

Westwood Park Master Plan

April 18, 2025

3:00 pm.

Present: Members Blake, Davis, Foster, Haws, Hurley, Simpson and Wadley

Absent: None

City Officials

Present: Jason Olsen, Director of Parks and Recreation
James Briggs, Park Development Manager
Mark Claude, Westwood Tennis Professional
Paul Krout, Golf Maintenance Superintendent
Rick Parish, Westwood Golf Professional
Mitchell Richardson, Recreation Supervisor
Karla Sitton, Administrative Technician IV

Others Present: Kerry Azzarello, GSB
Colton Craig, Smyers Craig & Coyne
Will Dierinzo, Tom Hoch Design
Michael Hinchey, GSB
Chris Savage, Wallace Design Collective

ITEM 1, being:

REVIEW THE SEPTEMBER 13, 2024 WESTWOOD PARK MASTER PLAN COMMITTEE MINUTES

Staff emailed the minutes to the Committee prior to the meeting. Staff asked if there were any questions and the Committee did not have any questions or comments.

ITEM 2, being:

REVIEW PROPOSED WESTWOOD PARK MASTER PLAN

Mr. Michael Hinchey, GSB, highlighted the proposed (Revised) Westwood Park Master Plan (WWPMP) to include the following: 1) New main entry off Robinson Street; 2) Twelve outdoor standard tennis courts; 3) Three indoor tennis courts with Pro Shop; 4) Eight indoor pickleball courts; 5) Four outdoor junior tennis courts; 6) Activity lawn; 7) Golf clubhouse, bar and grill, banquet facility with outdoor dining; 8) Twelve covered hitting tees; 9) Cart storage building; 10) Cart staging courtyard; 11) At the Turn Grill near aquatics center; 12) 570 total parking spaces; and 13) New city property and roadway at Tee Circle.

Mr. Hinchey said currently there are 379 parking spaces and the additional proposed parking will definitely help during peak spring/summer hours, i.e., during tennis and/or golf tournaments and when the Westwood Family Aquatic Center (WWFAC) is open. He said the additional parking would also accommodate pickleball play and banquet room rentals (250 seats).

Mr. Hinchey said the Cart Staging area is designed to line up golf carts for play as well as an entertainment area with tables & chairs for events such as Beer Gardens, etc. The Committee discussed and suggested flipping the Cart Staging and Cart Parking area(s) so that the Food & Beverage (F&B) entertainment (location of Kitchen area within the golf clubhouse) can be closer/combined with the Golf entertainment, i.e., Cart Staging as well as At The Turn Grill can be utilized as F&B areas where players can go to eat/drink after play and/or for entertainment/events where the public can go to experience a unique Westwood Park facility. The Committee discussed whether another level could be added to the Golf Clubhouse and Staff said that can be explored, but might not be possible due to the proximity of the Max Westheimer Airport.

Mr. Colton Craig, Smyers, Craig & Coyle, presented the Golf Course renovation, highlighting the current layout of the course and the proposed layout. He said the current irrigation and drainage infrastructure is at its life span, the irrigation reservoir is at capacity, and the bunker quality can be improved. Mr. Craig said the biggest change

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to the golf course would be flipping the #1 and #10 holes; however, having the #9 and #10 holes on the same side of the golf course will reduce traffic. He showed pictures of different styles of bunkers, but felt an open range concept to capture run off would be more practical and affordable. Member Blake asked whether the open range bunkers would be enough to hold water during heavy rains and Mr. Craig said yes; however, the bunkers would drain into the pond that will be enlarged to capture and hold more water than it currently does.

Mr. Craig thought a good theme would be the *Wild Wild Westwood* and showed various accessories that could be installed to bring the final touches to the theme, to include tee markers, wood bunker rakes, rustic hole signage and returning to the retro jersey flags that were used on the original Westwood Golf Course. Mr. Craig said some trees would be removed; however, new trees will be strategically replanted on the exterior margins of the golf course to screen busy roads (Robinson Street), unsightly structures and the WWFAC. He said more tree-plantings would be strategically group (planted) on the course.

Member Simpson felt there needed to be a more clear line of shot from the Golf Pro Shop to Tee #1. He asked whether lights at the driving range can be added to the Master Plan and Staff said yes. Member Simpson felt hitting bays are a very good revenue source and highly recommended adding more than the proposed 12. Staff said the facility could possibly be open later (after dark) if additional revenue could be made by adding lights and/or more hitting bays.

ITEM 3, being:

REVIEW AND DISCUSS SITE PLAN, PLAN RENOVATION DRAWINGS AND PUBLIC INPUT

Mr. Hinchey said two public meetings were held yesterday, April 17th at the Westwood Golf Pro Shop at 3:30 p.m. and at the Westwood Tennis Center at 5:30 p.m. to show the proposed WWPMP and gather public input. He said some of the comments received included more screening was needed in the tennis areas (from Robinson Street), flipping the tennis courts and pickleball courts and a desire to have four (4) indoor courts rather than the proposed three (3) indoor courts. Mr. Hinchey said it had been mentioned at the last steering committee meeting that the junior tennis courts might not be necessary, and he felt they could be removed from the proposed master plan, which would allow another indoor court to be installed. The Committee discussed and referred to have the junior courts removed so that another indoor court could be installed which would allow for USTA 10 and under tournament play and Senior League matches. Member Foster suggested showing junior courts as a future build, add or alteration on the master plan. He asked if the proposed design included a stadium court(s) and Mr. Hinchey said yes, the two middle (south) courts have bleachers along the east side of one court and bleachers along the west side of the other court. Mr. Will Dierinzo, Tom Hoch Design, said if desired, those two courts could be sunken and said California Corners added to all the tennis courts will eliminate the dead space as well as improve ball retrieval.

Member Foster said another comment made was whether a second story could be added to the Golf Clubhouse and Mr. Hinchey said that could be explored; however, it might not be possible due to the proximity of the Max Westheimer Airport. Member Haws asked the current length of the Golf Course and Staff said 6,207 yards, but the proposed plan shows to extend it to 6,396 yards. She asked the Design Team to make some changes in order to get the course to 6,500 yards so that Westwood Golf can accommodate and bring in larger junior tournaments (OJGT & AJGA).

Member Simpson said he had a little concern about the total re-design and encouraged the Committee to not lose what makes Westwood – Westwood, when considering the final master plan. He felt the City would need to support an operating plan that will help maintain the Golf and Tennis facilities, which should include hiring more maintenance workers. Mr. Craig felt like the design for new Golf and Tennis facilities will be easier to maintain than the current facilities and Member Davis agreed, stating this will be a “selling point” to the community. He said this design would be more inviting to golfers and felt more would come early for lunch or stay later for dinner, etc., over the current facility. Mr. Olsen said Westwood Park is a Special Revenue Fund; however, at some point we would like to start budgeting the Westwood Park facilities into the Parks and Recreation Fund accounts. He said the revenue would be reinvested back into the Westwood facilities, i.e., Golf, Pool and Tennis.

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ITEM 4, being:

REVIEW WESTWOOD PARK MASTER PLAN UPDATES REGARDING CONSTRUCTION, PHASING AND UTILITIES

Mr. Chris Savage, Wallace Design Collective, highlighted the project sequencing stating the construction will be concurrent and the Westwood Family Aquatic Center (WWFAC) will remain open. He said the sport courts will take 8 months to construct; the golf course will take 14 months to construct; and the golf clubhouse will take 8 months to construct. He provided the information for the golf course construction timeline as follows:

- Construction Drawings: January (Year 1)
- Bid Administration, Select Builder & Social Media Reveal: April (Year 1)
- Site Clearing/Grubbing: November (Year 1)
- Golf Course Construction: Start (Year 2)
- Grassing Golf Course: July (Year 2)
- Course Opening: October (Year 2)
- Press Release and Event: April (Year 3)

Mr. Savage said site and civil issues would need to be considered for the primary access entry on Robinson Street, three secondary entries, and access to the golf maintenance building. He said additional site and civil considerations will need to be addressed for storm water detention, on-site drainage, water & sanitary, electric & telecom and natural gas. Mr. Savage said the depth of the current pond will be increased and rain gardens could be installed to help with relocating run-off before it enters the golf course. Member Simpson asked what the phase plan is for the new park maintenance facility, suggesting it be constructed in the beginning since they are now located in the golf pro shop building which will need to be demolished.

ITEM 5, being:

NEXT STEPS

Mr. Hinchey said the Design Team will work together to integrate the public comments and Committee requests (discussed today) into the proposed WWPMP. Mr. Jason Olsen, Director of Parks and Recreation, said Staff would like the Committee to review the updates as well as the project cost estimate and get their recommendation on moving the master plan forward to the Park Board. The Committee discussed and agreed to meet on May 1, 2025 at 1:00 p.m. Mr. James Briggs, Park Development Manager, asked the Design Team to include the art "Splash" in the updated WWPMP.

Mr. Olsen said the Design Team will present the WWPMP to the Park Board on May 1, 2025 at 5:30 p.m. and they will consider recommending the master plan move forward to Council. He invited the Committee members to attend the Park Board meeting to show support and answer questions. The Design Team will present the master plan to Council on May 27, 2025 at a Study Session meeting and at the June 10, 2025 City Council meeting for their consideration of adoption of the master plan.

ITEM 6, being:

ADJOURNMENT

The meeting adjourned at 4:30 pm.