The Jeffrey Mansion
Master Plan Plan Refresh

August 31st, 2018
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Introduction

Ten years ago, the *Jeffrey Mansion & Park Master Plan* was created. The Master Plan served the community well and resulted in many projects that positively impacted the residents of Bexley and beyond. But as time passes and needs evolve, an update became necessary for realigning development ideas with the contemporary needs of our community.

The *Master Plan Refresh* is a planning process focused on visioning conceptual designs for better meeting the needs of current and projected uses at Jeffrey Mansion, including related adjacent sitework for supporting Mansion operations. The planning process was a collaborative effort between the Recreation and Parks Department, the Design Team, a specially appointed Steering Committee, and public workshop attendees.

The Bexley Recreation and Parks Department serves a diverse community. Kids of all ages, adults, seniors, families, nature lovers, community organizations, and so many others have a second home at Jeffrey Mansion and Jeffrey Park. The estate offers an unrivaled experience for those who visit resulting in memories that may last a lifetime. This place is treasured by our community. The planning efforts conveyed herein are geared toward meeting the high standards already in place while also seeking improvements that raise the bar.

A few key leaping points for the *Master Plan Refresh* include preserving the character and experience at Jeffrey Mansion and Park, minimizing footprint enlargements at the Mansion and adjacent site areas, and maximizing the potential program value of existing space within the Mansion. In addition, the planning effort sought to dream responsibly, exploring options within reach of realistic budgets and timelines.

In short, the *Master Plan Refresh* reflects a collaborative community focused exercise geared toward planning the best recreation experience possible within our beloved Jeffrey Mansion and the adjacent Park areas.
The 2008 master plan envisioned Jeffrey Mansion as a high revenue-generating facility with dedicated special events facilities intended to economically support programming offered through the Recreation and Parks Department while also funding upkeep of the building and grounds. In the ensuing years and with help from the then-new Bexley Community Foundation, the State, and others, funds needed to improve and protect the building were raised. Improvements were made to restore the Mansion and to expand recreational programming offerings. In addition, the City’s commitment to Recreation and Parks programming allows the current Master Plan Refresh effort to concentrate primarily on improvements to the quality and quantity of facilities available to residents for programming.

However, as the Master Plan Refresh suggests development of additional multipurpose program spaces, it is clear that these spaces will also be in demand by residents for public and private events. The City Administration and the Steering Committee collaborated to suggest policies regulating event usage within the new program spaces, subject to review by the Recreation and Parks Board and the City Council. The purpose of adopting new event policies is to reflect community values, preserve the peace of the adjacent neighborhood, protect the integrity of the park grounds, and enhance the security of everyone using the park.
The Planning Process

Planning Team Organization

The planning work involved a collaborative process between the Recreation and Parks Department, the Design Team, a specially appointed Steering Committee, and public workshop attendees.

THE DESIGN TEAM:

Led by Architect: Schooley Caldwell
Robert D. Loversidge, Jr., FAIA, President & CEO
Tim Velazco, NCARB
Katie Loversidge

Landscape Designer: The Jones Studio
Daniel Bier

Civil Engineer: EMH&T
Cory D. Wolfe, PE

THE RECREATION AND PARKS TEAM:

Ben Kessler, Mayor of Bexley
Michael Price, Director
Natalie Mullin, Deputy Director
   Barb Greiner
   Kevin Smith
   Jeff Storer
Mary Ellen DeLaney
Dennis Harper
   Ron Gould
   Katie Sarvas
Cate Swendal
Adam Myers

RECREATION AND PARKS DEPARTMENT USER GROUPS:

Administrative
Fitness & Instructional Programming
   Senior Programming
Maintenance & Facilities
   Preschool & Daycare
   Events Planning

THE STEERING COMMITTEE:

Ann Brennan
Lisa Macklin
Paul Miller
Gina Olsen
Sam Shamansky
Richard Sharp
Amy Grace Ulman
Jeff Walker
Planning Process Overview

The planning process involved months of collaboration among the Recreation and Parks Department, the Design Team, the Steering Committee, and the public. The process was geared toward obtaining feedback from a diverse population with differing perspectives.

After establishing the planning team composition and kicking off the project, the first step was to begin identifying aspirations about how Jeffrey Mansion could better serve the community. This was done by conducting structured interviews between the Recreation and Parks Department User Groups, the Steering Committee, and the Design Team. From these meetings arose a broad range of ideas and goals for further review and development.

The Design Team reviewed the information provided and translated it into conceptual building and site plans. The plans were presented in a series of cycles first to the Recreation and Parks team, second to the Steering Committee, third to members of the public, and then repeating the process in an iterative fashion. Between each presentation, revisions were made to the plans as needed based upon the feedback obtained so that each successive meeting would produce increasingly detailed feedback geared toward creating comprehensive plans. After obtaining general consensus on building and site plan solutions, budget and implementation information reviews followed in a similar cyclical review pattern.

In terms of review power, no single team member or entity had ultimate authority over the process or final outcomes. Instead, all project participants worked together, debated the merits, and proposed solutions. The views of Steering Committee members were, however, given great weight in shaping the final outcomes. Although opinions on specifics were not always unanimous, the team members generally achieved broad consensus.

The Master Plan Refresh conveys the outcomes of this planning process and is presented with broad support from the planning team.
Project Meeting Schedule

A meeting milestone schedule was established and distributed early in the process, allowing adequate time to involve the Steering Committee and community members with ample advanced notice.

**MEET WITH EACH USER GROUP**
- Administrative: April 25th
- Fitness & Instructional: April 25th
- Senior Programming: April 25th
- Maintenance and Facilities: April 26th
- Steering Committee (plus tour): April 26th
- Preschool / Daycare: April 26th
- Events Planning: April 26th

**SEEK PUBLIC INPUT SESSION 01**
- Steering Committee Input: May 17th
- Public Workshop 1: May 31st

**SEEK PUBLIC INPUT SESSION 02**
- Steering Committee Input: June 26th
- Steering Committee Input: July 10th
- Public Workshop 2: July 19th

**FINAL CONCEPT PRESENTATION**
- Steering Committee Input: August 22nd
- City Council: September 4th
- Recreation Board: September 5th
The Planning Process
Design Planning

Master Plan Refresh Goals

The planning process resulted in five primary goals:

> Improve the availability, quality, and flexibility of program spaces within Jeffrey Mansion
> Improve accessibility for persons with disabilities by installing an elevator
> Improve the functionality of spaces within Jeffrey Mansion
> Preserve the Mansion and Park experience
> Improve the parking experience
Mansion Plans

One of the planning goals is to preserve the Mansion experience. To that end, character defining spaces on the first, second, and third floors of the Mansion are largely preserved, with only limited enhancements aimed at improving the functionality of existing uses within those spaces. Another goal is to improve the functionality of spaces within the Mansion. Functional enhancements on floors one, two, or three include main entry vestibule improvements, converting the kitchen into a community meeting room, improving corridor circulation in the preschool to reduce classroom interruptions, adding an administrative conference room, and creating an extra office in the administrative area. In some cases, the plan also includes moving functions from one location to another to improve the efficiency of space planning.

Every user group interviewed during the planning process agreed that the building needs an elevator to assist those with disabilities. Because public functions are housed on all levels of the Mansion, it is important that an accessible route to those spaces be provided. The location chosen for the elevator creates the least amount of disruption and has no meaningful impact in character defining spaces. The elevator will displace two bathrooms and a breakroom that will be relocated.

Improving the availability, quality, and flexibility of program spaces within Jeffrey Mansion is a planning goal that has many benefits, including:

- Additional community class and activity offerings, including the reduction of programs with wait lists
- Class and activity spaces designed to improve the experience, such as sound separations, spaces with appropriate flooring for the activity, spaces with audio and video capabilities, and similar functional improvements
- The ability to host larger programs comfortably, such as senior meals or senior movies, which the Mansion cannot presently accommodate due to size and availability restrictions
- The ability to hold indoor summer camp during bad weather without displacing other activities

To realize this goal, additional programming space must be created in the Mansion. This will be achieved by moving underutilized ground floor storage or garage spaces out of the Mansion, freeing up space to instead accommodate Recreation and Parks programming. Similarly, an existing outdoor service courtyard surrounded by historic brickwork is imagined as an indoor programming space with a decorative glass roof and capable of serving larger programming needs such as senior meals, senior movies, or preschool graduation ceremonies. The ground floor work planned will create additional programming space in the building and will result in the most noticeable improvements for users who already love Recreation and Parks program offerings.

A SAMPLING OF PROGRAM OFFERINGS WITHIN JEFFREY MANSION:

- Preschool
- Summer Camp (Drop-Off and Rain Site)
- Multi-Arts Camp
- Just for Kicks Camp
- Pre-Ballet, Ballet, and Tap Dancing
- Theatre
- Pottery Wheel 101
- Creative Movement
- Chair Yoga, Gentle Yoga, Hatha Yoga, Sunrise Yoga, Core Yoga, Vinyasa Yoga, Youth and Teen Yoga, Mother’s Day Mother-Daughter Yoga
- Core Strength and Flexibility
- Tae Kwon Do
- Better Baby Sitters
- Parenting Workshops
- Clean Cooking
- Financial Planning (College, Investing, Retirement)
- Kidz Home Alone
- Modern Manners
- Pixelwinx iPhone
Ground Floor Plan
First Floor Plan
Second Floor Plan
Third Floor Plan
Site Plans

A vast majority of the planning process revolved around the treatment of site areas adjacent to the Mansion. Feedback was consistent to the extent that existing parking and congestion could be improved and that the Park atmosphere and woodlands must be minimally disturbed. As a result, two goals of the planning process are to preserve the Park experience and to improve the parking experience.

Opinions varied widely in terms of how to best achieve these goals, primarily because of the perception that the goals are at odds with one another. Improving parking and congestion generally requires additional paving, which many interpret as necessarily having a negative impact on the Park experience. Over a dozen different site options and variations were reviewed in Steering Committee meetings and public workshops alike. Potential parking arrangements were also staked and painted on site for review.

The site plans resulting from the planning process seek the best of both goals through two interventions. The first intervention involves replacing the existing north parking lot (north site) with a new and improved parking lot. The second intervention involves reconfiguring the existing tennis court parking lots (west site) to accommodate additional vehicles.

The north site lot will be roughly the same size as the existing lot, but will utilize a more efficient vehicular layout with better maneuverability clearances. A decorative path for small service vehicles will be provided to the west side of the Mansion, allowing such vehicles to park and load remotely instead of creating congestion at the main drop-off circle. The lot will be more densely planted around the perimeter than the existing lot, and will be recessed into the hillside to better avoid notice from the surrounding Park areas. To alleviate congestion, a new parking policy is recommended allowing this lot to host only priority parking for those with disabilities, mothers with strollers, and short-term parking while primary Mansion parking will be shifted to the west site.

The west site will serve as the primary parking lot for Mansion users. The lot will be restriped and slightly reconfigured to provide twenty additional parking spaces. In addition, the walkable connection between the Mansion and the parking lot will be improved to create a more formal and convenient connection.

Steering Committee and public workshop attendees generally indicated that walking a bit further from parking areas was preferred over additional paving that might impact the Park atmosphere. When needed, overflow parking will continue to be provided on Parkview Avenue and Clifton Avenue as is presently the case.

The site planning process revolved around Recreation and Parks visitor parking accommodations and did not seek to concurrently accommodate public or private event parking. Adding vast amounts of new parking was not a tenable approach based on the feedback obtained during the planning process, nor was the approach to maintain the existing parking conditions. Thus, the site plans developed seek to accommodate the best of both goals to preserve the Park and improve the parking experience.
Site Plan - Proposed Site
Design Planning

Proposed North Site
Implementation and Budget Planning

The proposed implementation plans take into consideration constraints related to funding, construction feasibility, planning logistics, and priorities conveyed through the planning process. Implementation plans are divided into three categories: Near-Term (A), Near-Term (B), and Future Concepts. Near-Term plans include those that most immediately benefit the community, including improving the availability, quality, and flexibility of program spaces within Jeffrey Mansion, improving accessibility for persons with disabilities by installing an elevator, and improving the parking experience. Near-Term plans are further divided into two categories – (A) and (B) - to more closely track with identified funding to date. Generally speaking, future concepts revolve around improving the functionality of existing spaces within Jeffrey Mansion.

The City of Bexley has — to date — secured approximately $1,250,000 in funding from local and state grants. To implement Near-Term (A) plans, additional funding from City capital funds were proposed and require finalization. To implement Near-Term (B) plans, additional funding is required and may involve securing additional grant funding. Funding for Future Concepts will require arrangements at a later date.

The budget numbers shown below reflect a total project cost and include “hard costs” and “soft costs.” Hard costs are the costs associated with construction. Soft costs are the costs associated with building permits, site surveys, fees, furniture purchases, and similar costs not directly related to construction. The budget numbers shown are escalated to reflect value as of early 2019.

A breakdown of estimated budgets by implementation plan are as follows:

**NEAR-TERM PLANS:**

**Near-Term (A):**

This work is estimated at $2,225,000.

Construction planned from 2019 through 2020.

Work included:

> North site work including parking, vegetation, and a decorative service drive
> West site work including parking reconfiguration and walkable connection to the Mansion
> Mansion ground floor work related to the large multipurpose rooms, including mechanical work and restrooms

**Near-Term (B):**

This work is estimated at $1,000,000.

Work included:

> An accessible elevator connecting all Mansion levels and associated work, including second floor restrooms
> Mansion ground floor work related to smaller program spaces, storage, and a formal stair between the first and ground floor

Cost efficiencies will best be achieved if both Near-Term plans (A) and (B) are implemented concurrently. A cost breakdown for the combined Near-Term plans is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Trades</td>
<td>$1,436,200</td>
</tr>
<tr>
<td>Mechanical Systems</td>
<td>$638,500</td>
</tr>
<tr>
<td>Site Infrastructure</td>
<td>$475,000</td>
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<tr>
<td>Site Landscaping</td>
<td>$265,400</td>
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<tr>
<td>Construction Contingency</td>
<td>$112,600</td>
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<tr>
<td>Soft Costs</td>
<td>$397,300</td>
</tr>
<tr>
<td>Total Project Cost</td>
<td>$3,225,000</td>
</tr>
</tbody>
</table>
FUTURE CONCEPTS:

Funding and construction scheduling for this work is not presently identified, but is expected to develop with time.

Future Concepts were developed in order to help ensure Near-Term plans were harmonious with potential future work.

Future Concepts can change, as departmental and community needs shift, and should be viewed as conceptual in nature and in need of further study in the future.

Work included:

- Main entry vestibule improvements
- Converting the kitchen into a community meeting room
- Improving corridor circulation in the preschool
- Adding an administrative conference room
- Creating an extra office in the administrative area.
- Signage and wayfinding, maintenance and equipment, lighting improvements, and general interior finish improvements
Implementation and Budget Planning

Ground Floor Plan

Near-Term (A) Plan

Near-Term (B) Plan
First Floor Plan

Near-Term (B) Plan
Implementation and Budget Planning

Second Floor Plan      Near-Term (B) Plan
Third Floor Plan  

Near-Term (B) Plan
Implementation and Budget Planning
Conclusion

The *Master Plan Refresh* is the culmination of planning efforts occurring over several months among the Recreation and Parks Department, the Design Team, the Steering Committee, and public workshop attendees. The conclusions presented reflect a diverse set of viewpoints and aspirations made up from a broad cross-section of community members.

The conclusions presented are aimed at creating better programming options and the best experience possible for those who participate in recreational activities at Jeffrey Mansion and Park. The Estate is cherished throughout the community, and creating a plan that allows it to best serve Bexley based on current and future projections is at the heart of this effort. Like former Master Plans, the *Master Plan Refresh* will guide development at the Mansion for the foreseeable future.