



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 Westport Parks and Recreation Commission will hold a Special meeting **Wednesday, January 11, 2023, at 7:30 p.m.** in Town Hall auditorium, if available, it will be broadcast and / or livestreamed, to consider the following:

1. Presentation of Proposed Longshore Capital Improvement Plan. (Discussion only)

David Floyd, Chairman
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 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Parks and Recreation Commission

Meeting Date: January 11, 2023

Agenda Item: #1

Presentation of Proposed Longshore Capital Improvement Plan. (Discussion only)

Background Information:

Stantec was hired to prepare a Capital Improvement Plan for Longshore Club Park. Their presentation is the culmination of multiple public meetings and various forms of public engagement.

Back-up Documents:

Longshore Club Park Capital Improvement Plan Presentation Slides

Staff Recommendation:

N/A

Resolution Format:

N/A

Longshore Club Park Capital Improvement Plan

Prepared for:
Town of Westport Parks and
Recreation Commission

Prepared by:
Stantec, New Haven, CT

January 11, 2023



Longshore Club Park Capital Improvement Plan

Presentation

Zone Reference Map / Zone Prioritization

Priority Considerations

Conceptual site plan

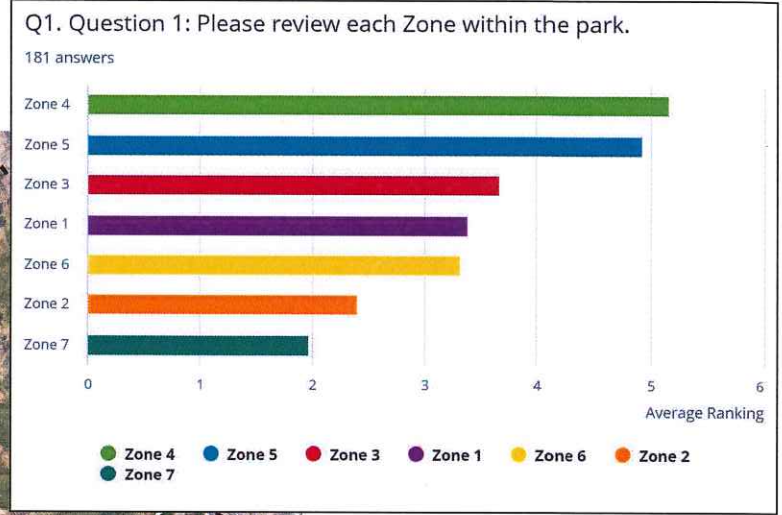
- Illustrates priority improvements
- Illustrates spatial relationships and extent of recommended improvements
- Design concept is representative for projecting cost for the capital forecast

10-year Capital Forecast

- Includes cost for all priority improvements
- Projected costs include design, approvals, construction, construction management and escalation of cost over the 10-year forecast
- Improvements may be dependent on the completion of other improvements
- There is opportunity for reduction in projected costs

Longshore Club Park Capital Improvement Plan

Zone Reference Map








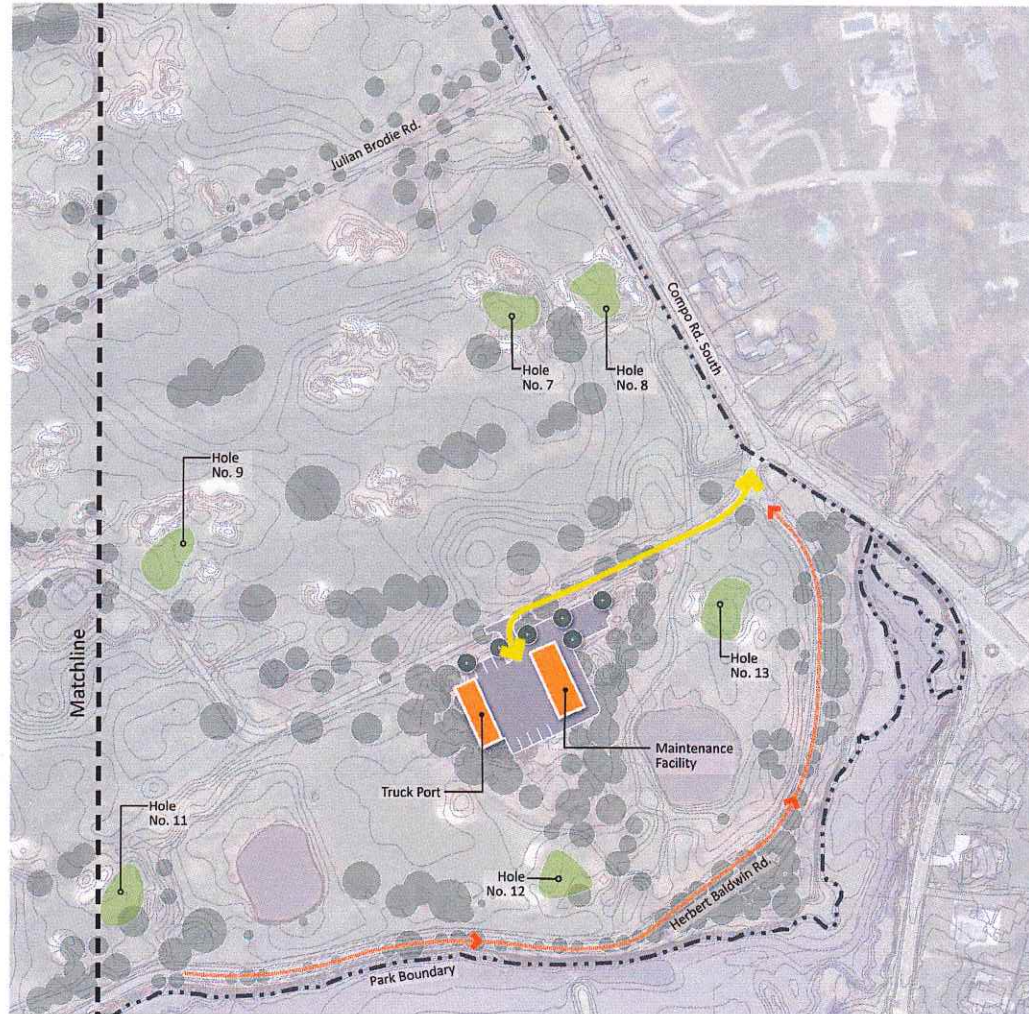
Longshore Club Park Capital Improvement Plan | Priority Considerations

Priority	Remarks
Maintain and provide open views to water	Reduce visual clutter and locate amenities to create view corridors.
Expand and improve court sports	Expand platform tennis. Provide pickleball courts. Realign and upgrade tennis courts 1-9.
Enhance pedestrian paths, and provide a shoreline walk	Provide attractive and safe connections between amenities. Avoid golf course. Provide coastal access where feasible.
Improve park road intersections	Prioritize Zone 4, near Inn and Clubhouse. Enhance intersection/interior gateway in Zone 2.
Provide passive recreation amenities	Accessible recreation path loops. Enhance picnic areas near pool and at Evan Harding Point.
Enhance and/or relocate playground	Modernize playground with more inclusive play adjacent to pool complex.
Provide interim shade amenities at pool	See Pool, below.
New golf clubhouse	Provide golf pro shop, grill room, outdoor patio, fitting area, restrooms, and cart barn.
Improve the golf practice facility	Maintain range and consider options for future modifications/modernization to the facility that allows for passive recreation access (pathway and seating) to the shoreline.
Provide pickleball courts w/ pavilion	Zone 3. Utilize existing infrastructure, provide restroom, and add parking.
Additional platform tennis courts and hut	Provide 4 new courts.
Sailing School restrooms	Append existing pool building. See pool, below.
Relocate park maintenance facility	Relocate to brush pile area, if feasible.
Remove the brush pile and repurpose space	See park maintenance facility, above.
Upgrade water service to park core	Required to complete previous water distribution upgrades and support current and future uses.
Upgrade fueling facilities (2 locations)	Required.
Improve Parking Lot F	Pervious surface treatment with expanded capacity to support Zone 5 uses.
Pool	Provide a new pool in current location with landscape, building, playground, and splash pad.

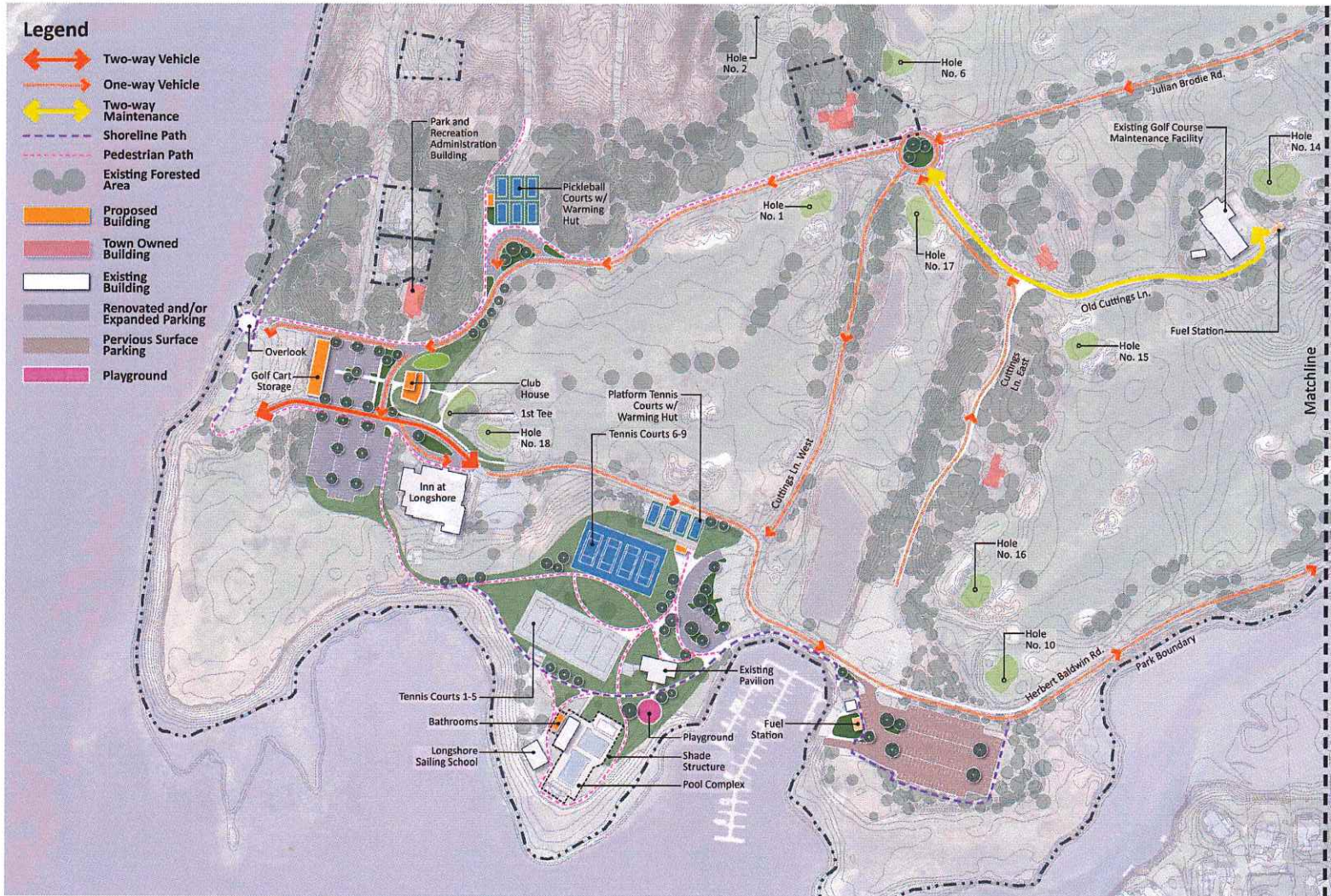
Longshore Club Park Capital Improvement Plan | Concept Plan (Zone 1)

Legend

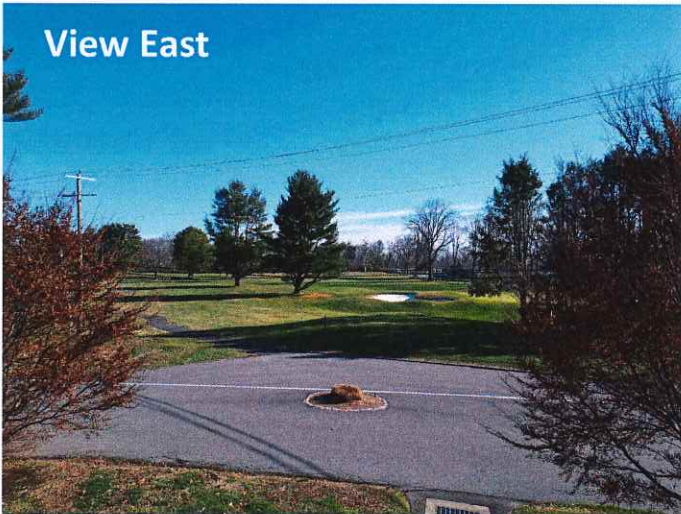
-  One-way Vehicle
-  Two-way Maintenance
-  Existing Forested Area
-  Proposed Building
-  Renovated and/or Expanded Parking



Longshore Club Park Capital Improvement Plan | Concept Plan (Zones 2-7)



Longshore Club Park Capital Improvement Plan



Proposed Clubhouse
View Corridors (from
second floor level)

Longshore Club Park Capital Improvement Plan | 10-Year Forecast

Improvement	Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Park Infrastructure	Dredge Longshore Marina Shoaling			\$ 725,000							
	Replace Fuel Tank at Longshore Marina		\$ 140,000								
	Water Line Installation	\$ 200,000	\$ 1,200,000				\$ 400,000		\$ 400,000		
	Replace Fuel Tanks at Golf Maintenance Facility			\$ 150,000							
Golf Clubhouse, Cart Barn, Parking and Surrounds	Cart Barn (50 capacity)	\$ 105,000	\$ 925,000								
	Zone 4 Roadway, Site Work, Pathway, and Parking	\$ 390,000	\$ 3,400,000								
	Golf Clubhouse and Perimeter Landscape* (see note, below)	\$ 100,000	\$ 350,000	\$ 3,500,000							
Tennis Court Upgrades	Longshore Tennis Courts Surface Renovation (Courts 1-5) **		\$ 100,000								
Pickleball Courts (6)	Design/Construct Pickleball Courts, Pavilion & Parking				\$ 275,000	\$ 2,600,000					
Parks' Maintenance Facility	Parks Maintenance Facility ****										
	Design/Construct Parks Maintenance Facility incl. exit/entry modifications			\$ 565,000	\$ 5,500,000						
	Demolish Exist. Parks Maintenance Bldg & Site Prep				\$ 70,000	\$ 560,000					
Renovate Existing Tennis Courts and New Platform Tennis Courts (4)	Realign/Renovate Tennis 6-9				\$ 65,000	\$ 670,000					
	Platform Tennis Courts					\$ 110,000	\$ 935,000				
Parking	Realign Zone 5 Parking, Drop-Off and Pathways							\$ 198,000		\$ 1,750,000	
Parking	Renovate Parking Lot F incl. Even Harding Amenities						\$ 270,000	\$ 2,775,000			
Pool	Longshore Pool Improvements***										
	Add Shade Elements (Site Furnishings)	\$ 75,000									
	Add Exterior Facing Restm. to Existing Pool Building							\$ 30,000		\$ 150,000	
	Replace Existing Playground and Landscape Enhancements							\$ 95,000		\$ 795,000	
	New Pool and Splash Pad							\$ 560,000	\$ 7,200,000		
Roadway/Circulation Enhancements	Renovate Cuttings Lane East w/ Connect. through Lot E									\$ 115,000	\$ 1,100,000
	Zone 2 Roadway and Landscape Enhancements									\$ 95,000	\$ 825,000
Evaluate after Year 10	Extend Zone 4 Shoreline Path to Point										
	Renovate Golf Practice Facility										
Total Per Year		\$ 870,000	\$ 6,115,000	\$ 4,940,000	\$ 5,910,000	\$ 3,940,000	\$ 1,605,000	\$ 3,658,000	\$ 7,600,000	\$ 2,905,000	\$ 1,925,000

See enlarged view of this section on slide 9

See enlarged view of this section on slide 10

Legend:

- * Supersedes value in Town of Westport 2023 5-Year Capital Forecast (\$4m total in FY's 2024 and 2025)
- ** \$80,000 reallocated from Town of Westport 2023 5-Year Capital Forecast
- *** \$375,000 reallocated from Town of Westport 2023 5-Year Capital Forecast
- **** Town of Westport 2023 Capital Forecast value of \$1.2m removed and reallocated to other line item

- Design and approvals
- Construction
- Town of Westport 2023 5-Year Capital Forecast value

Longshore Club Park Capital Improvement Plan | 10-Year Forecast

Improvement	Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Park Infrastructure	Dredge Longshore Marina Shoaling			\$ 725,000							
	Replace Fuel Tank at Longshore Marina		\$ 140,000								
	Water Line Installation	\$ 200,000	\$ 1,200,000				\$ 400,000		\$ 400,000		
	Replace Fuel Tanks at Golf Maintenance Facility			\$ 150,000							
Golf Clubhouse, Cart Barn, Parking and Surrounds	Cart Barn (50 capacity)	\$ 105,000	\$ 925,000								
	Zone 4 Roadway, Site Work, Pathway, and Parking	\$ 390,000	\$ 3,400,000								
	Golf Clubhouse and Perimeter Landscape* (see note, below)	\$ 100,000	\$ 350,000	\$ 3,500,000							
Tennis Court Upgrades	Longshore Tennis Courts Surface Renovation (Courts 1-5) **		\$ 100,000								
Pickleball Courts (6)	Design/Construct Pickleball Courts, Pavilion & Parking				\$ 275,000	\$ 2,600,000					
Parks' Maintenance Facility	Parks Maintenance Facility****										
	Design/Construct Parks Maintenance Facility incl. exit/entry modifications			\$ 565,000	\$ 5,500,000						
	Demolish Exist. Parks Maintenance Bldg & Site Prep				\$ 70,000	\$ 560,000					

Longshore Club Park Capital Improvement Plan | 10-Year Forecast

Improvement	Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Renovate Existing Tennis Courts and New Platform Tennis Courts (4)	Realign/Renovate Tennis 6-9				\$ 65,000	\$ 670,000					
	Platform Tennis Courts					\$ 110,000	\$ 935,000				
Parking	Realign Zone 5 Parking, Drop-Off and Pathways							\$ 198,000		\$ 1,750,000	
Parking	Renovate Parking Lot F incl. Evan Harding Amenities						\$ 270,000	\$ 2,775,000			
Pool	Longshore Pool Improvements***										
	Add Shade Elements (Site Furnishings)	\$ 75,000									
	Add Exterior Facing Restrm. to Existing Pool Building							\$ 30,000		\$ 150,000	
	Replace Existing Playground and Landscape Enhancements							\$ 95,000		\$ 795,000	
	New Pool and Splash Pad							\$ 560,000	\$ 7,200,000		
Roadway/Circulation Enhancements	Renovate Cuttings Lane East w/ Connect. through Lot E									\$ 115,000	\$ 1,100,000
	Zone 2 Roadway and Landscape Enhancements									\$ 95,000	\$ 825,000
Evaluate after Year 10	Extend Zone 4 Shoreline Path to Point										
	Renovate Golf Practice Facility										
	Total Per Year	\$ 870,000	\$ 6,115,000	\$ 4,940,000	\$ 5,910,000	\$ 3,940,000	\$ 1,605,000	\$ 3,658,000	\$ 7,600,000	\$ 2,905,000	\$ 1,925,000