Fitness Equipment
2 basketball courts
2 multi-purpose courts
1 turf field
Indoor track: 1/8 mi

OPTION 2: 49,000sf

2 Community Rooms
2 Classrooms
2 Exercise Rooms
Fitness Equipment
2 basketball courts
1 turf field
Indoor track: 1/10 mi

OPTION 3: 36,000sf

2 Community Rooms
1 Classrooms
2 Exercise Rooms
Fitness Equipment
1 basketball court
1 turf field
Indoor track: 1/12 mi

In addition to: office space, restrooms, locker rooms



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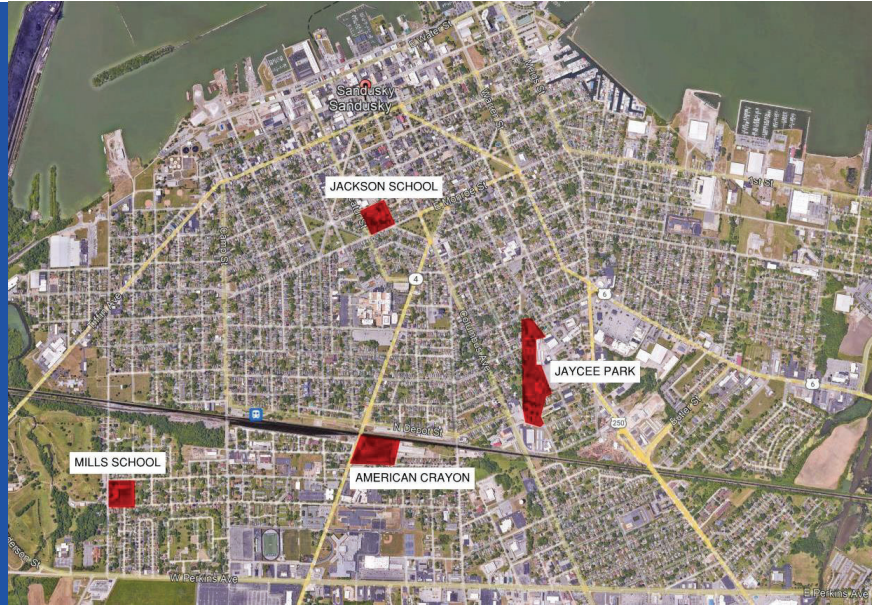


Where can it go?

Considered 7 locations.

Narrowed to four:

Jackson School
Mills School
American Crayon site
Jaycee Park



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Site Selection

Rank	Map Location	Site Name	Acres	Cost Factors				Function Factors				Community Factors				Total Points	Other Considerations
				Land Cost	Utilities Available	Environmental Conditions**	Construction Cost	Site Size / Program compliance	Zoning	Future Expansion	Availability	Central Location	Traffic Impact	Visual Impact	Walkability	Public Transportation	
		Weight		2	2	1	1	2	1	1	1	2	1	1	1	1	
		Potential Sites															
1		Jaycee Park	1.1	10	5	10	5	10	10	10	10	8	6	8	5	5	135 Zoned PF, Acquisition parcel Zoned RB
2		American Crayon Site	6.2	10	5	3	1	10	3	10	10	10	8	8	7	10	130 Zoned LM (Limited Manufacturing) - need variance
3		Mills School	3.8	5	10	5	5	5	10	5	5	4	5	5	6	1	95 Zoned PF
4		Jackson School	1.88	5	10	1	5	1	10	1	3	6	2	5	8	10	89 Zoned PF and R2F
Notes:																	
** Environmental Concerns are based on Professionals Opinion of potential risk. If property purchase is proposed, an Environmental Phase 1 Assessment should be conducted before																	
**Soil Conditions of each site are beyond the professionals ability to determine from visual inspection. If property purchase is proposed, a Geotechnical Exploration Report should be conducted before purchase.																	
																Ranking:	
																0	
																1	
																5	
																10	



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Site Selection

Jaycee Park:

City-owned
Centrally located
Plenty of land

Adjacent to residences

American Crayon:

City-owned
Centrally located
Plenty of land
Near schools

Site preparation adds \$1-
\$1.5m construction cost

Mills School:

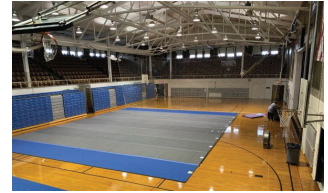
Currently used by City
Strong neighborhood
Enough land for now

Purchase from Schools
Not centrally located
No expansion

Jackson School:

Large gymnasium
Indoor pool - to upgrade

Purchase from Schools
Use of balcony?
Need ADA accessibility
Limited parking
No expansion



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What might it cost to build?

OPTION 1: 83,000sf

Large Community Room
4 Classrooms
4 Exercise Rooms
Fitness Equipment
2 basketball courts
2 multi-purpose courts
1 turf field
Indoor track: 1/8 mi

\$32,450,000

OPTION 2: 49,000sf

2 Community Rooms
2 Classrooms
2 Exercise Rooms
Fitness Equipment
2 basketball courts
1 turf field
Indoor track: 1/10 mi

\$18,567,000

OPTION 3: 36,000sf

2 Community Rooms
1 Classrooms
2 Exercise Rooms
Fitness Equipment
1 basketball court
1 turf field
Indoor track: 1/12 mi

\$13,750,000

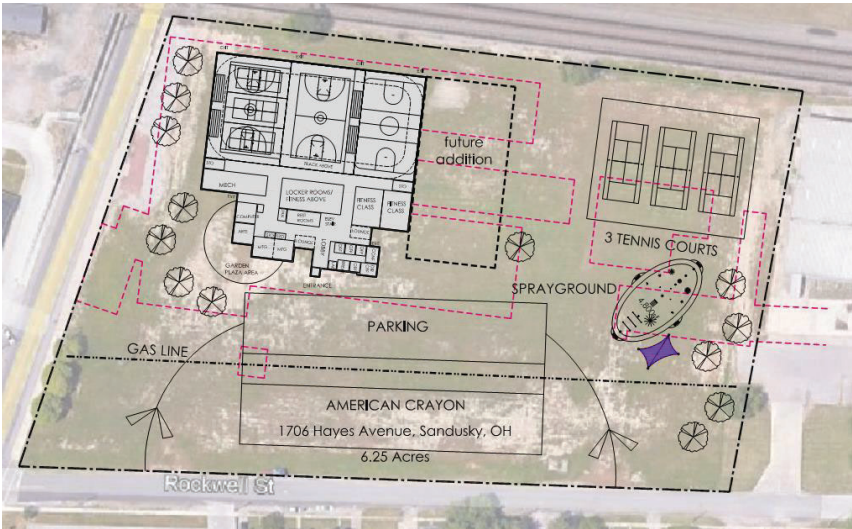


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Conceptual Design: American Crayon Option 2



Site Preparation: \$1m - \$1.5m

Building, Parking: \$18,800,000

49,000sf

\$19,800,000

3 Tennis Courts: \$285,000

Potential Sprayground: \$500,000

----- Former Building Footprint

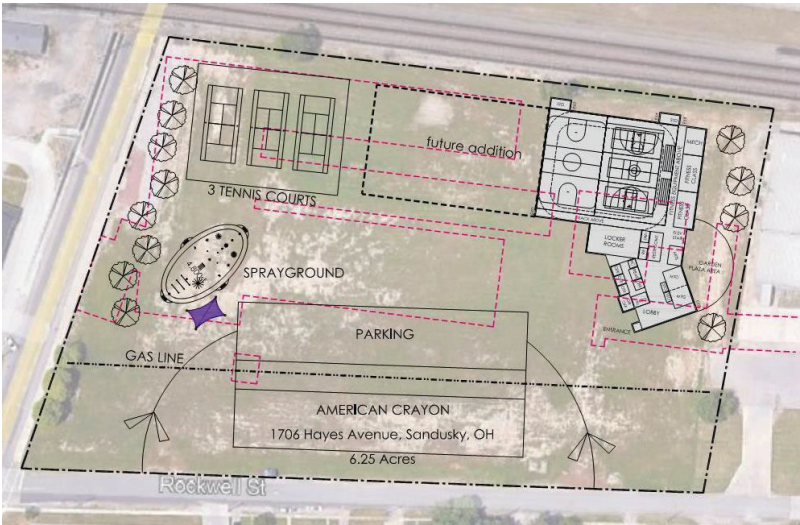


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Conceptual Design: American Crayon Option 3



Site Preparation: \$1m - \$1.5m

Building, Parking: \$13,960,000

36,000sf

\$14,960,000

3 Tennis Courts: \$285,000

Potential Sprayground: \$500,000

----- Former Building Footprint

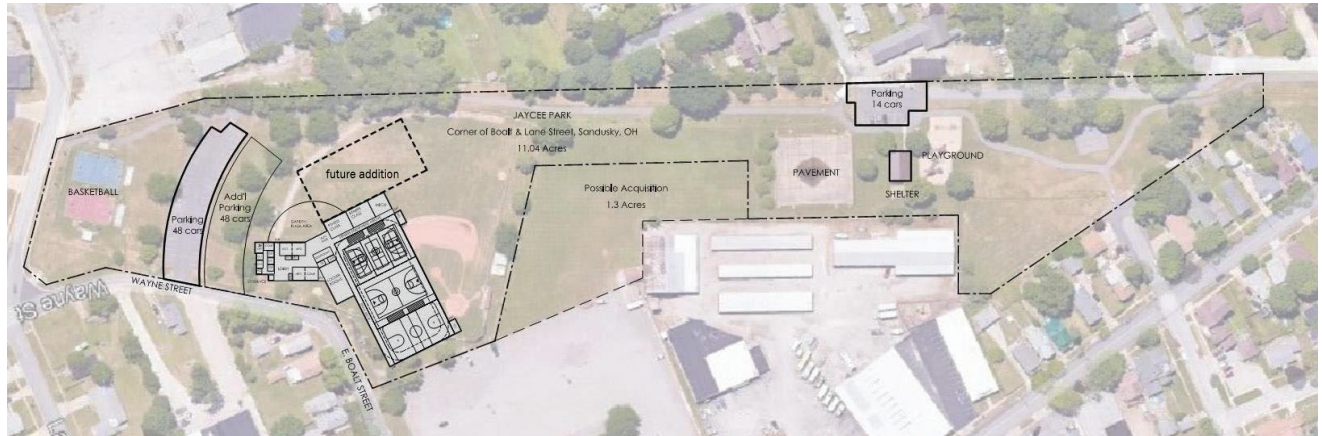


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Conceptual Design: Jaycee Park Option 2

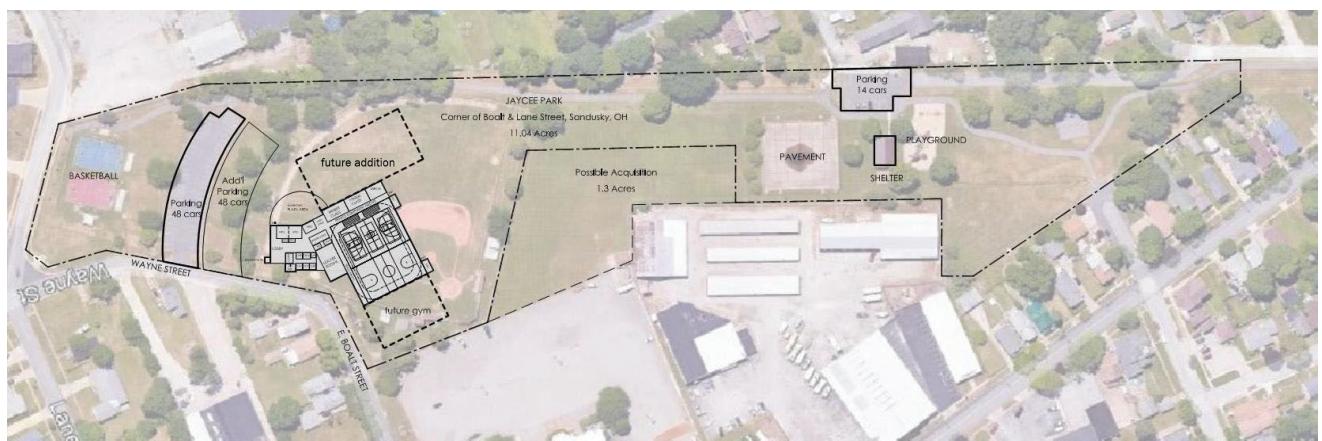


49,000sf
\$18,567,000
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Conceptual Design: Jaycee Park Option 3

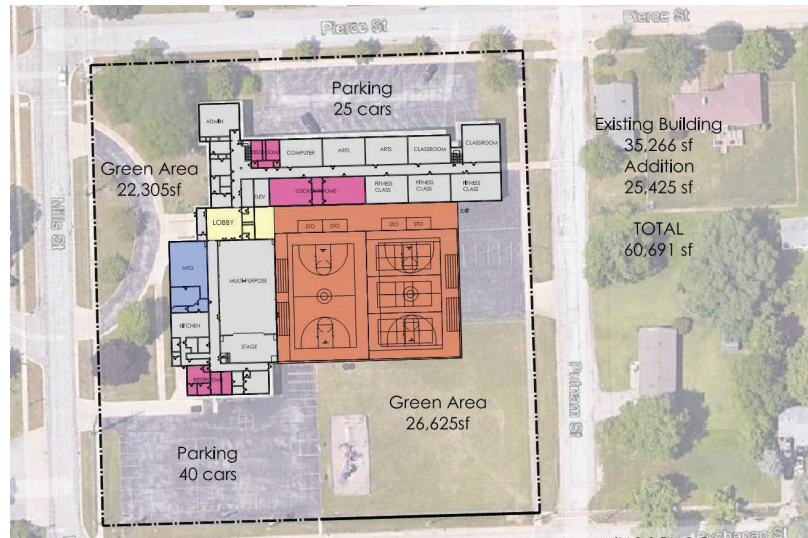


36,000sf
\$13,750,000
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Conceptual Design: Mills Renovation



60,700sf
\$18,523,000

Existing Building
35,266 sf
Addition
25,425 sf

TOTAL
60,691 sf

First Floor

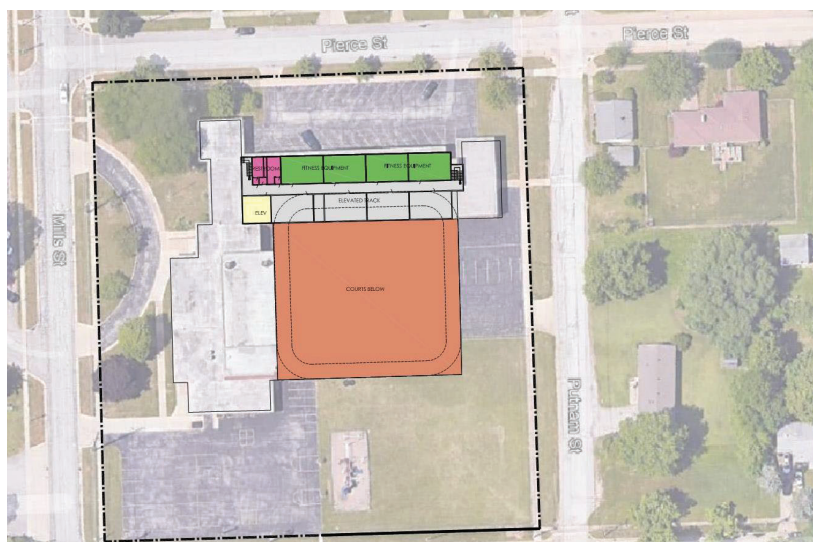


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Conceptual Design: Mills Renovation



Second Floor



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What might it cost to operate?

OPTION 1: 83,000sf

Operating cost: \$16/sf
\$1,328,000 annually
Revenue: \$4/sf
\$332,000 annually

Gap:

\$996,000 annually

OPTION 2: 49,000sf

Operating cost: \$16/sf
\$784,000 annually
Revenue: \$4/sf
\$196,000 annually

Gap:

\$588,000 annually

OPTION 3: 36,000sf

Operating cost: \$16/sf
\$576,000 annually
Revenue: \$4/sf
\$144,000 annually

Gap:

\$432,000 annually

1.26 mill = \$672,000 annually

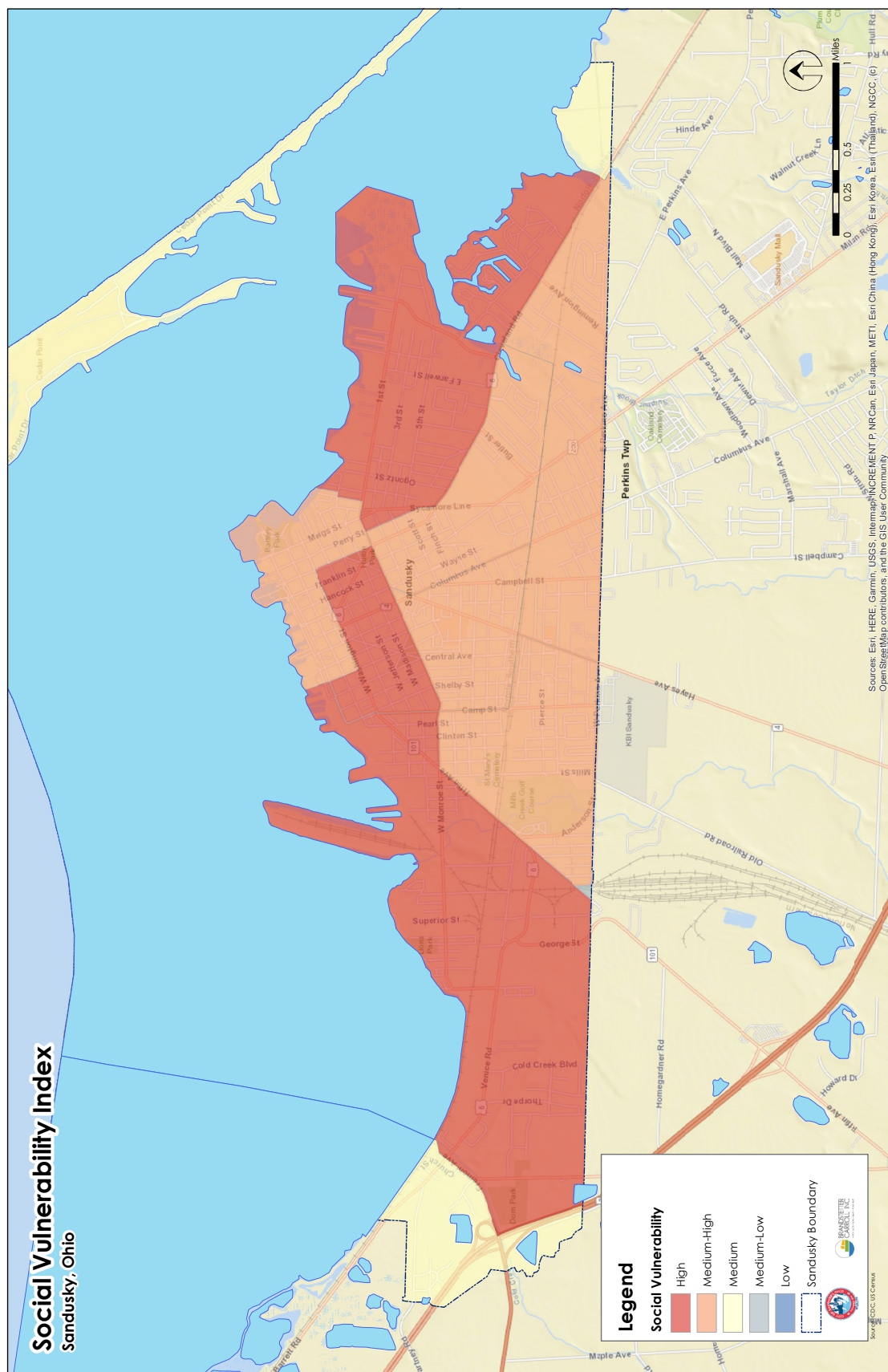


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APPENDIX G - SOCIAL NEEDS AND CONDITIONS INDEX



CDC/ATSDR Social Vulnerability Index (SVI)

A tool to identify socially vulnerable communities



CDC/ATSDR SVI

What is social vulnerability?

Every community must prepare for and respond to hazardous events, whether a natural disaster like a tornado or disease outbreak, or a human-made event such as a harmful chemical spill. A number of factors, including poverty, lack of access to transportation, and crowded housing may weaken a community's ability to prevent human suffering and financial loss in a disaster. These factors are known as **social vulnerability**.

What is the CDC/ATSDR Social Vulnerability Index?

ATSDR's Geospatial Research, Analysis & Services Program (GRASP) created databases to help emergency response planners and public health officials identify and map communities that will most likely need support before, during, and after a hazardous event.



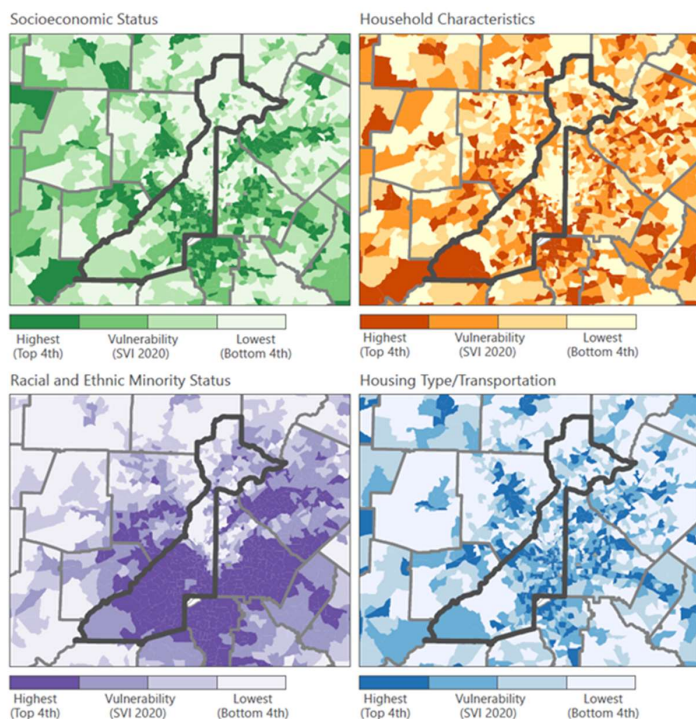
Hurricane Sandy - Breezy Point, NY

Photographer - Pauline Tran

The CDC/ATSDR SVI uses U.S. Census data to determine the social vulnerability of every census tract. Census tracts are subdivisions of counties for which the Census collects statistical data. The SVI ranks each tract on 16 social factors, including poverty, lack of vehicle access, and crowded housing, and groups them into four related themes. Maps of the four themes are

shown in the figure below. Each tract receives a separate ranking for each of the four themes, as well as an overall ranking.

CDC/ATSDR SVI Themes



How can the CDC/ATSDR SVI help communities be better prepared?

The SVI can help public health officials and local planners better prepare for and respond to emergency events like hurricanes, disease outbreaks, or exposure to dangerous chemicals.

CDC/ATSDR SVI databases and maps can be used to:

- Estimate the amount of needed supplies like food, water, medicine, and bedding.
- Help decide how many emergency personnel are required to assist people.
- Identify areas in need of emergency shelters.
- Plan the best way to evacuate people, accounting for those who have special needs, such as people without vehicles, the elderly, or people who do not understand English well.
- Identify communities that will need extra funding and support before, during, and after a disaster.

Maps show the range of vulnerability in Fulton County, Georgia for the four themes.

For more information, please visit <http://svi.cdc.gov> or contact the CDC/ATSDR SVI Coordinator (svi_coordinator@cdc.gov).



ATSDR

Geospatial Research Analysis, and Services Program (GRASP)
Division of Toxicology and Human Health Sciences, ATSDR



Centers for Disease Control and Prevention

Agency for Toxic Substances and Disease Registry

