



# Lake Parks Master Plan

## East Fork Park & Avalon Park

*Concept Alternatives*

April 27, 2021





# 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

## 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

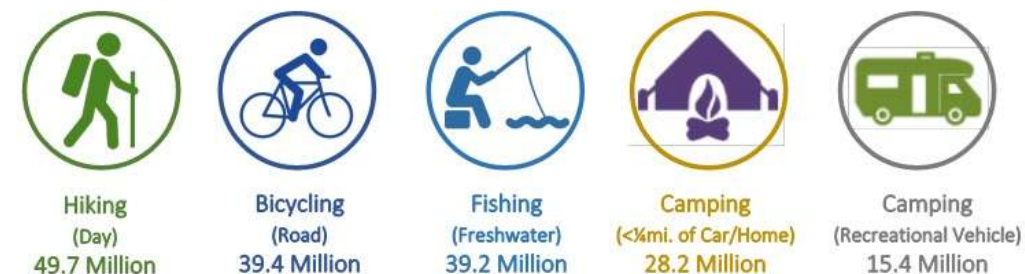
## Final Master Plan

# Lavon Lake Market Analysis



Service Area – 30 Minute Drive

- Service Area Demographics
  - ✓ Population
  - ✓ Age Segment
  - ✓ Ethnicity
  - ✓ Income
- National Recreation Trends
  - ✓ Outdoor / Adventure
  - ✓ Camping
- Participation Levels



## East Fork - Regional Park

Recreation Experience	Core Program Area	Corresponding Facility/Amenity Needed to Support Experience Desired
Archery	Outdoor Recreation	Archery Range
Backpacking	Outdoor Recreation	Primitive Tent Camping Site (optional)
Bicycling (Road)	Exercise and Fitness	Tennis and Pickleball Courts - Outdoors
Birdwatching	Outdoor Recreation	Open Space; Bird Blinds
Boating	Water Sports	Boat Launches
Camping	Outdoor Recreation	RV Spaces with Full Hook-up
Canoeing/Kayaking	Water Sports	Canoe/Kayak Launch - possible
Fishing (Fresh Water)	Outdoor Recreation	Fishing Piers; Docks; accessible
Hiking	Outdoor Recreation	Trails
Horseback Riding	Outdoor Recreation	Equestrian Ring; Trailer Parking; Connection to Equestrian Trails
Jogging/Running	Exercise and Fitness	Trails
Picnicking and Informal Use	Exercise and Fitness	Picnic Shelters; Playgrounds; Sand Volleyball Courts; Open Space;
Special Events - External	Special Events	Reservable Venues - Indoor Outdoor Event Pavilion
Special Events - Internal	Special Events	Amphitheater; Open Space; Food Truck spaces
Walking for Exercise	Exercise and Fitness	Trails

## Avalon - Neighborhood Park

Recreation Experience	Core Program Area	Corresponding Facility/Amenity Needed to Support Experience Desired
Bicycling (Road)	Exercise and Fitness	Tennis and Pickleball Courts - Outdoors
Birdwatching	Outdoor Recreation	Open Space; Bird Blinds
Fishing (Fresh Water)	Outdoor Recreation	Fishing Piers; Docks; accessible
Hiking	Outdoor Recreation	Trails
Jogging/Running	Exercise and Fitness	Trails
Picnicking and Informal Use	Exercise and Fitness	Picnic Shelters; Playgrounds; Sand Volleyball Courts; Open Space;





# *Concept Imagery*



## Concept Images – RV Camping





## *Concept Images – Cabin Rentals*





## Concept Images - Glamping & Retro RV Camping





# Concept Images - Primitive Camping





## Concept Images – Equestrian Use





## Concept Images - Camping Support Amenities





## Concept Images – Day Use





# Concept Images – Civic Activities Lawn





# Concept Images – Special Events





## Concept Images – Trails





# Concept Images - Outdoor Learning / Nature Activities





# Concept Images – Boating / Fishing / Lake Access







# ***East Fork Park***

*...Camping Focus with Supporting Activities*



# East Fork Park Program

## RV / CAMPING

- Upgraded RV Slips
- Luxury Pull Through Slips
- Cabin Rentals
- Primitive Camping Site
- Glamping / Themed Campsites
  - *Equestrian / Trailers Camp Sites*
  - *Yurts w/ Climate Control*
  - *“Retro” Camping w/ Vintage Campers*
- Support Facilities
  - *General Parking*
  - *Restrooms / Shower*
  - *Camp Store*
  - *Wi-Fi / Electrical*
  - *Upgraded Gates / Gatehouse Attendant Booth*
  - *Attendant Slip*
  - *Wayfinding Signage*
  - *Hard & Soft Surface Trail Connections*
  - *Wayfinding / Distance + Heart Healthy Trail Markers*
  - *Interpretive Signage*

## DAY ACTIVITIES & AMENITIES

- Archery Range / Horseshoe Pits / Outdoor Ping Pong Tables
- Open Space / Lawn Games
- Group Picnic Shelters
- Individual Day Use Shelters
- Playground(s)
- Sand Volleyball Courts
- Tennis / Pickleball Court
- Half Basketball Court
- Outdoor Fitness Equipment
- Outdoor Learning
  - *Interpretive Signage*
  - *Birdwatching / Bird Blinds*
- Special Event Space – Internal
  - *Small Performance Stage*
  - *Event Lawn (Movie Nights in the Park, Live Music, etc.)*
  - *Food Truck Spaces*
- Special Event Space - External
  - *Classic Car Shows*
  - *Walk + Run 5k / 10k / Triathlon Events*
  - *Scavenger Hunts*
  - *Other*

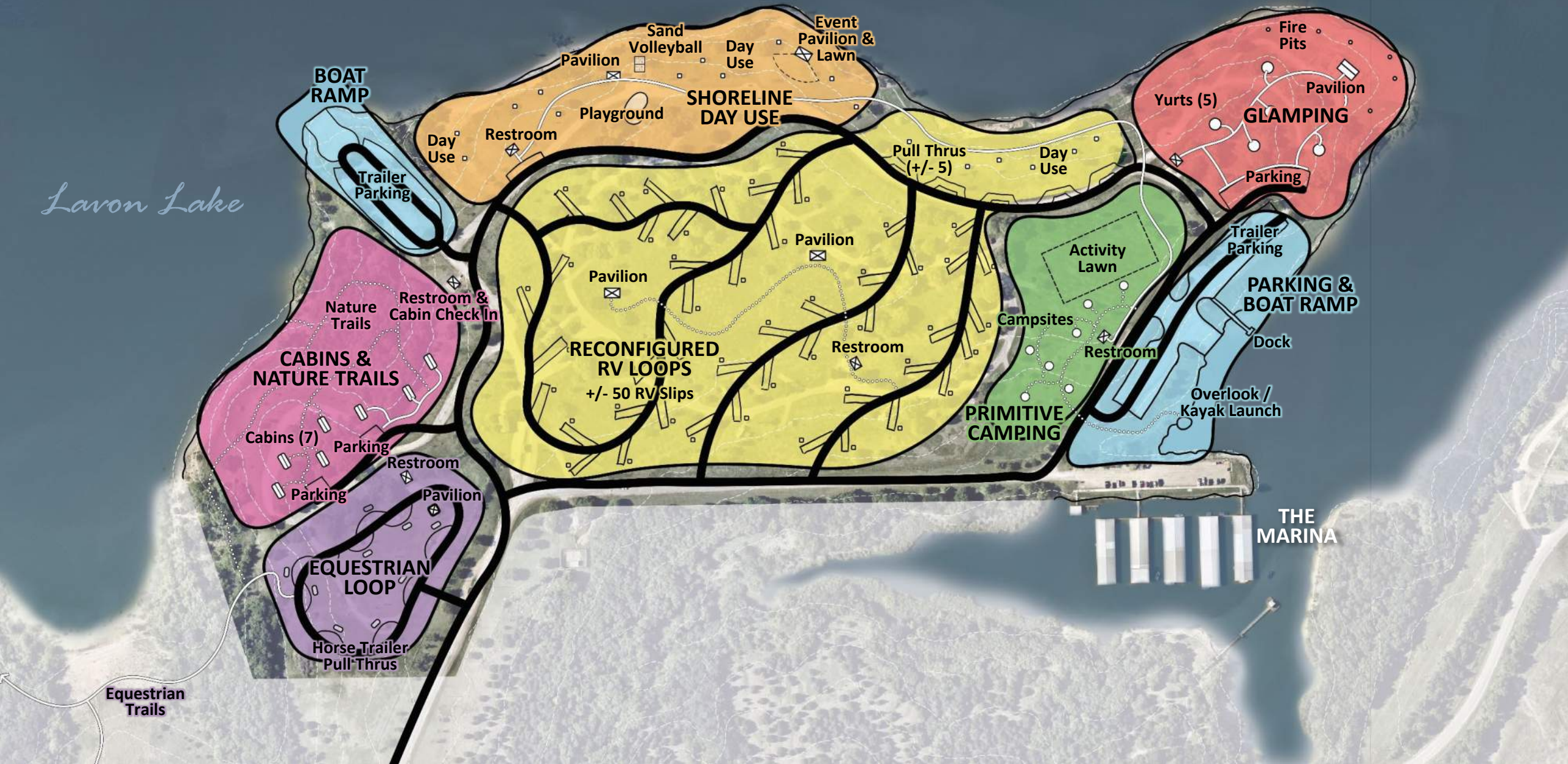
## BOATING / FISHING / LAKE ACCESS

- Upgraded Boat Ramp & Parking
- Canoe / Kayak Launch(es)
- Fishing Piers / Docks
- Branding of Camping Loop / Areas / Trails



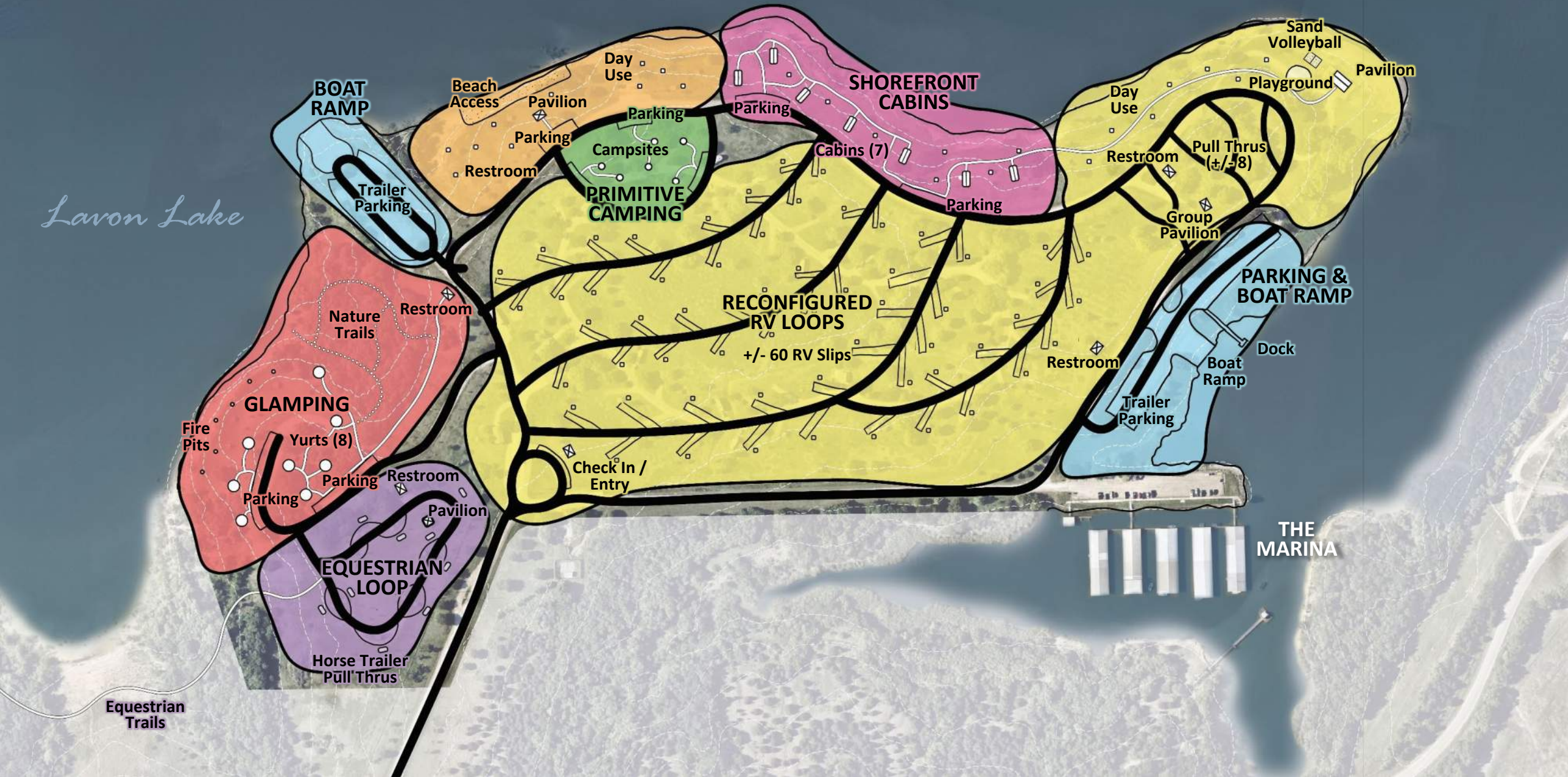


# Concept A



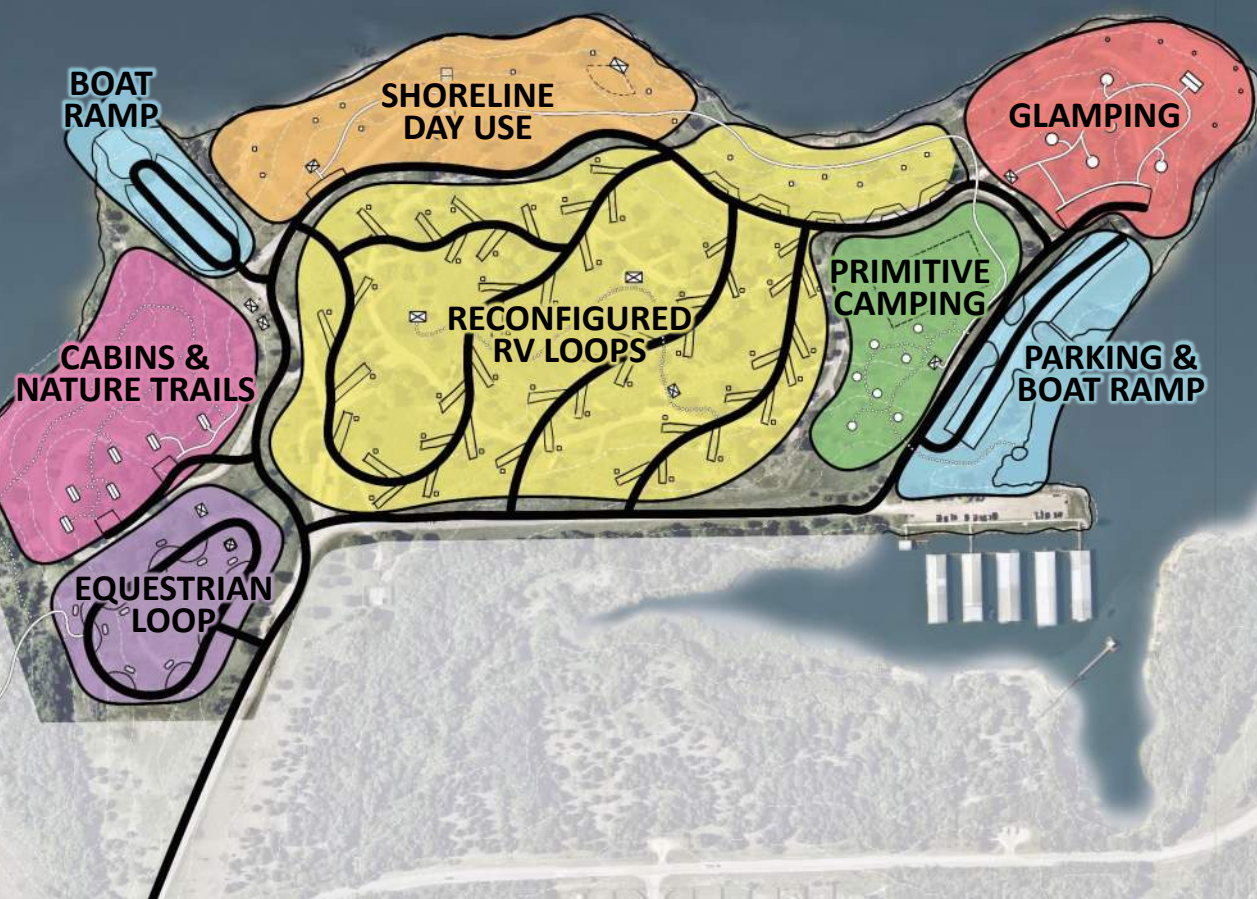


# Concept B

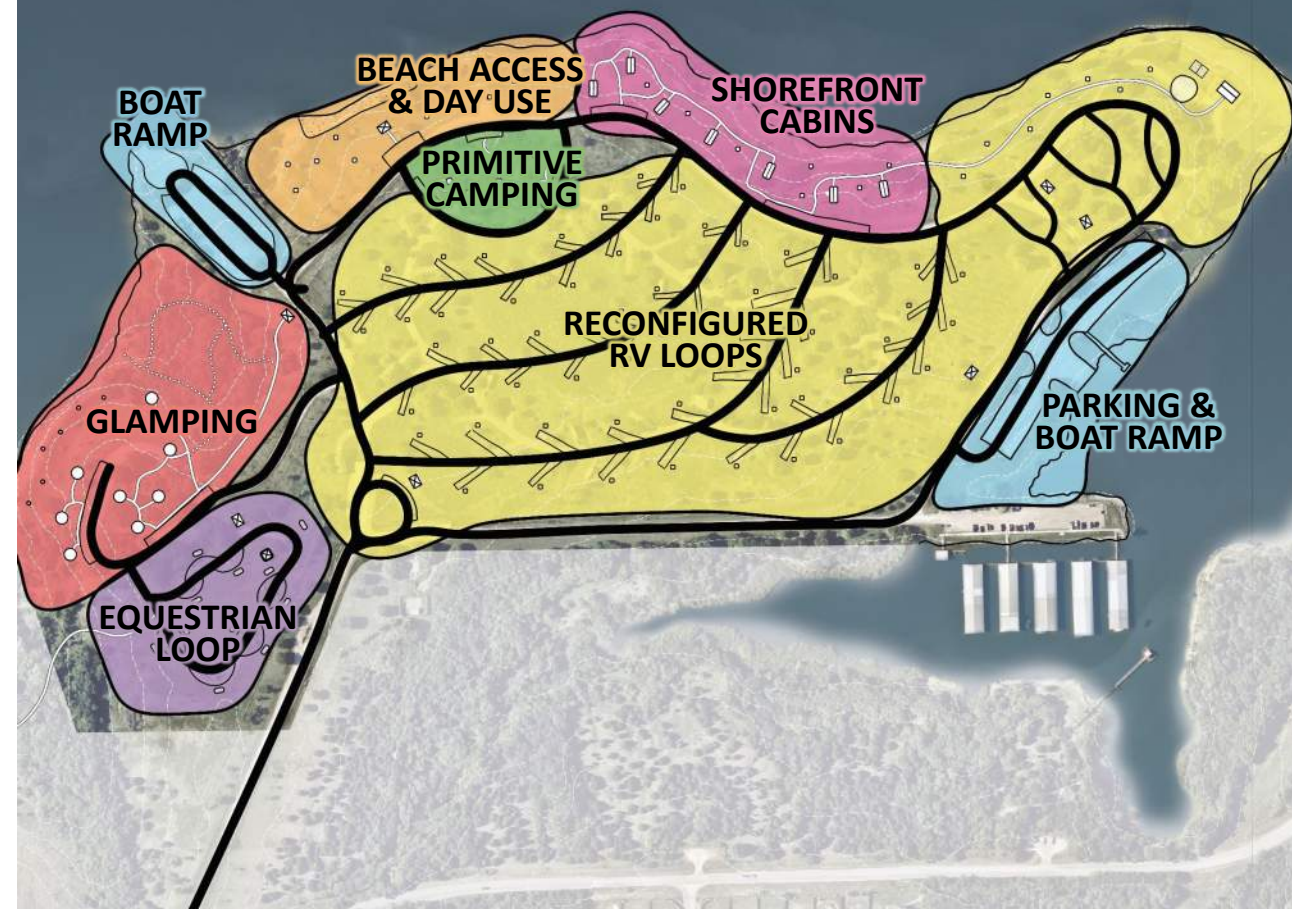




# A



# B







# ***Avalon Park***

*...Wylie's Community Park for  
Lakefront Gatherings & Events*



# Avalon Park Program

## DAY USE ACTIVITIES / SUPPORT

- Group Picnic Shelter(s)
- Individual Day Use Shelters w/ Grills
- Horseshoe Pits / Sand Volleyball Courts
- Playground(s)
- Outdoor Fitness Hub w/ Lake Views
- Restroom(s)

## EVENTS & RENTALS

- Event Pavilion Rental
  - Weddings
  - Church Picnics
  - Family Reunions
- Overlook / Deck with Lake Views
- Civic Gatherings
  - Small Performance Stage w/ Event Lawn
- Vendor Spaces
  - Food Truck Events
  - Kayak Rentals
- Outdoor Learning / Classroom Space
  - Learn to Fish Classes
  - Boating Education Courses
  - Birdwatching / Bird Blinds
  - Interpretive Signage (Flora / Fauna / Hydrology / Dam)

## BOATING / FISHING / LAKE ACCESS

- Upgraded Boat Ramp & Parking
- Upgraded Parking Access to Dam Area Fishing
- Canoe / Kayak Launch(es) – North Park Only
- Fishing Piers / Docks
- Shoreline Fishing
- Fish Cleaning Station
- Crappie House

## TRAILS & CONNECTIONS

- Citywide Trail Connection
- Hard Surface Shared-Use Trails
- Soft Surface Nature Paths
- Wayfinding / Distance + Heart Healthy Trail Markers
- Paddling Trail Access
- Boardwalks / Shoreline Overlooks

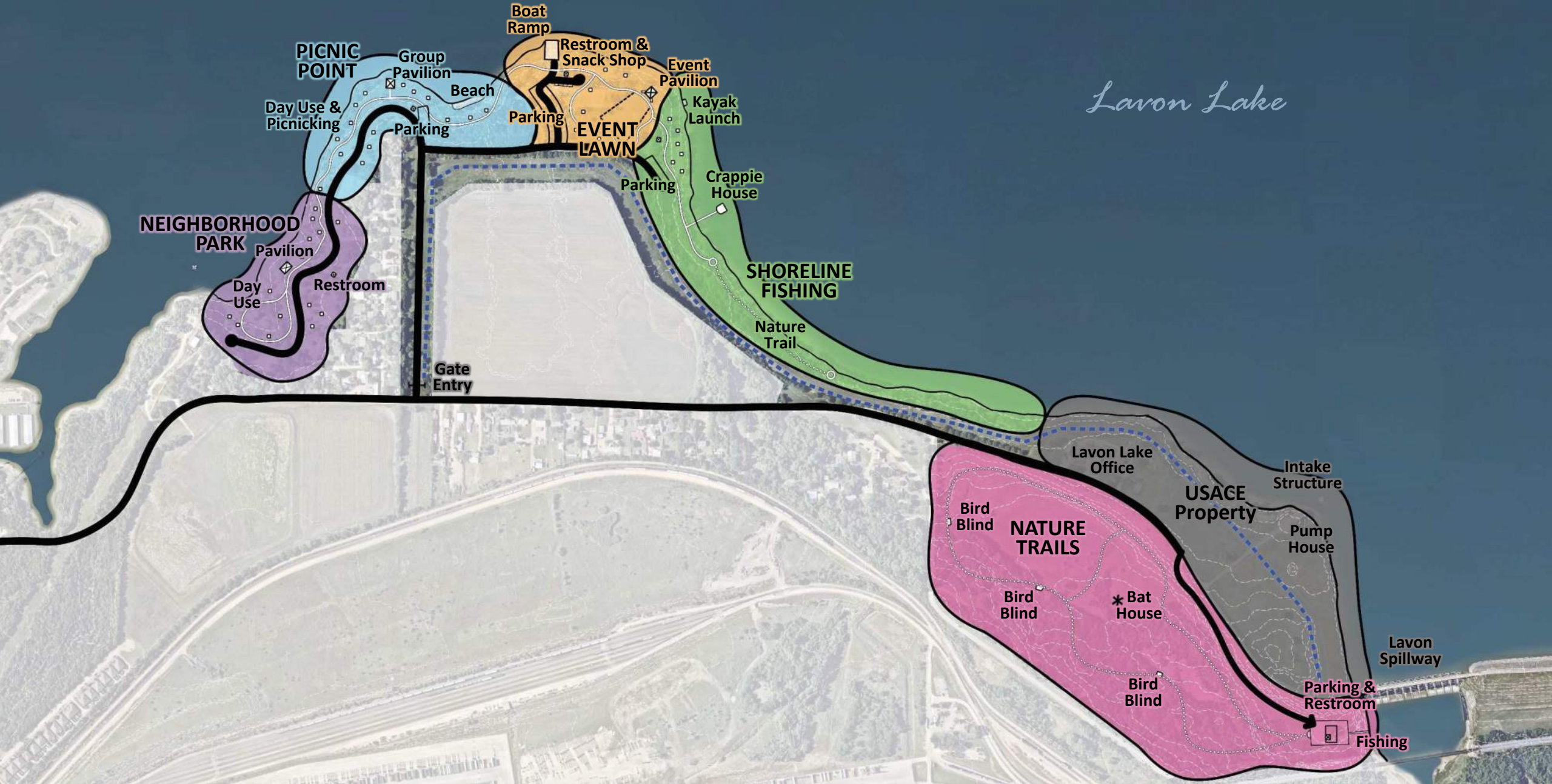
## USACE

- Buffer between Park Activities & USACE Facility
- Preserved Environmental / Wooded Area



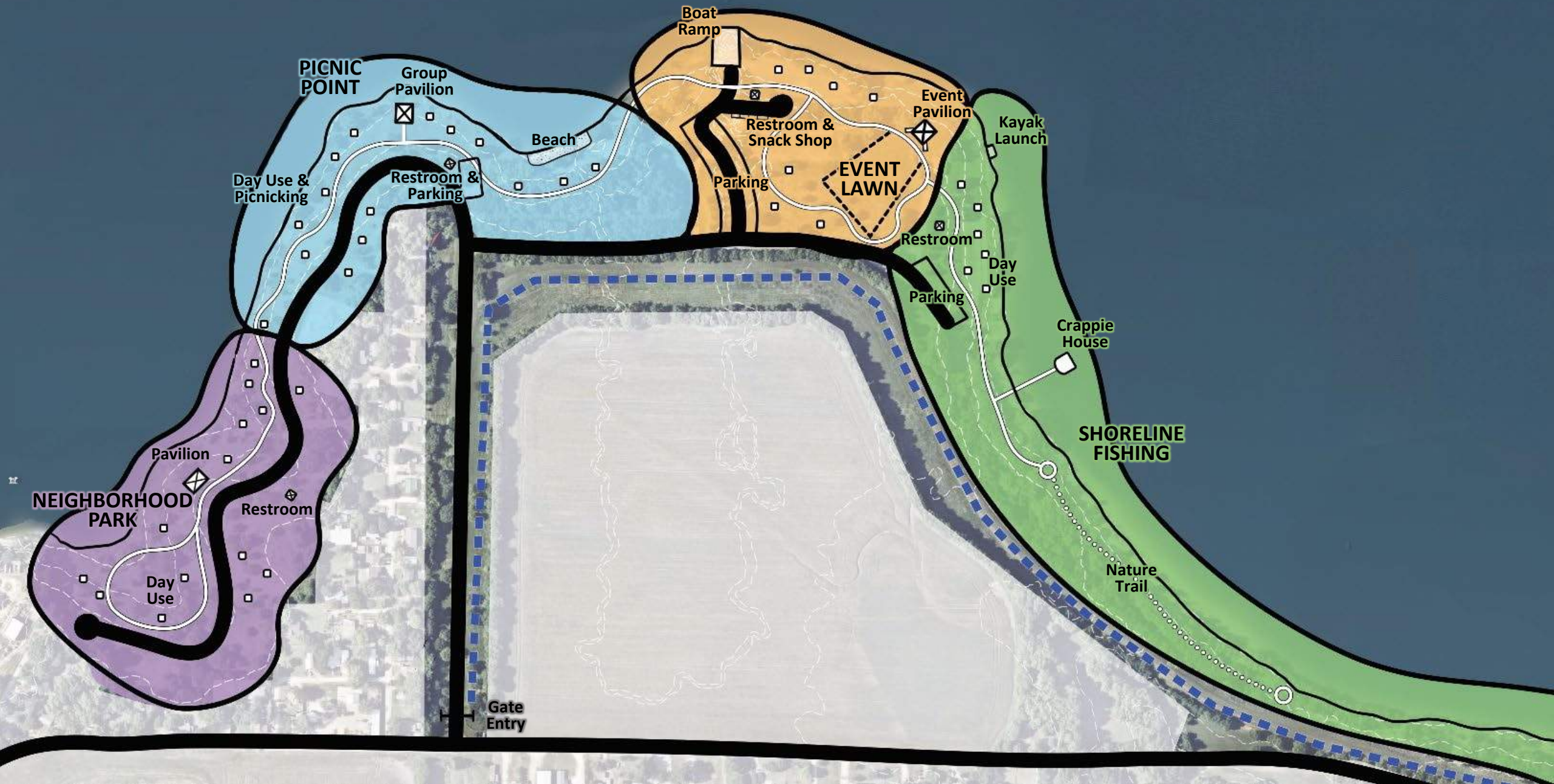


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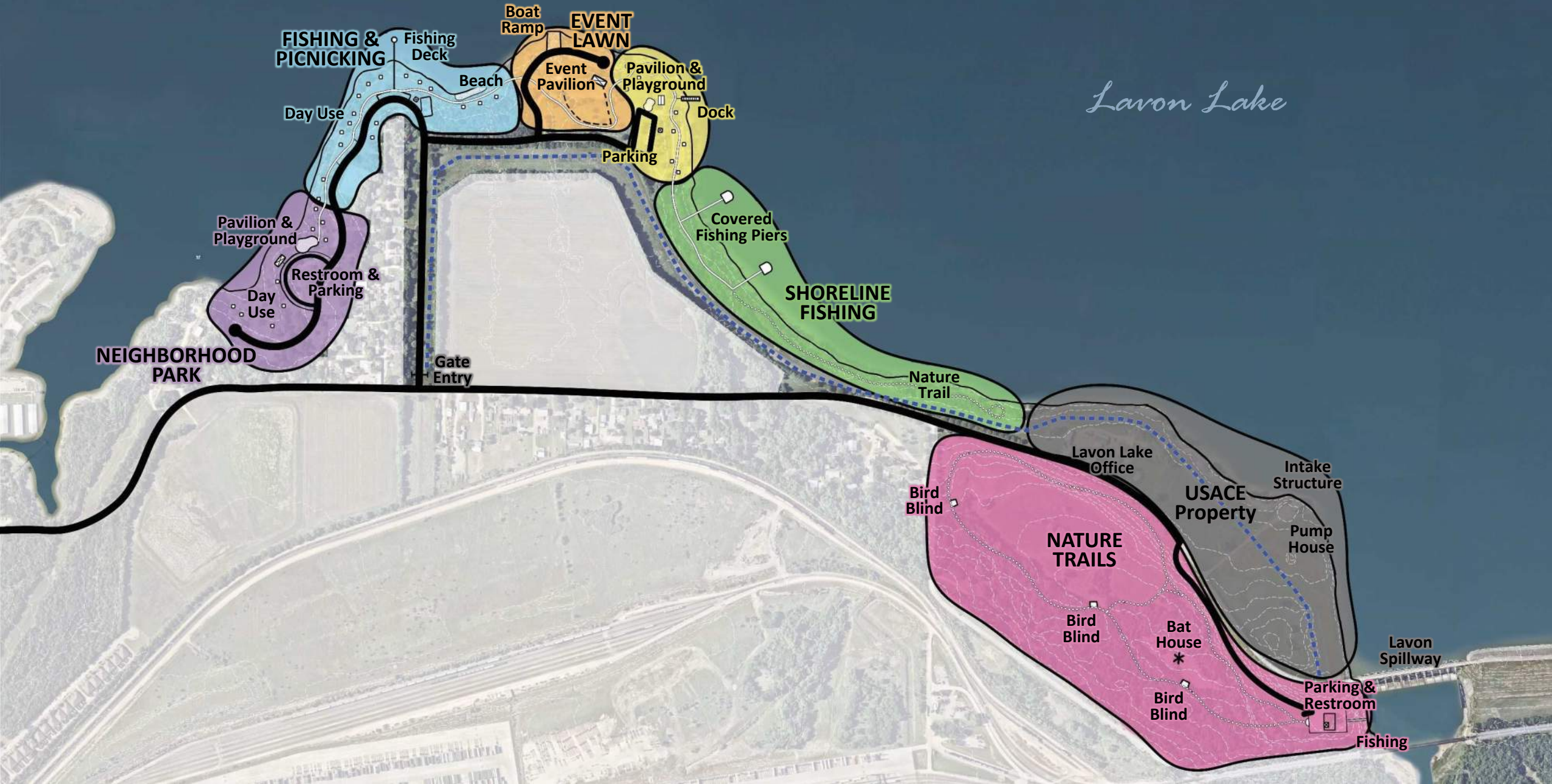


# Concept A Enlargement



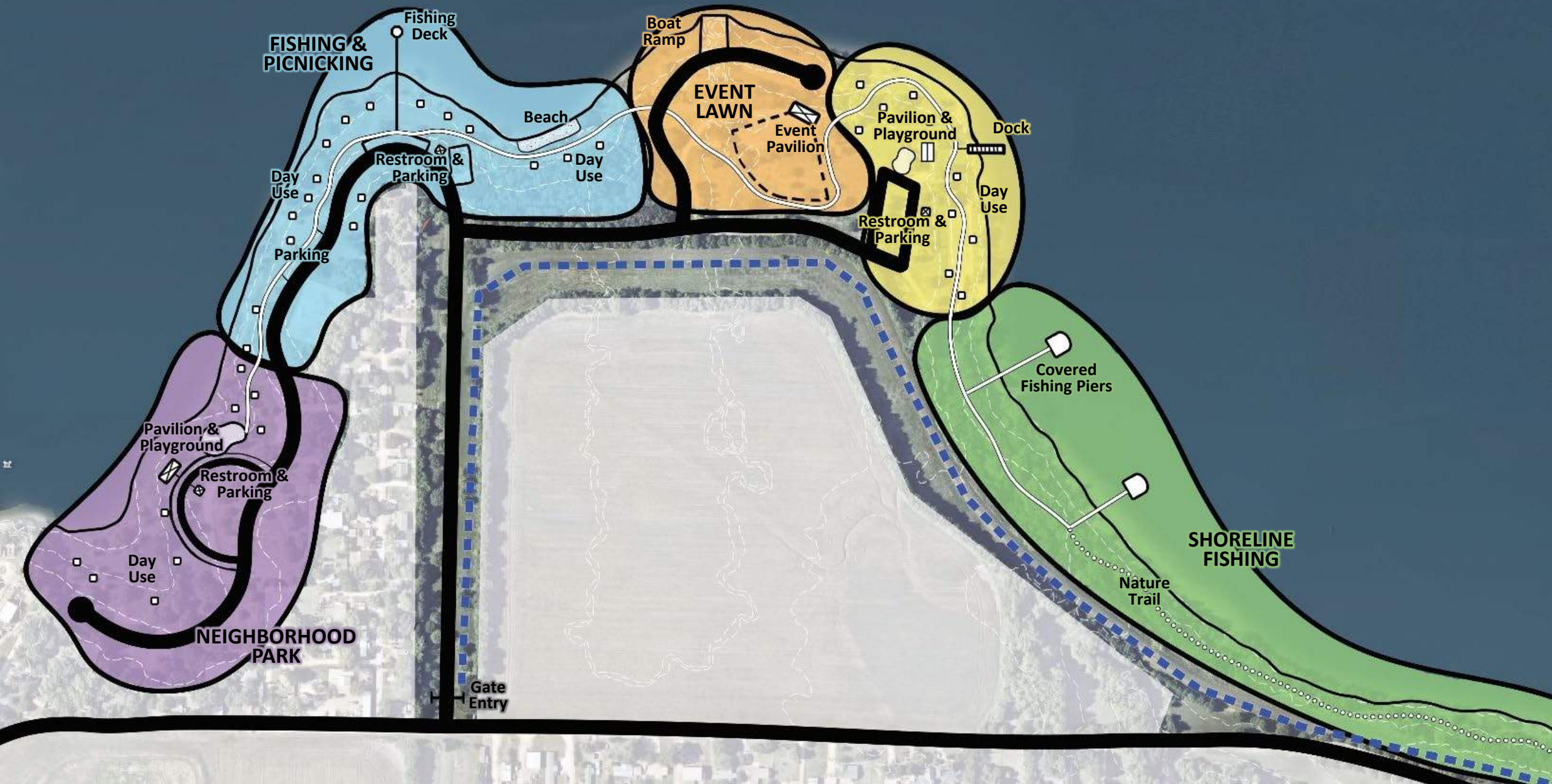


# Concept B



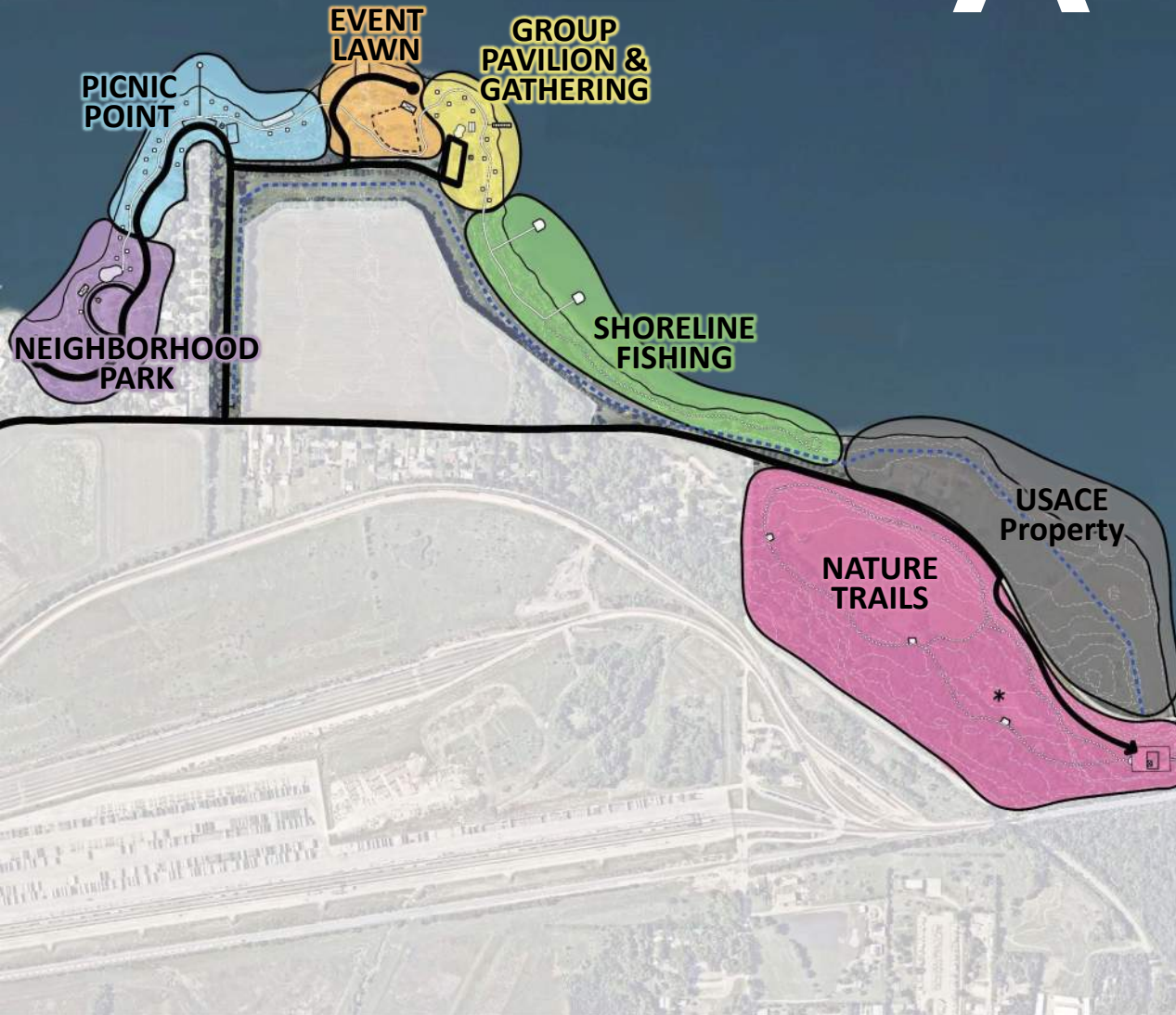


# Concept B Enlargement

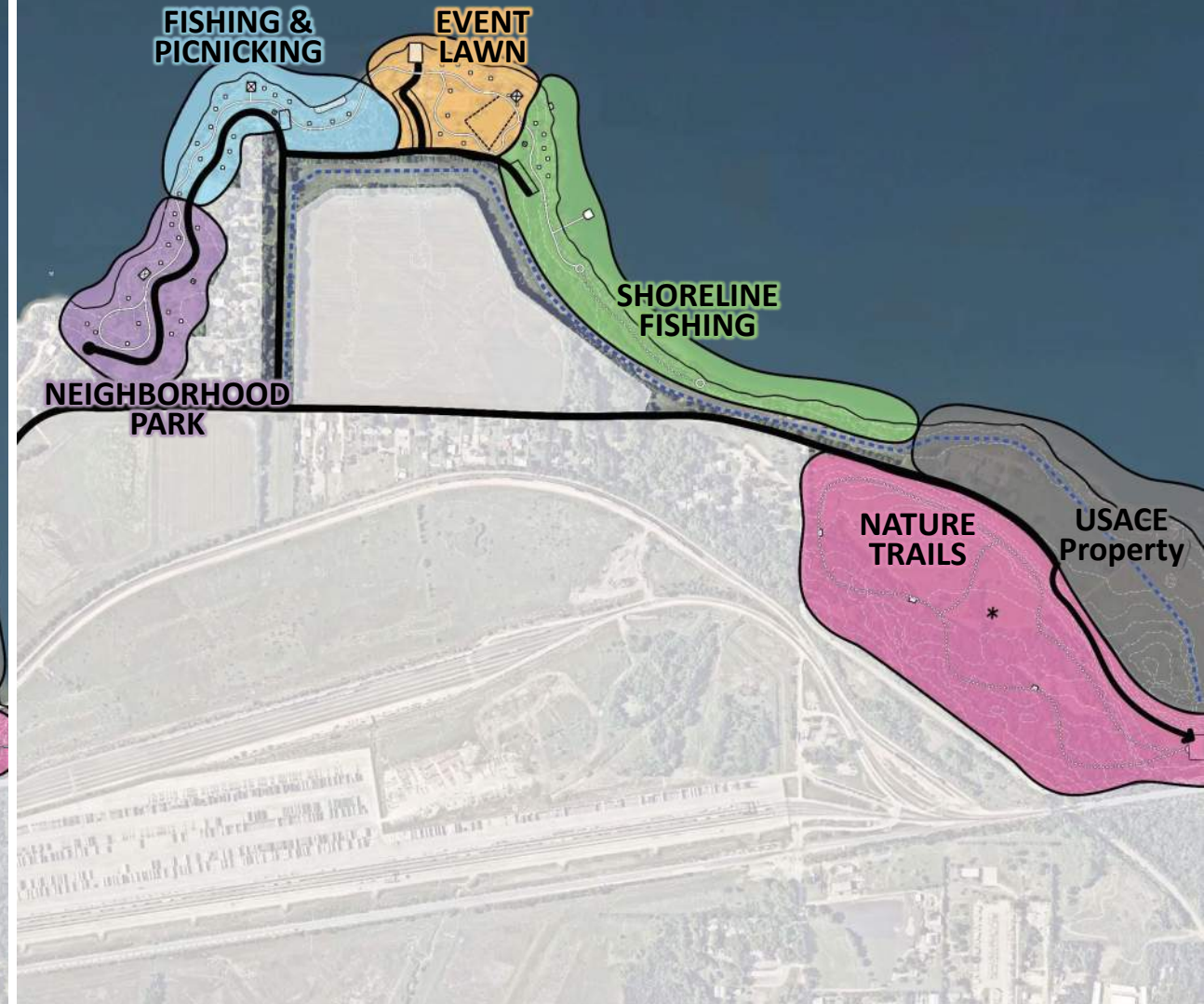




# A



# B





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