

# Longshore Club Park Capital Improvement Plan 2023 Final Report

Prepared for:  
Town of Westport Parks and  
Recreation Commission

Prepared by:  
Stantec, New Haven, CT

May 17, 2023



photo credit: kmspartner.com



Dear Friends:

This is the Longshore Capital Improvement Plan (“LCIP”) for Longshore Club Park in Westport, CT. The plan was approved by the Parks and Recreation Commission on March 15, 2023, and the final report was adopted on May 17, 2023.

The LCIP is a planning document meant to guide the Town through capital improvements of Longshore Club Park over the next ten years. This plan incorporates many key priorities of the community while maintaining Longshore’s charm and open feel. The LCIP: (1) improves and enhances existing recreational and social facilities while adding new ones, (2) creates open views to the water while enhancing pedestrian paths not in conflict with the golf course, (3) creates a shoreline walk, and (4) improves traffic flow and parking accessibility.

The improvements outlined herein will be commenced and completed on a project-by-project basis and will follow all capital improvement processes. We look forward to making these improvements over the next ten years which will enhance Longshore for generations to come.

Sincerely,

*Dave Floyd*

Dave Floyd, Chair

Parks and Recreation Commission



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Stakeholder Engagement and Resident Survey

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July 20, 2022

### Longshore Club Park

Capital Improvement Plan | Preliminary Concept Diagrams

October 19, 2022

### Longshore Club Park

Capital Improvement Plan | Preliminary Concept Diagrams

Open House and Public Survey Results

December 7, 2022

### Longshore Club Park

Capital Improvement Plan

January 11, 2023

### Longshore Club Park

Capital Improvement Plan

March 2, 2023

### Longshore Club Park

Capital Improvement Plan

March 15, 2023





# Acknowledgements

The Town of Westport and Stantec Consulting Services Inc. recognize these organizations and individuals for participating in the preparation of the 2023 Longshore Club Park Capital Improvement Plan. Thank you to the residents of Westport for your participation and dedication to the future of the Park.

## First Selectwoman

Jennifer S. Tooker

## Stakeholders

Racquets Advisory Committee

Golf Advisory Committee

Longshore Golf Associations (Women's 9 & 18, and Men's)

Police Athletic League (The Rink)

E.R. Strait Marina Representatives

Longshore Sailing School

The Inn at Longshore

Longshore Club Park Golf Professional

Brightview Golf Maintenance

## Parks and Recreation Commission

David Floyd, Chair

Elaine Whitney

Matthew Haynes

Chrissy O'Keefe

Alec Stevens

## Parks and Recreation

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Barb Vornkahl

Michael Giunta

Cyndi Palaia

Wendy Latham

Max Robbins

Claudia Wildstein

### Parks Facilities:

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Drew Grega

Jim Deegan

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Joseph Kennedy

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Ed Frawley

Nick Rosa

Adam Marks

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John Broadbin

Michael Frawley

## Planning and Zoning Department

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## Conservation Department

Alicia Mozian, former Director

Colin Kelly, Director

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Denise Thomas

Lloyd Clareman

Patti Brill

Ward Doonan

## Golf Advisory Committee

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John Ehli

Judy Domkowski

Michael Durkin

Richard Raphael

Irla Landry

## Longshore Golf Associations

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Marie Gross

Anne Haymon

Peter Krieger

Ryan Smith

## Golf Professional and Course Maintenance

Jon Janik

Vince Gilmartin

Brad Brown

## Longshore Sailing School

Jane Pimentel

## PAL Skate Rink

Bob Wickey

Sam Arciola

## ER Strait Marina

Bob Iannacone

Sam Arciola

## The Inn at Longshore

Michael Ryan

Adam Cassidy

## Stantec Consulting Services Inc.

Gary Sorge, FASLA, AICP, ENV SP

Travis Ewen, RLA, WEDG

Christopher Hampton, Designer

# Longshore Club Park Capital Improvement Plan 2023

## Purpose

The Town of Westport engaged Stantec to complete this Longshore Club Park Capital Improvement Plan to provide a vision and plan of execution for improvements to the park. This plan is a needs, spatial and cost analysis to enhance the configuration 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 to the entire Westport community. This is a once in a lifetime opportunity to make improvements to connectivity, pedestrian and vehicular circulation, safety, accessibility, aesthetics, capacity, ease of use, and recreation opportunities for an increasingly diverse population of park enthusiasts.

# Longshore Club Park Capital Improvement Plan 2023

## Community Engagement

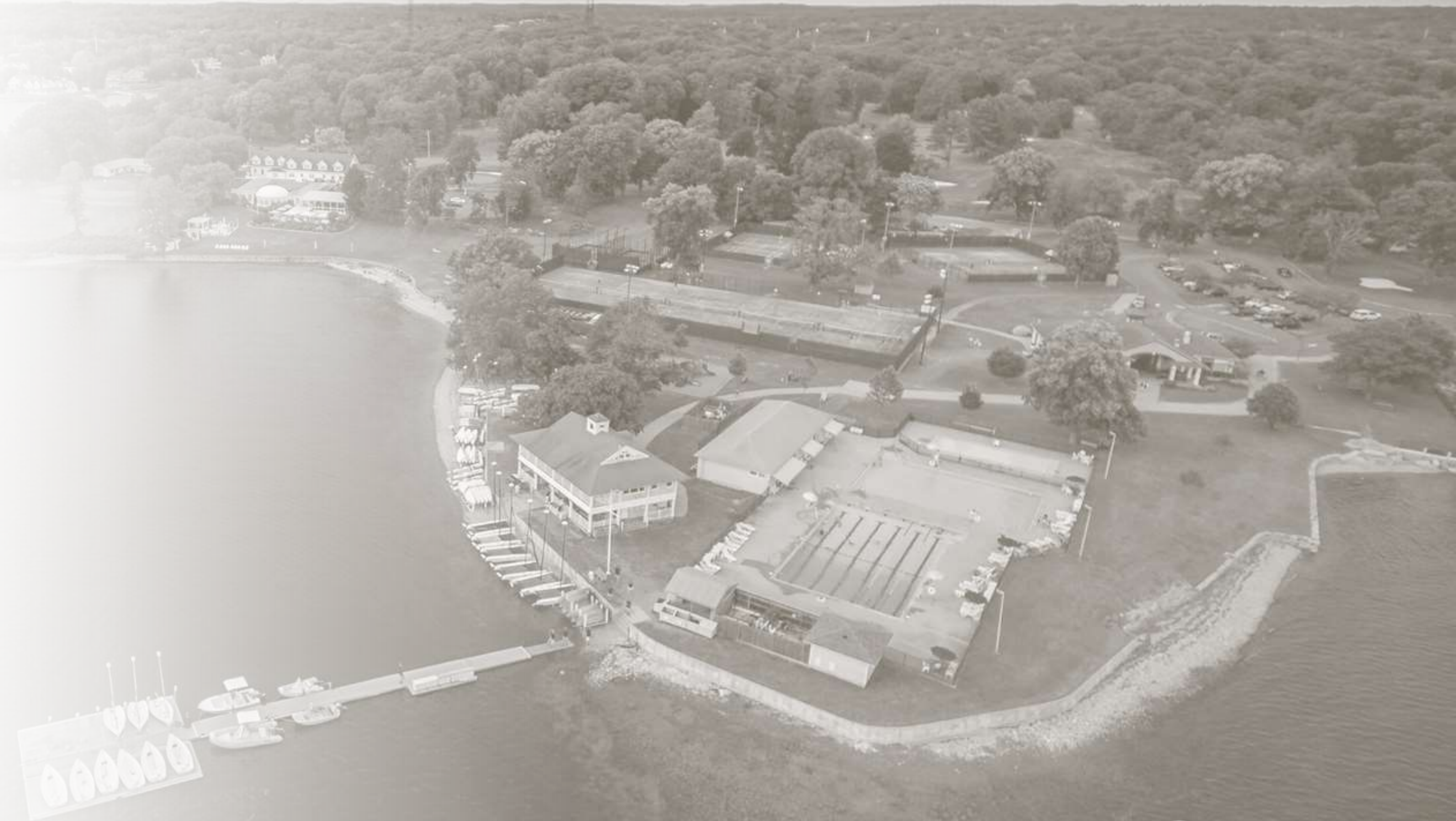
Parks & Recreation began preliminary discussions with Stantec related to the Longshore Capital Improvement Plan in January 2022. Stakeholder meetings were held in March and April 2022 with a total of 14 participating user groups and Town departments. A community wide on-line survey was conducted in late May through mid-June 2022 to garner initial input for the plan. The results of the survey are illustrated on the following pages. Following preparation of a preliminary park improvement program and illustrative diagrams, five (5) open house sessions were held at the Westport Library 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.

Preparation of the Longshore Capital Improvement Plan included seven (7) meetings of the Parks and Recreation Commission. The plan culminated with the Westport Parks and Recreation Commission's approval of this Capital Improvement Plan on March 15, 2023.



# Existing Park Features and Conditions

Longshore Club Park sits on 168-acres on the coast of the Saugatuck River. It features an 18-hole golf course, a driving range, Parks and Recreation offices and facilities, The Inn at Longshore, tennis and platform tennis courts, a winter ice rink, a marina, the Longshore Sailing school, and seating areas overlooking the Long Island Sound and coastline.









## Existing Park Features and Conditions

A portion of the park is located within a FEMA designated flood zone. Specific regulations apply when considering new work in the park, particularly within the Zone AE limits shown in this illustration.

*Map Source: USGS (2020)*





# Longshore Club Park Capital Improvement Plan

## Park Improvement Program

The Program evolved from a series of stakeholder, town staff, public, and Parks and Recreation Commission meetings plus two on-line community surveys. Park improvement priorities are summarized on pages 12 and 13.









# Park Improvement Program | Priorities



Priority	Remarks
Maintain and provide open views to water	Reduce visual clutter and locate amenities to create enhanced view corridors.
Expand and improve court sports	Expand platform tennis. Provide pickleball courts. Upgrade tennis courts 1-9 and realign courts 6-9.
Enhance pedestrian paths, and provide a shoreline walk	Provide attractive and safe connections between amenities. Avoid conflicts with 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	Provide 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 the 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	Six (6) courts in Zone 3. Utilize existing infrastructure, provide restroom, and add parking.
Additional platform tennis courts and hut	Remove existing courts. Provide 4 new courts in a new location, with a warming hut.
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)	Implement upgrades at the marina and golf maintenance facility locations.
Improve Parking Lot F	Rehabilitate with pervious surface treatment and expanded capacity to support Zone 4 and Zone 5 uses.
Pool	Provide a new pool in current location with landscape, building upgrades, playground, and splash pad.



# Longshore Club Park Capital Improvement Plan

## Recommendations

The aforesaid Park Improvement Program and Priorities informed the following recommendations.

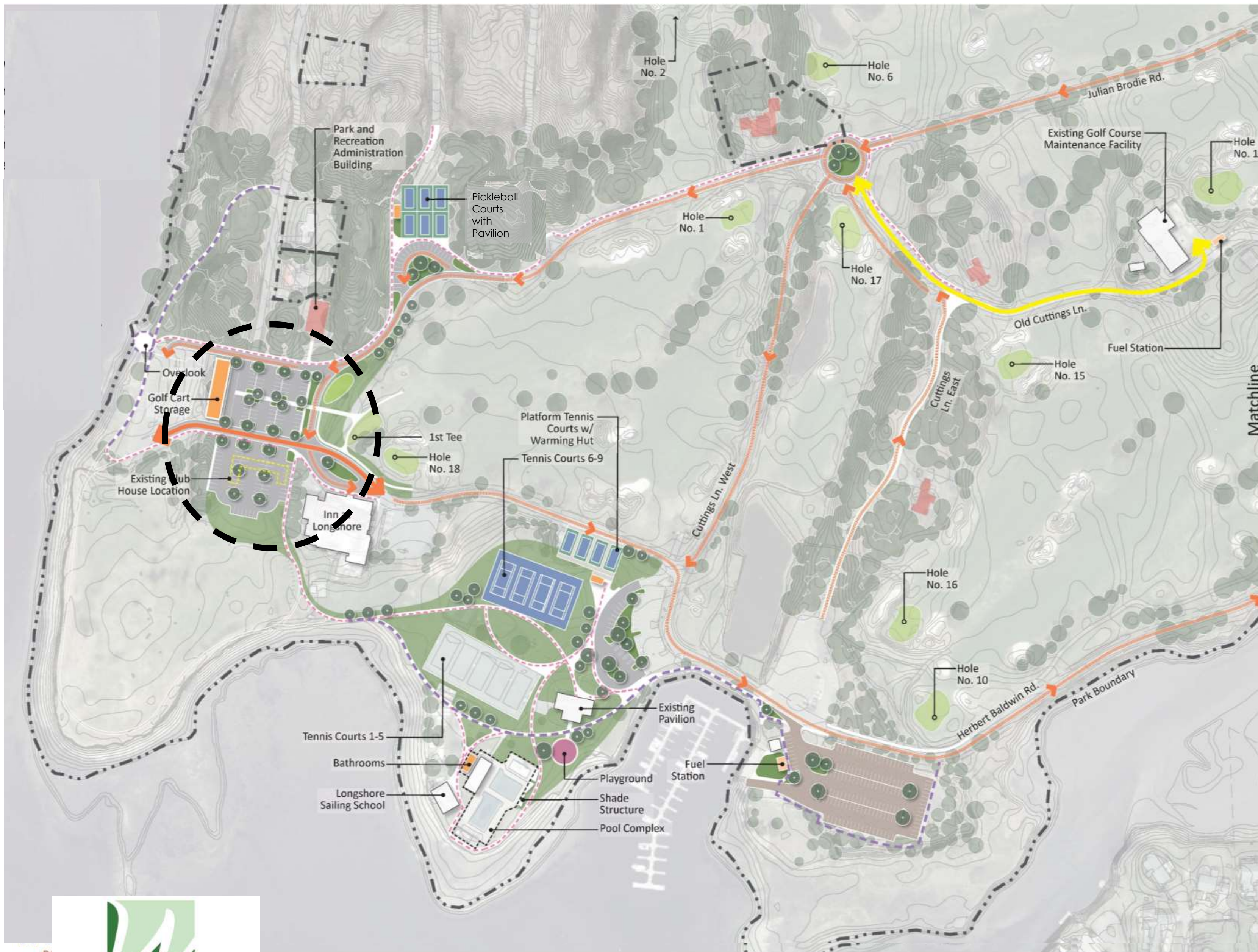
Improvement recommendations are organized under two categories. These include:

- Park-wide improvements
- Specific improvements illustrated by zone (Zones 1-7).





# Park-Wide Improvements: Roadway Removal

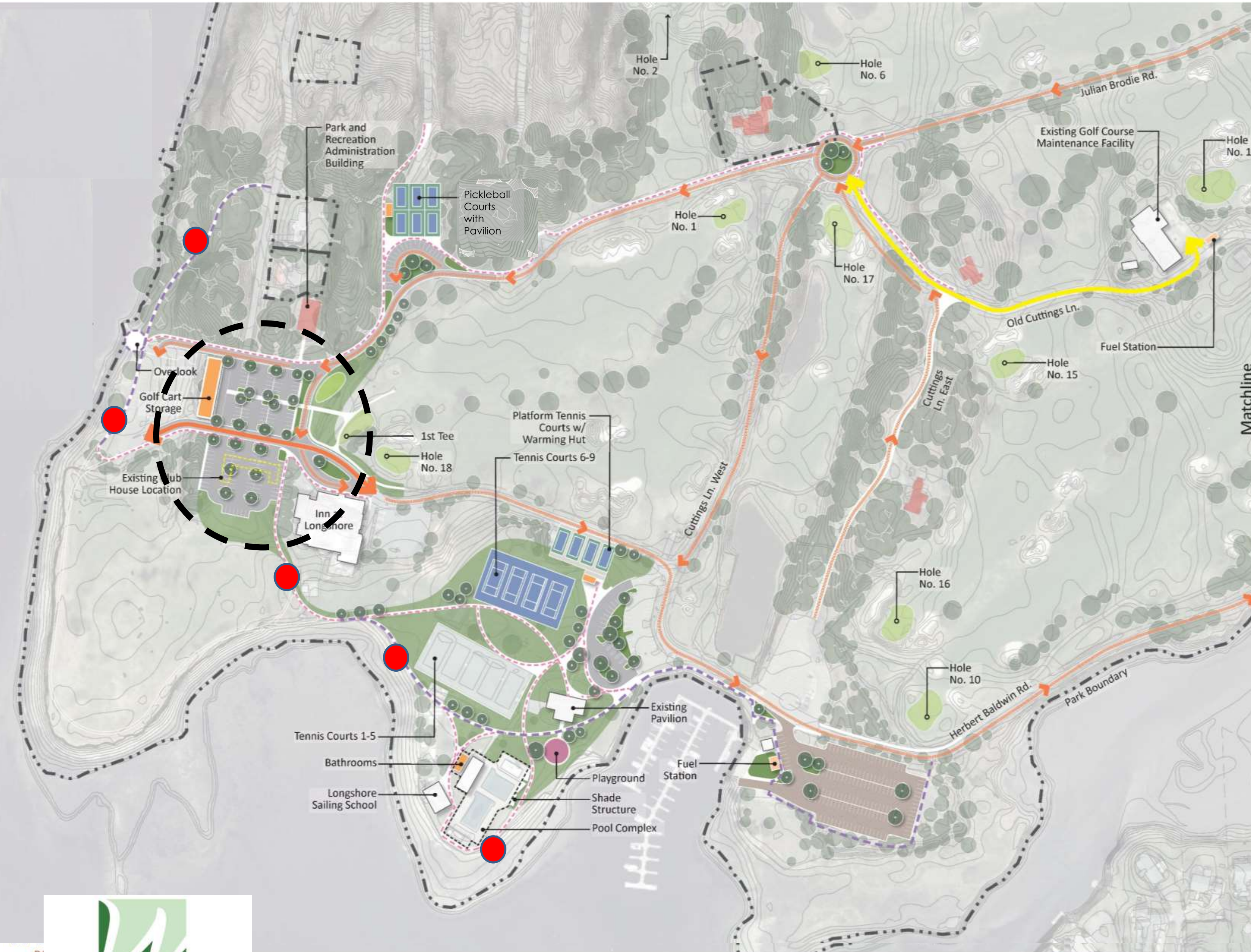


## Remove Impervious Surface and Prohibit Vehicular Access Between Halfway House and Brush Dump ●

- Reduces roadway crossings by golfers and carts, and conflicts between pedestrians/vehicles that utilize the roadway with golf play
- Reduction of asphalt surface improves stormwater management
- Allows access for maintenance vehicles only



# Park-Wide Improvements: Shoreline Path

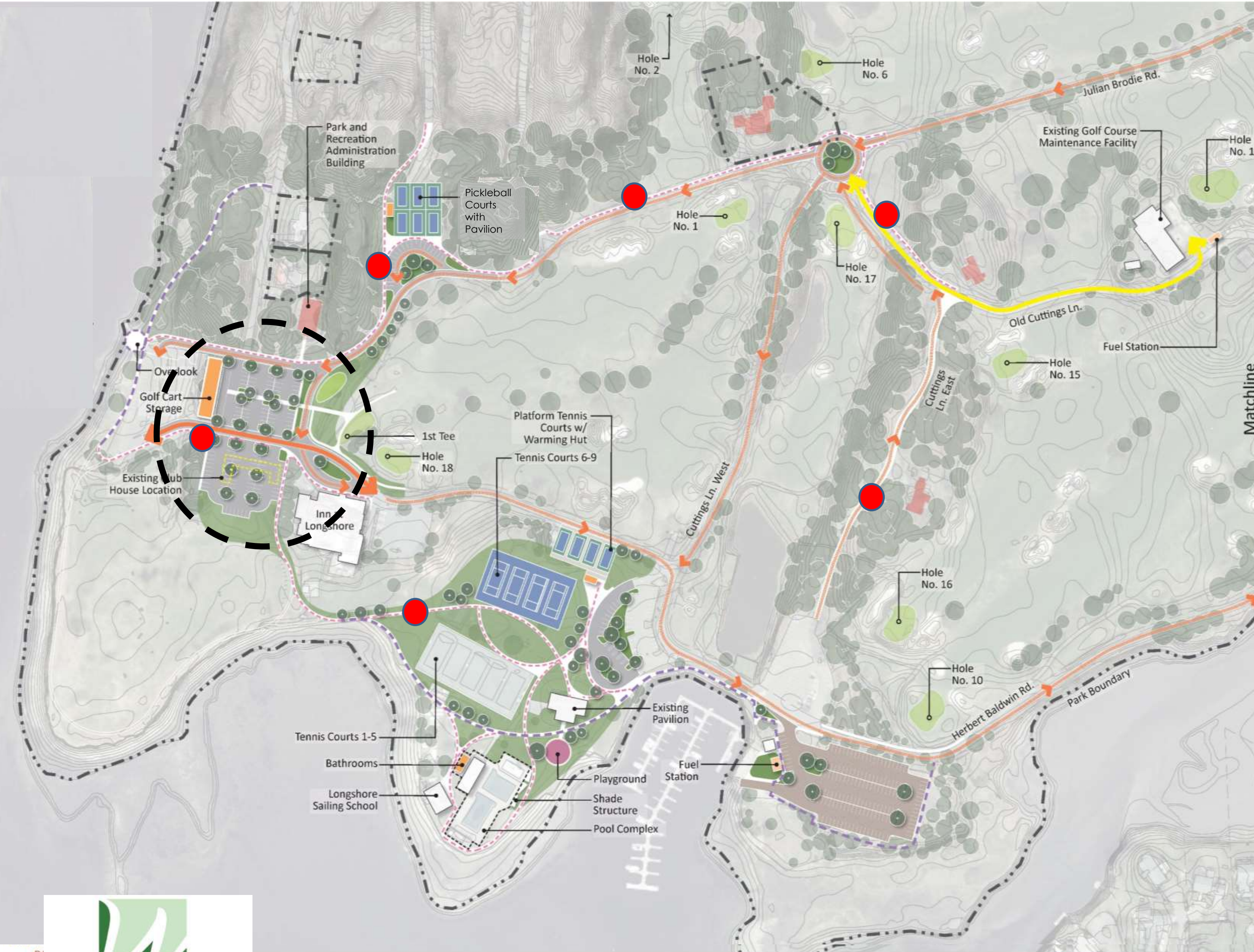


## Installation of Shoreline Path ●

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



# Park-Wide Improvements: Pedestrian Paths



## Installation of Interior Pedestrian Paths ●

- Provides safe pedestrian access routes throughout the core area of the park and to various amenities to reduce pedestrian and vehicular conflicts
- Increases utilization of parking spaces by creating safe and attractive walkways



# Improvement Recommendations by Zone (Zones 1-7)

## Zone Reference Map

For planning purposes, areas of focus within the park were defined in zones (Zones 1–7, shown here). The following illustrations provide further detail on recommended improvements within each zone.





# Improvement Recommendations: Zone 1

## Town-wide Park Maintenance Facility

### Relocation of Parks Maintenance Facility to Brush Dump

- Separates parks maintenance function from the rest of the park
- Reduces department vehicular traffic within the park (staff, delivery, and maintenance vehicles)
- Reduces fuel consumption and wear and tear on Parks vehicles
- Close to park egress thereby decreasing travel distance to other town facilities



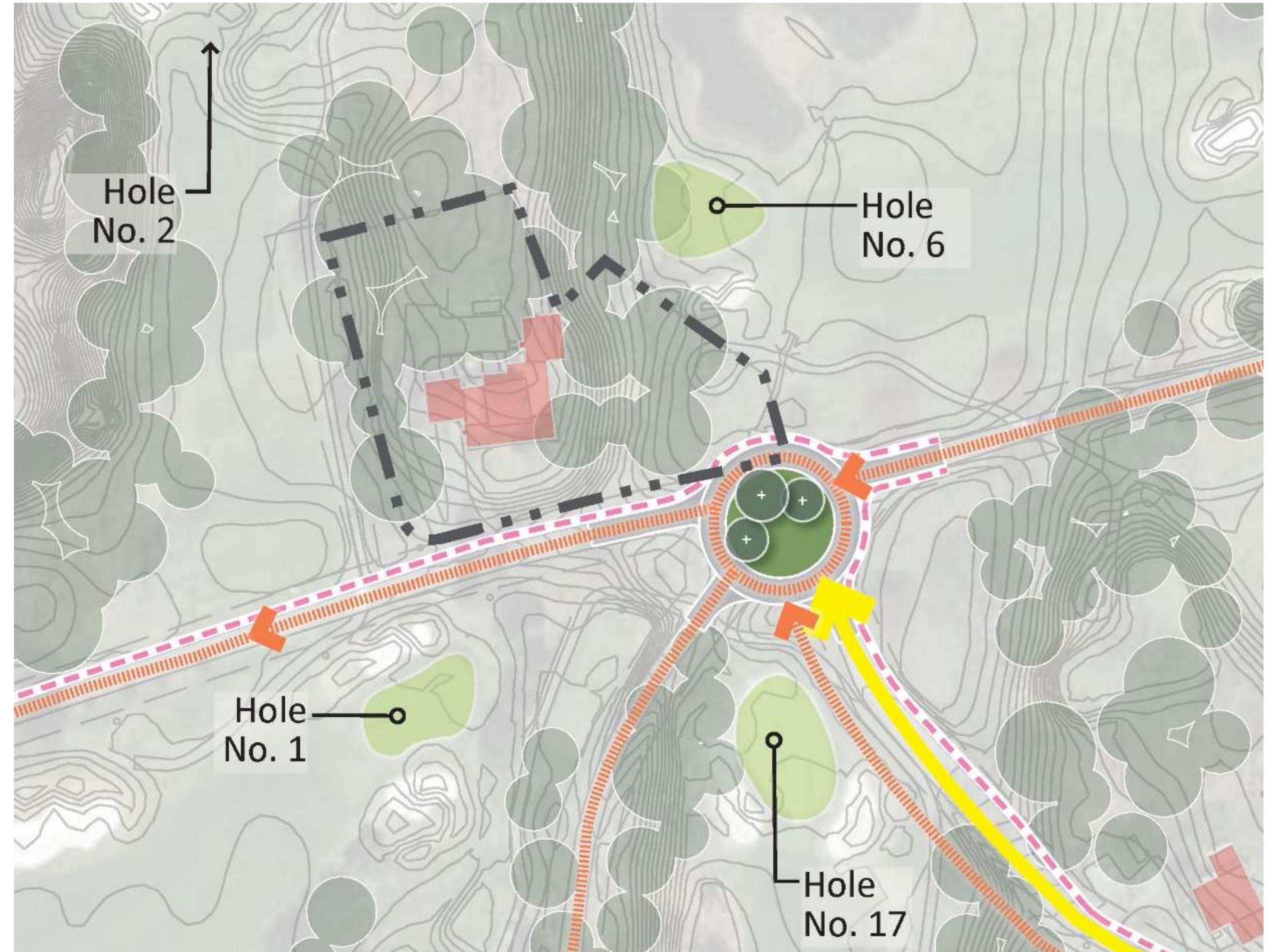
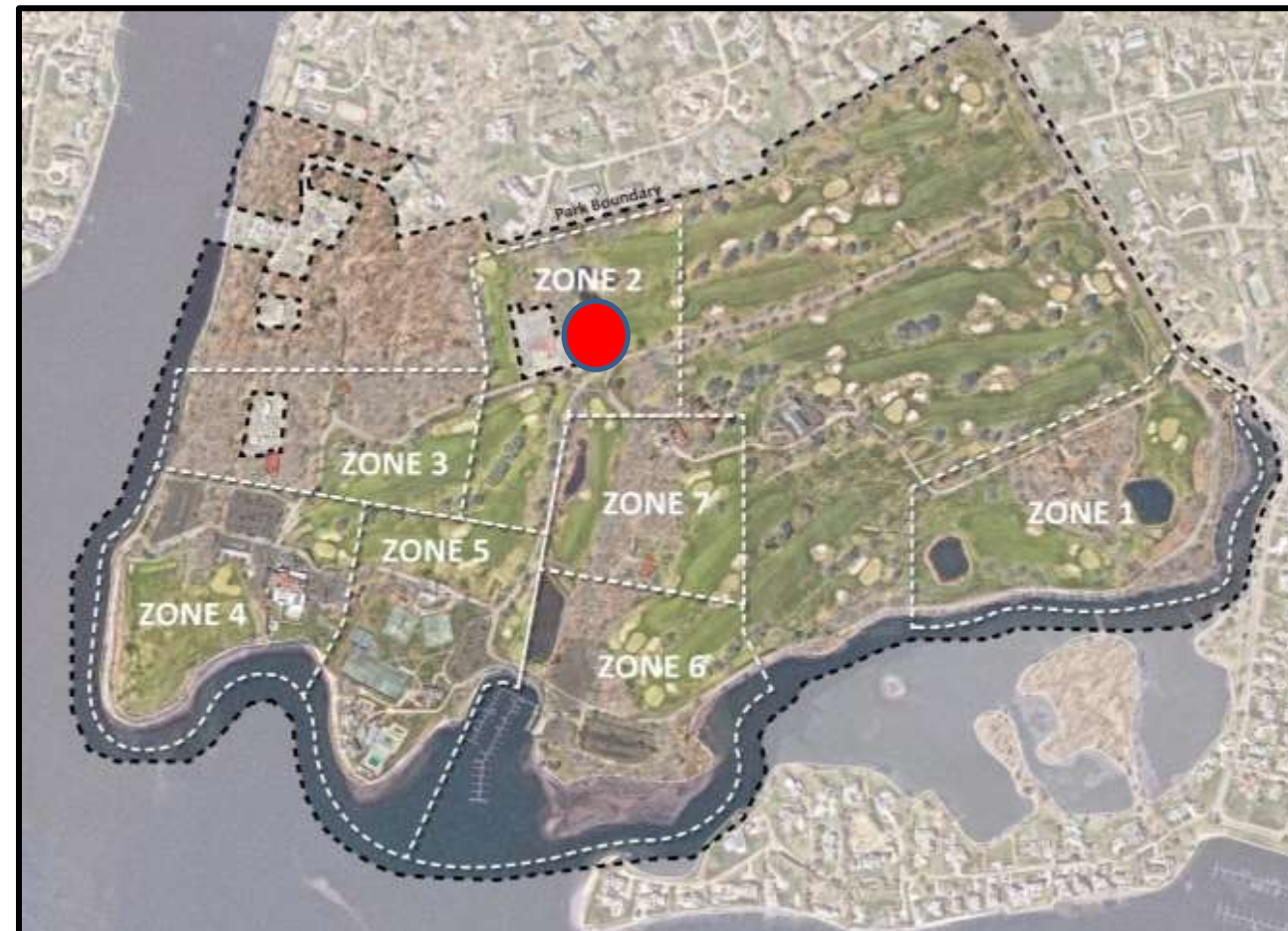


# Improvement Recommendations: Zone 2

## Gateway Circulation and Landscape

### 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





# Improvement Recommendations: Zone 3

Pickleball Courts, Pavilion, Parking,  
and Road Realignment

## Pickleball Courts and Surrounds

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

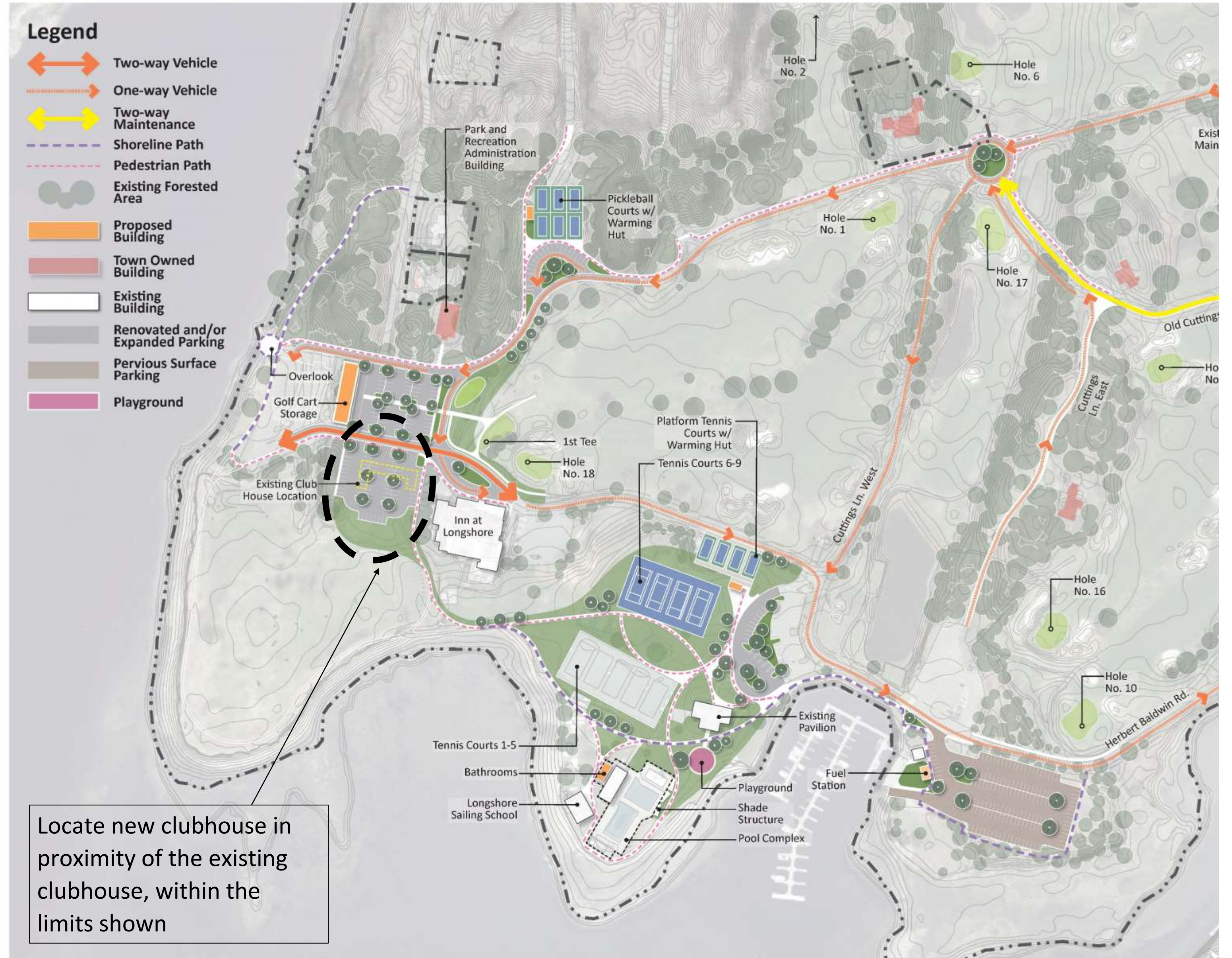




# Improvement Recommendations: Zone 4

Clubhouse, Cart Barn, Parking, Roads, and Inn at Longshore Surrounds

Numerous alternatives were presented and discussed during preparation of this capital improvement plan. The selected option is included herein (see pages 23 and 24).



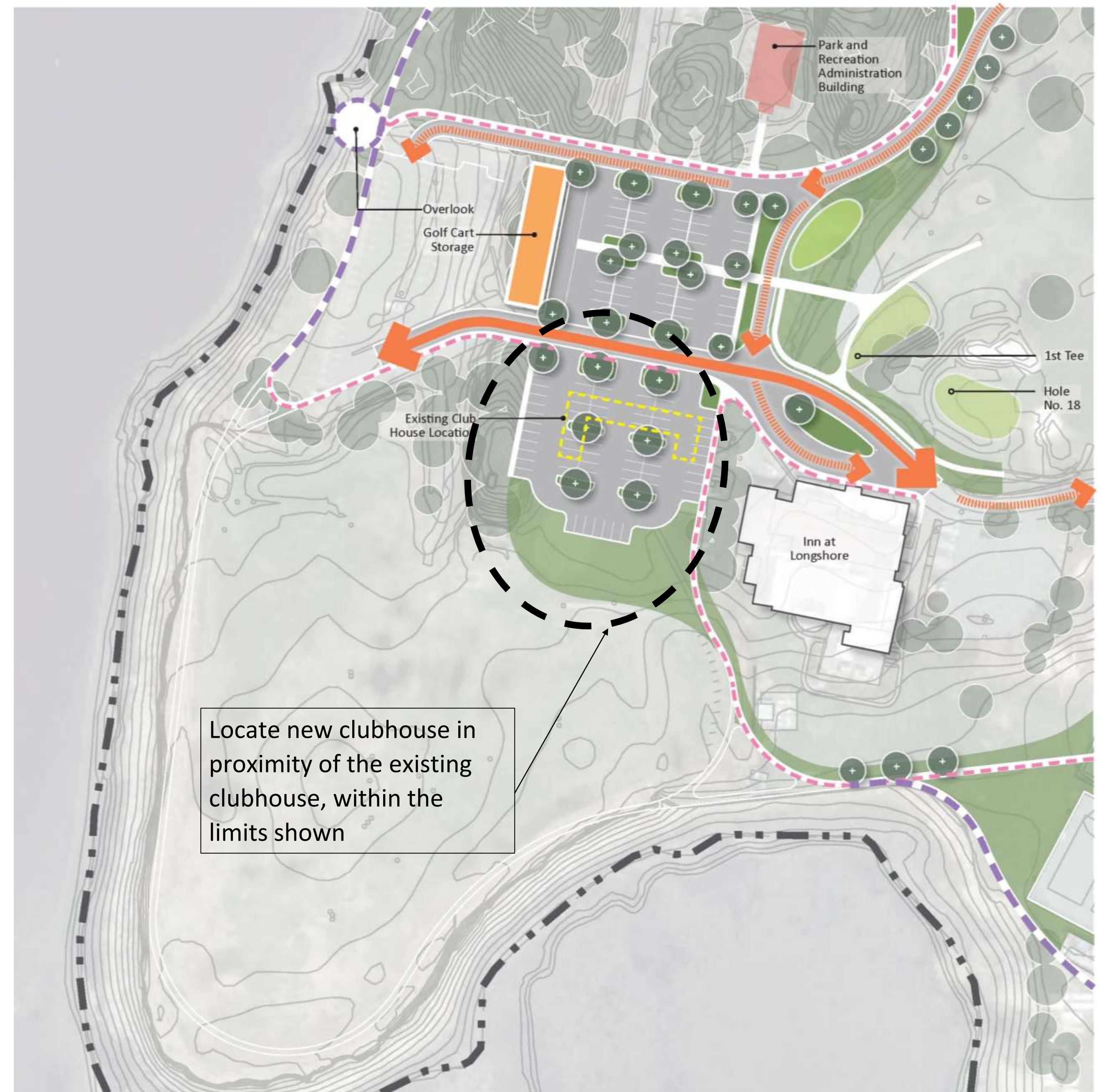


# Improvement Recommendations: Zone 4

Clubhouse, Cart Barn, Parking, Roads, and Inn at Longshore Surrounds

## Clubhouse

- Provides a venue for golf functions
- Provides restrooms/locker rooms
- Provides a Pro Shop for equipment purchase, instruction, and event coordination
- Indoor instruction and club fitting
- Golfer check-in and payment location
- Practice green
- Provides a grill room and outdoor patio



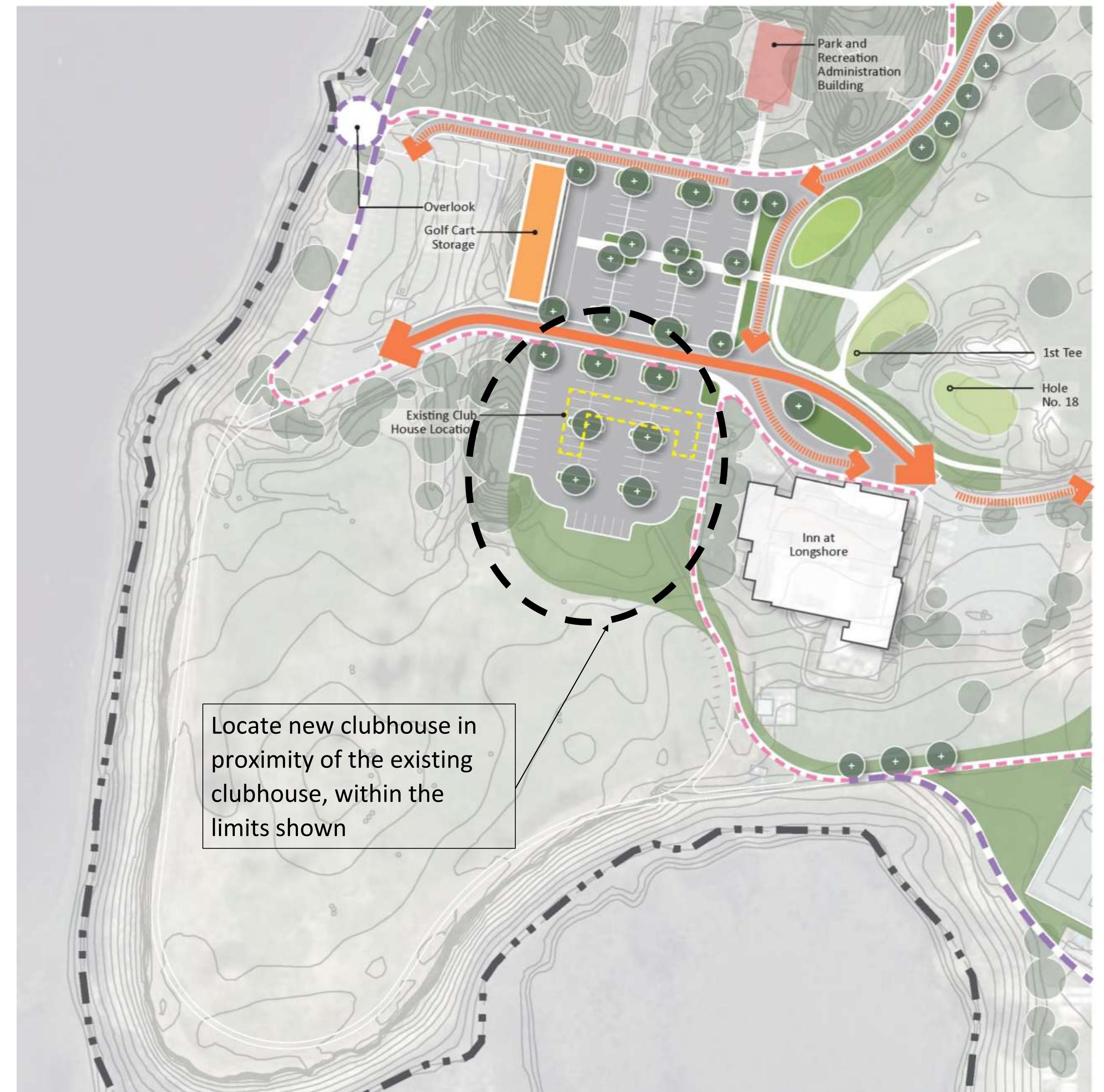


# Improvement Recommendations: Zone 4

Clubhouse, Cart Barn, Parking, Roads, and Inn at Longshore Surrounds

## Site and Landscape

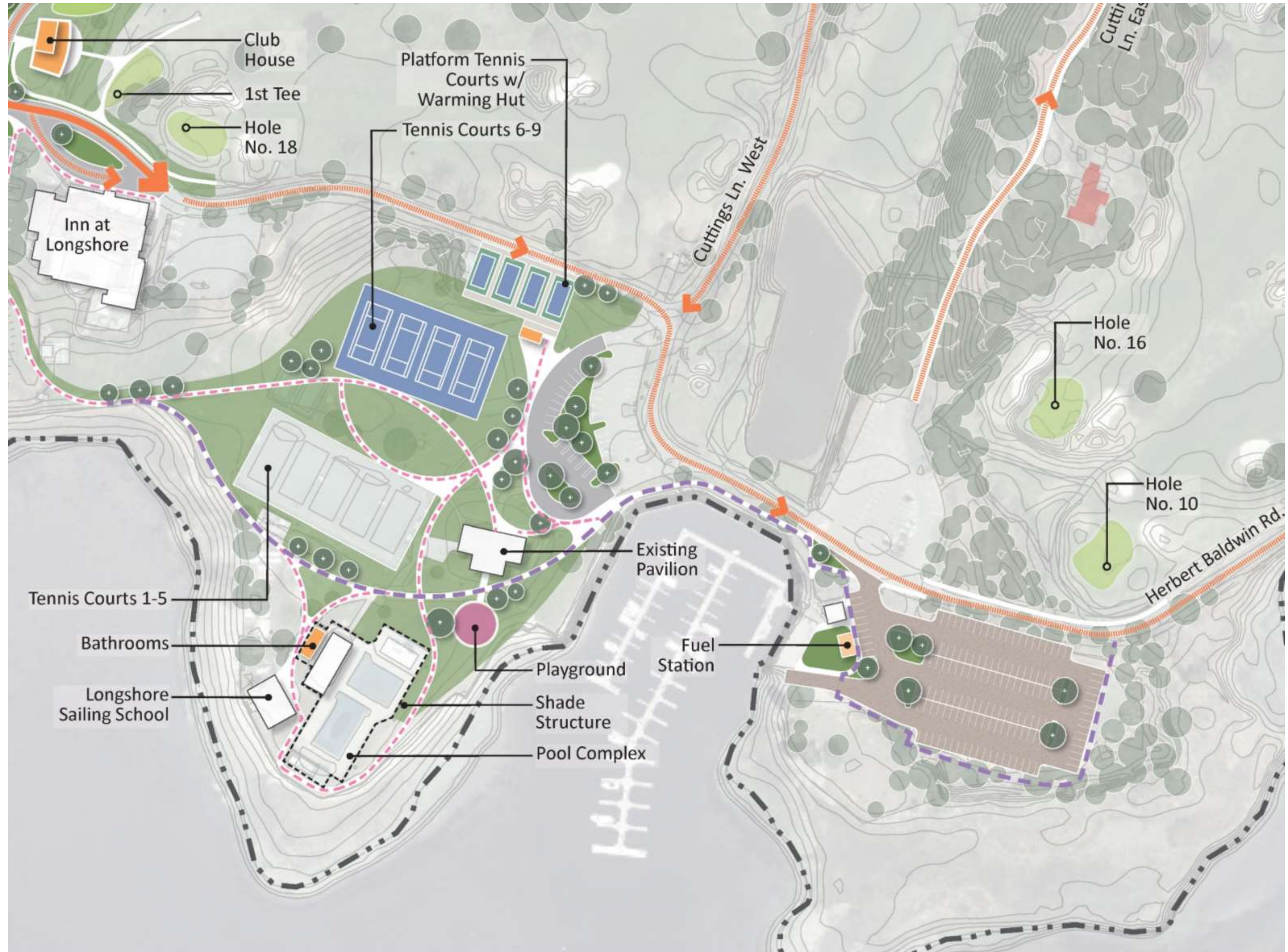
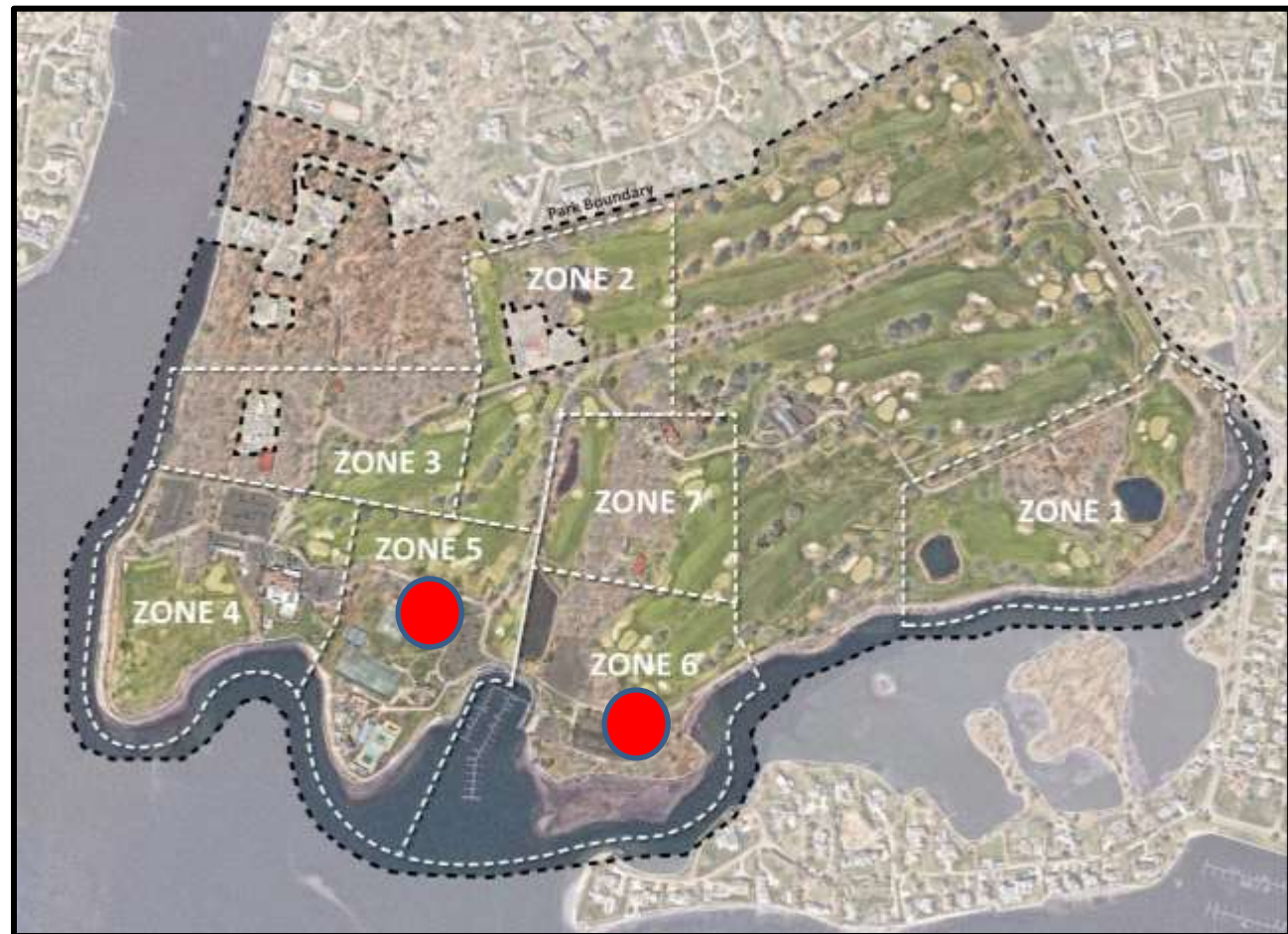
- Parking availability, improved accessibility to the Inn at Longshore, and enhanced pedestrian connectivity from lower parking area
- Maintaining parking capacity
- Introduces stormwater measures (water quality enhancements)
- Shaded parking areas mitigate heat gain and enhance user comfort
- Allows for renovation of service area adjacent to the Inn
- Sets the main park drive away and further to the west from the 1<sup>st</sup> tee





# Improvement Recommendations: Zones 5 and 6

Tennis Courts, Platform Tennis,  
Pool, Playground, Pathways, and  
Parking (see pages 26-29)

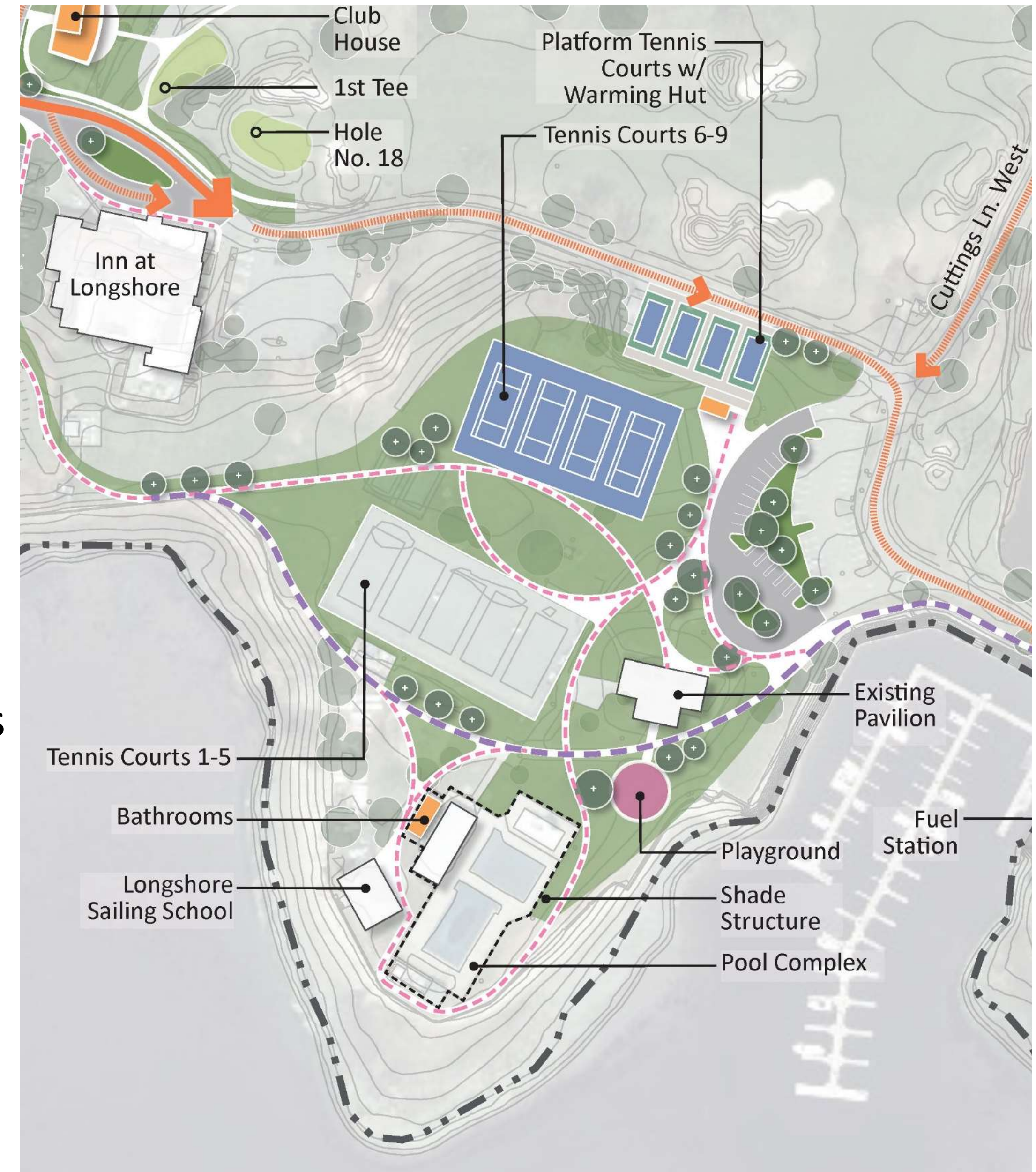




# Improvement Recommendations: Zone 5

## Tennis and Platform Tennis Upgrades and Expansion

- Minimizes fragmentation of open space
- Provides a contiguous space to host events
- Retains space for event overflow parking
- Relocates platform tennis courts closer to parking
- Utilizes slope differential for elevated platform assembly
- Realignment of drop off adds 12 parking spaces
- Realignment of courts 6-9 allows for possible bubble installation
- Realignment of courts overlaps with footprint of existing courts
- Removal of Parks Maintenance facility reduces congestion
- Reduces visual clutter and opens views toward the water





# Improvement Recommendations: Zone 5

## Relocate Parks' Maintenance Facility to Zone 1

- Removes unsightly clutter and maintenance function from high use area
- Improves aesthetics in center of the park
- Creates space for platform tennis in a centralized recreation location with tennis
- Reduces department vehicular traffic within the park (staff, delivery, and maintenance vehicles)
- Reduces fuel consumption and wear and tear on Park's vehicles





# Improvement Recommendations: Zone 5

## Pool and Playground

- Current pools are outdated and have exceeded life expectancy
- Zero entry pool will enhance accessibility for all patrons
- A splash pad will complement playground and pool uses
- Redesign will create opportunity to open views to water
- Playground relocation allows improved access to sailing school
- Current playground is outdated and in need of replacement
- Exterior restrooms off pool building improves accessibility for Sailing School patrons and alleviates need for portable toilets
- Consolidated playground and pool environment increase enjoyment and ease of parental supervision
- Provides new amenities

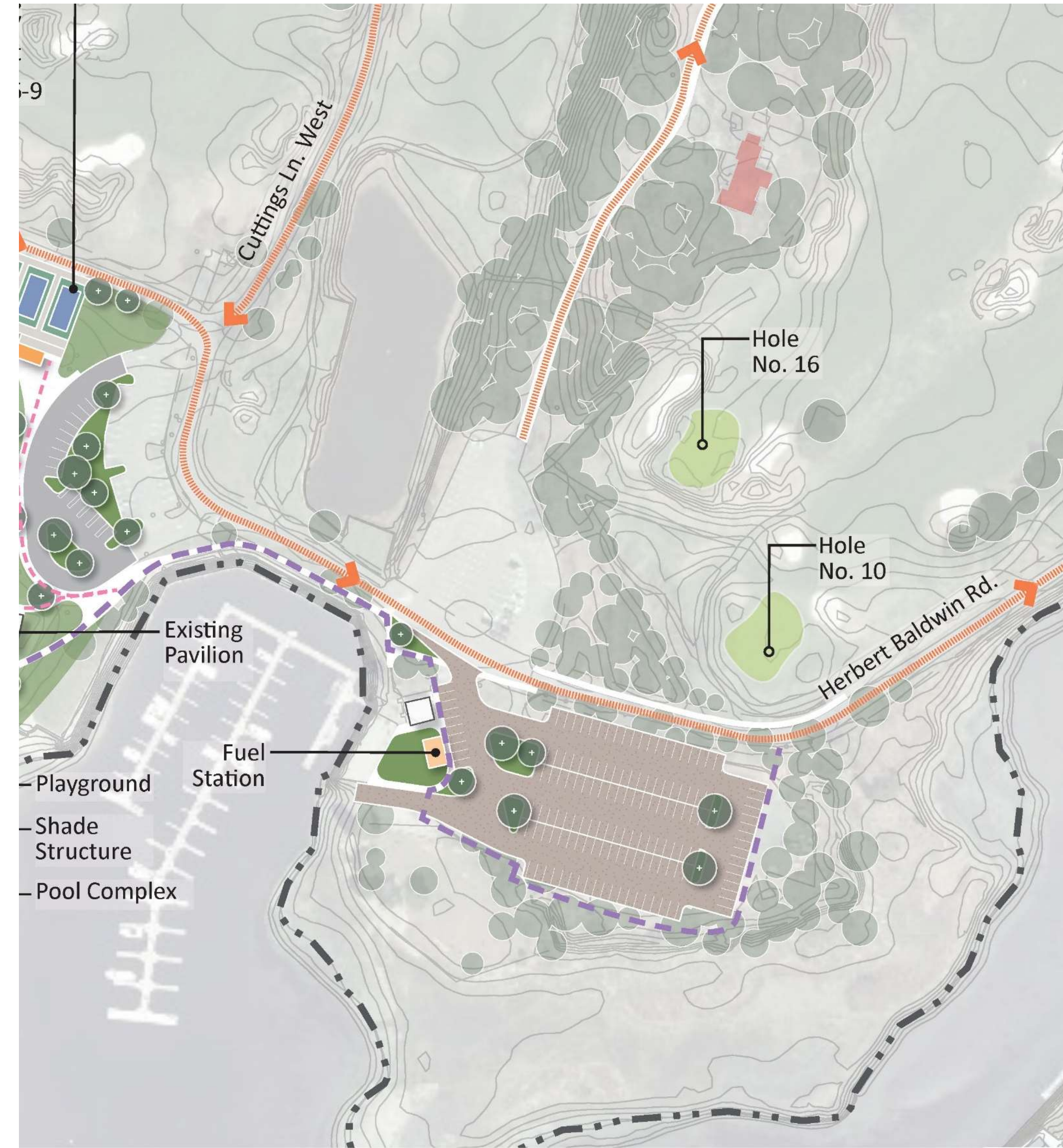




# Improvement Recommendations: Zone 6

## Parking Lot F and Evan Harding Point

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



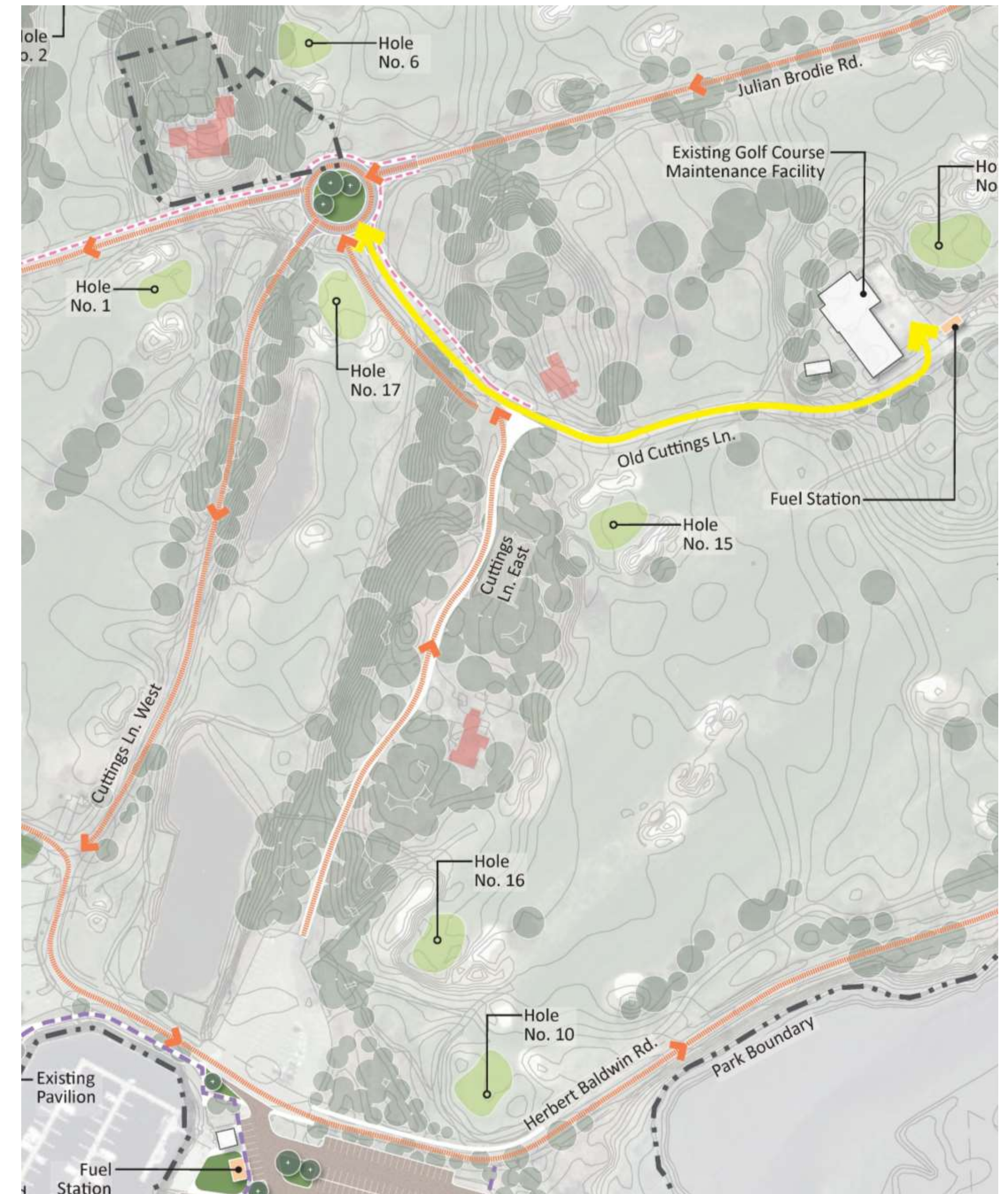


# Improvement Recommendations: Zone 7

## Cuttings Lane East Road

### Cuttings Lane East

- Renovation improves interior vehicle circulation without needing to exit the park or creating conflicts with golf play
- Renovation of roadway allows for installation of a dedicated interior pedestrian pathway





# Longshore Club Park Capital Improvement Plan

10-Year Forecast



# Longshore Club Park Capital Improvement Plan

## 10-Year Forecast

The following forecast captures these improvement recommendations and their respective costs with a schedule for implementation over a 10-year period. Individual projects are scheduled to address the current lack of facilities, the condition of existing facilities, infrastructure upgrades, community enjoyment of the park, and sustainability for the long-term delivery of quality service to the residents of the Town of Westport.

Specific projects are scheduled to unlock the implementation of other needed improvements. For example, the current town-wide park maintenance facility will require relocation before new platform tennis courts can be constructed. Similarly, utility and parking area improvements precede or run concurrent with recreation facility improvements. The 10-year forecast seeks to achieve the highest levels of efficiency and fiscal responsibility.



# Longshore Club Park Capital Improvement Plan

## 10-Year Forecast

### Legend

- \* Supercedes value in Town of Westport 2023 5-Year Capital Forecast
- \*\* Portion reallocated from Town of Westport 2023 5-Year Capital Forecast
- \*\*\* Portion reallocated from Town of Westport 2023 5-Year Capital Forecast
- \*\*\*\* Town of Westport 2023 Capital Forecast value removed and reallocated to other line item

Design and approvals

Construction

Town of Westport 2023 5-Year Capital Forecast item with assigned cost included here

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 Upgrades		\$ 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						



# 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 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



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