

St. Paul's Survey Results and Recreation Master Plan Findings

Garden City
RECREATION AND PARKS



September 9, 2025



**BRANDSTETTER
CARROLL INC**
ARCHITECTS + ENGINEERS + PLANNERS

Survey Responses

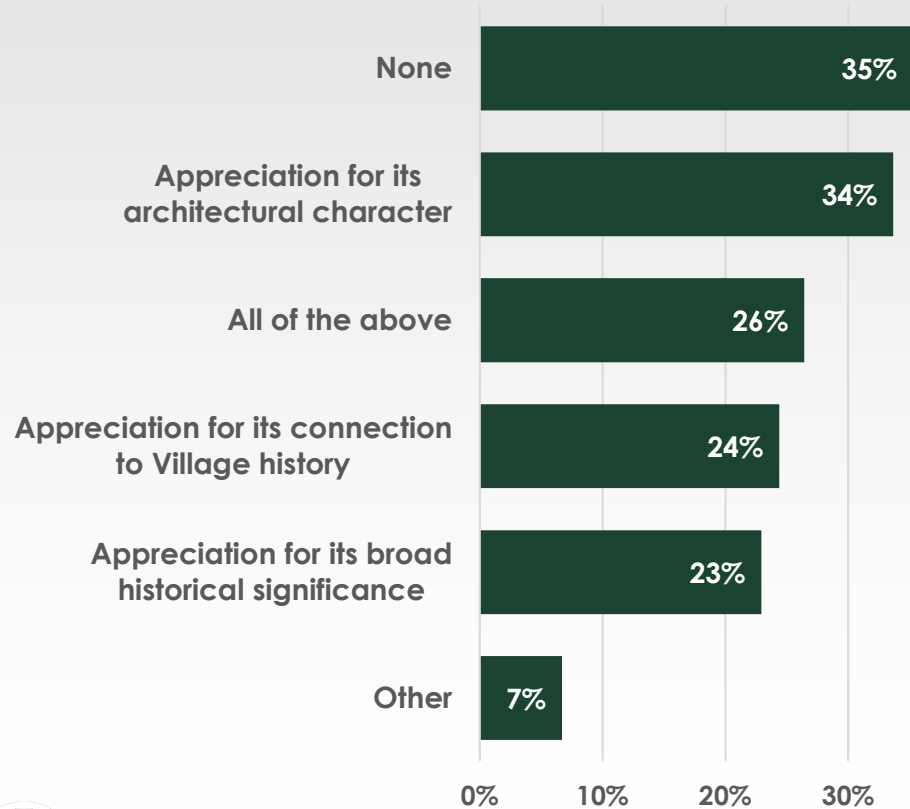
Total Responses = 2,358

95% Confidence level

2,358 = +/- 2%

Attachment to Building

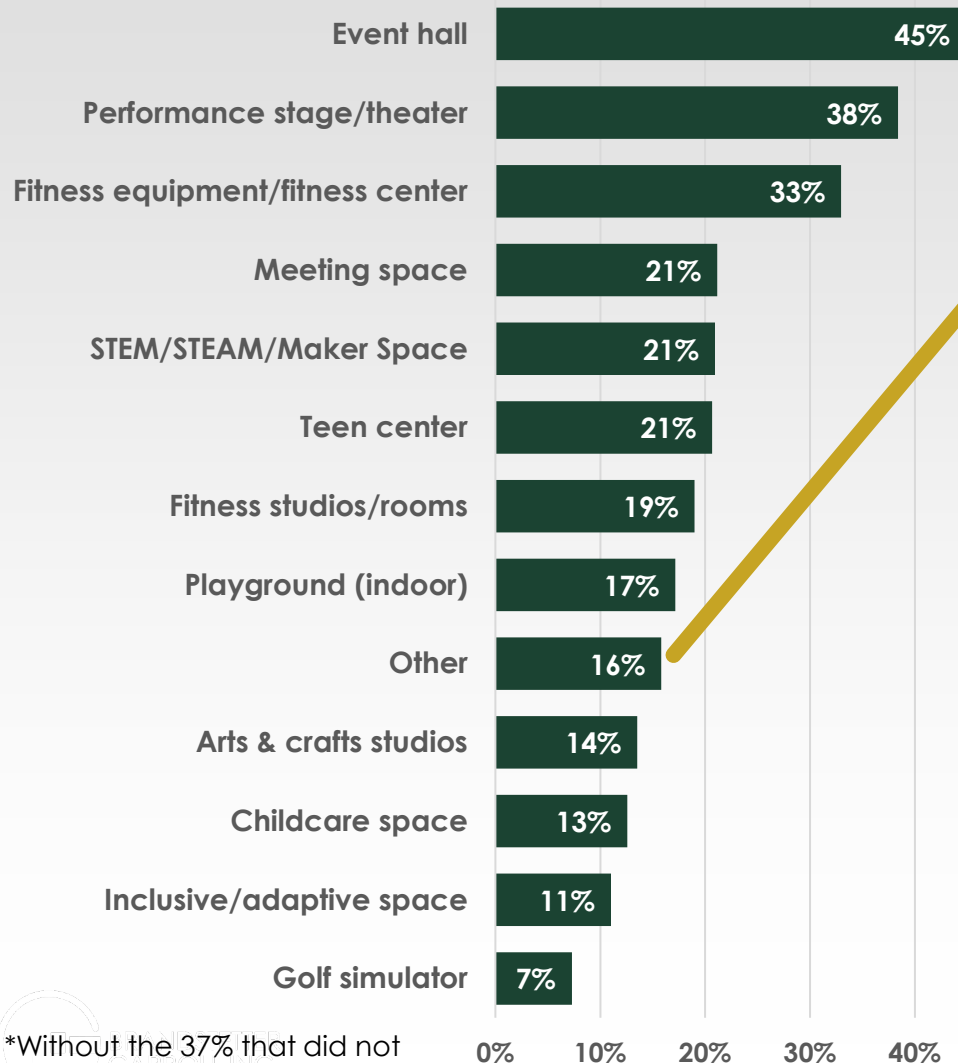
Attachment to or appreciation of the St. Paul's Main Building



Limited variation by age or income, but 65+ more likely to choose “none” (42% v 30%)

Amenities Desired

Top THREE amenities to include in a St. Paul's project



Other (16%)

- Demolition-focused responses: ~45%
- Recreation/indoor sports facilities: ~25%
- Education/school-related uses: ~10%
- Community/cultural spaces: ~10%
- Commercial/revenue-generating ideas: ~5%
- Green space/parks: ~5%

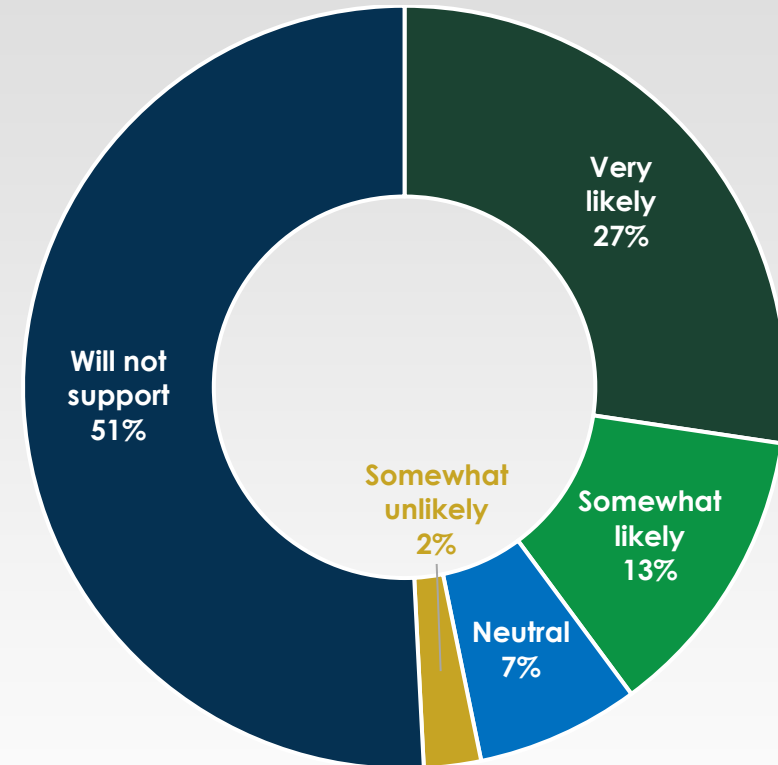
Support for Options

General Support for each project option

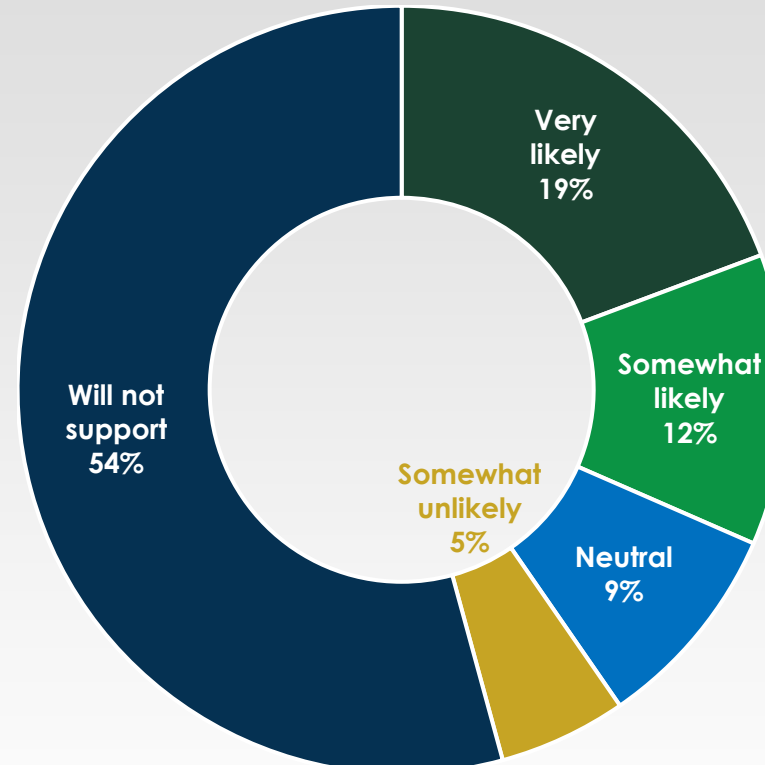
Option A – “Adaptive Reuse”

Option B – “Partial Replacement”

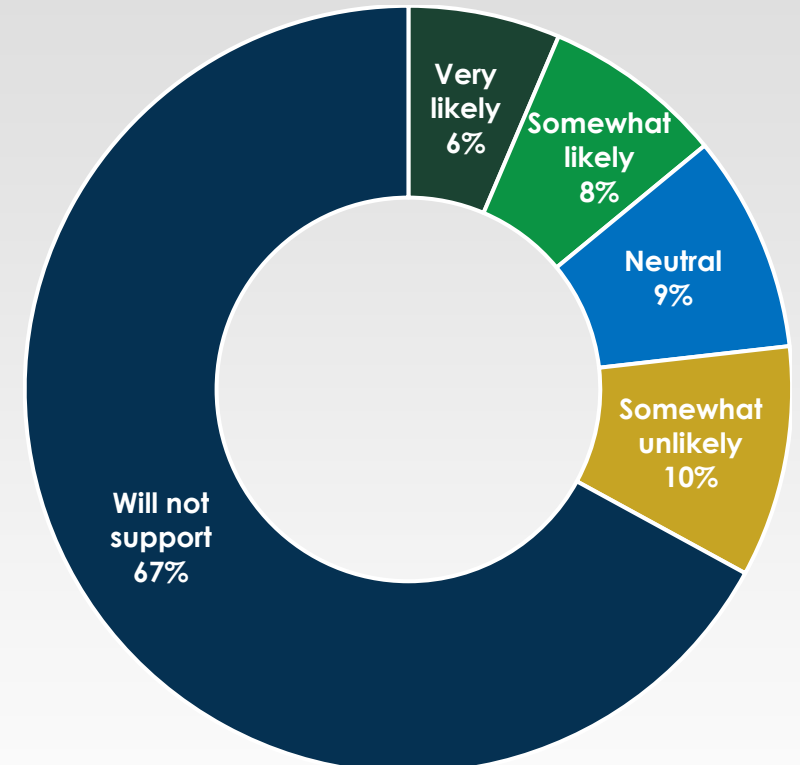
Option C – “Mothballing”



40% likely



31% likely

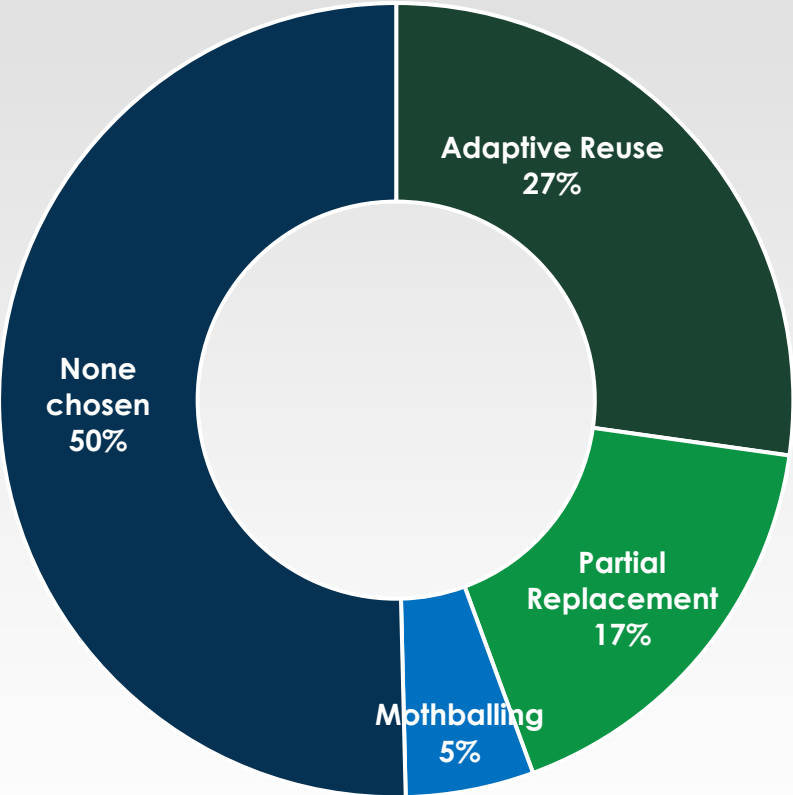


14% likely

- 45% would not support any option
- 48% likely to support at least 1 option
- Age 65+ less likely to support; higher incomes more likely to support

Preferred Option

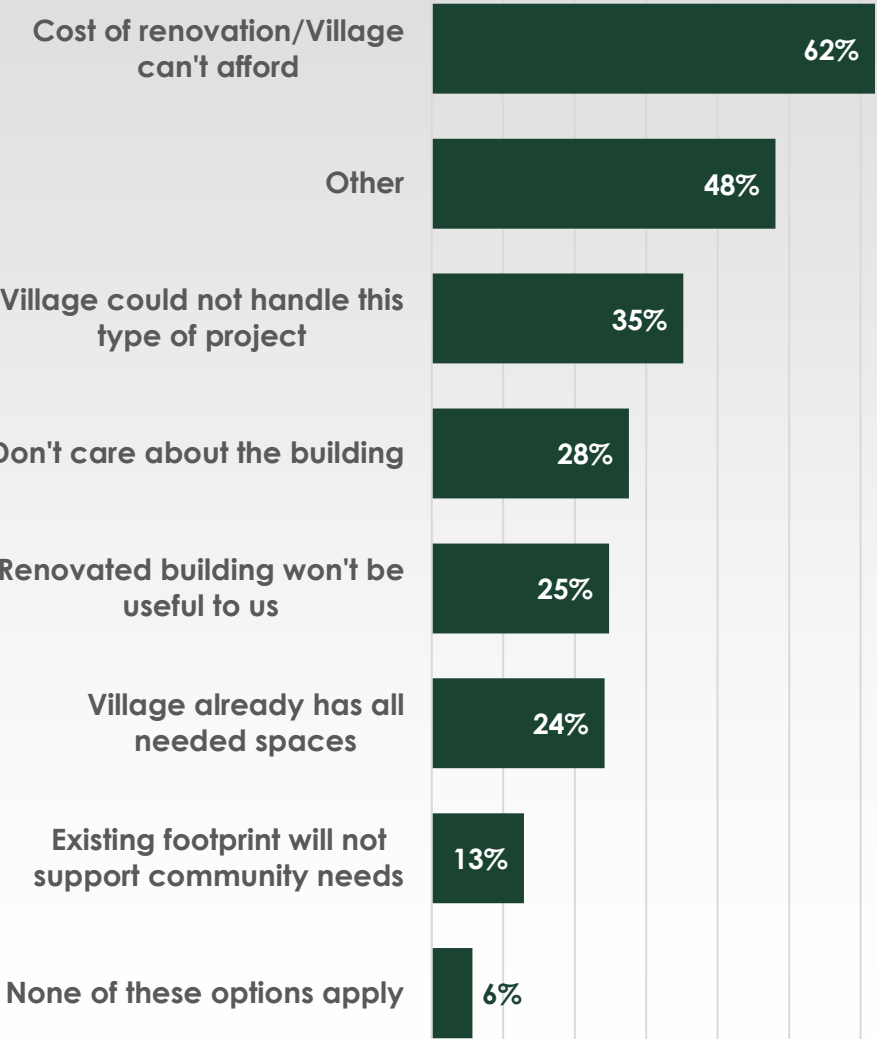
First Choice of the 3 Options



12% of “none chosen” indicated possible support for at least 1 option

45%
Selected "Will Not Support" for all 3 Options

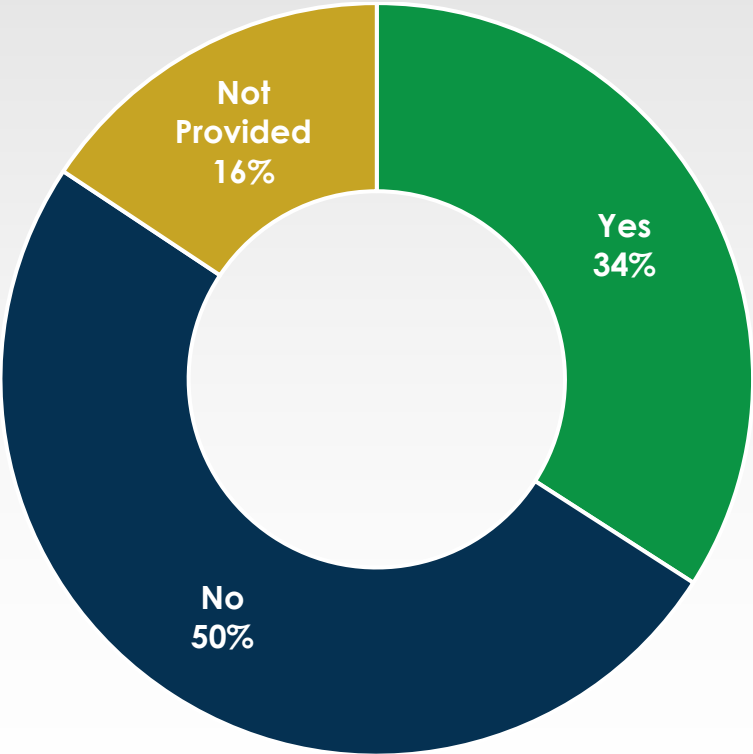
Reasons for selecting "Will Not Support"



Ballpark Figures

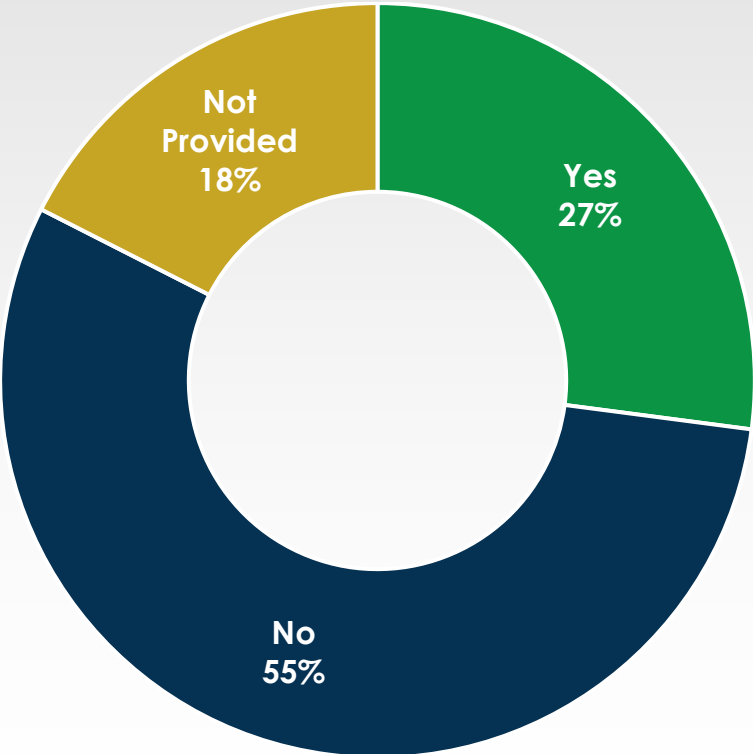
Support for required tax increase for each project type based on home value

Option A – “Adaptive Reuse”
\$68M



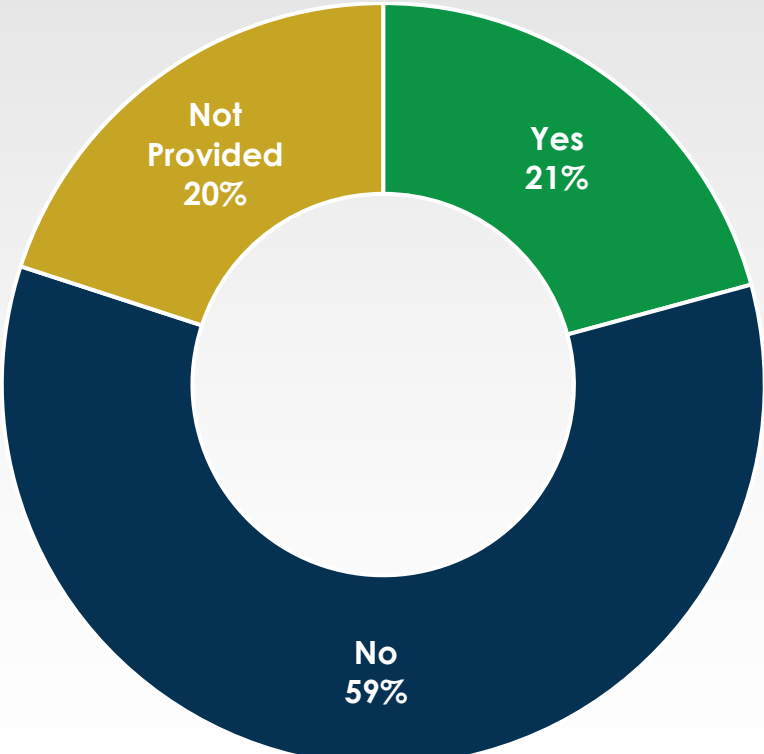
Yes increases with home value and income, decreases with age

Option B – “Partial Replacement”
\$83M



Yes increases with home value, decreases with age

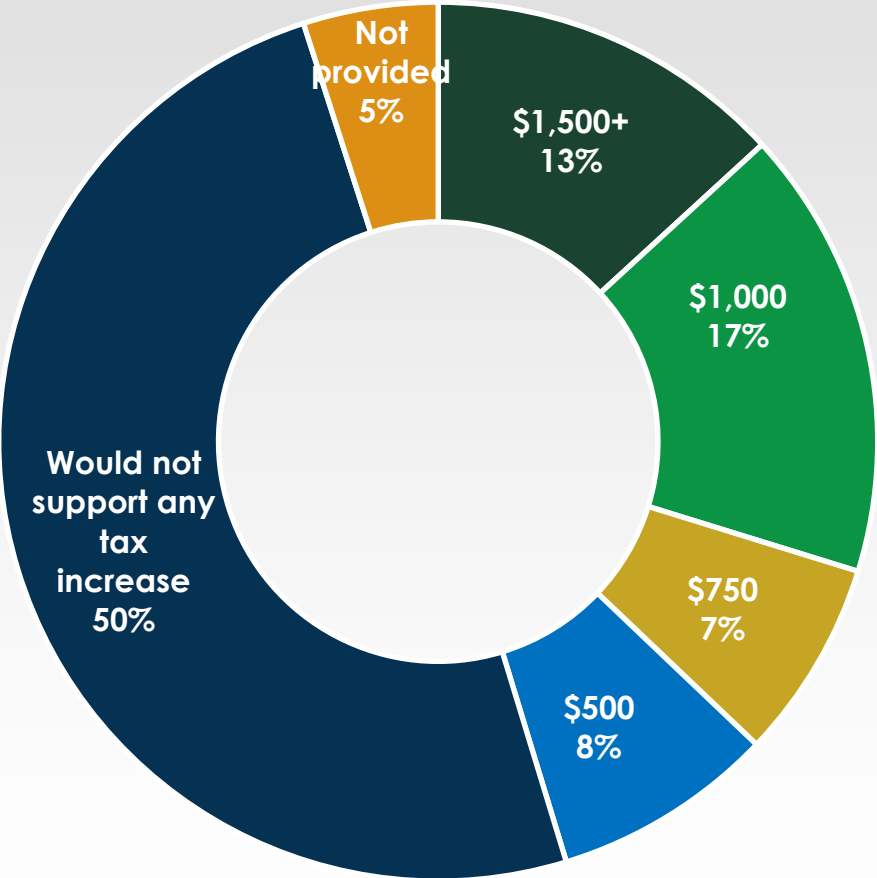
Option C – “Mothballing”
\$35M



Yes same across home values, varies by age

Funding

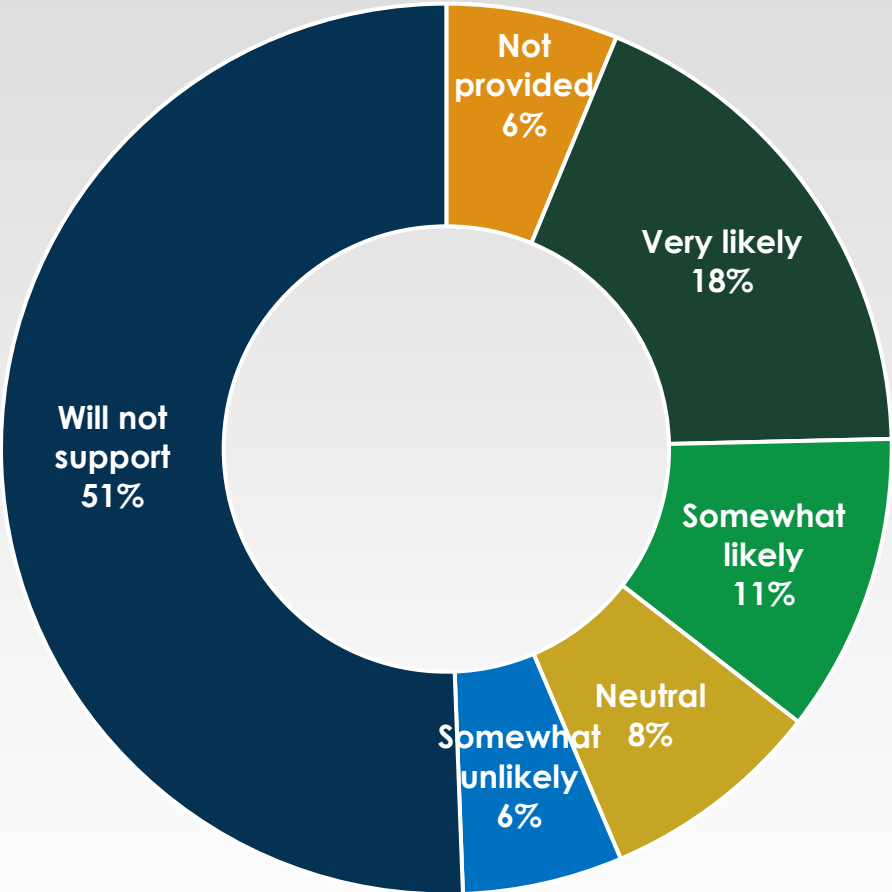
Highest level of annual Village property tax increase to fund this project



45% for \$500 or more

(Support increases with income)

Support for allowing non-residents to pay higher fees to use a renovated St. Paul's Main Building to help cover the operating costs

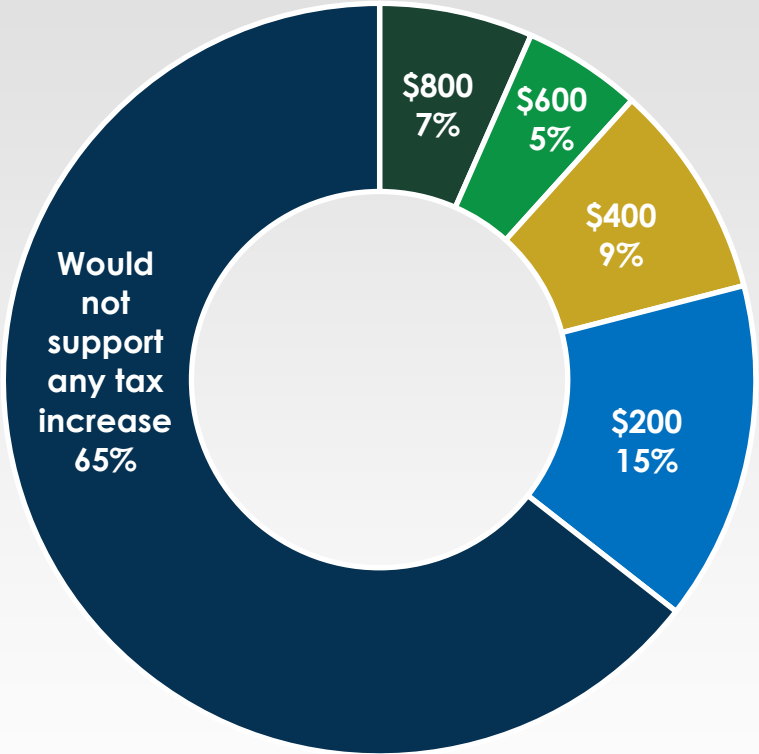
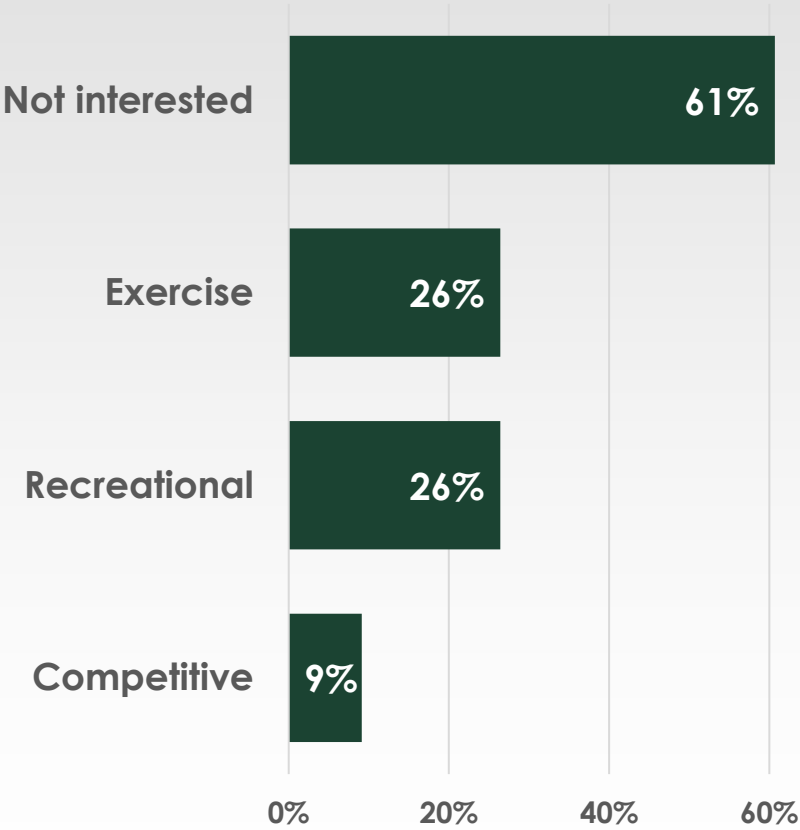


- 88% “will not support” for those unwilling to support any option
- 28% for those willing to support at least 1 option

Support for Indoor Pool

HIGHEST level of annual Village property tax increase (based on a 20-year bond) to have an indoor swimming pool facility

Interest in indoor swimming pools and programs

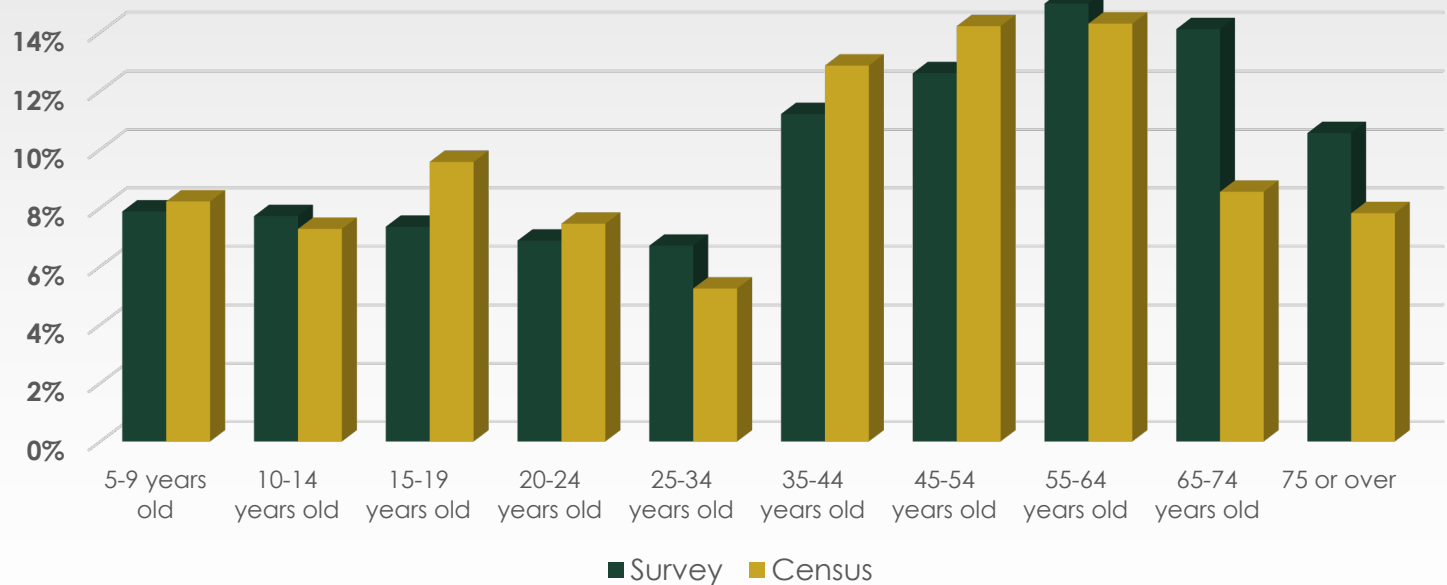


35% for \$200 or more

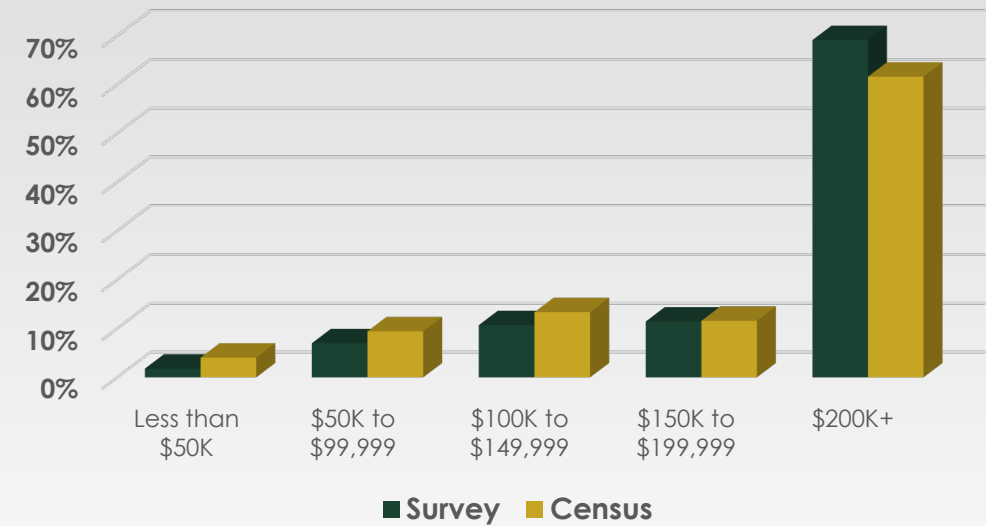
30% would purchase membership

Demographic Comparison

Age



Income



Results Highlights

Support for Options A, B, & C

- 45% “would not support” any of the 3 options
- 48% likely (very or somewhat) to support at least 1 of the 3 option
 - 40% support Option A – “Adaptive Reuse”
 - 31% support Option B – “Partial Replacement”
- 33% added comments in favor of demolition or removal
- 45% would support a tax of \$500 (or more)
- 50% would not support any tax



2025 Garden City Recreation Master Plan and St. Paul's Use Plan

February, 2025



Purpose of the Plan

- Provides a **vision for Parks and Recreation** in Garden City for the next 10 years
- Prepares the department to **align with changing community needs** based on community engagement
- Strengthens **fiscal responsibility, sustainability, and efficiency**
- Identifies **future funding requirements** and potential sources
- Increases **user participation, satisfaction, revenue, and capital investment**

Envision

Strategic Plan

Vision: A vibrant, healthy, and engaged community where everyone is connected through creative play, learning, and fun

Mission: Enrich our community through exceptional parks, programs, and play

GOALS

Great parks and exceptional facilities

Excellent programs and diverse activities for all

Access to and protection of natural areas, greenspaces, and the tree canopy

Commitment to service and engagement

VALUES

Community



Excellence



Fun



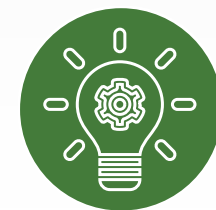
Accessibility



Health



Enrichment



Capital Improvements

- Develop an indoor community recreation center
- Improve the condition of grass at outdoor athletic fields
- Upgrade Cluett Hall and the Field House to promote year-round use
- Develop and implement ADA transition plan
- Add a formal fenced dog park
- Provide more outdoor artificial turf fields and indoor field space
- Develop dedicated pickleball courts
- Renovate or replace the indoor tennis facility



Capital Improvements

- Upgrade/replace/add playgrounds
- Upgrade/expand restrooms throughout parks
- Develop a new outdoor stage or amphitheater
- Improve access to natural areas and trails
- Add parks in underserved areas
- Prepare a feasibility study for an indoor pool (pro forma/partners/location/etc.)
- Improve and expand support features (shade/trees/seating/benches/drinking fountains/signage/security)



Program Recommendations

- Develop an annual process to evaluate programs and identify trends
- Offer more concerts/performances, fitness/wellness classes, and early childhood enrichment programs
- Expand programs related to music, dance, theater, arts, crafts, culture, and STEM
- Provide more active age 50+ programs (50-65 and 65+)
- Add nature programs
- Add adaptive recreation programs
- Seek partnerships for additional programs (schools, non-profits, volunteers)



Operational Recommendations

- Formalize and update policies, fees, and agreements
- Determine capacity for scheduled programs, drop-in use, community-based groups, rentals, and maintenance
- Establish maintenance standards for sports fields and open space (demand vs. capacity)
- Develop an alternative funding plan
- Develop a repair and replacement plan
- Develop an annual marketing plan



A decorative border consisting of a row of 20 stylized pineapples. Each pineapple has a green crown with spiky leaves and a yellow body with a brown diamond pattern. They are arranged in a single horizontal line against a light yellow background.

2025 RECREATION AND PARKS MASTER PLAN & ST. PAUL'S USE PLAN



Enrich our
community through
exceptional parks,
programs, and
play

GOAL 2: Excellent programs and diverse activities for all

GOAL 4: Commitment to service and engagement

A vibrant, healthy, and engaged community where everyone is connected through creative play, learning, and fun

Values

Health

Enrichment

Facilities Desired:

- Improvement to existing parks and facilities
- Community/recreation center
- Trails
- Indoor pool
- Theater/performance space (indoor and outdoor)
- Natural areas/nature parks
- Playgrounds
- Pickleball courts (dedicated)
- Multipurpose fields, including new artificial turf and improved grass
- Dog park

- Programs & Activities Desired:**

- Festivals, concerts, movies, performances, and special events
- Fitness and wellness programs
- Performing arts, including music, dance, and theater
- Nature programs
- Arts and crafts
- Before and after school programs
- Summer camps
- Childhood enrichment
- Swim lessons
- Sports – more opportunities for youth and adults (e.g., pickleball)
- Teen programs
- Age 65+ programs

Capital Improvements

- | | | |
|--|---|--|
| 1. Develop an indoor community recreation center (see St. Paul's Use Plan) | 6. Provide more outdoor artificial turf fields and indoor field space | 10. Upgrade/expand restrooms throughout parks |
| 2. Improve the condition of grass at outdoor athletic fields | 7. Develop dedicated pickleball courts | 11. Develop a new outdoor stage |
| 3. Upgrade Cluett Hall and the Field House to promote year-round use | 8. Renovate/replace the indoor tennis facility | 12. Improve access to natural areas and trails |
| 4. Develop and implement ADA transition plan | 9. Upgrade/replace/add playgrounds | 13. Add parks in underserved areas |
| 5. Add a dog park | | 14. Prepare a feasibility study for an indoor pool |
| | | 15. Improve and expand support features (shade/trees/seating/etc.) |

1. Develop an annual program matrix to identify trends and community needs
2. Provide more active age 50+ programs (50-65 and 65+)
3. Expand early childhood enrichment and before/after school programs
4. Expand fitness/wellness classes and programs
5. Offer more concerts/performances
6. Add nature programs
7. Add adaptive recreation programs
8. Expand programs related to visual and creative arts and STEM
9. Seek partnerships for additional programs)

1. Formalize and update policies, fees, and agreements
2. Determine facility capacity and establish maintenance standards for sports fields and open space
3. Develop an alternative funding plan
4. Develop a repair and replacement plan
5. Develop an annual marketing plan
6. Continue to protect greenspaces with parkland designation

Questions?

Garden City
RECREATION AND PARKS

