

**THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM**

SUBJECT: SPLOST 2011 Project 22, Youth & Community Enrichment Facility – Project Site Selection Criteria

DATE: ~~April 27, 2022~~ May 24, 2022

BUDGET INFORMATION:

REVENUES:

\$	2,854,000	SPLOST 2011 Project 22
\$	1,000,000	Athens Land Trust Contribution
<hr/>		
\$	3,854,000	Total Revenue

EXPENSES:

CAPITAL:

\$	374,277	Expensed or Encumbered
\$	2,500,000	Designated for Construction
\$	250,000	Designated for Fixtures, Furniture, and Equipment
\$	216,545	Designated for Miscellaneous, Testing, and PM Fees
\$	25,000	Designated for Public Art
\$	273,178	Available for Design and Construction Contingency
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\$	215,000	Designated for Land Acquisition

FUNDING SOURCE: SPLOST 2011, ATL Contributions

COMMISSION ACTION REQUESTED ON: June 7, 2022

PURPOSE:

To request that the Mayor and Commission:

- a. Approve the Site Selection Committee’s recommended Project Site Criteria for the Youth & Community Enrichment Facility (SPLOST 2011 Project 22), as shown on **Attachment #1**; and,
- b. Authorize the Site Selection Committee and staff to enter Stage II of the Major Project Site Selection Process to identify potential sites and subsequently develop a Candidate Site list for the Youth & Community Enrichment Facility (SPLOST 2011 Project 22) to be presented for review and approval by the Mayor and Commission.

HISTORY:

1. On November 2, 2010, Athens-Clarke County voters approved the SPLOST 2011 Program Referendum.
2. On November 1, 2011, the Mayor & Commission (M&C) approved the Master Implementation Plan and Funding Schedule for the SPLOST 2011 Program, including funding for SPLOST Project 22, Youth & Community Enrichment Facility Partnership.

3. On May 1, 2018, Mayor Nancy Denson assigned the SPLOST Project 22, Youth & Community Enrichment Facility Partnership to an Ad Hoc Committee, made up of five commissioners, to develop a recommendation for M&C to consider on the best use for the project.
4. On July 23, 2018, the Ad Hoc Committee met to review options for the SPLOST Project 22, Youth & Community Enrichment Facility Partnership and developed the criteria for a Request for Proposal to solicit proposals for the partnership.
5. On August 14, 2018, the Unified Government of Athens-Clarke County (ACCGov) advertised Request for Proposals #00927 for the SPLOST Project 22, Youth & Community Enrichment Facility Partnership Contract (SPLOST 2011 Project 22).
6. On August 24, 2018, ACCGov hosted a pre-proposal meeting both in person and on the internet as part of a webinar for the RFP #00927.
7. On September 21, 2018, one proposal was received from Athens Land Trust (ALT) in response to RFP #00927 for the SPLOST Project 22, Youth & Community Enrichment Facility Partnership.
8. On October 23, 2018, the Ad Hoc Committee met to hear a presentation from the ALT on their proposal in response to RFP #00927. The committee also agreed, by unanimous vote, to recommend designating ALT's proposal as the most responsive proposal to M&C and to propose their programs described in their proposal as the recommended project concept.
9. On November 26, 2018, the SPLOST Citizens Oversight Committee confirmed that the "West Broad Rising: A Proposed Partnership with the Unified Government of Athens-Clarke County for a Youth and Community Enrichment Facility" and described programs as the Project Concept is consistent with the Initial Project Statement of SPLOST 2011, Project 22, Youth & Community Enrichment Facility Partnership.
10. On December 4, 2018, the M&C approved the project concept and designated Athens Land Trust (ALT) for the award of SPLOST 2011, Project 22, Youth & Community Enrichment Facility Partnership, and authorized staff to implement site selection activities and negotiate a final contract and schematic design.
11. During and since 2019, ALT has continued dialogue with the Clarke County School District (CCSD) regarding options available for using the W. Broad School as a site for the Youth & Community Enrichment Facility.
12. On October 16, 2020, the Project User Group was established as Heather Benham, Haylee Banerjee, Andrew Saunders, Gustavo Rodriguez, Ella Willingham, Xavier Coates, and Lawrence Harris (who was later replaced with Erin Thompson Podvin and subsequently replaced by Soraia Felgenhauer).
13. On November 20, 2020, the Project User Group held its kick-off meeting.

14. From January 2021 through September 2021, the User Group continued to meet to review site selection criteria and Design Services Request for Proposal (RFP) criteria and investigated several CDBG properties being held by the AHA and the ALT for applicability.
15. On May 4, 2021, the Mayor appointed the following Site Selection Committee (SSC) for all capital projects, when needed, other than the new Judicial Center, including this project:
 - Commissioner Carol Myers – Chair
 - Leslie Gonzalez – Hilsman Middle School Media Specialist
 - Harry Sims – resident and former ACC commissioner
 - Annice Ritter – long-time literacy coach
 - Laura Carter – SPLOST 2020 Oversight CAC member
16. On October 1, 2021, ACCGov advertised Request for Proposals #01053 for the SPLOST 2011 Project 22, Youth & Community Enrichment Facility Design Services.
17. On October 14, 2021, ACCGov hosted a pre-proposal conference on the internet for the RFP #01053.
18. On October 30, 2021, ACCGov received seven proposals were received for design services of SPLOST 2011 Project 22, Youth & Community Enrichment Facility. (See F&I #6)
19. On November 5, 2021, the User Group met and determined the short listing of firms for interviews. (See F&I #7)
20. On November 18, 2021, the User Group interviewed the shortlisted firms and determined the highest scoring proposal. (See F&I #8)
21. On December 7, 2021, M&C approved the Design Services contract with Architectural Collaborative, LLC (Arcollab).
22. On April 8, 2022, the Design Services contract was executed with Architectural Collaborative, LLC (Arcollab).
23. On April 25, 2022, the User Group finalized their proposed Site Selection Criteria in order to present to and review with the SSC.
24. On May 2, 2022, the SSC held their kickoff meeting and were presented the project User Groups recommended Site Selection Criteria and Project Concept.
25. On May 9, 2022, an on-line survey and public comment was activated to allow citizens an additional opportunity to review and comment on the proposed Site Criteria and facility Programming.
26. On May 19, 2022, a Community Forum was held, in accordance with the Major Project Site Selection Process, to allow residents an opportunity to review and comment on the proposed Site Criteria (**Attachment #1**) and the Building Programming Documents

(Attachment #2). The public comments have been reviewed and evaluated by staff. The meeting was attended by nine residents and two written comments were received at the public meeting.

27. On May 22, 2022, the on-line survey was closed. A total of 13 comments were received, including the two from the public meeting, and all comments received are provided in **Attachment #3.**
28. On May 23, 2022, the User Group reviewed the comments received and recommended, to the SSC, approval of the proposed Site Selection Criteria as revised shown in **Attachment #1** (See F&I #8).
29. On May 23, 2022, the SSC completed their review of the proposed Revised Site Selection Criteria, taking into account the public feedback and the recommendation from the UG. The SSC voted unanimously to recommend the Site Selection Criteria, **Attachment #1**, to the M&C for approval.

FACTS & ISSUES:

1. The M&C approved Initial Project Statement for SPLOST 2011 Project 22, Youth & Community Enrichment Facility Partnership, reads as follows:
Project 22, Youth & Community Enrichment Facility Partnership, will provide a new facility in partnership with one or more organizations for youth development and family educational programs in Athens-Clarke County. It is expected the partner(s) will provide capital funds to the project to support SPLOST funding. The project is envisioned to include components such as computer lab and technology center, classrooms and conference space, game room, teen center, half gymnasium, associated administrative and operational areas, and exterior stage area and sports field.
2. The approved Project Concept for the SPLOST 2011 Project 22, Youth & Community Enrichment Facility Partnership is to build a new facility within Athens-Clarke County in partnership with the Athens Land Trust (ALT) for a facility to deliver education, skill building, and employment to youth and families of Athens-Clarke County. The project concept includes plans for building renovations and possible site uses based on the past several years of community outreach, input sessions, and planning. The project concept includes developing spaces for market and garden space, classroom and activity space for youth programming, infrastructure and programming to support small business development, homebuyer education, financial literacy, and other neighborhood-identified uses, the campus will be an engine for educational, job, and life skills. The project concept intends to meet an array of community needs while investing in and preserving a culturally and historically significant piece of Athens infrastructure.
3. The partial stated goal of the approved Project Concept is to bring unique opportunities to the West Broad Neighborhood, which has been targeted for revitalization by ACCGov, while delivering resources for education, economic development, cultural enrichment, and community fellowship to all of Athens' youth and families. The catalyst project to advance this goal is the development of a community campus comprising facilities for ALT's and

other partners' youth and family programming, a marketplace and urban farm, resources for business incubation including a commercial kitchen, and other community services.

4. Additionally, as part of the Project Concept Approval by M&C December 4, 2018 (History #10), the M&C authorized staff to implement the Major Project Site Selection process and to negotiate a final contract with the Athens Land Trust.
5. The ACCGov Major Project Site Selection process is implemented by a Mayor-appointed resident member SSC, chaired by a Commissioner (History #15). The principal charge to the SSC is to ensure both appropriate technical and community values are considered and evaluated in the selection of sites for ACCGov facilities. The overall process includes specific activities as follows:
 - Stage I – development of appropriate technical and community value siting criteria which must be approved by the M&C;
 - Stage II – Identification of up to 10 Potential Sites based on the approved criteria, and determination. Recommending the top 3 Potential Sites to M&C for further evaluation as Candidate Projects. The Candidate Sites must also be approved by the M&C;
 - Stage III – Includes detailed site studies as appropriate and a recommended final site ranking for M&C review and approval.

Each of these steps also includes a public information/community meeting process to receive input from the public for additional consideration.

6. Additional details of the project, such as building programming, space requirements, land acquisition, other partners, and available lease spaces will be negotiated with the ALT during the next phase of the project. The negotiated contract will be brought back to M&C for consideration in the future during the finalization of the Site Selection Process.
7. The Facility Program **Attachment #2** will be used to support the approved Project Concept in development of the Schematic Design in the next phase. The attached Facility Program and Programming Concept shows a “Must Have” building square footage of 14,434 SF for all of the programs and offices. At the current market prices, the current project budget of \$2,500,000 for construction is not adequate to build the full Must Have building square footages. However, the ALT continues to perform fund raising and grants opportunities are being sought to bridge the gap. If additional funding is not achieved, the shown programming spaces will take priority over office spaces; which could continue to remain at a different location.
8. The included **Attachment #2**, has been updated with additional information provided by the Project Designers to reflect the overall minimum square footages for the site and to reference the parking needs on the bubble diagram. The additional information and the public comments to make sure enough property is acquired for all project needs, prompted the UG to make the proposed change to the Technical Criteria for the minimum acreage to be 1.5 acres instead of 1 acre. The SSC reviewed revision noted in the Site Selection Criteria **Attachment #1** and agreed with the User Group's recommendation. As such the SSC

unanimously recommend, for approval, the Siting Criteria as shown in the revised **Attachment #1**.

- ~~9. On May 19, 2022, a Community Forum will be held in accordance with the Major Project Site Selection Process to allow citizens an opportunity to review and comment on the proposed Site Criteria as shown on **Attachment #1** and Building Program as shown in **Attachment #2**. The public comments will be evaluated and the proposed Site Selection Criteria will be revised, as needed, based on those comments. The M&C will be provided a copy of all public comments received and a revised version of **Attachment #1** will be provided prior to the voting meeting on June 7, 2022.~~
- ~~10. On May 23, 2022, the SSC shall complete their review of the proposed Site Selection Criteria, taking into account the public feedback, for recommendation of the Siting Criteria to the M&C for approval. The M&C will be provided a copy of all public comments received and a final version of **Attachment #1**, as recommended by the will be provided prior to the voting meeting on June 7, 2022.~~

OPTIONS:

1. Mayor and Commission:
 - a. Approve the Site Selection Committee's recommended Project Site Criteria for the Youth & Community Enrichment Facility (SPLOST 2011 Project 22), as shown on **Attachment #1**; and,
 - b. Authorize the Site Selection Committee and staff to enter Stage II of the Major Project Site Selection Process to identify potential sites and subsequently develop a Candidate Site list for the Youth & Community Enrichment Facility (SPLOST 2011 Project 22) to be presented for review and approval by the Mayor and Commission.
2. Mayor and Commission do not approve the Site Selection Criteria.
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1a & b

DEPARTMENT:

Prepared by: Keith D. Sanders, SPLOST Program Administrator



April 27, 2022

Keith D. Sanders

Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager

May 11, 2022

Date:

Attachments:

Attachment #1 – Site Criteria

Attachment #2 – Facility Programming

Attachment #3 – Public Comments

**SPLOST 2011 Project 22: Youth and Community Enrichment Facility
Site Selection Criteria and Standards**

Technical Requirements:			
Criteria	Must Have (MH) – 1 point	Highly Wanted(HW) – 3 points	Nice to Have (NH) – 5 points
Property Area:	Total of no less than 1.5 acres of combined useable area, with sufficient on-street parking or adjacent sharable parking options. (Total acreage may be accomplished with multiple contiguous parcels being combined and/or multiple parcels in close proximity.) No less than 1 Acre of useable, re-developable site, With on-street parking or adjacent sharable parking options	Useable 1.5 to 3 ± Acres to develop some on-site parking, particularly accessible parking, and space for community garden	Anything larger than 3 acres of useable space
Site Topography:	Useable area with 20% or less grade variation (Rolling terrain). Larger the site the more grade that can be tolerated	10% or less grade variation (Gentle terrain)	5% or less grade variation (Flat terrain)
Site Utilities:	Access to all utilities (Water, Sanitary Sewer, cable/internet service, storm sewer)	Access to all utilities (Water, Sanitary Sewer, cable/fiber, storm sewer)	Connection to regional or shared stormwater feature.
Environmental, Building/ Construction:	Permittable w/ acceptable mitigation and/or acceptable variances from standard permits. Access for “box truck”, food trucks or trailer, and similar sized vehicles & loading dock Space for van parking	Permittable w/ minor mitigation; minimal zoning variances. Space for bus parking.	Standard Permitting/no mitigation; requires no zoning changes or variances to permitting for similar structures for adjacent sites. Space for multiple buses and vans.
Property Purchase Approach:	Willing seller / Acceptable purchase from private owner	IGA, Property Trade, long-term ground lease	ACCGov Owned
Zoning:	Allowable zoning for facility or rezoning	Commercial, Government, Parks,	Avoid Single Family

“Must Have” items = Absolutely bare minimum for the site/Project to be a Success

“Highly Wanted” items = Not required but would make a good option

“Nice to Have” items = Not requirements but would make for an ideal, best possible, option

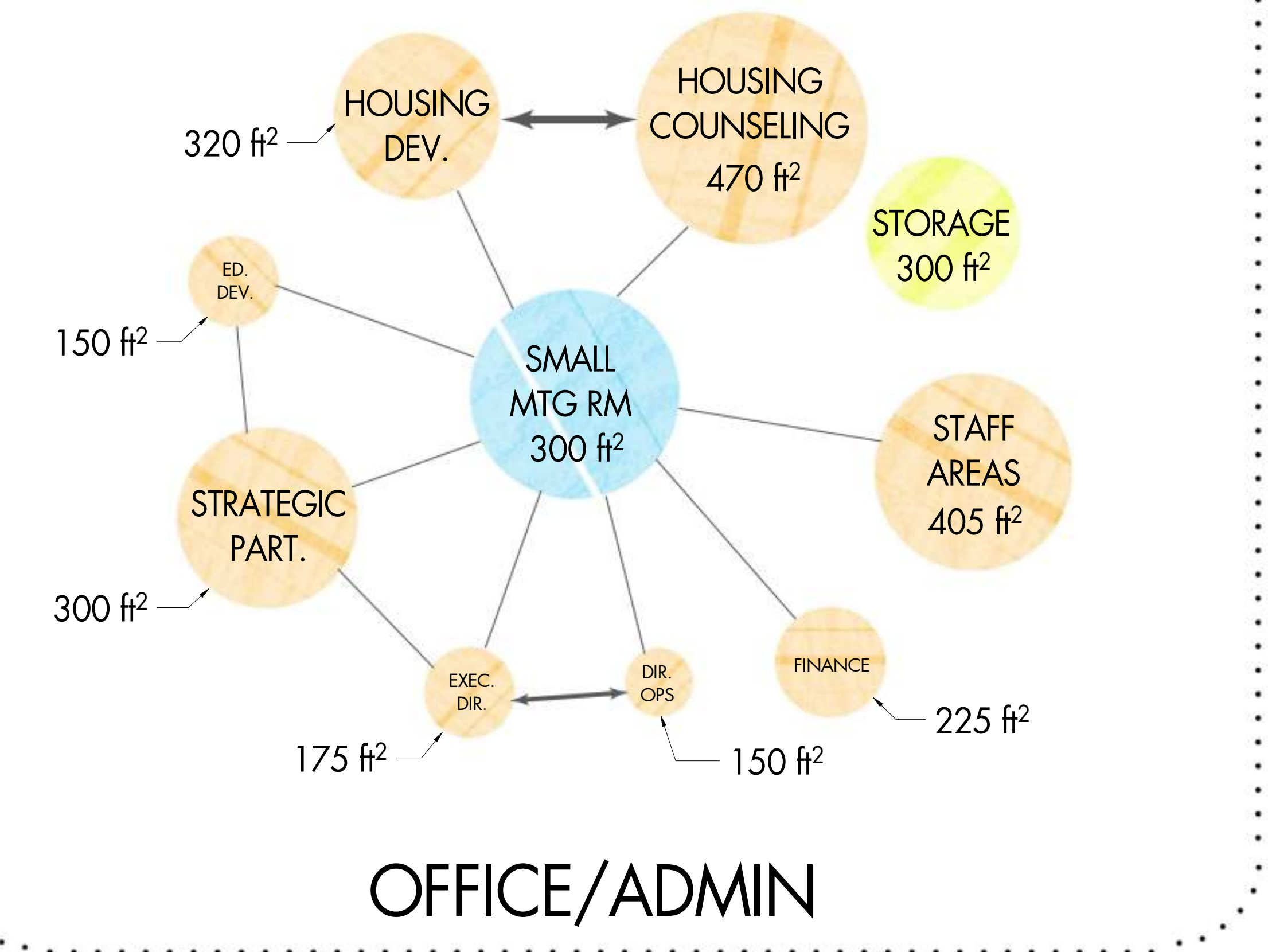
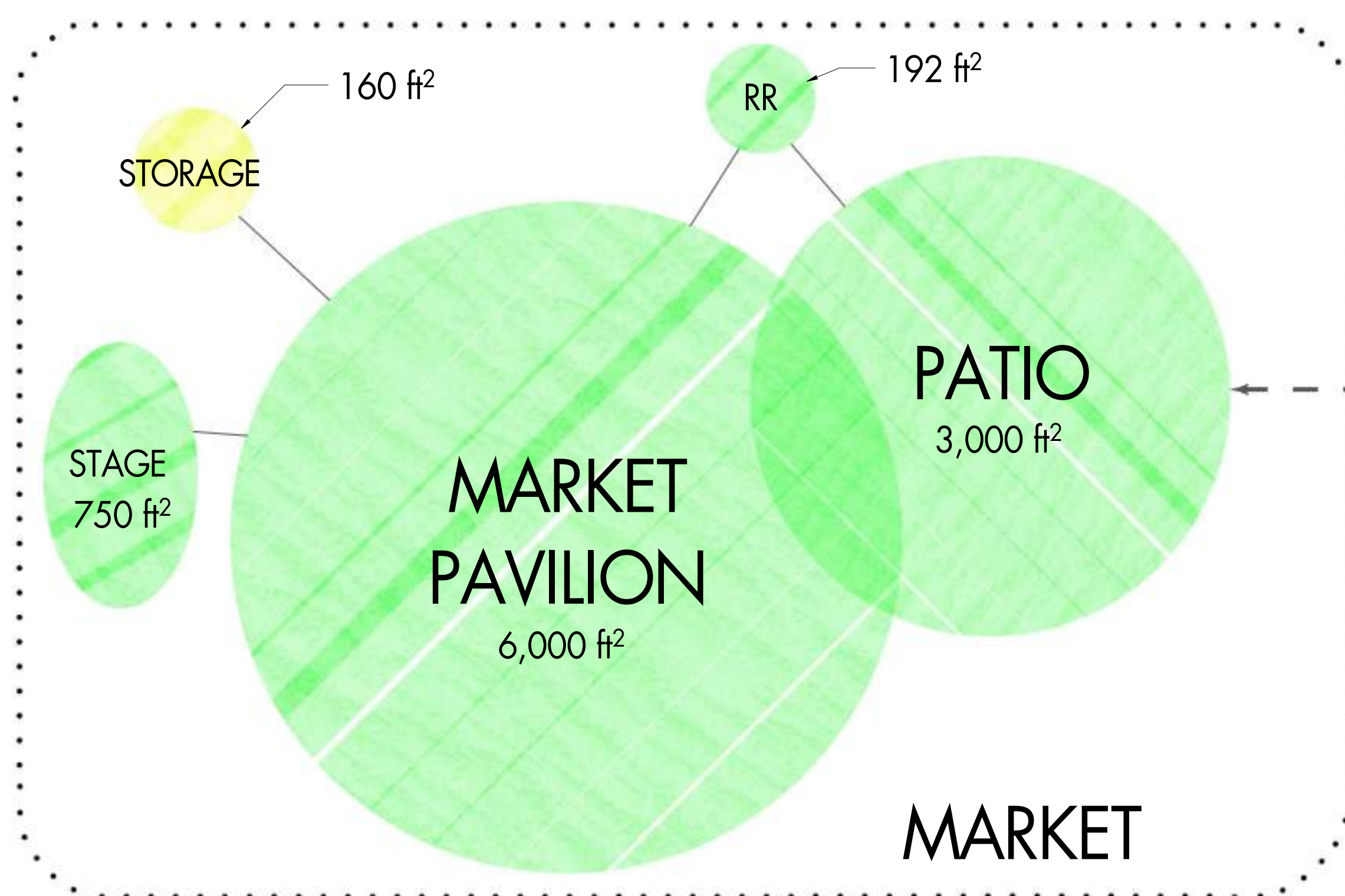
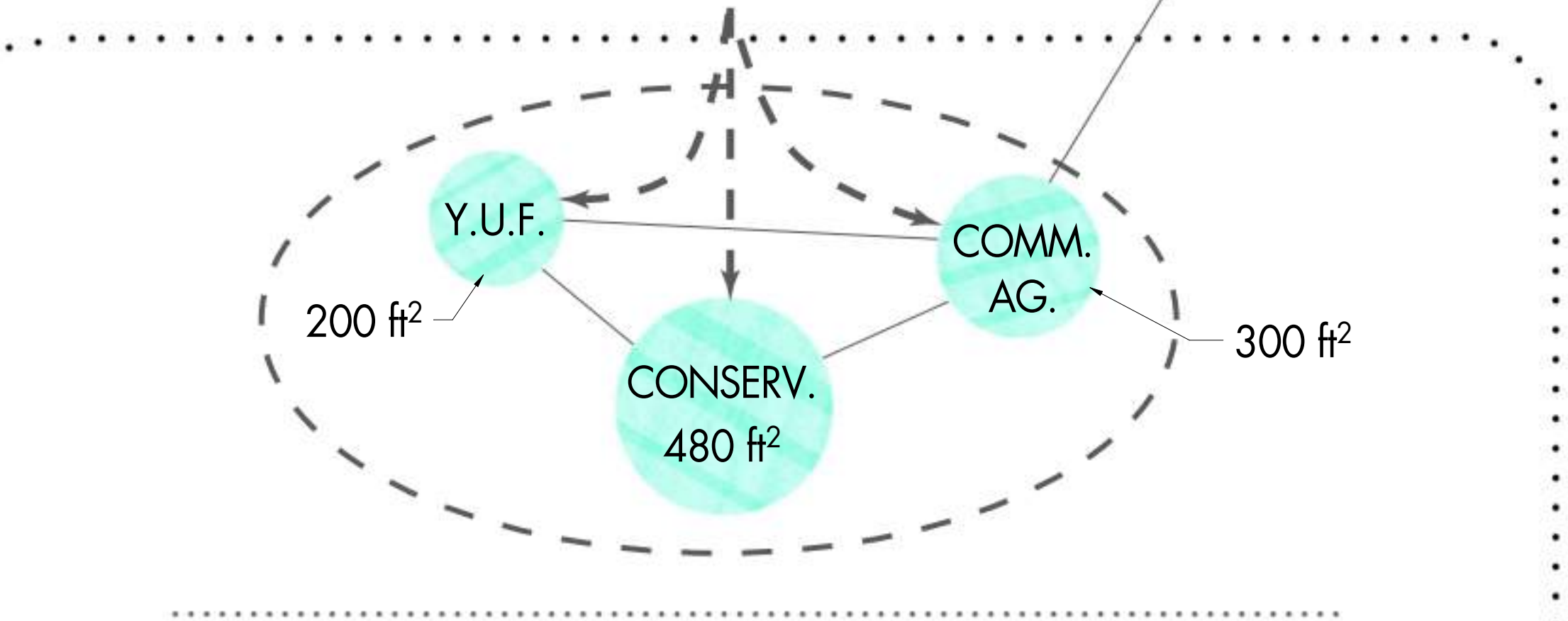
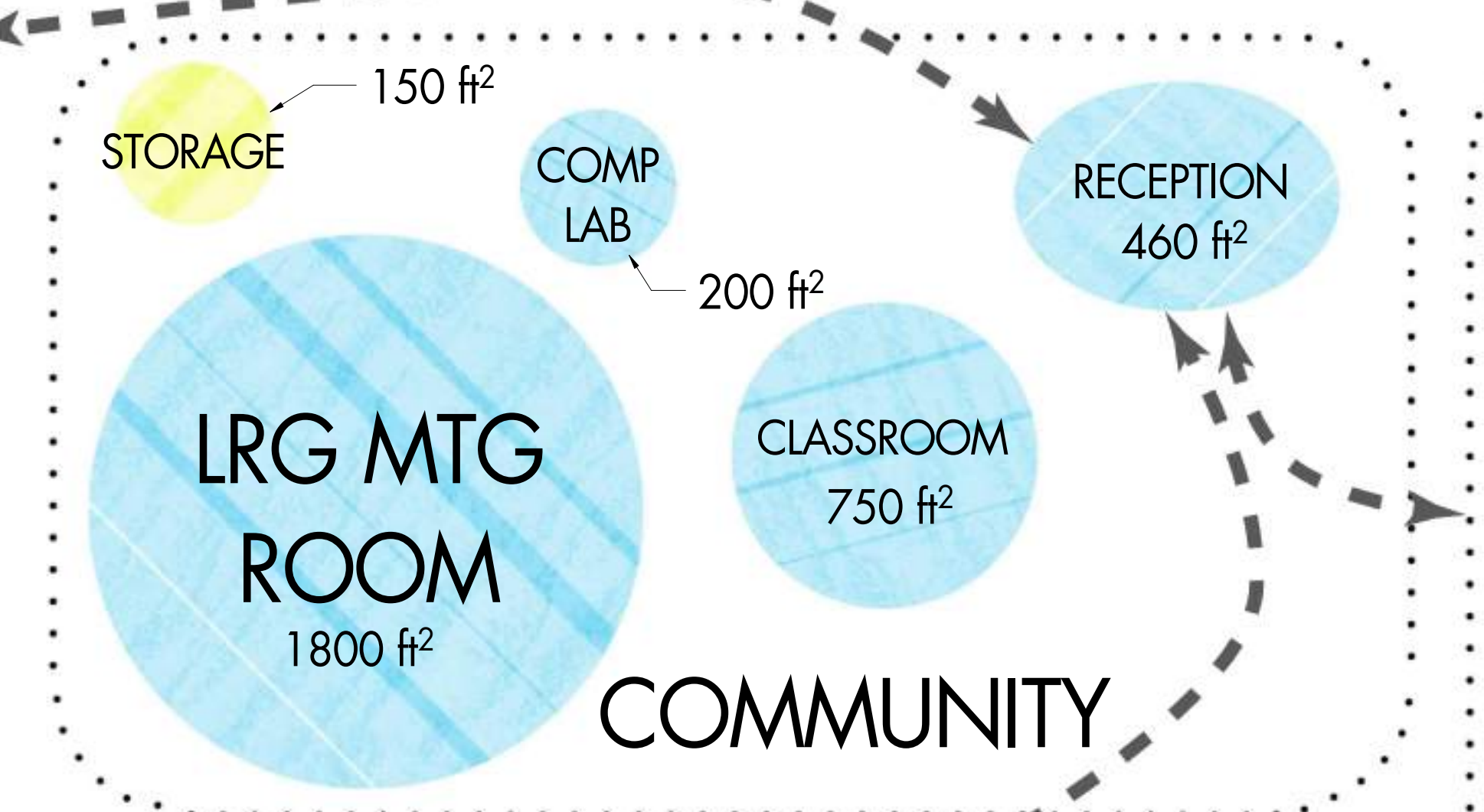
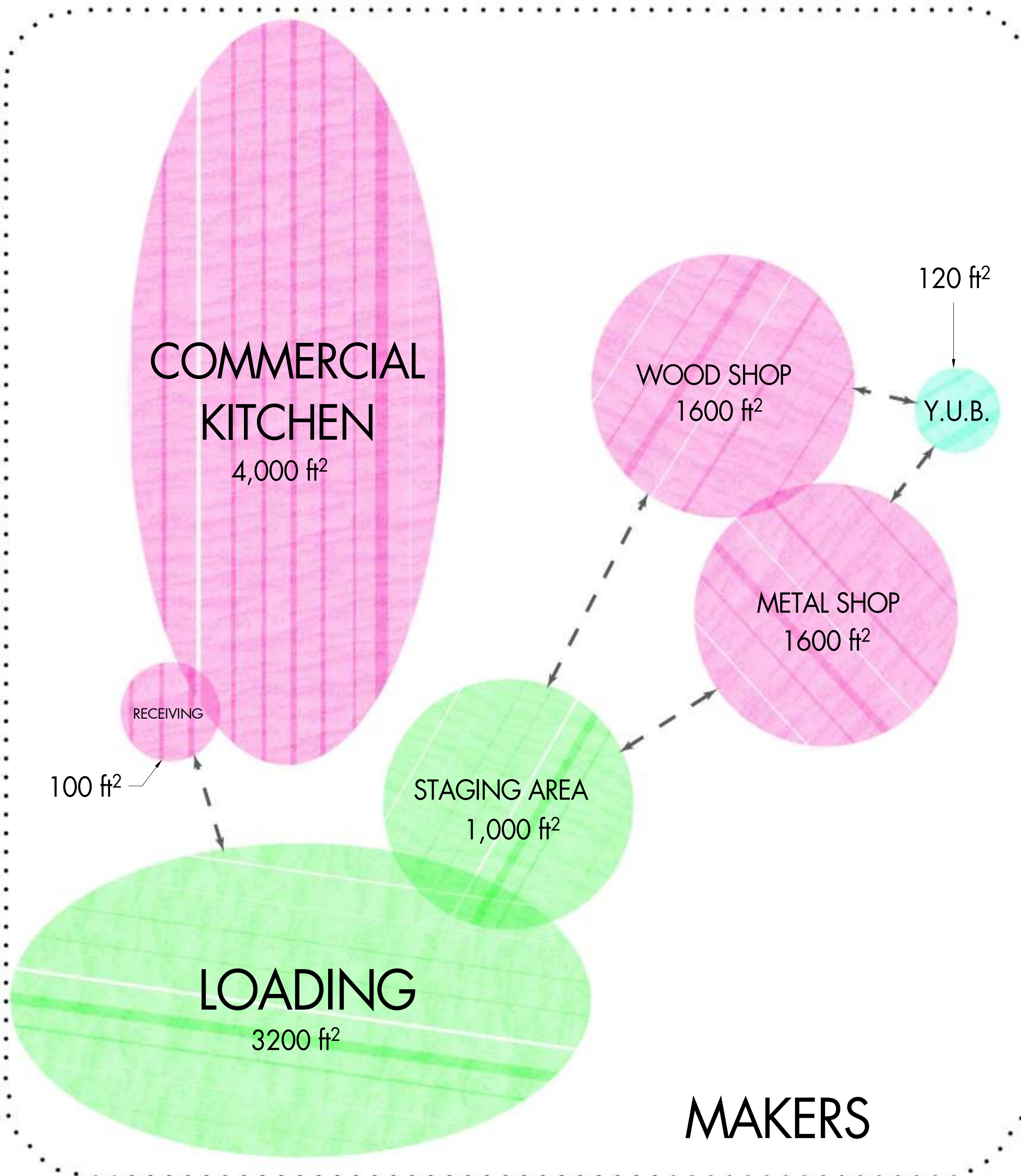
SPLOST 2011 Project 22: Youth and Community Enrichment Facility Site Selection Criteria and Standards

Community Requirements:			
Criteria	Must Have (MH) – 1 point	Highly Wanted(HW) – 3 points	Nice to Have (NH) – 5 points
Location:	Located within the search boundary defined on attached map.	Within four blocks of the W. Broad Neighborhood Area (see attached map).	Location that pedestrians from the W. Broad Neighborhood Area would not have to cross W. Broad Street to access (see attached map).
Accessibility (Bike, Pedestrian, Handicap):	Site is accessible by bike, pedestrian, wheel chair, etc.		Proximity to future planned Bike/Ped Greenway, Trails, etc.
Site Visibility: (Buildings/parking)	Site supports acceptable visibility	Facility is highly visible from vehicle one of the major streets (W. Broad, Baxter, Alps, Rocksprings, Milledge) in the area	Fronts one of the major streets (W. Broad, Baxter, Alps, Rocksprings, Milledge) in the area
Adjacent Property:	Acceptable functions with acceptable impacts to adjacent properties	Supportive functions with adjacent properties	No operational limits or impact to adjacent properties
Economic Impacts:	Costs within existing site value	MH plus positive community impacts	Costs less than existing site value
Community Environment:	Minimum adverse impact to the area	No adverse impacts No Traffic Operational impacts Enhances Future Development	Positive impacts Improves the Site & Area Provides opportunity for Future Development
Alternate Transportation:	Accessible Bus Route, within 4 blocks	Readily Accessible to at least one Bus Route and easy biking access	Readily (i.e. front door) accessible to existing multiple Bus Routes and easy biking access
Area Anchors		Located within two blocks (800') from Clarke Central High School or Classic City High, Career Academy	Located within one block (400') from Clarke Central High School or Classic City High, Career Academy

“Must Have” items = Minimum for the site/Project to be a Success

“Highly Wanted” items = Not required but would make a good option

“Nice to Have” items = Not requirements but would make for an ideal, best possible, option



YOUTH & COMMUNITY ENRICHMENT FACILITY: PROGRAMMING CONCEPT

YOUTH AND COMMUNITY ENRICHMENT FACILITY

SUMMARY, MAY 2022

PROGRAM

SPACE	AREA						NICE TO HAVE	AREA	AREA	NOTES
	QUANTITY	# OF OCCUPANTS	LENGTH	ANSF PER PERSON	WIDTH	ANSF				
	OR	X	OR		ANSF		HIGHLY WANTED	MUST HAVE		
1.0 RECEPTION							252	252		
1.1 WORKSTATION	2	2	0	50	0	0	72	72	36sf per person seating for 6 people	
1.1 SEATING AREA (12 PEOPLE)	1	12	0	30	0	0	180	180		
2.0 DEPARTMENT OFFICES							1843	1843		
2.1 COMMUNITY AGRICULTURE							234	234		
2.1.1 SHARED OFFICE	1	5	0	50	0	0	194	194	1 w.s. @ 50sf + 4 @ 36sf	
2.1.1 FILE STORAGE	1	0	0	0	0	50	40	40		
2.2 CONSERVATION							376	376		
2.2.1 PRIVATE OFFICE	1	0	10	0	12	0	120	120	drops to 36sf/w.s.	
2.2.2 SHARED OFFICE	1	6	0	50	0	0	216	216		
2.2.2 FILE STORAGE	1	0	0	0	0	60	40	40		
2.3 EXECUTIVE DIRECTOR							150	150		
2.3.1 PRIVATE OFFICE	1	1	15	0	10	0	175	150	drops to 150 sf office	
2.4 DIRECTOR OF OPERATIONS							150	150		
2.4.1 PRIVATE OFFICE	1	1	15	0	10	0	150	150		
2.5 STRATEGIC PARTNERSHIPS							242	242		
2.5.1 PRIVATE OFFICE (DIRECTOR)	1	1	15	0	10	0	150	120	drops to 120 sf office drops to 36 sf w.s.	
2.5.2 SHARED OFFICE	1	2	0	50	0	0	72	72		
2.5.3 1 FILE STORAGE	1	0	0	0	0	50	50	50		
2.6 EDUCATION EMPOWERMENT & DEVELOPMENT							136	136		
2.6. SHARED OFFICE	1	2	0	50	0	0	86	86	How many people are in this department? 1 w.s. @ 50sf + 1 @ 36sf	
2.6.1 FILE STORAGE	1	0	0	0	0	50	50	50		
2.7 FINANCE OFFICE							158	158		
2.7.1 DIRECTOR'S WORKSTATION	1	1	0	80	0	0	80	50	drops to 50sf w.s.	
2.7.2 ADDITIONAL WORKSTATIONS	3	3	0	50	0	0	108	108	drops to 36sf w.s.	
2.7.1 FILE STORAGE/LAYOUT SPACE	1	0	0	0	0	75	50	50		
2.8 HOUSING COUNSELING							375	375		
2.8.1 PRIVATE OFFICE	1	0	10	0	12	0	120	120	Near Housing Development drops to 36sf w.s.	
2.8.2 SHARED OFFICE	1	5	0	50	0	0	180	180		
2.8.2 FILE STORAGE	1	0	0	0	0	100	75	75		
2.9 HOUSING DEVELOPMENT							267	267		
2.9.1 PRIVATE OFFICE	1	0	10	0	12	0	120	120	Near Housing Counseling drops to 36sf w.s.	
2.9.2 SHARED OFFICE	1	2	0	50	0	0	72	72		
2.9.2 FILE STORAGE	1	0	0	0	0	100	75	75		
2.10 YOUNG URBAN FARMERS							147	147		
2.10.1 SHARED OFFICE	1	2	0	50	0	0	72	72	drops to 36sf w.s.	
2.10.1 FILE STORAGE	1	0	0	0	0	100	75	75		
2.11 YOUNG URBAN BUILDERS							106	106		
2.11.1 SHARED OFFICE	1	2	0	50	0	0	86	86	1 w.s. @ 50sf + 1 @ 36sf	
2.11.2 FILE STORAGE	1	0	0	0	0	20	20	20		
3.0 STAFF AREAS							405	405		
3.1 KITCHENETTE (10 PEOPLE)	1	0	0	0	0	155	155	155		
3.2 WORKROOM	1	0	0	0	0	250	250	250		
4.0 CLASSROOM/ CONFERENCE/ MEETING ROOMS							2550	2550		
4.1 SMALL ROOM (2-6 PEOPLE)	2	6	0	25	0	150	300	300	reduced to 15sf/person	
4.2 MEDIUM ROOM (30 PEOPLE)	1	30	0	25	0	750	750	750		
4.3 LARGE ROOM (100 PEOPLE)	1	100	0	18	0	1800	1500	1500		
5.0 LABORATORIES							1750	1750		
5.1 WOOD SHOP	1	0	0	0	0	1600	1600	1600	no metal shop after N.T.H. drops to 36sf per w.s.	
5.2 METAL SHOP	1	0	0	0	0	1600	1600	1600		
5.2 COMPUTER LAB (4 STATIONS)	1	4	0	50	0	50	150	150		
6.0 KITCHEN							3500	3000		
6.1 COMMERCIAL KITCHEN	1	0	0	0	0	1800	3500	3000	from loading dock	
6.2 RECEIVING	1	0	0	0	0	100	100	100		
7.0 STORAGE							610	510		
7.1 FIRE RESISTANT STORAGE	1	0	0	0	0	300	300	200	verify size	
7.2 FURNITURE STORAGE	1	0	0	0	0	150	150	150		
7.3 GARDEN/MARKET COLD STORAGE	1	0	8	0	20	0	160	160		
8.0 OUTDOOR SPACES							51,388	40,138		
8.1 RESTROOMS	3	0	8	0	8	64	128	128	drops to 2 unisex restrooms (30)10x10 booth + 20' aisle for 6000 sf version	
8.2 MARKET PAVILION	1	0	150	0	40	0	4500	3000		
8.3 YOUNG URBAN FARMERS STORAGE	1	0	16	0	25	0	400	400		
8.4 GARDENS	1					30,000	22,500	15,000		
8.5 STAGE	1					750	500	250		
8.6 PATIO & STAGING FOR WD/MTL SHOPS	1					4,000	4,000	3,000		
8.7 LOADING DOCK/TRASH/RECYCLING	1					3,200	3,200	3,200	with washing station 45-52 spaces tent storage unnecessary	
8.8 PARKING	1					17,000	16,000	15,000		
8.9 UNCONDITIONED MARKET STORAGE	1	0	20	0	8	0	160	160		

TOTAL ANSF	13950
EFFICIENCY FACTOR	1.6
GROSS CONDITIONED BLD SF	22,320

10910
1.5
16,365

10310
1.4
14,434



Note: 1 acre = 43,560 sf
 *Assumes all offices & staff areas are on 2nd level

ACREAGE REQ. FOR 1-STORY BLD	1.93
ACREAGE REQ. FOR 2-STORY BLD*	1.83

1.56
1.50

1.25
1.22

SPLOST 2011 Project 22 Public Comment Form

Comments on Site Selection for the Facility

The word cloud requires at least 20 answers to show.

Response	Count
West Broad School	1
We need more projects like this.	1
Use this to enhance the park.	1
This would be a good location. I don't have any comments on the criteria, except 1 acre doe not seem like nearly enough for what is needed. Old W. Broad school would be good.	1
This property and the two lots going up next to it towards old steak & shake would be good locations.	1
The parcel where the old west broad school is located.	1
The large school board site for HT Edwards has 9 acres on the back side of the property, off Henders on Extension, that would be good for the site.	1
My opinion is they reroute school traffic HT Edwards to Clarke Central because there are a lot of car r aces or they need to put something slow traffic down. Speed bumper 4-way stop sign Paris and Wadd ell hill.	1
Make sure people with limited mobility can get to the garden.	1
Keep it close to the schools so kids can walk.	1
It would be a false economy to not get as much as you can so that it can be expanded in the future.	1
Get a site big enough to really do it right. This could be a huge asset for the whole community.	1
1573 W. Broad must have. Parcel number 123D1 B001. That's where they use to be, it worked out we ll then.	1

Answered: 13 Skipped: 1