

# St. Paul's Park & Recreation Engagement



February 22, 2024





# Agenda

- **Introductions**
- **Discussion**
- **Process**
- **Schedule**
- **Response to Questions**
- **Discussion**

# Project Team



Patrick D. Hoagland, ASLA  
Principal-in-Charge



John Bucher, AICP  
Senior Planner



Keith E. Rodenhauer, AICP, GISP  
Project Manager/GIS/Senior Planner



Cindie Sullivan, CPRP  
Recreation Consultant

# Who Is BCI?

- Architects, Engineers, Planners, Landscape Architects
- Offices in Lexington, Cincinnati, Cleveland, Dallas & Denton, TX
- Over 80 Staff
- Recreation, Planning & Landscape Architecture (RPLA) Division
  - Specializes in Parks and Recreation System and Facility Master Planning
  - Completed over 95 Plans
  - Have continuously worked in New Jersey since 2003

# Project Goals

- Identify the parks and recreation needs of the community
- Identify potential uses for the building to fulfill those needs
- Identify what the community is willing to fund
- Provide the Village with a data driven and community-based recommendation for the future of the facility
  
- What else do you want to find out?

# Project Approach



Implementation 

# Master Plan Process

- Initial Coordination Meeting
- Background Review – (Past Engagement, Restrictions, Costs, etc.)
- Review existing community-wide Parks and Rec Inventory
- Case Studies of Similar Adaptive Reuses for Recreation

**Evaluate**

- **Inward thinking - Current State**
  - Quantify
  - Assessment
- **Outward thinking - Trends**
  - Case Studies
  - Trends Analysis

## How :

- Previous Studies Review
- Restrictions Analysis
- Trends
- Parks, Trails, and Facility Inventory
- Trends Analysis

**Identify Gaps  
and  
Opportunities**

Use to  
create

**Engage**

# Case Studies - Example

- Middletown Arts Center
  - Middletown, NJ
- Owned by Middletown Township
  - Operated by a 501-c-3
- Previous warehouse
- Offers art gallery, performance space, music space, art camps, plays, dance, concerts, movies, and much more.
- Partner with schools
- Supported by Sponsors





# Engage Phase

- Phase 1 Engagement
  - Needs Assessment Statistically Valid Survey
    - Identify parks and recreation needs (Community-wide)
    - Identify preferred uses
  - Stakeholder Groups – Special Interests & Community Leaders
    - Identify issues and concerns
    - Identify preferred uses and specific needs
  - Short Web Survey

Engage

- **Engagement Strategies**
  - 2-Phased Statistically Valid Survey
  - Stakeholder groups
  - Interactive public open houses
  - Random sample, web based, and handout surveys
- **Results**
  - Community connection
  - Inform the Plan

## How:

- Steering Committee
- Stakeholder Groups
- Interactive Open Houses
- Online Engagement
- Statistically Valid Household Survey
- Web/Handout Survey
- Community Events

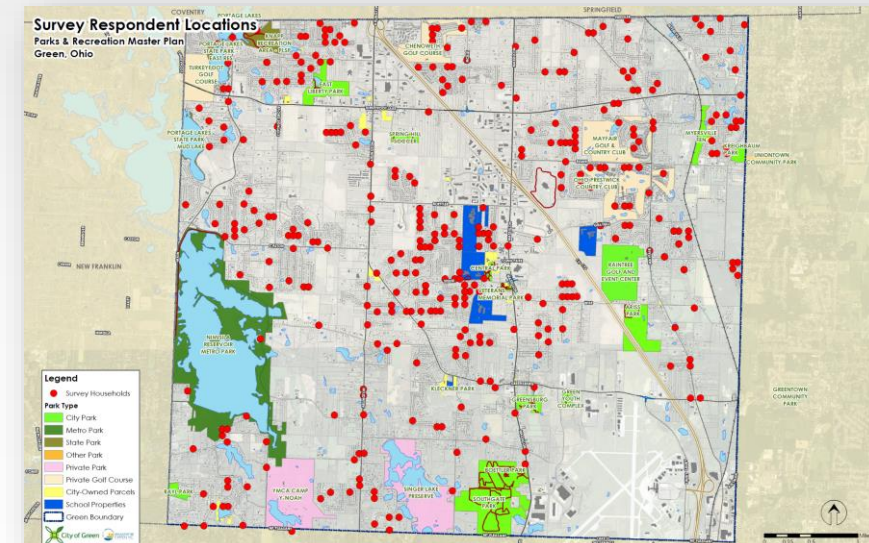
- Raise Awareness
- Create Buy-In
- Identify Needs

Use to create

Envision

# Statistically Valid Household Survey

- Random sample of households
- Administered by mail and web
- Topics
  - Parks and facilities visited
  - Program participation
  - Satisfaction levels
  - Facility and program needs
  - Primary functions of the Village
  - Desired St. Paul's improvements
  - Willingness to pay (general)
- Geocoded results
- Cross-tabs by area, income, or other
- Administered by The ETC Institute



# Citizen Engagement



# Engage Phase

## Stakeholder Groups

- Village Officials
- Athletic Organizations
- St. Paul's Alliance
- Schools
- Leaders of Other Planning Efforts
- Foundations
- Senior Citizen Groups
- Cultural Arts Groups
- Performing Arts Groups
- Partner Organizations
- Library
- Other Village Departments
- Staff



# Envision Phase

- St. Paul's Team Meeting
- Phase 2 Engagement
  - Open House
    - Survey Results
    - Potential Uses with Graphics
  - Focus Groups on Various Topics
  - Follow-up Survey (Random Sample)

Envision

## What does St. Paul's envisioned future look like?

- How can the facility be used?
- How can improvements be funded?

## How do we become a greater Community?

- Increased Quality of Life
- Improved Service Delivery

### How:

- Visioning Sessions
  - Vision & Goals
  - 2<sup>nd</sup> Survey
  - Focus Groups

Recommended  
Vision

Use to  
create

Plan

# Plan Phase

- Action Plan
- Draft Report
- Review
- Final Report
- Presentations



Plan

We will  
transform the innovative thinking  
and collective body of work into a  
Plan that can be  
**FUNDED** and **IMPLEMENTED**  
with energy and passion for  
St. Paul's!

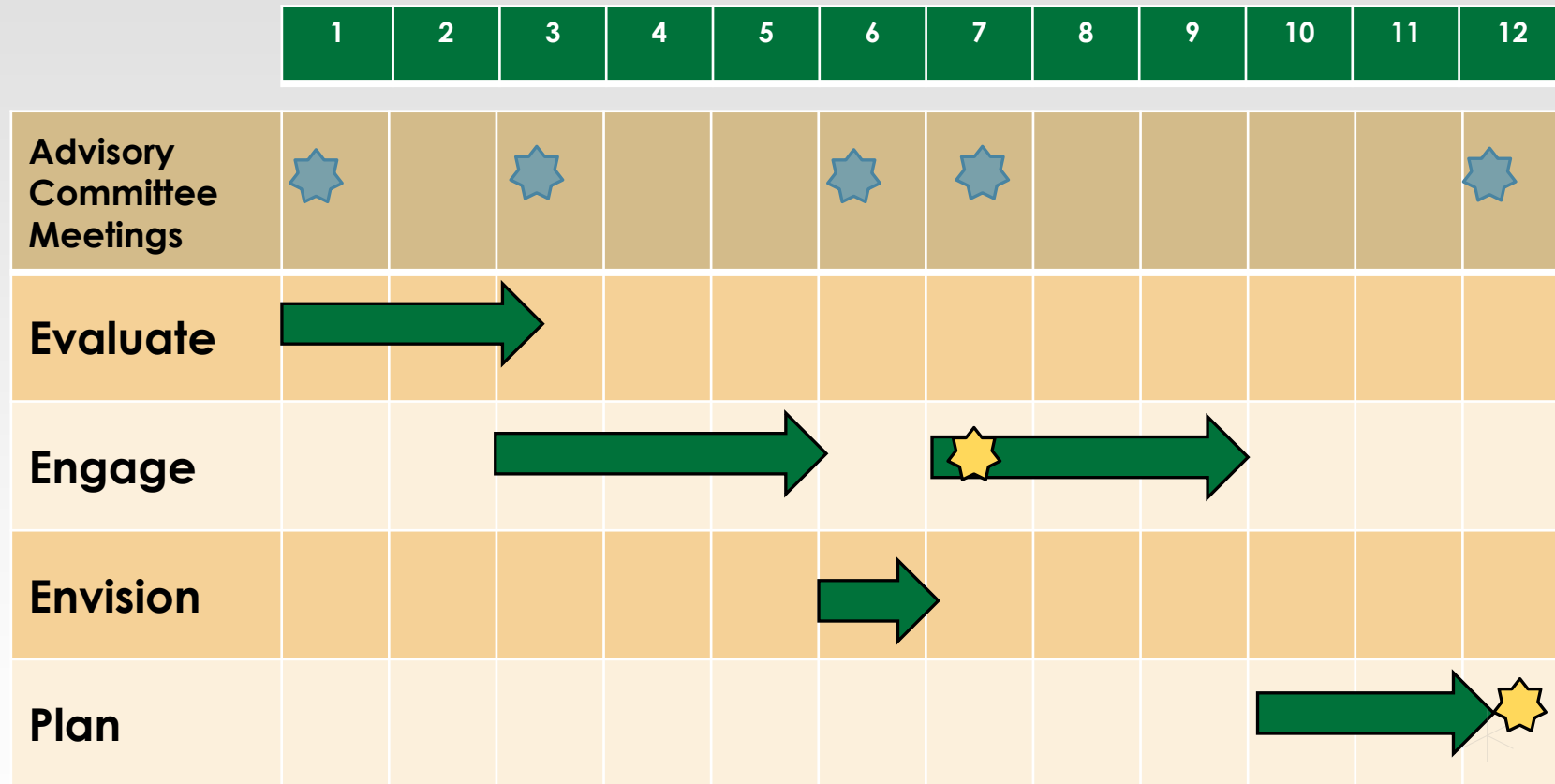
## How:

- Committee Session
  - Public Review
  - Development of Action Plan
    - Strategies and Prioritization
    - Next Steps
- Board of Trustees
  - Review and Adoption



Completed  
Plan

# Project Schedule



★ Steering Committee Meeting

★ Public Open House/Meeting

# Bond Referenda

- Referenda Passed after a BCI Master Planning Process
  - Roswell, GA - \$107 million for Parks & Rec
  - Garland, TX – \$117 million for Parks & Rec
  - Charleston, SC - \$70 million for Parks & Rec
  - Austin, TX - \$20 million for Aquatics after strong opposition initially
  - Several Ohio communities for Rec Centers, Aquatics, Senior Centers, etc. - 85 % pass



# MEDINA COUNTY / MUNICIPAL COURTHOUSE

## CHALLENGES



1841 Courthouse

1969 Courthouse



- Historic structure in Medina, Ohio.
- Early design iterations for a new combined County/Municipal Courthouse suggested removing the 1969 building since it was not a good representation of the style and was not contextual to the 1841 building.
- A small contingent of the community was outraged at the thought of losing the 1969 building. Even after the design plans changed to maintain that structure, the community placed an issue on the ballot blocking the city from participating in the project.
- A new County Courthouse was constructed behind the existing buildings including a connection to and renovation of the 1841 building.
- Several lawsuits followed, and the City ultimately passed a subsequent ballot issue that allowed the Municipal Court to occupy the 1969 building.
- BCI is now designing a full renovation of the 1969 building for the Municipal Court.

# E.J. KOVACIC RECREATION CENTER

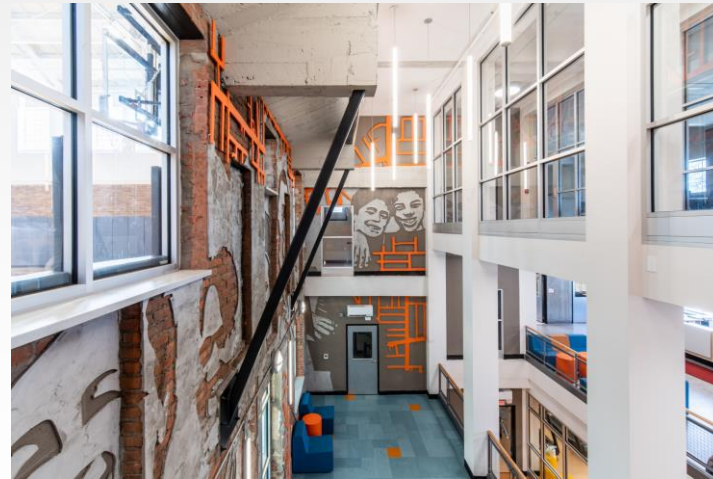
## CHALLENGES



- Landmark structure in City of Cleveland. Bathhouse from 1921.
- Maintained and improved the exterior appearance. Replaced windows, repaired brick and stone, replaced entry steps and area well walls.
- Full interior renovation to completely change the facility from closed-off rooms to wide open, engaging spaces.



BEFORE



AFTER



# WOODLAND RECREATION CENTER

## CHALLENGES



- Landmark structure in City of Cleveland. Bathhouse from 1921.
- Need to create an entrance lobby that allows the original structure to clearly remain.
- Provide handicapped accessibility with ramp to entrance and new interior elevator.
- Full interior renovation to open circulation throughout the building.



NEW ENTRANCE

NEW INTERIOR ELEVATOR

# FAIRFIELD COUNTY MUNICIPAL COURT

## CHALLENGES



BEFORE



AFTER

- Landmark structure in City of Lancaster, Ohio. Constructed in 1893.
- Many of the original features of the building had been eliminated over time including the “witches hat” and pediments of the front elevation.
- Many of the windows and doors had been replaced with non-conforming materials.
- Full exterior restoration was completed.
- Full interior renovation provided a new layout to meet the needs of the court while maintaining the historical exterior appearance.

# Independence from Local Influence

- BCI is not Local
- Do not have any ties to local interest groups
- Do not want to be considered for design projects
- Our only interests are a successful project & potentially the remainder of a park and recreation system master plan for the Village



BCI Mission

***“We Enhance Community and  
Quality of Life”***

We look forward to working with



BRANDSTETTER  
CARROLL INC

ARCHITECTS + ENGINEERS + PLANNERS