

LAKEFRONT RECOMMENDATION

Village of Fontana



REDEVELOPMENT PLAN GOALS

Redevelop the lakefront to enhance the park amenities, emphasize views of the lakefront and create a safe pedestrian environment.

Preserve and improve the quality of the environmental amenities.

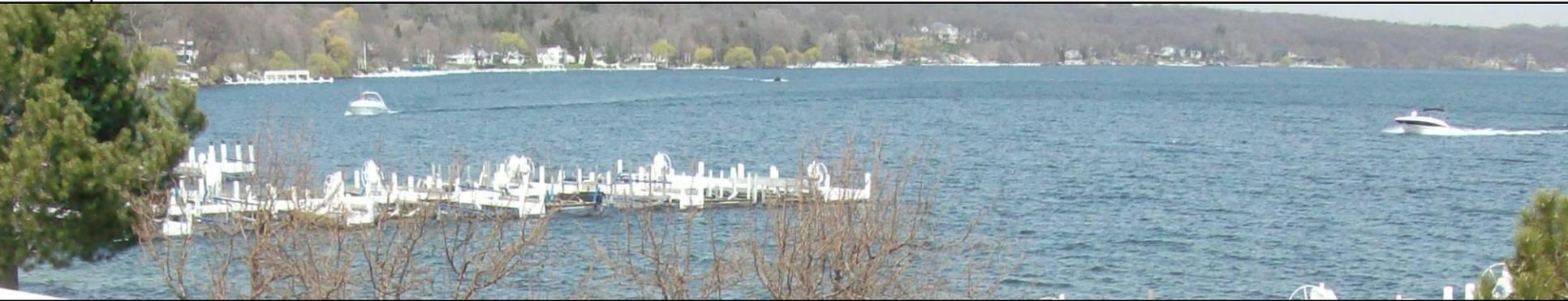
Create a safe path system that links the lakefront area to the school area.



RECOMMENDATION

Based on:

- 1. 2008 Lakefront Survey results**
- 2. Lakefront building structural evaluation**
- 3. Past discussions regarding the lakefront**
- 4. Professional judgment**



PAST PLANNING and IDEAS

Lakefront Options

Community Center

Marine Retail

Marine Museum

Beach House

Entertainment Retail

Cafe

Library

Open Space

COMMUNITY CENTER & RETAIL STUDIES



Two buildings
Plaza
 1: 4,065 sf (1 story)
 2: 2,625 sf (1 story)
 Combined: 6,690 sf



Two buildings
Small plaza
 1: 4,065 sf (1 story)
 2: 2,625 sf (1 story)
 Combined: 6,690 sf



Two buildings
Central plaza
 1: 4,125 sq ft (1 story)
 2: 3,465 sq ft (1 story)
 Combined: 7,590 sf

COMMUNITY CENTER & RETAIL STUDIES



Two buildings

Plaza

1: 3,100 sf (1 story)

2: 6,230 sf (2 stories)

Combined: 9,330 sf



Two buildings

Green space

1: 3,100 sf (1 story)

2: 3,202 sf (1 story + *loft*)

Combined: 6,302 sf

SURVEY RESULTS, 2008

515 surveys returned

- **92% were residents**
- **41% have lived in Fontana more than 20 years**
- **59% are seasonal residents**

- **68% are 55 years or older (88% 45 years or older)**
- **73% have no children at home**



SURVEY RESULTS, 2008

How often do you use the lakefront?

- **Public Beach = 57% said less than once per month**
- **Beach House = 62% said less than once per month**
- **Reid Park = 66% said once per month or less per month**
- **Park House = 63% said less than once per month**
- **Lakefront Businesses = 46% said less than once per month**

- **Lakefront Restaurants = 32% at least once per week**
- **Lakefront Path = 20% said 2-3 times per week**

SURVEY RESULTS, 2008

What do you like BEST about the lakefront?

- **Views of the lake = 86%**
- **Park Areas = 64%**
- **Public Beach = 55%**
- **Community Events at the Lakefront = 53%**
- **Lakefront Businesses = 43%**

What has happened to the lakefront over the past 5 years?

57% said it has improved

SURVEY RESULTS, 2008

Uses you WANT to see on the lakefront.

- **Restaurants = 41%**
- **Specialty Store (coffee shop) = 33%**
- **Non-motorized water sports rental = 29%**

Uses you do NOT WANT on the lakefront.

- **Library = 60%**
- **Private Event (rental space) = 49%**
- **Maritime Center = 48%**
- **Motorized water sports rental = 48%**
- **Community Center = 47%**
- **Specialty Store = 36%**

SURVEY RESULTS, 2008

Issues that are important to improve the lakefront.

- Better views of the lakefront = 48% said important
- More open space = 30% said important
- Better resident access to the lakefront = 29% said important
- Safer pedestrian crossings = 27% said important

- Community building for residents = 36% said not important
- Ability to rent recreational equipment = 34% said not important
- Having a public plaza = 31% said not important

Marine Co. property?

- 53% would like to see a building (combined façade improvements response with new building response)

STRUCTURAL EVALUATION, 2009

Key Findings

1. **Structural concerns**
2. **Acceptable to reuse as current use**
3. **Change in use would require significant structural improvements and code updates**



SITE ISSUES & CONSTRAINTS

Existing marine building is 6,935 square feet

**Building height limitation is 25 feet
(limits 1st floor to 12 ft and 2nd floor usable area)**



LOT COVERAGE



SITE ISSUES & CONSTRAINTS

Any new building shall be located within the designated lots



RECOMMENDATION

- 1. Provide and maintain high quality views of the lake.**
- 2. Provide a safe environment for pedestrians using the lakefront.**
- 3. Enhance and increase the amount of open space along the lakefront.**
- 4. Sufficient parking to serve lakefront uses**
- 5. Emphasize uses that:**
 - Serve residents**
 - Provide opportunities for year-round use of the lakefront**
 - Contribute to the high quality environment**

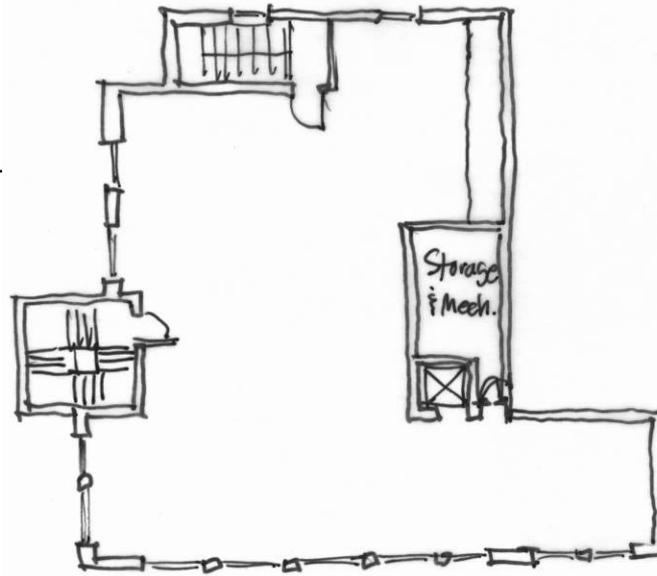
RECOMMENDATION

Lakefront Activity Center – one new building

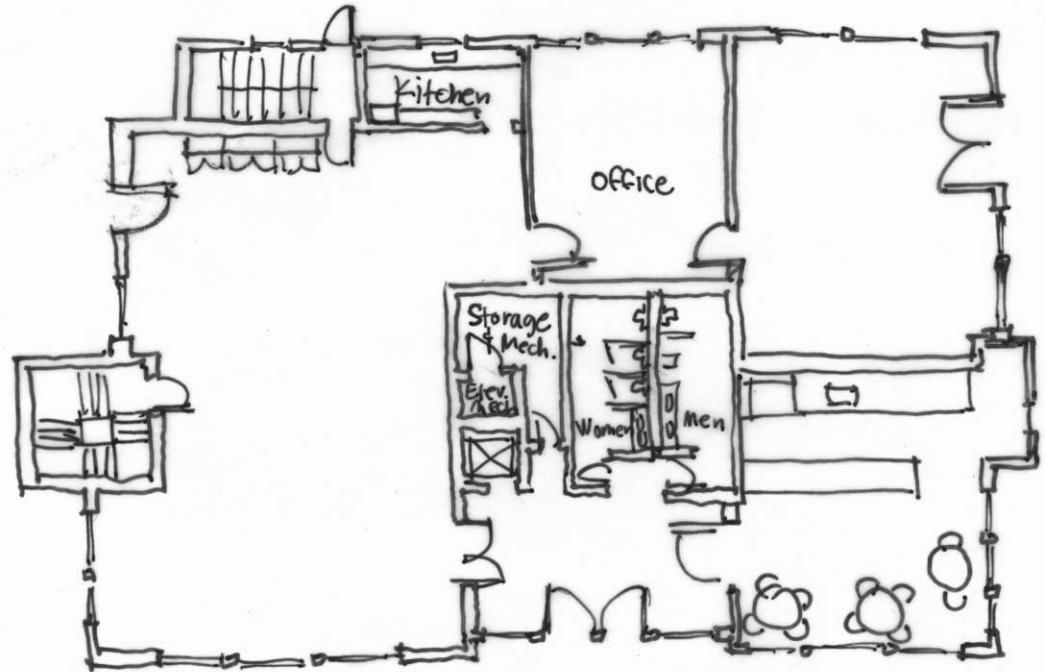
1. Indoor public gathering area -- can be rented or used while adjacent uses are open (kitchenette)
2. Office area for current builder user
3. Area for non-motorized seasonal rentals
 - Canoes
 - Kayaks
 - Snow shoes
 - Cross-country skis
4. Coffee shop (no kitchen)
5. Outdoor gathering area for public events

NEW BUILDING

2nd Floor (optional)



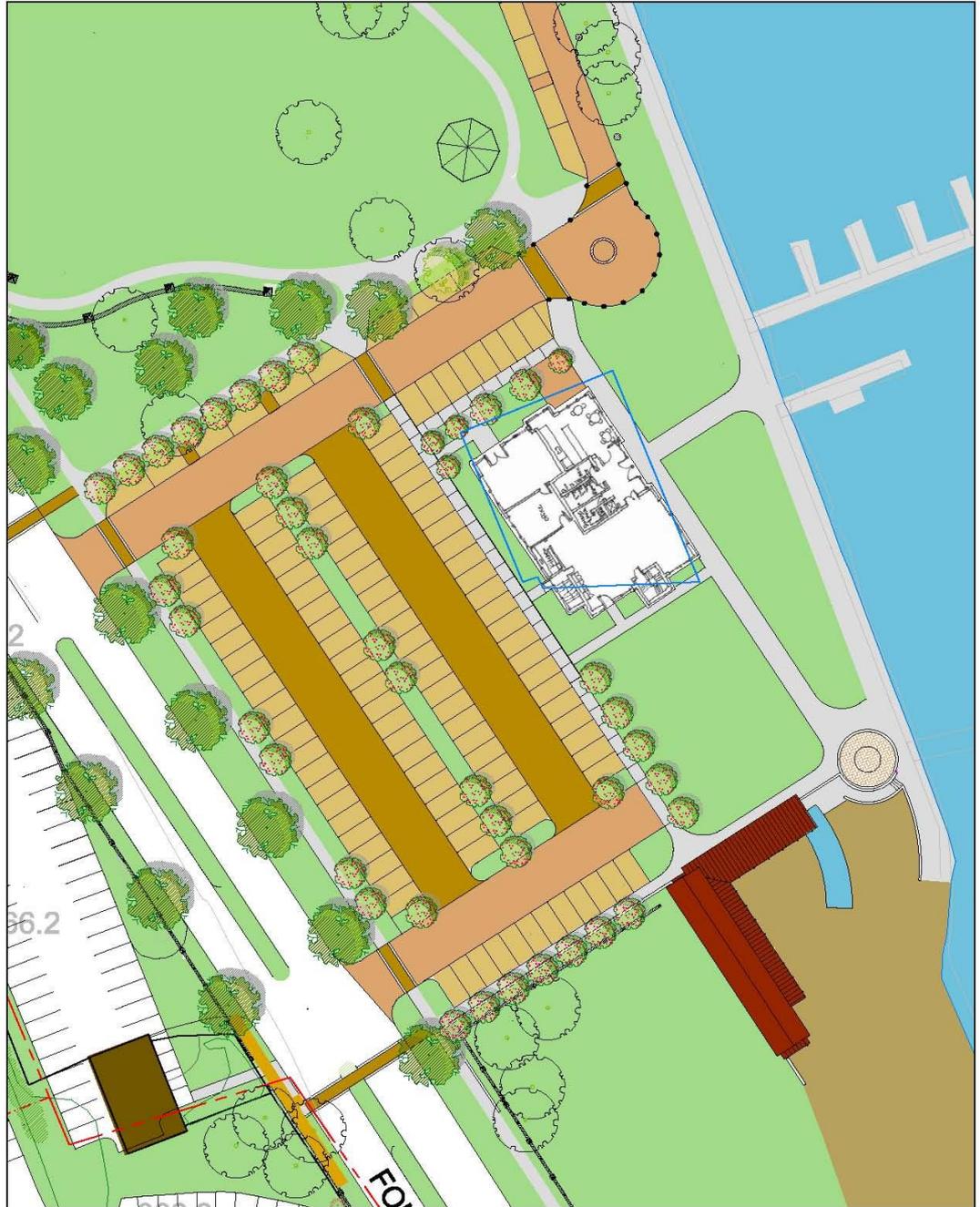
1ST Floor



BUILDING – *rough space allocations*

1ST Floor	6,175 sf	
Lakefront Gathering Area	2,405 sf total	<i>125 with tables</i>
	1,880 sf open space	<i>180 open reception</i>
		<i>180 theater seating</i>
Office	500 sf	
Seasonal Rental Area	875 sf	
Coffee Shop	750 sf	
Other	1,645 sf	
Restrooms		
Mechanical		
Storage		
Elevator		
2ND Floor	<u>3,475 sf</u>	
	9,650 sf	<i>Existing Building approx. 7,000 sf</i>

BUILDING



BUILDING

1 floor only

No stairs

No elevator

**Save about 650 sf
on the first level**

Approx 5,500 sf

125 with tables
180 open reception
180 theater seating



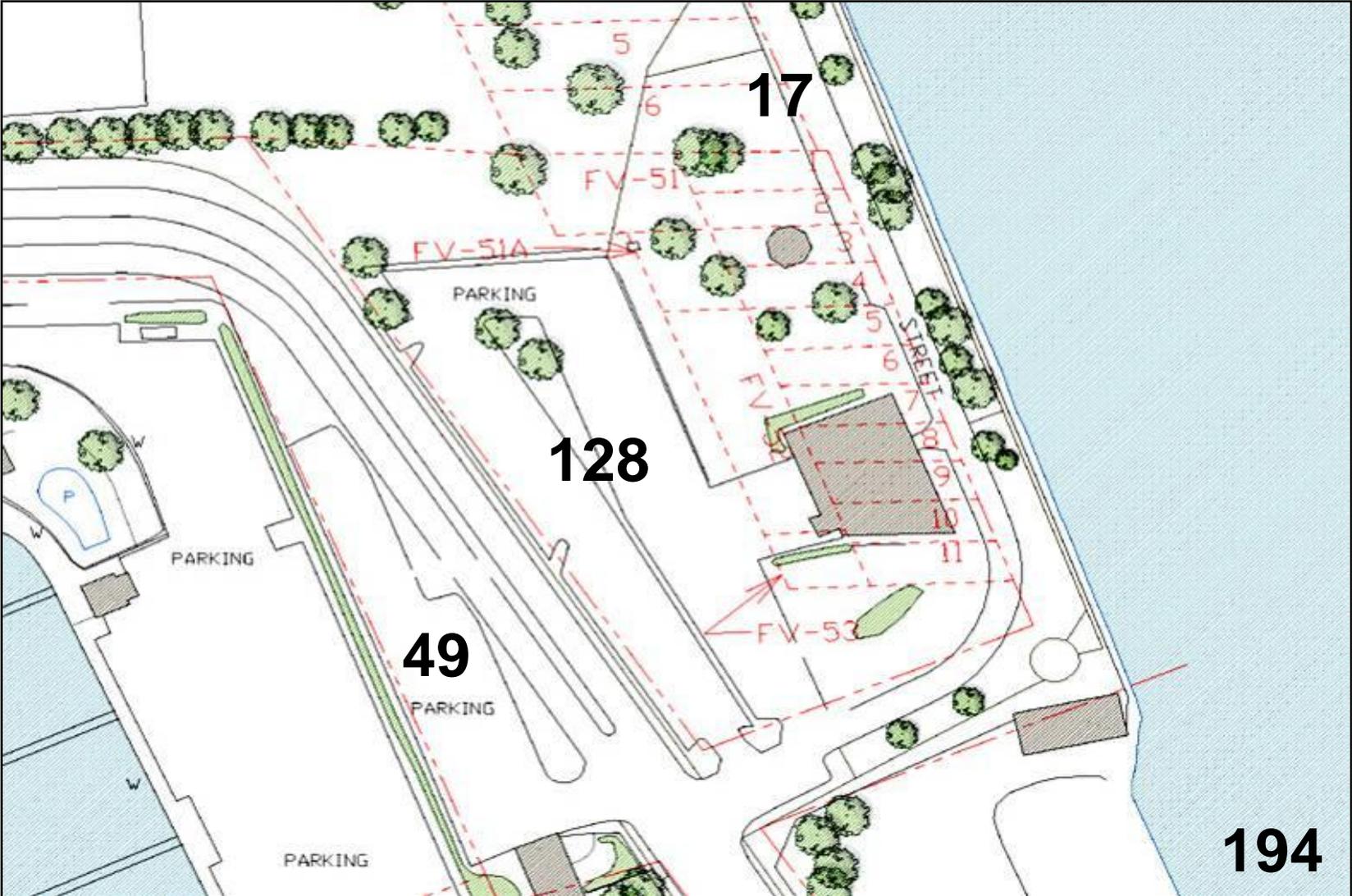
PARKING EXISTING



PROPOSED PARKING

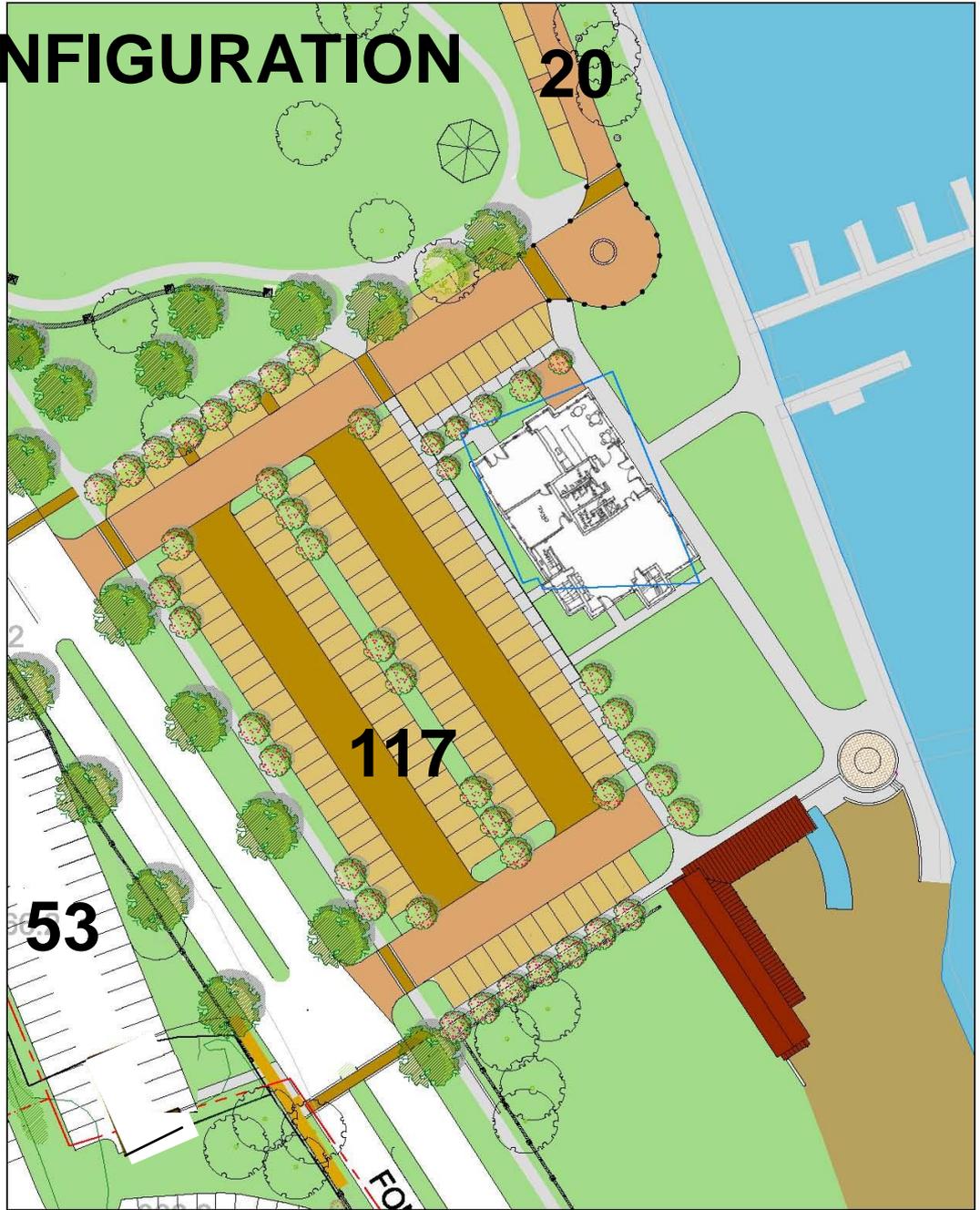


PARKING EXISTING



PARKING RECONFIGURATION

20



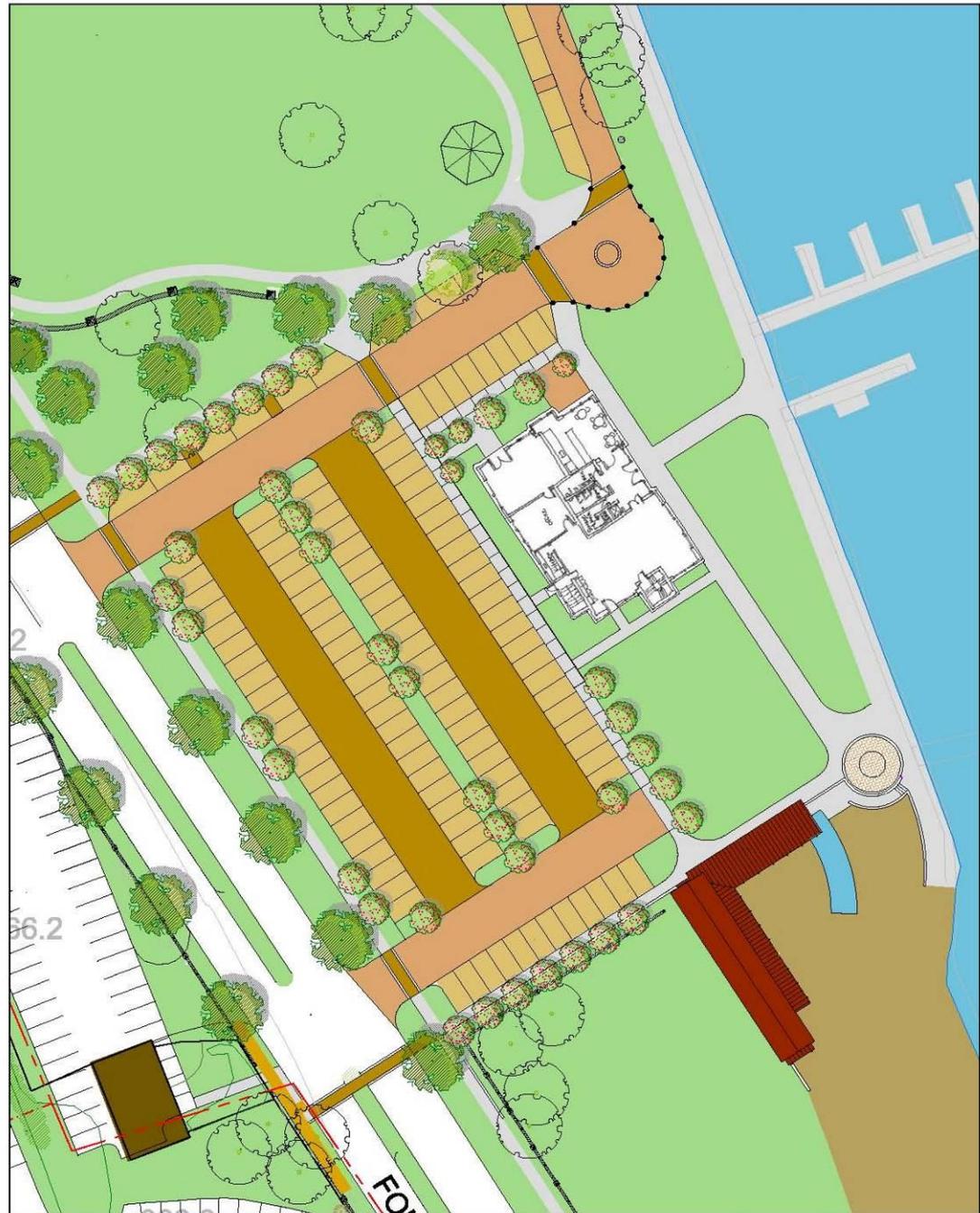
190

53

117

BUILDING

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FURTHER DISCUSSION

Lake Street Location

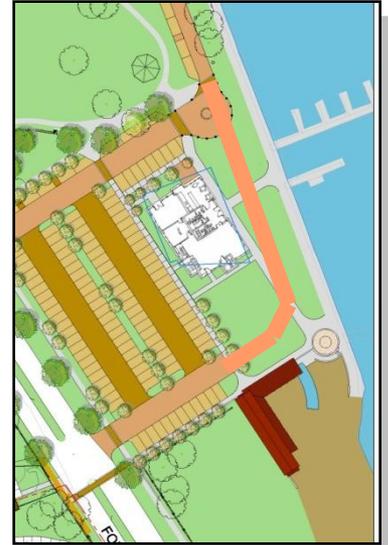
- after discussion of the proposed uses and plan concept the street location could go to a public vote
- the street will need to be rebuilt regardless of the location: \$1,173,000 currently in the CDA budget

Building Management

- on-site option for indoor gathering area to open to the public May through September

Village Input

Detailed Designs for the site and building



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