

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



September 9, 2025



BRANDSTETTER  
CARROLL INC.  
ARCHITECTS + ENGINEERS + PLANNERS

# Survey Responses

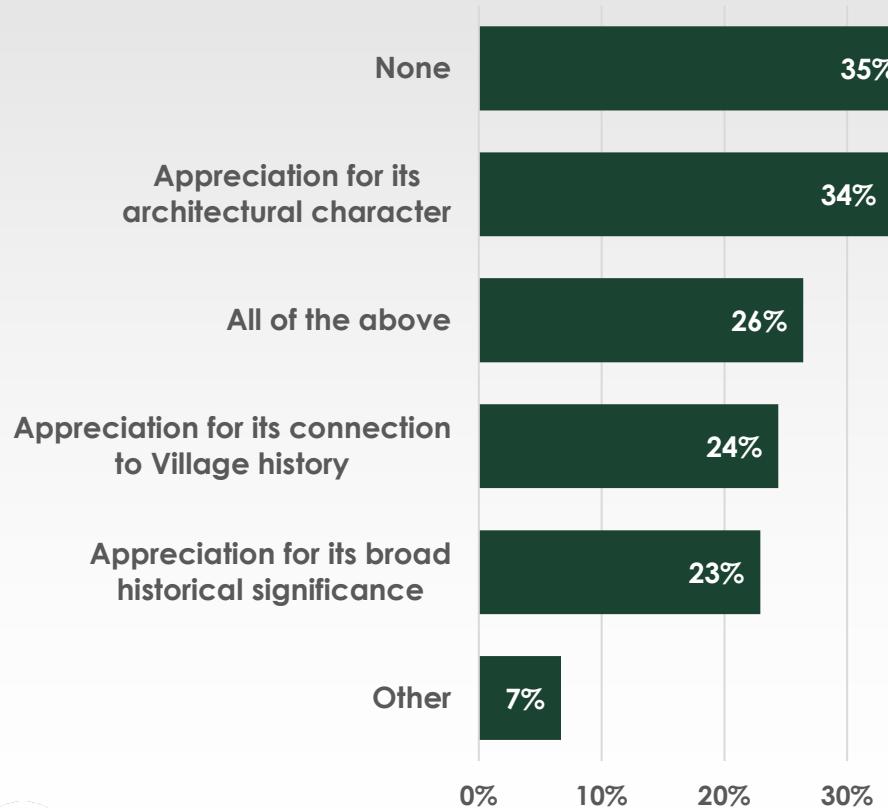
**Total Responses = 2,358**

**95% Confidence level**

**$2,358 = +/- 2\%$**

# Attachment to Building

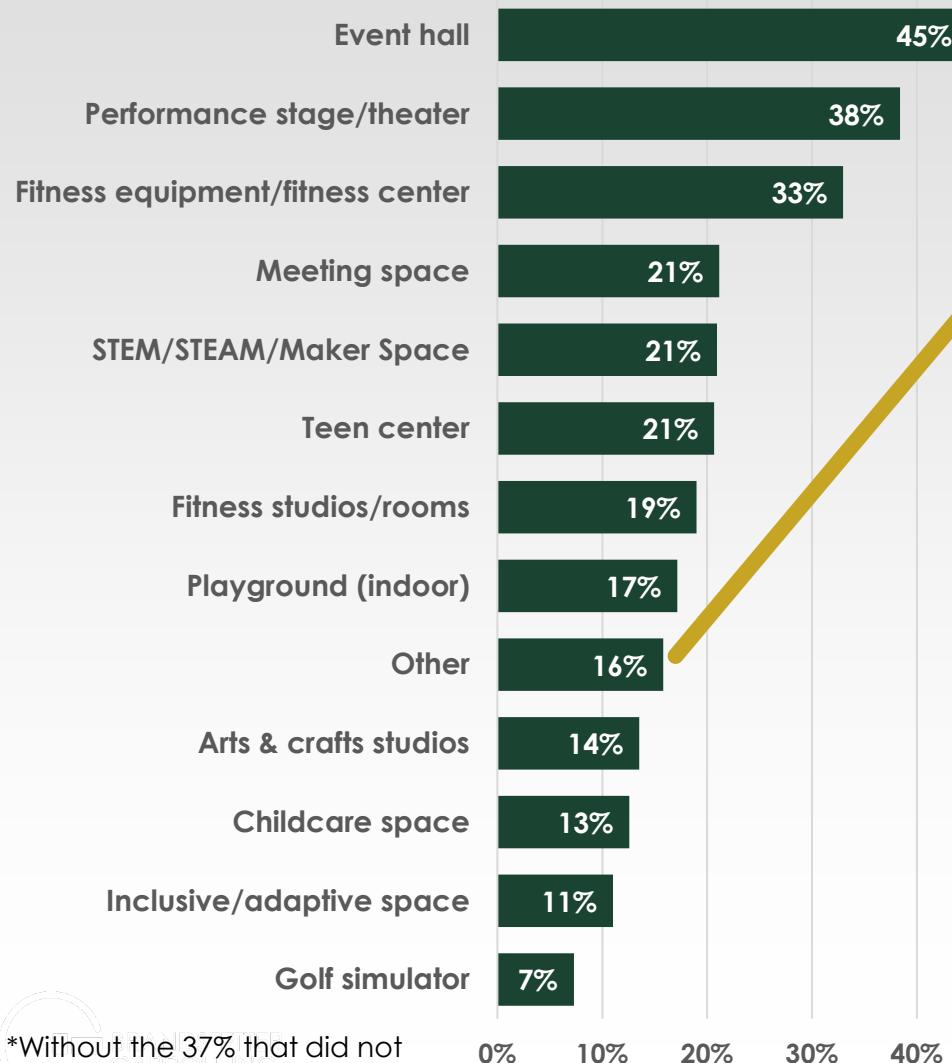
## Attachment to or appreciation of the St. Paul's Main Building



**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



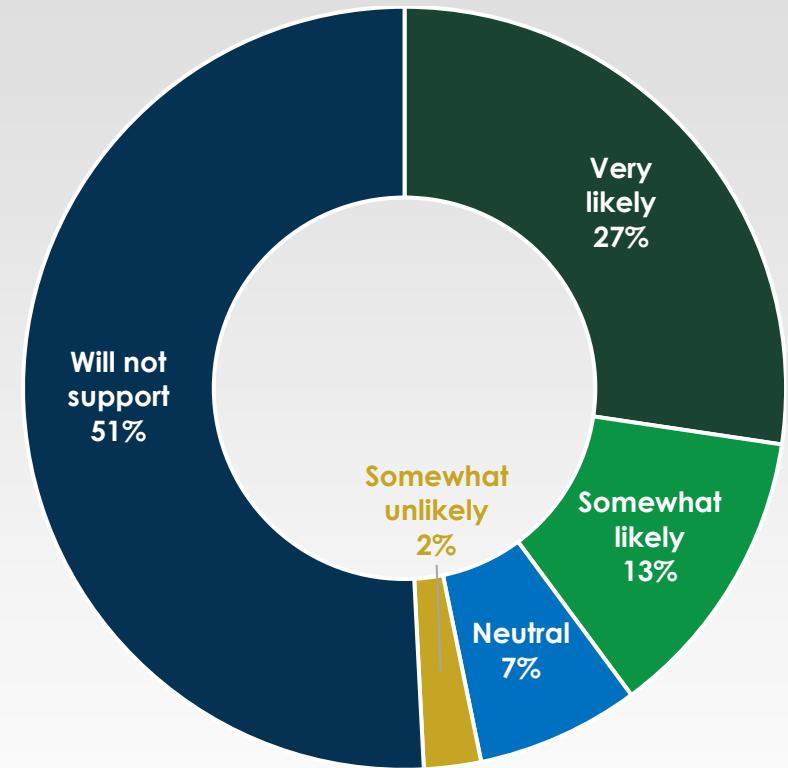
**Other (16%)**

- 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

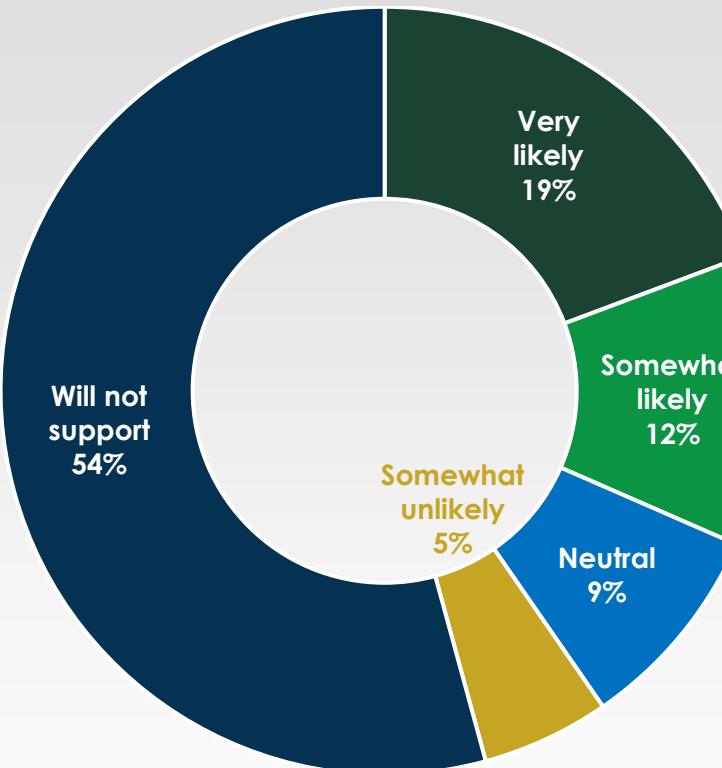
General Support for each project option

Option A – “Adaptive Reuse”



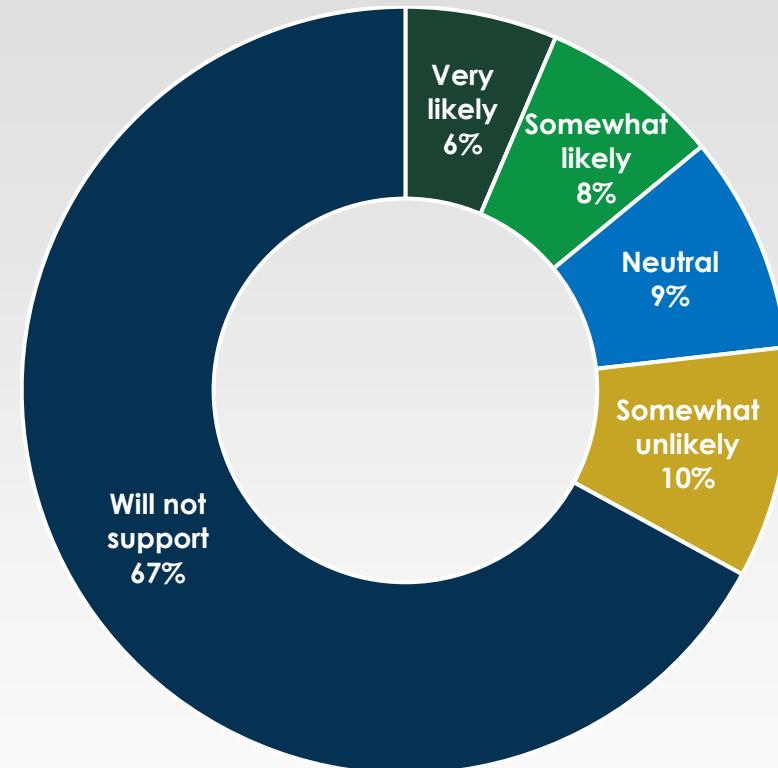
40% likely

Option B – “Partial Replacement”



31% likely

Option C – “Mothballing”

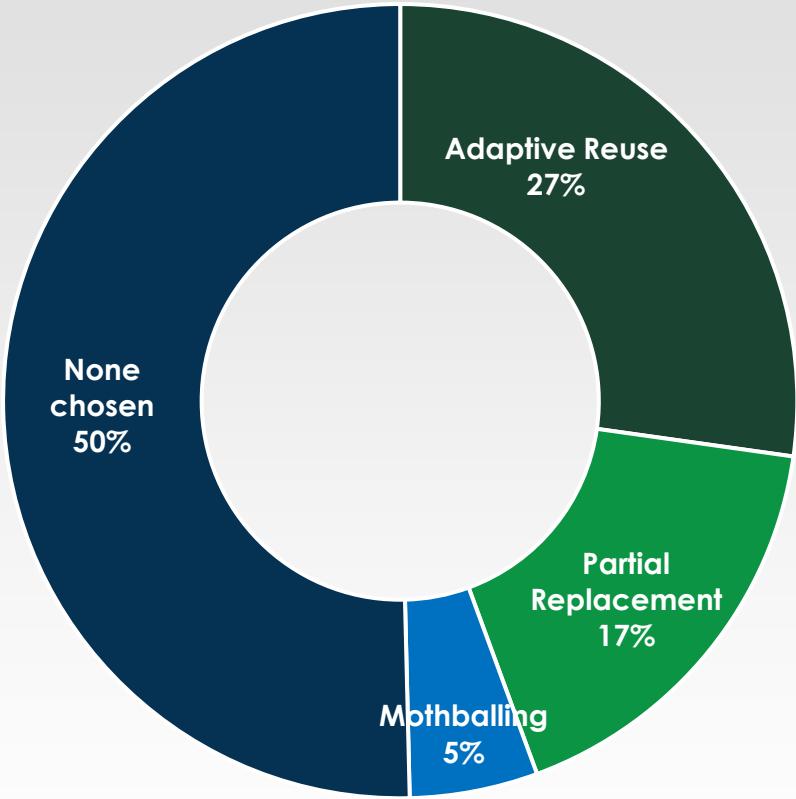


14% likely

- 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

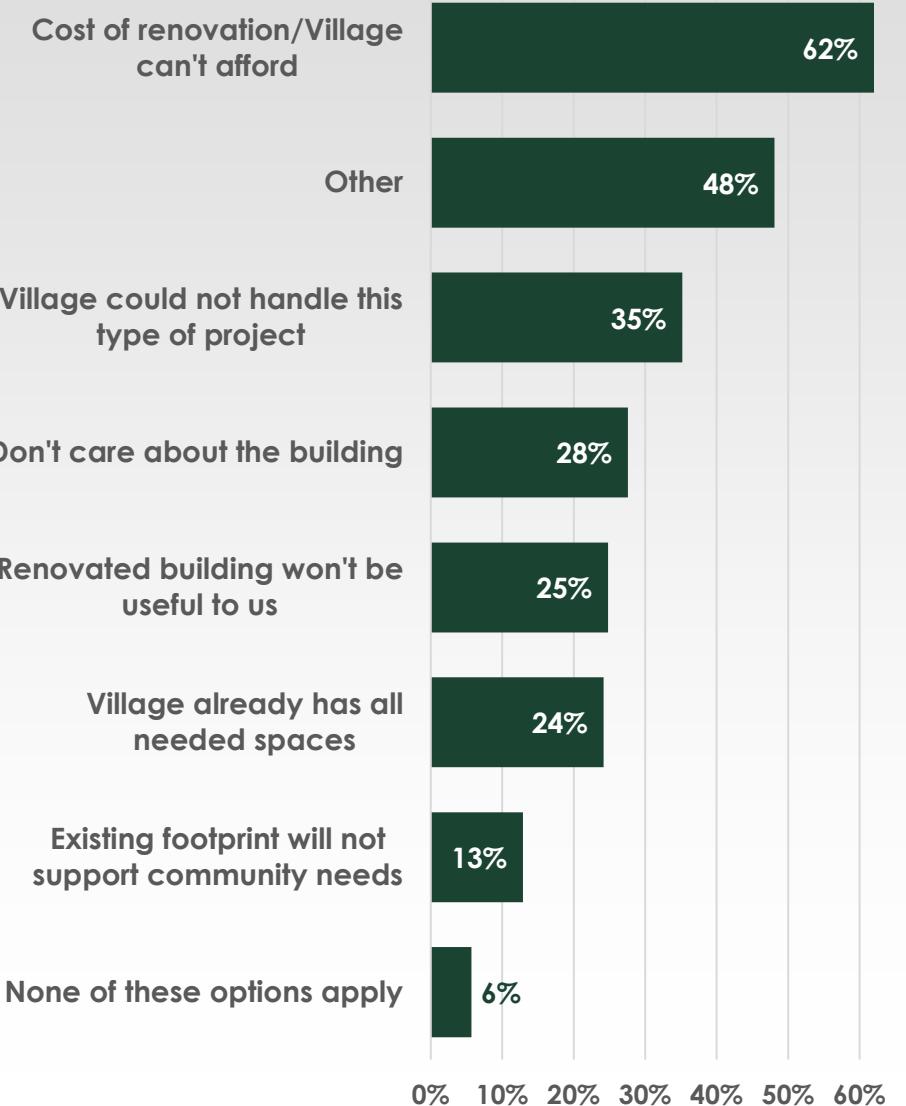
First Choice of the  
3 Options



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"

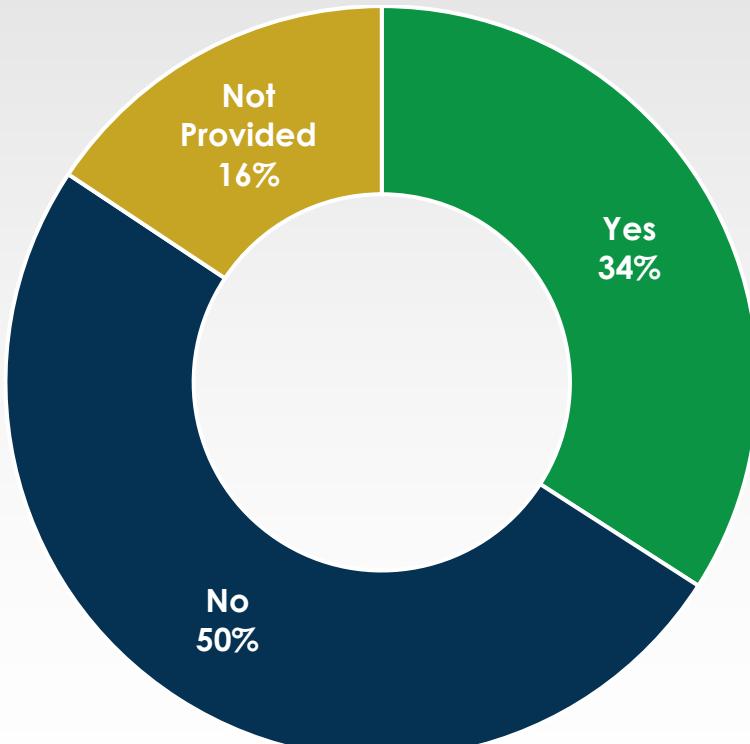


# Ballpark Figures

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

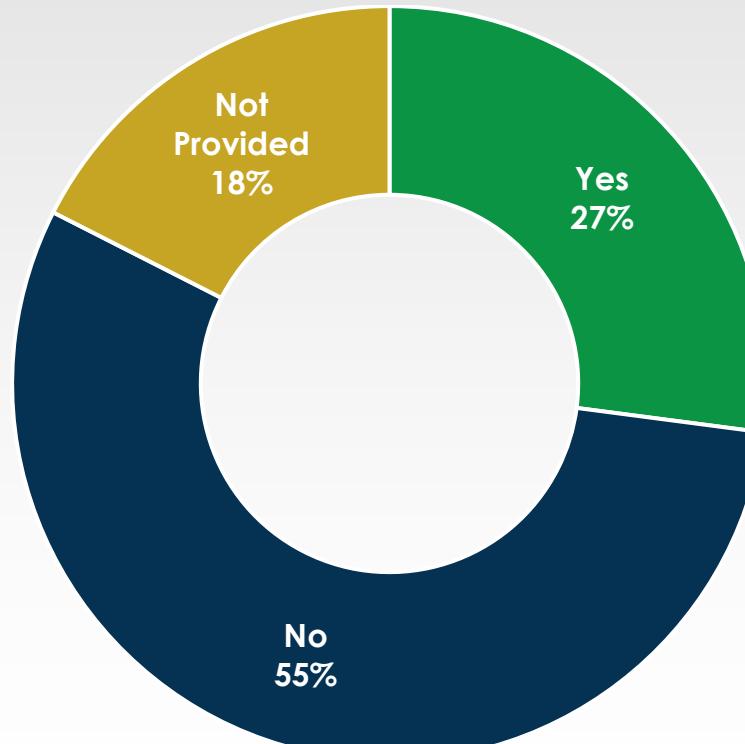
## Option A – “Adaptive Reuse”

\$68M



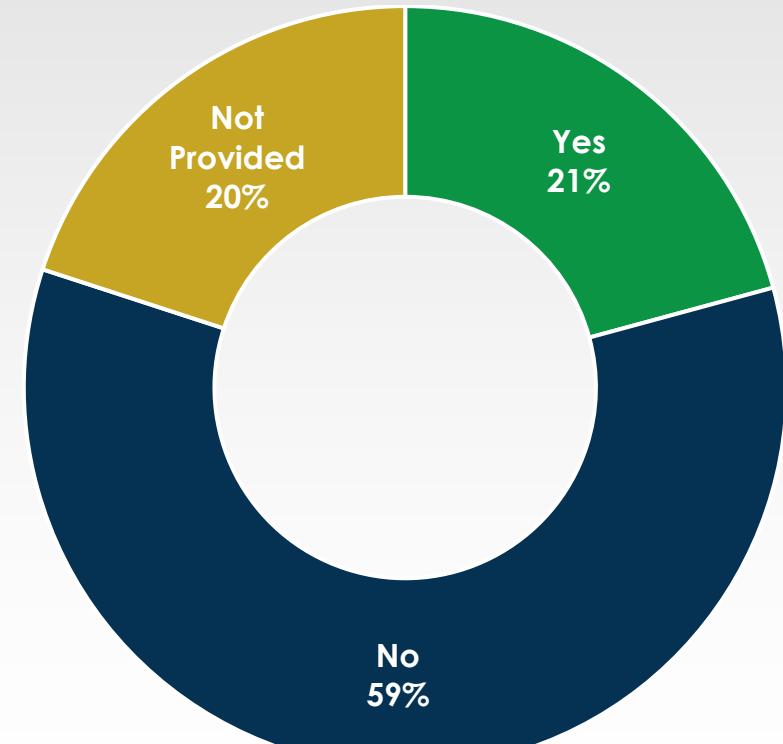
## Option B – “Partial Replacement”

\$83M



## Option C – “Mothballing”

\$35M



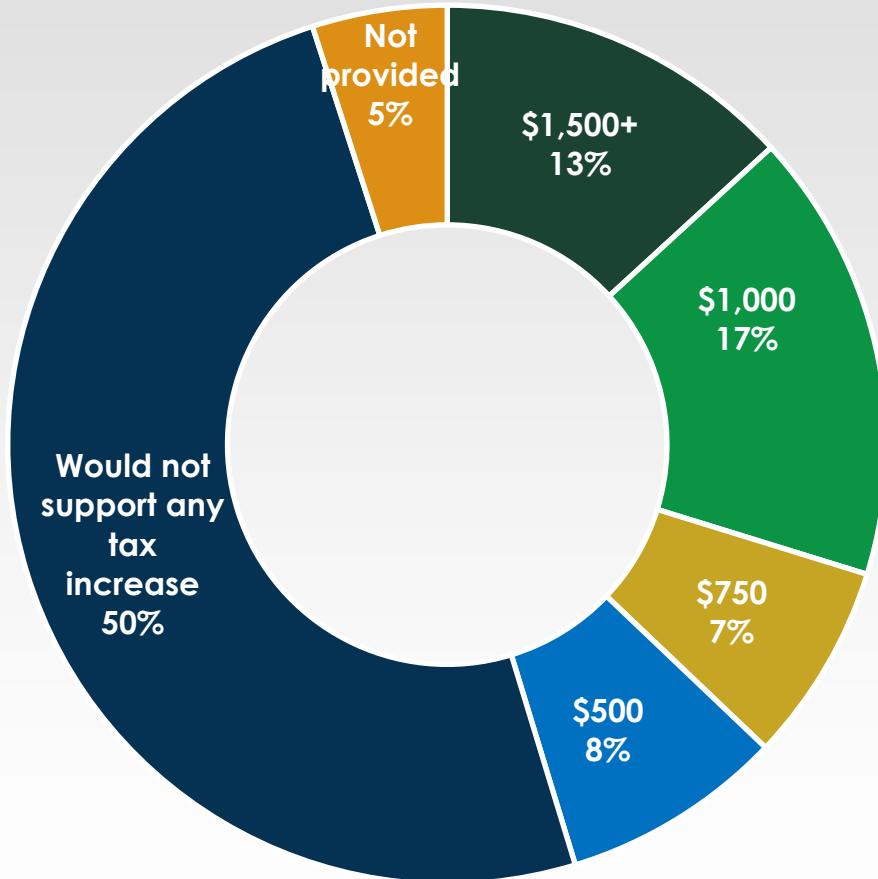
Yes increases with home value and income, decreases with age

Yes increases with home value, decreases with age

Yes same across home values, varies by age

# Funding

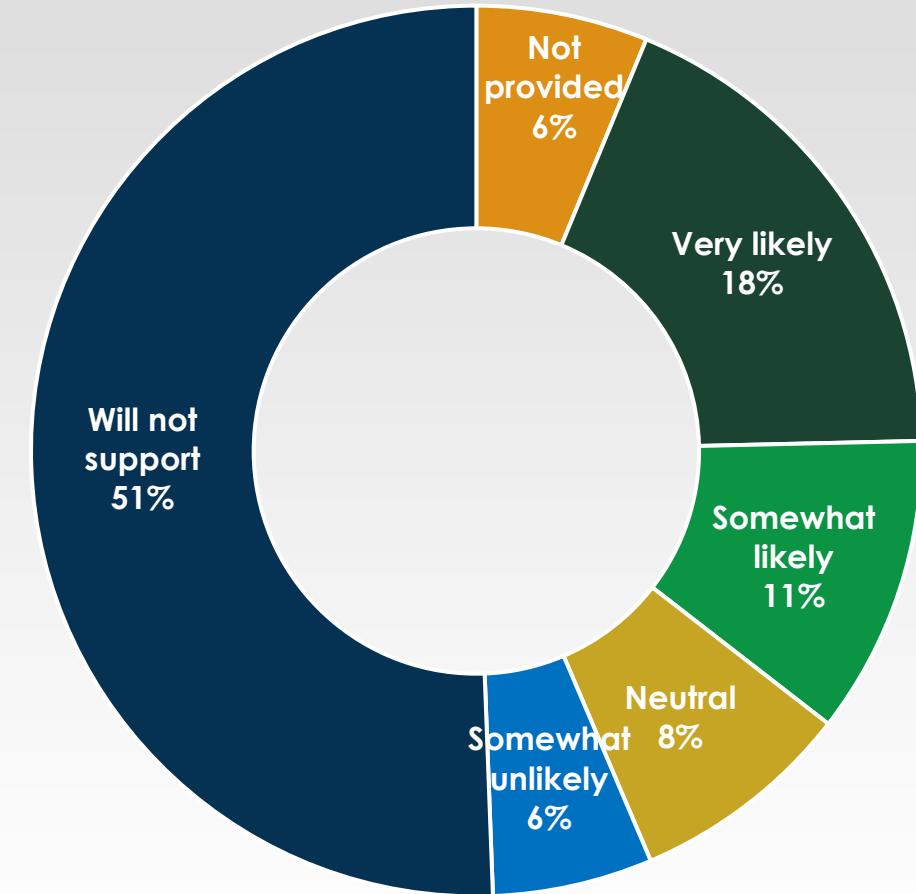
Highest level of annual Village property tax increase to fund this project



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



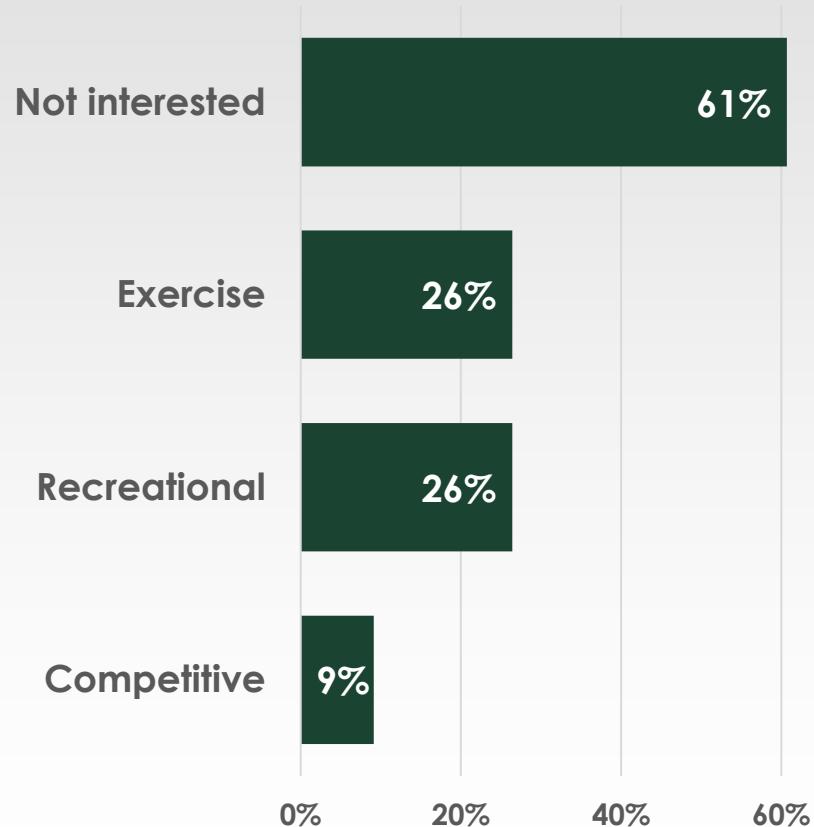
- 88% “will not support” for those unwilling to support any option
- 28% for those willing to support at least 1 option



BRAINSETTER  
CARETAKERS  
ARCHITECTS, DESIGNERS, PLanners

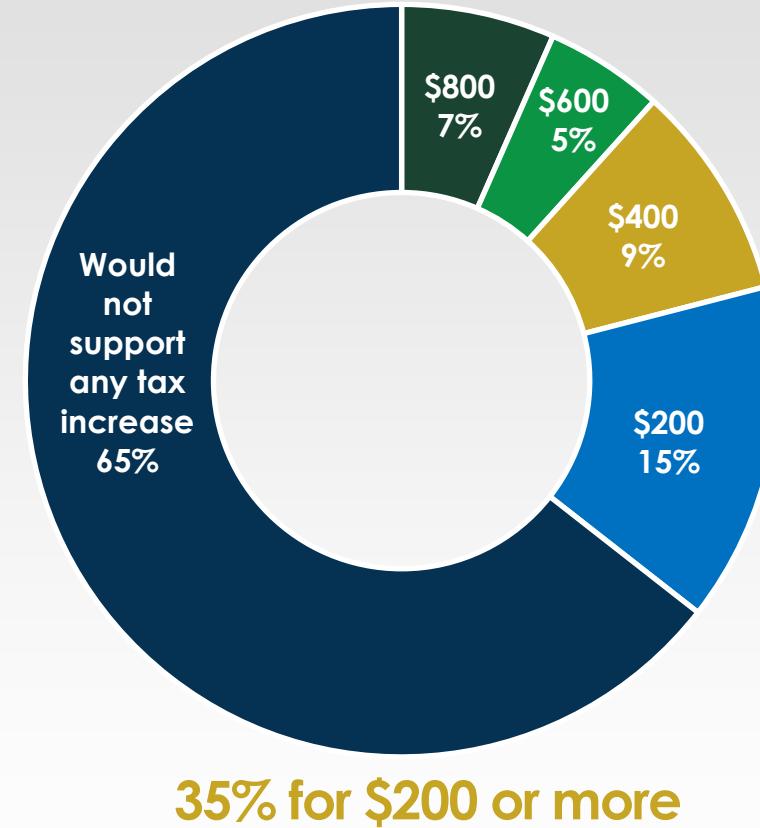
# Support for Indoor Pool

## Interest in indoor swimming pools and programs



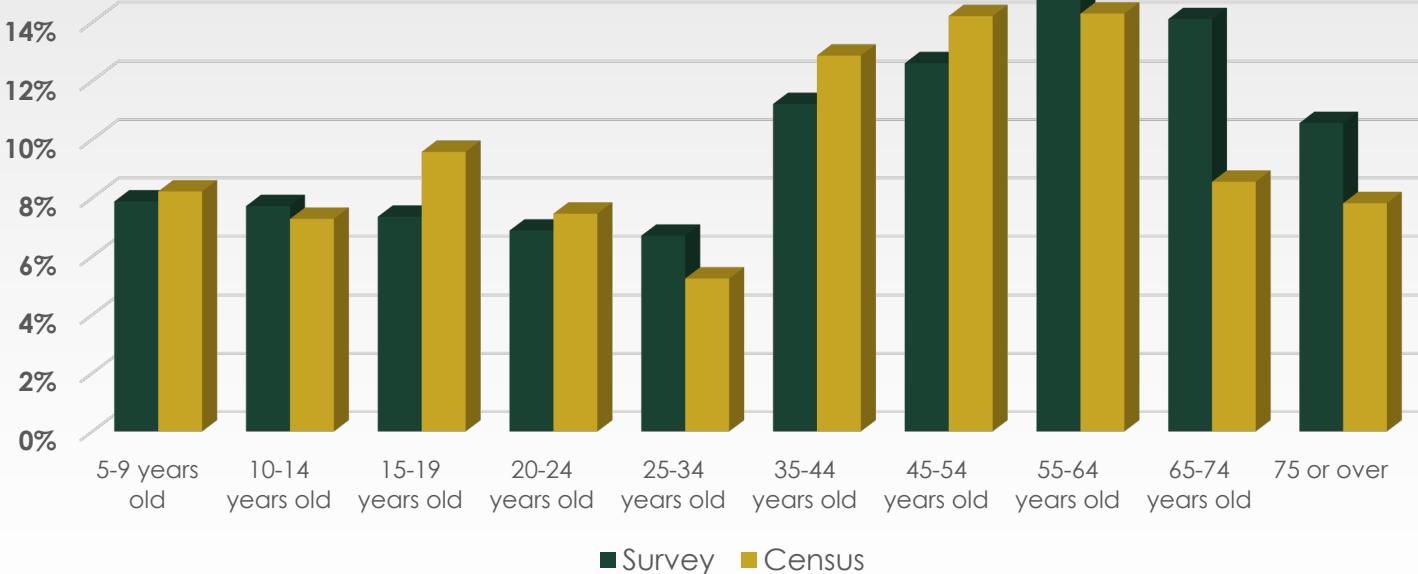
30% would purchase membership

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

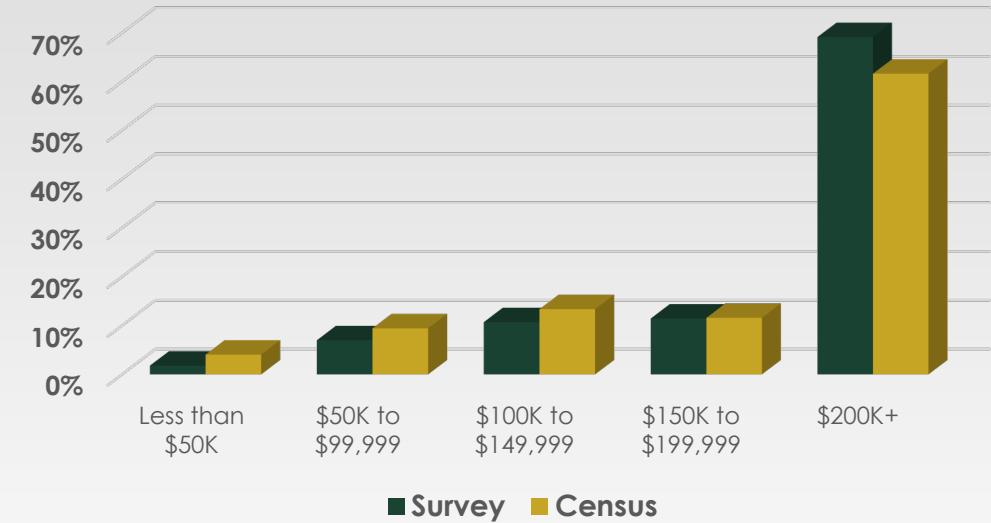


# Demographic Comparison

## 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



#### Accessibility



#### Excellence



#### Health



#### Fun



#### 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



# One Page Summary



*Garden City*

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

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

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

**GOAL 1:** Great parks and exceptional facilities

**GOAL 2:** Excellent programs and diverse activities for all

**GOAL 3:** Access to and protection of natural areas, greenspaces, and the tree canopy

**GOAL 4:** Commitment to service and engagement

**Values**

```
graph LR; Values --> Community; Values --> Excellence; Community --> Fun; Excellence --> Accessibility; Fun --> Health; Accessibility --> Enrichment; Health --> Enrichment
```



### Engagement

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

### Program Recommendations

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

### Operational Recommendations

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?

