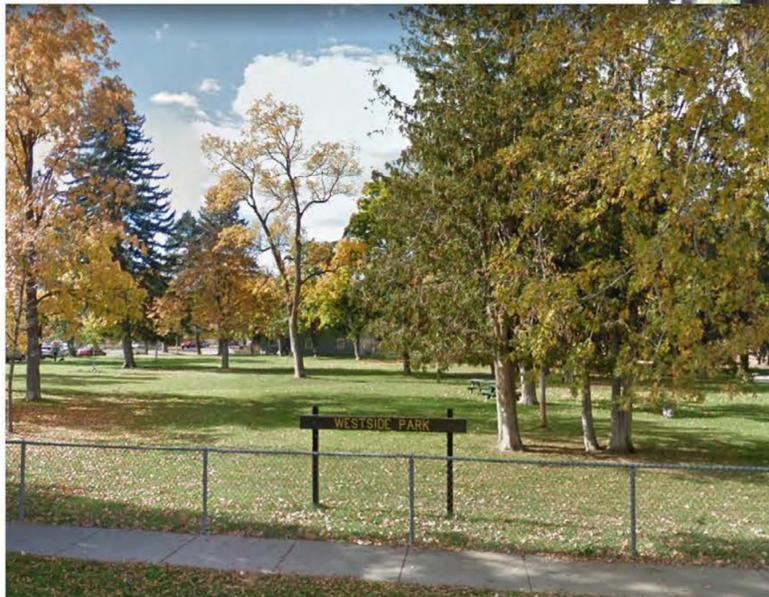


Westside Park Open House

Welcome to the Westside Park Open House. This is your opportunity to review and comment on the proposed draft master plan for the park. Your feedback is very valuable to us, and helps us create the best park for your neighborhood!

Please take a comment form and visit all the stations to familiarize yourself with the existing conditions, design process, and proposed draft master plan. The posters and comment form are available Online at www.misoulaparks.org. Comments can be submitted Online until February 19th.

If you brought your children there are supervised kids activities in the gymnasium. Grab a slice of pizza and a snack and take a look around. Please feel free to ask staff any questions you may have.



Stations:

1. Welcome
2. Park Goals and Assumptions/ Park Existing Conditions
3. Playground Goals/ Playground Assessment
4. Student Field Trip Overview/ Field Trip Conclusions
5. Westside Park Conceptual Master Plan

Westside Park Goals & Assumptions

Goals:

- Provide more open space for the neighborhood
- Address drainage problems in park
- Preserve as many trees as possible
- Locate future and replacement trees in appropriate spots
- Plan for future active open space through tree attrition and replacement plan
- Reduce user conflict with Lowell Elementary during school recess
 - Re-route main pathway away from elementary school playground
 - Separate elementary and preschool age playgrounds
- Provide a changing room for splash pad users
- Remove and replace restrooms and picnic shelter with new facilities



Partners:

- North Missoula Community Development Corporation
- Missoula County Public Schools/ Lowell Elementary
- Northside/Westside Neighborhood Residents
- City of Missoula Parks & Recreation

Assumptions:

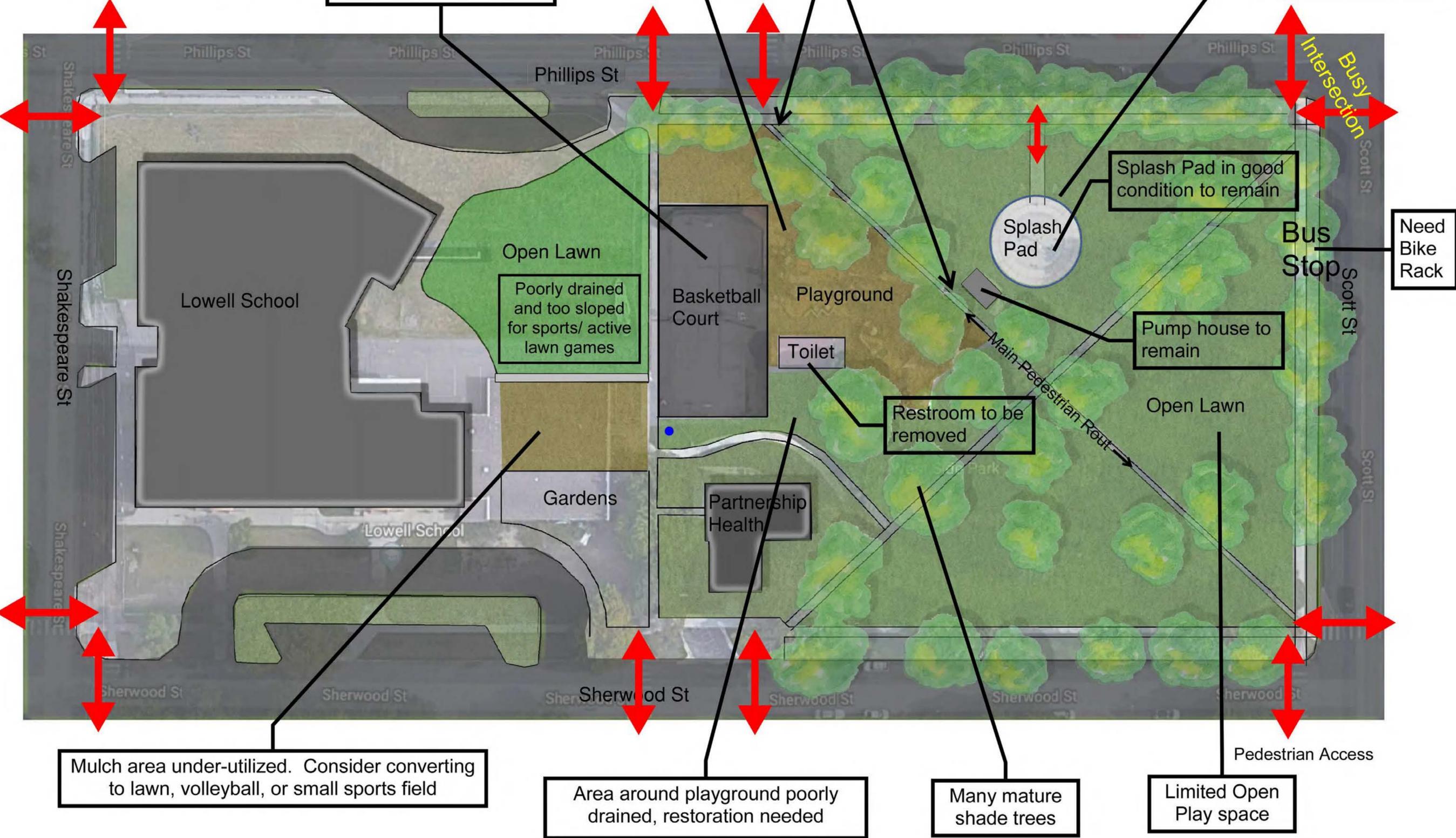
- Funding will need to be raised through a collaboration of many partners
- The project will likely need to be phased depending on funding available
- Existing Trees will be preserved where possible
- Additional active open green space is needed
- The playground replacement project is the highest priority
- The design must meet safety and accessibility standards

Westside Park Existing Conditions

Westside Park
Existing Conditions
11.15.18



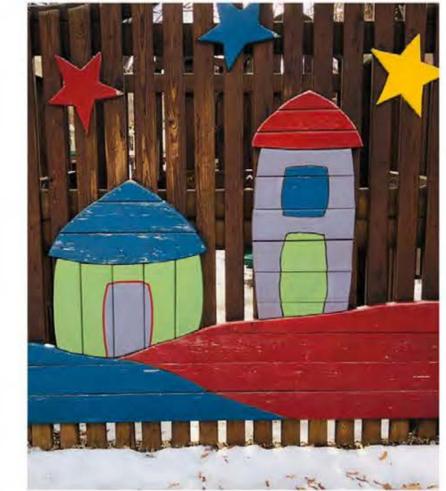
30 ft



Playground Project Goals & Assumptions

Playground Project Goals

- Increase Capacity
 - The Neighborhood and School are growing and the existing playground no longer meets the capacity required for the number of users
- Increase play value - provide a greater variety of play
- Provide ADA accessibility
 - The existing playground does not meet current ADA standards
- Increase observability of playground for teachers and parents
- Increase the lifespan of the playground while reducing maintenance costs



Assumptions

- Based on the Leathers Report, the playground needs extensive renovation or replacement
- The existing playground features will be saved and reused where feasible and appropriate
- The new playground will be “awesome, unique, by and for kids, and must build community”
- The playground will have a public process which includes :
 - A student field trip (November 19, 2018)
 - Student leadership team
 - PTA
 - Missoula County Public Schools
 - City of Missoula Parks & Recreation
 - Northside/Westside Neighborhoods
- The Design Will meet the following Standards:
 - Americans with Disabilities Act
 - Certified Playground Safety Inspectors
 - American National Standards Institute
 - Crime Prevention Through Environmental Design

Playground Existing Conditions & Assessment

In 2018 Missoula Parks & Recreation hired Playgrounds by Leathers (the original playground consultant) to conduct a playground assessment and give their professional recommendations.

Findings:

- The original playground was constructed in 1998, life expectancy is 20 years
- The playground needs major renovation, material only costs estimated at \$150,000
- Renovation could extend the life by approximately 5-10 years and would not bring the playground into ADA compliance, increase capacity and play value, or allow for better observation.
- Playground replacement costs are estimated around \$250,000 for materials only, with full cost likely around \$500,000.
- While renovation is an option, consideration should be given to the total amount budgeted vs. the expected longevity of each option, as well as yearly maintenance costs, overall playground safety, accessibility, and play value.
- The existing playground is safe for the time being but replacement or renovation are a high priority
- Several features have been removed due to material degradation, leading to less play value and capacity



Playground Assessment Report Missoula MT Westside Playground

Inspection Date
09-10-18

Inspector
Bill Hugill

Playground Name
Westside Park

Date playground was built
09-10-98

Report Date
10-4-18

Report submitted by
Bill Hugill

OVERVIEW

General overview statement
The playground was built in 1998 and is in poor condition. Many of the posts are in medium condition with some exceptions being in poor condition. Much of the framing has split or checked likely due to arid/dry conditions and is in poor condition. The pressure treated wood (handrails, handrail posts, balusters, etc.) is showing its age and beginning to become dry. Many specific pieces of equipment are starting to deteriorate as well. The entire structure would benefit from being pressure washed and sealed with a solid body stain.

There are many maintenance issues and safety non-compliances. This is not a full playground audit but a subjective assessment of your playgrounds condition and our professional recommendations.

General observations
This assessment is based on a site visit meeting at the request of the client. The playground is 20 years old. The playground should be expected to last around 20 years with proper maintenance. The original materials used in the playground were pressure treated wood posts and framing. The original wood was treated with CCA.

It is apparent from its condition that this playground is a well-used attraction in the area. There is a strong emotional connection with the community and the playground.

DECKING

Decking materials
Composite

Decking size
2x6, 2x4

Decking condition
Medium- Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

Decking ranking
2. Needs corrective action.

Decking comments
Many screwheads are sticking above the deck surface. The surface of some of the decking has become pitted.

Decking recommendations
Replace damaged boards.

Decking optional recommendations
Replacing all decking is recommended as part of a major renovation.

Decking picture #1



Leathers Playground Assessment offered detailed analysis on the condition of the playground



Students Inform Playground Design

Lowell School Playground Field Trip

November 19, 2018

310 Students visited 6 playgrounds

- LaFray Park
- Pineview Park
- McCormick Park
- Fort Missoula Regional Park 'Macs'
- Fort Missoula Regional Park 'BV'
- Bonner Park



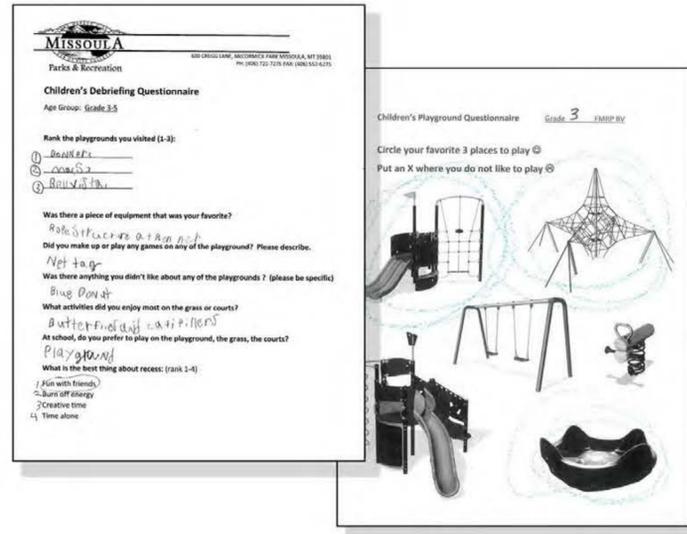
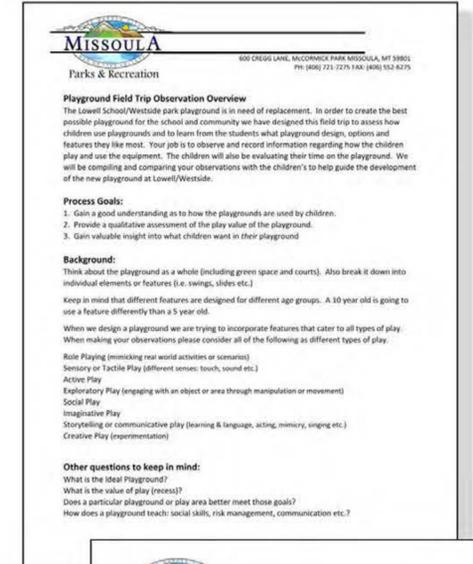
Each grade was split into two groups of approximately 25 students, groups alternated between 20 minutes of unstructured play time on the playground, and 20 minutes of games led by Parks & Recreation staff in the park

Parks & Recreation staff, Teachers, and Volunteers were "playground observers"

Observers were asked to think critically about how children play, and how the playground equipment supports different types of play

Observers filled out observation forms at each playground.

They were asked a series of questions to determine how the playgrounds were used, and which features were preferred by the students.



After playing in each playground students selected their favorite 3 pieces of equipment, and answered several questions about their experience.

After the field trip was over the observers filled out debriefing questionnaires, and students also answered questions about the playground and the field trip.



Students Inform Playground Design

Lowell School Playground Field Trip

November 19, 2018

The students seemed to really like all the playgrounds, and enjoyed the day

Climbing, Zip Line, and Spinning were the most popular activities

Traditional swings and slides were surprisingly not as popular. This may be because they already have familiarity with these types of equipment

Observers saw a lot of: Physical, Social, and Imaginative play. Other types of play may require more time on the playground or familiarity with the equipment

Teachers liked the open observability of the playgrounds, and green space

There is a strong preference for poured in place resilient surfacing over Engineered Wood Fiber

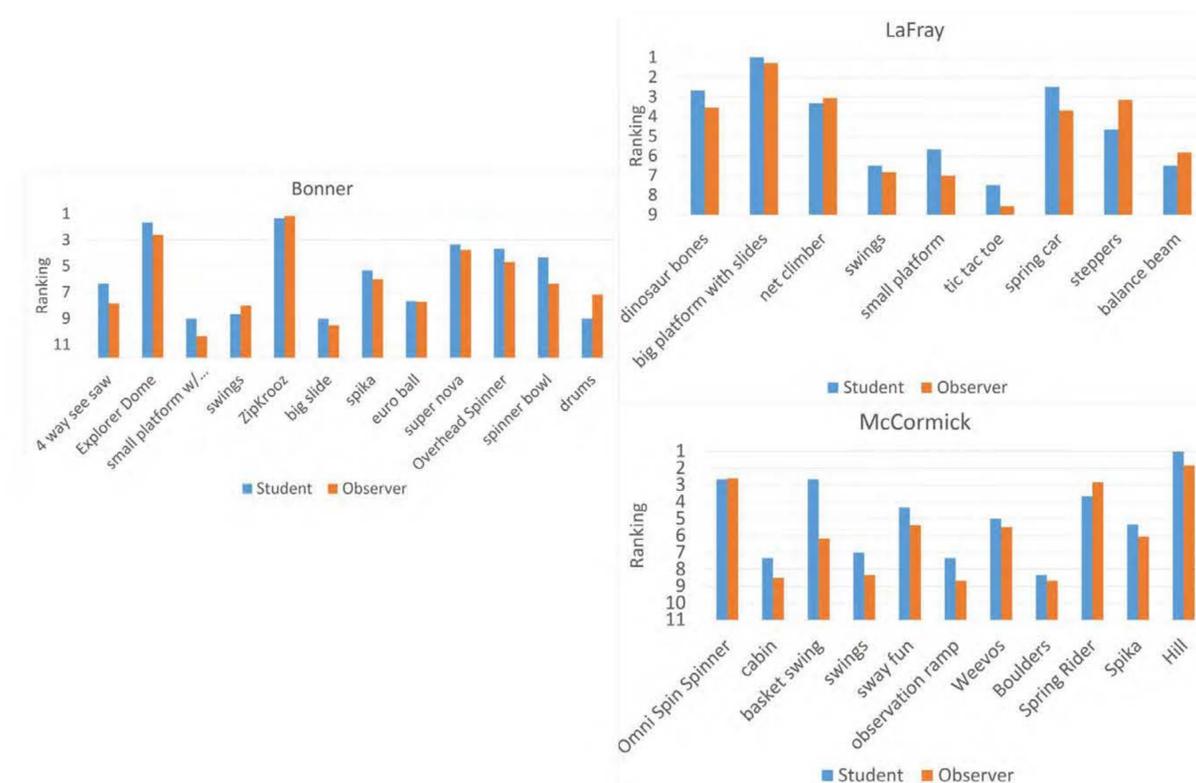


The Missoulian and NBC Montana were present and their coverage can be found on their websites.

Thanks to all the Students, Lowell School Staff, Bus Drivers, Volunteers, and Parks & Recreation staff for making the day a big success!



In general there was a strong correlation between how observers ranked types of equipment with what the students said



Conceptual Master Plan

January 2019



Parks&Recreation
City of Missoula • 600 Cregg Lane • 721-PARK

LEGEND

- ① Multi-Use Recreational Lawn
- ② Multi-Use Sport Court & Games
- ③ Elementary School Playground
- ④ Preschool Playground
- ⑤ Existing Splash Pad
- ⑥ Shaded Picnic Area
- ⑦ Changing Room & Portalet Enclosure
- ⑧ School Garden



NOTES

- Trees are illustrative and do not necessarily depict existing conditions
- Playground to be designed through separate process
- Topography is illustrative

Westside Park

City of Missoula, MT