

TOWN OF WINDSOR AGENDA REPORT

Parks and Recreation Commission Meeting Date: January 14, 2026

To: Chair and Commissioners
From: Olivia Lemen, Parks and Recreation Director
Subject: Esposti Park Improvements Project

Recommendation:

Receive a presentation about the proposed Esposti Park Improvement Project, receive public comment and provide feedback to Staff on preferred playground components and renovation options.

Background:

The Esposti Park Improvements is a Capital Improvement Project that was approved by Town Council during the 2025-2027 fiscal year budget adoption. The goal of this project is to add a playground, restroom, park furnishings and update landscaping in the northwestern corner of the park.

This project is being designed in conjunction with the Public Works Well Treatment Facility (Well Project) project. On August 6, 2025, the Town Council received a presentation regarding the Well Project and provided staff direction at that time. That presentation included mention of a future playground project adjacent to the access driveway to the treatment facility. The Well Project is on a different timeline and so the park improvement project will be phased to maximize funding and construction efficiencies of both projects.

This park improvement project is being funded with Park Development Funds which is a special fund dedicated to increase the capacity of the park system. These funds are restricted and cannot be used outside of Windsor parks and cannot be used for maintenance or operations of existing parks and park amenities. Due to the increase in housing being built in this area, Council approved this new improvement project during the last budget cycle to meet the growing needs of the community. A playground has been discussed for this park as far back as 2007. There is \$400,000 in Park Development Funds allocated for the construction of the first phase of the project.

Discussion:

Town Staff contracted with Steve Kovanis Landscape Architect for the design of the playground, restroom, pathway reconstruction, landscaping and park amenities (Attachment 1). This presentation includes two options (Attachment 2) for the park renovations with engineers' estimates (Attachment 3) that both currently exceed the budget. Staff will take the feedback provided during this meeting and work with the designer to value engineer the key components to develop a project which stays within the proposed budget. The restroom facility will be completed after the Well Project is substantially complete and will be budgeted in the next budget cycle.

Both of these draft designs take into account the following special considerations:

- No Impact to Ball Fields – the proposed designs will not have any impact to the playing fields at Esposti Park
- Minimize Tree Removal – the proposed designs work within the existing tree line, taking into

account the mature trees in this corner of the park. The playground options provide a vertical play space to take advantage of the tree height and provide a “tree house” effect.

- Coordinated Construction – the proposed playground improvements will not be impacted by the Well Project construction and can be constructed on a faster timeline, allowing a new park amenity to be added now instead of waiting.

Town Staff would like Commission and community feedback on the proposed designs as the project continues to be refined. The final design will come back to the Commission one more time before it is put out to bid for construction. The project is scheduled to be completed by the summer of 2026.

Attachment(s):

1. [Site Layout](#)
2. [Playground Design Options](#)
3. [Cost Estimates](#)

Prepared by:

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