

The Fawn Lake Amenities Plan

Moving Forward with More Detail - March, 2020

The Fawn Lake Amenities Plan

History of the Planning Process

- 2016 Community survey initiated at Board request
- 2017 Community survey results compiled and analyzed
- 2018 Results presented to the Board (Feb. 5, 2018)
Board requested Amenities Sub-Committee to develop long-range plan for amenities development
- 2019 Board approved \$65k for design and landscape development
Welford Engineering contracted for \$16.4K
Initial plan was submitted – to be reviewed
Completion on hold pending Clubhouse renovation spending

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Major Amenities for Development

The Marina

The West Side Common Areas

The Beach

The Sports Park

The Pole Barn Area

Community Paths and Trails

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The Marina – a very popular warm weather amenity

- 103 docks
- 528 registered boats, 212 powered boats
- 82 estimated docks on private property
 - \$88,760 income from registration and dock lease, 2019
- Boat launch
- RV/boat storage –152 spaces
 - \$ 62,600 income from space leases, 2019

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Marina Opportunities

Additional dock space

Additional parking space

Permanent restrooms

Swimming beach

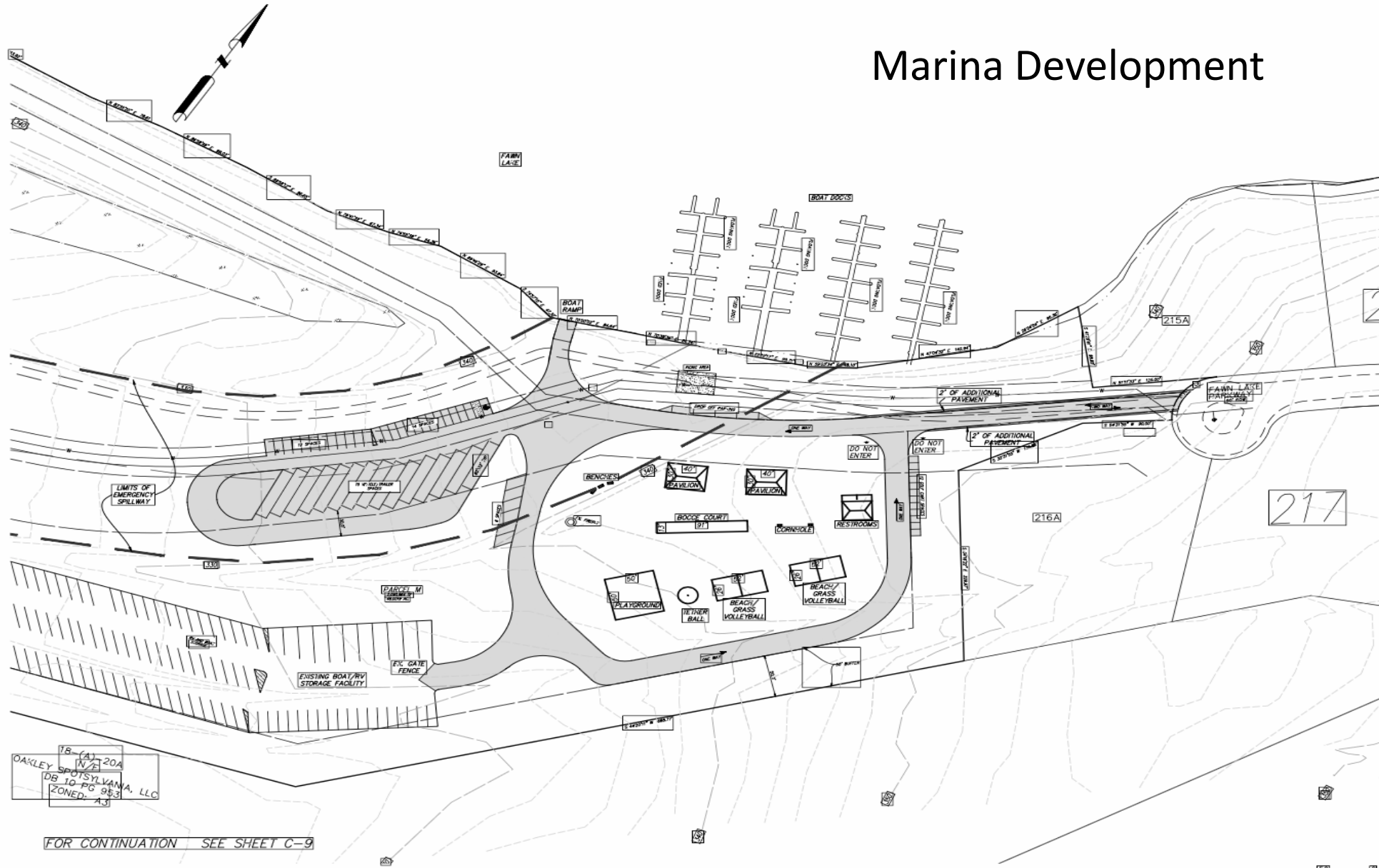
Additional recreational/gathering spaces

Additional RV/boat storage

Improved roadway access

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Marina Development



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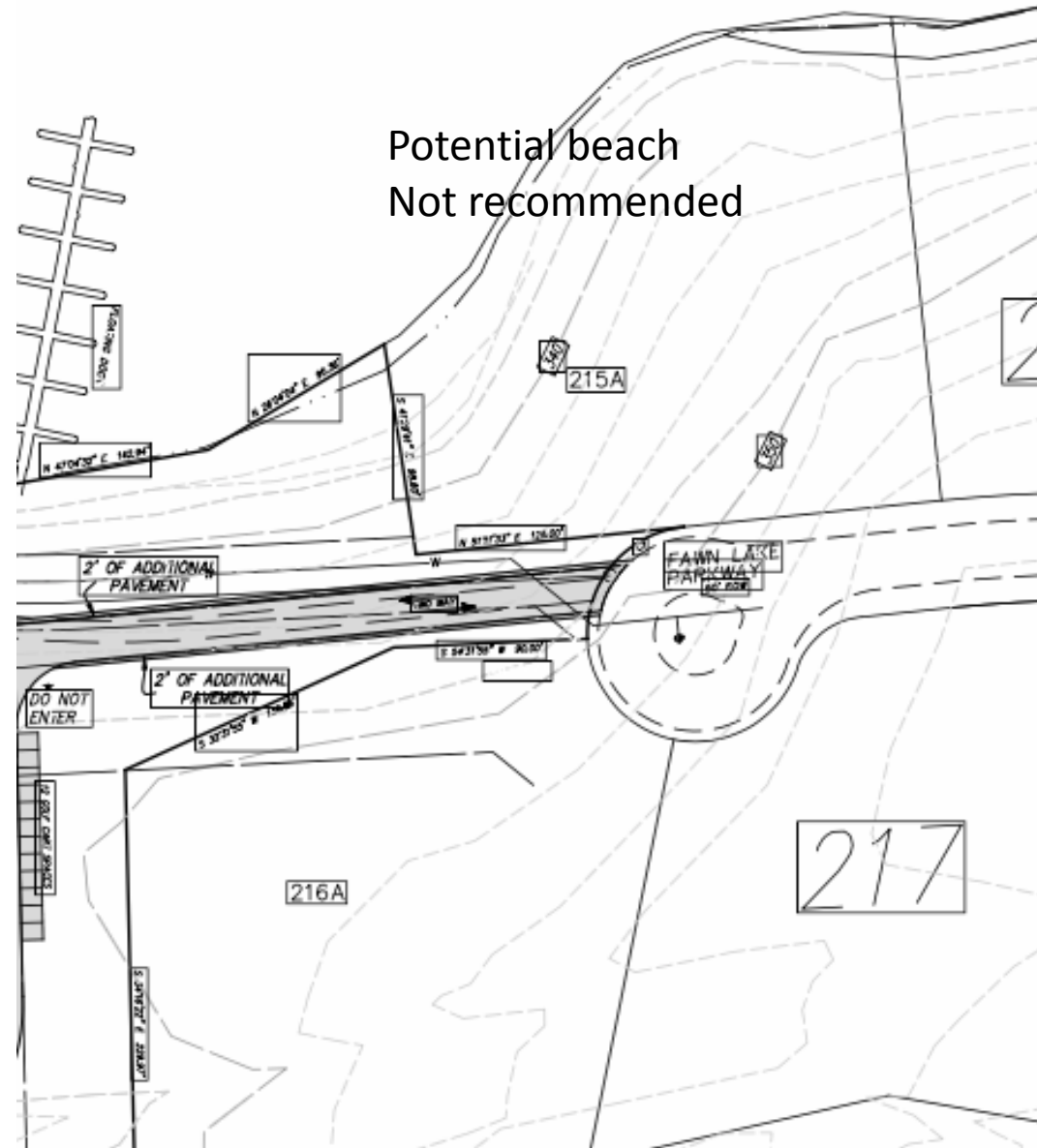
Improve Roadway

Note:

Swimming Beach not recommended

Widen the Roadway
2' each side

Add golf cart parking



Modify island
Completed - 2019

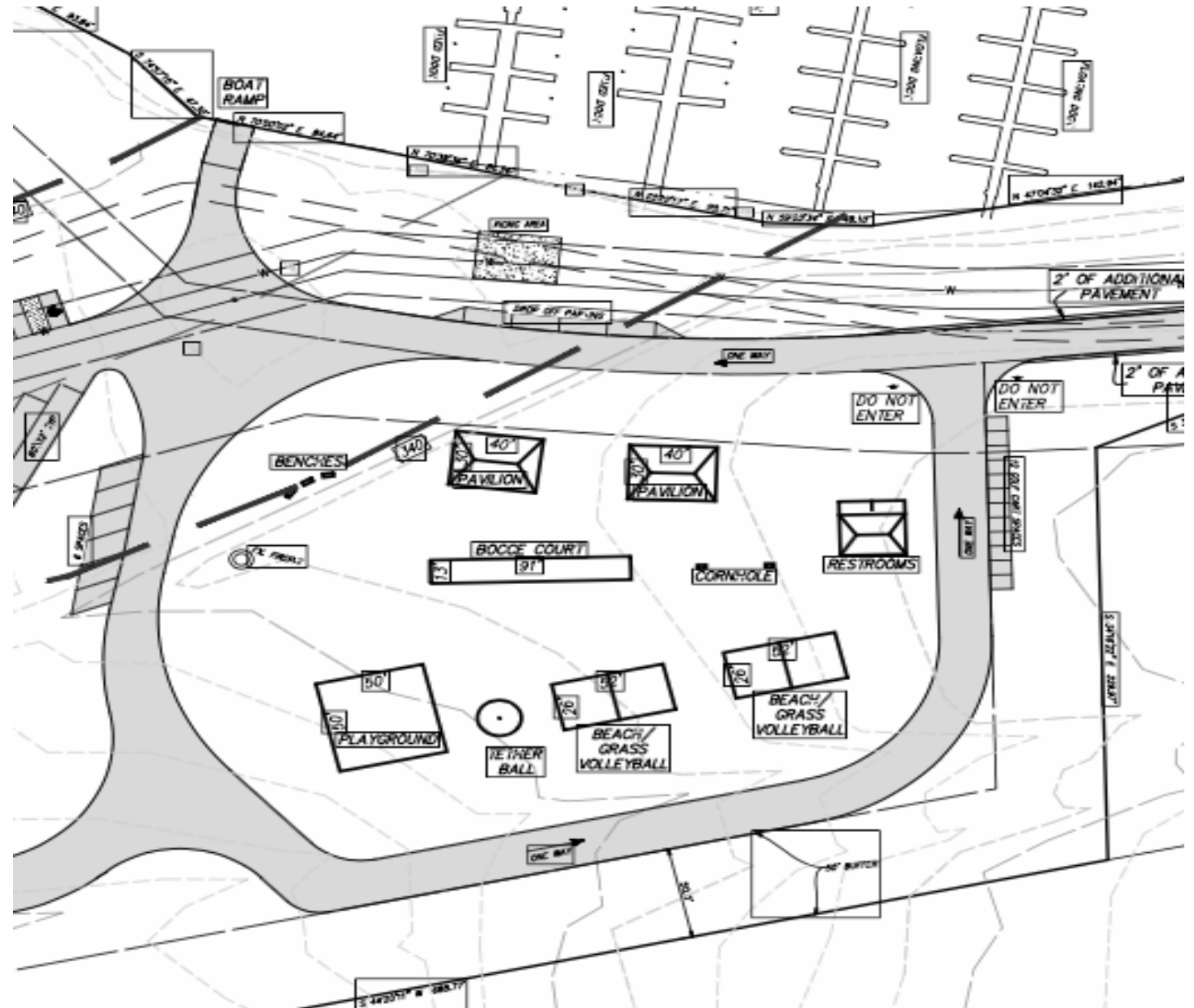
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Additional Recreational Space and Restroom

- Restroom facility
- Two pavilions
- Bocce ball court
- Two volleyball courts
- Cornhole game
- Fire pit (existing)
- Playground equipment
- Tetherball
- benches

Note:

- Roadway significant change
- Drop-off area at docks
- Concrete picnic pad – uncertain
- Boat dock expansion – not recommended



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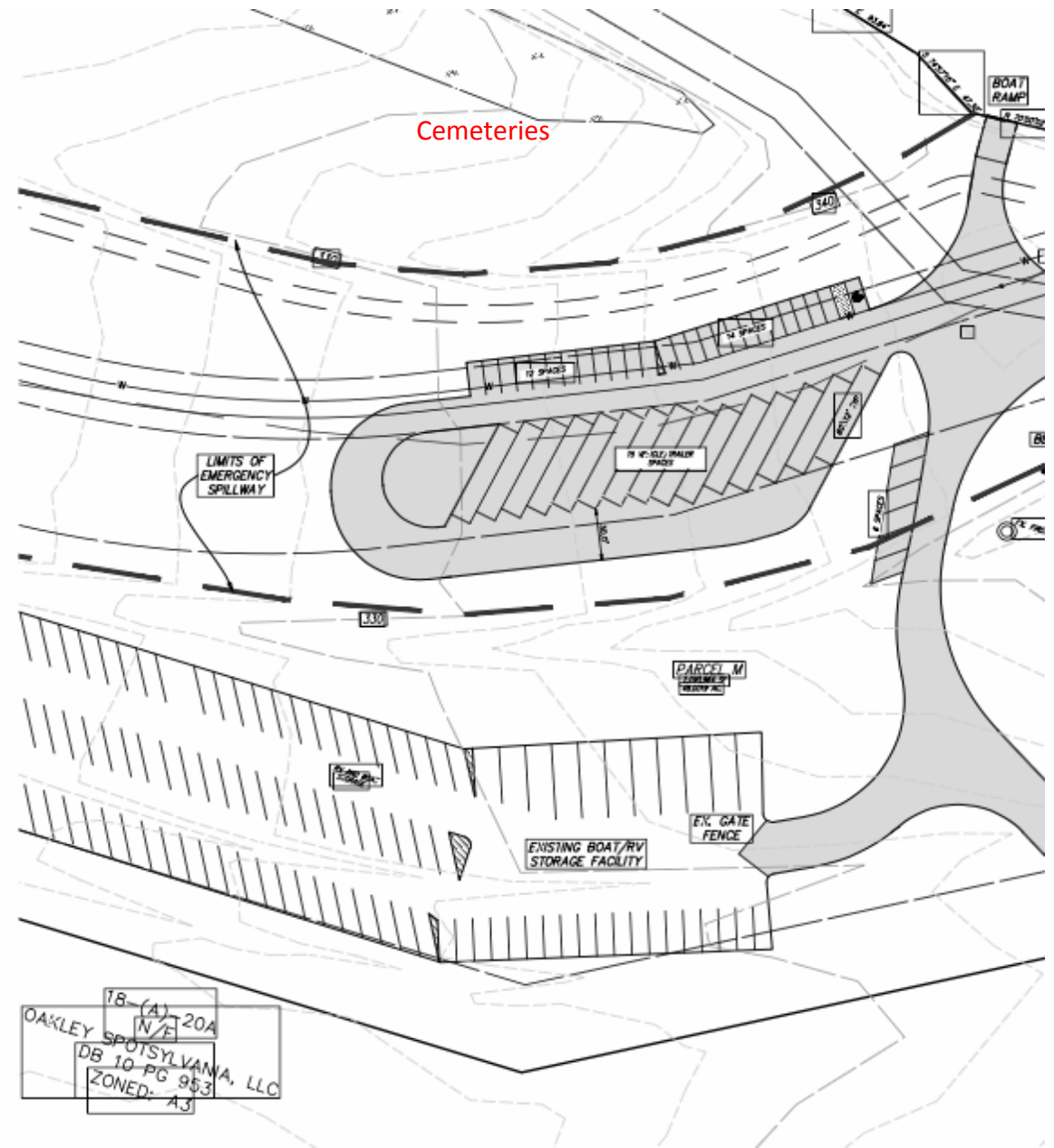
Parking and RV/Boat storage

Utilize emergency spillway for day parking

- 32 car spaces
- 15 vehicle/trailer spaces
- expandable

Notes

- RV/Boat Storage not expandable
- fresh water supply at boat launch
- Need Dam Engineer input



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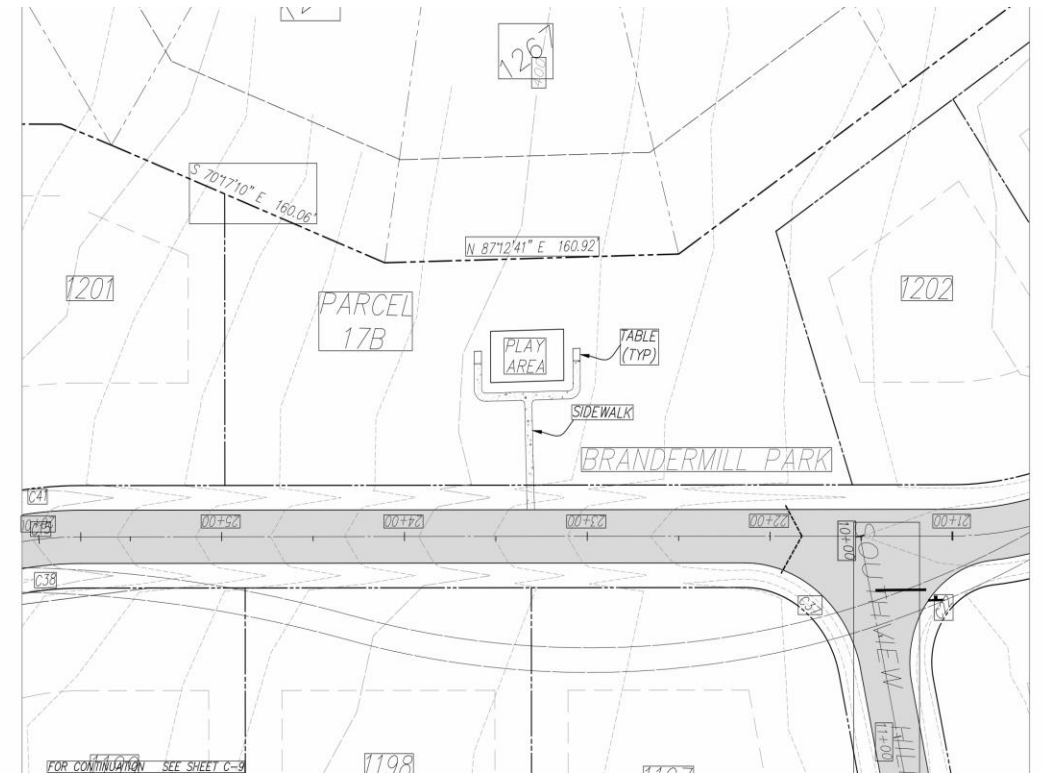
Westside Development

- Three common property parcels
 - Brandermill – 1.6 acres
 - Large traffic circle - .89 acres
 - Large parcel east of traffic circle – 5 acres
- Absence of any amenities
 - One of the top 10 requests in community survey
 - Substantial distance from existing amenities
- Demographic shift compared to original Fawn Lake Community
 - Younger families

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Brandermill

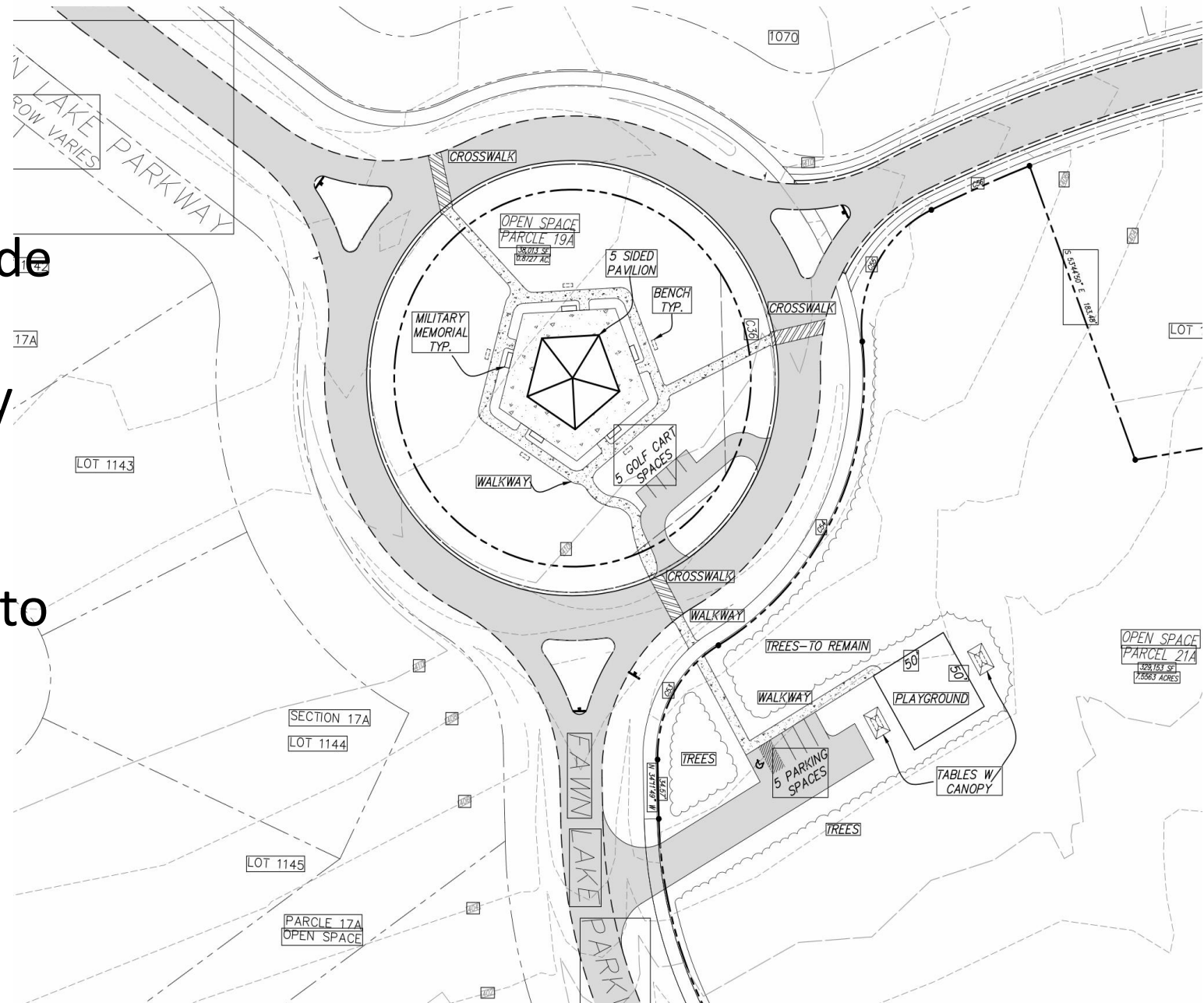
- Most westerly parcel
- Convenient to new development
- Existing trees/shaded
- Differing neighbor opinion
- Potential pocket park
- Potential landscaped sitting area



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Traffic Circle and Adjoining Parcel

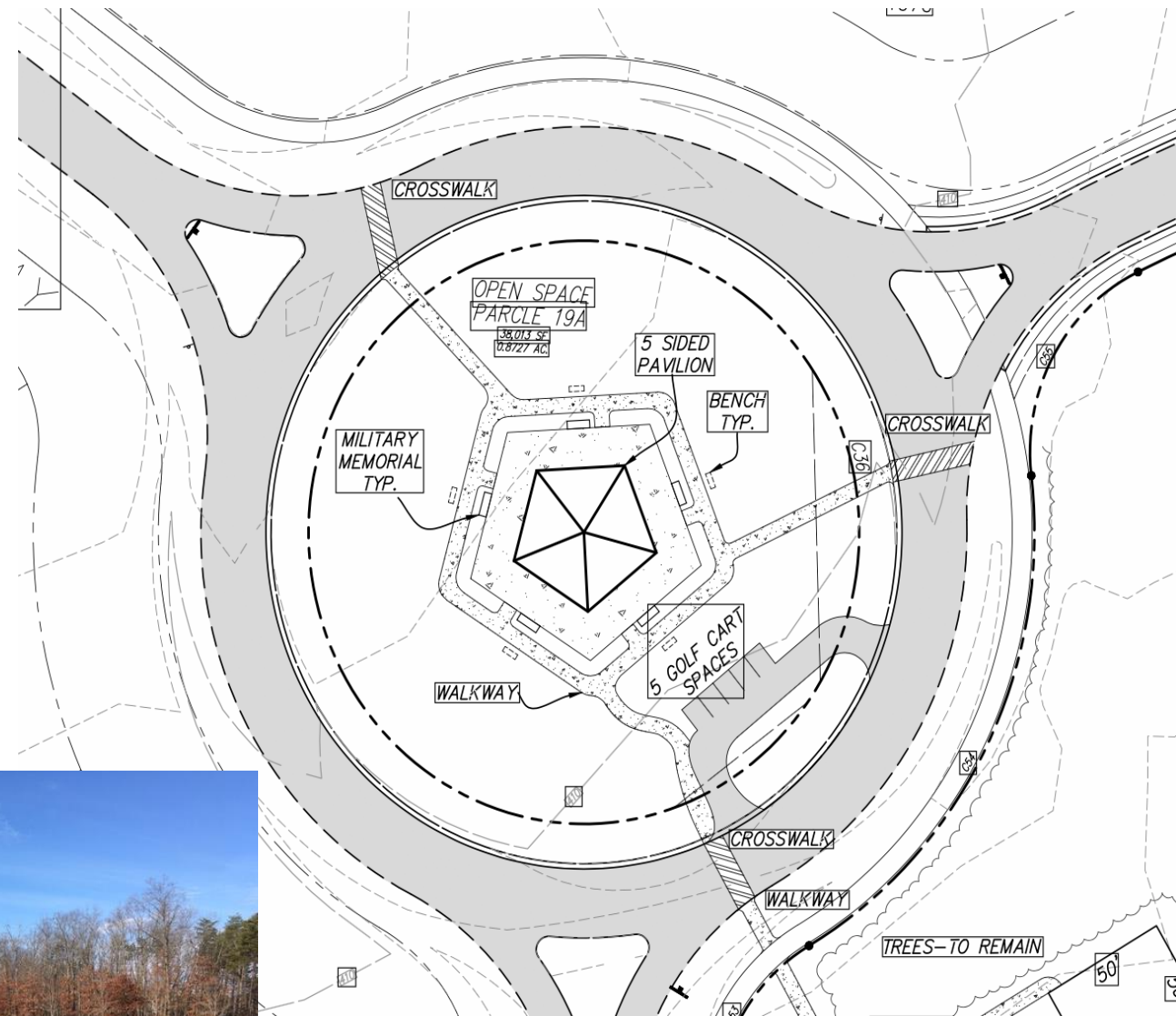
- Potential for major west side amenity
- Currently mowed as empty space
- Largely wooded 5 acre parcel with narrow access to lake



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Traffic Circle

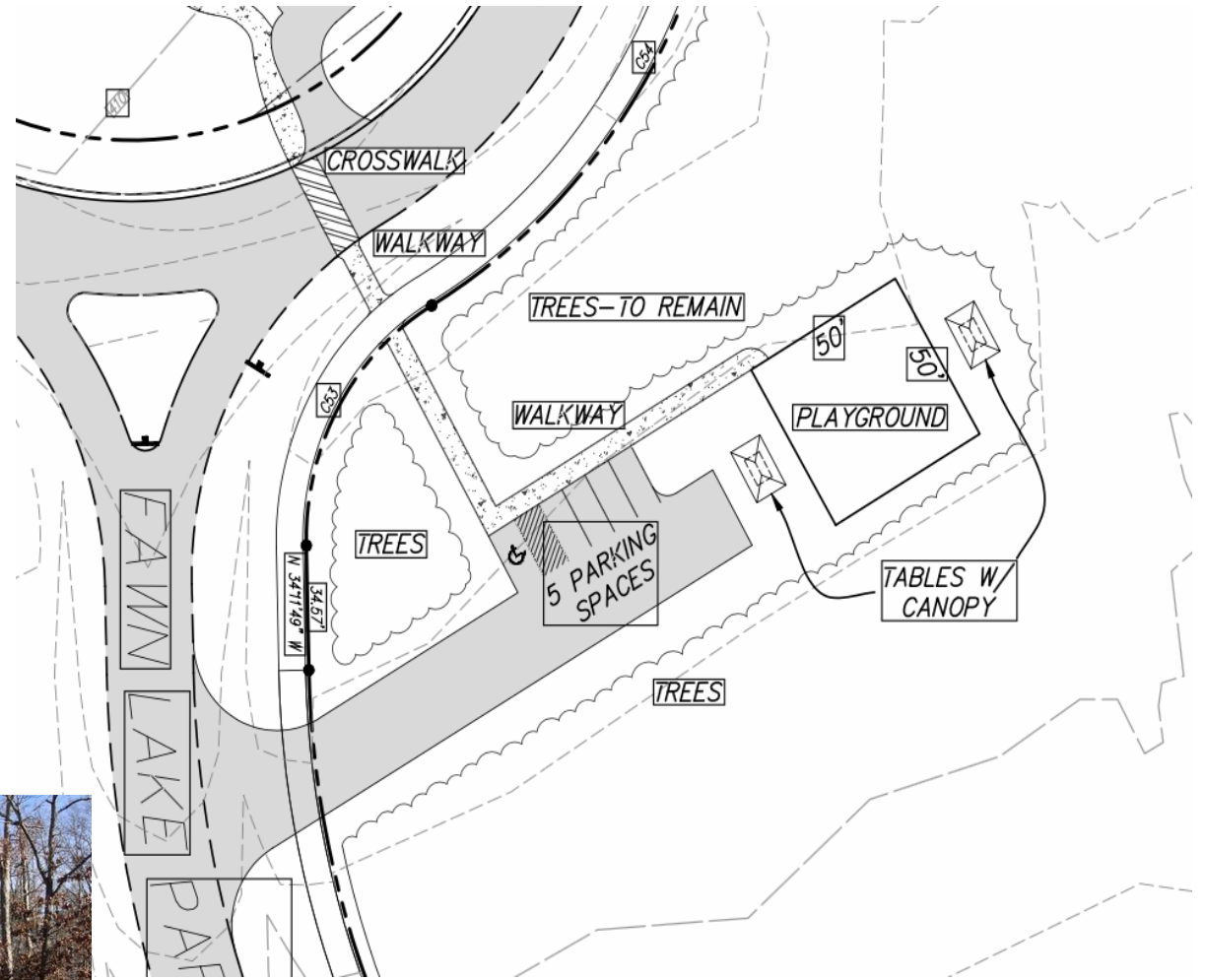
- Military service branch memorial
- Seating area
- Raise central area
- Bandstand/gazebo performing space
- Golf cart parking



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West Side Park

- Playground Area
- Pavilions/Canopies
- Benches
- Parking (expandable)
- Restroom facility (not shown)



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The Beach Restoration and Expansion

- One of our most used amenities
- Bulkhead in need of repair
- An attractive part of the lake landscape
- Going forward
 - Expand the beach (area in red)
 - Repair the bulkhead (green line)
 - Build a retaining wall (black line)
 - Add a handicap path (purple line) to beach
 - Potential cove dredging
- Funds approved, \$10k for initial design – Welford Eng.
- Requires Corp of Engineers involvement
- Potential impact (proximity) to resident
- Joint project with Lake Environmental and Usage Committees

On hold pending Clubhouse Renovation, but not part of funds returned for renovation



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The Sports Park - a very large area

- Some frequently used amenities and some hardly used amenities
 - Repair pickleball court, \$13,500, in 2020
 - Repair basketball court, \$27,000, in 2021
- No major additional amenities needed, except
 - Restroom facility to replace port-a-potties
 - Perhaps in 2024
 - Some small capital cost games
 - Shade pavilion planned for 2020
- In the long term, this area presents the best location for a fitness center and or indoor pool and recreation center



Playground equip.



Pickleball, basketball
And picnic pavilion



Soccer field



Baseball field

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Other Fawn Lake Amenities

- **Walking Trails (most frequently used amenity)– no expansion planned**
 - Add benches at appropriate locations(four+ planned in 2020)
 - Continue asphalt maintenance
 - Continue brush clearing/maintenance on non-paved trails
 - Redo trail map (time uncertain)
- Pole Barn – no changes planned
- Beth Elkins Lake – no changes planned
- Canoe/Kayak Club – no changes planned
- Mossy Creek Park – renovation expected in 2021
- General Bulkhead Repair – no definition of project
- Entrance Buildings – no changes planned
- Storage Building Replacement/addition – on-hold

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Recommendations

- Engage Lake Environment and Lake Usage Committees on plans
- Complete Marina and Westside preliminary plans with Welford Engineering
- Initiate Beach development plan with Welford Engineering
 - Welford Engineering bid - \$10,000
- Board of Directors provide guidance on further work
- Consider:
 - Budget marina restroom but only if committed to 2022 construction
 - Engineering in 2021 - \$20,000 est.
 - Construction in 2022 - \$100,000 est.
 - Budget pocket park
 - Site development in 2022 - \$10,000 est.
 - Equipment and landscape in 2023 - \$50,000 est.

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