



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 **Thursday, March 2, 2023, at 7:30 p.m.** in Town Hall auditorium, if available, it will be broadcast and / or livestreamed, to consider the following:

1. To take such action as the meeting may determine relative to the Longshore Capital Improvement Plan.

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: March 2, 2023

Agenda Item: #1

To take such action as the meeting may determine relative to the Longshore Capital Improvement Plan

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 Capital Improvement Plan Memo from Jennifer A. Fava, Director of Parks and Recreation, dated February 24, 2023

Longshore Club Park Capital Improvement Plan Presentation Slides – March 2, 2023

Letter Dated February 23, 2023 from John Broadbin, Deputy Director Westport Public Works

Staff Recommendation:

Staff recommends the approval of the Longshore Capital Improvement Plan with the clubhouse located by the 1st tee and the Alternative 2 timeline as presented.

Resolution Format:

The Parks and Recreation Commission approves the Longshore Capital Improvement Plan as presented with the clubhouse located by the 1st tee and the Alternative 2 timeline.



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

MEMO TO: Parks and Recreation Commission
MEMO FROM: Jennifer A. Fava, Director of Parks and Recreation
DATE: February 24, 2023
RE: **Longshore Capital Improvement Plan**



The Town of Westport engaged Stantec to complete the Longshore Capital Improvement Plan to provide a vision, as well as a plan of execution for improvements to Longshore Club Park.

Process

- The Department began preliminary discussions with Stantec related to the Longshore Capital Improvement Plan in January 2022.
- Stakeholder meetings were held in March and April 2022 with a total of 14 user groups and Town departments.
- A community wide survey was conducted in late May through mid-June 2022 to garner initial input for the project.
- Five (5) Open House sessions were held in late October 2022 to review initial concept plans (in addition to a Parks and Recreation Commission meeting).
- A second survey was conducted to garner feedback on the initial concept plans.
- There have been multiple public meetings containing discussion related to the Longshore Capital Improvement Plan including five (5) meetings of the Parks and Recreation Commission.

Purpose of Plan

This plan is a needs, spatial and cost analysis to improve the organization and function of the various uses within the park.

The purpose of this plan is to make improvements for the immediate, short, and long-term functionality, sustainability, and enjoyment of Longshore Club Park. The result needs to be forward thinking and for the betterment of the entire community. This is a once in a lifetime opportunity to make improvements to connectivity, pedestrian and vehicular circulation, safety, functionality, support of uses, accessibility, aesthetics, capacity, ease of use, and recreation opportunities for an increasingly diverse population of park enthusiasts. The plan improves the park in all of these aspects.

Benefits of Improvement Recommendations

Relocation of Parks Maintenance Facility to Brush Dump

- Removes eyesore and function from potential high use area of the park
- Improves aesthetics in center of the park with appropriate buffer and screening
- Creates space for platform tennis in a centralized recreation location with tennis
- Separates parks maintenance function from the rest of the park
- Reduces department vehicular traffic within the park (staff, delivery, and maintenance vehicles)
- Frees up approximately as many as 30 parking spaces in Lot F, depending on time of day and day of the week
- Reduces fuel consumption and wear and tear on Parks vehicles
- Close to park egress thereby decreasing travel distance to other town facilities

Traffic Circle

- Improves vehicular circulation, especially for those unfamiliar with the park and its associated traffic patterns
- Aesthetic improvement
- Reduces impervious surface (stormwater improvement)
- Improves the function of the Cuttings Lane loop road

Pickleball Courts

- Provides needed Town amenity for increasing demand and popularity of play
- Provides amenity without displacing or interfering with other park uses or functions

Clubhouse

A new Clubhouse will provide:

- A venue for golf functions
- Restrooms/locker rooms for golf patrons and restrooms for other park patrons
- A Pro Shop for equipment purchase, instruction, and event coordination
- Indoor instruction and club fitting
- Golfer check-in and payment location
- Practice green
- Golf cart paddock area
- A grill room with space for golf associated functions (grill room and outdoor patio)

Reasoning for Clubhouse Location by 1st Tee:

- Direct proximity of the clubhouse functions and support amenities to the golf course
- Creates separation from other park activities and a more enjoyable experience for the golfer
- Makes use of amenities easier and more convenient for the user and staff (restrooms/locker rooms, pro shop, putting green, grill room – all close to 1st tee and 18th green)
- Improved management of operations – able to manage from the clubhouse with 1st tee in view
- Reduces conflicts between pedestrians, carts, vehicles, and golf function with other park uses
- Connects golfer access directly to 1st tee and 18th green without crossing park roads
- Improves golf cart connection to the golf course

- Improves safety for all park users
- Views of golf course to the east as well as views of the water to the south and potentially the west
- Optimal outing function controlled by clubhouse and adjacent to golf course
- Improves parking availability and accessibility to the Inn at Longshore and enhanced pedestrian connectivity from lower parking area
- Maintains parking capacity
- Introduces stormwater measures (water quality and run-off enhancements)
- Shaded parking areas mitigate heat gain and user comfort
- Allows for renovation of service area adjacent to the Inn
- Sets the main park drive away and further to the west from the 1st tee

Platform Tennis and Tennis Area

- Minimizes fragmentation of open space and provides a larger contiguous space to host events, tournaments, spectators, and gatherings
- Retains grass area if needed for event overflow parking
- Moves platform tennis courts closer to parking
- Utilizes slope differential with elevated platform assembly for the courts
- Realignment of drop off area and addition of parking improves circulation and access (adds up to 12 parking spaces)
- Realignment of courts 6-9 allows for possible extended use by installation of bubble structure in the future if desired (courts already slated for renovation)
- Realignment of courts overlaps significantly with footprint of existing courts
- Removal of Parks Maintenance building makes area strictly for recreational purposes and reduces congestion and vehicular/park user conflicts
- Minimizes congestion among courts and improves separation of uses (platform tennis vs tennis or ice skating)

Pool/Playground

- Current pools are outdated and have exceeded life expectancy
- Provides opportunity for updated pool facility with pool deck amenities
- Zero entry pool will enhance accessibility for all patrons
- A splash pad will complement playground and serve water play needs when pool is closed
- Redesign allows capturing of water views currently blocked by pool mechanical systems
- Playground movement allows for improved accessibility and maneuverability for the sailing school
- Separates playground from Sailing School congestion
- Current playground is outdated and in need of replacement
- More prominent location improves safety by reducing seclusion
- Exterior restrooms off pool building improves accessibility for Sailing School patrons and alleviates need for seasonal portable toilets. Playground and pool environment increase enjoyment and ease of parental supervision

Lot F/Evan Harding Point

- Removal of parks maintenance vehicles and equipment provides up to 30 spaces
- Renovation of Lot F creates an additional 35 parking spaces (150 proposed vs. 115 existing)
- Additional amenities at Evan Harding Point improves user experience and replaces dated and weathered equipment

Cuttings Lane East

- Renovation improves interior traffic circulation without needing to exit the park or creating conflicts with golf play

Miscellaneous

Potential Removal of Asphalt Roadway Between Halfway House and Brush Dump

- Improves safety by removing 10th tee shot over the roadway, reducing roadway crossings by golfers and carts, and reducing pedestrians that utilize the roadway
- Reduction of asphalt is stormwater improvement by reducing impervious surface

Installation of Shoreline Path

- Provides safe pedestrian access along portions of the shoreline
- Provides pathway access into wooded area connecting to Vista Terrace

Installation of Pedestrian Path

- Provides safe pedestrian access routes throughout the core area of the park and to various amenities. New paths do not conflict with golf play or align adjacent to golf play
- Reduces pedestrian/vehicular conflicts
- Increases utilization of parking spaces not immediately adjacent to patron destination by creating safe and attractive park-like walkways

Recommendation

Upon review of the entire process, feedback garnered, and with a focus on operations and safety, the Department recommends the approval of the Longshore Capital Improvement Plan as presented with the clubhouse located by the 1st tee and the platform tennis courts located in the area currently occupied by the Parks Maintenance building. The Department also recommends the adoption of the Alternative 2 timeline which begins with pickleball and the Parks Maintenance building.

While we have heard a desire by some to have the clubhouse closer to the water, the only explanation given is for a better water view from the restaurant. That location does not improve the functionality or the operations of the golf course in any way, while the location by the 1st tee does. Additionally, we must look at safety. Construction of the clubhouse by the 1st tee, reduces many pedestrian, cart, and vehicular conflicts. The current layout of the park facilities should not be an overriding factor in developing this plan. We must take this once in a lifetime opportunity to improve functionality and safety while we have the chance. What is done now will be in place for decades to come.

Many of the comments received are items that would be addressed during the design phase of each particular project. A few examples include comments related to the size and/or location of the practice putting green and the platform tennis courts being too close to the road so that vehicle lights would be distracting. Staff have already discussed the potential to add an additional putting green in another

location and perhaps make the one by the clubhouse a bit smaller. Regarding the platform tennis courts, the exact location could be adjusted inward, and screening provided whether by vegetation or some other method. These are aspects that would take place during design.

In relation to the timeline, due to the lack of facilities available for pickleball and platform tennis, the Department recommends the Alternative 2 timeline as it will allow for those much-needed facilities to be constructed sooner than in the Alternative 1 proposed timeline. While we understand the golf community has been waiting for a longer period of time, the golf operations can continue to function while the other uses do not have facilities available to meet the demand.

Longshore Club Park Capital Improvement Plan

Prepared for:
Town of Westport Parks and
Recreation Commission

Prepared by:
Stantec, New Haven, CT

March 2, 2023



Longshore Club Park Capital Improvement Plan

Presentation

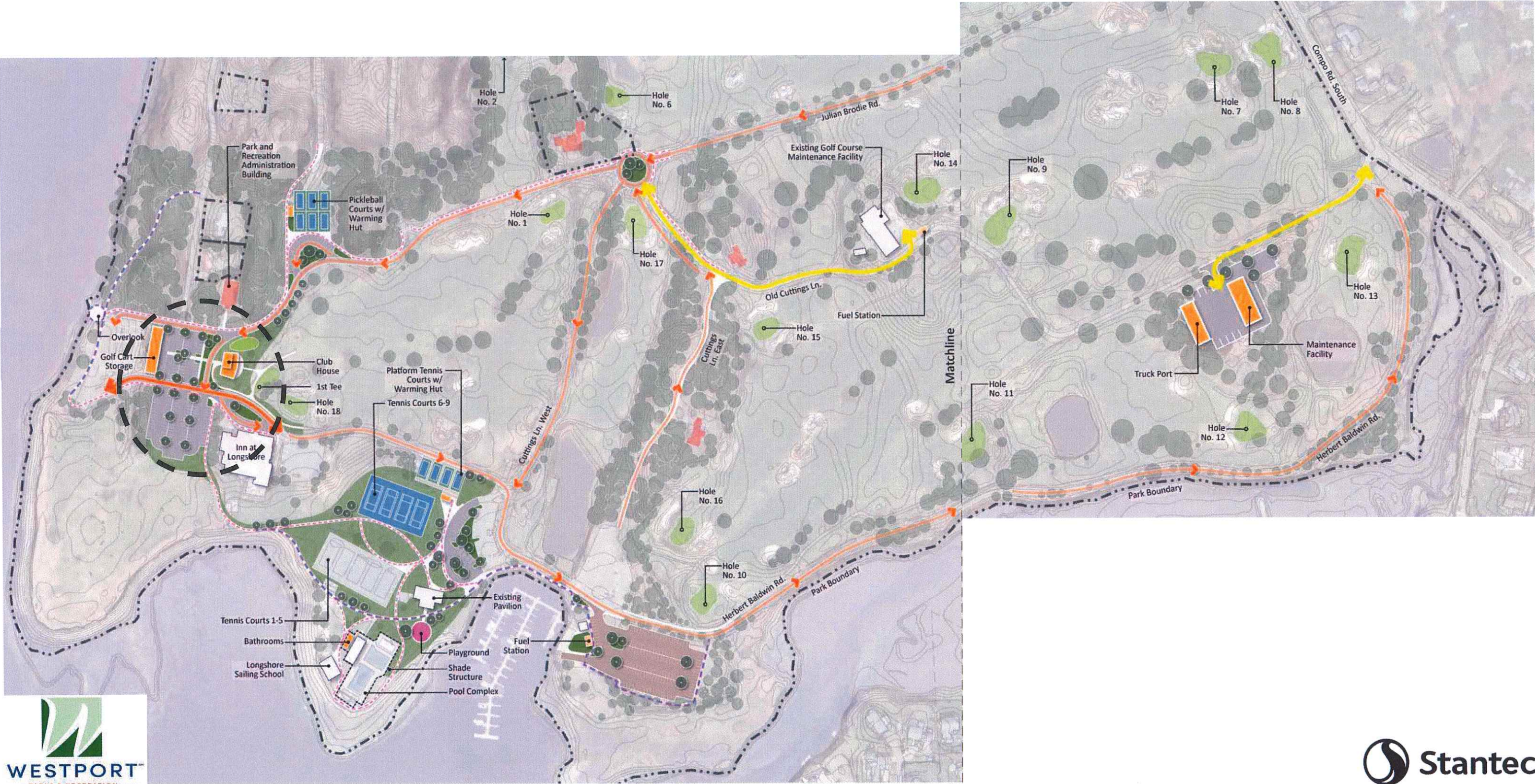
- Zone 4 Concept Alternatives (Options 1 and 2)
- Zone 5 Concept (Tennis and Platform Tennis Courts)
- 10-year Capital Forecast (Alternatives 1 and 2)

Longshore Club Park Capital Improvement Plan

Zone Reference Map



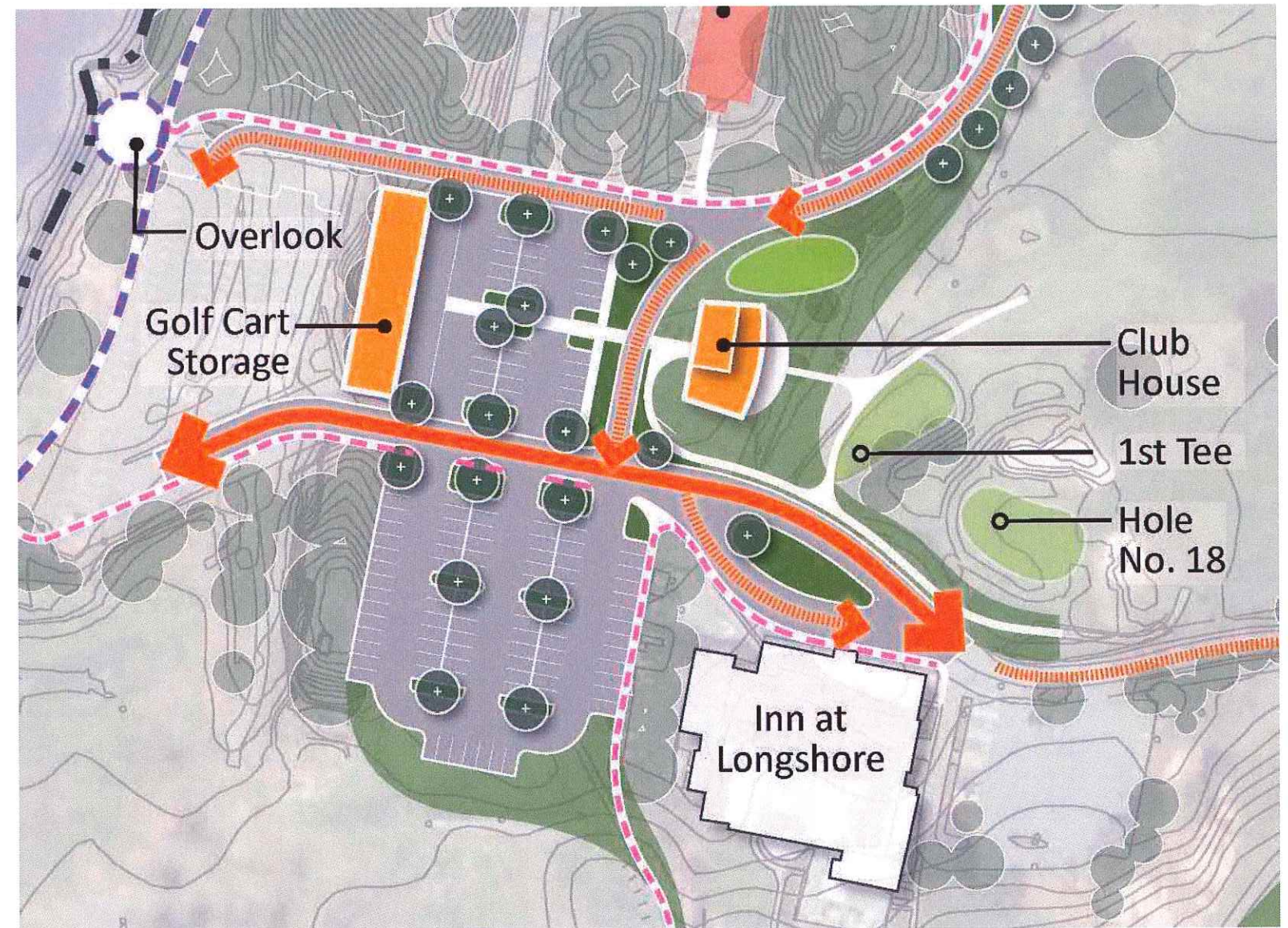
Longshore Club Park Capital Improvement Plan | Concept Plan with Zone 4 - Option 1



Clubhouse, Cart Barn, Parking, Circulation, and Surrounding Landscape (Option 1)

Pros

- Operational proximity of clubhouse to 1st tee and 18th green
- Separates golf patron traffic from general park circulation
- Practice green is close to 1st tee
- Provides convenient parking for the Inn
- Alleviates pedestrian and vehicular conflicts
- Reserves driving range landscape for future uses
- Opens views to the south and Long Island Sound
- Clubhouse views to golf course
- Operational function and aesthetics of cart barn
- Provides 114 parking spaces with accessible routes (existing @ 117)



Cons

- Driving range approximately 200' from clubhouse
- Requires new parking area
- Modest outdoor event space at clubhouse

Longshore Club Park Capital Improvement Plan | Concept Plan with Zone 4 - Option 2



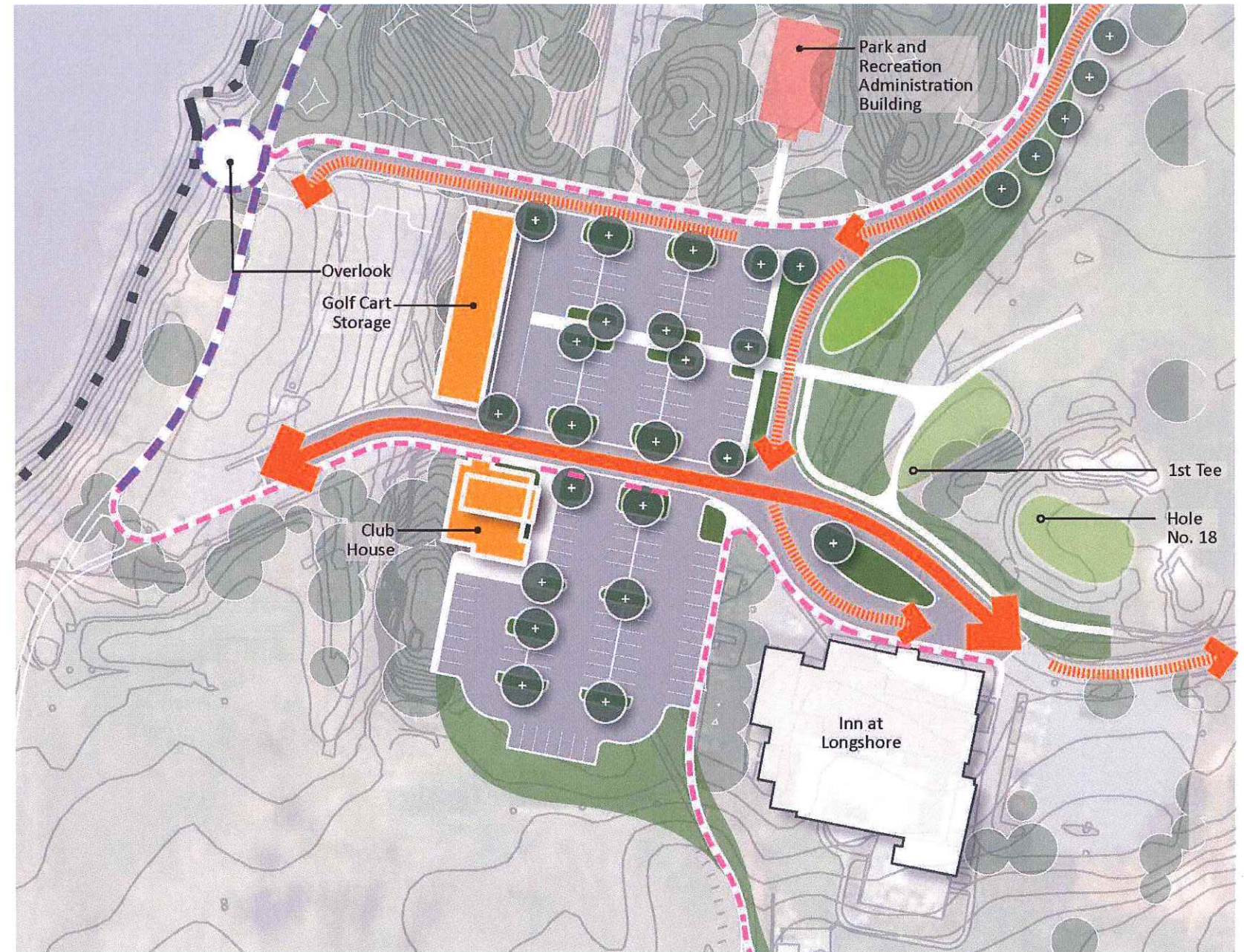
Longshore Club Park Capital Improvement Plan | Concept Plan with Zone 4 - Option 2

Pros



- Proximity of clubhouse to driving range
- Proximity of clubhouse to cart barn
- Practice green is close to 1st tee
- Increases landscape between 1st tee and park road
- Proximity of parking to the Inn
- Potential views to the river
- Provides 114 parking spaces with accessible routes (existing @ 117)





















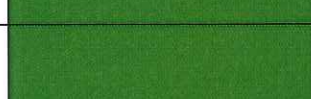







Cons

- Operational separation of clubhouse and 1st tee and 18th green
- Requires golf patron crossing of shared park roads
- Pedestrian and vehicular conflict point remains
- Allows general park use and passage between the clubhouse and golf course
- Requires new parking area
- May require additional staff



Longshore Club Park Capital Improvement Plan | Zone 4 – Options 1 & 2

 Achieves goal
 Does not achieve goal

Zone 4 Improvements	Option 1	Option 2
Direct proximity of the clubhouse daily functions and support amenities to the golf course		
Proximity to the existing driving range		
Creates separation from other park activities and a more enjoyable experience for the golfer		
Makes use of amenities easier and more convenient for the user and staff (restrooms/locker rooms, pro shop, putting green, grill room – all close to 1 st tee and 18 th green)		
Reduces conflicts between pedestrians, carts, autos, and golf function with park uses (improves safety)		
Views to the river (south and potentially west)		
View to golf course		
Optimal outing function controlled by clubhouse and adjacent to golf course		
Improves parking availability and accessibility to the Inn at Longshore and enhanced pedestrian connectivity		
Maintains parking capacity		
Introduces stormwater measures (water quality and run-off reduction)		
Shaded parking areas mitigate heat gain and increase user comfort		
Allows for renovation of service area adjacent to the Inn		
Sets the main park drive away and further to the west from the 1 st tee		

Tennis and Platform Tennis Upgrades (Zone 5)

- Minimizes fragmentation of open space
- Provides a larger contiguous space to host events, tournaments, and spectators
- Retains grass area, if needed. for event overflow parking
- Moves platform tennis courts closer to parking
- Utilizes slope differential for elevated platform assembly
- Realignment of drop off area and addition of 12 parking spaces
- Realignment of courts 6-9 allows for installation of bubble structure (courts already slated for renovation)
- Realignment of courts overlaps significantly with footprint of existing courts
- Removal of Parks Maintenance building makes area strictly for recreational purposes and reduces congestion and vehicular/park user conflicts
- Reduces visual clutter and opens views toward the river
- Maintains open corridor between courts for below grade utilities and services



Longshore Club Park Capital Improvement Plan 10-Year Forecast Alternative 1

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. Evan Harding Amenities						\$ 270,000	\$ 2,775,000			
Pool	Longshore Pool Improvements***										
	Add Shade Elements (Site Furnishings)	\$ 75,000									
	Add Exterior Facing Restr. 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

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



10-Year Forecast | Alternative 1 (enlargement)

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					

10-Year Forecast | Alternative 1 (enlargement)

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 Ind. Evan Harding Amenities						\$ 270,000	\$ 2,775,000			
Pool	Longshore Pool Improvements***										
	Add Shade Elements (Site Furnishings)	\$ 75,000									
	Add Exterior Facing Restr. 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

Longshore Club Park Capital Improvement Plan 10-Year Forecast Alternative 2

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		\$ 600,000	\$ 600,000		\$ 400,000		\$ 400,000		
	Replace Fuel Tanks at Golf Maint. Facility			\$ 150,000							
Golf Clubhouse, Cart Barn, Parking and Surrounds	Cart Barn (50 capacity)				\$ 105,000	\$ 925,000					
	Zone 4 Roadway, Site Work, Paths, and Parking				\$ 390,000	\$ 3,400,000					
	Golf Clubhouse and Perimeter Landscape*				\$ 100,000	\$ 350,000	\$ 3,500,000				
Tennis Court Upgrade		\$ 100,000									
Pickleball Courts (6)	Pickleball Courts, Pavilion & Parking	\$ 275,000	\$ 2,600,000								
Parks' Maintenance Facility	Parks Maintenance Facility****										
	Parks' Maint. Facility w/ ext/entry	\$ 283,000	\$ 283,000	\$ 5,500,000							
	Demolish Exist. Parks Maint. 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							\$ 196,000		\$ 1,750,000	
Parking	Renovate Parking Lot F Incl. Event Hardening Amenities						\$ 270,000	\$ 2,775,000			
Pool	Longshore Pool Improvements***										
	Add Shade Elements (Site Furnishings)	\$ 75,000									
	Add Exterior Facing Restrm. to Pool Building							\$ 30,000		\$ 150,000	
	Replace Playground / Landscape Enhancements							\$ 95,000		\$ 785,000	
	New Pool and Splash Pad							\$ 560,000	\$ 7,200,000		
Roadway/Circulation Enhancements	Renovate Cuttings Lane East w/ Lot E Connection									\$ 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		\$ 833,000	\$ 3,123,000	\$ 7,220,000	\$ 3,360,000	\$ 4,675,000	\$ 4,170,000	\$ 3,658,000	\$ 7,600,000	\$ 2,905,000	\$ 1,925,000

Legend:
 * Supercedes value in Town of Westport 2023 5-Year Capital Forecast (\$4m total in FYs 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



10-Year Forecast | Alternative 2 (enlargement)

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		\$ 600,000	\$ 600,000		\$ 400,000		\$ 400,000		
	Replace Fuel Tanks at Golf Maint. Facility			\$ 150,000							
Golf Clubhouse, Cart Barn, Parking and Surrounds	Cart Barn (50 capacity)				\$ 105,000	\$ 925,000					
	Zone 4 Roadway, Site Work, Paths, and Parking				\$ 390,000	\$ 3,400,000					
	Golf Clubhouse and Perimeter Landscape*				\$ 100,000	\$ 350,000	\$ 3,500,000				
Tennis Court Upgrade		\$ 100,000									
Pickleball Courts (6)	Pickleball Courts, Pavilion & Parking	\$ 275,000	\$ 2,600,000								
Parks' Maintenance Facility	Parks Maintenance Facility ****										
	Parks' Maint. Facility w/ exit/entry	\$ 283,000	\$ 283,000	\$ 5,500,000							
	Demolish Exist. Parks Maint. Bldg & Site Prep			\$ 70,000	\$ 560,000						

10-Year Forecast | Alternative 2 (enlargement)

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 Restr. to Pool Building							\$ 30,000		\$ 150,000	
	Replace Playground / Landscape Enhancements							\$ 95,000		\$ 795,000	
	New Pool and Splash Pad							\$ 560,000	\$ 7,200,000		
Roadway/Circulation Enhancements	Renovate Cuttings Lane East w/ Lot E Connection									\$ 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		\$ 833,000	\$ 3,123,000	\$ 7,220,000	\$ 3,360,000	\$ 4,675,000	\$ 4,170,000	\$ 3,658,000	\$ 7,600,000	\$ 2,905,000	\$ 1,925,000

Legend:

- * Supersedes value in Town of Westport 2023 5-Year Capital Forecast (\$4m total in FYs 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



DEPARTMENT OF PUBLIC WORKS

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341 1120 www.westportct.gov

Mr. David Floyd, Chairman
Westport Park and Recreation Commission

February 23, 2023

Re: Longshore Capital Improvement Plan

Dear Chairman Floyd,

The Westport Parks and Recreation Commission and Department are to be congratulated on the development of a far reaching Capital Improvement Plan for Longshore Club Park.

After a year of input from the Town residents, stakeholders, user groups, employees, and consultants a wealth of information on current and future recreational facilities has been developed. The input has been obtained through face to face meetings with interested groups, 2 Public surveys, multiple Open Houses, and a minimum of 5 Public Meetings discussing the Park.

Your consultant, Stantec, developed a methodical and thorough methodology to collect, analyze, and spatially organize this information and the conceptual siting of these uses throughout the Park. This process ensures that the general public and Park users are well represented in the final products of this work – a Capital Improvement Plan of Recreational Facilities within the Park. This document will help implement the long term development of the facilities the Town of Westport offers both now and in the future.

While the complete site and architectural design of each facility is for the future, the concepts shown in each development area are important to incorporate into the final design of that area as these concepts help solve current problems, enhance the safety of the Parks' users and employees, and offer an improved experience while using the Park. The features in each development area have been carefully thought out and ensures that each facility, once built, will serve the purpose that it was meant to serve without compromise.

Further, the progression of instituting new or renovated facilities into the Park has been considered in this process and a time line of funding and construction has been developed. This is useful in the fair representation of each user group and as a capital funding tool.

The Public Works Department affirms the process and product of the study and confirms our support of the project.

Congratulations to both your Commission and the Department Director, Ms. Fava.

Cordially,
John Broadbin, RLA ASLA
Deputy Director Westport Public Works