

# LAVON LAKE RECREATION IMPROVEMENT STUDY – PUBLIC MEETING

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Lavon Lake Manager



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*“Cornerstone of the Southwest”*



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# AGENDA



- Situation
- Study Guidance
- Recreation Inventory / Map
- Process & Timeline
- Proposed Plan
- Transition Plan
- Making Public Comments



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# SITUATION



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- Lavon Lake currently operates and maintains 17 of the 18 recreation areas at Lavon Lake.
- Lavon Lake does not receive adequate funding to properly maintain the parks.
- Annual Operation & Maintenance (O&M) covers basic repairs, but lacks funding for capital improvement:
  - Road repair and replacement
  - Major utility infrastructure repair or replacement
  - Building refurbishment or replacement
- Current backlog maintenance is ~\$35M and growing.



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# STUDY GUIDANCE



- We initiated a study in September 2024 to develop a comprehensive strategic plan to improve Lavon Lake's recreation areas through restructuring, lease, partnering, or closure.
- Goal is to provide recreation areas in good or excellent condition.
- Ensure a balance of access and opportunities around the lake.
- Based on funding levels, the “target” endstate was:
  - Lavon Lake maintains 1 of the 3 Class A parks not already leased out
  - Lavon Lake maintains 2-4 of the 14 Day Use parks/access points
  - Remaining parks are leased, partnered, or closed
  - Savings are reinvested to improve USACE-maintained parks



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# RECREATION INVENTORY



Lavon Lake consists of 18 recreation areas:

- 4 Class A parks (Multi-purpose – RV, Tent, Day Use)
  - East Fork Park
  - Clear Lake Park
  - Lavonia Park
  - Collin Park & Marina (Leased)
- 7 Day Use parks
  - Avalon Park
  - Little Ridge Park
  - Lakeland Park
  - Ticky Creek Park
  - Mallard Park
  - Pebble Beach Park
  - Caddo Park
- 6 Access points
  - Elm Creek Park
  - Bratonia Park
  - Brockdale Park
  - Twin Groves
  - Highland Park
  - Little Avalon Park
- 1 Fishing pier
  - Stilling Basin



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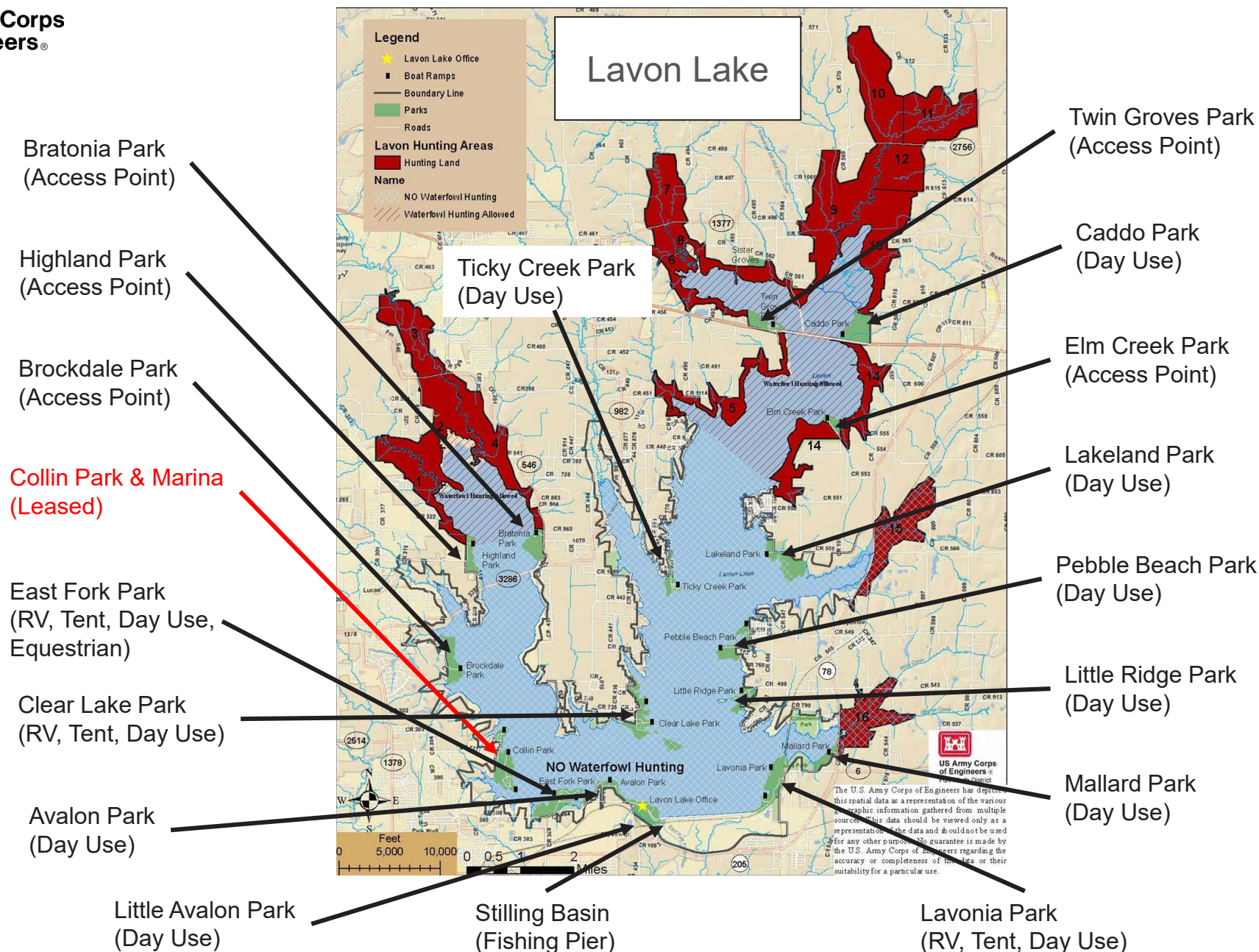


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# Current Situation



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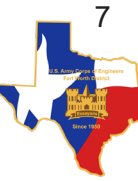


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# RECREATION INVENTORY – CONT.



## Non-Park Recreation Areas – not impacted by the study

- **Trinity Trail (28-mile hiking/equestrian trail)**
  - Memorandum of Agreement with Collin County Open Spaces and the City of Lucas with maintenance through Trinity Trail Preservation Association (non-profit)
  - 3 Trailheads: East Fork, Brockdale, and Highland
- **Richardson Radio Control Club**
  - Lease through Collin County Open Spaces and sub-lease to Richardson Radio Control Club
- **Blackland Prairie Raptor Center**
  - The “old” Brockdale Park leased to BPRC for rehabilitation and release of injured raptors, education, & outreach
- **Sister Grove Bike Trail**
  - Outgrant to Collin County Open Spaces for ~5 miles of bike trail adjacent to Collin County’s Sister Grove Park.
- **Park & Fish and Park & Hunt**
  - There are multiple access points for hunting and fishing. They do not have any building facilities and require minimum upkeep.



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# USACE PROCESS



- Project Delivery Team (PDT) – 11-member team
  - Lavon Lake staff
  - Regional leadership and recreation manager
  - District recreation managers
  - District Real Estate and Public Affairs
- PDT followed USACE policy guidance:
  - Park Closures or Significant Changes in Park Operations – Policy Guidance, 2024





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# USACE PROCESS TASKS



## • Key Tasks

- Notify key elected officials and chain of command
- PDT conducts stakeholder meetings with cities, county, and state
- Notify the public through news release, web page, and social media
- PDT evaluates each park based on the guidelines in the policy
  - Financial analysis which included cost savings and reinvestment
  - Impact analysis (23 specific factors)
- PDT develops a proposed plan based on input from stakeholders
- PDT conducts public meetings and provides opportunity for public input
- PDT considers public input and finalizes the plan
- Study document is sent to HQ, USACE for approval
- PDT documents final approval in a Lavon Lake Master Plan - Supplement



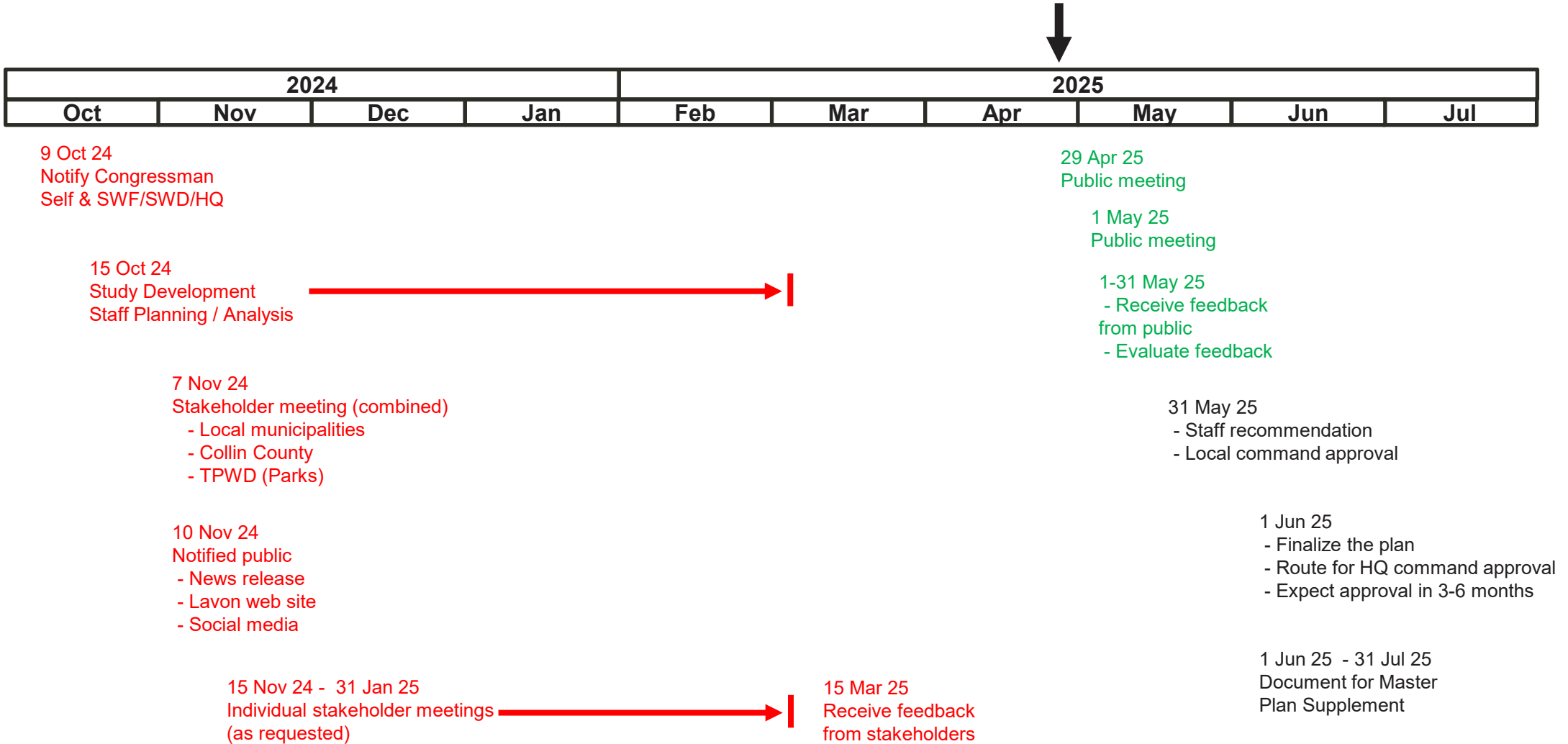


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# TIMELINE



BLACK – Planned  
GREEN – In Progress  
RED – Completed



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# PROPOSED PLAN



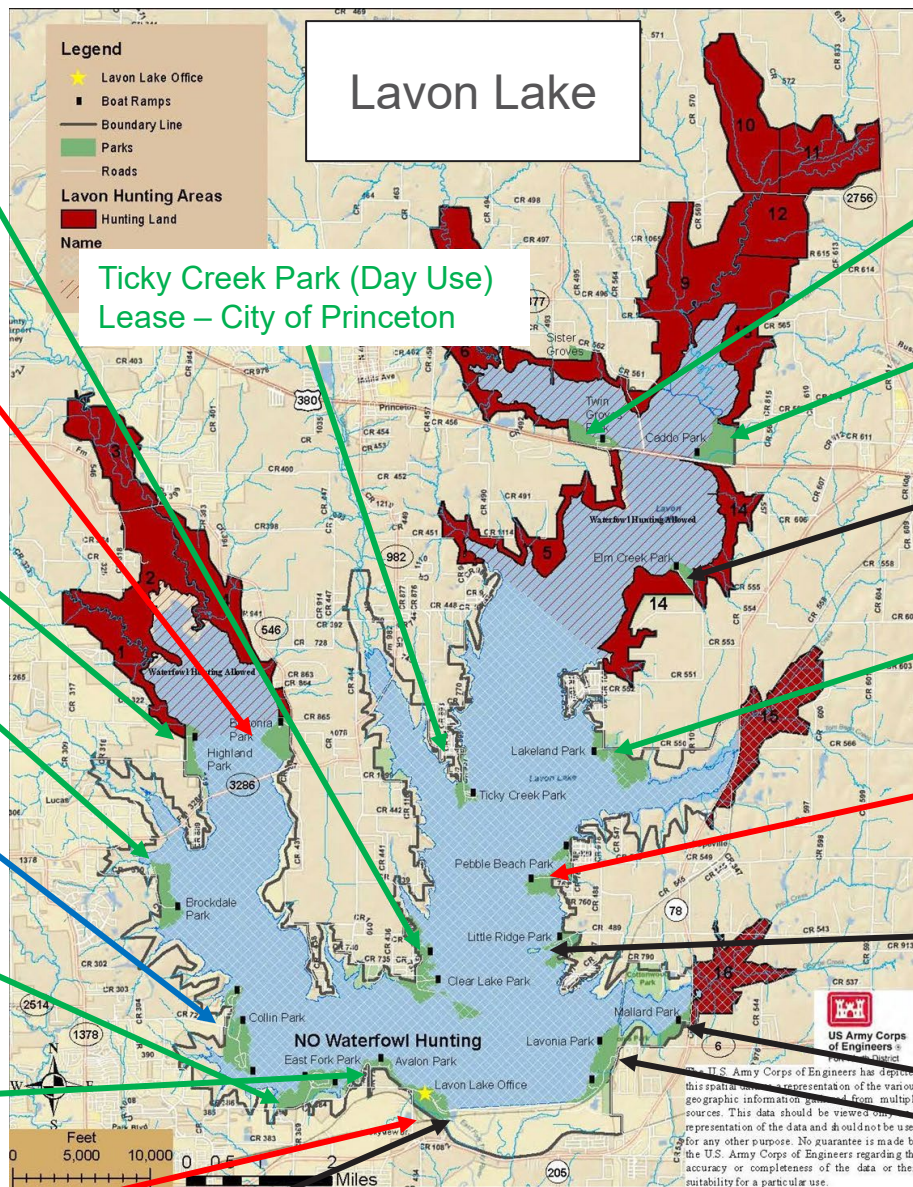
<u>Park</u>	<u>Current Situation</u>	<u>Proposed Plan</u>
East Fork Park	USACE-managed	Lease (Wylie)
Avalon Park	USACE-managed	Lease (Wyle)
<del>Little Avalon Park</del>	<del>USACE-managed</del>	<del>Permanently close</del>
Stilling Basin	USACE-managed	Keep
Lavonia Park	USACE-managed	Keep
Mallard Park	USACE-managed	Keep
Little Ridge Park	USACE-managed	Keep
<del>Pebble Beach Park</del>	<del>USACE-managed</del>	<del>Permanently close</del>
Lakeland Park	USACE-managed	Lease (Farmersville)
Elm Creek Park	USACE-managed	Keep, but modify
Convert to gravel road and parking		
Caddo Park	USACE-managed	Lease (Farmersville)
Twin Groves Park	USACE-managed	Lease (Princeton)
Ticky Creek Park	USACE-managed	Lease (Princeton)
Clear Lake Park	USACE-managed	Lease (Princeton)
<del>Bratonia Park</del>	<del>USACE-managed</del>	<del>Permanently close</del>
Highland Park	USACE-managed	Lease (Lucas)
Brockdale Park	USACE-managed	Lease (Lucas)
Collin Park & Marina	Leased	Remains the same



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Lavonia Park (Multi-purpose; Class A)  
Keep





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# TRANSITION



Anticipate the transition to be executed over the next 3-5 years

Cities must have time to plan, budget, and lease the parks

USACE budget guidance during the transition:

- O&M Funds will be prioritized toward parks that will be retained by Lavon Lake
- Minimal funds will be used for maintaining parks that will be leased out (basic repairs like water leaks or electrical issues)
- For closures, the park will be “mothballed” until remediation to convert to a Habitat Management Area