



Prop A - Frequently Asked Questions

1. What is the City proposing to do?

The City plans to build a new community center, located on the ballfield at Whitecliff Park. Once built, we plan to renovate the existing community center and transform it into a pickleball and family games complex.

The Board of Aldermen also approved other parks projects that were identified as master plan priorities. These projects are:

- Replacing the Crestwood Park playground
- Adding a nature playscape area to Whitecliff Park
- Adding a walking trail loop to Whitecliff Park
- Adding a pedestrian bridge to connect Whitecliff Park to the Lodgepole neighborhood

These other projects will be started after the new community center is under construction.

2. Why does Crestwood need to do this?

Our facility is aging and not meeting the needs of the community. In 2022 the City conducted a Parks master planning process, which included multiple town halls, a resident survey, and other forms of outreach. The results of that process identified a strong resident desire for many amenities and services that we do not currently offer, including:

- Indoor walking/jogging track
- More fitness and wellness programs
- Improved weights and cardio fitness area
- Expanded indoor sport court
- Larger and more functional community event and meeting spaces

Our goal is to develop a new community center that meets the needs of our community for decades to come.

In addition, by turning the current community center into a pickleball and family games complex, we are able to better serve one of the fastest growing sports in the country. The planned family games area will include beverage and food service to create a new and fun social gathering place for families and get-togethers.

Finally, the other parks projects address significant needs identified by our Parks master plan.

- Crestwood Park is one of our most visited parks, and the playground area needs to be updated.

- Adding a trail loop to Whitecliff Park adds an amenity our centerpiece park has lacked, but other large regional parks typically have. Public input from the Master Plan revealed this to be a highly requested park amenity.
- The nature play area at Whitecliff Park adds a popular new amenity that is not present at any of our local parks.
- Adding the pedestrian bridge will give a large neighborhood walking access to Whitecliff Park. This is one of the largest neighborhoods that does not currently have easy walking access to a park.

3. Are there more details about what the new facility will offer?

Here is a table of amenities, including a sample of which households typically benefit from the amenity:

Amenity	Young Kids	Teenagers	Adults	Seniors
Indoor walking track	✓	✓	✓	✓
Expanded weights and fitness equipment		✓	✓	✓
Dance studio	✓	✓		
Martial arts	✓	✓		
Meeting/event spaces			✓	✓
Kids-themed camps	✓			
Youth fitness classes		✓		
Adult fitness classes			✓	✓
Senior fitness classes				✓
Pickleball leagues/tournaments		✓	✓	✓
Basketball leagues/tournaments	✓	✓	✓	
Volleyball leagues/tournaments		✓	✓	✓
Adult/Senior education classes			✓	✓
New programs and events	✓	✓	✓	✓

4. Why new construction? Why not renovate and expand the existing facility?

This was evaluated in depth by staff and consultants. The conclusion was that new construction was the best option, for the following reasons:

- 1) Renovation and expansion was not going to offer sufficient savings compared to new construction.
- 2) New construction will ensure the entire facility is built to meet current and future needs, whereas renovation and expansion would require many compromises to work with the existing location.
- 3) New construction provides an opportunity to utilize the existing building, by transforming it into a new social gathering space offering indoor and outdoor pickleball courts, other family games, and food and beverage service.
- 4) The existing community center can remain open and provide value to our residents during the construction of the new community center, ensuring a continuity of services and staffing.

5. Why is the new community center being located on the ballfield at Whitecliff Park?

The ballfield is a large, flat area, making it ideal for a new building. We can carry out construction with minimal disruption or impact to the rest of the park. The location is central within the park, and we can still utilize the existing parking without overcrowding the aquatic center parking. The ballfield will be removed. It is expensive to maintain and has been underutilized, as most leagues have moved to large, dedicated complexes.

6. How much will everything cost?

The estimated costs for all the bond issue projects are shown below:

Project	Cost
New community center	\$22,552,061
Pickleball/family games complex	\$2,570,807
Crestwood park playground replacement	\$448,000
Whitecliff Park nature play area	\$220,000
Whitecliff walking trail loop	\$600,000
Whitecliff pedestrian bridge to connect Lodgepole neighborhood	\$1,300,000
Design, furnishings, equipment, contingency, misc. costs	\$5,649,132
Total	\$33,340,000

7. Will membership fees be changing?

Yes, while the new fee structure has not yet been established, they will be in line with other municipal community center fees. We will continue to offer discounted rates for residents and Silver Sneakers/Active Renew for eligible seniors.

8. How will the City pay for this?

Residents will be asked to consider Proposition A on April 2, 2024 to give the City authority to issue bonds for this project. It will take at least 57.14% of voters in favor of Prop A to be approved.

If Prop A is approved, the City will issue General Obligation bonds, which carry the lowest borrowing cost for municipalities. They will paid off over 20 years.

9. How much will the bond issue cost me?

The exact amount will depend on the appraised value of your home and the interest rate the city can obtain (to be established after the election). The below table shows the monthly cost for a variety of home values assuming current interest rates. The average residential appraised value in Crestwood is \$240,000:

Home Value	Monthly Property Tax
\$150,000	\$12.35
\$200,000	\$16.47
\$250,000	\$20.58
\$300,000	\$24.70
\$350,000	\$28.82

10. What about the County's senior property tax freeze?

St. Louis County's senior property tax freeze does not apply to general obligation bonds, meaning everyone will contribute to this project.

11. What if things cost more than planned?

We have included funding for contingencies and inflationary increases in the project estimates. If needed, the City could provide additional funding to close any funding gaps. In the worst-case scenario, some projects may need to be scaled back if costs significantly escalate.

12. What about our other parks? Do they have to wait for upgrades?

No, the master planning process identified improvements for all city parks. The City hopes to pursue grants and use current funds to implement these projects in the coming years. Below is a summary of recent park improvements and anticipated future improvements (depending on availability of funding):

Park	Recent/Future Projects	Past/Future Completion
Ferndale Park	New playground equipment and surfacing	2024

Sanders Park	New playground surfacing Pedestrian bridge replaced	2023 2023
Crestwood Park	Pedestrian bridge replaced	2018
	Invasive plant removal and native plantings	2022-2024
	New disc golf course	2023
	New Playground and surfacing	TBD (*Prop A)
Spellman Park	Playground surfacing replaced, new athletic courts	2016
Whitecliff Park	Aquatic center Improvements	2020
	Playground surfacing replaced	2021
	New quarry boardwalk and quarry pavilion	2020-2023
	New basketball and tennis courts	2022
	Solar parking lot lights	2023
	Quarry restroom and parking	2024-2025
	Replace entry vehicle bridge	2024
	New community center	2025-2026 (*Prop A)
	Transform existing community center	2026-2027 (*Prop A)
	Loop trail	2026-2027 (*Prop A)
Rayburn Park	Pedestrian bridge to Lodgepole	2026-2027 (*Prop A)
	Nature playscape	2027-2028 (*Prop A)
Sappington Park	Complete reconstruction	2019
Kitun Dog Park	Historic log cabin relocation	Future date TBD
	Historic maintenance	2021-2024+
Grant's Trail	New access ramp at Watson Industrial Pedestrian bridge to Crestwood Crossing	2019 2023
	Honeysuckle clearing and native plantings	2024

For more information about the plans for all city parks, please refer to the City's [2023 Parks Master Plan](#).

13. Where can I learn more?

The City has launched a dedicated page for Prop A on the City website – check out our website or social media for more information. The city will post a project overview,

proposed site plans and drawings, conceptual photos, FAQs, and provide a method to submit questions.

There will be several town halls for residents to learn more about Prop A:

- Thursday, January 18 6-8pm at the Crestwood Government Center
- Tuesday, March 19, 6-8pm at the Crestwood Community Center
- Wednesday, March 27, 6-8pm at the Crestwood Community Center
- Saturday, March 30, 10am-12pm at the Crestwood Community Center

14. How long will the project take?

If approved in April 2024, construction on the new community center is planned to start in 2025 and complete in 2026. Work will then begin to transform the existing building into the pickleball and family games complex which is anticipated to take another 18 months. The other projects will follow closely thereafter.

15. How can I let my elected officials know what I think about Prop A?

You can contact your Aldermen by e-mail (addresses posted at cityofcrestwood.org/boa).

16. How large is the proposed meeting space in the new Community Center?

The multipurpose room will be 3,119 square feet with an additional 1,889 square feet of outdoor balcony space. This room can be subdivided with moveable walls into two or three smaller spaces. An attractive fireplace will be built within this space for group photos and cozy gatherings. The space has a catering kitchen and is large enough to support family gatherings, birthday parties, showers, or even a wedding reception.

17. What is the Family Games area?

As part of the transformation of the existing community center and the new outdoor pickleball courts, a new family games area will be created. This will provide a fun gathering space for families and get-togethers that will feature games like bocce, cornhole, and shuffleboard. Guests will be able to enjoy hot food and adult beverages, creating a new and fun way to spend time with friends.

18. What will the existing community center gym be used for?

The existing gym will be dedicated to indoor pickleball most of the time, but can be rented out for special events such as trivia nights. This portion of the existing community center can still serve an important role, along with the restrooms and recently renovated locker rooms, which will remain in service.

19. What is the loop trail proposed for Whitecliff Park?

Visitors to Whitecliff Park already enjoy exploring through the many natural trails that wind through the woods. The loop trail will use some of the existing trails, but with the addition of a few more trail segments, we can create a new loop that navigates the perimeter of the park for a total distance of approximately 1.25 miles. Visitors will be able to start and end their hikes at various locations around the park and can create a smaller half-loop for shorter hikes.

20. What is a nature playscape?

This will be a new concept for Crestwood. Think of it as a playground made from natural materials (logs, rocks, etc...) designed to be safe, yet fun – specifically for kids, but adults will enjoy it too. There will be places to climb on, climb through, explore, and experience. The goal is to encourage visitors to connect with nature as they engage their senses while exploring, discovering, and learning.

21. What if Prop A does not pass?

That is unknown at this point. The needs that our residents identified will still need to be addressed, and the bond issue project as designed is the best way to do that.

22. How will the new community center cater to the needs of seniors?

The new center will offer amenities specifically designed for seniors, including accessible spaces, social gathering areas, and programs and amenities tailored to their interests. The fitness area will include senior-friendly equipment. The center will offer programs like low-impact exercise classes. New spaces will enable more events and activities promoting socialization and learning. There will be an indoor walking and jogging track with outstanding views of Whitecliff Park. We will continue to offer discounted rates for residents and Silver Sneakers/Active Renew for eligible seniors. The goal is to provide a place for everyone – youth, adults, and seniors – to foster a sense of community, health, and well-being.