



WESTPORT CONNECTICUT  
PARKS AND RECREATION DEPARTMENT  
LONGSHORE CLUB PARK  
260 SOUTH COMPO ROAD  
WESTPORT, CT 06880

### LEGAL NOTICE OF MEETING

Notice is hereby given that the Parks and Recreation Commission will hold a public meeting on Wednesday, October 19, 2022 at 7:30pm. It will be held electronically. Meeting materials will be available on the Meeting List & Calendar page of the Town website at [westportct.gov](http://westportct.gov), along with the meeting notice.

#### Join Zoom Meeting

<https://us02web.zoom.us/j/82676608527?pwd=cDFSUUIrNzQ2eFVWTldmRGFtTG1tdz09>

+1 646 876 9923

Meeting ID: 826 7660 8527

Passcode: 443469

### MEETING AGENDA

1. Approval of Minutes: July 20, 2022
2. Public Comment
3. Reports of
  1. Golf Advisory Committee
  2. Parks Advisory Committee
  3. Racquets Advisory Committee
4. Presentation of Longshore Club Park preliminary Capital Improvement Plan concept diagrams. (Discussion only)
5. Commissioner's Comments
6. Administrative Report

### Parks and Recreation Commission

*It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*

D R A F T



**Town of Westport  
Parks & Recreation**  
WESTPORT PARKS AND RECREATION COMMISSION  
Longshore Club Park, 260 South Compo Road  
Westport, CT 06880

July 21, 2022

The Westport Parks and Recreation Commission held a Meeting on Wednesday, July 20, 2022 @7:30pm. It was held electronically and recorded via Zoom.

**Members Present:**

David Floyd, Chairman; Elaine Whitney, Alec Stevens, Matthew Haynes

**Members Absent:**

None

**Also Present:**

Jennifer Fava, Director of Parks and Recreation; Rick Giunta, Deputy Director; presenters noted in the minutes; some members of the RTM, along with members of the public.

1. **Approval of Minutes**

Upon a motion by Elaine Whitney, seconded by Alec Stevens, the minutes of the Parks and Recreation Commission meeting held on April 27, 2022, were approved 4-0

2. **Public Comment**

*Jessica Bram, 32 Webb Road*

- Ms. Bram noted that there is a hole in the ground at Winslow Park that needs repair.

3. **Reports of:****Golf Advisory Committee:**

Jennifer Fava, Director of Parks and Recreation, reported that the last GAC meeting was cancelled and provided a brief update on the course conditions/usage and safety netting project.

**Parks Advisory Committee:**

David Floyd, Chair of the Parks and Recreation Commission, reported that the last PAC meeting was cancelled.

**Racquets Advisory Committee:**

Dave Kaplan, member of the RAC reported on the dry conditions of the Longshore Tennis Courts and the corrective actions being taken by the Parks and Recreation Department.

DRAFT MINUTES SUBJECT TO REVIEW, CORRECTION, AND APPROVAL BY THE  
PARKS & RECREATION COMMISSION OF THE TOWN OF WESTPORT

Recordings of this meeting can be found at:

<https://www.westportct.gov/government/appointed-boards-a-z/parks-and-recreation-commission/meeting-agenda-and-minutes>

# D R A F T

4. **Presentation of Longshore Capital Improvement Plan community survey results. (Discussion only)**

Gary Sorge of Stantec provided a review of the Longshore Capital Improvement Plan community survey results and the preliminary summary and take-aways, as well as next steps for the project. There were few comments/questions from Commission members and members of the public. Travis Ewen of Stantec was also in attendance.

The presentation slides along with the survey written comments are to be posted to the project website by the end of the week.

5. **To take such action as the meeting may determine in regard to securing openings within the stone wall along Compo Road North at Winslow Park.**

Jennifer Fava, Director of Parks and Recreation, presented a proposal to close off the openings within the stone wall along Compo Road North in an effort to keep dogs from being able to run out of the off-leash area into Compo Road North. There was discussion about whether or not to close off all openings along Compo Road North (adjacent to off-leash and on-leash areas). Discussion resulted in keeping this to the off-leash area only.

**Upon a motion by Elaine Whitney, seconded by Dave Floyd, and passed unanimously 4-0**

**RESOLVED:** the Parks and Recreation Commission recommends moving forward with securing openings within the stone wall along Compo Road North at Winslow Park within the off-leash area per the proposal of the Parks and Recreation Director and related discussion at the meeting of July 20, 2022.

6. **Commissioner's Comments**

David Floyd thanked everyone for their input in the Longshore Capital Improvement Plan process.

7. **Administrative Report.**

Jennifer Fava provided an update on several operational items and the progress on the Riverside Park Improvement project.

**Upon a motion by David Floyd, seconded by Matt Haynes, the meeting adjourned at 10:07pm.**

Respectfully,  
Jennifer Fava, Director of Parks and Recreation

# Parks and Recreation Commission

**Meeting Date:** September 21, 2022

**Agenda Item:** #4

Presentation of Longshore Club Park preliminary Capital Improvement Plan concept diagrams.  
(Discussion only)

**Background Information:**

Stantec began the public engagement portion of the Longshore Capital Improvement Plan by meeting with stakeholder groups and conducting a community survey. The survey results were used to create a number of preliminary concept diagrams which are to be presented as part of the October 19, 2022, Parks and Recreation Commission meeting.

Multiple open house opportunities will be available for residents to receive an overview of the presentation, speak directly with the consultants and view the diagrams in person. The Open House schedule is as follows:

**Location:** Westport Library, 20 Jesup Rd, Westport, CT 06880

**Wednesday, October 26:** 10am – 11:30am, 3pm – 4:30pm, 7pm – 8:30pm

**Saturday, October 29:** 9:30am – 11am, 1pm – 2:30pm

**Back-up Documents:**

Stantec Presentation - Longshore Club Park Capital Improvement Plan Preliminary Concept Diagrams

**Staff Recommendation:**

N/A

**Resolution Format:**

N/A

# Longshore Club Park

## Capital Improvement Plan | Preliminary Concept Diagrams

Prepared for:  
Town of Westport Parks and Recreation

Prepared by:  
Stantec, New Haven, CT

October 19, 2022



## Longshore Club Park Capital Improvement Plan | Purpose

- Prepare a Capital Improvement Plan for Longshore Club Park
- Gain community and Town staff input
- Prepare and present recommendations for improvement(s) to Longshore Club Park
- Prepare a preferred concept plan that will serve to prioritize future capital improvements to the park
- The Plan will not provide detailed design plans for construction. Subsequent phases of design will document that level of detail accompanied by further stakeholder and community engagement.
- The Plan will be completed in the Fall/Winter of 2022.

# Longshore Club Park Capital Improvement Plan

## Stakeholder Engagement

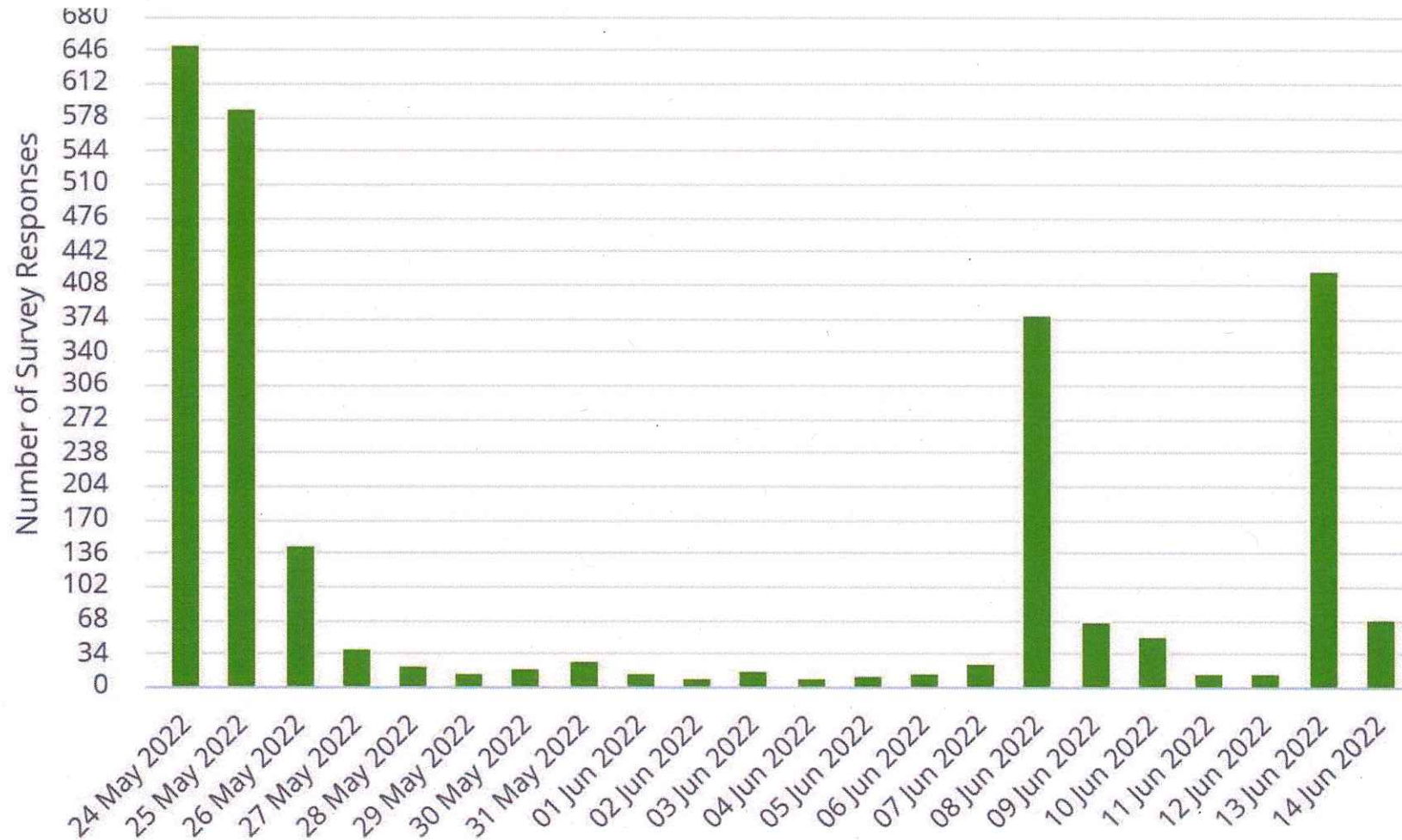
### Stakeholders met with to date:

- Westport Parks and Recreation Administration
- Westport Parks and Recreation Facilities Staff
- Department of Public Works
- Planning and Zoning Department
- Conservation Department
- Racquets Advisory Committee
- Golf Advisory Committee
- Longshore Golf Organizations (Women's 9, Women's 18, and Men's)
- Police Athletic League (The Rink)
- E.R. Strait Marina Representatives
- Longshore Sailing School
- The Inn at Longshore
- Golf Professional
- Golf Maintenance

# Longshore Club Park Capital Improvement Plan

## Number of Survey Responses by Day

2,658 responses







# Longshore Club Park

Capital Improvement Plan | Existing Conditions



# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 1



# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 1



1. Park exit road



2. Entrance to brush stockpile

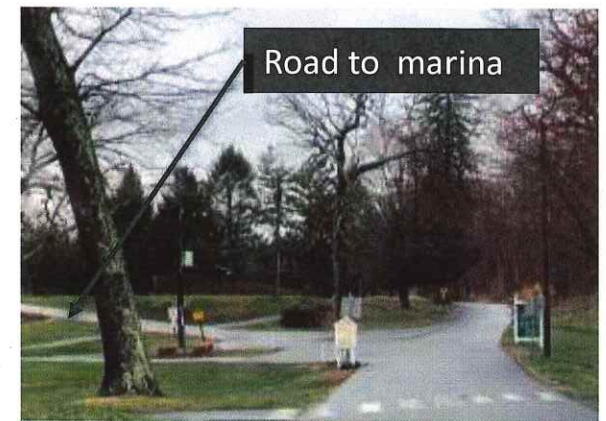
# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 2



# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 2



1. Park entrance road at main intersection



2. Access road from main intersection to marina

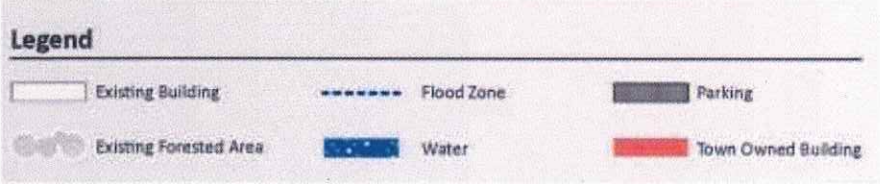
# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 3



# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 3



1. Cabin 1



2. Main entry road





# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 4



# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 4



1. Entrance road at first tee



2. Western shoreline



3. Golf Clubhouse and the Inn at Longshore

# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 5



# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 5



1. Court area



2. Path to pool at concession building



3. Concession/restrooms

# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 6



# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 6



**Legend**

Existing Building	Parking
Existing Forested Area	Town Owned Building
Flood Zone	Water



1. Marina



Evan Harding Point

# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 7



# Longshore Club Park Capital Improvement Plan

## Existing Conditions: Zone 7



### Legend

Existing Building	Parking
Existing Forested Area	Town Owned Building
Flood Zone	Water



1. Cabin 10



2. Cabin 9



# Longshore Club Park

Capital Improvement Plan | Preliminary Concept Diagrams



# Longshore Club Park Capital Improvement Plan

## Priority Considerations

- Open views to water.
- Consolidate and/or cluster active recreation amenities.
- Provide a cohesive and more extensive pedestrian/bike path network with a shoreline walkway.
- Improve park road intersections.
- Provide more passive recreation opportunities for all age groups.
- Enhance and/or relocate the playground.
- Improve pedestrian access to and through parking areas in the park core.
- Provide shade and picnic amenities at and/or near the pool.
- Provide a new golf clubhouse.
- Redesign and renovate the golf practice facility.
- Provide pickleball courts.
- Provide additional platform tennis courts and a warming hut.
- Enhance restroom access for Sailing School patrons.
- Relocate the park maintenance building and grounds.
- Remove the brush pile and optimize use of the space.
- Upgrade water service from the golf course to the park core.
- Upgrade fuel facilities at golf barn and marina.
- Improve parking area Lot F.
- Convert cabin(s) and Knoll House locations to accessible park space.

# Longshore Club Park Capital Improvement Plan

## Priority Considerations

Improvement	Zone						
	1	2	3	4	5	6	7
Open views to water			X	X	X	X	
Shoreline walk and bikeway			X	X	X	X	X
Road intersections		X	X	X	X		
Playground					X		
Parking and circulation	X	X	X	X	X	X	X
Pool / Shade and picnic area					X		
Golf clubhouse and cart barn				X			
Golf range and practice area				X			
Pickleball courts			X		X		
Platform tennis			X		X		
Sailing school restrooms					X		
Parks maintenance facility	X						
Eliminate brush stockpile area	X						
Water service upgrade		X	X	X	X		
Fuel station upgrades						X	

# Longshore Club Park Capital Improvement Plan

## Zone 1

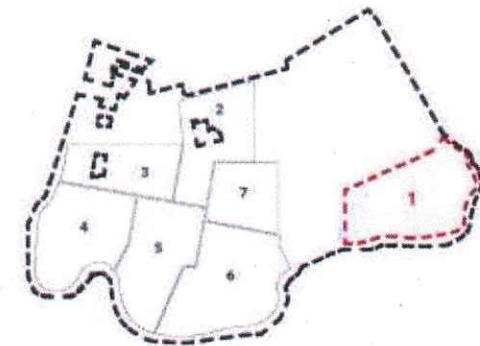


# Longshore Club Park Capital Improvement Plan

















## Zone 1 / Option A - Preliminary Concept Diagram

### Key Points

- New maintenance facility and parking (35,000 Square Feet in area)
- Parking for Town-wide Park's staff and maintenance equipment
- Remove brush piles
- Direct access for maintenance staff to Compo Rd South without traversing Longshore



### Legend

	Existing Shared Lane		Golf Practice Area
	Maintenance Vehicle		Golf Practice Area
	Pedestrian Circulation		Parking
	Existing Golf Cart Circulation		Town Owned Building
	Proposed Water Line		Water
	Golf Practice Fence		Flood Zone
	Gathering Space		
	Existing Building		
	Proposed Building		
	Existing Forested Area		

# Longshore Club Park Capital Improvement Plan

## Zone 2



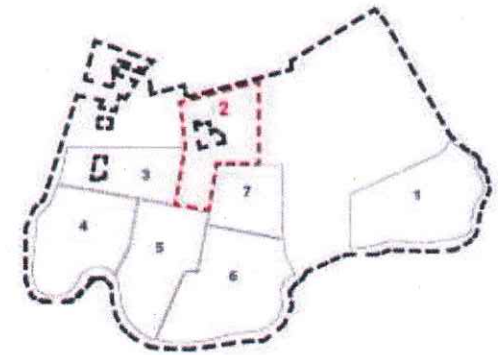
# Longshore Club Park Capital Improvement Plan

## Zone 2 / Option A - Preliminary Concept Diagram



### Key Points

- Create traffic circle for ease of circulation
- Clearly delineate vehicle and golf cart passages
- Aim to reduce impervious surface
- Improve wayfinding to points within the park
- Improve aesthetics



### Legend

	Shared Lane		Golf Practice Area
	Maintenance Vehicle		Golf Practice Area
	Pedestrian Circulation		Parking
	Existing Golf Cart Circulation		Town Owned Building
	Proposed Water Line		Water
	Golf Practice Fence		Flood Zone
	Gathering Space		
	Existing Building		
	Proposed Building		
	Existing Forested Area		

# Longshore Club Park Capital Improvement Plan

## Zone 3











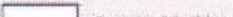







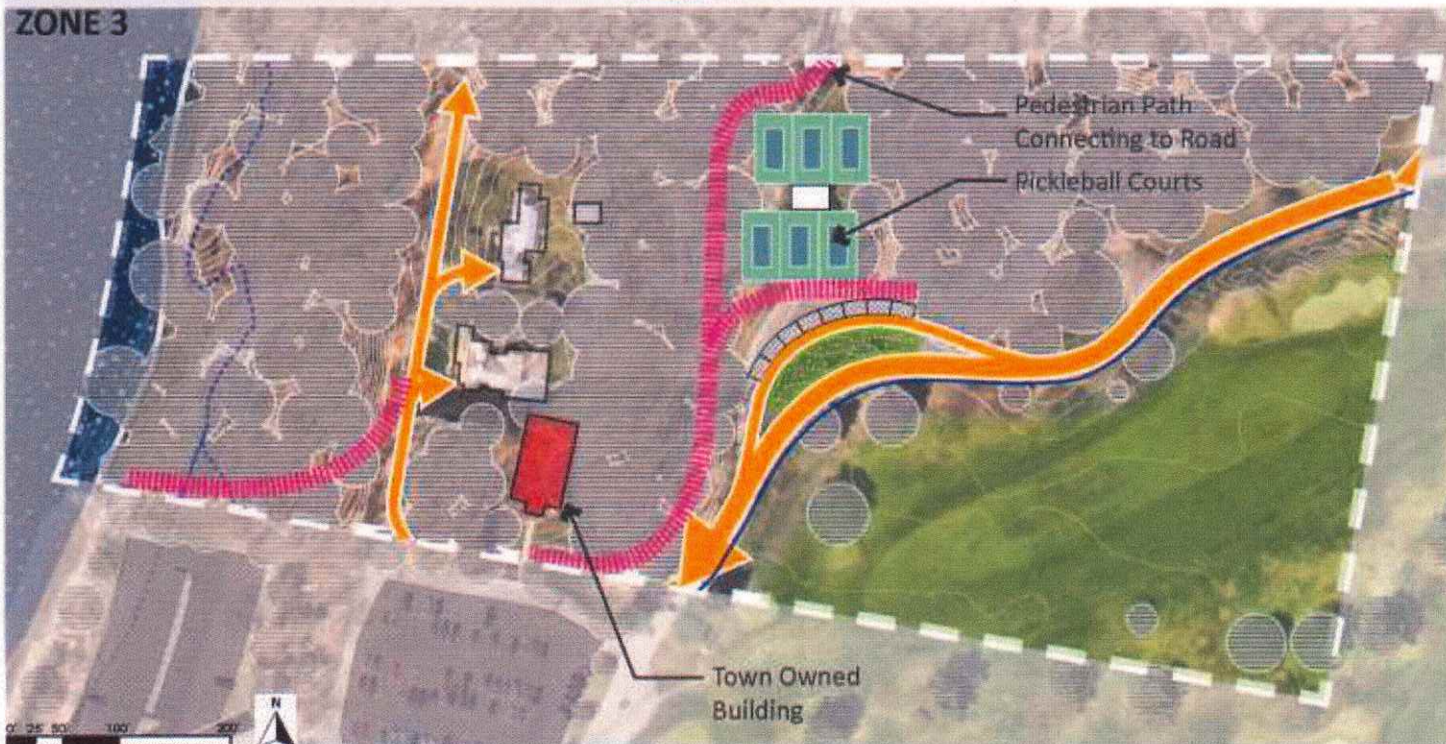
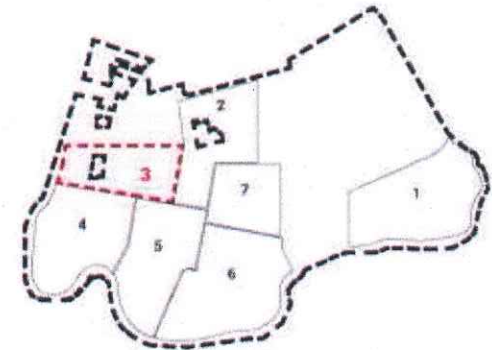


# Longshore Club Park Capital Improvement Plan

## Zone 3 / Option A - Preliminary Concept Diagram

### Legend

 Existing Shared Lane	 Golf Practice Fence	 Golf Practice Area
 Maintenance Vehicle	 Gathering Space	 Golf Practice Area
 Pedestrian Circulation	 Existing Building	 Parking
 Existing Golf Cart Circulation	 Proposed Building	 Town Owned Building
 Proposed Water Line	 Existing Forested Area	 Water
		 Flood Zone



















### Key Points

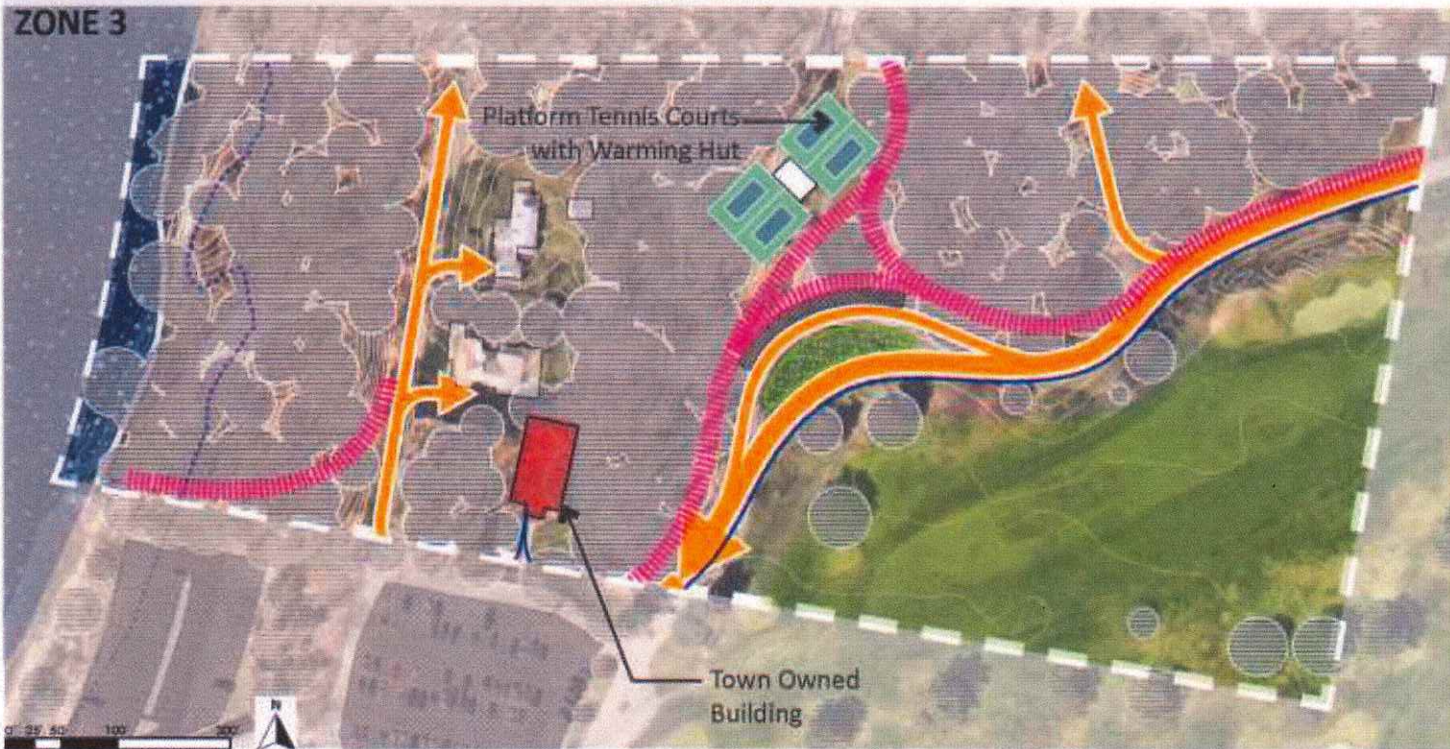
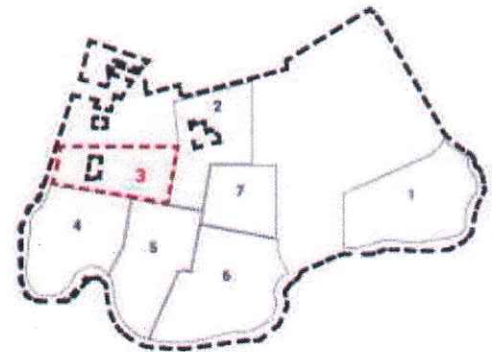
- Remove Cabin #1 and incorporate pickleball courts and pavilion, drop-off and parking
- Realignment of roadway to allow smoother transition into zone 4
- Establish pedestrian pathways from shoreline, parking, and the admin building to the new court area

# Longshore Club Park Capital Improvement Plan

## Zone 3 / Option B - Preliminary Concept Diagram

### Legend

 Shared Lane	 Golf Practice Fence	 Golf Practice Area
 Maintenance Vehicle	 Gathering Space	 Golf Practice Area
 Pedestrian Circulation	 Existing Building	 Parking
 Existing Golf Cart Circulation	 Proposed Building	 Town Owned Building
 Proposed Water Line	 Existing Forested Area	 Water
		 Flood Zone



### Key Points

- Remove Cabin #1 and incorporate platform tennis courts with hut, drop-off and parking
- Realignment of road to allow smoother transition into zone 4
- Improved pedestrian circulation
- Platform courts are advantageous to site's topography
- Protected location in winter weather

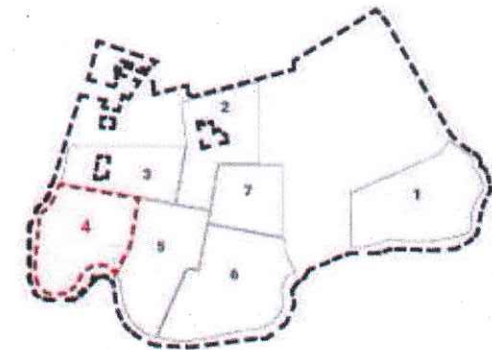
# Longshore Club Park Capital Improvement Plan

## Zone 4



# Longshore Club Park Capital Improvement Plan

## Zone 4 / Option A - Preliminary Concept Diagram



### Key Points

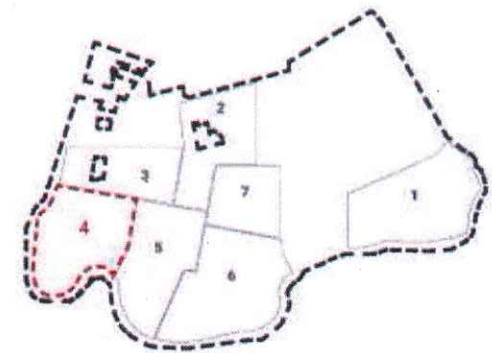
- Relocate golf club house and storage for direct connection to golf course with views to waterfront
- Reconfigure park access road and separate golf patron traffic from general park circulation
- Maintain and or increase parking availability
- Create seasonal shoreline walkway

### Legend

	Seasonal Shoreline Path		Golf Practice Area
	Shared Lane		Golf Practice Area
	Maintenance Vehicle		Parking
	Pedestrian Circulation		Town Owned Building
	Golf Cart Circulation		Water
	Proposed Water Line		Flood Zone
	Golf Practice Fence		
	Gathering Space		
	Existing Building		
	Proposed Building		
	Existing Forested Area		

# Longshore Club Park Capital Improvement Plan

## Zone 4 / Option B - Preliminary Concept Diagram



### Key Points

- Construct new club house and golf storage at current club house location
- Reconfigure park access road
- Provide pedestrian circulation loop
- Create seasonal shoreline walkway

### Legend

	Seasonal Shoreline Path		Golf Practice Area
	Shared Lane		Golf Practice Area
	Maintenance Vehicle		Parking
	Pedestrian Circulation		Town Owned Building
	Golf Cart Circulation		Water
	Proposed Water Line		Flood Zone
	Golf Practice Fence		
	Gathering Space		
	Existing Building		
	Proposed Building		
	Existing Forested Area		

# Longshore Club Park Capital Improvement Plan

## Zone 5



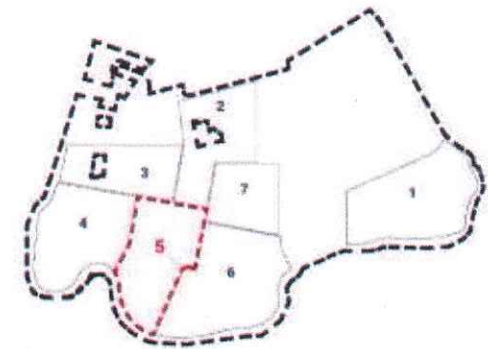
# Longshore Club Park Capital Improvement Plan

## Zone 5 / Option A - Preliminary Concept Diagram



### Key Points

- Relocate park maintenance facility to Zone 1
- Realign tennis courts to allow a larger park gathering space between courts 1-5 and 6-9
- Incorporate 2 additional platform tennis courts with warming hut or replace platform tennis with 4 pickleball courts (see Zone 3 for platform tennis courts)
- Relocate playground to waterfront
- Convert lane to two-way traffic to complete loop

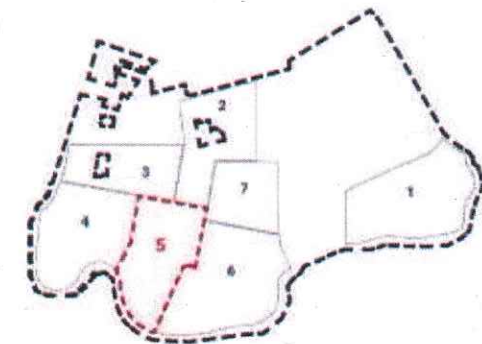
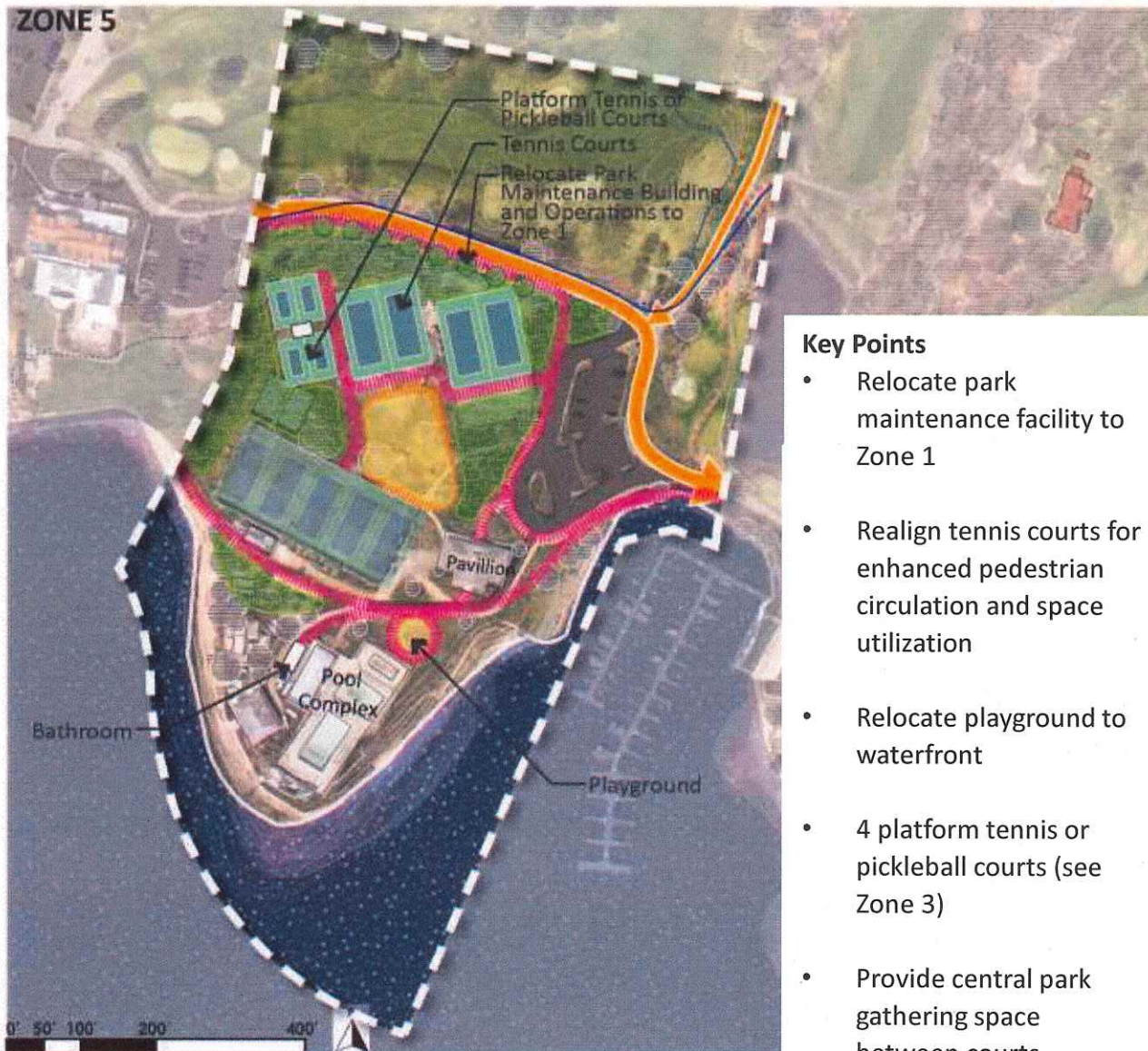


### Legend

Shared Lane	Golf Practice Area
Maintenance Vehicle	Golf Practice Area
Pedestrian Circulation	Parking
Existing Golf Cart Circulation	Town Owned Building
Proposed Water Line	Water
Golf Practice Fence	Flood Zone
Gathering Space	
Existing Building	
Proposed Building	
Existing Forested Area	

# Longshore Club Park Capital Improvement Plan

## Zone 5 / Option B - Preliminary Concept Diagram



### Key Points

- Relocate park maintenance facility to Zone 1
- Realign tennis courts for enhanced pedestrian circulation and space utilization
- Relocate playground to waterfront
- 4 platform tennis or pickleball courts (see Zone 3)
- Provide central park gathering space between courts

### Legend

Shared Lane	Golf Practice Area
Maintenance Vehicle	Golf Practice Area
Pedestrian Circulation	Parking
Existing Golf Cart Circulation	Town Owned Building
Proposed Water Line	Water
Golf Practice Fence	Flood Zone
Gathering Space	
Existing Building	
Proposed Building	
Existing Forested Area	



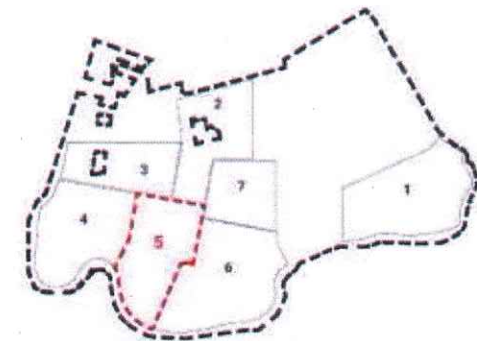
# Longshore Club Park Capital Improvement Plan

## Zone 5 / Option C - Preliminary Concept Diagram



### Key Points

- Relocate park maintenance facility to Zone 1
- Realign tennis courts for enhanced pedestrian circulation
- Incorporate 2 additional platform tennis courts with warming hut or replace platform tennis with 4 pickleball courts (see Zone 3 for platform tennis courts)
- Relocate playground to waterfront
- Increased parking capacity with less lawn



### Legend

Shared Lane	Golf Practice Area
Maintenance Vehicle	Golf Practice Area
Pedestrian Circulation	Parking
Existing Golf Cart Circulation	Town Owned Building
Proposed Water Line	Water
Golf Practice Fence	Flood Zone
Gathering Space	
Existing Building	
Proposed Building	
Existing Forested Area	

# Longshore Club Park Capital Improvement Plan

## Zone 6



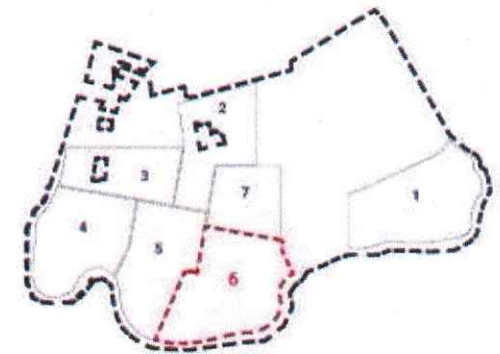
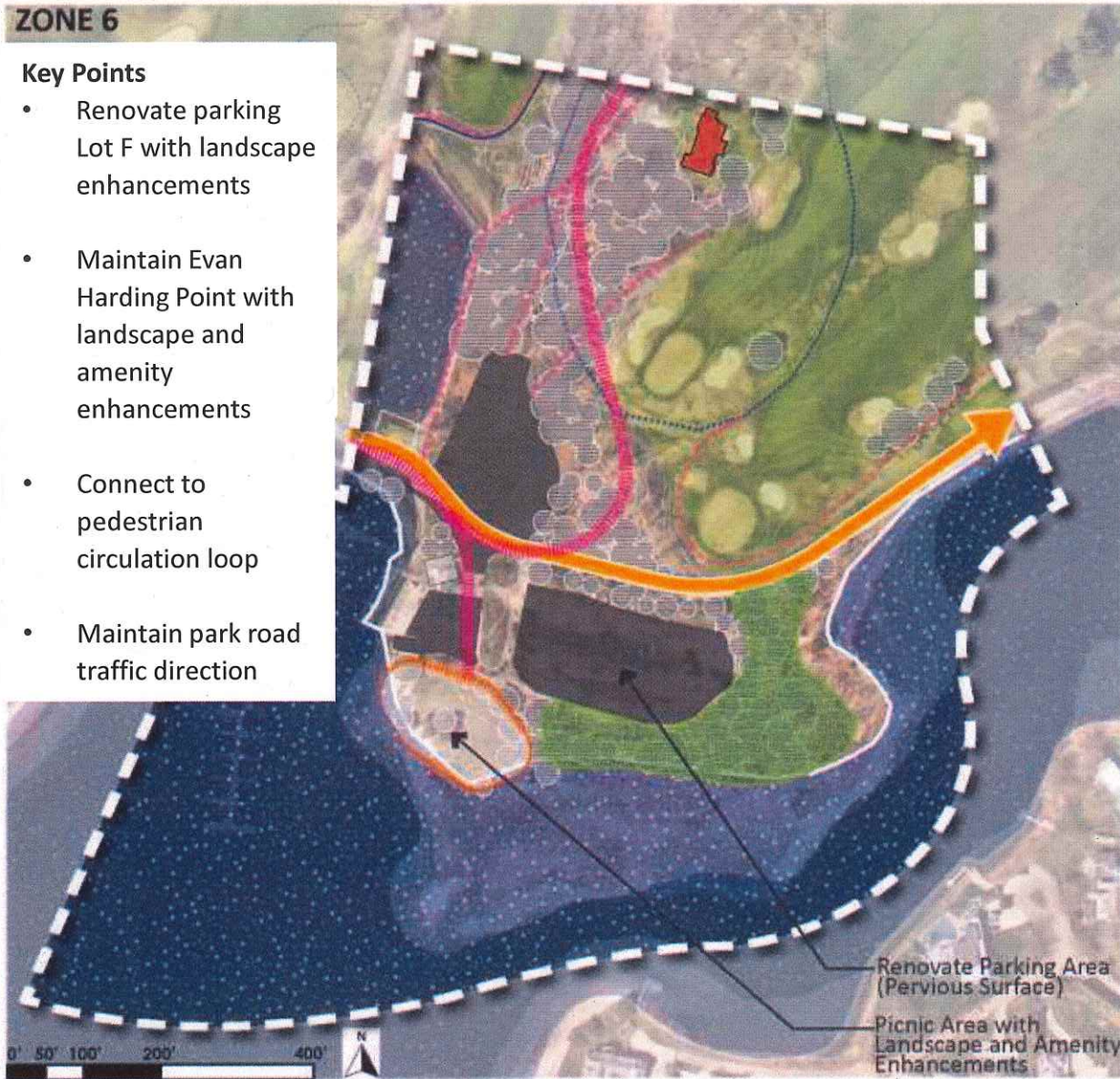
# Longshore Club Park Capital Improvement Plan

## Zone 6 / Option A - Preliminary Concept Diagram

### ZONE 6

#### Key Points

- Renovate parking Lot F with landscape enhancements
- Maintain Evan Harding Point with landscape and amenity enhancements
- Connect to pedestrian circulation loop
- Maintain park road traffic direction



#### Legend

Existing Shared Lane	Golf Practice Area
Maintenance Vehicle	Golf Practice Area
Pedestrian Circulation	Parking
Existing Golf Cart Circulation	Town Owned Building
Proposed Water Line	Water
Golf Practice Fence	Flood Zone
Gathering Space	
Existing Building	
Proposed Building	
Existing Forested Area	

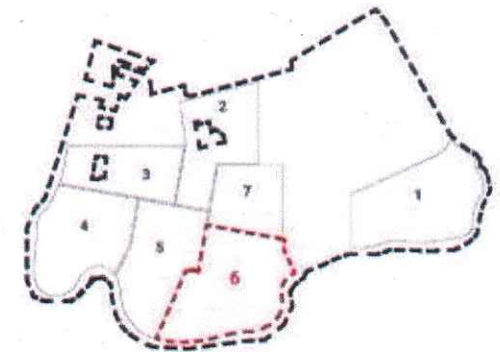
# Longshore Club Park Capital Improvement Plan

## Zone 6 / Option B - Preliminary Concept Diagram

### ZONE 6

#### Key Points

- Create one-way vehicular loop up Cuttings Lane to exit park
- Create a dedicated pedestrian and bike path on existing exit road (requires modification of existing park entrance)
- Renovate parking Lot F with landscape enhancements



#### Legend

	Pedestrian and Bike Path		Golf Practice Area
	Shared Lane		Golf Practice Area
	Maintenance Vehicle		Parking
	Pedestrian Circulation		Town Owned Building
	Existing Golf Cart Circulation		Water
	Proposed Water Line		Flood Zone
	Golf Practice Fence		Gathering Space
	Existing Building		Proposed Building
	Existing Forested Area		

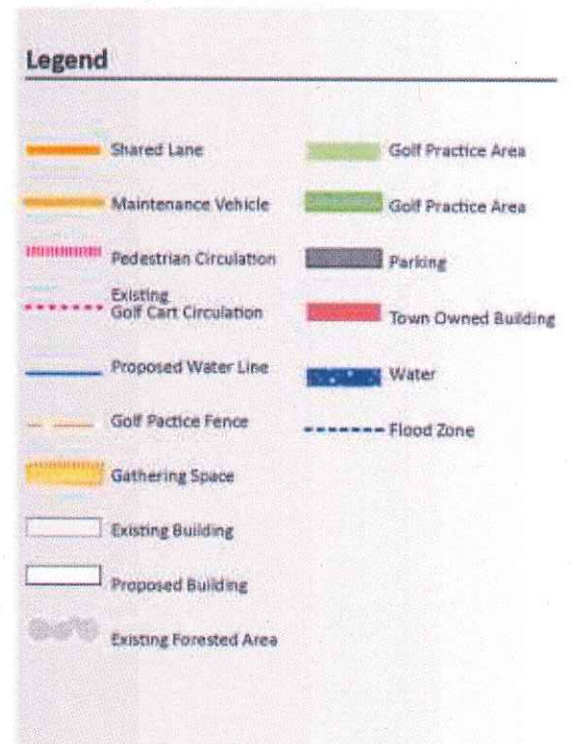
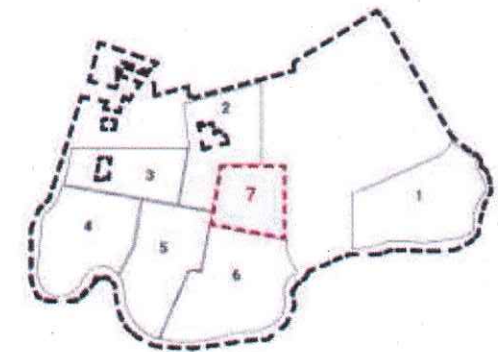
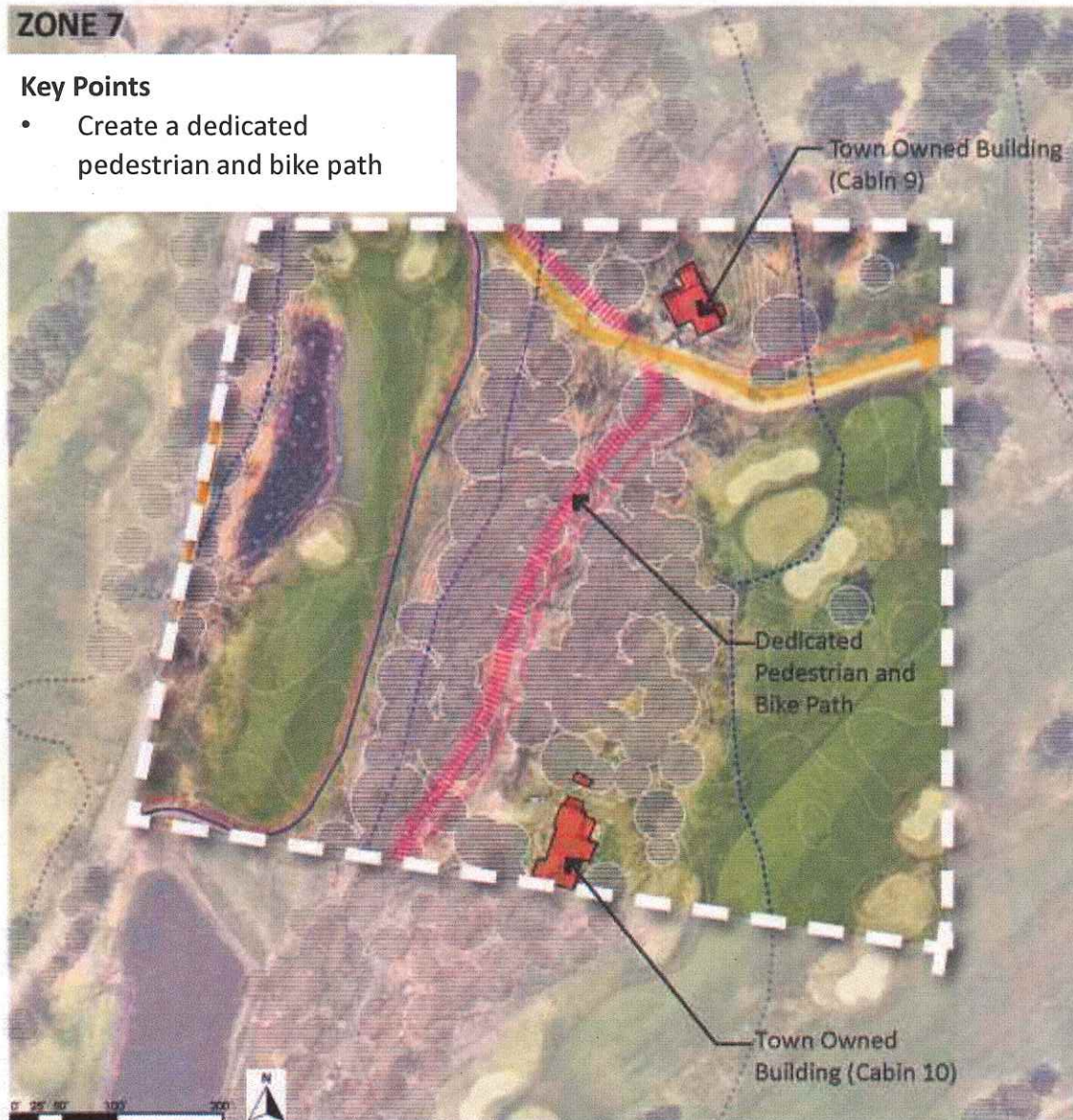
# Longshore Club Park Capital Improvement Plan

## Zone 7



# Longshore Club Park Capital Improvement Plan

## Zone 7 / Option A - Preliminary Concept Diagram



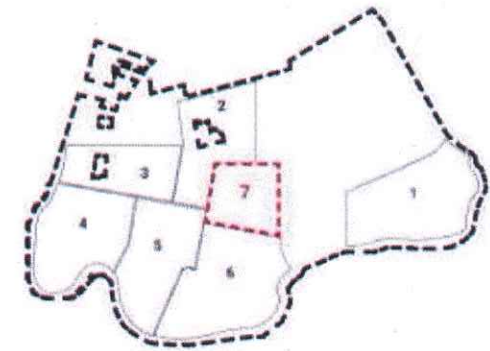
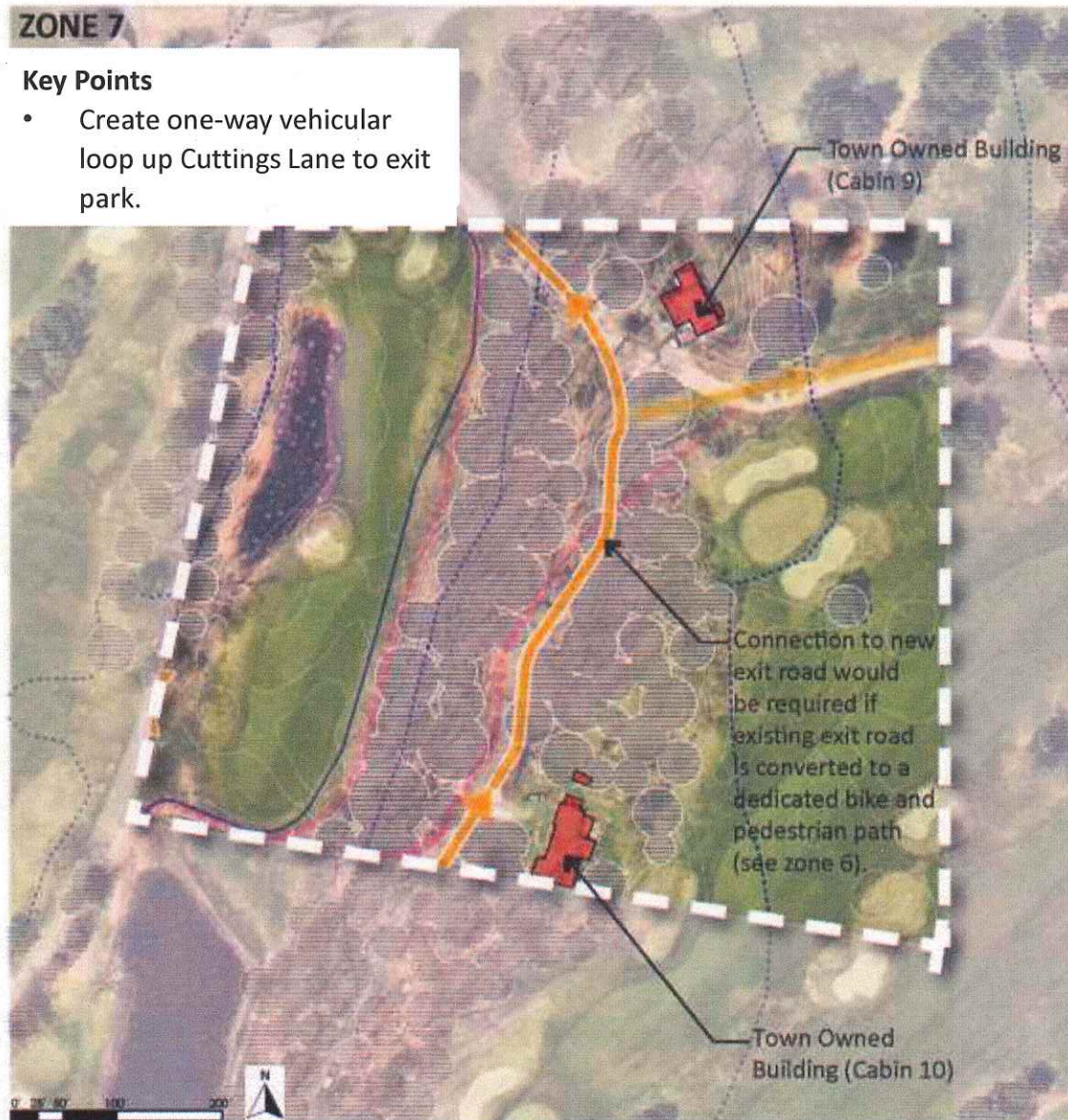
# Longshore Club Park Capital Improvement Plan

## Zone 7 / Option B - Preliminary Concept Diagram

### ZONE 7

#### Key Points

- Create one-way vehicular loop up Cuttings Lane to exit park.

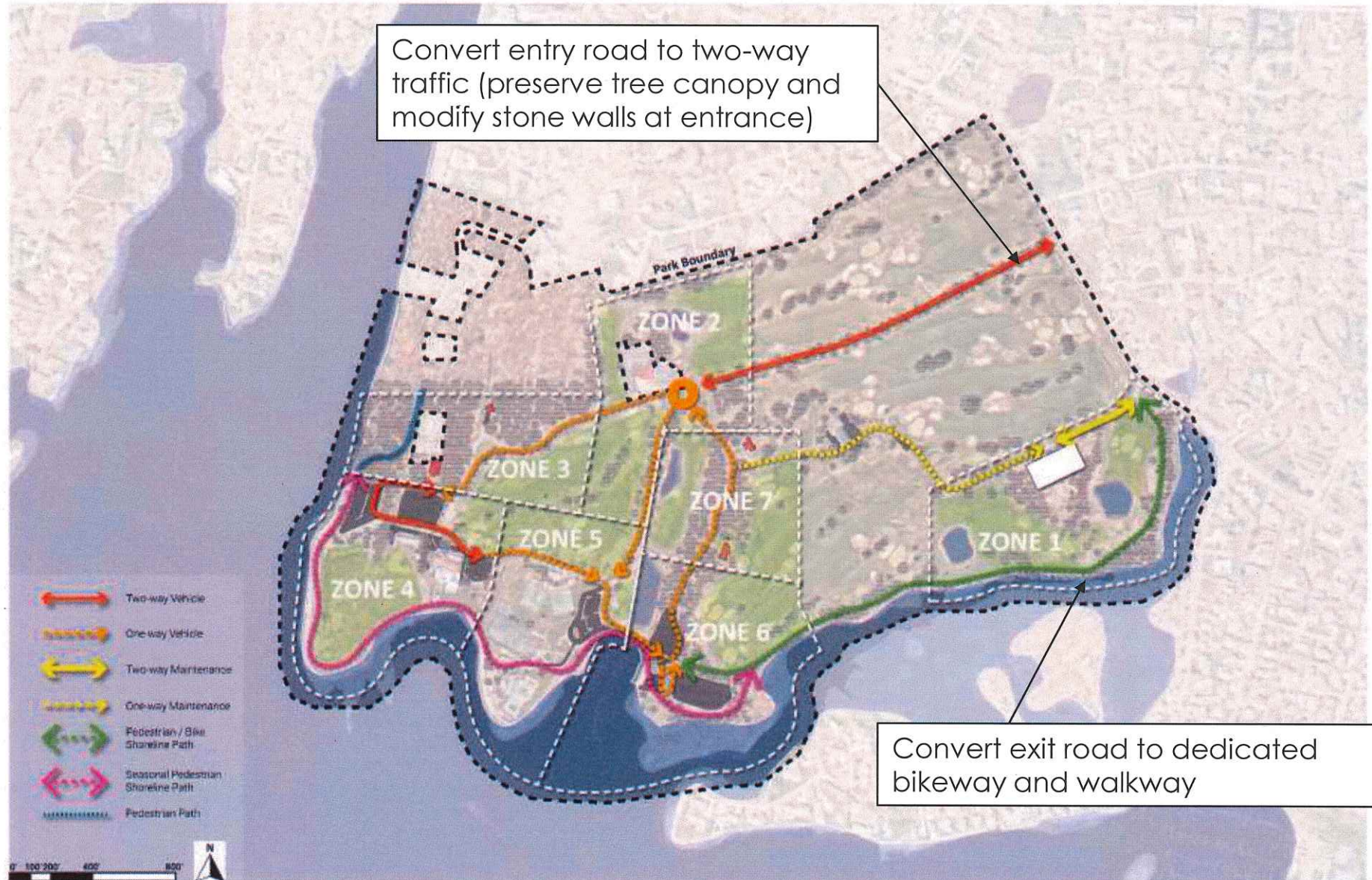


#### Legend

Shared Lane	Golf Practice Area
Maintenance Vehicle	Golf Practice Area
Pedestrian Circulation	Parking
Existing Golf Cart Circulation	Town Owned Building
Proposed Water Line	Water
Golf Practice Fence	Flood Zone
Gathering Space	
Existing Building	
Proposed Building	
Existing Forested Area	

# Longshore Club Park Capital Improvement Plan

## Park Entry and Exit / Dedicated Bike and Walkway





# Longshore Club Park Capital Improvement Plan | Next Steps

- ✓ Prepare a detailed narrative of recommended park improvements
- ✓ Prepare alternative preliminary concept diagrams depicting spatial relationships of recommended improvements
- ✓ Review alternatives with Town of Westport staff
- ✓ Refine concept diagrams following Town review
- Present concept diagrams to the Park and Recreation Commission and Town residents (October 19, 2022)
- Present alternative design concepts to Town residents and facilitate discussion (Q&A) in a public open house setting
  - Wednesday, October 26 (Westport Library)
  - Saturday, October 29 (Westport Library)
- Open resident survey on project website by October 31 to gain feedback
- Prepare a preferred concept plan with an order of magnitude opinion of probable construction cost and prioritization schedule for Town staff review
- Present to Boards and Commissions for input (public forums)
- Submit a draft and final design concept, opinion of cost, and capital improvement schedule (Capital Improvement Plan)

# Longshore Club Park

## Preliminary Capital Improvement Plan

Prepared for:  
Town of Westport Parks and Recreation  
Prepared by:  
Stantec, New Haven, CT

October 19, 2022

