



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: August 19, 2024

Re: Westwinds Park Improvements

## Executive Summary

Public hearing authorizing a capital improvement project at Westwinds Park. The proposed improvements include playground replacement, retaining wall replacement, shelter improvements, bench replacement and trail improvements. The total project budget is \$150,000 and is funded by the Park Sales Tax. Portions of the project will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor. Contract labor will be used for the replacement of the playground and retaining walls and park staff will complete all other proposed improvements. The improvements at Westwinds Park are scheduled to begin spring 2025, with an anticipated completion date of early spring 2026.

## Discussion

Westwinds Park, located at 1132 Westwinds Drive, was acquired in 1981 as Land and Water Conservation Fund (LWCF) replacement land that was lost for sewer easements in Frank G. Nifong Memorial Park and Valleyview Park. The 3.5-acre neighborhood park includes a small shelter, playground, walking trail and swing set. The last renovations to the park were completed in 2000.

The Parks and Recreation Department is requesting approval of an ordinance authorizing the capital improvement project at Westwinds Park. The proposed improvements include playground replacement, retaining wall replacement, shelter improvements, bench replacement and trail improvements.

After reviewing the proposed Westwinds Park improvements in the *2013 Parks, Recreation and Open Space Master Plan*, staff focused internal discussions on the replacement of the existing playground and replacement of the retaining walls constructed in 2000. Park staff held a public input meeting at the park on June 17, 2024 and met with citizens to discuss the proposed plans and gain feedback about the proposed improvements. The public had an additional opportunity to provide comments about the project via an online survey at [BeHeard.CoMo.gov](https://www.como.gov) from June 5, 2024 to July 16, 2024. All feedback from the public input meetings and online surveys are included with this Council memo and may also be found online [https://www.como.gov/webapps/cipweb/display\\_project.php?project\\_id=1639](https://www.como.gov/webapps/cipweb/display_project.php?project_id=1639).

Park staff introduced the proposed Westwinds Park improvements to the Parks and Recreation Commission on July 18, 2024. After discussion of the project, the commissioners voted to endorse the proposed improvements and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes the proposed improvements to the park represent a consensus of park users and staff.



The proposed improvements at Westwinds Park include the following:

1. Contract labor will be used to replace the existing playground with a new playground designed for children ages 5 to 12 years old. The new ADA compliant play structure will meet current ASTM safety guidelines, and park staff will install wood fiber mulch throughout the designated playground area.
2. Contract labor will be used to replace three existing retaining walls located at the playground, basketball court and swings. The retaining wall at the playground will be replaced with a new retaining wall. The existing retaining wall at the basketball court will be removed completely as it is not needed and a new concrete curb will replace the retaining wall blocks around the existing swings.
3. Park staff will complete additional work at the park including trail improvements, bench replacement and shelter renovations. The trail improvements will include resurfacing the gravel trail and replacing the three existing wood memorial/heritage benches with new recycled plastic benches. The benches will receive new plaques with identical wording that is on the existing benches. Park construction staff will also complete minor improvements to the shelter to replace the wood ceiling and ceiling vents.

The total project budget is \$150,000 and is funded by the Park Sales Tax. The project is included in the City's FY2024 Capital Improvement Program budget. Portions of the project will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor. The improvements at Westwinds Park are scheduled to begin spring 2025, with an anticipated completion date of early spring 2026.

### Fiscal Impact

Short-Term Impact: The total cost of the capital improvement project is \$150,000 and is funded by the Park Sales Tax.

Long-Term Impact: None

### Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

### Legislative History

Date	Action
N/A	N/A

### Suggested Council Action

After the public hearing, approve the ordinance authorizing the capital improvement project at Westwinds Park.