

December 7, 2023

Bristol Planning Commission
111 North Main Street
Bristol, CT 06010

Re: **Page Park Application for Site Plan Approval: Narrative**

Dear Bristol Planning Commission:

Page Park is an over 82-acre public park located at 641 and 649 King Street. The park is east of the downtown area and across from Bristol Eastern High School. As part of the City Wide Parks, Recreation, Youth & Community Services Master Plan from 2021, Page Park was identified as the park in need of the most improvements. After reviewing the proposed master plan and recent reports on the park we meet with project stakeholders, city staff and the Board of Parks Commissioners to understand their vision for the park. We then prepared a revised master plan with their guidance.

The proposed plan includes new play areas, splash pad, restroom building, great lawn, four pickleball courts, two basketball courts, new shade structures, lighting, walk system, multi-use trail, parking, plantings and other improvements. Page Park dam was determined to be in poor condition and required significant repairs. The existing spillway and culvert will be replaced, a new stream channel will be created, and the pond bank will be improved.

The site plan includes three new buildings as part of the improvements. The first is a restroom and storage building near the great lawn. This building includes three ADA accessible individual unisex restrooms with a space for storage and splash pad control equipment. The building is about 20' wide by 20' long and just under 15' to the peak of the roof. The facade is made of a durable stone veneer to match other stonework on site and a metal roof. The second building is a timber shade structure with a steel roof. It is 24' wide by 36' long and about 18' high to the peak of the roof. This is an open-air pavilion located just south of the existing tennis courts. The third building is a fabric shade structure to the west of the tennis courts. It is a triangle shape with each side measuring 30'. The highest corner is 14' high.

The park currently has about 79 parking spaces. The proposed site plan will have 226 parking spaces. This increase is due to the additional programming opportunities and use of the park due to the proposed improvements. The existing 33 space parking area near the lodge will be replaced with a 60-space lot. A new 20 car parking area will be added west of the tennis courts to provide closer parking for the tennis courts, pickleball and sledding hill. Another 60-space lot will be located adjacent to the pavilion and great lawn area. The existing informal dirt parking area by the disc golf will be formalized into a 50-car parking area. All parking areas will be lighted and landscaped to meet the zoning regulations.

Site lighting will be provided at all parking areas and along the walk system and multi-use trail. The typical light fixture used through the park will be an LED full cut off type on a 25-foot tall pole. In the great lawn area, a more decorative post top fixture will be used on a 15-foot tall pole. Site lighting will be on from dusk to dawn for security purposes.

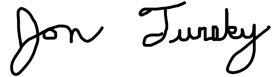
The four pickleball and two basketball courts will be lighted with LED sports lighting fixtures. The pickleball court will have two fixtures mounted on 50' tall poles. Each basketball court will have two fixtures mounted on 40' tall poles. The fixtures will be on a timer and activated by a push button for on demand use only.

As part of the improvements there will be new signage provided. Signage will identify the park, assist users with wayfinding and provide rules and regulations for individual features or areas of the park. A large stone gateway will be built at the King Street Entrance to replicate the entrance at the former DeWitt Page and Mae Rockwell Page residence.

Overall, we feel these improvements will be a great addition and much needed refresh to this important asset for the City of Bristol.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

A handwritten signature in black ink that reads "Jon Tunsky". The signature is written in a cursive, slightly slanted style.

Jonathan Tunsky, PLA, CPSI
Project Manager