

Northam Park Use Study

Parks & Recreation Advisory Board Update

August 29, 2023



PARKS & REC
City of Upper Arlington

Community Engagement Process



Schedule

- **Evaluation System Introduced at PRAB Meeting - July 17**
- **Online Community Engagement - July 18 to August 18**
 - **About 50 emails received**
- **Parks & Rec. Staff at Community Events**
 - **Summer Celebration - July 20**
 - **Northam Park Playground and Tremont Pool - July 21**
 - **Farmers Market - July 26**
 - **National Night Out - August 1**



Communication

- Updates on Northam improvements webpage
- Postcard, mailed to 540 homes around Northam Park, and distributed at libraries, pools, etc.
- Flyer Connection (UA Schools resource)
- Sign at Park Service Building
- City Insight and Activity Link e-news updates
- Blogs – July 7, 26, August 23



Next Steps

- **PRAB Update - August 29 (Tonight)**
- **Project Bid Award Ordinance reviewed by City Council**
 - **November 13 and 20 (Tentative)**

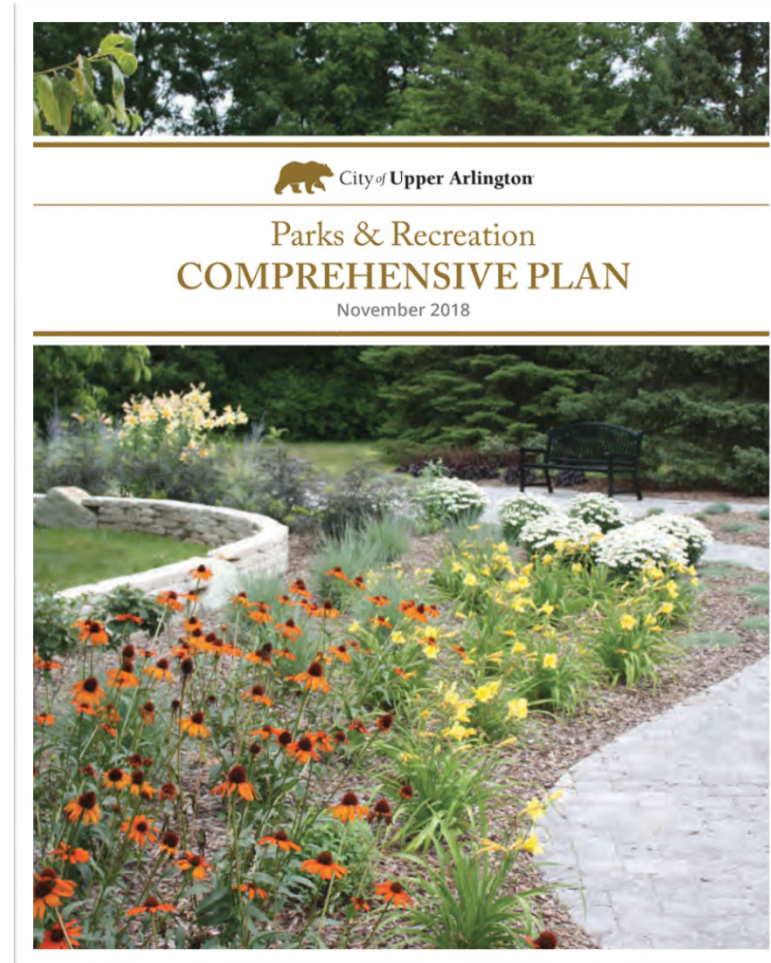


Evaluation Process



Potential Uses (Based on 2018 Comprehensive Plan)

- Asphalt Tennis Courts
- Basketball
- Dog Park
- Open Shelter
- Pickleball Courts
- Playground
- Sand Volleyball
- Skate Park



Weighted Evaluation Criteria

Weighted Evaluation Criteria	Scoring Weight
Does the use fit within the available space?	8
Is the location appropriate to the proposed use?	8
Does the use enhance the offering of other existing uses in the park?	8
Does the use support the goals of the 2018 Comprehensive Plan?	6
Does the use fulfill an unmet need from the 2018 Comprehensive Plan?	6
Is the use better accommodated in Northam than other City parks?	6
Does use address inquiries received since the Comprehensive Plan was finalized?	4
Is there a reasonable maintenance and operation impact?	2
Is the use consistent with national benchmarking?	2
Available Scoring Weight	50

Amenity Evaluation	Scoring Value
Yes	2
Maybe	1
No	0

Available Scoring Weight (50) x Amenity Evaluation (2) = 100 Possible Points



Open Shelter

	Base Score		Factor	=	Weighted Score	
Does the use fit within the available space?	2	x	8	=	16	Yes, a 30'x30' shelter can be accommodated with room left for other potential uses, shelter size is similar to those in Burbank and Northwest Kiwanis Parks
Is the location appropriate to the proposed use?	2	x	8	=	16	Yes, location is centrally located in the park with reasonable access to the parking area
Does the use enhance the offerings of other existing uses in the park?	2	x	8	=	16	Yes, the shelter would serve pool, tennis and athletic users in addition to casual park use
Does the use support the goals of the 2018 Comprehensive Plan?	2	x	6	=	12	Yes, Goal 2.3 specifically recommends the addition of a park shelter near the tennis complex
Does the use fulfill an unmet need from the 2018 Comprehensive Plan?	2	x	6	=	12	Yes, the 2018 Comprehensive Plan Level of Service Study recommends 1 to 2 additional shelters
Is the use better accommodated in Northam than other City parks?	2	x	6	=	12	Yes, several other parks already feature an open or enclosed shelter
Does use address inquiries received since the Comprehensive Plan was finalized?	2	x	4	=	8	Yes, during the 2020 Northam Park Vision Plan process, several residents requested an open air shelter
Is there a reasonable maintenance and operation impact?	2	x	2	=	4	Yes, there will be minimal operating and maintenance cost
Is the use consistent with national benchmarking?	2	x	2	=	4	Yes, 2 shelters would be needed to meet national benchmarking standard of 1/3,500 residents
Total Score:					100	

2 = Yes, 1 = Maybe, 0 = No



Pickleball Courts

	Base Score		Factor	=	Weighted Score	
Does the use fit within the available space?	2	x	8	=	16	Yes, 7 courts would require ±15,000 SF and would still leave room for an open shelter
Is the location appropriate to the proposed use?	2	x	8	=	16	Yes, area provides sufficient space for the proposed use, courts would be more than 600' from the nearest residence
Does the use enhance the offerings of other existing uses in the park?	1	x	8	=	8	Use would provide another option for paddle sport participants, some noise will be noticeable at adjacent uses
Does the use support the goals of the 2018 Comprehensive Plan?	2	x	6	=	12	Yes, Goal 1.2 recommends pickleball as a desired amenity, 2.4 recommends addressing needs based on the growth
Does the use fulfill an unmet need from the 2018 Comprehensive Plan?	2	x	6	=	12	Yes, the 2018 Comprehensive Plan Level of Service Study indicates a need for 4 pickleball courts
Is the use better accommodated in Northam than other City parks?	2	x	6	=	12	Yes, Northam provides more than 600' of separation from adjacent residences to minimize noise impacts, this is the greatest distance of any potential park locations
Does use address inquiries received since the Comprehensive Plan was finalized?	2	x	4	=	8	Yes, the City has received consistent inquiries since 2018 requesting dedicated pickleball courts
Is there a reasonable maintenance and operation impact?	2	x	2	=	4	Yes, there will be minimal operating and maintenance cost, color coat will need maintenance every few years.
Is the use consistent with national benchmarking?	2	x	2	=	4	Yes, 4 courts would be needed to meet national benchmarking standards of 1/10,000 residents
Total Score:					92	



Asphalt Tennis Courts

	Base Score		Factor	=	Weighted Score	
Does the use fit within the available space?	2	x	8	=	16	Yes, 2 courts would require ±13,000 SF and would still leave room for an open shelter
Is the location appropriate to the proposed use?	2	x	8	=	16	Yes, area is easily accessible and provides sufficient space. Consistent with current use.
Does the use enhance the offerings of other existing uses in the park?	2	x	8	=	16	8 or 9 courts meet needs in Northam, but additional courts could open up opportunities elsewhere and may help address peak demand at Northam
Does the use support the goals of the 2018 Comprehensive Plan?	1	x	6	=	6	Though not specifically addressed, the use generally supports 2.4 maximizing the use of City sport facilities
Does the use fulfill an unmet need from the 2018 Comprehensive Plan?	0	x	6	=	0	No, the 2018 Comprehensive Plan Level of Service Study does not show a need for additional tennis courts
Is the use better accommodated in Northam than other City parks?	1	x	6	=	6	There are not many opportunities in other parks to provide additional tennis courts without changing uses
Does use address inquiries received since the Comprehensive Plan was finalized?	1	x	4	=	4	Desire for additional hard court tennis expressed during 2023 Conceptual Design due to pickleball use, but no prior inquiries
Is there a reasonable maintenance and operation impact?	2	x	2	=	4	Yes, there will be minimal operating and maintenance cost, color coat will need maintenance every few years.
Is the use consistent with national benchmarking?	0	x	2	=	0	No, current Level of Service exceeds both national benchmarking standards of 1/5,000 residents
Total Score:					68	

2 = Yes, 1 = Maybe, 0 = No

*Note: If asphalt tennis courts are installed at Northam Park, staff would likely recommend that some tennis courts in other parks be converted to dedicated pickleball courts to meet community demand.



Other Uses

- Basketball - 52
- Sand Volleyball - 48
- Playground - 48
- Skate Park - 40
- Dog Park - 22



Community Feedback



Feedback Received

- Limited feedback on evaluation questions, weights or staff scoring
- Concern expressed about providing large open shelter and open space in an area with limited visibility
- Recommendations for other potential uses
 - Ping Pong Table
 - Diving Well
 - Sprayground
 - Outdoor Stage
 - BMX Course
 - Beer Garden



Feedback Received

- **Majority of feedback focused on pickleball, tennis and open space**
 - **Importance of green space and plantings**
 - **Importance of maintaining the neighborhood character of the park**
 - **Lots of support for an open shelter, but concern about character and location**
 - **Desire for a high quality pickleball complex with several courts**
 - **Desire to have pickleball courts constructed in the near future**
 - **Desire for a tennis hub with clay and asphalt**



Assessment



Key Considerations

- **Unique character of this specific space**
- **Potential future park development opportunities**
- **Mixed use character of Upper Arlington Parks and space limitations**
 - **Typical approach has been to provide smaller scale features in various parks instead of a single large venue**

Examples: 3 Outdoor Pool Locations vs. 1 Large Aquatic Center
Multi-use Athletic Field Areas vs. Sport Complex

- **This approach brings the amenity to the neighbors in various parts of the community without overwhelming a single location**



Recommendations

- Enhance the connection between Tremont Elementary and Park
- Provide additional open space
- Expand the buffer between Tremont Pool and the Tennis Complex
- Improve the park loop path for casual park use
- Look for ways to provide shelter in key locations to meet user needs
- Provide pickleball courts in the near future to meet ongoing demand
- Continue to explore future opportunities to provide additional pickleball courts in other parks



Alternate Consideration

Tennis Courts at Fancyburg or Thompson converted to dedicated pickleball

Pros

- Limits the number of different uses at Northam Park
- Asphalt tennis could compliment clay tennis

Cons

- There is not an overall immediate need for additional tennis courts
- Longer delay to providing dedicated pickleball courts
- Pickleball complex in other parks may need to be larger to accommodate overall demand
- Appropriate size, location and design of a larger complex would need additional study



Design and Construction Schedule

- **Bid Advertisement - October 4, 2023**
- **Bid Opening - October 23, 2023**
- **City Council - November 13 & November 20, 2023**
- **Notice to Proceed - January 8, 2024**
- **Building Demolition - Winter 2024**
- **Tennis Court Demolition - August 2024**
- **Project Complete - Winter 2025**



Questions?



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