



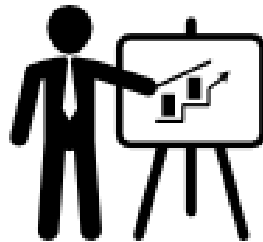
Community Facilities Master Plan & Land Use Strategy

Town Hall Presentation
November 2015



Agenda

- Overview of Engagement
- Overview of Facilities
 - Use
 - Status Quo Facility Costs - 5-Year
 - Logistical Considerations
- Overview of Land Use Concepts
- Redevelopment Options



Overview of Engagement

- Village Tour
- Property Conditions Assessment
- Architectural Programming Analysis
- Land Use Conceptualization
- Interviews & Case Studies
- Townhall #1
- Scenario Modeling
- Steering Committee Meetings
- **Townhall #2**



Overview of Existing Facilities

Use



Village Hall

Square Feet: 5,000

Function: Police & Administration

Utilization: High



Service Garage

Square Feet: 9,218

Function: Maintenance Department

Utilization: Moderate



Community Center

Square Feet: 32,500

Function: Recreation/Meeting

Utilization: Low

Overview of Existing Facilities

Status Quo Facility Costs - 5-Year



Village Hall

Condition: Good; needs minor repairs and cosmetic attention

Capital Improvements: \$90,000 - \$190,000



Service Garage

Condition: Poor; structural issues due to erosion caused by indoor salt storage

Capital Improvements: \$176,500 - \$311,500



Community Center

Condition: Fair; deferred maintenance, modernizing building's HVAC and electrical components; *does not include ADA*

Capital Improvements: \$245,000 - \$725,000

Overview of Existing Facilities

Logistical Considerations



Village Hall

- Police dispatch will be operating with Chagrin Valley
- Police must remain due to grandfathered jail configuration; Village administration also to remain
- Police garage desired



Service Garage

- Structural/safety concerns with existing building must be addressed immediately
- Standalone salt dome required



Community Center

- Village has issued RFP to determine recreational programming and demand

Overview of Land Use Concepts

- Village Hall
- Community Center
- Service Department
- CMSD - Barbara Byrd
- Foster Park
- Conservation
- Village Owned Parcels
- Potential Lakefront Access



0 1,000 2,000 Feet
 Corp., NRCAN, Esri Japan, METI, Esri China
 reetMap contributors, and the GIS User
 USGS, AEX, Getmapping, Aerogrid, IGN

Overview of Land Use Concepts

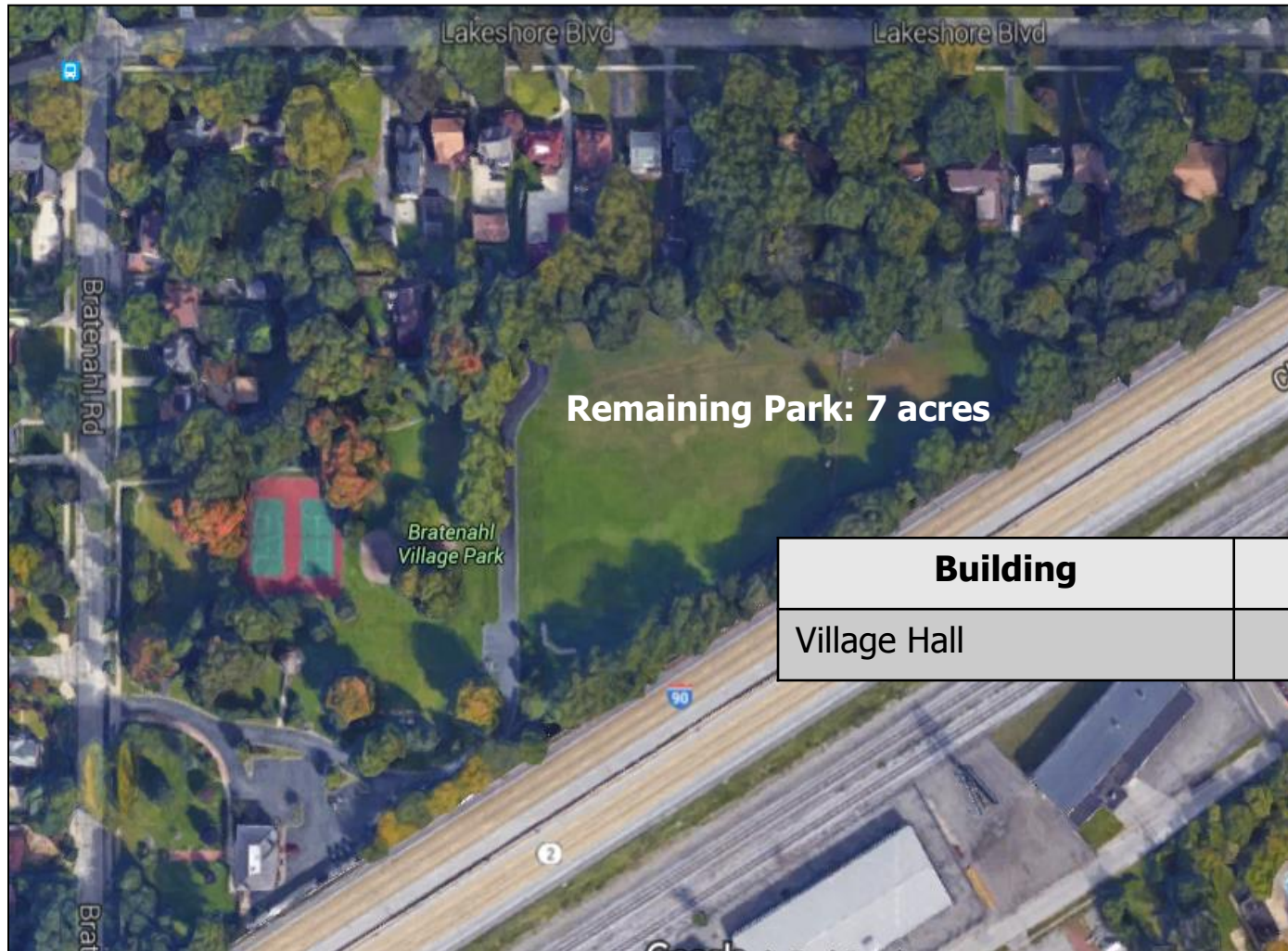


Bratenahl Center



Village Hall – Option 1

Today/Status Quo

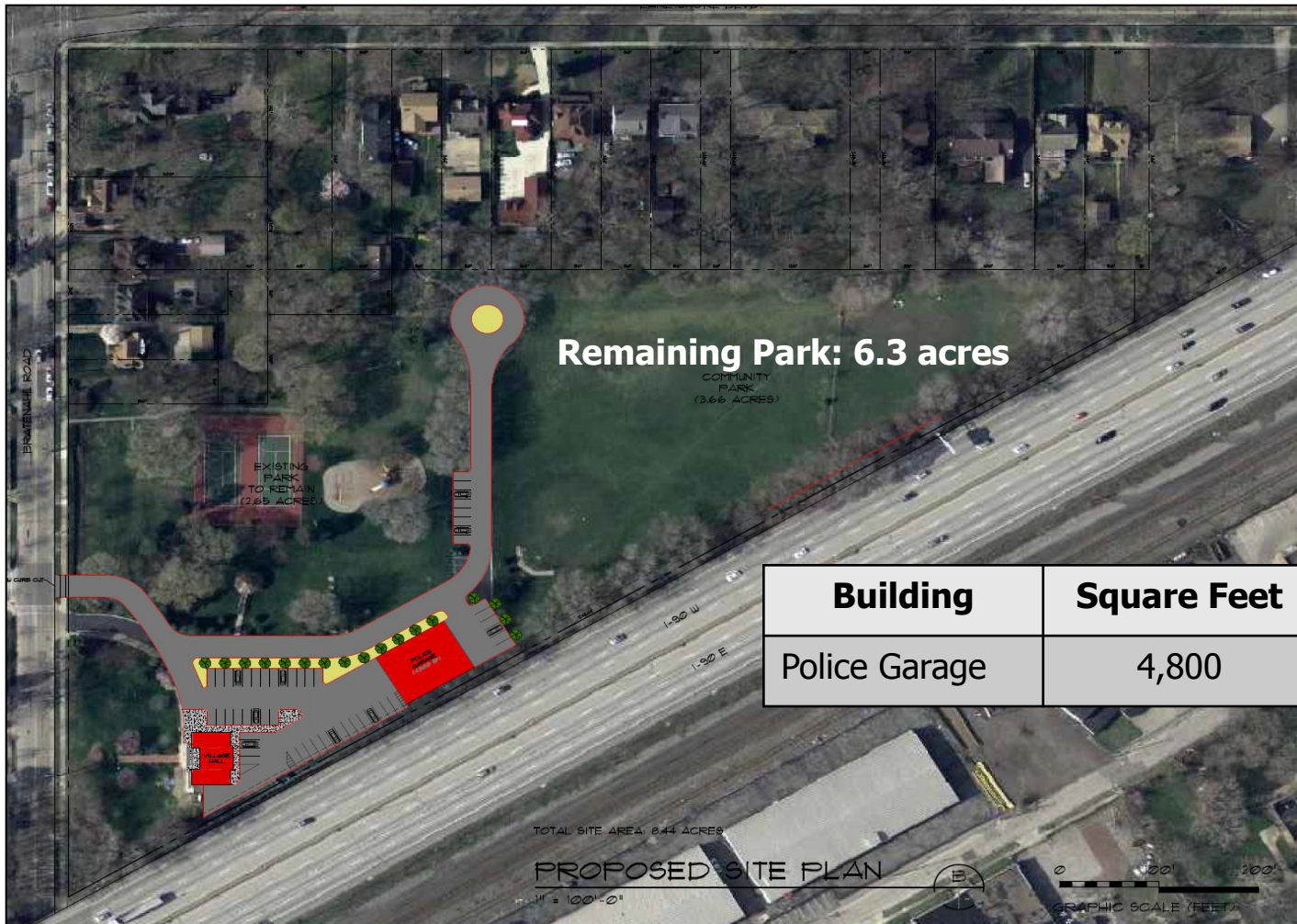


Remaining Park: 7 acres

Building	Square Feet
Village Hall	5,000

Village Hall – Option 2

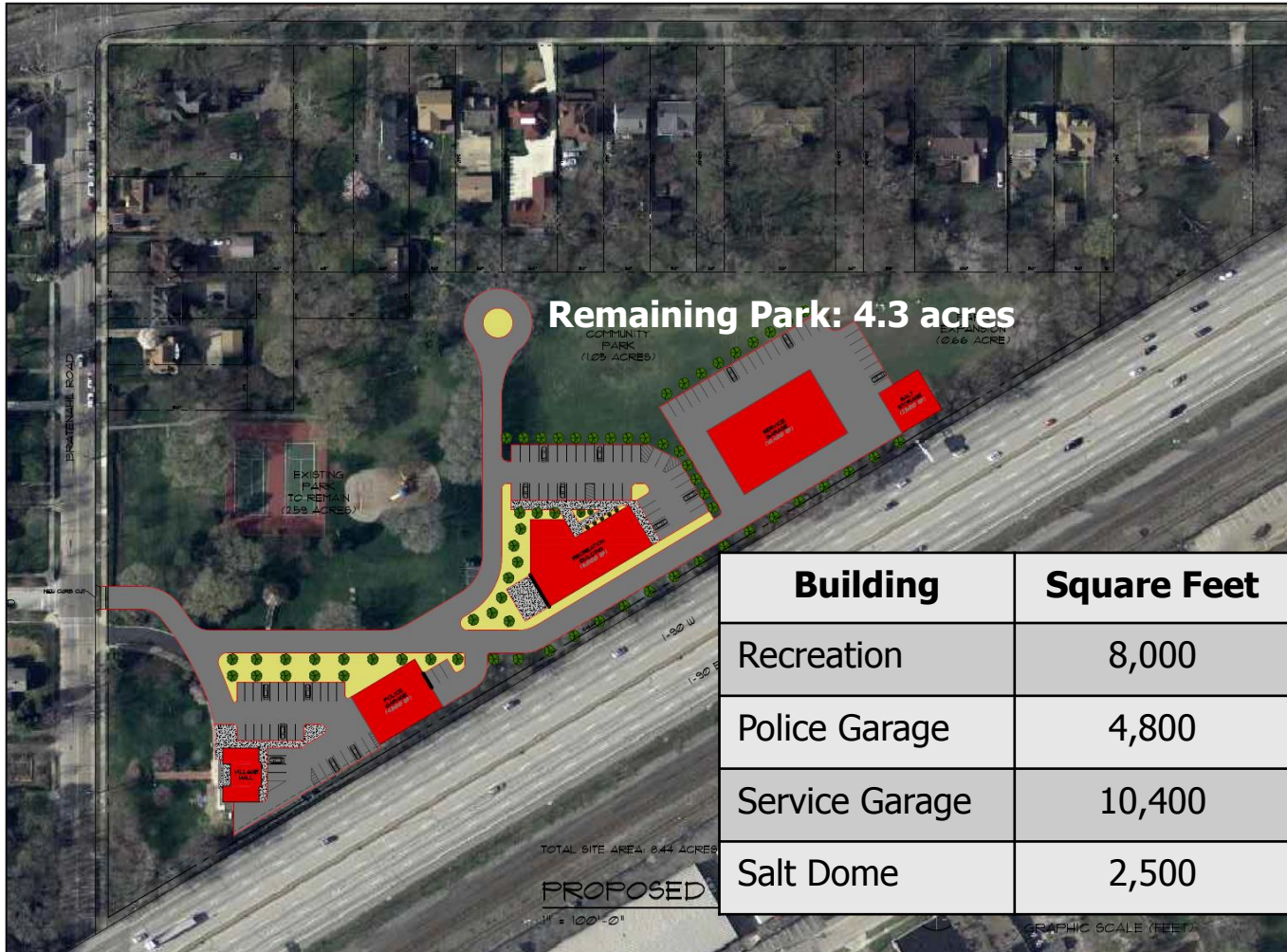
Police Garage Only



Building	Square Feet	Cost Estimate
Police Garage	4,800	\$250k - \$500k

Village Hall – Option 3

Recreation plus Service & Police Garages



Building	Square Feet	Cost Estimate
Recreation	8,000	\$1.5 - \$2.5 million
Police Garage	4,800	\$250k - \$500k
Service Garage	10,400	\$600k - \$2 million
Salt Dome	2,500	\$200k - \$300k

Service Garage/Foster – Option 1

Today/Status Quo



Building	Square Feet	Cost Estimate
Service Garage	10,400	\$600k - \$2 million
Salt Dome	2,500	\$200k - \$300k

Service Garage/Foster – Option 2

Recreation & Service Garage



Building	Square Feet	Cost Estimate
Recreation	8,000	\$1.5 - \$2.5 million
Service Garage	10,400	\$600k - \$2 million
Salt Dome	2,500	\$200k - \$300k

Service Garage/Foster – Option 3

Townhomes on Service Garage Site

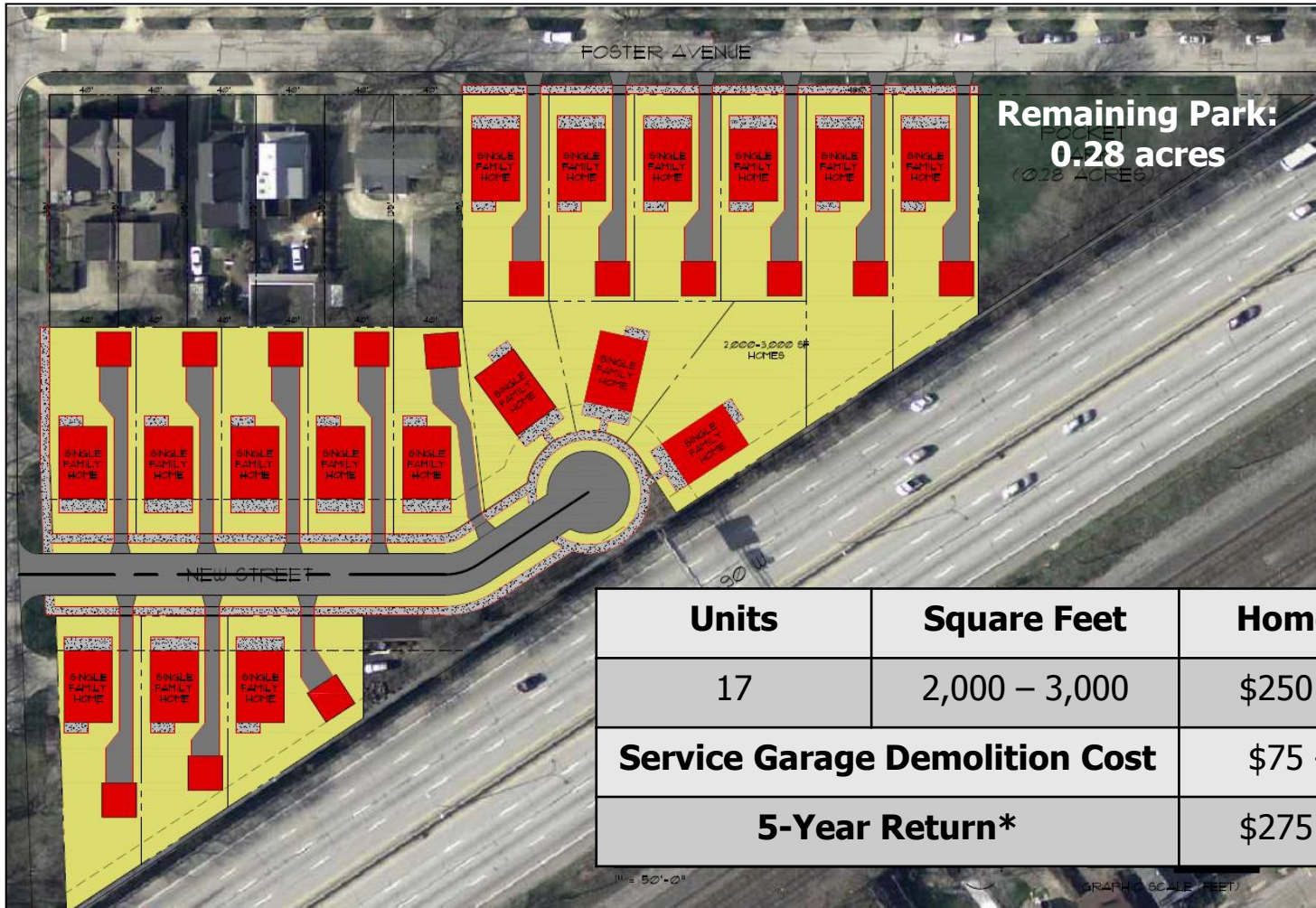


Units	Square Feet	Home Value
14	1,800 - 2,600	\$250 - \$300k
Service Garage Demolition Cost		\$75 - \$125k
5-Year Return*		\$200 - \$300k

* Includes estimated land sale proceeds and property tax revenue

Service Garage/Foster – Option 4

Single-Family Homes

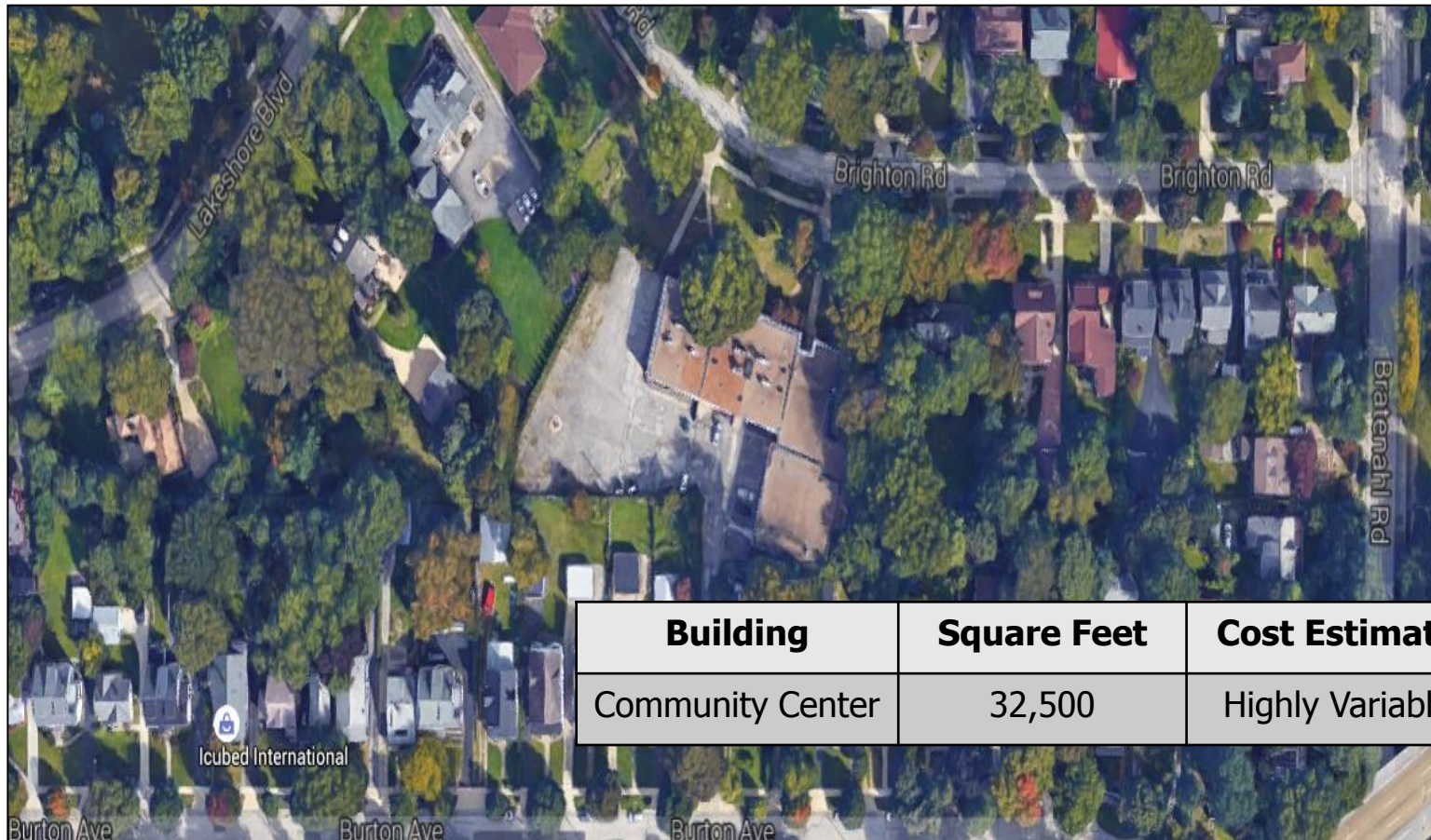


Units	Square Feet	Home Value
17	2,000 – 3,000	\$250 - \$300k
Service Garage Demolition Cost		\$75 - \$125k
5-Year Return*		\$275 - \$375k

* Includes estimated land sale proceeds and property tax revenue

Community Center – Option 1

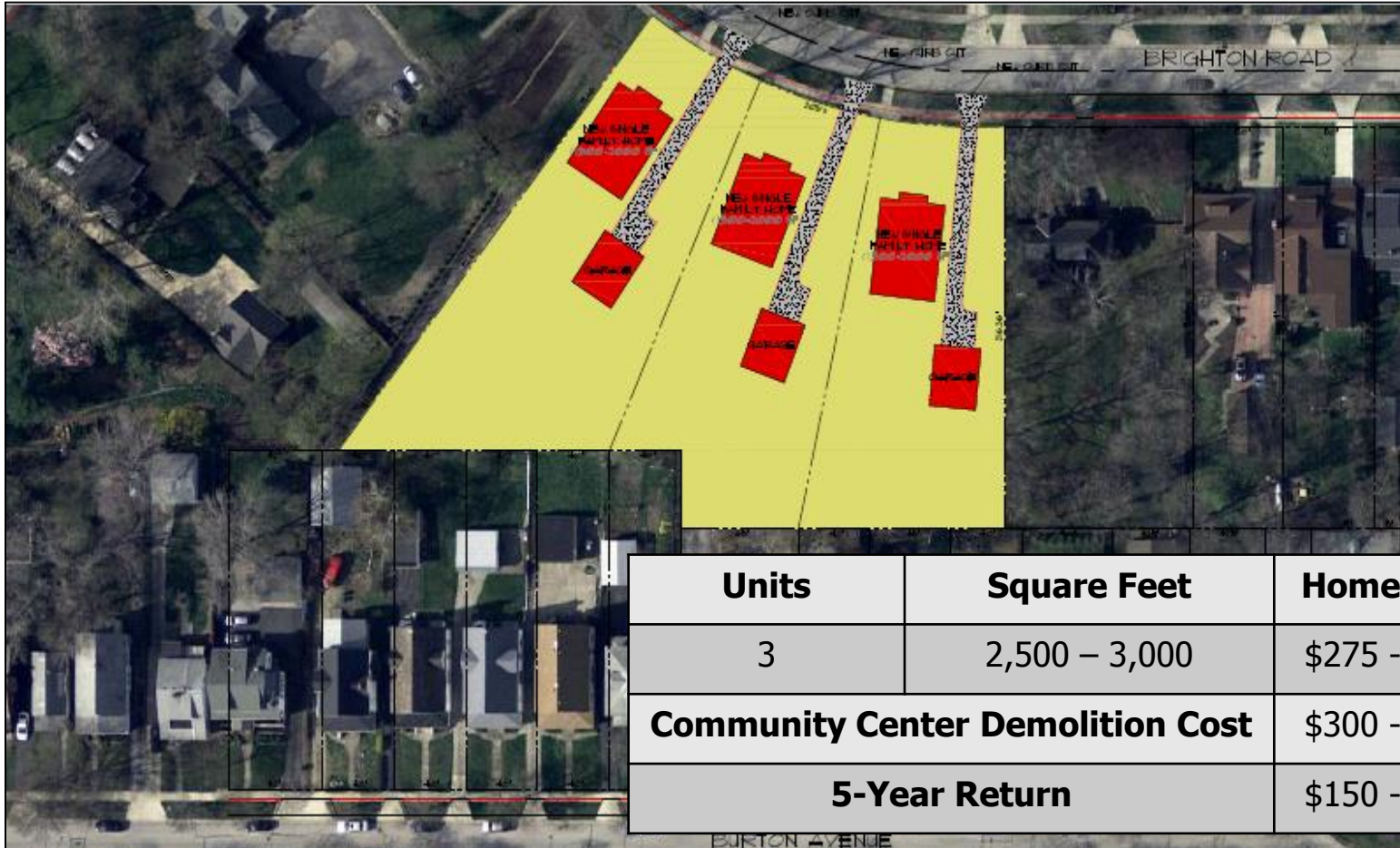
Repurpose Community Center



Building	Square Feet	Cost Estimate
Community Center	32,500	Highly Variable

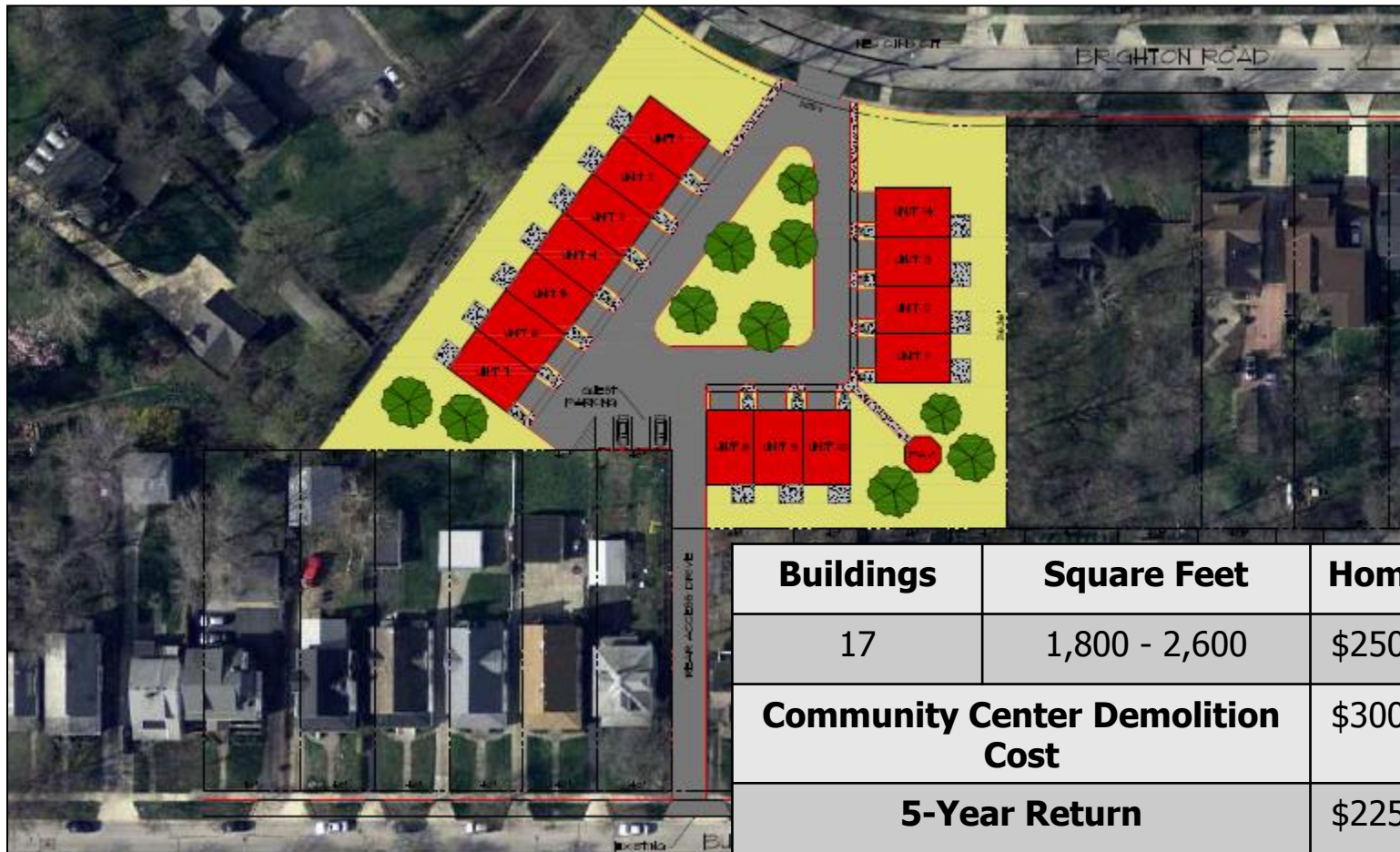
Community Center – Option 2

Single-Family



Community Center – Option 3

Townhomes



Q & A

Questionnaire

Town Hall Questionnaire

Community Facilities Master Plan & Land Use Strategy

November 17, 2015

Thank you for attending the town hall this evening to review a number of facility and land use options developed by the master plan consulting team. As a reminder, no decisions have been made at this juncture and therefore your input is valued. Please help provide feedback by filling out the questionnaire below. The results will only be used to by the Steering Committee to determine next steps and will not be deemed conclusive. For reference, the presentation will be made available on the Village of Bratenahl's website following the presentation.

Please circle the preferred option for each site. Note: Some options are not mutually exclusive.

1. Village Hall
 - a. Option 1 - Do not build any additional structures
 - b. Option 2 - Build only a police garage
 - c. Option 3 - Consolidate all Village operations by building a recreational building, service garage,
police garage, and salt dome