



Delhi Township Town Center Project

Executive Summary of Community Input

Number of public input sessions = 7

Total number of attendees = approx. 350

Core Vision

“Go big” using community partners to help create a unique indoor-outdoor community activity center that is filled with every generation of residents 365 days a year, morning to night.

Key Qualities

1. Unique and beautiful
2. Family-friendly for all generations
3. Activity based space, but more than just recreation (e.g. classes, games, entertainment)
4. Walkable and connected to other parts of the Township (e.g. bridge over the Pike to the park; bike trails)
5. Lots of space for public rental (meetings, classes, events, youth programs, etc.)
6. Outdoor space
 - a. Places to sit and eat
 - b. Programmed entertainment
 - c. Other built-in activities/games for all ages
7. Commercial space
 - a. Daytime café and outdoor restaurant with outside seating
 - b. Other activity like batting cages, Dart Rush, etc.
8. Pool complex partnership is great if
 - a. Financially sustainable
 - b. Significant public access

Major Concerns

1. Cost to build (e.g. tax dollars spent)
2. Cost to use (e.g. public pool and rec usage; prices at restaurants; etc.)
3. Will the pool really attract enough people to cover its ongoing cost
4. Limited parking
5. Not enough indoor public use space

Delhi Township Town Center Project

Summary of Community Input

Oct 28 & 29 Community Input (+100 people each)

Top Ways to Describe Delhi's Identity

1. Family friendly for all ages
2. More modern, diverse, young
3. Walkable
4. Fun events, entertainment
5. Unique

Top Reasons for the Swim Complex

1. It's a unique draw – creates buzz
2. Great activity IF whole family can use it a lot
3. Schools-as-partners is a great idea (to serve our kids)
4. Important because of fitness component
5. Great for attracting non-residents to visit Delhi

Top Reasons against the Swim Complex

1. Cost – start up, maintenance
2. Cost – for resident use
3. Parking
4. Traffic
5. Not enough public use possible
6. Risks it won't be sustainable

Top Uses of Indoor Space

1. Meetings: Kiwanis, business association, clubs, etc.
2. **Rec/fitness:** yoga, martial arts, basketball, pickle ball, etc.
3. Art: classes, gallery space
4. Youth: afterschool activities, recreation, classes
5. Kitchen: classes, events
6. Education: adult education, youth education
7. **Party/event space**
8. Shared office space

Top Ideas for Outdoor Space

1. Places to sit and hang out
2. Outdoor eating – whether carry-out or restaurant seating
3. Walking trails
4. Entertainment for adults (music)
5. Kids play area
6. Beauty – floral, fountain, art, lighting
7. Dog park
8. Farmers' market
9. More landscape on Delhi Pike

Ideas for Commercial Space

1. Dining
 - a. Daytime café/bakery
 - b. Evening restaurant
 - c. Brewery
 - d. Outdoor seating
2. Unique, independent retail boutiques

Doubts about the Project

1. Too many empty storefronts now to add retail
2. High cost, increased taxes
3. Timeline will take too long
4. Need more youth involved
5. Increased traffic
6. Won't serve whole community
7. Won't draw people from outside Delhi
8. No low income housing
9. Not enough parking

Staff Conversations (3 sessions, over 60 total attendees)

1. Pool
 - a. Will it really showcase the township when The Pike is ugly – like putting a bow-tie on a pig
 - b. Will people really spend more on the Pike because they go to the pool?
 - c. Will there be enough lane rentals to make it sustainable?
2. Key questions
 - a. Do we really want the Pike to be busier?
 - b. Is it better for the future of Delhi to serve locals or to attract outsiders?
 - c. Is the pool space and non-restaurant commercial space better used as more recreational-activity-fun space?
3. Indoor
 - a. Can we earn money renting space in the admin building?
 - b. Are we duplicating the senior center which isn't use much
Vs
 - c. People say there needs to be more event space in town
4. Commercial
 - a. Everyone likes the idea of an **indoor-outdoor restaurant** with roll-up doors and outdoor heating
 - b. Brewery! OR NOT because not unique anymore and doesn't fit our people
5. Meta-idea: **INDOOR OUTDOOR COMMUNITY ACTIVITY CENTER**
 - a. Go big
 - i. 365 days a year filled with locals – which will attract outsiders
 - ii. Great activity center will attract outsiders – and more for regular use than just a pool focus
 - b. Active outdoor greenspace
 - i. Trails, gardens
 - ii. Kids and adult play areas
 - iii. Programmed activity/entertainment
 - c. Framed by two hubs
 - i. Rec/activity center
 1. Rental space for classes and events
 2. Recreation and play areas indoor and outside
 - a. Miami Lakes is gone so add indoor sports activities like batting cages, etc.
 - b. Add more rec to the pool complex – or even drop the pool – to add a multipurpose gym
 - ii. Restaurant and café
 1. Add more rec to the commercial complex
6. Doubts
 - a. Location isn't right—putting a bow on a pig (Pike)
 - b. Without lots of local use, it won't be "alive" enough to attract others – they will just drive in and out for the pool

Mt. St. Joe Students (18 attendees)

1. Big Theme: 365-day options for active fun
 - a. For all ages and whole family
 - b. For athletes and non-athletes
 - c. Both active and relaxed fun
 - d. “Active” is more than recreation and exercise (which they still value a lot)
 - i. Art classes
 - ii. Hanging outside and listening to music in a gazebo
 - iii. Doing work in the café
 - iv. Having fun too
 1. Drinking beer in a pub with “activity” – darts, ping pong, pool, etc.
 2. Chilling out by the fountain listening to music
 - v. “Play” is stuff to do: outdoor chess or indoor axe throwing

2. Details

- a. Wifi everywhere
- b. Indoor activity
 - i. Public building
 1. Full-service gym and rec center – NOT JUST A POOL
 - a. Rock climbing
 - b. Basketball and volleyball leagues
 - c. Kids club
 2. Classes
 - a. Active like yoga or Zumba
 - b. Arts fit too – they see “active” as more than “exercise”
 - ii. Commercial space
 1. Primarily should be used for activity and fun
 - a. Arcade/board games
 - b. Escape room
 - c. Kids club
 - d. Ax throwing
 2. Food is key – it’s something “to do”
 - a. Healthy food options (Smoothie King, sushi)
 - b. Pub – beer and dinner – “going out”
 - i. Rooftop seating
 - ii. Outdoor seating
 - c. Café – to hang out and do work -- open early and late
- c. Outdoor activity
 - i. Kids play area
 - ii. Programming generally (music/entertainment, and classes like yoga)
 - iii. Games – big chess board, connect 4, corn hole, etc.
 - iv. Dog park
 - v. Mini golf
 - vi. Walking trail
 - vii. Farmers market
 - viii. Outdoor seating

The Mt. St. Joe students think more people will come over the course of a year for a grand community activity center than for a competitive pool – whether from Delhi or nearby, it’s still more people on the Pike, AND it’s very unique.



Oak Hills Parents and Students (about 50 attendees, parents and students)

1. Vision
 - a. A fun activity plaza
 - i. Busy 365, early in day to late in evening
 - ii. Sports and non-sports, physical and non-physical (e.g. art classes)
 - iii. Indoor and outdoor activity
 - iv. More activity/rec, less admin and commercial (except for a restaurant and café)
 - b. Hosted and utilized by community institutions and businesses
 - i. Let's do something big that can only be done if many partners are engaged (i.e. take the pool complex partnership and apply it to the whole thing)
 - c. Family friendly; kids feel welcome but multi-generational use
 - d. Unique; safe; casual
 - e. Where people can bump into each other and have a "Kroger chat"
2. Pool/rec center complex
 - a. They overwhelmingly want a competitive pool
 - i. Make sure there is enough public access
 - ii. Get a health care partner for pool support and use?
 - b. But they also overwhelmingly want a **full rec center and lots of public use space**
 - i. This group agreed with many others – there needs to be more public-use space to rent
 - ii. Potentially eliminate the admin to make room
 - iii. OR simply make the building much bigger
 - iv. Batting cages, rock climbing
 - v. Non-sports activities
 - c. Forge an extensive partnership with a health provider – offices and rehab potential
3. MISC
 - a. Pedestrian bridge linking town center to park across the Pike
 - b. SAFETY is key – police substation
 - c. More ways to access from different streets (esp. Mt. Alverno)
 - d. Ability to walk to and within the space
 - e. Make money on rental fees
 - f. Beautiful entrance
 - g. Make everything financially accessible for residents
 - h. Build public support for financing this operation
 - i. Focus on giving middle school kids something to do
 - j. Be respectful of the neighbors around the property
 - k. Is there enough parking?
4. Outdoor space
 - a. Lots of activities for all ages
 - b. Programmed
 - c. Big multi-purpose area – ice skating
 - d. Cool lighting
5. Less if any admin space – replace with activity
6. Commercial space
 - a. Restaurants on first floor
 - b. Medical offices on second



c. Put "activity" in here too (e.g. batting cages or Dart Rush)