



# Lake Parks Master Plan

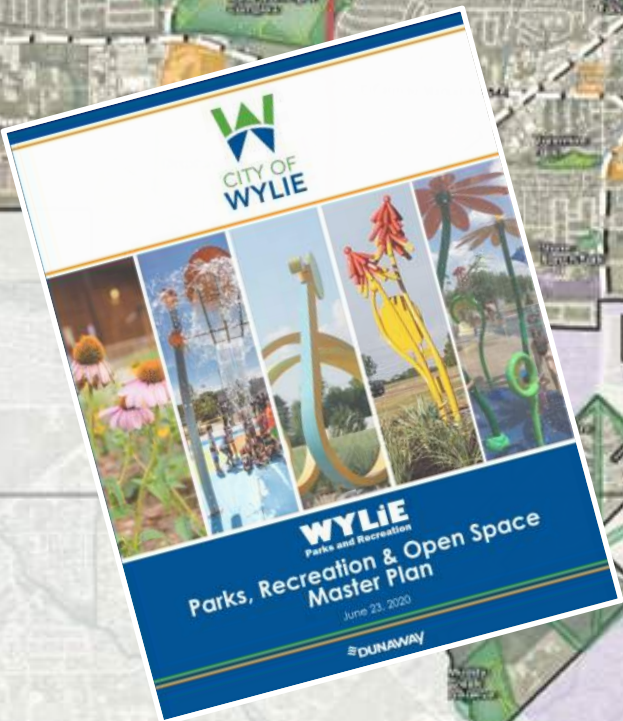
## East Fork Park & Avalon Park

*Council Work Session*

February 9, 2021







## 2020 Parks Master Plan Priority Rankings

Rank	Action Plan	High
1	Hike/bike/walk trails that are connected throughout the city	◆
2	Sprayground	◆
3	Expand amenities at Lavon Lake (fishing, picnicking, swim beach)	◆
4	Hike/bike/walk nature trails along the lake/dam	◆
5	Aquatic Center (indoor – leisure area and lap lanes)	◆
6	Aquatic Center (outdoor – leisure area and lap lanes)	◆
7	Special events in parks	◆
8	Additional lighting in parks	◆
9	Multipurpose sports fields (football, soccer, baseball, softball)	◆
10	Additional practice fields (football, soccer, baseball, softball)	◆
11	Benches/seating areas	◆

## 2021 Lake Parks Master Plan

- Produce a concept plan
- Provide preliminary capital costs
- Evaluate financial performance (O&M)

# Planning Process

## Data Gathering & Base Mapping

- ✓ *Base Mapping & Kick Off Meeting.....December*
- ✓ *Site Reviews.....December*

## Site Analysis & Facilities Assessment

- ☐ Site Analysis / Opportunities & Constraints Exhibits
- ☐ **PROS** - Facilities Assessment

## Market Analysis & Validation

- ☐ **PROS** - Identify Target Service Markets / Revenue Proj + Programming / Proforma
- ☐ Final Program



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## Concept Development

- ☐ Prepare Concept Alternatives
- ☐ Consensus Concept Plan

## Preliminary Master Plan

- ☐ Prepare Prelim MP Exhibits
- ☐ Preliminary Budget Projections

## Financial Feasibility Analysis

- ☐ **PROS** – Financial Performance / O&M / Financial Model

## Final Master Plan

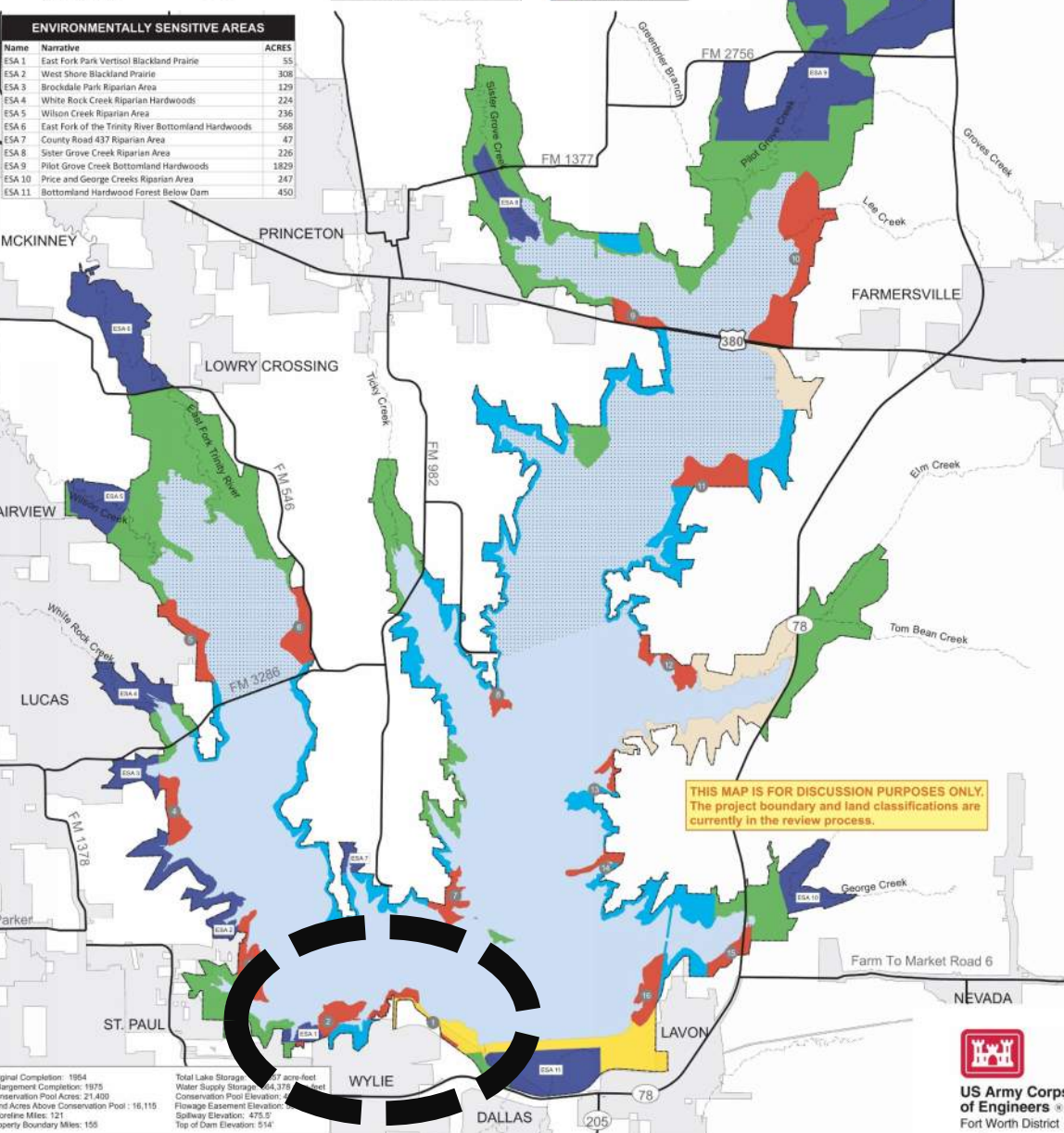


# LAVON LAKE LAND CLASSIFICATION 2015 Master Plan Update

PUBLIC USE AREAS	
1 Avalon	10 Twin Groves
2 East Fork	11 Caddo
3 Collin	12 Elm Creek
4 Brockdale	13 Lakeland
5 Highland	14 Pebble Beach
6 Bratonia	15 Little Ridge
7 Clear Lake	16 Mallard
8 Tickey Creek	17 Lavonia

LEGEND	
Project Boundary	Unclassified Water Surface
Water Surface	Water Surface
LAND CLASSIFICATION	
Project Operations	High Density Recreation
Environmentally Sensitive Area	Low Density Recreation
Negative Management	Wildlife Management

ENVIRONMENTALLY SENSITIVE AREAS		
Name	Narrative	ACRES
ESA 1	East Fork Park Vertisol Blackland Prairie	55
ESA 2	West Shore Blackland Prairie	308
ESA 3	Brockdale Park Riparian Area	129
ESA 4	White Rock Creek Riparian Hardwoods	224
ESA 5	Wilson Creek Riparian Area	236
ESA 6	East Fork of the Trinity River Bottomland Hardwoods	568
ESA 7	County Road 437 Riparian Area	47
ESA 8	Sister Grove Creek Riparian Area	226
ESA 9	Pilot Grove Creek Bottomland Hardwoods	1829
ESA 10	Price and George Creeks Riparian Area	247
ESA 11	Bottomland Hardwood Forest Below Dam	450



# USACE Land Classifications

## ✓ High Density Recreation

- Intensive recreational activities by the visiting public, including developed recreation areas and areas for marinas, related concessions, resorts, etc.
- Not typically allowable – sport fields, dog parks, etc.

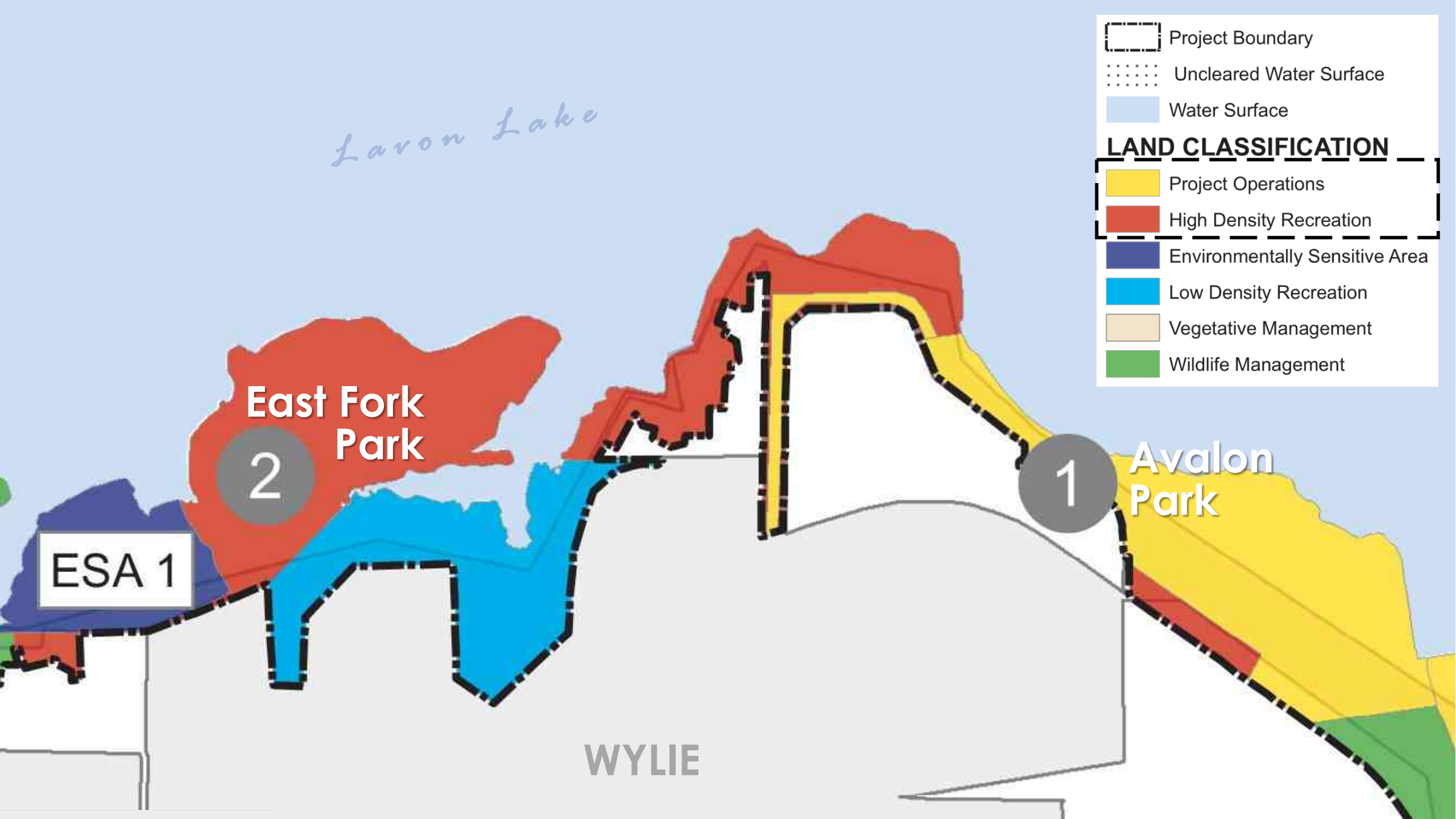
## ✓ Project Operations

- lands managed for operation of the dam, project office, and maintenance yards, all of which must be maintained to carry out the authorized purpose of flood control.
- Limited recreational use may be allowed for activities such as public fishing access.



US Army Corps  
of Engineers  
Fort Worth District









# ***East Fork Park***





Northwest Winds

Laron Lake

Lakefront  
Day Use

Concrete Bag Wall

Swim  
Beach

Group  
Pavilion &  
Camp Sites

Boat  
Ramp

Parking

FORREST ROSS RD

Day  
Use

Picnicking

Parking

RV  
LOOP

Vegetated  
Buffer

Parking

Boat  
Ramp

Concrete Bag Wall

TENT  
LOOP

Gate  
House &  
Attendant

EQUESTRIAN  
LOOP

Dump  
Station

Entry  
Drive

Marina Lease  
Property

East Fork  
Marina

East Fork  
Trailhead

Existing Conditions



Normal Pool (492')

100 Year Floodplain (505')

Laron Lake

492'

492'

Swim  
Beach

505'

Boat  
Ramp

FORREST ROSS RD

RV  
LOOP

Boat  
Ramp

492'

505'

TENT  
LOOP

505'

EQUESTRIAN  
LOOP

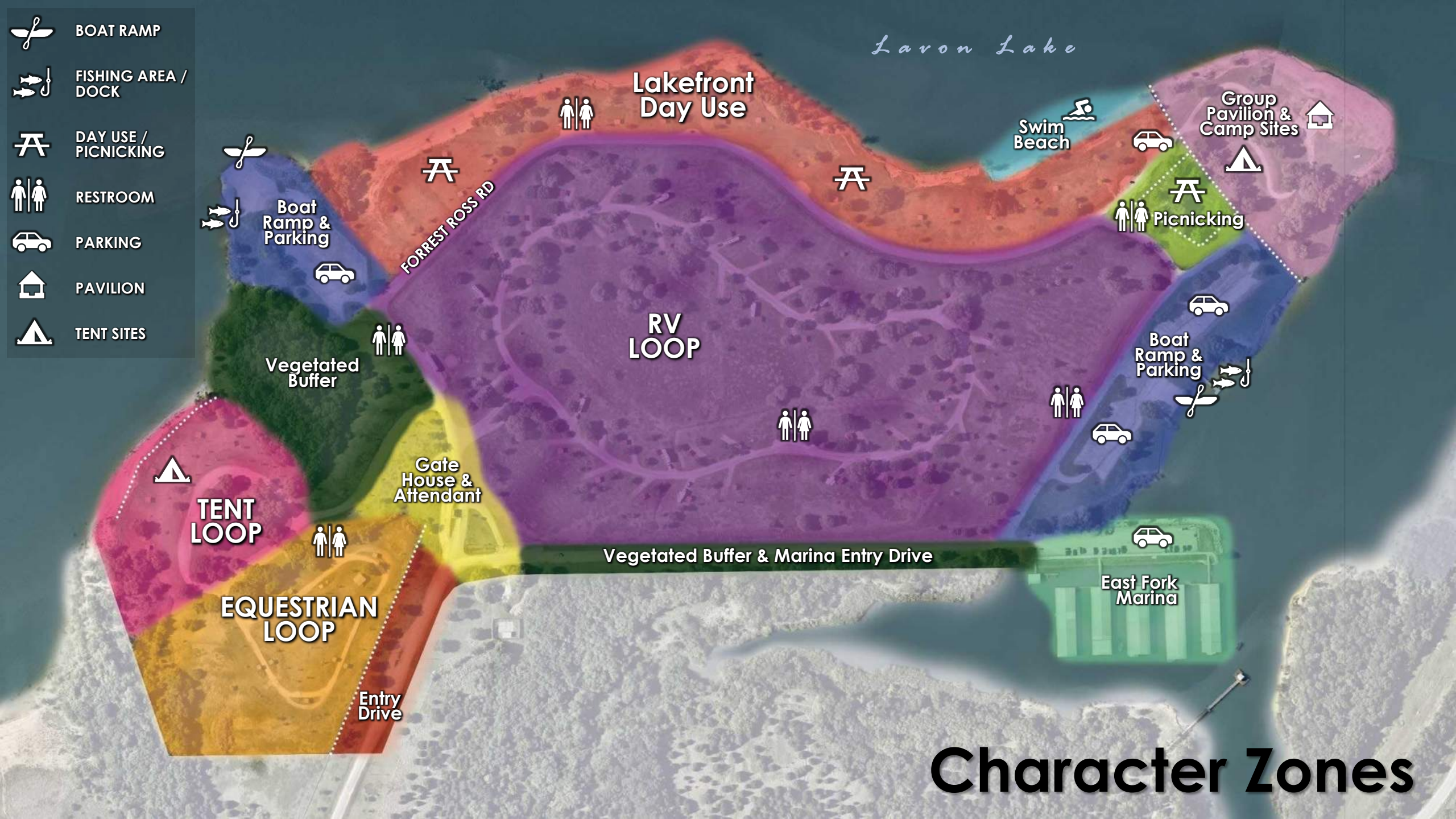
East Fork  
Marina

East Fork  
Trailhead

Hydrology







# Character Zones





**Entry Drive / Gate House & Attendant**









**Tent Loop**





**Equestrian Loop**





**Pavilion & Group Camp Sites**





**Picnic Area with Restroom / Shower Facility**





**Lakefront Day Use & Swim Beach**





**Marina & Boat Ramp**





# ***Avalon Park***



**WEST**

Boat  
Ramp

Hackberry  
Group Shelter

Day Use  
Area

PVT RD 53J13

Shoreline  
w/ Trees

SKYVIEW DR

Lavon Lake

Lavon Lake  
Corps of  
Engineers

SKYVIEW DR

Pump  
Station

**EAST**

Lavon  
Spillway

COUNTRY ROAD 384

SKYVIEW CT

KANSAS CITY SOUTHERN

**Existing Conditions**







**Existing Conditions (West)**





Normal Pool (492')

100 Year Floodplain (505')

Good Fishing

Shoreline Fishing

Boat Ramp w/ Courtesy Dock

Swim Beach

Hackberry Group Shelter

Lavon Dam

Day Use Area

Intake Structure

Pump House

Gate House

PVT RD 5313

SKYVIEW DR

Shoreline w/ Trees

Lavon-Dam

# Hydrology (West)





- BOAT RAMP
- FISHING AREA
- DAY USE / PICNICKING
- RESTROOM
- PARKING
- PAVILION
- USACE OFFICE
- INTAKE STRUCTURE

# Character Zones(West)





# Existing Conditions (East)



Normal Pool (492')

100 Year Floodplain (505')

USACE Lavon  
Lake Office

Lavon Lake

Lavon Dam

492'

505'

492'

Lavon Dam

Intake  
Structure

Pump  
House

505'

KANSAS CITY SOUTHERN

KANSAS CITY SOUTHERN

SKYVIEW CT

COUNTRY ROAD 384

Fishing at  
Spillway

Lavon  
Spillway

Hydrology (East)





-  BOAT RAMP
-  FISHING AREA
-  DAY USE / PICNICKING
-  RESTROOM
-  PARKING
-  PAVILION
-  USACE OFFICE
-  INTAKE STRUCTURE

# Character Zones (East)





Entry Drive





**Lakefront & Shaded Day Use**





**Fishing Shore & Swim Beach**





**Boat Ramp & Parking**





**Hackberry Group Shelter Area**





**Project Operations & Spillway Fishing**





# Facilities Assessment



# Total Cost of Ownership



**Capital  
Investment**



**Operations &  
Maintenance**



**Lifecycle  
Replacement**



**Total Cost of  
Ownership**



# East Fork Park Lifecycle Replacement Needs

**\$3.5 Million**

<i>Category</i>	<i>Unit</i>		<i>Suggested Lifecycle (in years)</i>	<i>Total units in last 10 years of lifecycle</i>	<i>Average Replacement Cost (per Unit)</i>	<i>Capital Improvement Funding Needed</i>
BBQ Grill	EA		10	100	\$500	<b>\$50,000</b>
Courtesy Dock	EA		20	2	\$50,000	<b>\$100,000</b>
Day Use Shelter	AC		40	113	\$20,000	<b>\$2,260,000</b>
Fire Pit	EA		10	66	\$350	<b>\$23,100</b>
Flag Pole	EA		20	1	\$3,200	<b>\$3,200</b>
Parking Space	EA		10	165	\$775	<b>\$127,875</b>
Picnic Tables	EA		10	115	\$1,500	<b>\$172,500</b>
Recreational Vehicle Slips	EA		20	50	\$6,000	<b>\$300,000</b>
Restroom	SF		30	300	\$250	<b>\$75,000</b>
Roads (assumes gravel road)	LM		20	2.4	\$100,000	<b>\$240,000</b>
Tent Site	EA		15	12	\$100	<b>\$1,200</b>



# Avalon Park Lifecycle Replacement Needs

**\$2.1 Million**

<i>Category</i>	<i>Unit</i>	<i>Suggested Lifecycle (in years)</i>	<i>Total units in last 10 years of lifecycle</i>	<i>Average Replacement Cost (per Unit)</i>	<i>Capital Improvement Funding Needed</i>
BBQ Grill	EA	10	62	\$500	<b>\$31,000</b>
Boat Ramp	LF	40	0	\$5	<b>\$0</b>
Courtesy Dock	EA	20	1	\$50,000	<b>\$50,000</b>
Day Use Shelter	AC	40	56	\$20,000	<b>\$1,120,000</b>
Drinking Fountain	EA	15	1	\$4,500	<b>\$4,500</b>
Horseshoe Pit	LS	10	1	\$1,500	<b>\$1,500</b>
Parking Space	EA	10	200	\$775	<b>\$155,000</b>
Picnic Tables	EA	10	56	\$1,500	<b>\$84,000</b>
Picnic Shelter	EA	40	0	\$40,000	<b>\$0</b>
Restroom	SF	30	2000	\$250	<b>\$500,000</b>
Roads (assumes gravel road)	LM	20	1.1	\$100,000	<b>\$110,000</b>
Signage (Monument-Park Name)	EA	20	1	\$12,000	<b>\$12,000</b>
Trash (Dumpster Stand-Alone)	EA	10	8	\$2,500	<b>\$20,000</b>
Volleyball Court (Grass)	LS	30	1	\$4,000	<b>\$4,000</b>





# Visioning



# Visioning Questions

- 1) How do you *envision* these lake parks 5 to 10 years from now?
- 2) What type of *new amenities* would be most used and best serve Wylie if installed at the lake parks today?
- 3) Is camping a continued focus? If so, how should it be branded?
  - *Resort Destination, Glamping, Retro/Vintage, Cabin Rentals, Primitive Camping*
- 4) What target market do you want to attract?
  - *Local Day Use (Family Reunions, Birthday Parties, Church Picnics, etc.), Regional Visitors, Weekenders, Snowbirds/Seasonal, Festival Goers*
- 5) What great lake parks have you visited that Wylie could *learn* from?



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