

Delhi Township Town Center Project

Summary of Community Input

Phase Two

Number of input sessions = 4 (via Zoom)

Total number of attendees = approx. 60

Key Appreciations

Generally, people like the project very much and gave the “go ahead” for final designs

1. The redesign into a “U” is way more exciting
2. The vision matches the prior community input about activity
3. The cultural center was a big hit – again, for lots of flex space
4. They like that Midtown will program all the spaces (with community input)
5. Lots of flexible space in and out
6. People love the two pools and the Oak Hills partnership

Strategic Questions

1. General questions
 - a. What is the timeline for progress and the completion date?
 - b. Why does the township need new offices? What will happen to the vacated space on Neeb?
 - c. How will the township pay for the additional services that the site will require (i.e. is the site self-supporting on all levels like services and maintenance)?
 - d. Will you conduct a traffic study and improve Delhi Pike around the property?
 - e. Will this be a LEAD certified project?
 - f. Even though there will be no traditional retail/restaurants on the site, can we still work to include local businesses through much smaller scale efforts? For example, would the owners of Saylor Park Coffee be interested in small station for 2-3 hours per day? Could we support a place like Deeper Roots or Urbana by purchasing their coffee and having a coffee cart with a few items for sale daily? Could there be a shared but dedicated space for a local nursery or farm (ex: Western Hills or Carriage House) to sell out of one day per week? One 300 sq. ft white-boxed storefront could accommodate many businesses.
2. Regarding Oak Hills
 - a. Will we have a contract with Oak Hills?
 - b. Can Oak Hills make money off the pool (e.g. by hosting events)?
 - c. Will Oak Hills be able to “opt out” of any potential TIF agreement before we have fully paid-off the bond?
3. Regarding finances
 - a. Who owns the various elements of the property?
 - b. Who will pay for the maintenance of the various elements of the property?
 - c. Can we see the detailed financial projections (spreadsheets, etc.)?
 - d. Won't we be losing tax revenue from the old Remke building that offsets the new TIF gains?
4. Regarding the apartments
 - a. What are the products and prices?

- b. Will there be covered parking?
 - c. Do residents get a discount to live in the apartments?
 - d. Will the rental rates outprice residents?
 - e. Who will manage the overall housing strategy for the township?
5. Regarding the fitness club:
- a. Will residents get a discounted membership?
 - b. Will non-member residents be able to rent the pool?
 - c. Can local fitness businesses rent the spaces to offer their own classes?
 - d. Will there be too many school districts partners that make member/resident use of pool difficult?
6. Regarding the cultural center
- a. Is there a market for so much space?
 - b. Can residents rent space in the cultural center even though Midtown Health is programming it?
 - c. How will these rooms be equipped so that they meet resident needs? Can this be part of the planning process?
 - d. Can the township make money renting space in the center?
7. Regarding safety
- a. How will you keep the property and users safe?
 - b. Will the township need to hire more police/fire to keep the property safe?
 - c. How will you keep children safe from the traffic into the property?
 - d. Will you check IDs of people entering the cultural center?

Concerns

1. Be sure to put lots of “activity details” into the final design (dog park, fenced play area, flower gardens, water feature, etc.) – and get community input on those decisions
2. Bland architectural design – too modern/industrial, please soften
3. Why new township offices after we just did that a few years ago (and what will happen to the other space on Neeb?)
4. People want retail/restaurants
 - a. But understand the reasons why not
 - b. Asked for some semi-permanent food, like a coffee kiosk or infrastructure for food truck plug-ins
5. Is there enough parking
6. Make sure Oak Hills commits for the full period of bond payback
7. Safety – both people in the buildings and in the park, and traffic affecting kids in park, maybe a police substation
8. Potential “high cost” of apartments, rec center membership, space rental, even food trucks

Requests

1. Apartments
 - a. Make affordable for seniors
 - b. Should there be covered parking for apartment renters?
 - c. Who will guide the overall vision for housing development in the township so that this and other developments work together?
2. Design issues
 - a. Make the frontage, signage, and entryways amazing (bury utilities)
 - b. We want more options to consider on overall design aesthetic

- c. Sustainable design (LEAD if possible)
 - d. Will the site pay for its own maintenance?
3. Transportation issues
- a. Improve transit stop on site
 - b. Add as many walking options as possible (e.g. winding paths across the whole property)
 - c. Need connections for pedestrians, bikes, scooters, etc.
 - d. Protect kids in green space from traffic
 - e. Do a traffic study for the Pike
 - f. Make the entire site walkable (a path around the whole 14 acres?)
 - g. Exit ramps at the back of each building for handicapped
 - h. Lots of access points to all buildings
4. Fitness center
- a. Walking track inside rec center
 - b. Make it affordable
 - c. We like the resident discount
 - d. Be sure members can use the lap pool (that the schools don't overuse the pool)
 - e. Can the pool(s) be rented by non-members?
 - f. Some people want a gym space, saying there is a shortage of gym space on west side
 - i. Possibly a smaller gym with one basket and versatile set-up
 - g. Social distancing design
 - h. Have seating for swim meets
 - i. Make sure programming is for all ages
 - j. Roller rink
5. Outdoor space
- a. Can we have picnic tables and outdoor alcohol sales? People love the idea of "outdoor biergartens." People that live near me usually go to Cabana if they want to sit outside and eat/drink or head to Price Hill to try to snag a seat at Incline. As mentioned above, having a small bar/concession with a few local offerings could bring a significant crowd.
 - b. Can we stress our history as a Floral Paradise? Through architecture, photos, paintings, placemaking, we can create a space that is unique to our community. "Modern" architecture becomes dated quickly. The way that the Findlay Market District embraces Italianate architecture could be inspirational for us - modernization should come in the technology and programming, not in the physical structure.
 - c. Incorporate our wine history. Connected to above, Delhi's deep connection to wine is fascinating and something a shared public space can really take advantage of in many ways. I'm not sure if there will be a liquor license but if so, connecting with a place like Skeleton Root who is bringing back the grapes that were grown in Delhi during the Longworth days, and allowing them (or someone) to operate a (very) small bar would attract a lot of people.
 - d. Can we prepare outdoor activities for bad weather? Farmers Markets, Christmas Markets, Halloween trick or treating that are best set up outdoors should still run regardless of weather. Having roofs over spaces, appropriate electricity for large heaters and easy access to things like water and ice will make those areas usable for events/activities outside.
 - e. Dog park
 - f. Things for kids to use/play (water feature; play areas; etc.)

- g. Less roadway and more park space
 - h. More detailed spaces and micro-uses
 - i. What can we learn from concerts in the park about food truck needs?
 - j. Will the stage in the park across the street complement or compete with this site?
 - k. How late will events go in the outdoor space – restrictions because of apartments
 - l. Safety from all the cars entering/exiting
6. Cultural center
- a. Shared working spaces: The current environment and the future of companies will heavily rely employees working from home and hosting meetings in spaces outside of a traditional office. I know that meeting rooms will be available for rent, but having a more open/free shared working space would be helpful, especially for smaller meetings or individual work time that doesn't require more than a desk and Wi-Fi (and access to coffee :)). I have personally tried to meet with people in Delhi and options are limited for a professional space.
 - b. Who manages this? Be sure Midtown works with residents when programming
 - c. Is there a market for using that much space?
 - d. Make sure there is the right equipment and structural flexibility
 - e. Ask residents what they want to use those spaces for before you design and build them
 - f. Be sure residents can use the spaces, both for community and professional needs
 - g. Will the senior center complement or compete with this site?
 - h. Is there enough use for a big auditorium with fixed seats and sloping/elevated floor?
 - i. Make sure this space is very flexible – be able to move seating
 - i. Could the playground around the back of the cultural center be used by the public after hours?