



ACKNOWLEDGMENTS

North Ridgeville Outdoor Family Aquatic Center Feasibility Study

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Architect's Project No. 16127
July 24, 2017





NORTH RIDGEVILLE OUTDOOR FAMILY AQUATIC CENTER FEASIBILITY STUDY EXECUTIVE SUMMARY

In 2013 the City of North Ridgeville completed a Parks and Recreation Master Plan. The recommendations included the development of an Outdoor Family Aquatic Facility. In the Fall of 2016 the City decided to take one more step towards that development by contracting with Brandstetter Carroll, Inc. to perform this Outdoor Family Aquatic Center Feasibility Study.

This study includes:

- Citizen Engagement
- Demographics analysis
- Needs assessment
- Programming
- Recommendations.

IS IT NEEDED?

The population of North Ridgeville is currently 31,900 and growing. Through the demographic analysis, Citizen Engagement, and size methodology assessment, it has been determined that the community could support an Outdoor Family Aquatic Center with 13,500 s.f. of water surface on 5 acres of land. The anticipated annual attendance is 67,000 people.

WHERE WILL IT GO?

The City owns just over 17 acres of land immediately east of the Public Library and City Administration complex. This is near the geographic center of the City, and directly across from South Central Park. This site is ideal for the proposed aquatic center in its size, location, and familiarity to the community.

WHAT WILL BE INCLUDED?

The facility will include a 6-lane, 25-meter lap pool, and activity pool with zero-entry access and interactive play elements, two large water slides, and a lazy river. Support facilities include a Pool House with restrooms and concessions, as well as adequate parking areas. The proposed size includes 13,500 s.f. of water surface area, with 40,500 s.f. of deck and grass areas. The total space needed including parking, access, and open space is approximately five acres.

WHAT WILL IT COST?

The Total Project Cost for development of this facility is \$5,000,000. Annual expenses are estimated at \$385,000 with annual revenues estimated at \$435,000. Revenues will fluctuate due to weather conditions each year, however the center should be designed to be self-supporting.

HOW WILL IT BE FUNDED?

The most common form of financing Family Aquatic Centers has been through local capital improvement funds that are generated by either General Obligation Bonds or a voter approved bond levy on real estate. The City has prepared an initial review of millage required to amortize \$5,000,000 over 20 years at an interest rate of 4%. The 0.44 mill levy would translate to \$15.40 per \$100,000 valuation in property per year or \$30.80 per \$200,000 valuation in property per year. Since the annual operating costs will, for the most part, be recovered by gate receipts, the impact on the City budget will be manageable. Voter approved levies have also been successful for cities in Ohio. In recent years, both initial and re-authorized bond levies have been successful at a rate in excess of 75%.



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INTRODUCTION

The City of North Ridgeville is located approximately 20 miles west of Cleveland and 10 miles south of Avon Lake. In 2013 the City completed a Parks and Recreation Master Plan to be used as a guide toward future Park and Recreation development. With a steadily increasing population, the City determined that an Outdoor Family Aquatic Center may be the next significant Parks & Recreation improvement. Toward that end, the City contracted with Brandstetter Carroll Inc. (BCI) to conduct a feasibility study for a new outdoor aquatic center.

The City worked with BCI over the course of six months to develop this feasibility study. Starting with a Needs Assessment, the City and BCI offered opportunities for Citizen Engagement through an online survey system as well as two public input sessions. At the same time, BCI reviewed existing aquatic facilities both within North Ridgeville and in surrounding communities. The public input combined with current demographics analysis and existing facility analysis lead to the recommendations for size and amenities for the aquatic center.

This report is organized as follows to present the process and recommendations of the feasibility study:

- Needs Analysis
- Program Recommendations & Design Alternatives
- Expense & Revenue Forecast
- Final Recommendations

2

NEEDS ANALYSIS



2.1 Citizen Engagement Process

The Citizen Engagement process included an online survey as well as two public input sessions.

2.1.1 Public Input Sessions

At the public input sessions, a “vote with dollars” system was utilized. Each participant received \$100 in voting money, and was able to place as much or as little of that money in each of 12 voting boxes. Each box represented an element for possible inclusion in the aquatic center: The voting box categories are listed below, with the dollar amounts that were received in each box.

Lap Lanes	\$8,500	Toddler Area	\$3,900
Lazy River	\$7,600	Diving Boards	\$2,500
Tall Slide	\$6,600	Party Room	\$2,400
Zero Depth w/Water Features	\$5,400	Other Items:	
Shade	\$4,500	Recreation Center	\$2,000
Climbing Wall	\$4,400	Therapy Pool	\$100
Family Slide	\$4,300	Indoor Pool	\$200
Rental Pavilion	\$4,300	Vortex	\$100
		Dome Over Lap Pools	\$7,800

The primary **online survey** results are as follows. The full results and comments may be found in the Appendix.

2.1.1.1 What Features are important to you?

Item	Responses	Item	Responses
Shallow water for Toddlers	38	Interactive Water Play Features	21
Tall Water Slides	37	Diving Boards	19
Lazy River	36	Party Room	17
Lap Lanes	34	Climbing Walls	10
Family Slide	28	Splash Pad or Sprayground	8
Shade	24	Concessions	5
Zero Depth Entry	23	Rental Pavilion	5

2.1.1.2 Do you have an interest in swimming lessons or aquatic exercise classes?

Item	Responses
Both	61
Swimming Lessons	25
Neither	10
Aquatic exercise classes	8

2.1.1.3 Would you like the facility to include rentable pavilions or a party room?

Item	Responses
Yes	78
Maybe	22
No	8

2.1.2 Recreation Center

It is noted that several participants in the public input sessions as well as the online survey expressed a desire for an indoor recreation center. At this time, the City is not in a position to fund, construct, and operate such a center.

Recreation centers in this region cost from \$200/ s.f. to \$250/ s.f. to construct. A typical recreation center with fitness areas, gymnasium, indoor pool, and community spaces may be 60,000 s.f. – 100,000 s.f.. Therefore an anticipated construction cost would be in the range of \$12,000,000 to \$25,000,000.

The average operating costs for a recreation center with an indoor pool in the area are \$28/ s.f. The range for this example would be \$1,680,000 to \$2,800,000 per year to operate. The average revenue for a recreation center in the area with an indoor pool is \$25/ s.f. The range for this example that would be \$1,500,000 to \$2,500,000. The typical cost recovery for this type of center is 89%. This means that the City budget must subsidize 11% of the operating costs. This is similar to the performance of Westlake.

Funding construction is typically done through a ballot measure for either property or income tax.

Size	Operating Cost	Revenue	Balance
60,000 s.f.	\$1,680,000	\$1,500,000	(\$180,000)
100,000 s.f.	\$2,800,000	\$2,500,000	(\$300,000)

Table 2-1: Comparison Chart

	Center Size	Operating Income	Income PSF	Operating Expense	Expense PSF	Surplus (Deficit)	Cost Recovery %
Middleburg Heights	83,000	\$2,940,000	\$35.42	\$3,690,000	\$44.46	(\$750,000)	80%
Rocky River	100,000	\$3,042,304	\$30.42	\$3,050,591	\$30.51	(\$8,287)	100%
Seven Hills	56,000	\$1,121,300	\$20.02	\$1,184,217	\$21.15	(\$62,917)	95%
Strongsville	157,000	\$3,300,000	\$21.02	\$4,900,000	\$31.21	(\$1,600,000)	67%
Westlake	102,000	\$2,354,326	\$23.08	\$2,524,473	\$24.75	(\$170,147)	93%

2.2 Demographics Analysis And Size Methodology

The following demographic analysis forms the basis of the Building Program for the new aquatic center. This study utilizes the population for the City as the potential users, and the study area includes only the City limits.

2.2.1 Demographic Characteristics

The **Population** for the study area is as follows:

	2010	2016	2021
North Ridgeville	29,465	31,900	33,448

The **population** in North Ridgeville is steadily increasing. The proposed “build-out” population is estimated to be 45,000 people. A population in excess of 30,000 is normally considered to be the optimum to recover operating expenses.

The **Per Capita Income** of the study area slightly higher than the State and U.S. average:

	2016	2021
North Ridgeville	\$31,458	\$35,834
Ohio Average	\$26,856	\$30,834
U.S. Average	\$29,472	\$32,025

These numbers indicate that the City’s policy for setting the rates and charges can reflect averages found in other Ohio cities.

2.2.1.1 Attendance Forecasts

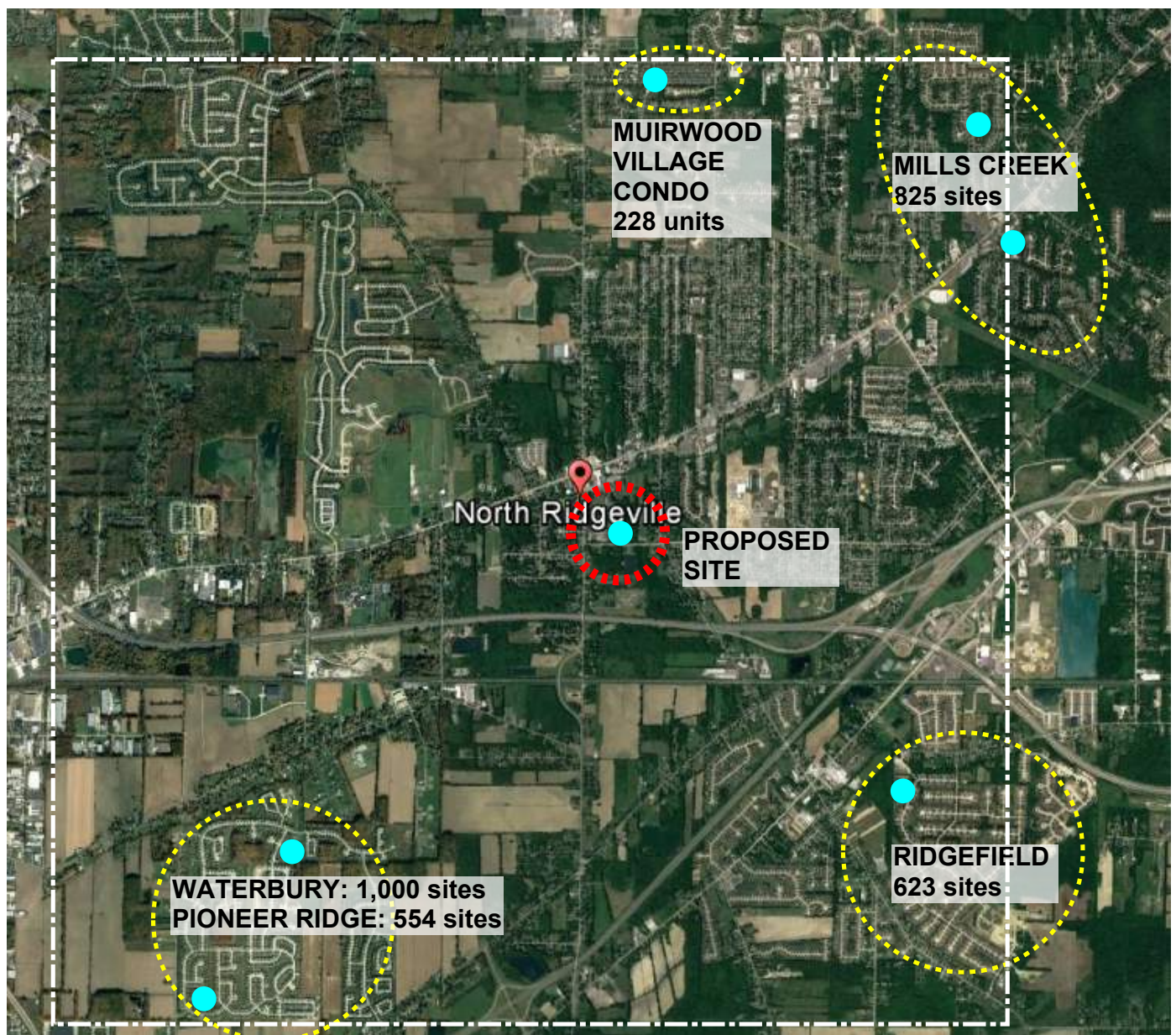
Attendance forecasts focus on two attendance figures: the **Estimated Annual Attendance** and the **Design Attendance**. The estimated annual attendance is used to forecast potential revenue in a given season. For the purposes of this report, the summer swim season in northern Ohio is assumed to be 80 days. The design attendance is the estimated maximum daily attendance, and is used to calculate the recommended water surface area, deck area, parking areas, and other amenities.

Estimated Annual Attendance: The Average Daily Attendance is normally calculated to be 3% of the population in communities of approximately 30,000 people.

North Ridgeville 2016 $31900 \times 3\% = 957$ people per day
Estimated Annual Attendance $957 \text{ people} \times 80 \text{ days} = 76,560$ people per season

There are several neighborhood **Home Owner's Associations (HOA)** outdoor swimming pools in the City, which may be taken into consideration when developing the anticipated attendance and Building Program. The approximate population living in developments that offer outdoor pools is approximately 8,000 people, which is 25% of the total population in North Ridgeville. Based on the metrics of 3% of the population using the aquatic center each day, 234 persons would use the pool per day, and 18,720 per season. For the purposes of this study, half of those HOA users would join a new aquatic center. Therefore, the numbers used in the Size Methodology for total annual attendance have been reduced by approximately 9,360 persons.

Figure 2-1: Neighborhood Pools



2.2.1.2 Design Attendance

Neighborhood/HOA	Outdoor pool	# of Housing Units	Assumed Population
Muirwood Village Condominiums	z-shaped pool	228 units	570 population
Mills Creek	2 pools, each 6-lane, 25-meter with separate shallow pool	825 home sites	2,062 population
Waterbury	6-lane, 25-meter with zero entry area	1,000 home sites	2,500 population
Pioneer Ridge	Small kidney shaped pool	554 home sites	1,385 population
Ridgefield	6-lane, 50-meter pool	623 home sites	1,557 population

Adjusted Annual Attendance = 67,200 people per season

The Design Attendance is estimated in two ways: Methodology #1 follows National Recreation and Parks Association standards to calculate the Daily Peak Hour attendance. Methodology #2 follows the American Alliance of Health, Physical Education, Recreation, and Dance methodology to calculate the Daily Peak Hour. The two methodologies are outlined below.

Methodology #1

Total Annual Attendance	67,200
Peak Month Attendance (30% of annual)	20,160
Average Weekly During Peak Month (25% of peak month)	5,040
Peak Day in Peak Week (25% of peak week)	1,260
Daily Peak Hour (60% of peak day)	756 People

Methodology #2

31,900 population x 33%	10,527
10,527 people x 11.2% Daily Peak Hour	1,179
Adjustment for HOA: 1,179 x 88% Daily Peak Hour	1,038 People

Average of Methodology #1 and #2 897 People

In summary, the Family Aquatic Center should draw nearly 67,000 visitors per season, with a design attendance of 897 people.

2.2.1.3 Size Methodology

The recommended Building Program to serve the estimated attendance is on page 7. It should be noted that typically only 20% of visitors are in the water at one time. Additional deck/grass areas should be provided to allow for fluctuations in attendance.

Design Attendance**897 People**

Pool Surface Area (15 s.f./person)	13,500 s.f.
Water Slide (300 people/slide)	2
Lazy River (allowance)	450 lf
Deck & Grass Areas (3 times water surface)	40,500 s.f.
Food & Beverage	
Peak hour servings @ 30% attendance	269 servings
Serving windows @ 75 servings/hr	3 windows
Shade Structures (10 s.f./person)	9,000 s.f.
Parking (1 space per 4 people)	224 spaces

Land Area Required

Water Surface	13,500 s.f.
Deck & Grass	40,500 s.f.
Parking (224 spaces, 400 s.f. per space))	89,600 s.f.
Pool House and Filter building	5,000 s.f.
Access and Open Space (50%)	75,000 s.f.

Total Area Required 223,600 s.f.

Total Acres 5 acres



PROGRAM RECOMMENDATIONS & DESIGN ALTERNATIVES

3.1 Program Recommendations

Building Program

The demographic analysis identifies guidelines for the Building Program. The 13,500 s.f. of water surface area can include many different types of water bodies and features. Using the Citizen Engagement as direction, the following elements have been included:

- 6-lane, 25 meter lap pool with shallow water for swim instruction: 4,000 s.f. water surface area
- Activity pool with zero-entry to 2'-6" water depth including interactive waterplay elements and a family slide. 4,500 s.f. water surface area
- Slide plunge pool for 2 large water slides: 1,200 s.f. water surface area
- Lazy river: 3'-6" deep, 10' wide, 350' long: 3,500 s.f. water surface area

Deck and grass areas are typically three times the water surface area. For North Ridgeville, there is an anticipated increase in population over the next decade. By providing additional deck and grass area, the aquatic facility can accommodate a future increase in attendance. Land for future expansion can also be identified if the need arises.

Structures in the aquatic center will include a Pool House containing changing and restrooms, concessions, office areas, and a rentable party room. A Pump House for pool equipment can be part of the Pool House or a separate structure. Multiple shade structures should be provided both at the water area as well as on the deck areas. These can be large canvas umbrellas or permanent structures. Larger structures can be identified as rentable pavilions.

A splash pad is not being considered due to the fact that a splash pad is available in South Central Park.

3.2 Design Layout

Location

The proposed site for the aquatic center is at 35700 Bainbridge Road, just east of the Public Library. This 12 acre parcel is currently owned by the City and remains undeveloped. The adjacent 5 acre parcel, also owned by the City, currently contains the parking lot for the Library, but has additional open land to the north. This location is in the geographic center of the City, directly adjacent to the City Administration complex, across the street from South Central Park.

Figure 3-1: Site Aerial



The proposed center is identified as needing up to 5 acres of land for the pool, deck and grass areas, pool house, and parking. Development on this site will leave 7 acres for future expansion or recreation development.

Figure 3-2: Proposed Pool Site



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EXPENSE & REVENUE FORECAST



4.1 Capital Costs

Based upon the Building Program, the budget for Total Project Cost will be \$5,000,000. A detailed opinion of probable cost is included in the Appendix on pages E-1 and E-2.

4.2 Estimate of Annual Operating Costs

In Ohio, average operating costs for an outdoor aquatic center are approximately 85 cents per gallon. That figure includes operations, maintenance, and staffing. The water areas as described in the program comprise a pool volume of approximately 445,000 gallons, which equals an annual operating cost of \$378,250. A detailed breakdown of those costs arrives at a figure of \$385,000 as follows. The wage rates used in the calculations above were derived from a review of other outdoor pool operations in the area.

Table 4-1: Operating Costs

1. 1 Pool Manager	\$16,000
2. 4 FTE Assistant Managers (140 hrs per week x 13 wks x \$9.50/hr)	\$17,290
3. 29 WSI Lifeguards/Instructors (1,015 hrs per week x 13 wks x \$9.00/hr)	\$118,755
4. 8 FTE Staff (Concession, Entry, etc.) (280 hrs per week x 14 wks x \$8.50/hr)	\$33,320
Subtotal	\$185,365
Administrative Costs/Maintenance (Including PERS and WC 17% salaries)	\$31,512
5. Utilities	\$42,200
6. Concession Supplies	\$55,000
7. Chemicals	\$37,200
8. Miscellaneous Expenses	\$34,000
Total	\$385,277
Rounded@	\$385,000

Table 4-2: Wage Comparison

Category	Avon	Avon Lake	Bay Village	Willoughby	Rocky River	Elyria	Recommended
Lifeguard	\$9.00	\$9.50	\$9.00	\$8.65	\$9.00	\$9.00	\$9.00
Assistant Manager	\$11.00	None	\$10.90	\$10.90	None	\$9.25	\$10.00
Manager	\$12.50	\$14.36	\$12.50	\$12.50	Salaried	\$10.00	\$12.50
2016 Attendance	69,608	82,380	67,000	47,000	34,000	-	67,000

4.3 Estimate of Annual Operating Income

The income for an outdoor center in the region ranges from \$5.00 and \$8.00 per visitor. This includes entrance/membership fees plus concession sales. With an annual attendance of 67,000 people, the anticipated annual operating revenue will be approximately \$435,000. A detailed breakdown of those revenues is as follows.

Table 4-3: Operating Revenues

1. Family Passes	390 @ 227	\$88,530
2. Individual Passes (Adult)	260 @ \$85	\$22,100
3. Individual Passes (Youth)	150 @ \$60	\$9,000
4. Daily Admission		
▪ 12,800	@ \$6 (Adult)	\$76,800
▪ 30,600	@ \$3 (Children)	\$91,800
5. Concessions		\$110,000
6. Learn-to-Swim	700 @ \$40	\$28,000
7. Rentals	30 @ \$300	\$9,000
	Total	\$435,230
	Rounded@	\$435,000
	Per Person	\$6.50
	Operating Surplus	\$50,000

Table 4-4: 2016 Membership Rates

2016 Membership Rates												
	Avon	Avon Lake	Bay Village	Westlake	Rocky River	Average Rate						
Early Bird Rate:												
Number of People:												
1	\$75.00	\$45/\$55	\$46/\$63/\$79	\$85.00	\$77.00	\$69.43						
2	\$130.00	\$90.00	\$140.00	\$117.00	\$128.00	\$121.00						
3	\$181.00	\$110.00	\$171.00	\$149.00	\$179.00	\$158.00						
4	\$224.00	\$125.00	\$202.00	\$181.00	\$230.00	\$192.40						
5	\$263.00	\$140.00	\$233.00	\$213.00	\$278.00	\$225.40						
6	\$298.00	\$155.00	\$264.00	\$245.00	\$278.00	\$248.00						
More		\$15.00	\$31.00									
Senior	\$37.00	Free	\$56.00									
Nanny	\$85.00	\$40.00	\$46.00									
Swim Team		\$30.00										
Regular Rate:												
Number of People:												
1	\$80.00	\$55/\$60	\$56/\$73/\$89	\$90.00	\$84.00	\$76.83						
2	\$140.00	\$100.00	\$150.00	\$127.00	\$138.00	\$131.00						
3	\$196.00	\$120.00	\$181.00	\$164.00	\$192.00	\$170.60						
4	\$244.00	\$135.00	\$212.00	\$201.00	\$246.00	\$207.60						
5	\$288.00	\$150.00	\$243.00	\$238.00	\$293.00	\$242.40						
6	\$328.00	\$165.00	\$274.00	\$275.00	\$293.00	\$267.00						
More		\$15.00										
Senior	\$42.00	Free	\$56.00									
Nanny	\$85.00	\$50.00										
Swim Team		\$30.00										
2016 Daily Admission Rates												
	Res	Non-Res	Res	Non-Res	Res	Non-Res	Res	Non-Res	Res	Non-Res	Res	Non-Res
Adult	\$6.00	\$7.00	\$5.00	\$7.00	\$5.00	\$7.00			\$7.00	\$9.00	\$5.75	\$7.50
Senior	\$3.00	\$4.00	NC	\$4.00	\$3.00	\$7.00			\$6.50	\$8.45	\$4.38	\$5.86
Student (6-18)	\$5.00	\$6.00	\$4.00	\$6.00	\$4.00	\$7.00			\$6.50	\$8.45	\$4.25	\$5.86
Child (3-5)	\$3.00	\$4.00	\$4.00	\$4.00	\$3.00	\$7.00			\$6.50	\$2.75	\$2.94	\$4.43
Infant	NC	NC	NC	NC	NC	NC			NC	NC		
Military	\$3.00	\$3.00	NA	NA	NA	NA			NA	NA		

4.4 Conclusion

The scenario presented here will serve 67,000 people annually, and will generate an average annual surplus of \$50,000. These forecasts should be updated periodically while the facility is being designed to reflect actual volume of the pool, actual staffing and expenses, as well as the specific rate structure that the City will implement.



FINAL RECOMMENDATIONS

The recommendation of this report is to plan for the development of an Outdoor Family Aquatic Facility to be located at 35700 Bainbridge Road. The development should include 13,500 s.f. of water surface area, 40,500 s.f. of deck and grass area, a Pool House, parking for 224 cars, and additional open space for a total developed area of five acres. Amenities for the aquatic center should include:

- 6-lane, 25-meter lap pool
- Activity pool with zero-entry and interactive waterplay elements
- 2 large water slides with plunge pool
- Lazy river
- Pool deck and grass areas with Shade structures and umbrellas
- Pool House with restrooms, dressing areas, concessions, and a party room

Total Project Cost is estimated at \$5,000,000. Operating costs and revenues are anticipated to balance each other over good weather years and bad weather years. Therefor shall have a minimal impact on the operating budget of the City.

Operating costs will generally be recovered by recommended revenues and therefore the aquatic center will have minimal impact over the City's annual budget.

APPENDIX A - MEETING NOTES

CONFERENCE MEMORANDUM NORTH RIDGEVILLE OUTDOOR FAMILY AQUATICS CENTER FEASIBILITY STUDY PROJECT NO. 16127

Present: K. Fougousse, N. Ridgeville Parks & Rec
P. Hoagland, BCI
N. Nozik, BCI



12-6-2016

PROJECT KICK-OFF MEETING

1. The City has received a \$52,000 Nature Works Grant to upgrade tennis courts at South Central Park. They received the entire allocation for the County. Will upgrade for use as 4 tennis courts or 8 pickleball courts.
2. SITE
 - A. The selected site for a new outdoor family aquatic center is the City-owned land to the east of the Library on Bainbridge Road. There are two parcels.
 - 1) The 5.24 acre parcel includes the Library parking lot.
 - 2) The 12.29 acre parcel is 2/3 wooded and 1/3 open space. The open space is used for overflow event parking for South Central Park.
 - 3) There is a ravine running north/south between the two parcels.
 - 4) Middle School parcels: there are two parcels owned by the Board of Education that currently house the North Ridgeville Middle School. This property will be vacated when the new School campus is completed. The Board of Education has asked the City to sell these properties.
 - a) The parcel fronting on Center Ridge Road is 6.41 acres.
 - b) The parcel to the south is 7.79 acres. This parcel is land-locked, and adjacent to City Hall, the Public Library, and the parcels being considered for the Outdoor Aquatic Center. BCI suggests that the City consider purchasing this parcel for themselves.
3. Demographics / Market Analysis
 - A. Demographics
 - 1) BCI has pulled ESRI data for 5, 10, and 15 minute drive times from the proposed site.
 - a) Running standard metrics for attendance, BCI estimates an average daily peak hour attendance at 778 persons.
 - b) That is used to calculate required water surface area, deck surface, parking, etc. The anticipated site required to support that facility is 5 acres.
 - 2) BCI will also run demographics for just North Ridgeville residents.
 - B. Market Analysis
 - 1) BCI to identify outdoor pools in North Ridgeville that are operated by Homeowner's Associations.
 - 2) There is a summer City swim team: The Mill Creek Sharks.
4. Public Outreach
 - A. Surveys: Will utilize MySidewalk for an online survey platform.
 - 1) BCI will prepare a draft list of questions for review.
 - B. Public Meetings:
 - 1) Should conduct two public meetings.
 - 2) Share examples of pool features. Allow participants to "vote with dollars" for different elements.

-
5. Financial Analysis
 - A. BCI will run numbers on anticipated revenue and operating costs once the scope of the facility is determined.
 - B. K. Fougrousse will start discussion with the City to run numbers of millage and what funding could be anticipated from a Bond (property tax or income tax).
 6. Site Analysis / Concept Plan
 - A. Once the scope is determined from both the demographics and the public input, BCI will prepare concept site plans to illustrate the proposed Outdoor Aquatic Center.
 7. A group of local residents has started a Facebook page as a grass-roots effort in support of a Recreation Center. "North Ridgeville Residents for a Recreation Center and Swimming Facility"
 - A. Once the scope is determined from both the demographics and the public input, BCI will prepare concept site plans to illustrate the proposed Outdoor Aquatic Center.

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.

Nancy Nozik

c: participants
L. Brandstetter
File

**CONFERENCE MEMORANDUM
NORTH RIDGEVILLE OUTDOOR FAMILY AQUATICS CENTER FEASIBILITY STUDY
PROJECT NO. 16127**

**Present: K. Fougousse, N. Ridgeville Parks & Rec
L. Brandstetter, BCI
N. Nozik, BCI**



1-24-2017

REVIEW MEETING

1. Demographics / Market Analysis: Factors for sizing

A. Demographics

- 1) BCI has run ESRI data for both drive time and the North Ridgeville population.
 - a) Drive times of 5, 10, and 15-minutes: sizing methodology shows an average peak daily attendance of 778 persons.
 - b) North Ridgeville population: sizing methodology shows an average peak daily attendance of 1,020 persons.
 - c) Need to determine the right size for this facility.
 - d) Current North Ridgeville population (31,900) is 2016 data, subject to possible increases in the years ahead. The "build out" population is estimated to be 45,000.

B. Market Analysis:

- 1) BCI prepared a map locating outdoor aquatic centers that are operated by municipalities surrounding North Ridgeville. These included:
 - i. Avon
 - ii. Avon Lake
 - iii. Bay Village
 - iv. Westlake
 - v. Rocky River
 - vi. Middleburg Heights

The attendance calculations for a North Ridgeville center should not be affected by pools operated by neighboring communities.

- 2) BCI prepared a map locating the neighborhood outdoor pools in North Ridgeville.
 - i. Muirwood Village Condominiums: 228 units, small activity pool
 - ii. Mills Creek: 825 home sites, two 25-meter pools, however they are considering eliminating one of them.
 - iii. Waterbury: 1,000 home sites, rectangle with zero-entry activity area.
 - iv. Pioneer Ridge: Senior living community, 554 home sites, small activity pool
 - v. Ridgefield: 623 home sites, large rectangular pool with 2 diving boards.

K. Fougousse to see if he can get attendance data from these pools.

BCI to gather data on Avon Lake and how their neighborhood pools affect the main pool attendance. BCI's experience is that attendance at an outdoor family aquatic center is not significantly affected by HOA or backyard pools.

Will consider making an allowance for this use in the anticipated attendance calculations for a new community pool.

C. The City wants the pool to do more than break even. Do not overbuild.

2. Public Outreach

A. Surveys: Will utilize MySidewalk for an online survey platform. Draft list of questions:

- 1) What is your vision for the development of an aquatic facility to serve North Ridgeville?
 - a) (open ended)
- 2) What features are important to you?
 - a) Lap lanes
 - b) Diving boards
 - c) Climbing walls
 - d) Shallow water for toddlers
 - e) Zero depth entry (like a beach)
 - f) Interactive water play features
 - g) Splash pad or sprayground
 - h) Shade
 - i) Lazy river
 - j) Concessions
 - k) Party room
 - l) Other _____
- 3) Would you like the facility to include rentable pavilions or a party room?
 - a) Yes
 - b) No
 - c) Maybe
- 4) Do you have an interest in Swimming Lessons or Aquatic Exercise Classes?
 - a) Swim Lessons
 - b) Aquatic Exercise
 - c) Both
 - d) Neither

B. Public Meetings:

- 1) BCI shared a draft presentation for the public meetings.
- 2) BCI will give the brief presentation, and then allow participants to comment, ask questions.
- 3) BCI will prepare voting boxes for each pool feature, and hand out monopoly money for each participant to "spend" as they wish.
- 4) Public meetings to be held Thursday, February 16 and Monday, February 20.

3. Site Planning

- A. There are new paths connecting the city to South Central Park. The Town Center Trail runs adjacent to the proposed site.
- B. Design the site to be integrated with the City Festivals
 - a. Area for food trucks along Bainbridge Road.
- C. Consider functions such as:
 - a. Movies in the pool
 - b. An area for a band
 - c. Alcohol on special occasions?

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.

Nancy Nozik

c: participants
P. Hoagland
File

Attachments: Demographic data and Sizing Methodology
Map of surrounding community pools
Map of neighborhood pools
Individual maps of neighborhood pools
Site Location Map

APPENDIX B - PUBLIC INPUT SUMMARY

CONFERENCE MEMORANDUM
NORTH RIDGEVILLE AQUATIC CENTER STUDY
PUBLIC WORKSHOP
PROJECT NO. 16127

Present: Kevin Fougrousse
General Public

By: Patrick Hoagland and Nancy Nozik



February 16 and 20, 2017

The Parks and Recreation Director, Kevin Fougrousse, provided an introduction and then Nancy Nozik presented information and ideas on modern Family Aquatic Centers to highlight the various types of features and amenities. Following this presentation, the meeting was open for discussion. The first question asked was the following:

1. Where do you currently go for swimming? The responses are as follows:

- Lake Erie
- Back yard
- North Olmsted
- The Elyria Y
- Avon Y
- South Central Pond
- Cedar Point for the variety
- Water Kingdom
- Westlake Clague Park Pool
- Oberlin Splash Zone
- Mills Creek
- Youngstown State
- Middleburg Heights
- North Olmsted
- Waterberry Subdivision
- Pools on cruise ships
- Downtown Y
- Gemini Center in Fairview

2. What would you like to see developed in a new outdoor Family Aquatic Center?

- An Indoor Pool
- A dome over the lap pool for winter use
- Increased property values resulting from the pool
- Ability to stay at home rather than traveling to other communities
- A Therapy Pool
- Partners involved in the facility
- Senior activities
- Heated water
- A YMCA type facility
- Possibly development impact fees to fund some improvements
- A Plan for a future Recreation Center/Expansion
- Solar panels on the facility

- A pavilion that could be used for year-round use
- Use portion of Middle School Site to expand the park area
- Talk to Metro Parks about partnering and funding – this was discussed and determined it might not be the best option because then it would become more open to all County residents. This is more of a North Ridgeville Center type facility.

Dollar Voting Exercise

Each of the meeting participants were give \$1,000 in \$100 bills of play money to spend in a variety of ways. Following are the categories and the dollar amount spent on each.

Lap Lanes	\$8,500
Lazy River	\$7,600
Tall Slide	\$6,600
Zero Depth with Interactive Water Features	\$5,400
Shade	\$4,500
Climbing Wall	\$4,400
Family Slide	\$4,300
Rental Pavilion	\$4,300
Toddler Area	\$3,900
Diving Boards	\$2,500
Party Room	\$2,400
Other Items –	
Recreation Center	\$2,000
Therapy Pool	\$ 100
Indoor Pool	\$ 200
Vortex	\$ 100
Dome over Lap Pools	\$7,800

The Sign-In Sheets from the participants are attached. There were approximately 30 residents in attendance on February 16 and approximately 50 residents on February 20.

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.



 Patrick D. Hoagland, ASLA 03/08/2017

PDH/meg

- c: Kevin Fougerousse
 Nancy Nozik
 Larry Brandstetter
 File



BRANDSTETTER
CARROLL INC
ARCHITECTS, ENGINEERS, PLANNERS

PUBLIC WORKSHOP ATTENDANCE

Project: North Ridgeville Aquatics Master Plan Date: _____

Project No.: 16127 Time: _____

Name	E-mail - for notification of upcoming meetings and opportunities for input on the Master Plan.
Michelle Dudley	Mdudley@att.net
Jim McKinney	
John Schneider	WJSIET092@gmail.com
Jenny Schneider	jschneider1977@gmail.com
Mike + Christine Richmond	mike2kf@yahoo.com
Robert THIMKE	
Mark Steinbrunner	tcibefan44039@yahoo.com
Tom Shaw	TOMPAULA@OH.PR.COM
Angela Marsiglia	AJBL77@aol.com
KEVIN BURNE	KRBFL15@GMAIL.COM
SCOTT LAZARUS	diamondlaz@hotmail.com
Mark + Roberta Buyer	



PUBLIC WORKSHOP ATTENDANCE

Project: North Ridgeville Aquatics Master Plan Date: _____

Project No.: 16127 Time: _____

Name	E-mail - for notification of upcoming meetings and opportunities for input on the Master Plan.
Chris + Kari Tolypoz	ckniepper@yahoo.com
Amanda Gontkowsky	agontko@gmail.com
Melissa Adkins	burg12@yahoo.com
Nicholas Sloban	nichols.sloban@gmail.com
Jen Rousset	jennifer.rousset@gmail.com
JP Rousset	johnpaul.rousset@gmail.com
Robert E Jenkins	jenkins.robert39@yahoo.com
Brandi M Jenkins	ThymEREERER13@yahoo.com
Brandon Lawlor	blawlor@and-estimate.com
Tracy Grantz	tracygrantz82@gmail.com
Kevin Grantz	kgantz79@gmail.com
Nicole Kulina	NicoleKulina@yahoo.com



PUBLIC WORKSHOP ATTENDANCE

Project: North Ridgeville Aquatics Master Plan Date: _____

Project No.: 16127 Time: _____

Name	E-mail - for notification of upcoming meetings and opportunities for input on the Master Plan.
DENNIS BOOSE	dennis.j.boose@oh.rr.com
BEN GOMMEL	benboat@twc.com
Rebekah Queen	rlwbsqueen@hotmail.com
Jennifer Swallow	jennifer.mladak@yahoo.com
Laura Eland	mrs.laura.eland@gmail.com
J P ROUSSAT	johnpaulroussat@gmail.com
Paula McLaughlin	pmclaughlin24@oh.rr.com
Chris Turay	cturay@gmail.com
Bob Chapek	chapekrob@yahoo.com



PUBLIC WORKSHOP ATTENDANCE

Project: North Ridgeville Aquatics Master Plan Date: _____

Project No.: 16127 Time: _____

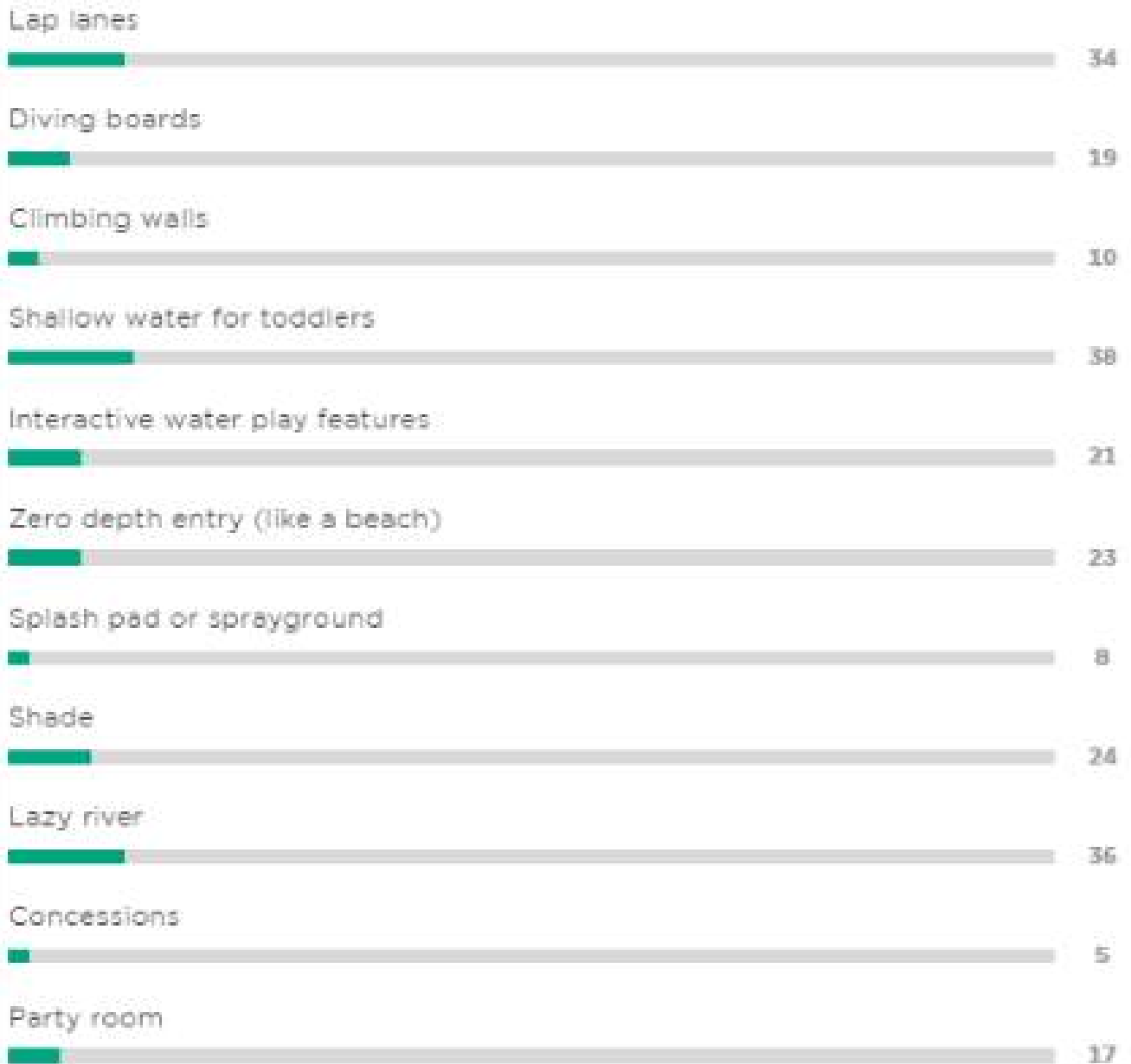
Name	E-mail - for notification of upcoming meetings and opportunities for input on the Master Plan.
Jocelyn Graves	
Gene Kleinholtz	
Maryann Abens	
John Klembar sky	john.klembar sky@gmail.com
Johan + Trish Berger	
Mark & Laura Sweeney	
Scott Bement	
Kelsey Watson	kdw50@zip.s.uakron.edu
Kudise Butebaugh	
Michelle Post	
Kevin McNulty	
Jim Stefancin	JimStefancin@gmail.com

North Ridgeville Outdoor Family Aquatic Center
MySidewalk Comments

What features are important to you?

#Government, #Wellness, #Parks in Lorain County, OH, North Ridgeville, OH

Please check up to three (3) items from the list below that are most important to you and your family to be included in the potential aquatic facility.



North Ridgeville Outdoor Family Aquatic Center
MySidewalk Comments

What features are important to you?

#Government, #Wellness, #Parks in Lorain County, OH, North Ridgeville, OH

Please check up to three (3) items from the list below that are most important to you and your family to be included in the potential aquatic facility.



[X Show responses](#)

Open ended responses

- Gym facility
- Shallow for toddlers is a must. Interactive features, confessions, pavilion and water slides are common at pools and shouldn't even be a thought.
- No smoking; adult-only tanning area
- Recreation Center
- Done for lap pool-swim teams
- None! I'd rather not have any of it!
- Indoor pool/rec center that can be used all year
- No new taxes
- INDOOR POOL

Vote on this poll **100 people** have voted

Do you have an interest in swimming lessons or aquatic exercise classes?

#Parks, #Wellness, #Livability in North Ridgeville, OH, Lorain County, OH

Swimming lessons



Aquatic exercise classes



Both



Neither



Vote on this poll **99 people** have voted

Would you like the facility to include rentable pavilions or a party room?

#Government, #Wellness, #Parks in North Ridgeville, OH, Lorain County, OH

Yes



No



Maybe



Vote on this poll **105 people** have voted

North Ridgeville Outdoor Aquatic Center

Public Input Session

February 2017

Proposed Site



Aquatic Facilities Today



NORTH RIDGEVILLE
PARKS & RECREATION

Configurations & Lap Lanes



Spraygrounds



Lazy Rivers



3

Slides



NORTH RIDGEVILLE
PARKS & RECREATION



4

Shallow Water Play Features



NORTH RIDGEVILLE
PARKS & RECREATION



5

Lap Lanes, Deep Water



NORTH RIDGEVILLE
PARKS & RECREATION



6

Shade Structures



7

Pool House & Concessions



8

Comments / Ideas

9

Voting with Dollars

Lap Lanes



Diving Boards



Climbing Wall



Zero Depth Entry with Interactive Features



Toddler Area



Tall Waterslide



Family Slide



Lazy River



Splash Pad



Shade



Party Room



Rental Pavilion



10

APPENDIX C - FULL DEMOGRAPHIC REPORTS



Demographic and Income Profile

North Ridgeville City, OH
 North Ridgeville City, OH (3956966)
 Geography: Place

Prepared by Esri

Summary	Census 2010	2016	2021			
Population	29,465	31,900	33,448			
Households	11,500	12,669	13,397			
Families	8,486	9,271	9,760			
Average Household Size	2.54	2.50	2.48			
Owner Occupied Housing Units	10,348	11,231	11,886			
Renter Occupied Housing Units	1,152	1,438	1,511			
Median Age	40.7	42.2	43.4			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.95%	0.24%	0.84%			
Households	1.12%	0.30%	0.79%			
Families	1.03%	0.15%	0.72%			
Owner HHs	1.14%	0.24%	0.73%			
Median Household Income	2.88%	2.30%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	796	6.3%	721	5.4%		
\$15,000 - \$24,999	729	5.8%	665	5.0%		
\$25,000 - \$34,999	1,097	8.7%	959	7.2%		
\$35,000 - \$49,999	1,535	12.1%	826	6.2%		
\$50,000 - \$74,999	2,685	21.2%	2,954	22.0%		
\$75,000 - \$99,999	2,265	17.9%	2,622	19.6%		
\$100,000 - \$149,999	2,588	20.4%	3,351	25.0%		
\$150,000 - \$199,999	655	5.2%	915	6.8%		
\$200,000+	319	2.5%	384	2.9%		
Median Household Income	\$68,590		\$79,070			
Average Household Income	\$78,856		\$89,131			
Per Capita Income	\$31,458		\$35,834			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,975	6.7%	1,969	6.2%	1,928	5.8%
5 - 9	1,977	6.7%	2,206	6.9%	2,186	6.5%
10 - 14	1,817	6.2%	2,162	6.8%	2,475	7.4%
15 - 19	1,601	5.4%	1,723	5.4%	2,044	6.1%
20 - 24	1,177	4.0%	1,345	4.2%	1,295	3.9%
25 - 34	3,597	12.2%	3,209	10.1%	3,034	9.1%
35 - 44	4,386	14.9%	4,669	14.6%	4,543	13.6%
45 - 54	4,333	14.7%	4,423	13.9%	4,761	14.2%
55 - 64	4,172	14.2%	4,473	14.0%	4,494	13.4%
65 - 74	2,667	9.1%	3,521	11.0%	3,917	11.7%
75 - 84	1,303	4.4%	1,636	5.1%	2,104	6.3%
85+	460	1.6%	564	1.8%	667	2.0%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,982	95.0%	29,977	94.0%	31,127	93.1%
Black Alone	429	1.5%	499	1.6%	551	1.6%
American Indian Alone	65	0.2%	76	0.2%	85	0.3%
Asian Alone	356	1.2%	510	1.6%	665	2.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	167	0.6%	228	0.7%	277	0.8%
Two or More Races	466	1.6%	610	1.9%	743	2.2%
Hispanic Origin (Any Race)	973	3.3%	1,327	4.2%	1,656	5.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

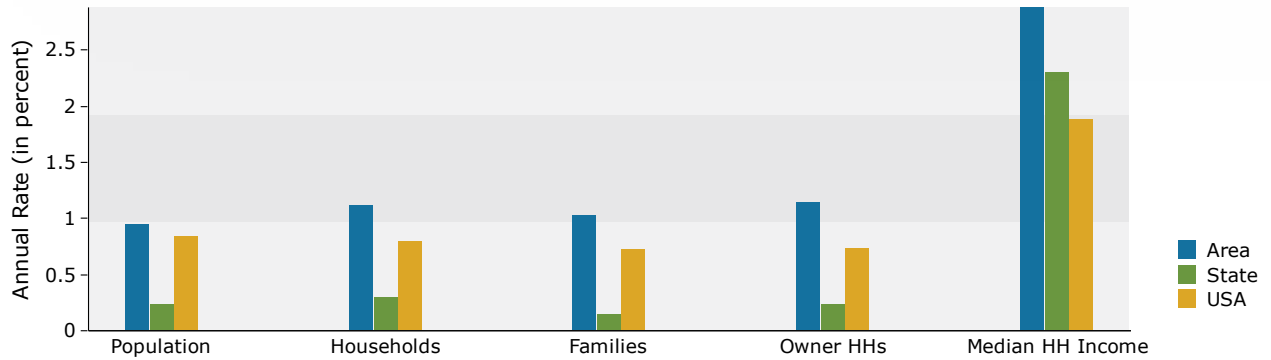


Demographic and Income Profile

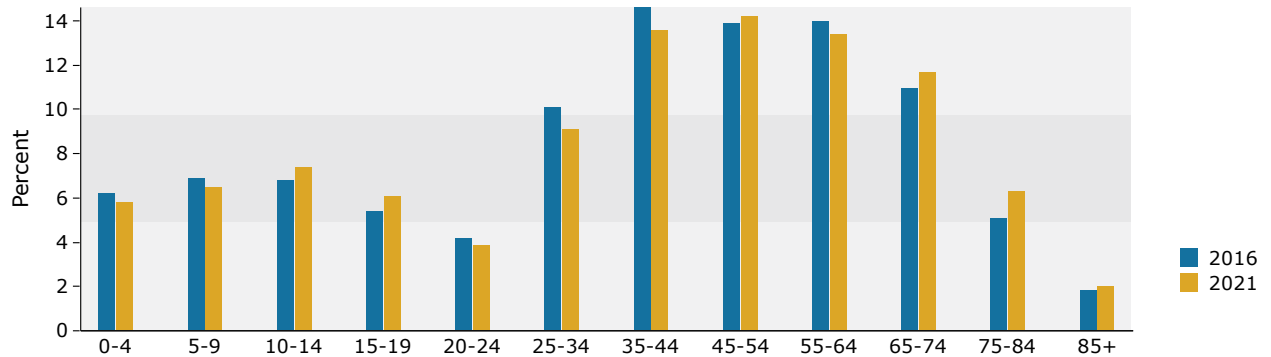
North Ridgeville City, OH
 North Ridgeville City, OH (3956966)
 Geography: Place

Prepared by Esri

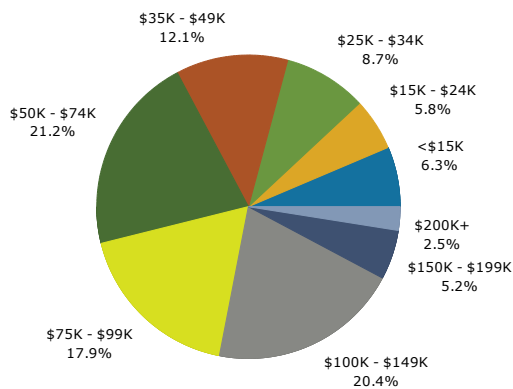
Trends 2016-2021



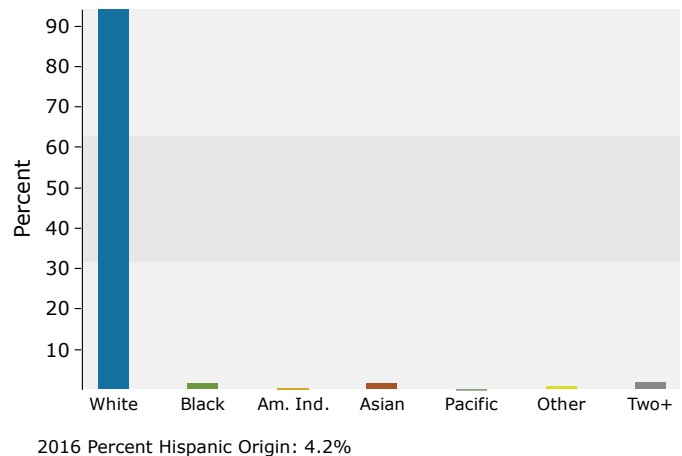
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Site Map

North Ridgeville City, OH
North Ridgeville City, OH (3956966)
Geography: Place

Prepared by Esri



January 23, 2017



Executive Summary

North Ridgeville Pool Site
 7228 Root Rd, North Ridgeville, Ohio, 44039
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 41.38544
 Longitude: -82.01319

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2000 Population	7,228	31,177	100,693
2010 Population	8,206	40,890	108,240
2016 Population	8,312	43,403	108,734
2021 Population	8,470	44,882	109,301
2000-2010 Annual Rate	1.28%	2.75%	0.73%
2010-2016 Annual Rate	0.21%	0.96%	0.07%
2016-2021 Annual Rate	0.38%	0.67%	0.10%
2016 Male Population	49.3%	49.2%	49.2%
2016 Female Population	50.7%	50.8%	50.8%
2016 Median Age	40.5	42.8	41.3

In the identified area, the current year population is 108,734. In 2010, the Census count in the area was 108,240. The rate of change since 2010 was 0.07% annually. The five-year projection for the population in the area is 109,301 representing a change of 0.10% annually from 2016 to 2021. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	94.0%	93.4%	85.8%
2016 Black Alone	1.4%	1.8%	7.7%
2016 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2016 Asian Alone	1.4%	2.1%	2.3%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.8%	0.7%	1.1%
2016 Two or More Races	2.0%	1.8%	2.9%
2016 Hispanic Origin (Any Race)	4.5%	3.8%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,718	11,407	38,777
2010 Households	3,247	15,703	42,980
2016 Total Households	3,342	16,976	43,849
2021 Total Households	3,441	17,699	44,400
2000-2010 Annual Rate	1.79%	3.25%	1.03%
2010-2016 Annual Rate	0.46%	1.25%	0.32%
2016-2021 Annual Rate	0.59%	0.84%	0.25%
2016 Average Household Size	2.48	2.54	2.42

The household count in this area has changed from 42,980 in 2010 to 43,849 in the current year, a change of 0.32% annually. The five-year projection of households is 44,400, a change of 0.25% annually from the current year total. Average household size is currently 2.42, compared to 2.45 in the year 2010. The number of families in the current year is 29,140 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 04, 2016



Executive Summary

North Ridgeville Pool Site
 7228 Root Rd, North Ridgeville, Ohio, 44039
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 41.38544
 Longitude: -82.01319

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Median Household Income			
2016 Median Household Income	\$62,460	\$72,745	\$56,067
2021 Median Household Income	\$74,374	\$82,246	\$63,757
2016-2021 Annual Rate	3.55%	2.49%	2.60%
Average Household Income			
2016 Average Household Income	\$71,723	\$87,569	\$76,016
2021 Average Household Income	\$81,334	\$97,707	\$84,291
2016-2021 Annual Rate	2.55%	2.22%	2.09%
Per Capita Income			
2016 Per Capita Income	\$28,833	\$34,369	\$30,892
2021 Per Capita Income	\$33,038	\$38,642	\$34,437
2016-2021 Annual Rate	2.76%	2.37%	2.20%

Current median household income is \$56,067 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$63,757 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$76,016 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$84,291 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$30,892 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$34,437 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	2,806	11,806	40,655
2000 Owner Occupied Housing Units	2,253	10,052	29,493
2000 Renter Occupied Housing Units	465	1,355	9,284
2000 Vacant Housing Units	88	399	1,878
2010 Total Housing Units	3,449	16,603	46,504
2010 Owner Occupied Housing Units	2,738	13,764	31,621
2010 Renter Occupied Housing Units	509	1,939	11,359
2010 Vacant Housing Units	202	900	3,524
2016 Total Housing Units	3,518	17,584	47,192
2016 Owner Occupied Housing Units	2,741	14,598	30,890
2016 Renter Occupied Housing Units	602	2,378	12,959
2016 Vacant Housing Units	176	608	3,343
2021 Total Housing Units	3,628	18,310	47,819
2021 Owner Occupied Housing Units	2,819	15,243	31,208
2021 Renter Occupied Housing Units	621	2,456	13,192
2021 Vacant Housing Units	187	611	3,419

Currently, 65.5% of the 47,192 housing units in the area are owner occupied; 27.5% are renter occupied; and 7.1% are vacant.

Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 46,504 housing units in the area - 68.0% owner occupied, 24.4% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 0.65%. Median home value in the area is \$156,478, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.37% annually to \$184,667.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

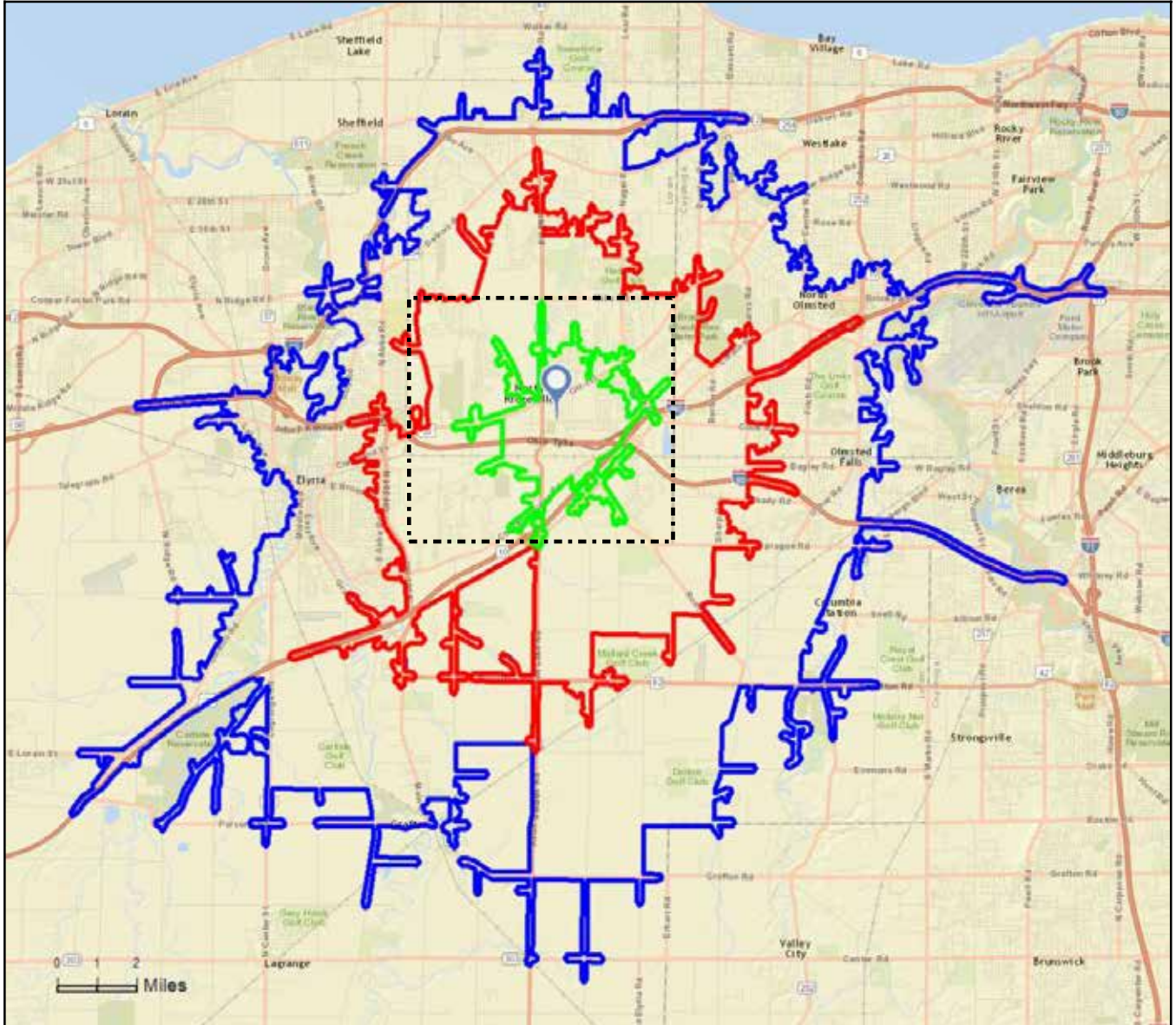
December 04, 2016



Site Map

North Ridgeville Pool Site
7228 Root Rd, North Ridgeville, Ohio, 44039
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 41.38544
Longitude: -82.01319



December 04, 2016



Demographic and Income Profile

Ohio 5
Geography: State

Prepared by Esri

Summary	Census 2010		2015		2020	
Population	11,536,504		11,610,194		11,732,436	
Households	4,603,435		4,665,872		4,724,599	
Families	2,991,629		2,977,254		2,981,536	
Average Household Size	2.44		2.42		2.42	
Owner Occupied Housing Units	3,111,054		3,042,740		3,071,653	
Renter Occupied Housing Units	1,492,381		1,623,132		1,652,946	
Median Age	38.7		39.6		40.3	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.21%		0.21%		0.75%	
Households	0.25%		0.25%		0.77%	
Families	0.03%		0.03%		0.69%	
Owner HHs	0.19%		0.19%		0.70%	
Median Household Income	2.86%		2.86%		2.66%	
Households by Income	2015				2020	
	Number		Percent		Number	Percent
<\$15,000	649,239		13.9%		608,570	12.9%
\$15,000 - \$24,999	536,438		11.5%		404,424	8.6%
\$25,000 - \$34,999	507,353		10.9%		438,396	9.3%
\$35,000 - \$49,999	673,203		14.4%		616,153	13.0%
\$50,000 - \$74,999	851,960		18.3%		866,518	18.3%
\$75,000 - \$99,999	566,308		12.1%		698,987	14.8%
\$100,000 - \$149,999	546,828		11.7%		668,927	14.2%
\$150,000 - \$199,999	178,197		3.8%		239,603	5.1%
\$200,000+	156,293		3.3%		182,968	3.9%
Median Household Income	\$49,011		\$56,419		\$56,419	
Average Household Income	\$66,259		\$75,997		\$75,997	
Per Capita Income	\$26,856		\$30,834		\$30,834	
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	720,856	6.2%	686,138	5.9%	678,822	5.8%
5 - 9	747,889	6.5%	714,227	6.2%	693,281	5.9%
10 - 14	774,699	6.7%	739,301	6.4%	740,072	6.3%
15 - 19	823,682	7.1%	766,124	6.6%	763,142	6.5%
20 - 24	763,116	6.6%	828,727	7.1%	751,011	6.4%
25 - 34	1,409,959	12.2%	1,437,472	12.4%	1,474,180	12.6%
35 - 44	1,479,831	12.8%	1,402,596	12.1%	1,421,715	12.1%
45 - 54	1,742,191	15.1%	1,588,258	13.7%	1,460,547	12.4%
55 - 64	1,452,266	12.6%	1,603,344	13.8%	1,622,347	13.8%
65 - 74	850,234	7.4%	1,049,887	9.0%	1,248,132	10.6%
75 - 84	541,352	4.7%	541,249	4.7%	619,761	5.3%
85+	230,429	2.0%	252,871	2.2%	259,426	2.2%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,539,437	82.7%	9,479,375	81.6%	9,439,470	80.5%
Black Alone	1,407,681	12.2%	1,446,280	12.5%	1,499,436	12.8%
American Indian Alone	25,292	0.2%	27,448	0.2%	29,569	0.3%
Asian Alone	192,233	1.7%	227,551	2.0%	267,682	2.3%
Pacific Islander Alone	4,066	0.0%	4,445	0.0%	4,954	0.0%
Some Other Race Alone	130,030	1.1%	149,247	1.3%	170,570	1.5%
Two or More Races	237,765	2.1%	275,848	2.4%	320,755	2.7%
Hispanic Origin (Any Race)	354,674	3.1%	416,295	3.6%	489,323	4.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

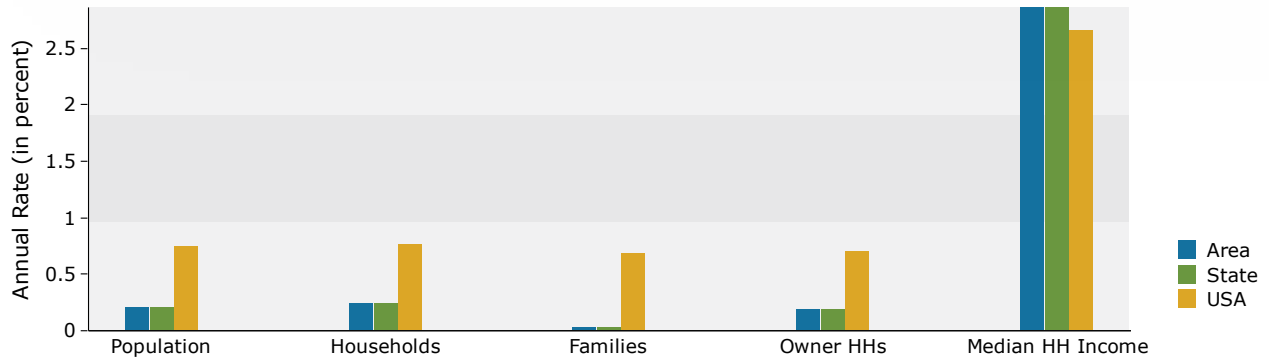


Demographic and Income Profile

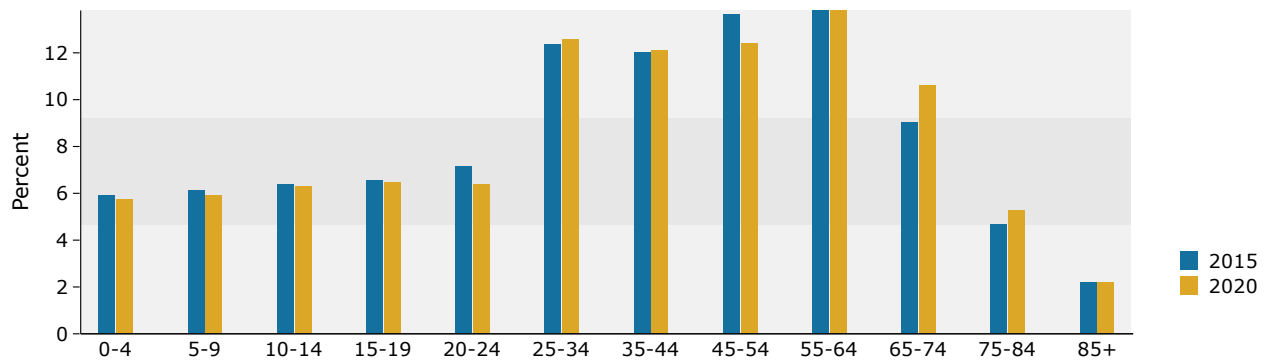
Ohio 5
Geography: State

Prepared by Esri

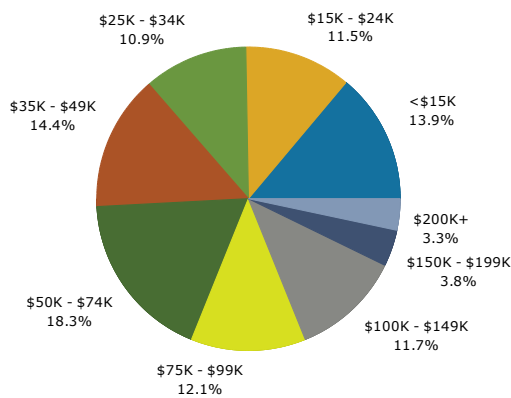
Trends 2015-2020



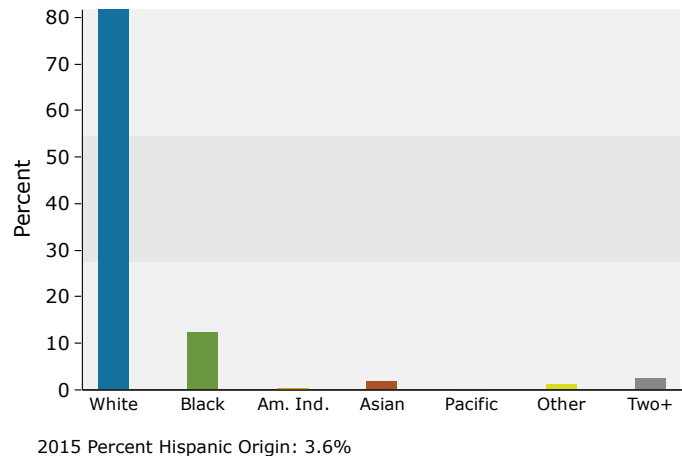
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

USA
USA (01)
Geography: USA

Prepared by Esri

Summary	Census 2010		2016		2021	
Population	308,745,538		323,580,626		337,326,118	
Households	116,716,292		121,786,233		126,694,268	
Families	77,538,296		80,307,260		83,243,260	
Average Household Size	2.58		2.59		2.60	
Owner Occupied Housing Units	75,986,074		76,427,142		79,275,904	
Renter Occupied Housing Units	40,730,218		45,359,091		47,418,364	
Median Age	37.1		38.0		38.7	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	0.84%		0.45%		0.84%	
Households	0.79%		0.43%		0.79%	
Families	0.72%		0.34%		0.72%	
Owner HHs	0.73%		0.42%		0.73%	
Median Household Income	1.89%		2.06%		1.89%	
Households by Income	2016			2021		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	15,220,071	12.5%	15,953,723	12.6%	15,953,723	12.6%
\$15,000 - \$24,999	12,282,484	10.1%	12,379,513	9.8%	12,379,513	9.8%
\$25,000 - \$34,999	12,252,908	10.1%	12,327,399	9.7%	12,327,399	9.7%
\$35,000 - \$49,999	16,204,574	13.3%	13,030,346	10.3%	13,030,346	10.3%
\$50,000 - \$74,999	21,532,144	17.7%	20,593,886	16.3%	20,593,886	16.3%
\$75,000 - \$99,999	14,954,754	12.3%	17,058,704	13.5%	17,058,704	13.5%
\$100,000 - \$149,999	16,368,786	13.4%	19,842,382	15.7%	19,842,382	15.7%
\$150,000 - \$199,999	6,443,836	5.3%	8,053,972	6.4%	8,053,972	6.4%
\$200,000+	6,524,947	5.4%	7,452,614	5.9%	7,452,614	5.9%
Median Household Income	\$54,149		\$59,476		\$59,476	
Average Household Income	\$77,008		\$84,021		\$84,021	
Per Capita Income	\$29,472		\$32,025		\$32,025	
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,201,362	6.5%	20,025,797	6.2%	20,580,699	6.1%
5 - 9	20,348,657	6.6%	20,472,374	6.3%	20,496,491	6.1%
10 - 14	20,677,194	6.7%	20,907,246	6.5%	21,400,277	6.3%
15 - 19	22,040,343	7.1%	21,203,690	6.6%	21,573,350	6.4%
20 - 24	21,585,999	7.0%	22,948,568	7.1%	21,610,116	6.4%
25 - 34	41,063,948	13.3%	44,141,853	13.6%	46,459,758	13.8%
35 - 44	41,070,606	13.3%	40,820,559	12.6%	43,545,349	12.9%
45 - 54	45,006,716	14.6%	42,946,236	13.3%	41,050,290	12.2%
55 - 64	36,482,729	11.8%	41,487,510	12.8%	43,111,910	12.8%
65 - 74	21,713,429	7.0%	28,330,389	8.8%	33,917,846	10.1%
75 - 84	13,061,122	4.2%	14,071,435	4.3%	16,919,626	5.0%
85+	5,493,433	1.8%	6,224,969	1.9%	6,660,406	2.0%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	223,553,265	72.4%	228,182,245	70.5%	232,415,076	68.9%
Black Alone	38,929,319	12.6%	41,395,671	12.8%	43,697,993	13.0%
American Indian Alone	2,932,248	0.9%	3,141,471	1.0%	3,333,389	1.0%
Asian Alone	14,674,252	4.8%	17,654,809	5.5%	20,602,906	6.1%
Pacific Islander Alone	540,013	0.2%	609,829	0.2%	677,072	0.2%
Some Other Race Alone	19,107,368	6.2%	21,863,524	6.8%	24,293,565	7.2%
Two or More Races	9,009,073	2.9%	10,733,077	3.3%	12,306,117	3.6%
Hispanic Origin (Any Race)	50,477,594	16.3%	57,975,202	17.9%	65,422,724	19.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

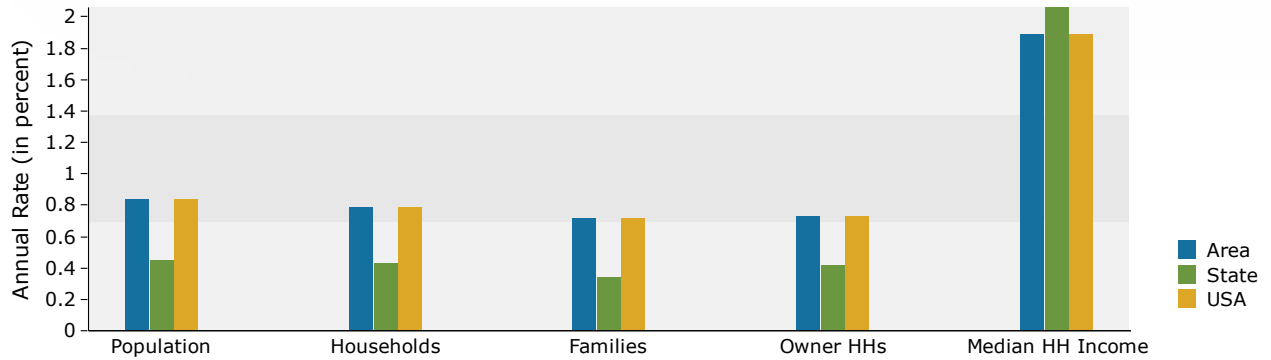


Demographic and Income Profile

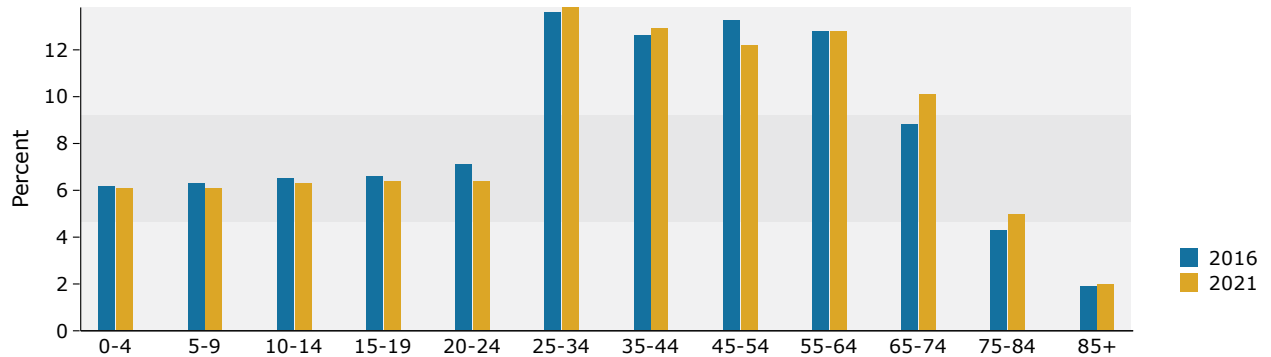
USA
USA (01)
Geography: USA

Prepared by Esri

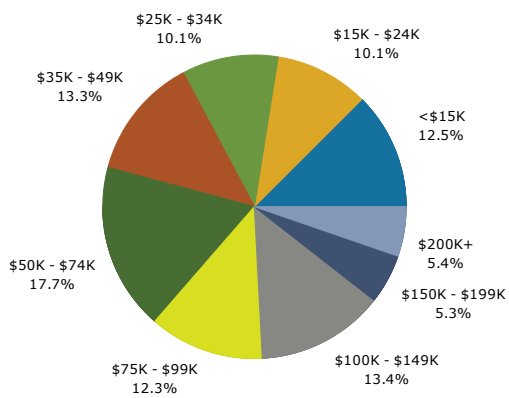
Trends 2016-2021



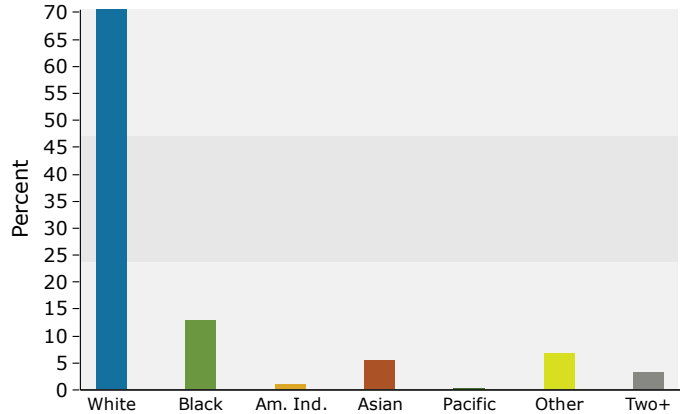
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 17.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Outdoor Aquatic Center Size Methodology North Ridgeville, Ohio

5/5/2017

Service Area	2016 Population	Percent Participation		
City population	31900	3%	=	957

Reduction to account for HOA pool usage

Total Users Per Day 957

Methodology #1 NRPA Standards

	Days or %			HOA 9,360 users
Total Annual Attendance (Days)	80	=	76,560	67,200
Peak Month attendance	30%	=	22,968	20,160
Average Weekly During Peak Month	25%	=	5,742	5,040
Peak Day in Peak Week	25%	=	1,436	1,260
Daily Peak Hour	60%	=	861	756

Methodology #2

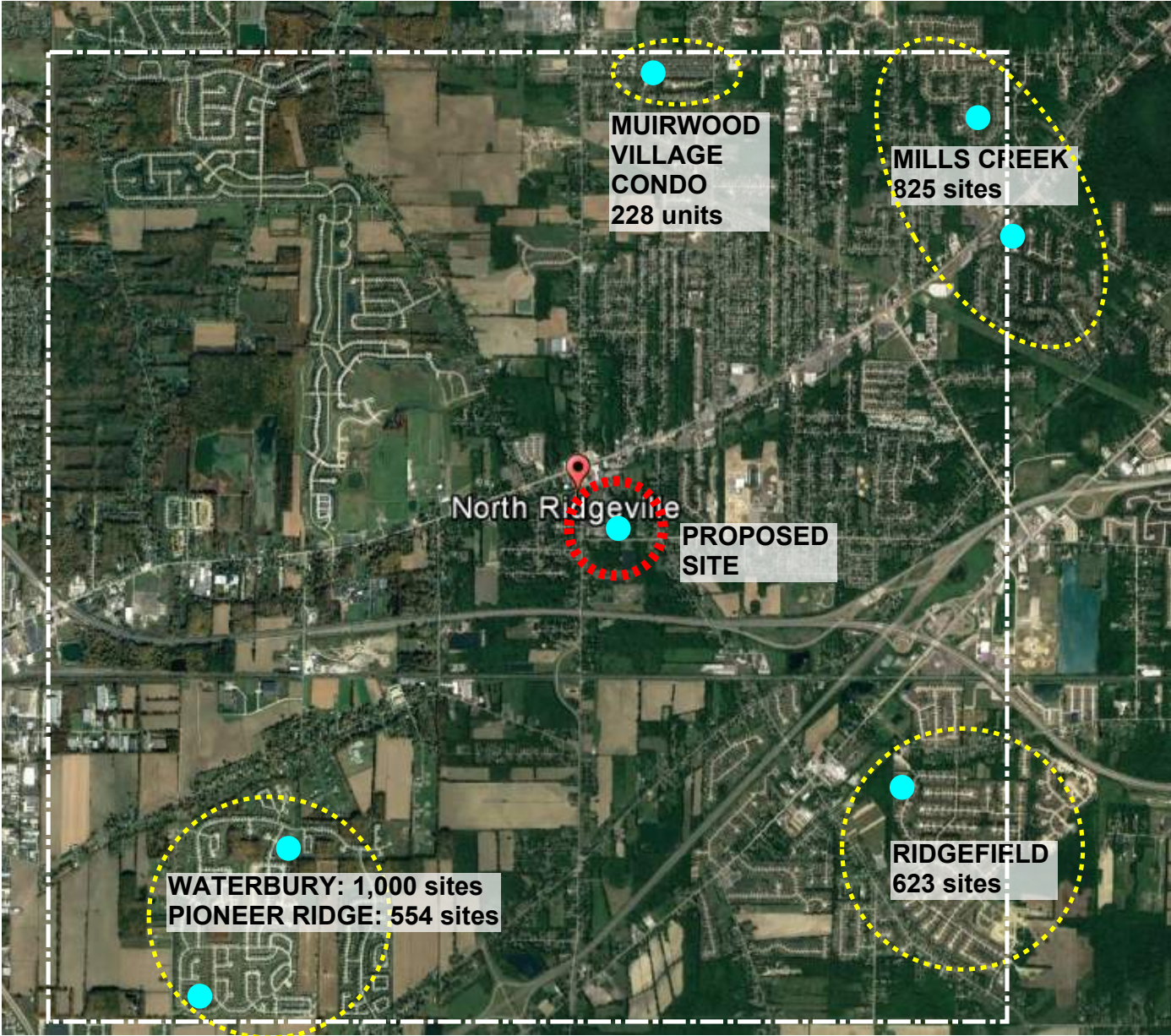
Peak Hour Calculation

American Alliance of Health, Physical Education, Recreation and Dance Methodology

Service Area	2016 Population	Factor		11.20%	HOA
City Population	31900	33%	=	10527	1,179
Average of Methodologies #1 and #2 (Daily Peak Hour)				1,020	897

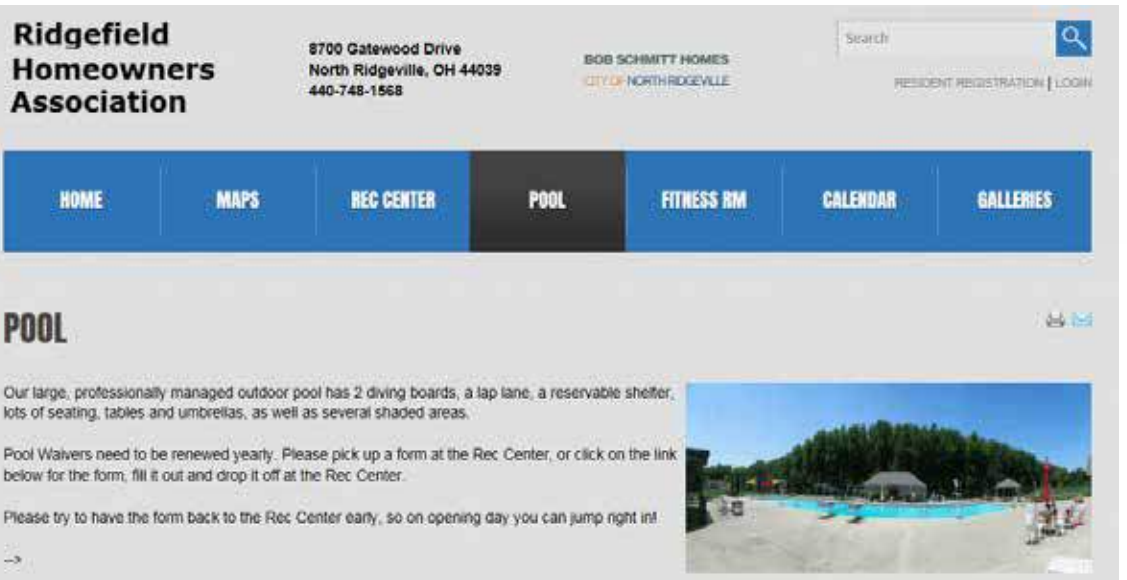
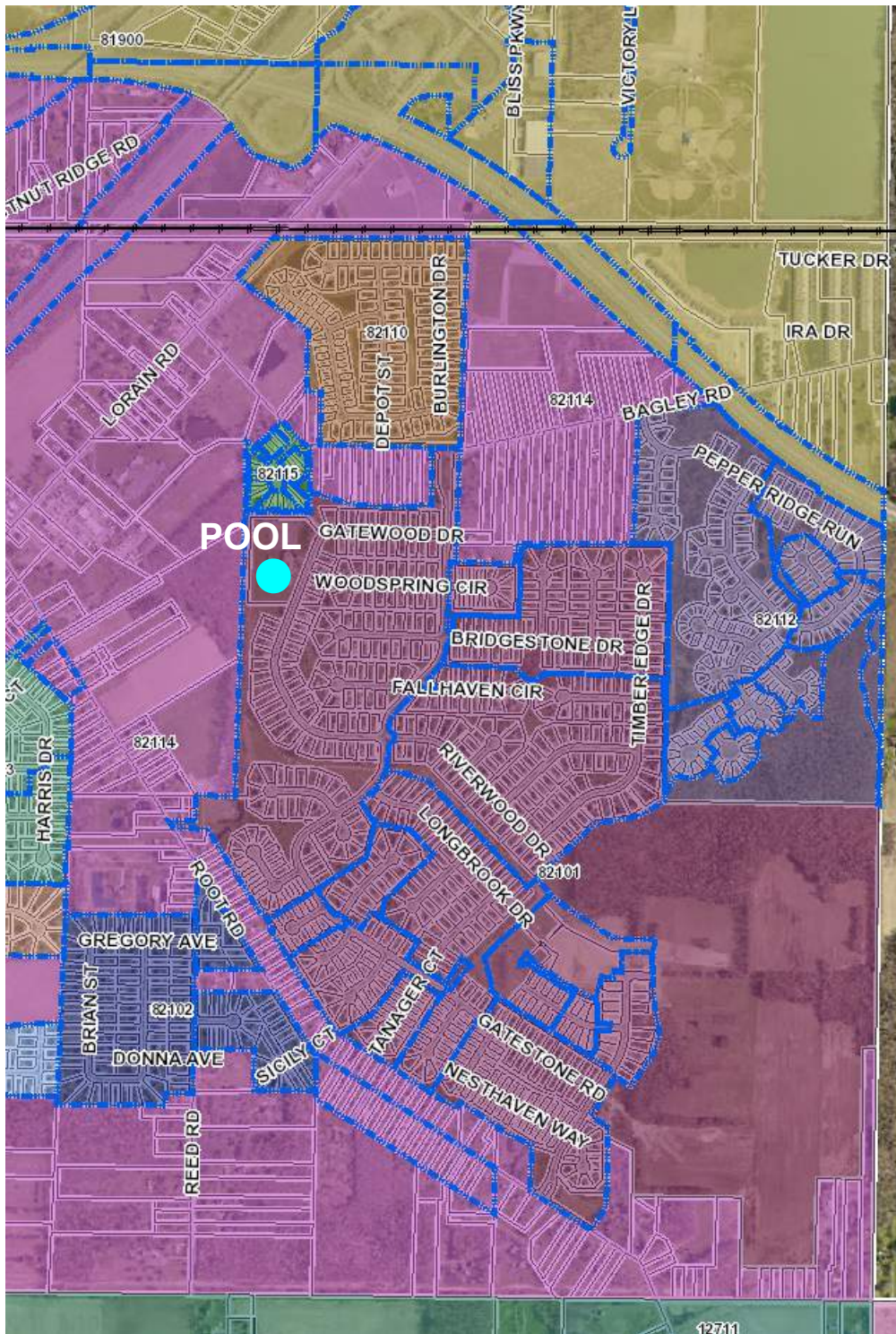
Facility Size	S.F. / person	Square Feet	Square Feet
Peak Hour Attendance	1,020		
Pool Size at 15 S.F. per person	15	15,302	13,452
Deck at 3 x surface	60	45,907	40,355
Shade Structures	10	10,202	8,968
Parking at 1 / 4 people at peak hour	255 x	400	102,116
Pool House and Filter Building		5,000	5,000
Subtotal		178,528	148,583
Access and Open Space	50%	89,264	74,292
Total Square Feet		267,791	222,875
Total Acres		6	5

APPENDIX D - SURROUNDING FACILITIES



Neighborhood Pools

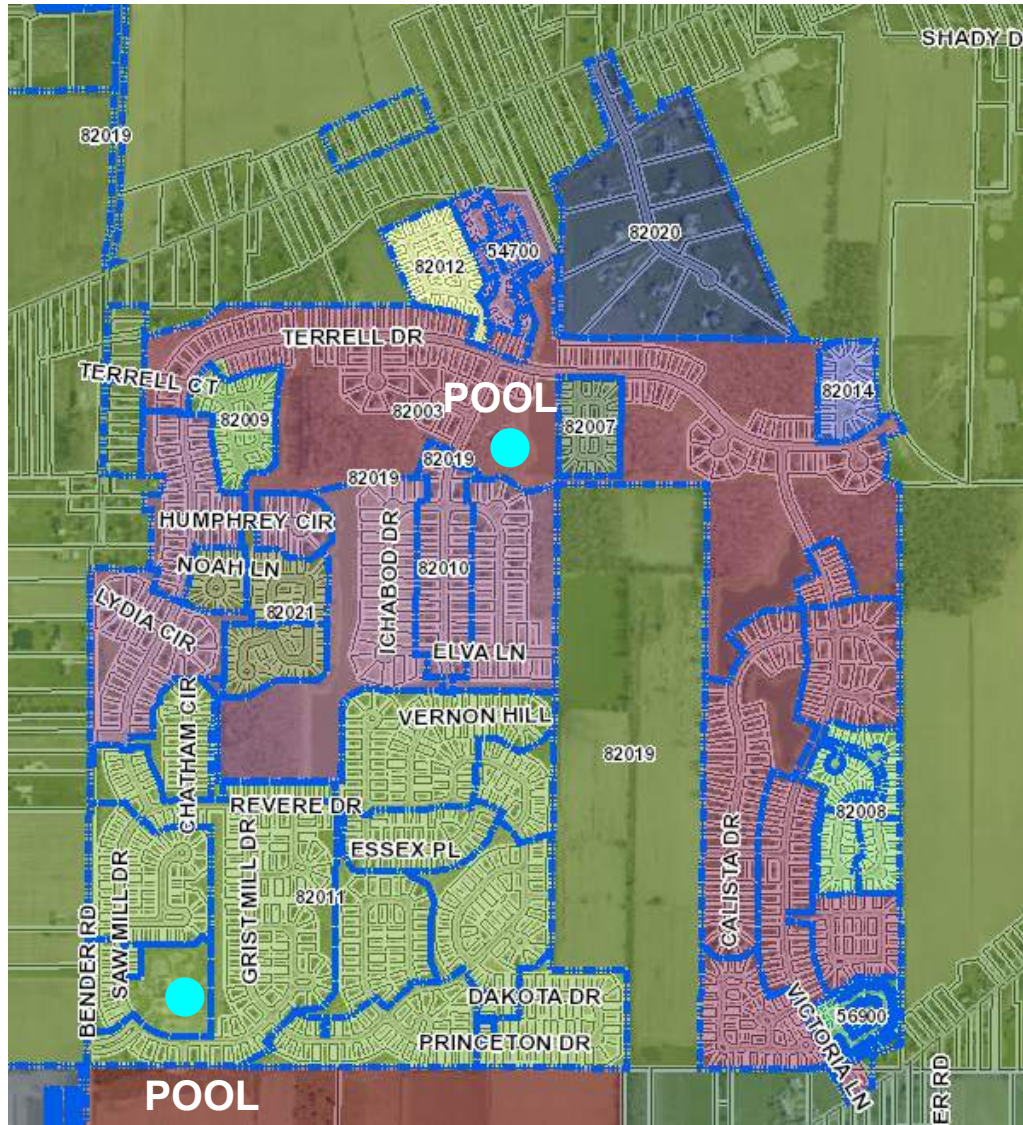
Neighborhoods



RIDGEFIELD: 623 sites



Neighborhoods



WELCOME TO WATERBURY

HOMEOWNER ASSOCIATION WEBSITE!

Waterbury is a Planned Community Development with 1000 home sites, located on 634 acres in North Ridgeville, Ohio. With its ideal location near I-480, the Ohio Turnpike, Route 83 and Route 10, Residents enjoy easy commutes to Downtown Cleveland, Elyria and Cleveland Hopkins Airport.

With 142 acres of open space, clubhouse facilities, swimming pool, miles of walking trails and several scenic lakes, Waterbury has something for everyone.

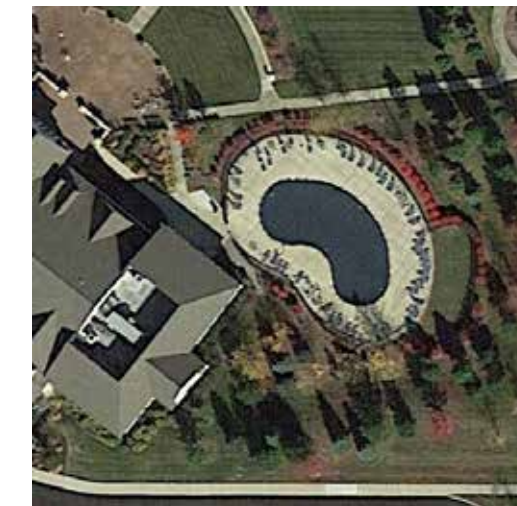
Just step out your door and choose one of the many activities that Waterbury living afford you. Unwind without leaving the comfort & peacefulness of your own neighborhood.

Visit the Official North Ridgeville City Website, www.ci.north-ridgeville.oh.us/ for information on this growing community.

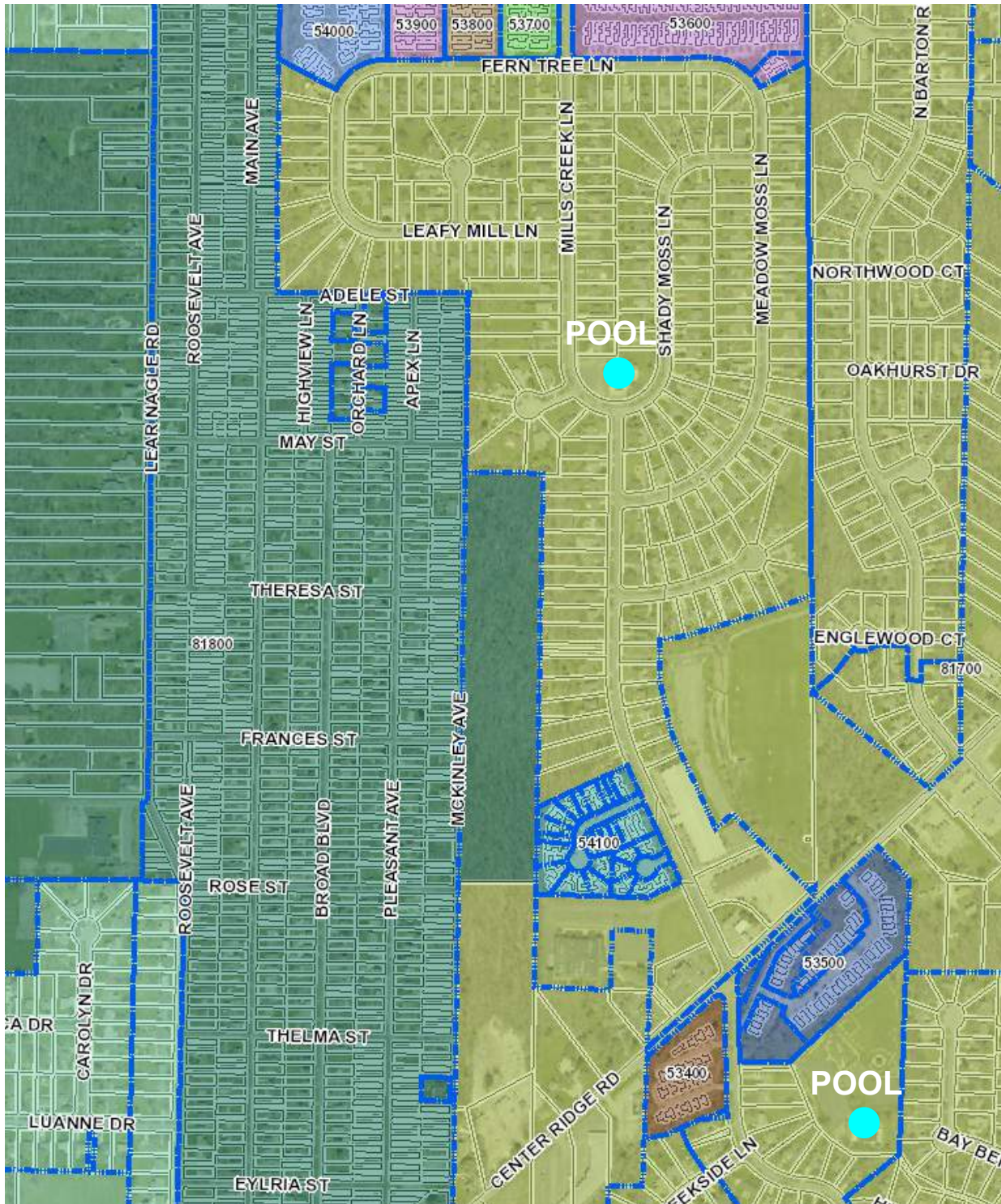


WATERBURY: 1,000 sites

PIONEER RIDGE: 554 sites



Neighborhoods



MILLS CREEK ASSOCIATION

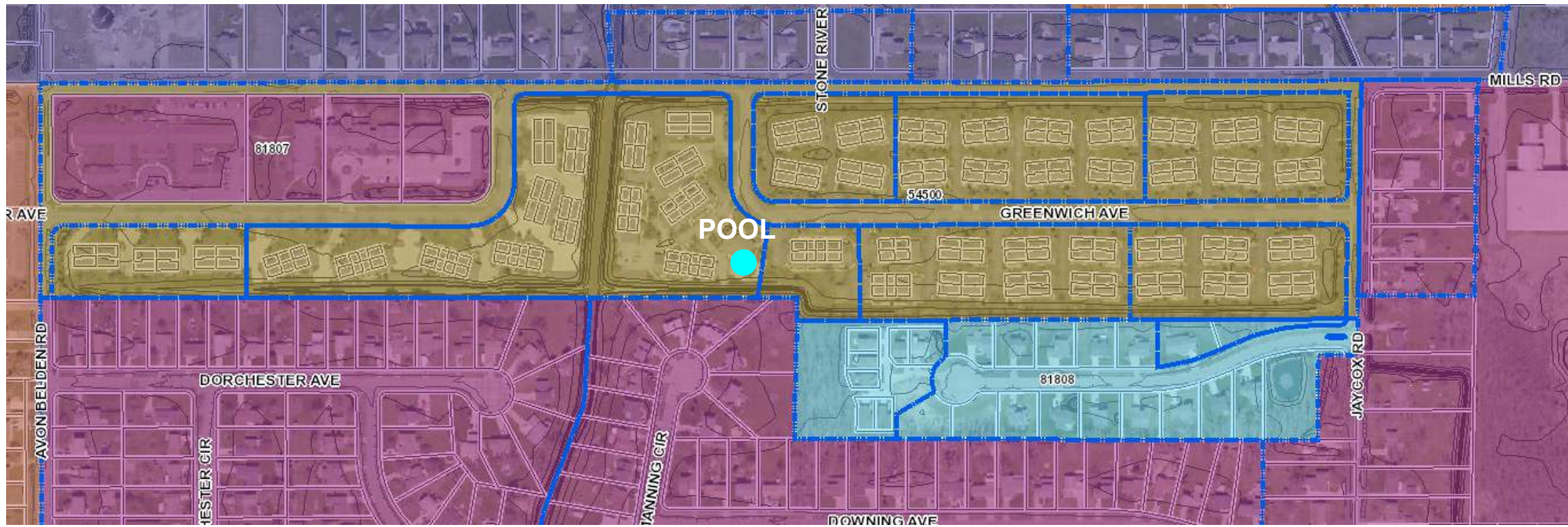
Is located about 17 miles southwest of Cleveland in North Ridgeville, Ohio. It includes 825 houses, cluster homes, and condominiums. There are also numerous recreational facilities, including two 25 meter swimming pools, two tennis courts, playground, walking track and exercise area, full court basketball court, softball field and a clubhouse with party rooms. All of this is overseen by a nine member Board of Directors, elected by the Homeowners.



MILLS CREEK: 825 sites



Neighborhoods

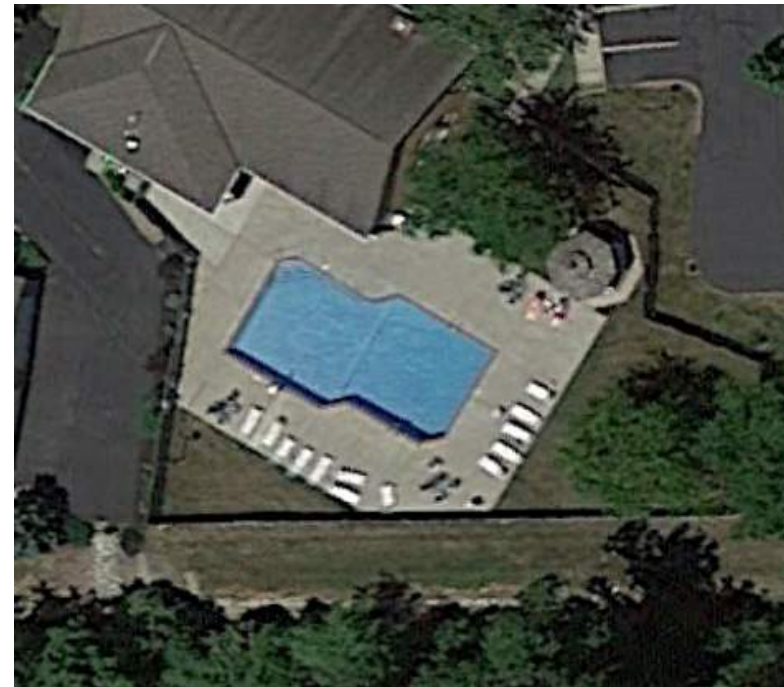


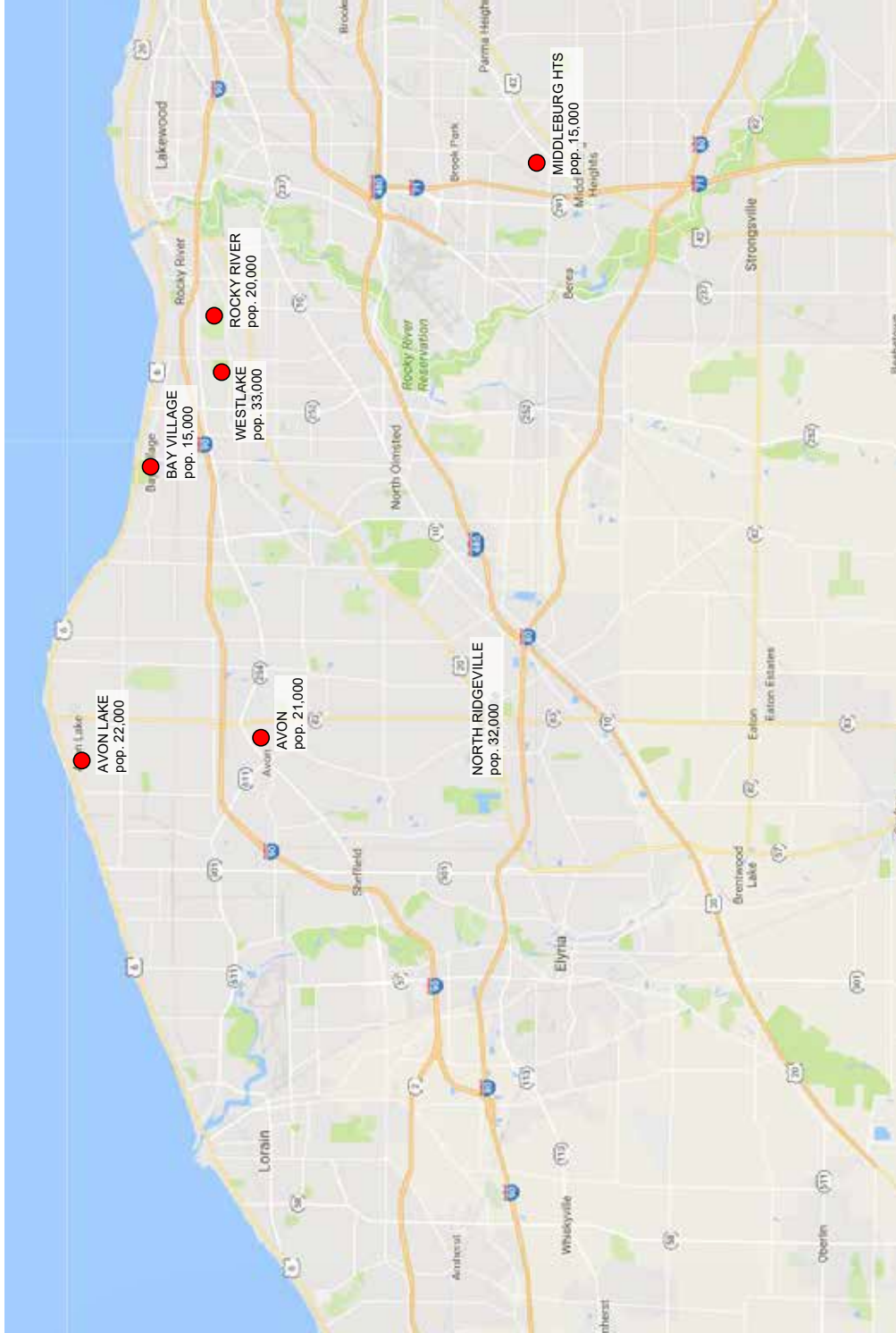
MUIRWOOD VILLAGE CONDOMINIUMS: 228 units

Muirwood Village

Muirwood Village off of Mills Road and Avon Belden

Muirwood Village is conveniently located in the heart of North Ridgeville with easy access to shopping, freeways and Schools. Muirwood Village offers one of the most affordable condo choices in Greater Cleveland. These condos are simple yet are great for anyone looking to buy vs. rent. Units range from 30K - 90K depending on the condition and sellers situation. Each condo has a private patio area, vaulted ceilings in the living room, garage parking, in suite laundry and creek access.







Avon Lake



Avon



Bay Village



Middleburg Heights



Westlake

APPENDIX E - OPINION OF PROBABLE COST

PROGRAM ITEM	PROPOSED SPACE			COST BASIS	COST	PROGRAM NOTES
	QY	SPACE SF	TOTAL SF			
1 Poolhouse						
1a Ticketing/Entry Area	1	500	500	\$200	\$100,000	
1b Pool Manager	1	100	100	\$200	\$20,000	
1c Guard Room/First Aid	1	200	200	\$200	\$40,000	
1d Men's Locker Rooms	1	450	450	\$250	\$112,500	
1e Women's Locker Room	1	450	450	\$250	\$112,500	
1f Family Restroom	2	65	130	\$250	\$32,500	
1g Concessions Area	1	540	540	\$250	\$135,000	
1h Party Room	1	400	400	\$200	\$80,000	
1i Filter Room	1	500	500	\$200	\$100,000	
1j Chemical Storage	1	75	75	\$200	\$15,000	
1k Pool Deck Storage	1	100	100	\$200	\$20,000	
1l Grossing Factor 25%			689	\$200	\$137,800	Circulation, walls, chases, etc.
Poolhouse Subtotal			4,134		\$905,300	
2 Activity Pool						
2a Water area	1	4500	4,500	\$150	\$675,000	Zero-depth entry, to 30" deep
2b Pool Play Structure	1			\$75,000	\$75,000	
Activity Pool Subtotal			4,500		\$750,000	
3 Lap Pool						
3a Water area - lap lanes	1	3854	3,854	\$150	\$578,100	6 lanes by 25 meters, diving
3c Side steps	1	42	42	\$65	\$2,730	
3e Diving Board	1			\$30,000	\$30,000	
Lap Pool Subtotal			3,896		\$610,830	
4 Plunge Pool						
4a Water Area	1	1160	1,160	\$150	\$174,000	
4b Connection to Lap Pool	1	160	160	\$65	\$10,400	
4c Side steps	1	42	42	\$65	\$2,730	
4d Large slides	2			\$250,000	\$500,000	30 foot high slides with stair tower
Lazy River Subtotal			1,362		\$687,130	
5 Lazy River						
5a Water Area	1	3500	3,500	\$150	\$525,000	10 feet wide by 350 feet long by 3
5b Bridge	1	240	240	\$200	\$48,000	
5c Lazy River Features	3			\$25,000	\$75,000	
Lazy River Subtotal			3,740		\$648,000	
6 Deck & Amenities						
6a Concrete Deck	1	20,000	20,500	\$8	\$164,000	
6b Grass area	1	20,000	20,000	\$2	\$40,000	
6c Shade Umbrellas	10			\$220	\$2,200	
6d Large Shade Structures	3	400	1,200	\$50	\$60,000	
6e Perimeter Fence	1	900	900	\$35	\$31,500	
Deck & Amenities Subtotal			42,600		\$297,700	

PROGRAM ITEM	PROPOSED SPACE			COST BASIS	COST	PROGRAM NOTES
	QY	SPACE SF	TOTAL SF			
7 Parking						
7a Entry drive and turn-arou	1	14777	14,777	\$6	\$88,662	
7b Parking area	1	68759	68,759	\$6	\$412,554	210 cars
7c Landscaping	1			\$50,000	\$50,000	
Deck & Amenities Subtotal			68,759		\$462,554	
GROSS SQUARE FEET			125,251		3,713,514	
Contingency (10%)					\$371,351	
Contractor's General Conditions, bonds, etc. (8%)					\$297,081	
TOTAL CONSTRUCTION COST					\$4,381,947	
Furnishings and Equipment (allowance)					\$100,000	
Kitchen Equipment (allowance)					\$50,000	
Owner Costs - Legal, printing, bidding, , surveying, testing, etc. (2%)					\$87,639	
Design Services (8%)					\$350,556	
TOTAL PROJECT COST					\$4,970,141	