



Weston & SampsonSM
design studio

Revitalization of Page Park

Connecticut Parks Association

June 12, 2025

Presenters



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Dr. Joshua T. Medeiros, Ed.D., CPRE
Superintendent of Bristol Parks, Recreation,
Youth & Community Services



Jon Tunsky, RLA, CPSI
Project Manager
Weston & Sampson

Goal: Teach and inform park professionals the methods and challenges in funding park improvements, design and construction while inspiring to do the same in their communities.



AGENDA

01

**Securing Funding/
Community Engagement**

02

Master Plan Process

03

Design/Permitting/Bidding

04

Construction Progress

- 2007 – Bristol Park Renovations
- 2020 – Parks Master Plan & Community Engagement
- 2021 – Funding in Phases (\$21 million)

Master Plan



Master Plan



Existing Conditions



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Existing Conditions



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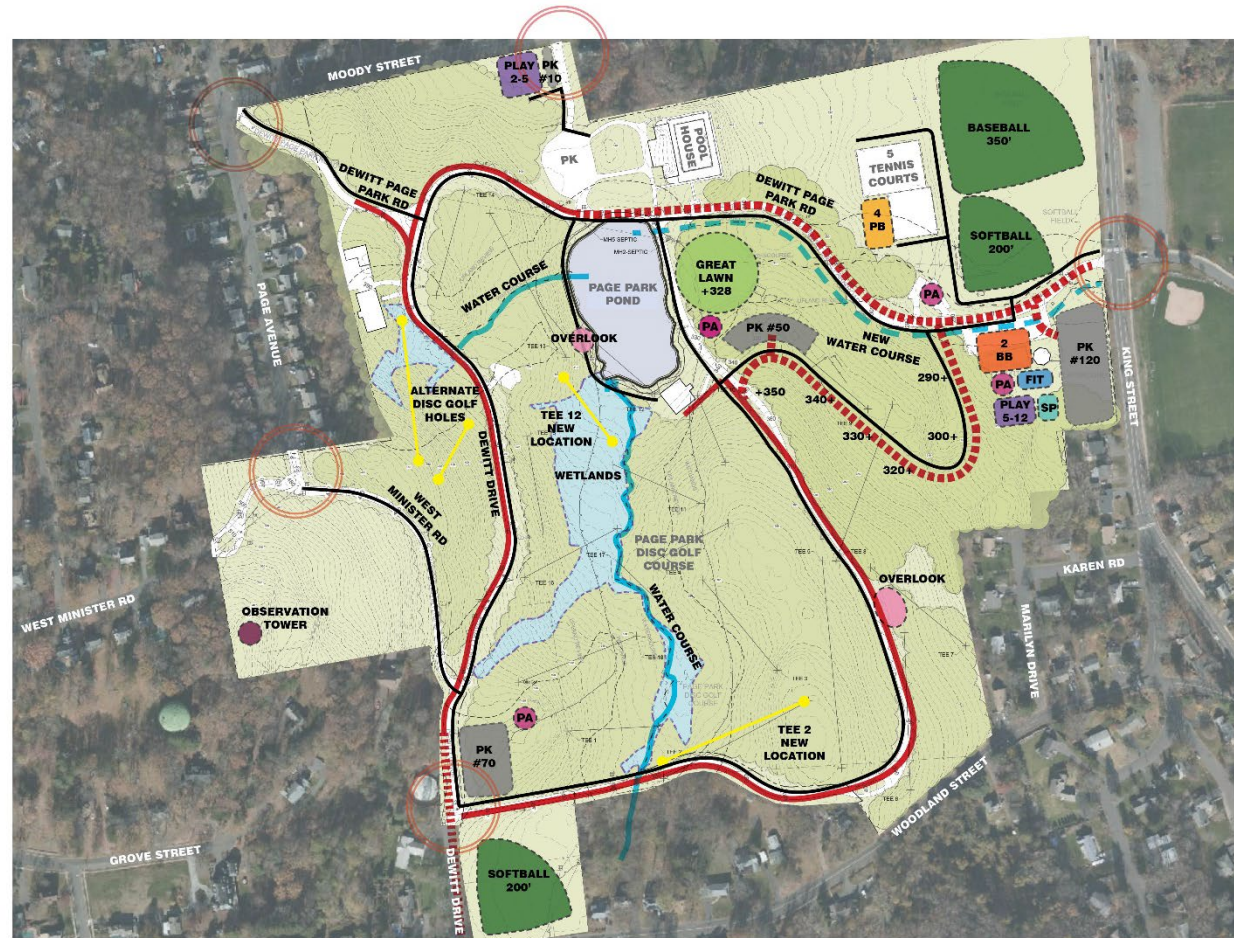
Preliminary Thoughts

- Provide Open Green Space
- Support Pavilion and Pond Use
- Enhance Programming
- Promote Water Quality
- Promote Wildlife Habitat
- Provide Native Vegetative Buffer
- Parking Alternative

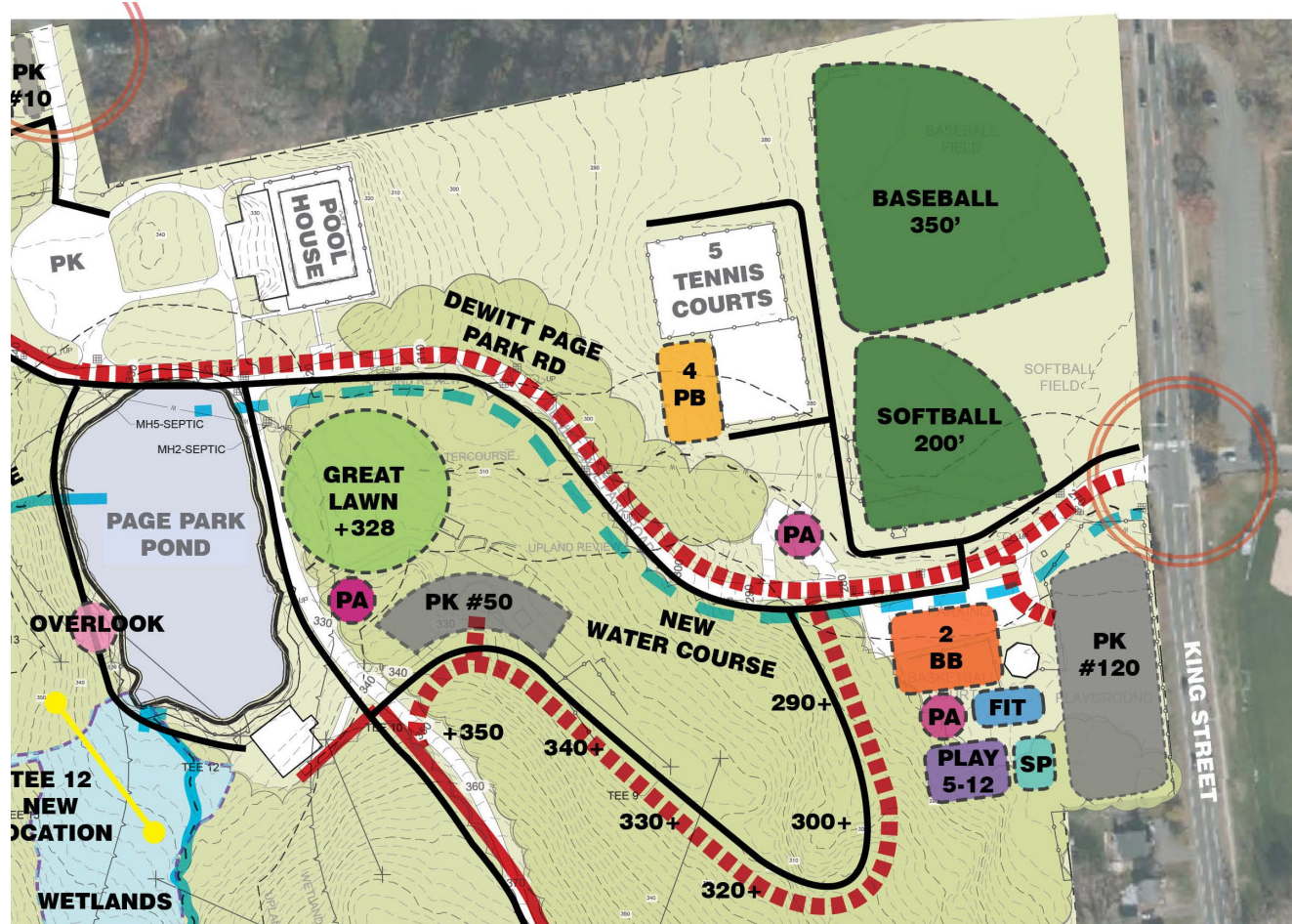


Master Plan

-  ACCESS POINTS
-  2-WAY VEHICULAR LANE
-  1-WAY VEHICULAR LANE
-  PEDESTRIAN SIDEWALK
-  EXISTING WETLAND AREA
-  EXISTING WATER COURSE
-  PROPOSED WATER COURSE
-  DISC GOLF
-  PARKING LOT (PK)
-  PLAYGROUND (PLAY)
-  GREAT LAWN
-  SPLASH PAD (SP)
-  PAVILION (PA)
-  OVERLOOK
-  OBSERVATION TOWER
-  FITNESS (FIT)
-  BASKETBALL COURT (BB)
-  PICKLE BALL COURT (PB)
-  SOFTBALL FIELD 200'
-  BASEBALL FIELD 350'

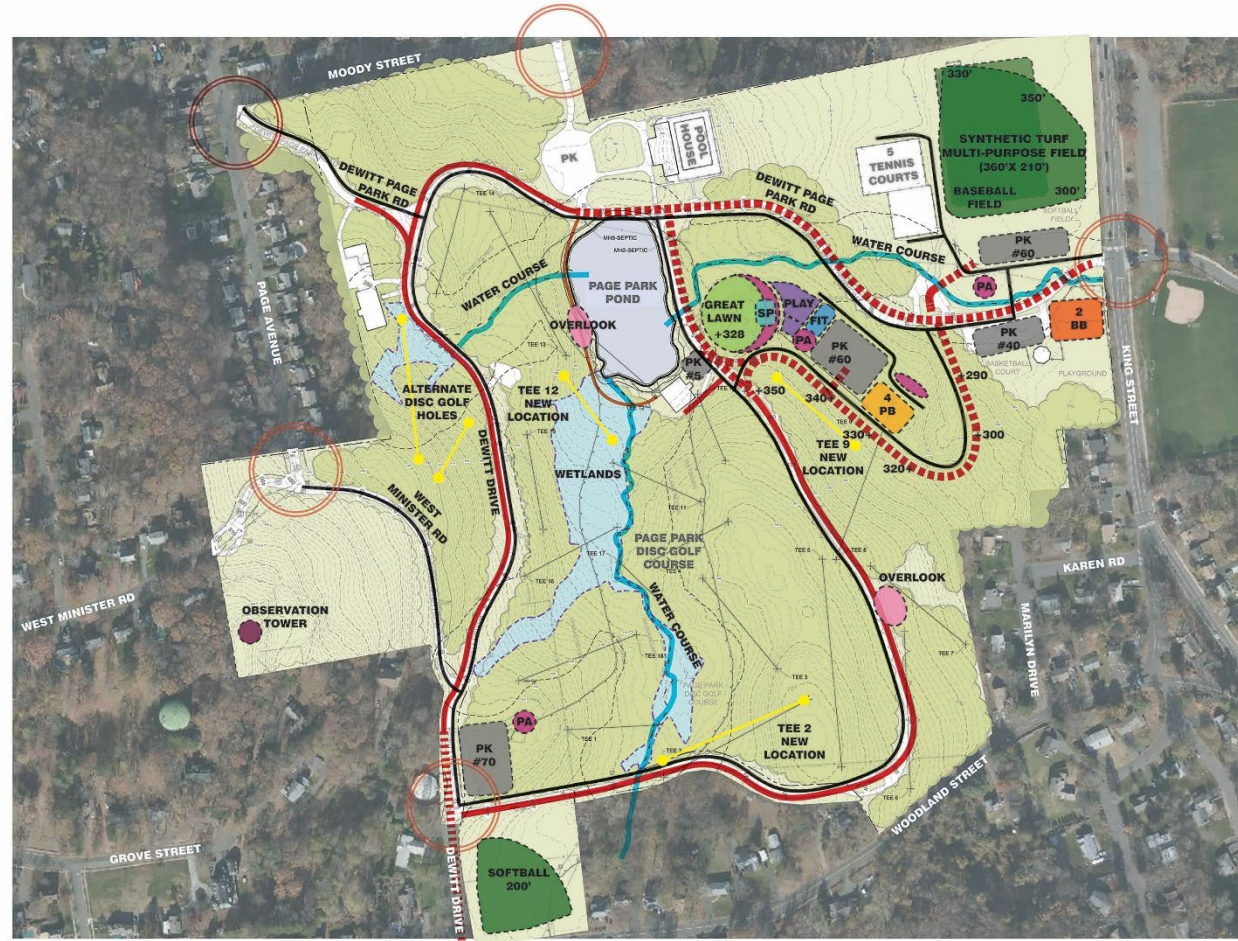


Master Plan

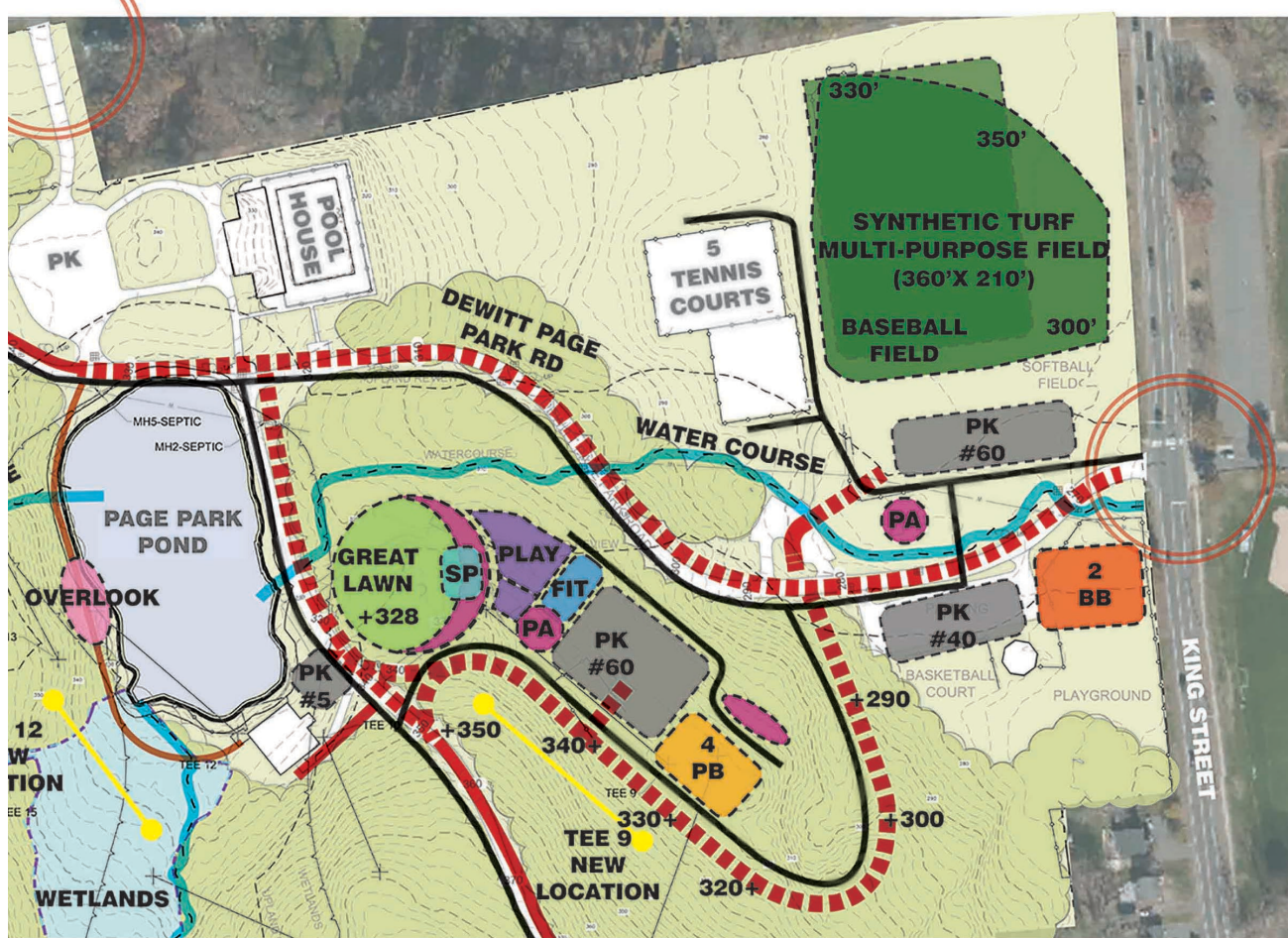


Master Plan

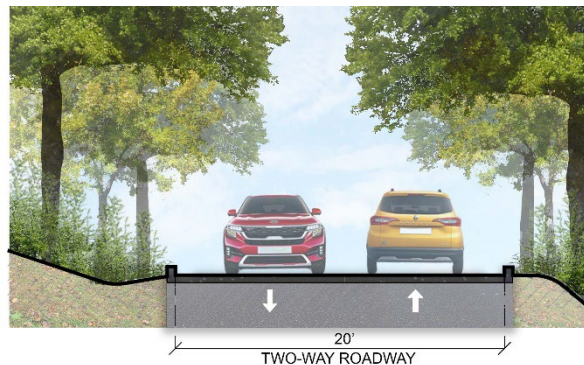
-  ACCESS POINTS
-  2-WAY VEHICULAR LANE
-  1-WAY VEHICULAR LANE
-  PEDESTRIAN SIDEWALK
-  BOARDWALK
-  EXISTING WETLAND AREA
-  EXISTING WATER COURSE
-  DISC GOLF
-  PARKING LOT (PK)
-  PLAYGROUND (PLAY)
-  GREAT LAWN
-  SPLASH PAD (SP)
-  PAVILION (PA)/ SHADE STRUCTURE
-  OVERLOOK
-  OBSERVATION TOWER
-  FITNESS (FIT)
-  BASKETBALL COURT (BB)
-  PICKLE BALL COURT (PB)
-  SOFTBALL FIELD 200'
-  BASEBALL FIELD
-  SYNTHETIC TURF MULTIPURPOSE FIELD



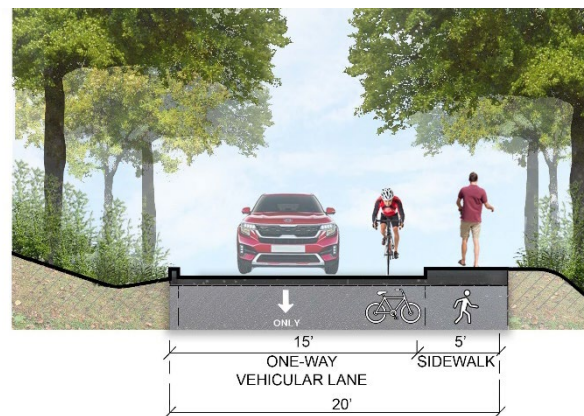
Master Plan



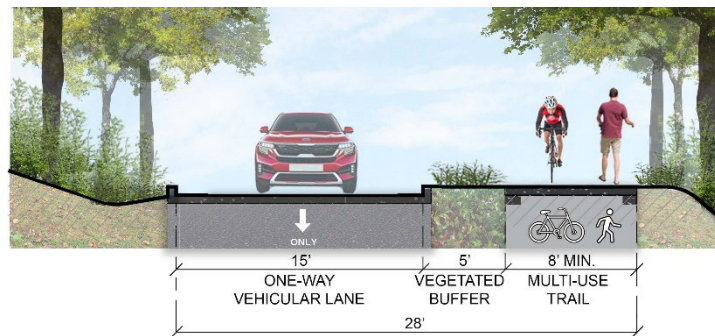
Master Plan



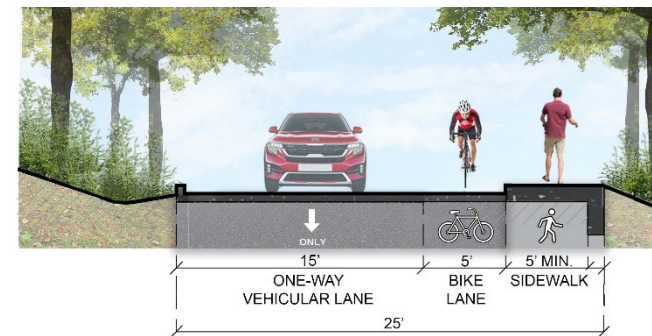
A EXISTING CONDITION



B ONE-WAY ROADWAY WITH SIDEWALK

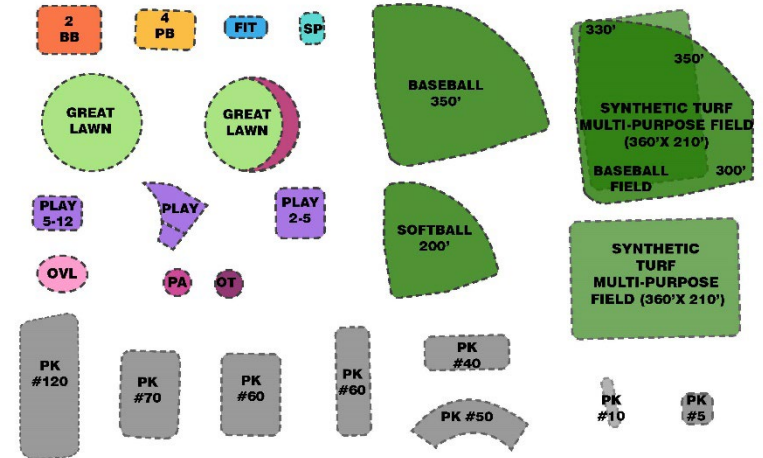


C ONE-WAY ROADWAY WITH SHARED MULTI-USE TRAIL



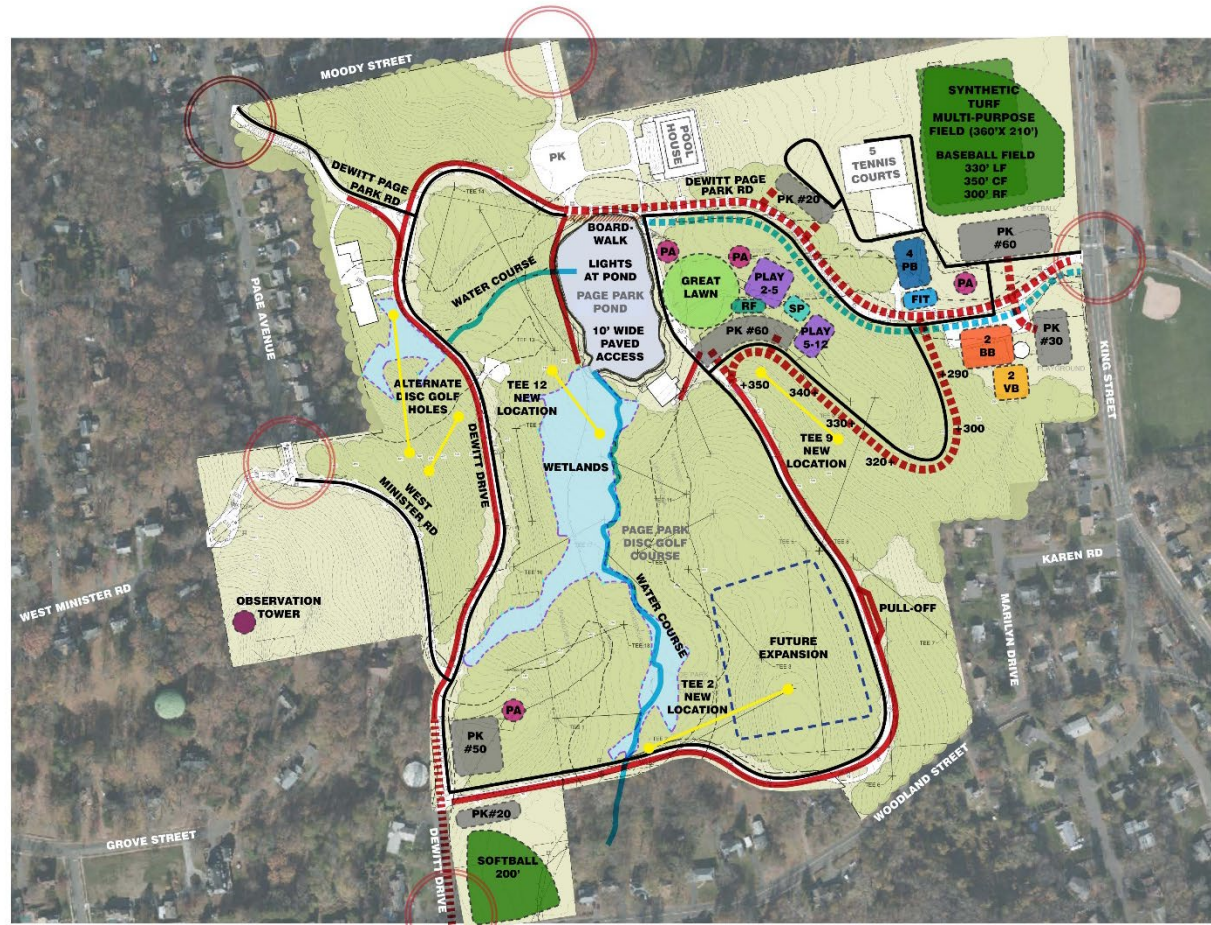
D ONE-WAY ROADWAY WITH BIKE LANE AND SIDEWALK

Master Plan

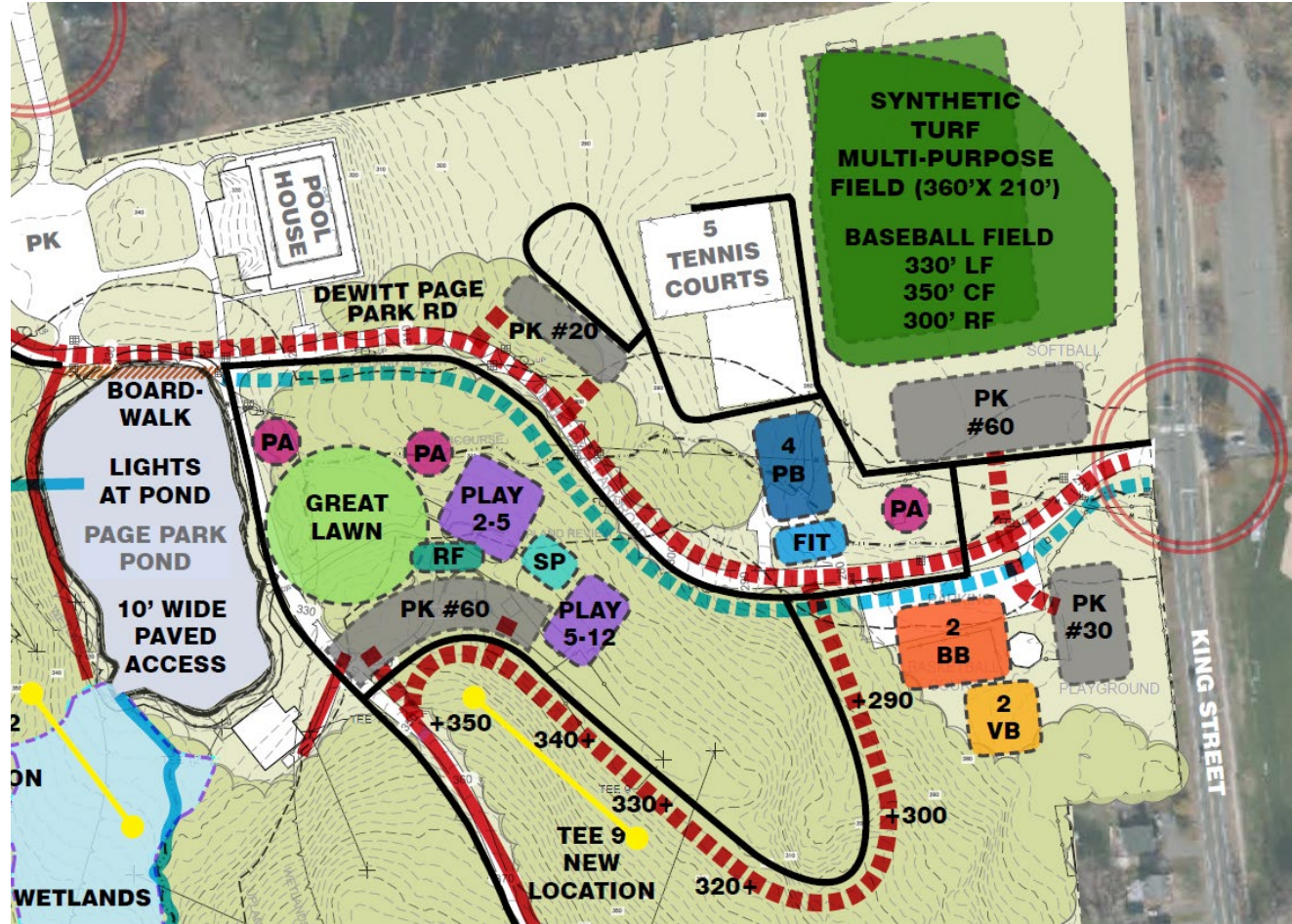


Master Plan

-  ACCESS POINTS
-  2-WAY VEHICULAR LANE
-  1-WAY VEHICULAR LANE (15' / 5' VEGETATION / 8' MULTI-USE TRAIL)
-  PEDESTRIAN SIDEWALK
-  BOARDWALK
-  EXISTING WETLAND AREA
-  EXISTING WATER COURSE
-  PROPOSED WATER COURSE
-  DISC GOLF
-  FUTURE EXPANSION
-  PARKING LOT (PK)
-  PLAYGROUND (PLAY)
-  GREAT LAWN
-  RESTROOM FACILITIES (RF)
-  SAND VOLLEYBALL COURT (VB)
-  SPLASH PAD (SP)
-  PAVILION (PA)
-  OBSERVATION TOWER
-  FITNESS (FIT)
-  BASKETBALL COURT (BB)
-  PICKLE BALL COURT (PB)
-  SOFTBALL FIELD 200'
-  BASEBALL FIELD
-  SYNTHETIC TURF MULTI-PURPOSE FIELD



Master Plan



Master Plan



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Page Park - Master Plan Revisions Voting Results Bristol, CT Concept

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4/20/2022

Page Park - Master Plan Revisions Voting Results

ITEM	VOTES	CHIPS TO VOTE	PRIORITY
Restroom Facilities	6	1	6
Great Lawn	11	2	5.5
King Street Park Entrance Improvements	5	1	5
Play Areas	5	1	5
Basketball	4	1	4
Lighting of Walks/Roads	8	2	4
Observation Tower	4	1	4
Pickleball	3	1	3
Active Recreation Pavilion	3	1	3
Parking at Tennis Courts	3	1	3
Splash Pad	6	2	3
Softball Field	6	2	3
Synthetic Turf Multipurpose/Baseball Field	8	4	2
Sand Volleyball Courts	2	1	2
1-Way Vehicular Drive with Vegetated Buffer (Pond to Softball)	4	2	2
1-Way Vehicular Drive with Vegetated Buffer (Softball Field to Pavilion)	3	2	1.5
Fitness Equipment	1	1	1
Great Lawn Pavilions	1	1	1
Disc Golf Pavilion	1	1	1

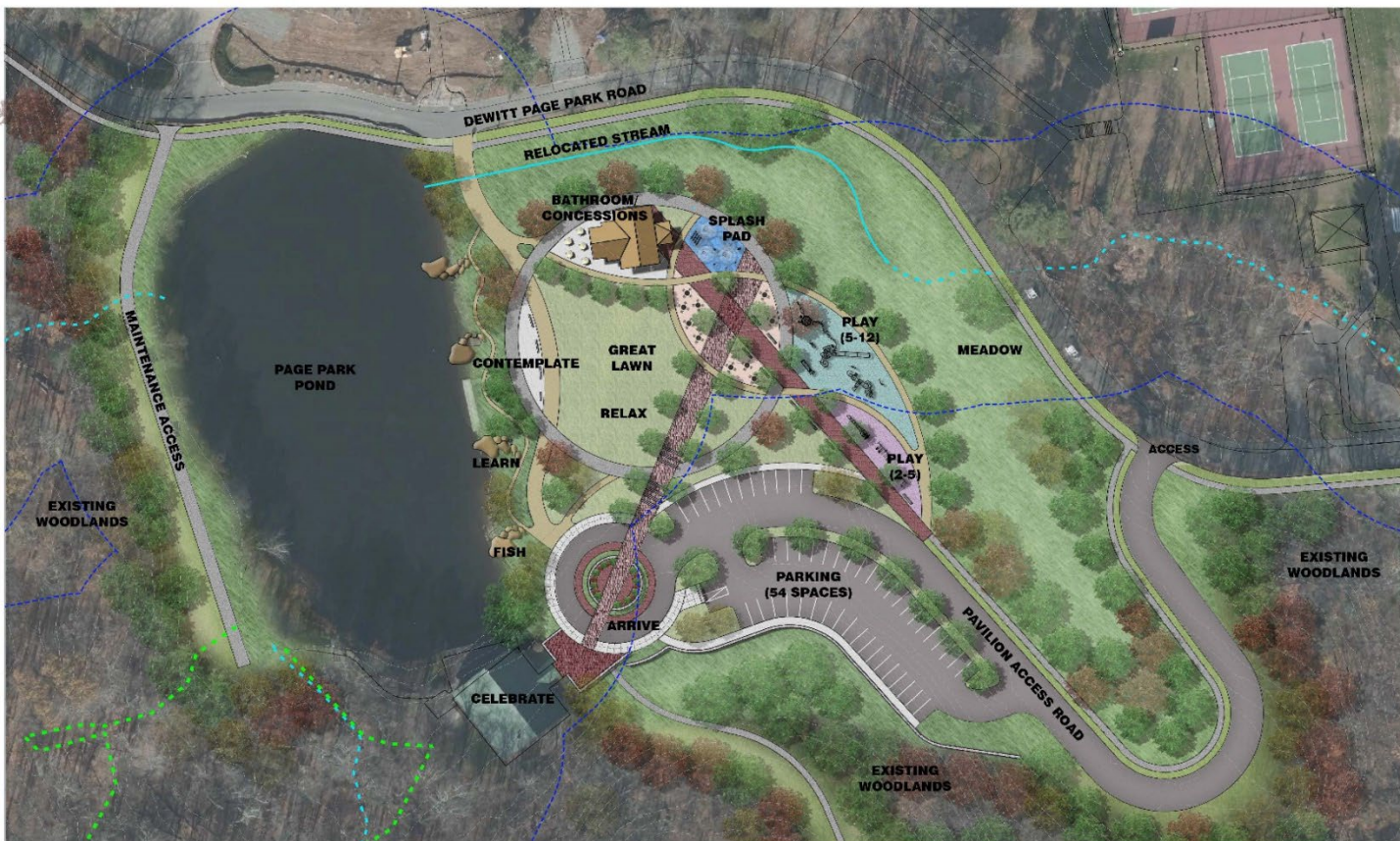
Design



SCALE: 1"=30'
0' 30' 60' 90'



BRISTOL CT
PAGE PARK- CONCEPT 1
JUNE 14, 2022



SCALE: 1" = 30'
0' 30' 60' 90'



BRISTOL CT
PAGE PARK- CONCEPT 2
JUNE 14, 2022

Design













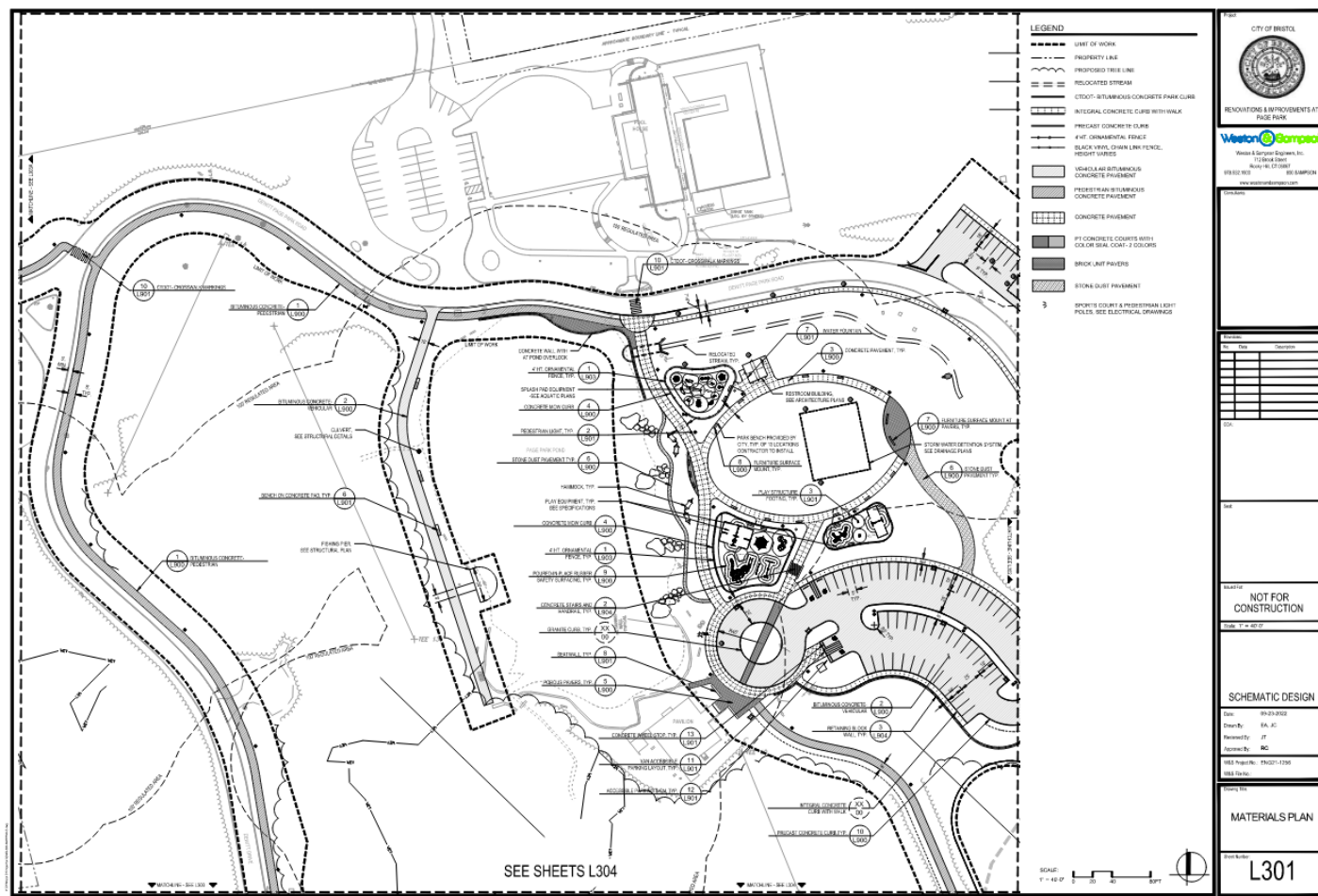




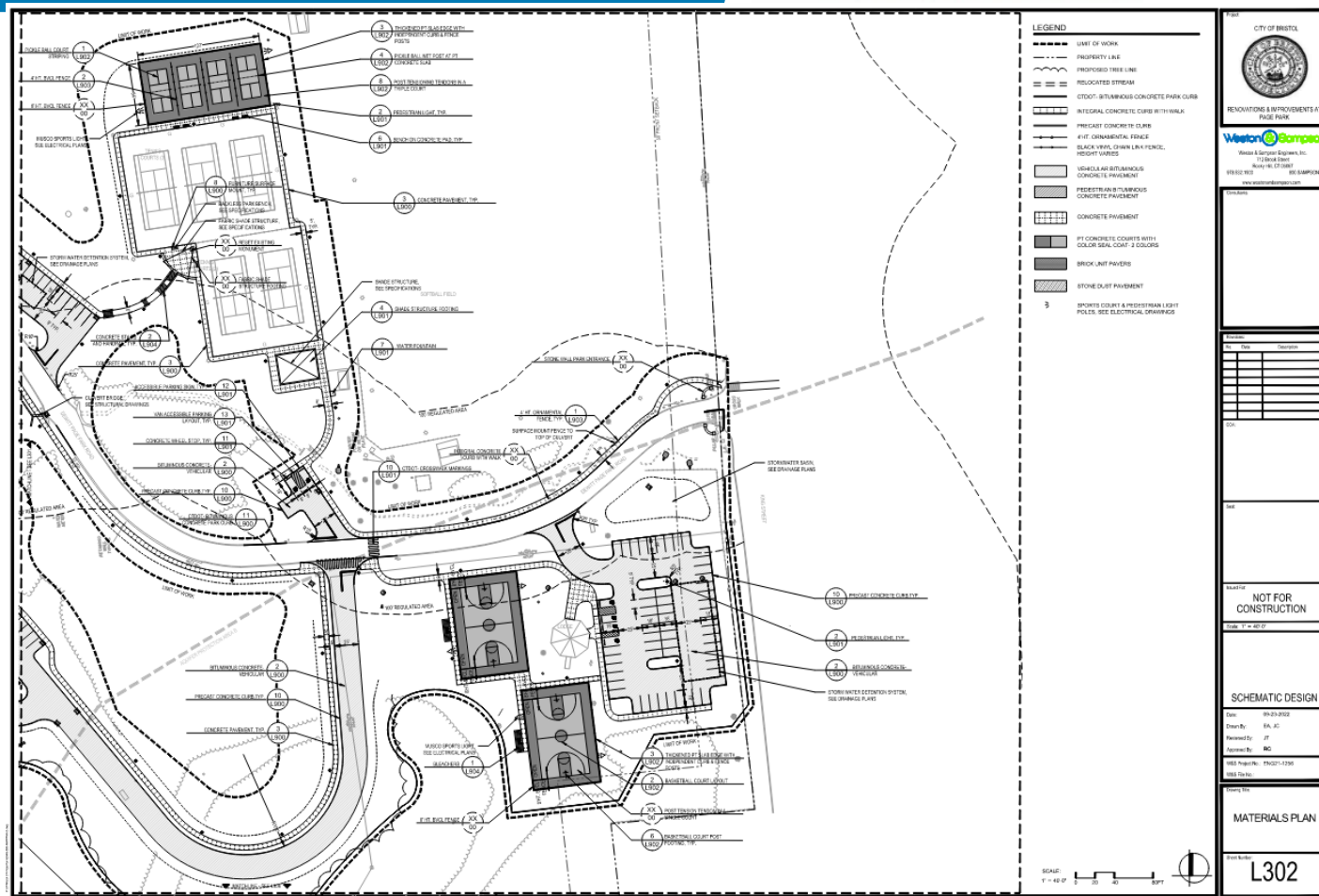


Design

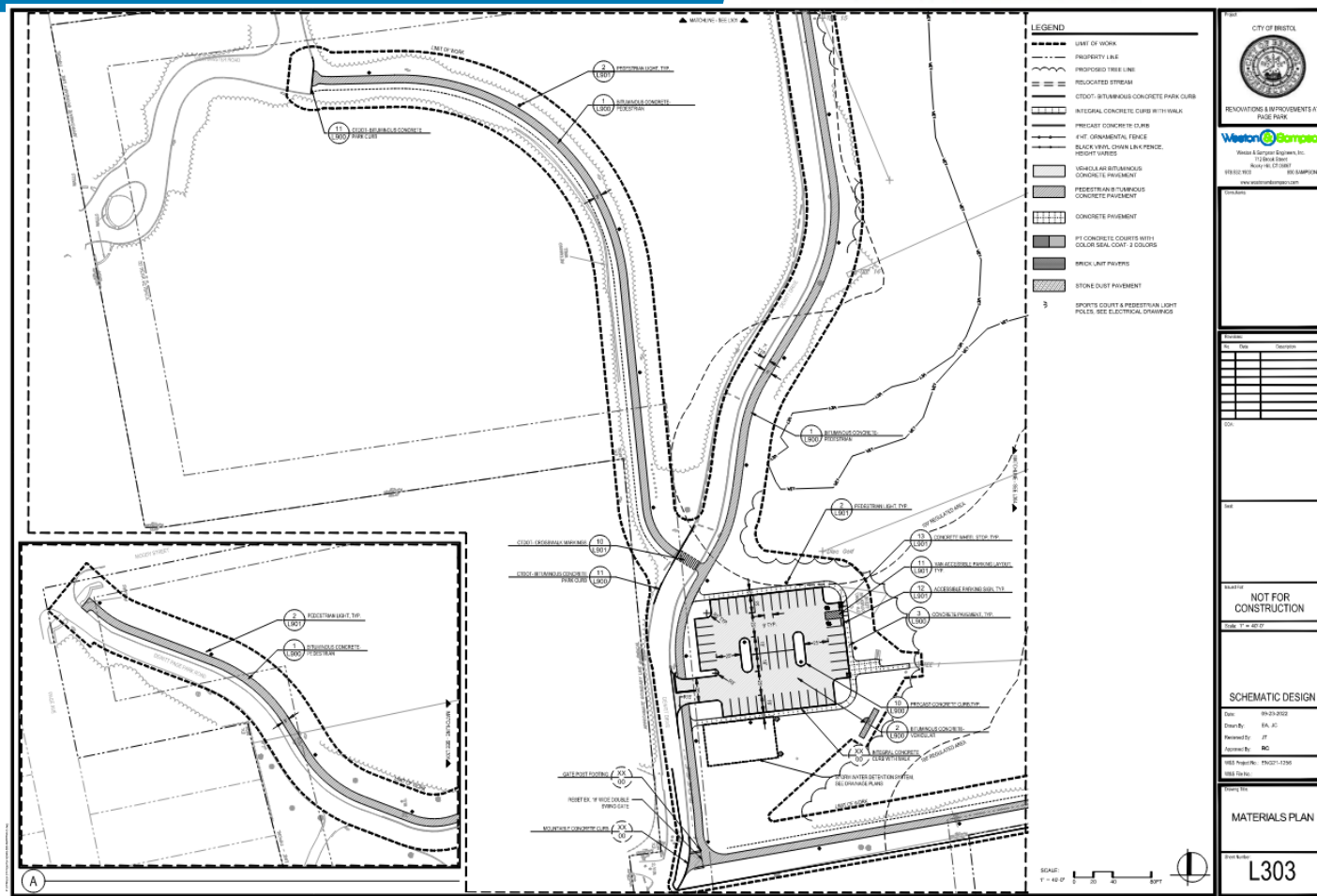




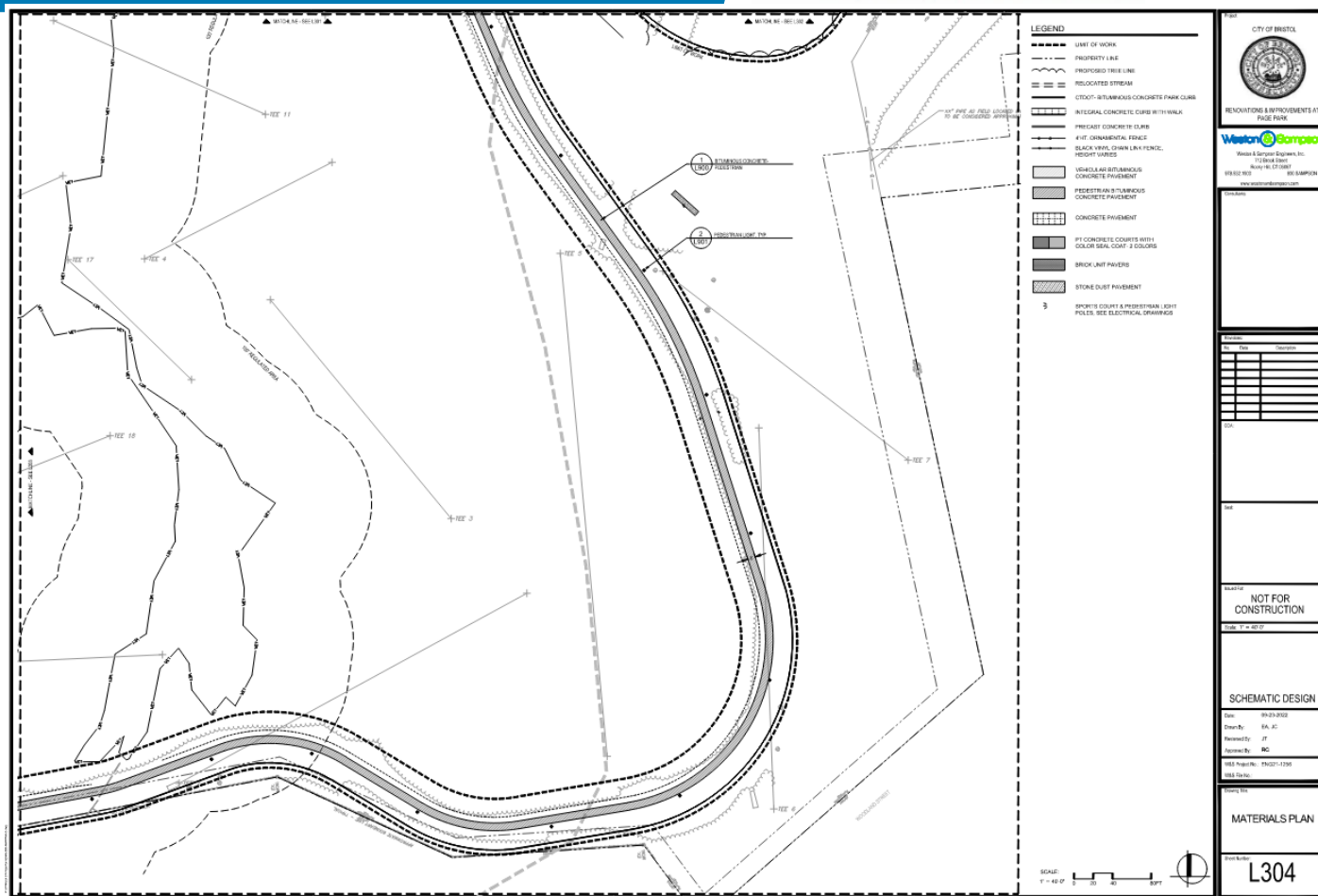
Design



Design



Design





DeWitt Page and Mae Rockwell Page Property, 181 Grove Street; 1933 Gifted the Park to the City

Design



Design



Design



Design



Phase 1



Phase 2



Permitting Timeline



Conservation Commission Inland Wetlands: 3 MONTHS

Planning Commission: 3 MONTHS

CT DEEP Individual Dam Safety: 12 MONTHS

Army Corps of Engineers General Permit #17 and a PCN: 18 MONTHS

State Historic Preservation Office: 1 MONTH

CT DOT Office of State Traffic Administration: 3 MONTHS

CT DEEP General Permit for Discharge of Stormwater: 2 MONTHS

CT DOT Encroachment Permit: 2 MONTHS



Project Design



Bidding



Construction

Project Timeline



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RFP/Interview

3 MOS



Project Design

30 MONTHS



Bidding

3 MOS



Construction

18 MONTHS

- 6 Weeks, Site Walk
- 18 Bid Items, 2 Unit Prices
- 12 Bidders
 - Range from \$ 5 to 8.3 Million
- Interviews/Scope Review
- Reference Checks
- Contract

Construction Progress



Construction Progress



Construction Progress



Construction Progress



Construction Progress



Construction Progress



Construction Progress





Thank you!
Questions?

