



TO
DESIGN_{LLC}

IN ASSOCIATION WITH:



10 YEAR MASTER PLAN

Dunning Lake Beach and Picnic Area



PREPARED FOR:
Winding Trails, Inc.

FINAL | November 12, 2015

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Introduction



In the spring of 2015, Winding Trails, Inc. issued a Request for Proposals (RFP) to a select group of landscape architects and architects, to produce a master plan for Dunning Lake Beach and Picnic Area improvements. The goal of the plan was to better serve, not increase the membership, a subtle but important distinction.



Through a competitive process conducted by Winding Trails staff and committee members, the team of TO Design, LLC and Quisenberry Arcari Architects, LLC was selected to complete the plan.

The scope of the plan was defined by the RFP (see attachments) dated March 25, 2015 and a subsequent document titled Dunning Lake Beach and Picnic Area Improvements, dated April 8, 2015.



Generally, the plan was to address:

- Existing and proposed structures (boathouse, bath house/grill, and community room)
- Walkways
- Erosion
- Drainage
- Expansion of the camp area
- Access to the tennis courts
- New places for members to gather and congregate
- Playground

The need to create additional gathering spaces which would foster a sense of community was a theme throughout the scope documents. These spaces could be exterior or interior (community room).

Central to the success of the process was input from staff and members that would eventually result in a consensus plan.

Process



The TO Design Team consulted several documents and plans that had been produced for Winding Trails, Inc.

These documents included:

- The 2006 master plan produced by The S/L/A/M Collaborative
- Planning Study report for Winding Trails Inc, April 15, 1992 produced by Roche & Company
- Winding Trails 2014 Member Loyalty Survey, October 9, 2014
- Winding Trails Strategic Plan, Frederick Consulting, November 2013

A traditional approach to master planning was incorporated which includes seven distinct phases:

1. Identification of Stakeholders (Winding Trails)
2. Define Goals
3. Gathering Information
4. Develop Alternatives
5. Select Desired Alternative
6. Budget & Implement Plan
7. Evaluate Results

As required and defined in the RFP, a series of four stakeholder workshops were held over the summer of 2015.

First Two Hour Workshop | *June 25, 2015*

Existing conditions were reviewed with initial reactions from the design team. In addition, photos of similar successful and unsuccessful facilities at other locations were reviewed through a PowerPoint presentation.

Second Two Hour Workshop | *July 22, 2015*

The design team conducted an interactive process where participants could rate the desirability of different styles of the various master plan elements, so that the design team could begin to understand the aesthetic and programmatic requirements of the stakeholders and not be biased by their own preferences. Following the interactive exercise the design team presented preliminary ideas for each of the master plan components.

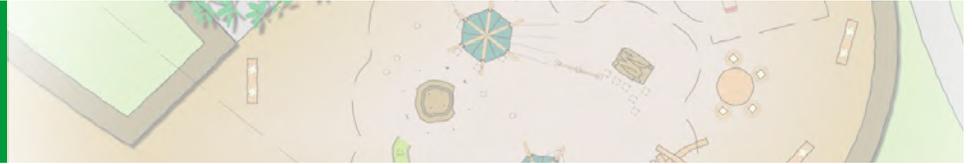
Third Stakeholder Meeting | *September 2, 2015*

This was a charette style event. The TO Design team presented a series of questions and sketches, and asked participants (who had broken into smaller groups) to respond. Refined master plan elements were also reviewed.

Fourth Stakeholder Meeting | *September 30, 2015*

The TO Design Team took lessons learned at workshop #3 and as appropriate, incorporated them into the final site and building plans. In addition team members were present at the 'Last Blast' on August 15, 2015 to explain and answer questions on the working plan. Member comments are listed in the Appendix.

Existing Conditions



The beach and picnic grove at Dunning Lake are somewhat unique in Connecticut, with the thick stand of shade directly adjacent to the beach and water. This observation was repeated by members and staff throughout the master planning process.

Overall there is great appreciation and fondness for the facility with the overriding concern being that the design team “not mess it up”. Neither members nor committee members expressed great dissatisfaction with any of the existing facilities with the exception being that most felt that there was inadequate picnic space.

ZONING / LAND USE

The property is located in the town of Farmington in the R40 residential Zone where recreational uses are allowed via a special permit. The pond is classified as a watercourse and thus regulated by the town Conservation and Inland Wetlands Commission. The Commission has a 150’ upland review area that is also subject to review and regulation.

The hundred year flood plain limit has been established at the 180’ elevation which is out of all proposed work areas.

BEACH

Each winter the beach erodes significantly resulting in the need to replenish the sand every spring. This erosion appears to be occurring because of several factors, including:

- A very thin sand layer over coarser gravels and silts.
- Upland drainage reaching the beach.
- The steepness of the beach. Generally the slope of a sand beach is not recommended to be over 6%. At Dunning Lake, the slope of the entire beach area is well over 6% with some areas as steep as 10%.



SOILS

Soils are generally poorly drained silty loams, which are a contributing factor to the erosion and drainage problems. Soils include:

- Raypol Silt Loam
- Windsor Loamy Sand
- Limerick and Lim

Bedrock is generally at greater than seven foot depth.

DRAINAGE

Site observations indicate that very little storm water drainage is finding its way to the series of existing catch basins in the picnic grove. This is probably due to settlement of soils over the years and subtle changes in the topography. In addition, a significant volume of storm water appears to be flowing across the adjacent roadway and into the picnic grove.

PICNIC GROVE / VEGETATION

Soils are significantly eroded in the picnic grove with a majority of the ground plane being bare earth. Trees appear to be healthy with a wide variety of species. A concern is the number of Norway Maples (*Acer platanoides*) which has been classified as invasive by the University of Connecticut's Invasive Plant Working Group. Numerous White Pines (*Pinus strobus*) are creating a maintenance issue with tree roots heaving sidewalks and dropping needles, branches and sap. Other species in the grove include Oaks and other species of Maples.



CIRCULATION / WALKWAYS

Several asphalt walkways are in place and are being used but there are also numerous "desire paths" of bare and eroded earth throughout the picnic grove.

CONGREGATING AREAS

Dunning Beach and the picnic grove are great for family and individual activities, but currently there is no focal point area where members can congregate for activities such as ice cream socials, movie nights, concerts or other such activities that occur in other areas of the campus.

PLAYGROUND

The post and platform play structure is almost 30 years old and is approaching the end of its useful life. Several individual components are newer. The surfacing is sand, and while sand is considered a resilient safety surface, it is not an accessible surface.

STRUCTURES

Boathouse

The existing boathouse is incrementally smaller than what is required to store all the kayaks, canoes, sailboats, paddleboats and paddleboards that are used by members in the summer months. Currently in the off season, the boats are distributed in five different locations throughout the campus, with considerable staff time being required to load, transport and unload them twice a year. In addition there are no areas for staff training, lockers or boat maintenance. A small but annoying problem is that there is insufficient room to sanitize and dry life jackets, leading to consistent member complaints.



Bath House/Grill

The bath house is nearing the end of its useful life span, although cosmetic repairs were made in the spring of 2015. Significant shortcomings include the inability to shut down only a portion of the restroom facilities for cleaning; floor surfacing in the restrooms; proximity of the grill to the restrooms; and inadequacy of outdoor seating adjacent to the grill.

A significant issue inherent in both of the structures is the lack of a small community room, for which a need has been identified.

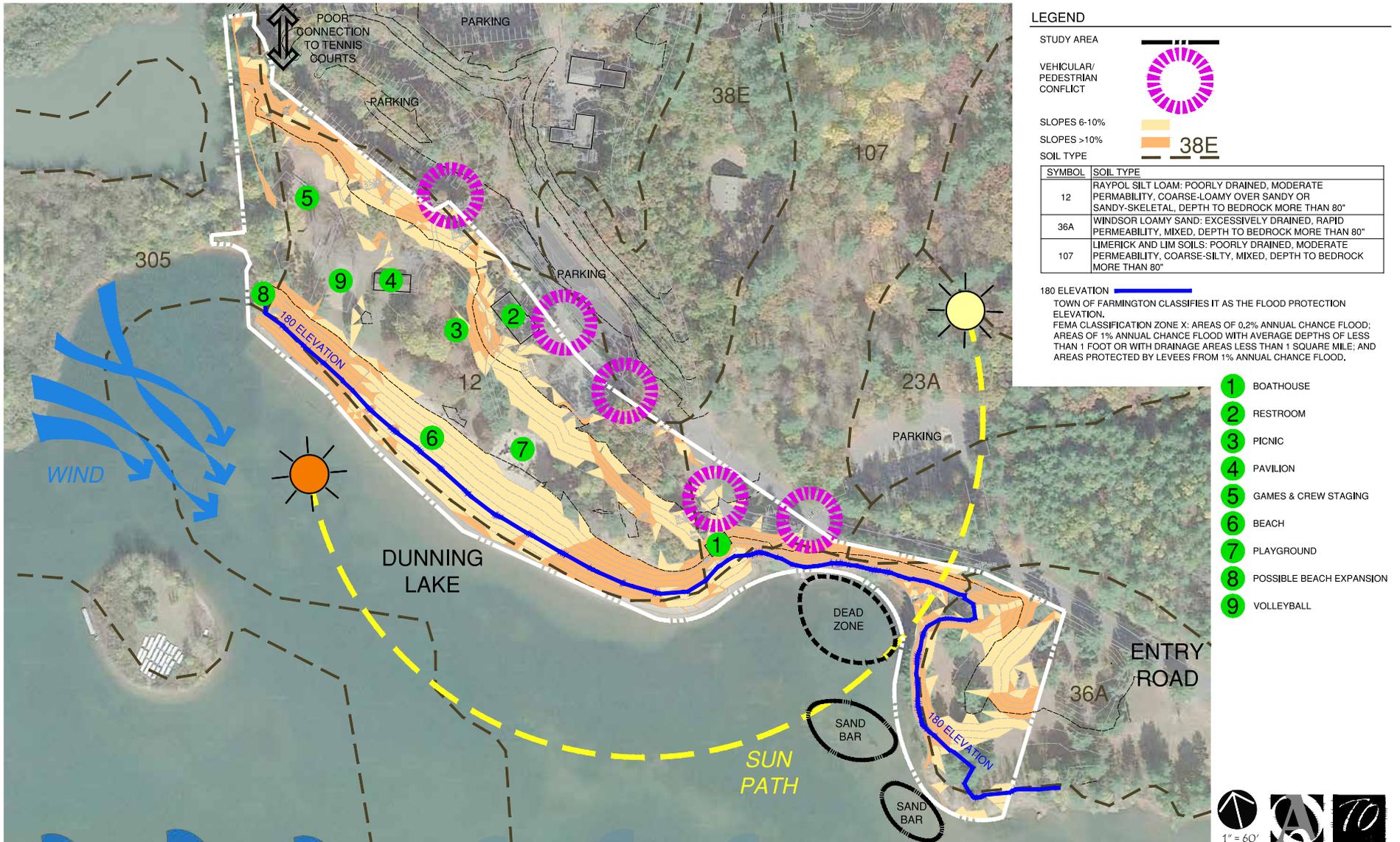
Roosen's Roost

This large shelter is over twenty years old and is exhibiting substantial wear. The location of this shelter is awkward which may account for its limited use.

UTILITIES

An extensive storm drainage system serves the picnic area. This system discharges at several points directly into Dunning Lake without any sediment removal. The catch basins are equipped with large, roadway type grates that are inappropriate for pedestrian areas. A sanitary sewer line runs from the roadway to the bath house/grill and overhead electric lines serve the buildings.

Existing Conditions



LEGEND

STUDY AREA



VEHICULAR/
PEDESTRIAN
CONFLICT

SLOPES 6-10%

SLOPES >10%

SOIL TYPE

SYMBOL	SOIL TYPE
12	RAYPOL SILT LOAM: POORLY DRAINED, MODERATE PERMEABILITY, COARSE-LOAMY OVER SANDY OR SANDY-SKELETAL, DEPTH TO BEDROCK MORE THAN 80"
36A	WINDSOR LOAMY SAND: EXCESSIVELY DRAINED, RAPID PERMEABILITY, MIXED, DEPTH TO BEDROCK MORE THAN 80"
107	LIMERICK AND LIM SOILS: POORLY DRAINED, MODERATE PERMEABILITY, COARSE-SILTY, MIXED, DEPTH TO BEDROCK MORE THAN 80"

180 ELEVATION

TOWN OF FARMINGTON CLASSIFIES IT AS THE FLOOD PROTECTION

ELEVATION

FEMA CLASSIFICATION ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS
THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

- 1 BOATHOUSE
- 2 RESTROOM
- 3 PICNIC
- 4 PAVILION
- 5 GAMES & CREW STAGING
- 6 BEACH
- 7 PLAYGROUND
- 8 POSSIBLE BEACH EXPANSION
- 9 VOLLEYBALL

DUNNING LAKE
Beach & Picnic Area Improvements

Site Analysis



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Precedent Study



The design team studied many different precedents for each of the master plan components. These were presented to the stakeholder group in a graphic presentation at the June 25, 2015 workshop. Attendees showed a very strong preference for traditional, "rustic" forms and simple design elements.



Preliminary Design



STRUCTURES

Several different scenarios for the siting of buildings were studied, outlined as follows:

Scheme 1: Three Buildings

- Boathouse / Picnic Deck at present location
- Community Building / Grill adjacent to Boathouse
- New or renovated Restroom at current location

Scheme 2: Three Buildings

- Boathouse / Picnic Deck at present location
- Community Building / Grill at basketball court (relocate basketball court)
- New or renovated Restroom at current location

Scheme 3: Two Buildings

- Boathouse / Picnic Deck at present location
- 2 story building - Community Room / Grill / Restrooms at the present location

Scheme 4: Two Buildings

- Boathouse / Picnic Deck at present location
- 1 story building - Community Room / Grill / Restroom at the present location

After much discussion, the consensus was for Scheme 4.



BEACH IMPROVEMENTS

The design team proposed lowering the slope of the beach by excavation and incorporating a low sitting wall between the picnic area and sand. Attendees voiced strong opposition to this idea, citing among other issues the fact that many liked the slope of the beach because it allowed parents to see over those in front of them to observe their children in the water. Other concerns included the physical barrier between the picnic area and beach.

PICNIC AREA

In order to minimize existing erosion and turf degradation, paved or mulched pads under the tables was suggested. Feedback suggested that doing so would reduce the flexibility of the picnic grove as well as diminish the natural feel of the area.

The large number of invasive trees (Norway Maple) and overgrown messy evergreens (White Pine) was discussed with the following possibilities suggested:

1. Complete removal and replacement with more desirable species
2. Leave as is
3. Phased removal over the 10 year plan period

The third option was the preferred approach.

One of the biggest concerns of the stakeholder group was the insufficient number of picnic tables that are available on a busy summer weekend. The preliminary plan addressed this issue through the following:

1. Addition of the large picnic deck (over the boathouse)
2. Expectation that the area to the north of the new boathouse will become activated and desirable for picnicking
3. Moving and reducing the size of Roosen's Roost, resulting in additional picnic space at the western end

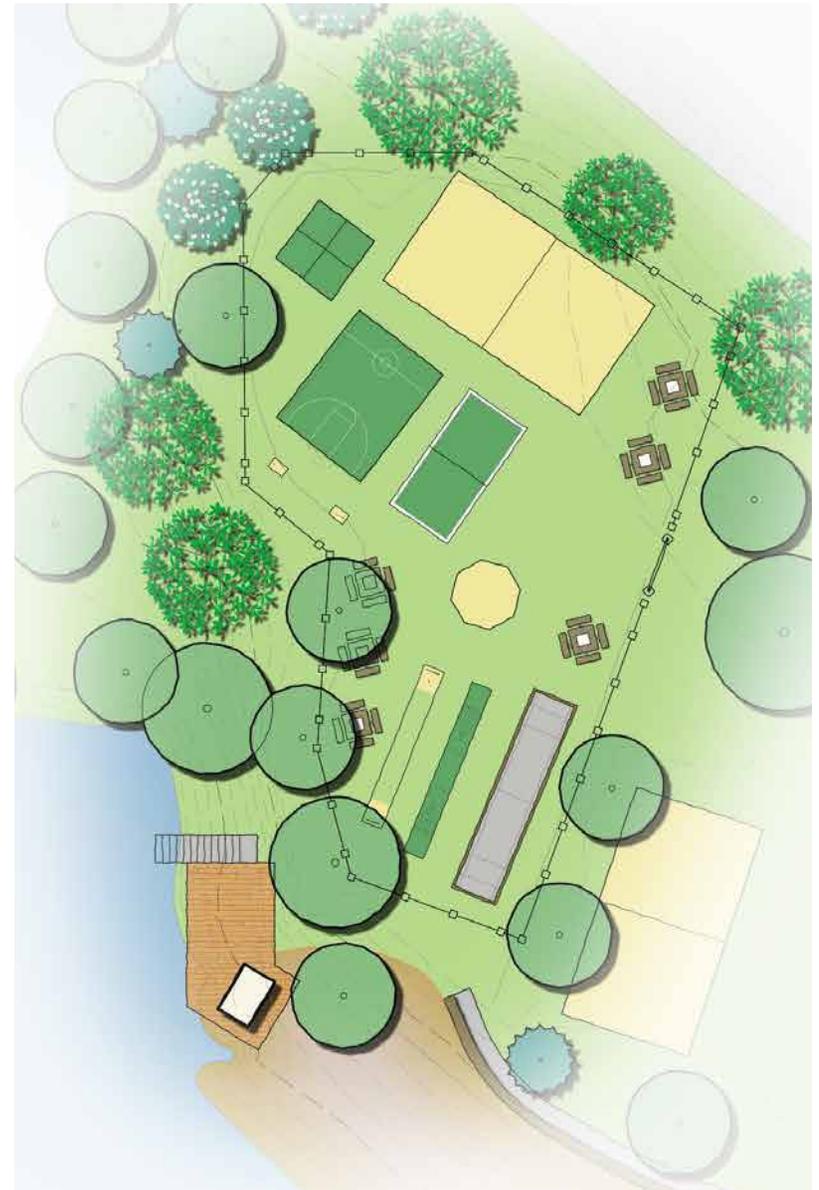


CAMP AREA

A new guard shack with a large deck was suggested at the camp area, as a way to activate the cove area allowing activities such as swimming and the possibility of a rope swing.

The camp area would be enlarged by clearing trees on the western edge and moving the fence to the east. Recommendations for activating the area for use by members include:

1. A new fence with a gateway element and wide gates that could be left open after camp
2. Additional adult / teenager activities such as fitness equipment, game tables and table tennis



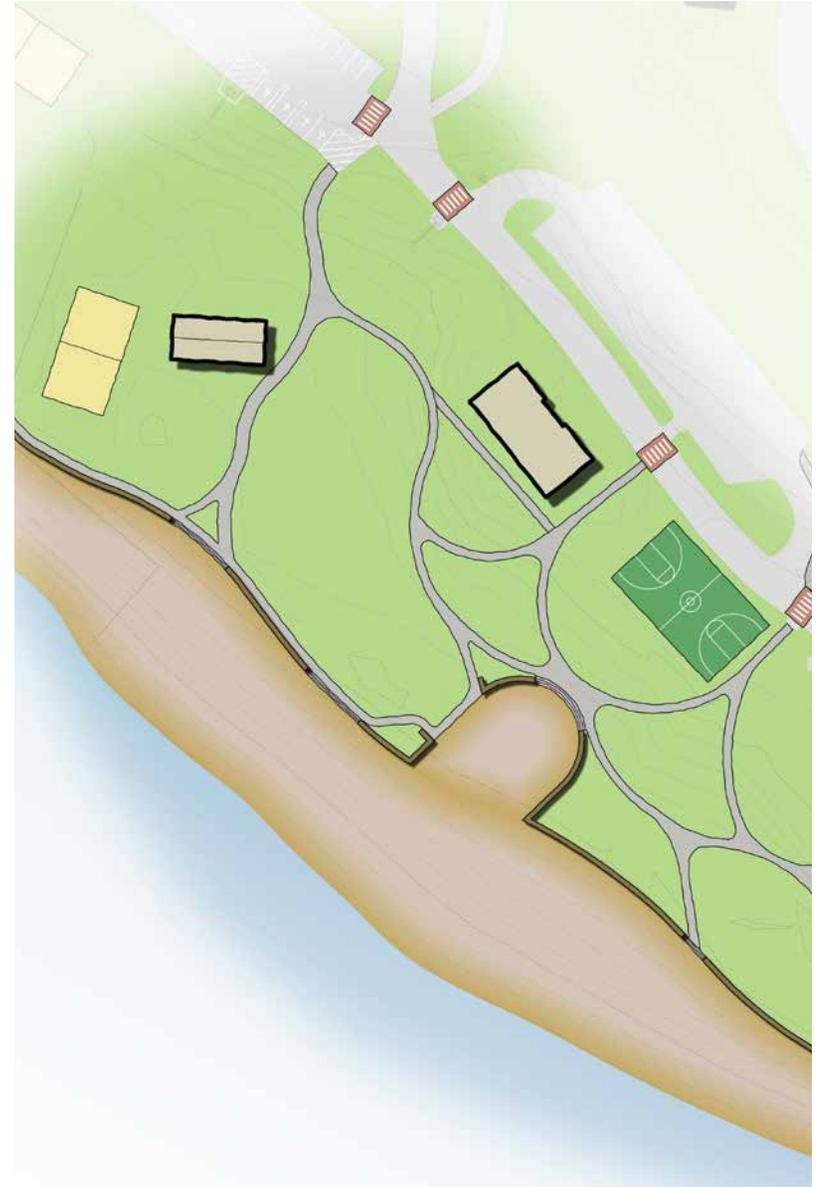
PEDESTRIAN CIRCULATION

A comprehensive series of asphalt walkways that would traverse the site, connecting all structures, the playground and beach to the parking lots was recommended along with raised crosswalks from the parking lots.

The group felt that the preliminary plan incorporated too many walks in the picnic area.

A major new component will be a boardwalk leading from the boathouse area to the peninsula, activating that area. The raised wooden walkway will not be unlike the wood at Walton Pond and will give members a new experience at the beach. Fishing and nature study would be an additional activity that the boardwalk might facilitate.

An additional new walkway will connect the tennis courts to the beach.

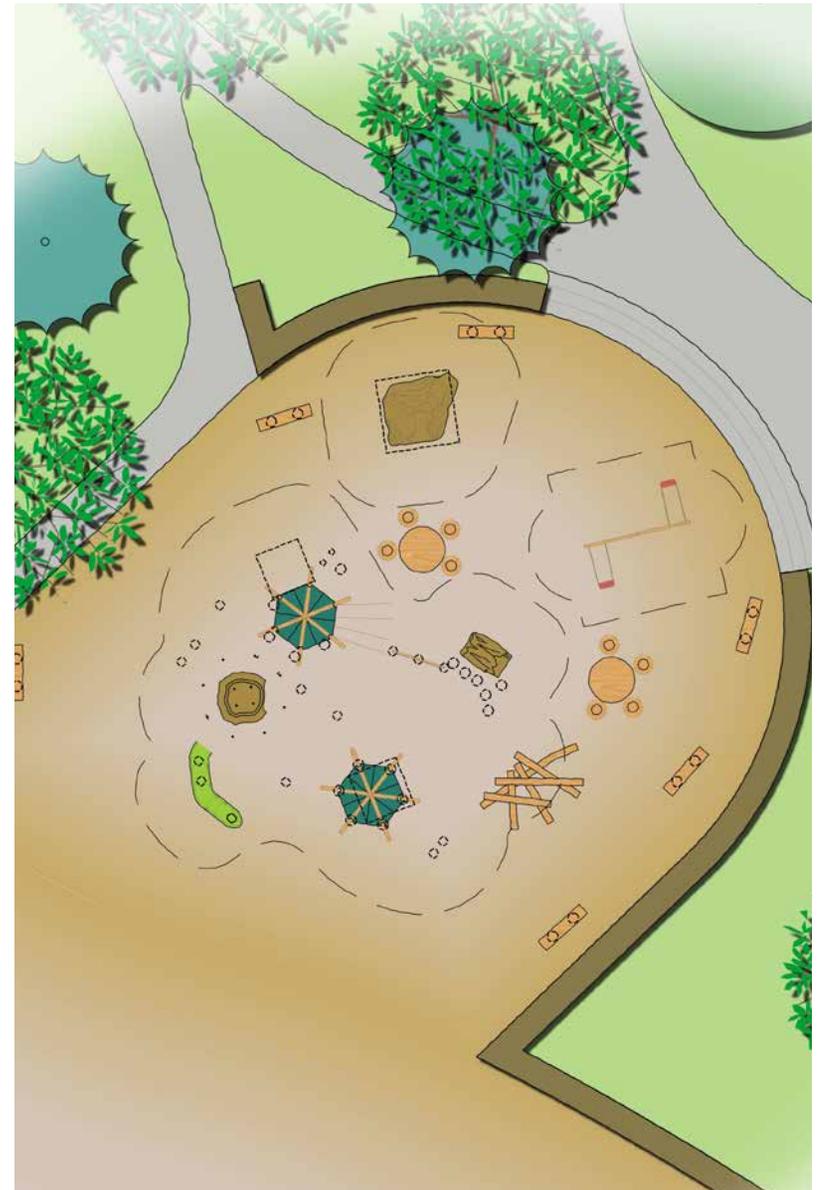


PLAYGROUND

The design team presented ideas for a major revamping of the playground area with a large nature-themed play structure and a variety of ancillary play features. Incorporated into the design would be areas for parents and caregivers to congregate. The new play area would be fully accessible and comply with all current safety standards and guidelines.

The group consensus was that the plan was too ambitious and that due to the age of the play structure, it was actually becoming a novelty.

The idea of a gathering area at the playground was endorsed.



Final Design

STRUCTURES

Picnic Deck /Boathouse – Dunning Decks

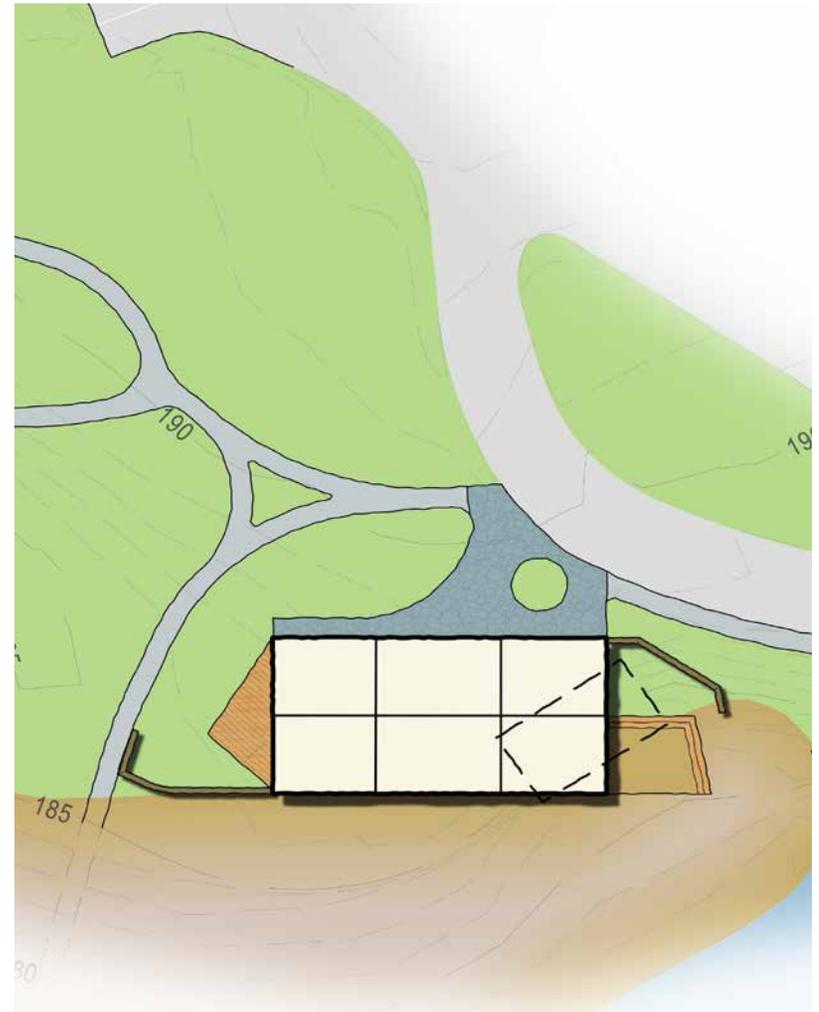
Phase 1 | Probable Cost: \$350,000

The new Picnic Deck and Boathouse is proposed at the location of the existing boathouse. The deck above will be an important new campus facility, allowing for up to 150 covered seats for picnicking, gatherings and other outdoor community uses. It is expected that this deck will become a major attraction for the Dunning Lake area. Communal gas grills will be located in the new picnic area to the north of the building.

The new facility will accommodate storage of all campus boats, an area to clean and dry life jackets, an office, an expanded rental area and meeting areas.

The structure is designed to blend into the existing campus aesthetic, while at the same time having a stylist integrity of its own. Siding will be vertical, with exposed framing and metal connections at the pavilion, creating a somewhat rustic feel. The base will be clad in native stone.

Connected to the boathouse on the eastern side is a small amphitheater that will accommodate up to 20 people. This is envisioned as a resource that will be used as lifeguard space for training and congregation.



Bath House / Community Room / Grill

Phase 2 | Probable Cost: \$850,000 - \$950,000

Phase 2 | Probable Cost: \$250,000 - \$300,000 (Parking and drive reconstruction)

This multi-purpose building will be located at the site of the existing bath house/grill. The building will be fully ADA accessible. The new bath house/community grill will be a single-story, conventionally framed wooden structure on a concrete slab. Similar to the boathouse, it will have rough-sawn wooden siding and stone cladding.

The new bath house interior will be finished in materials that are appropriate for wet conditions. The bath house will also be split in a manner that will allow approximately half of the men's and women's facilities to be shut down for maintenance – leaving the other half open for use. The bath house will be separated from the community grill by a covered breezeway. The breezeway helps to break up the visual massing of the structure, while providing a means of passage to and from the beach, as well as providing a place for service on the exterior (counter-side of the grill). The grill will also have a window that will service the community room. The community room will have an exposed timber vaulted ceiling and stone fireplace. It will house a small office, storage area, and a men's and women's bathroom. The water-side of this building will be connected by patio/decking that will accommodate seating and high visibility areas for parents to see children between the grill and bathroom/shower areas. Aside from the men's and women's bathroom/shower spaces, the bath house will also have a family bath house space.

Adjacent to the new building will be a large terrace, creating a community space at the north boundary of the picnic grove.



The construction of this building will also be an opportunity to redesign the adjacent parking and vehicular circulation, which currently is a hazard due to the need to cross traffic. During this phase the parking and drive north of the building will be reconstructed to provide parking closer to the building without having to cross traffic.

Roosen's Roost

Phase 4 | Probable Cost: \$50,000-\$60,000

The existing structure will be replaced with a smaller pavilion at a location closer to the water.

BEACH

Phase 2 | Probable Cost: \$80,000-\$90,000

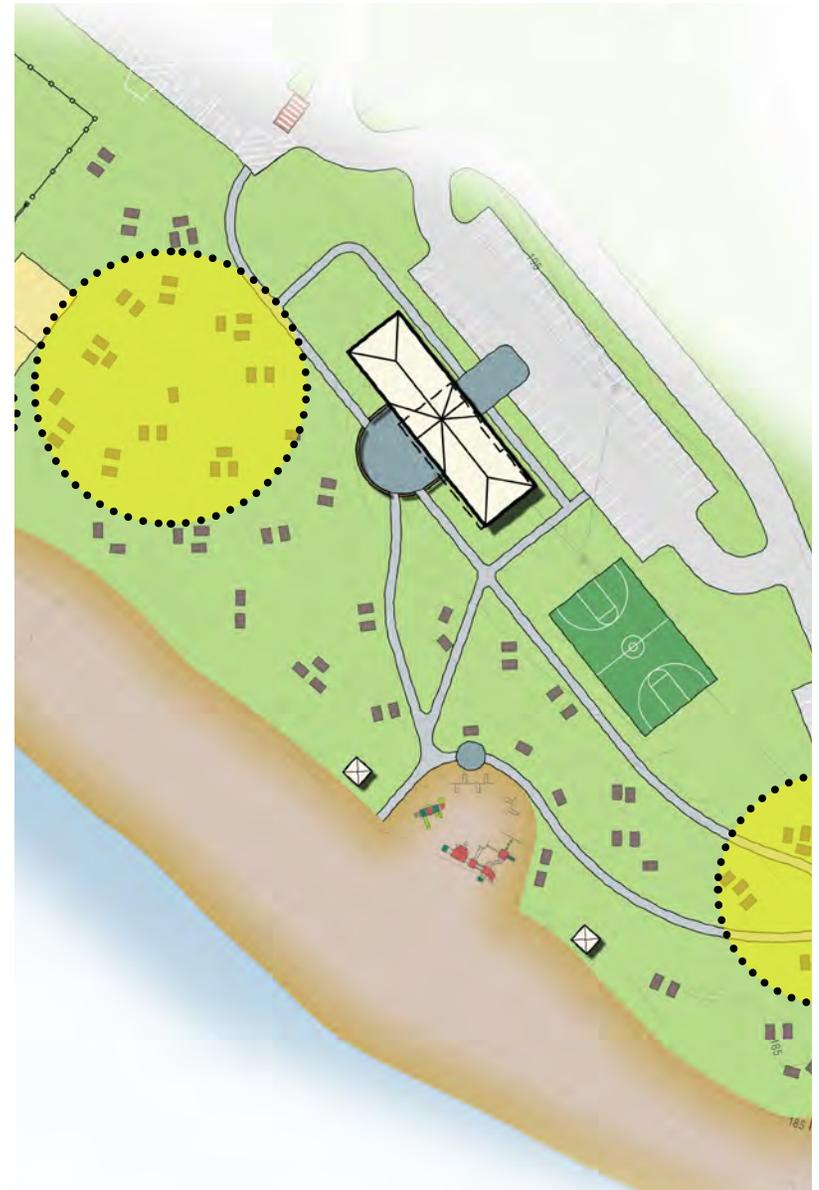
While lowering the beach and the associated retaining wall has little support, the beach itself does need to be renovated. A comprehensive program is proposed with the following components:

1. Excavate 12" of base material and replace with clean washed fine beach sand.
2. Create a small, subtle swale between the beach and picnic grove to catch water coming off the lawn.
3. Install an underdrain in the swale to intercept ground water before it saturates the beach.

PICNIC AREA

Phase 2 | Probable Cost: \$120,000-\$150,000

As mentioned previously, the picnic grove is a major Winding Trails attraction and a somewhat unique feature. Extremely popular during summer months, the area is exhibiting signs of overuse. The master plan proposes to regrade the area (for drainage reasons), add 6" of topsoil throughout, add fiber reinforcement to the topsoil, and hydroseed with a shade tolerant seed mix. A budget should be established for table and grill replacements over the 10 year master plan period. Additional picnic space will be gained at the new Dunning Decks and the reactivated area directly in front and to the northwest. Additional picnic space will also be captured when Roosen's Roost is relocated. It is anticipated that relocation of the pavilion will make it much more desirable for everyday use. See Vegetation, Circulation and Drainage sections for additional treatments at the picnic grove.



CAMP AREA

Phase 3 | Probable Cost: \$50,000-\$60,000

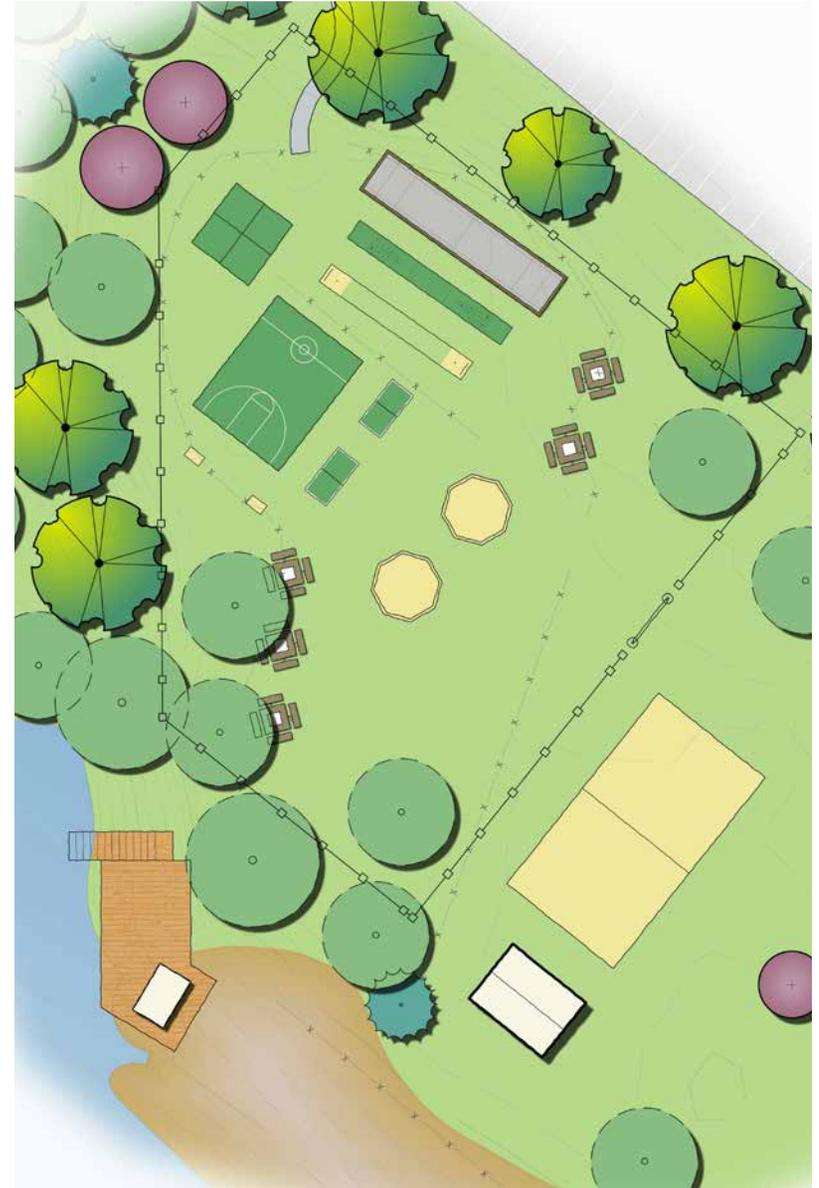
Phase 3 | Probable Cost: \$50,000-\$75,000 (Deck and Guard Shack)

At the camp area a new guard shack with a large deck will be established at the western edge of the beach. The deck will provide for additional activities at this underutilized area of the beach.

The camp area will be enlarged by clearing trees on the western edge and moving the fence to the east. Other improvements include:

1. A new fence with a gateway element and wide gates that could be left open during non-camp days
2. Additional adult / teenager activities such as fitness equipment, game tables and table tennis

A new paved path will lead from the Camp to the tennis courts, incorporating the courts into the game activities.



PEDESTRIAN CIRCULATION

Phase 2 | Probable Cost: \$45,000-\$55,000 (Sidewalks)

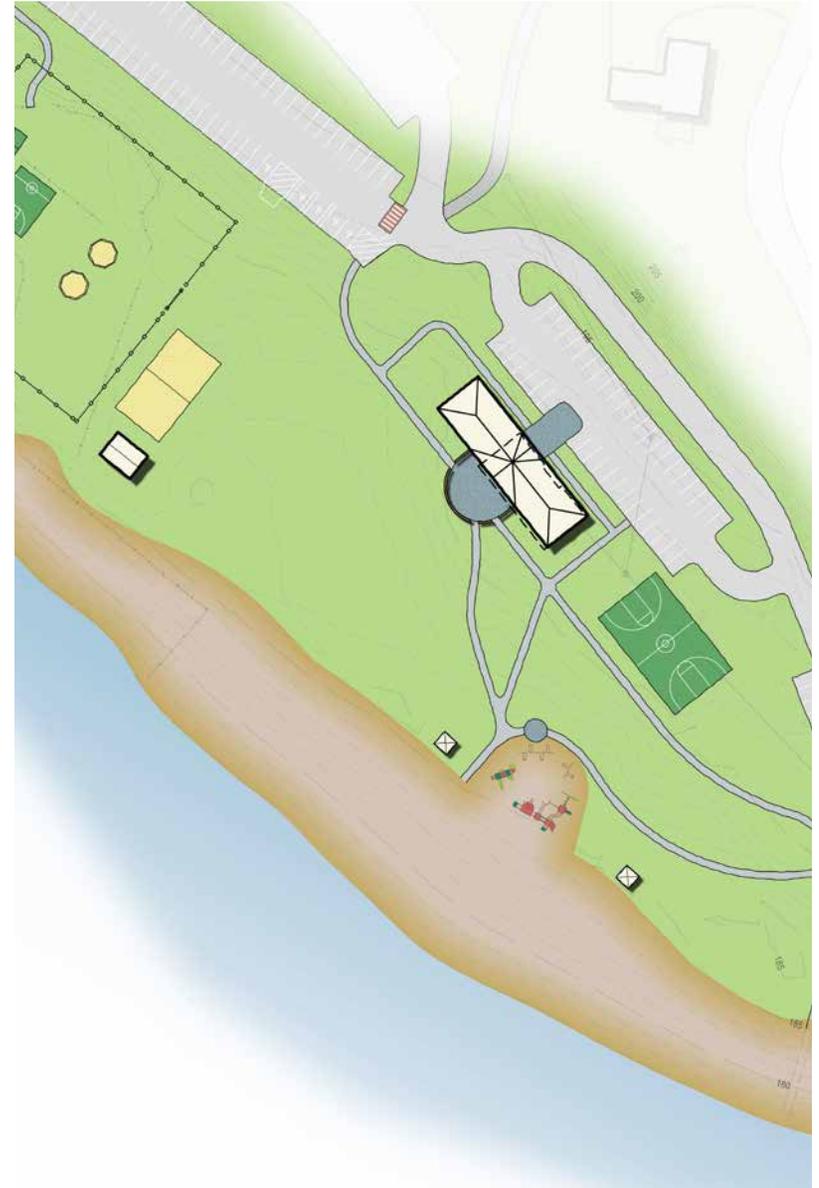
Phase 3 | Probable Cost: \$10,000-\$12,000 (Walk to Tennis Courts)

Phase 3 | Probable Cost: \$10,000-\$12,000 (Boardwalk)

An interconnected system of asphalt walkways that will traverse the site, connecting all structures, the playground and beach to the parking lots. Addressing committee member concerns of excessive paving and loss of green space, the walkway system has been scaled down to the minimum number of highly traveled pathways. The walkways will be paved with 2" of asphalt over an 8" stone base.

A major new Dunning Lake feature will be a boardwalk leading from the boathouse area to the peninsula. The raised wooden walkway will not be unlike the one at Walton Pond and will give members a new beach experience. Fishing and nature study will be additional activities that the boardwalk might facilitate.

Raised crosswalks will be constructed at each roadway crossing to minimize pedestrian / automobile conflicts.



DRAINAGE

Phase 4 | Probable Cost: \$90,000-\$110,000

Recommendations are based upon the need to intercept upstream drainage before it gains velocity and erodes the beach, and the need to remove sediments from storm water before discharging to Dunning Lake.

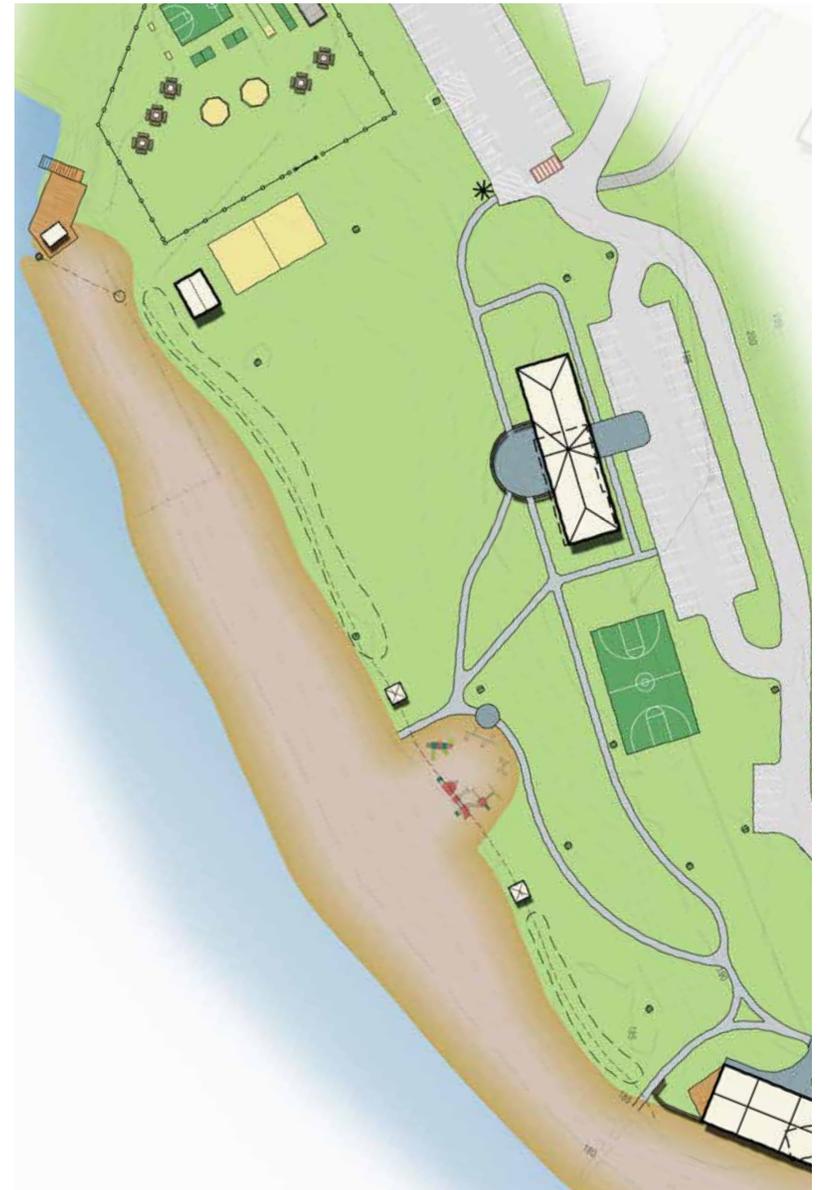
The first step in intercepting upstream drainage will be to install additional drainage structures where water is flowing from the roadway into the picnic grove. This is proposed at two locations, both north of the Camp Area.

The entire picnic grove should be regraded in order to direct drainage to existing drainage structures. The large highway grates on the structures should be replaced with pedestrian friendly "beehive grates" which will not easily clog with leaves and other natural debris. Rain gardens could be constructed around these existing drainage structures, raising the grates so that water can dissipate into the ground.

At the edge of the beach a small subtle swale will intercept any water that has made its way across the picnic grove. A subsurface underdrain will intercept any flowing groundwater.

At the three outlet points where water discharges to Dunning Lake, hydrodynamic separators should be installed between the last drainage structure and the outlet, these separators will remove 80% of suspended grit and sediments.

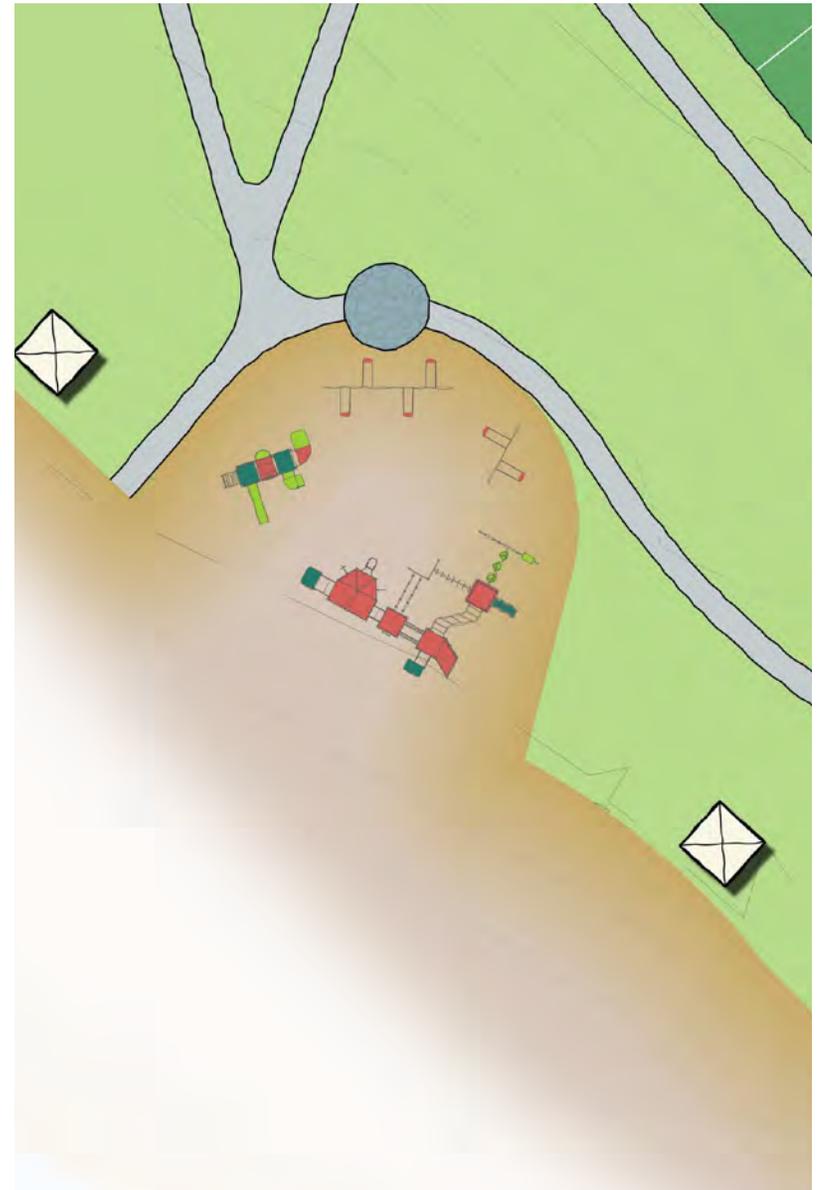
As new walkways are installed they might be slightly elevated to intercept upstream water. Yard drains will be installed to drain this water.



PLAYGROUND

Phase 4 | Probable Cost: \$50,000-\$75,000

The playground should be inspected by a certified Playground Safety Inspector (CPSI) with repairs made as required. These inspections should occur yearly until the play structure is replaced. Sand surfacing should be replaced with a wood fiber safety surface (an accessible surface).



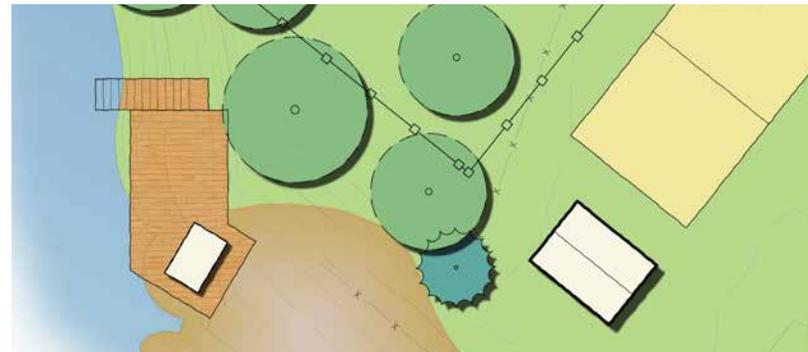
Permitting Requirements



The Farmington Town Planner has indicated that the new Boathouse and Bath House will need Site Plan Approval from the Town Planning and Zoning Commission and the Inland Wetlands Commission. It is anticipated that this process will take 45-60 days.

The need for state or national permits is not anticipated as the buildings are upland of the 100 year flood limit.

The lifeguard shelter, decks, and shelter will require Town of Farmington building permits.



Acknowledgments



This Master Plan was prepared by TO Design, LLC and Quisenberry Arcari Architects, LLC with guidance and input from the Winding Trails Inc. staff, Board of Directors and Committee members.

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- Jeff Jahnke, AIA
- Mike Lane, AIA
- David Quisenberry, AIA

The following individuals participated in the workshops:

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Scott Brown	Patrick Garvey	Walter Sargent
Maura Callahan	Katilin Helfrich	Pat Schnee
Kerry Callahan	Lynn Ingvertsen	Jamie Sullivan
Chris Chisholm	Steve Juers	Rob Tacinelli
Ann Clark	Kim Kowalski	Andy Taylor
Jill Clark	Robert Low	Tony Torsiello
Sal Corio	Bryan Martin	Melinda Wankerl
Brian Cunningham	Craig Matava	James Wankerl
Bailey Dailey	Jason McCabe	Judy Witzke
Mark Dale	Ryan McCann	Scott Zenke
Mike Daly	Rufino Medina	
Shaun Delaney	Paul Meehan	
Kate Doemland	Larry Miller	
Lisa Duquette	Scott Muska	
Laura Faga	John Myska	

Appendix

10 Year Master Plan

Phasing Plan

Renderings

Input from "Last Blast"

Meeting Minutes - June 6, 2015

Meeting Notes - June 23, 2015

10 Year Master Plan



DUNNING
LAKE

LEGEND

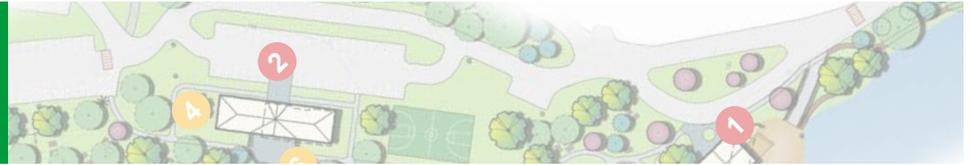
- 1 PICNIC DECK / BOATHOUSE (CANOPY NOT SHOWN)
- 2 BATH HOUSE / COMMUNITY ROOM / GRILL
RECONSTRUCT PARKING / DRIVEWAY
- 3 RENOVATE BEACH (REPLACE SAND, IMPROVE DRAINAGE)
- 4 IMPROVE PICNIC GROVE DRAINAGE, TURF AND VEGETATION
- 5 IMPROVE PLAY AREA
- 6 EXPAND ALL WEATHER WALKWAYS
- 7 BOARDWALK TO PENINSULA
- 8 EXPAND CAMP AREA WITH ADDITIONAL GAMES/ACTIVITIES
- 9 NEW GUARD SHACK AND COVE DECK
- 10 WALK TO TENNIS COURTS
- 11 REPLACE ROOSEN'S ROOST, EXPAND PICNIC AREA,
PROVIDE LIFEGUARD AND WSI SHELTER

10 Year Master Plan

DUNNING LAKE
Beach & Picnic Area Improvements



Phasing Plan



DUNNING
LAKE

LEGEND

- 1 PICNIC DECK / BOATHOUSE (CANOPY NOT SHOWN)
- 2 BATH HOUSE / COMMUNITY ROOM / GRILL
RECONSTRUCT PARKING / DRIVEWAY
- 3 RENOVATE BEACH (REPLACE SAND, IMPROVE DRAINAGE)
- 4 IMPROVE PICNIC GROVE DRAINAGE, TURF AND VEGETATION
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- 10 WALK TO TENNIS COURTS
- 11 REPLACE ROOSEN'S ROOST, EXPAND PICNIC AREA,
PROVIDE LIFE GUARD AND WSI SHELTER

LEGEND

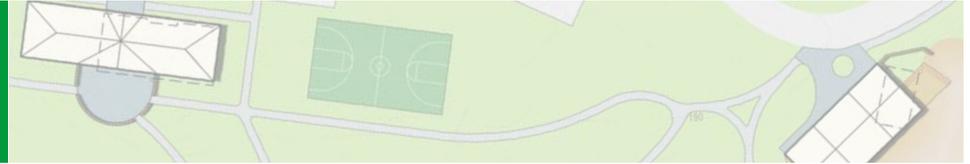
- PHASE I
- PHASE II
- PHASE III
- PHASE IV



Phasing Plan
DUNNING LAKE
Beach & Picnic Area Improvements



Community Spaces

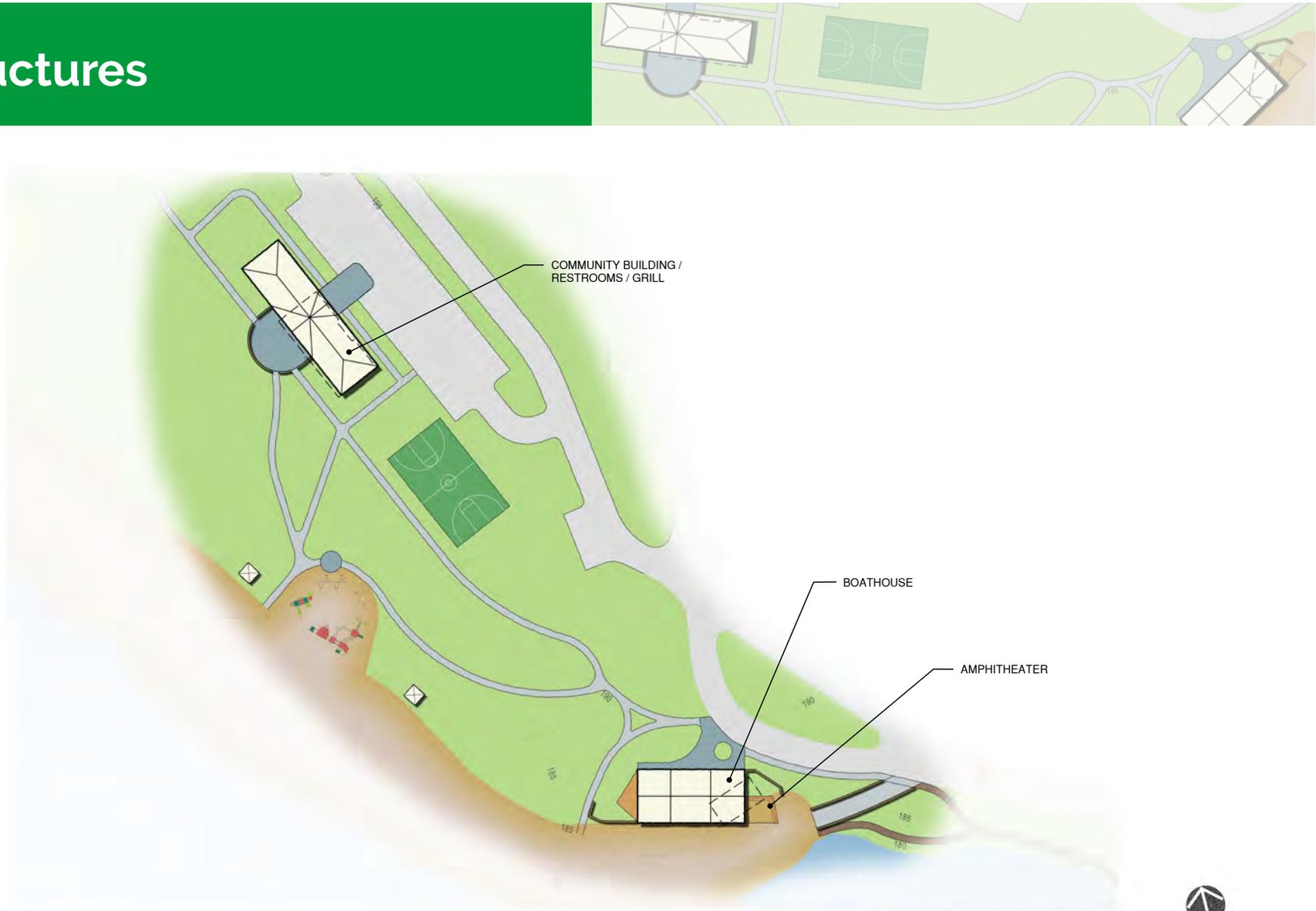


DUNNING LAKE
Beach & Picnic Area Improvements

Community
Spaces



Structures

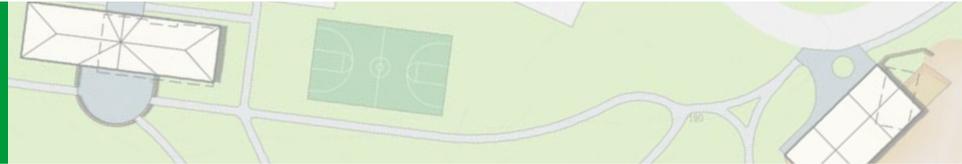


DUNNING LAKE
Beach & Picnic Area Improvements

Community Bldg/
Picnic Terrace/
Boat Storage



Circulation



TO TENNIS COURTS

SPEED BUMP /
CROSSWALK

CIRCULATION ELEMENTS

1. MODIFY WALK LAYOUT
2. NEW WALK TO TENNIS COURTS
3. NEW BOARDWALK TO PENINSULA
4. SPEED BUMPS / CROSSWALKS

EXPANDED
WALKWAYS
SYSTEM

ACCESSIBLE WALK
TO BEACH

BOARDWALK TO
PENINSULA

DUNNING
LAKE

ACCESSIBLE
PATH TO WATER

EXPANDED
SERVICE
DRIVE



DUNNING LAKE
Beach & Picnic Area Improvements

Circulation



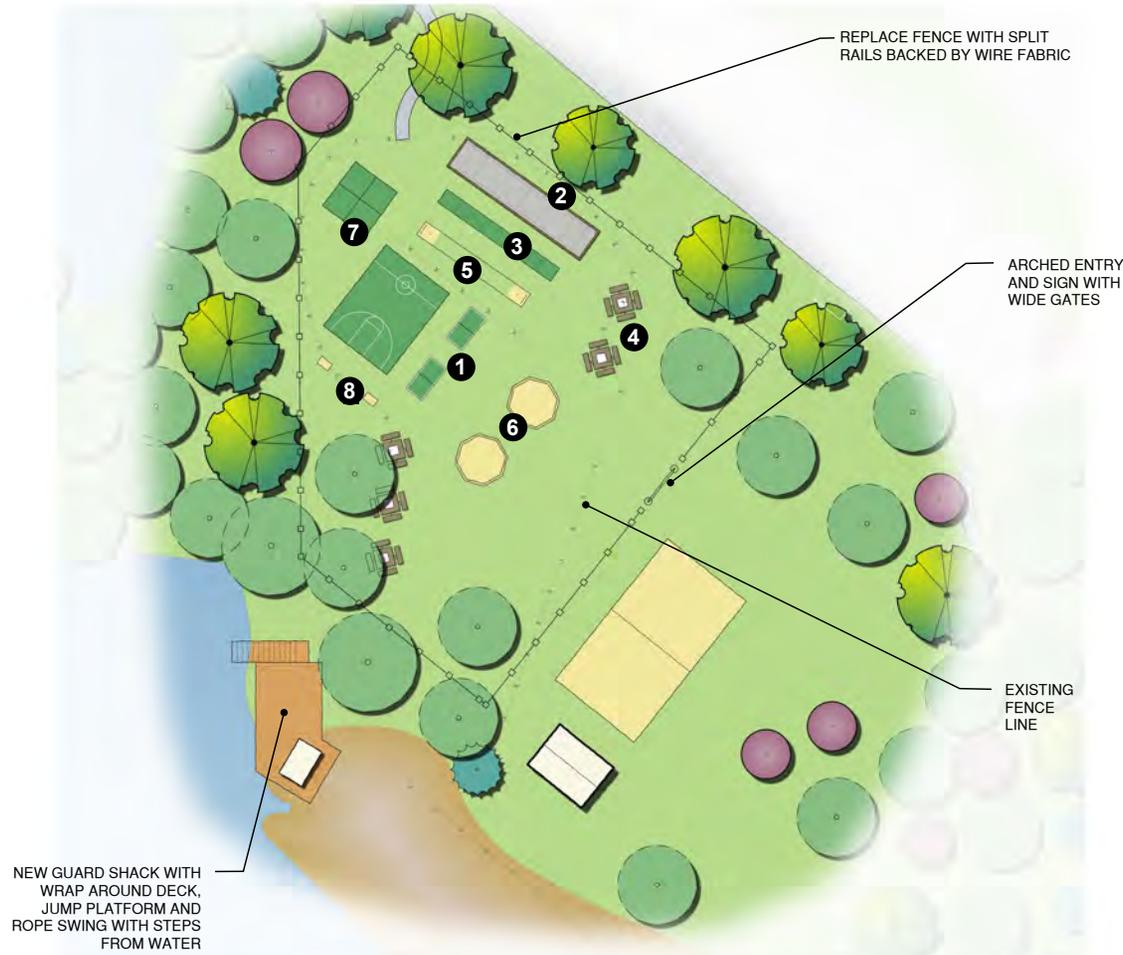
November 2015

Camp Area



POSSIBLE CAMP AREA ADDITIONS

- 1 TABLE TENNIS
- 2 BOCCE
- 3 SHUFFLEBOARD
- 4 GAME TABLES
- 5 HORSESHOES
- 6 GA GA BALL
- 7 4-SQUARE
- 8 WASHERS
- MINI-GOLF
- FITNESS STATIONS
- PICKLE COURT

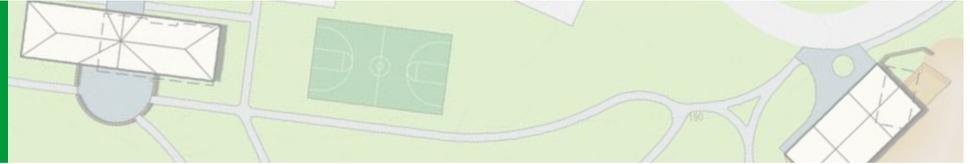


DUNNING LAKE
Beach & Picnic Area Improvements

Camp Area



Picnic Area



PICNIC AREA

1. PICNIC TABLES, REPLACE AS REQUIRED
2. GRILLS
3. TOPSOIL, REINFORCE AND SEED GRASS AREAS WITH SHADE TOLERANT SPECIES
4. INCREASE PICNIC CAPACITY WITH COVERED DECKS
5. RELOCATE ROOSEN'S ROOST AND EXPAND TABLES
6. COORDINATE WITH DRAINAGE IMPROVEMENTS/REGRAIDING

DUNNING
LAKE



DUNNING LAKE
Beach & Picnic Area Improvements

Picnic Area



November 2015

Drainage



DRAINAGE NOTES

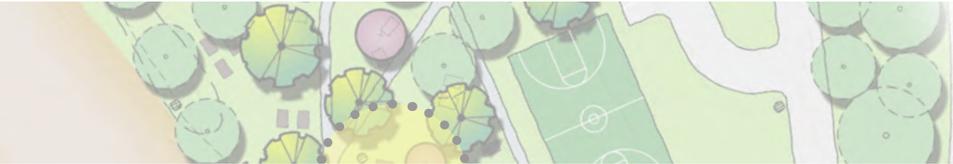
1. INCORPORATE SMALL SWALE BETWEEN PICNIC GROVE AND BEACH.
2. REPLACE ALL CATCH BASIN GRATES WITH PEDESTRIAN-FRIENDLY GRATES.
3. ADD DRAINS AT ROADWAY.
4. REGRADE SITE TO DRAIN TO DRAINAGE STRUCTURES.
5. ADD WATER TREATMENT UNITS AT EXISTING OUTLETS.
6. SLIGHTLY ELEVATE WALKWAYS TO INTERCEPT WATER.
7. REPLACE BEACH SAND.



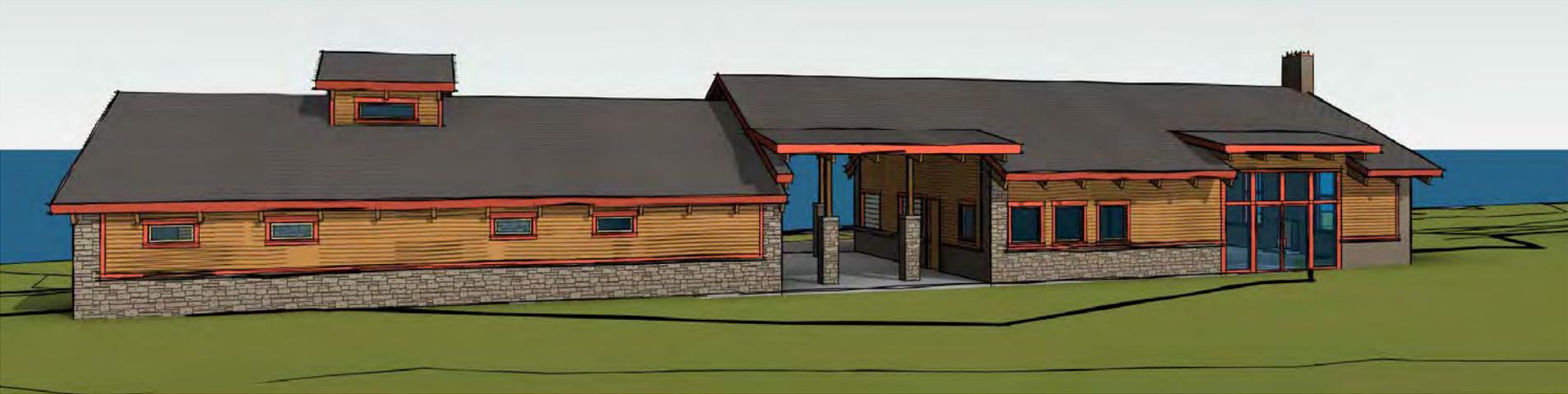
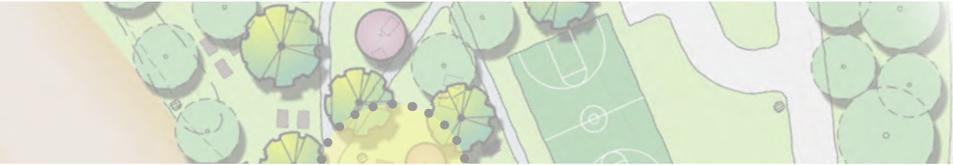
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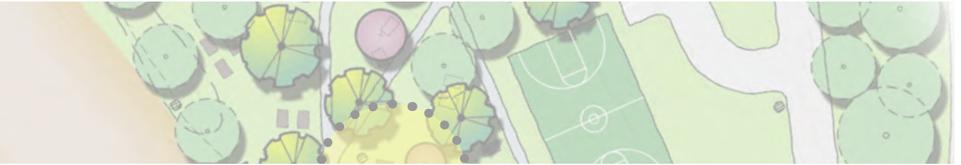
Renderings



Renderings



Input from 'Last Blast'



More tables needed

Mrs. Morse:

- Keep basketball where it is (parents can watch kids play)
- Whatever Judy says is OK!
- Don't mesh up a good thing
- Play area is OK
- Shaded beach is the defining characteristic of WT
- Not sure about removing trees (defers to Judy)
- Picnic deck a great idea
- Put a ga ga pit on the east side
- Engage the adjacent 55 community

Amphitheater a great idea

Keep trees!!

Consider adding racing Skulls to boating options

Likes centrality of center community building concept

Separate the restrooms from the community room

Volleyball was once a popular activity...not sure about now

Restrooms among the best beach facilities in the state

Things Scott Brown hears:

- Don't mess with picnic table that are along the sand/grass border.
These are the best tables
- Don't cut down trees
- Install a handicap walk way to the beach
- Add shuffle board, bocce, or pickle
- Install at least one ADA height toilet in the bathrooms
- Add lightening and a shelf in the vending room
- Cover roots with additional dirt and grass

"Keep the rustic charm"

"Beach area needs to be defined"

"We like the feel of Nature's retreat"

"Not looking to expand"

"Consider SLAM Design Standards"

"RURAL OASIS"

"Need for a year round core facility"

"We have great counselors"

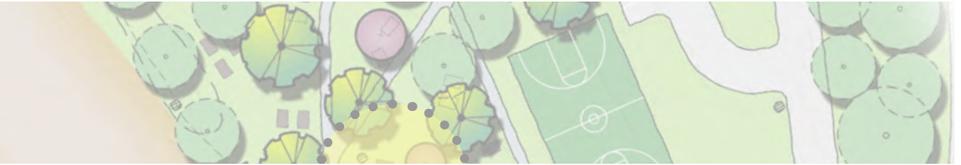
"Not a country club"

Senior population is growing"

"Would love a large deck for 150 people"

Meeting Minutes

June 6, 2015



JOB MEETING MINUTES

Winding Trails – Dunning Lake Beach and Picnic Area Improvements

Location: The Lodge
Meeting Date: June 3, 2015 10:00 am

<u>Attendees</u>	<u>Representing</u>
Keith Garbart	Camp Director/Recreation
Scott Brown	Executive Director
Bryan Martin	Park Director
Bill Francis	Maintenance
Rich Antinerella	Maintenance
Robb Armstrong	Outdoor Adventure Director
Bailey Dailey	Recreation Supervisor
Renee Felter	Camp Administrator
Mark Dale (MD)	Education Director
Kim Kowalski	Membership Administrator
Phil Barlow (PB)	TO Design LLC
Jeff Jahnke (JJ)	Quisenberry Arcari Architects

1. PB gave an overview of their site analysis efforts and reviewed slides of existing conditions. Key findings included:

- a. The beach is sloped at 8 to 10% slope. NRPA recommendations are for 6% maximum.
- b. Slopes to the west of the beach (desired expansion area) are very steep.
- c. Soils are above the beach are generally silty, which may be adding to the erosion problem.
- d. Existing catch basins do not appear to be catching much runoff. In addition there is no treatment of suspended solids before the water is discharged into the pond. Discussion ensued as to the environmental message that this was sending.
- e. Prevailing winds are generally from the North West.
- f. Staff pointed out that at one time there was a distinct berm between the beach and picnic area that would prohibit runoff from the beach. The berm was destroyed by trucks delivering sand.
- g. The beach has a southern exposure which is very good for swimming/beach activities.

2. MD pointed out the sand bars and "dead" areas of the lake.

3. PB suggested possible uses for the area to the west of the beach including:

Rope swing
Water slide
Terraced decking

Concerns from staff were safety, need for additional training, and insurance ramifications. It was noted that the adventure course has some of the same issues.

4. Staff discussed the needs that a new boat house building would have to accommodate including:

Creating meaningful outdoor spaces to live, work, learn and play



- Restrooms
- Locker rooms
- Office
- Storage
- Space for life guards
- Assembly area to accommodate events for approx... 65 people
- Large deck
- Commercial kitchen
- Snack bar

5. PB and JJ ran through slides of a variety of different play areas, boat houses and rest room buildings. The consensus of the group was that the play environment should be naturalistic, the building should be in keeping with Natures Porch (not modernistic or contemporary in style). A restroom building should "look like restrooms".
6. Discussion ensued regarding having two buildings or all the program activity's in one building.
7. The need for an upgraded intercom system was discussed. The need is for a system that is very flexible and that will allow specific sections of the property to be addressed without broadcasting to the entire property. The system should be accessible via cell phones.

Meeting was adjourned at 11:30

Above is a record of the items discussed. Unless TO Design is notified prior to the next job meeting of any errors, omissions, or contrary understandings, the minutes will stand as recorded.

- 1.

cc: All Present



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MASTER PLAN
Dunning Lake Beach and Picnic Area

Meeting Notes

June 25, 2015



Meeting Thursday, 6/25/2015 – 630PM

Committee Members – 7

Board Members – 5

Staff – 8

Members – 5

Comments/Questions

I. Site Analysis

- A. Dead Zone is a result of what is there versus the location.
- B. Highway Drain grates: Installed 1992, water pools behind guard tables to the pole.
- C. Rosen's Roost: about 30yrs old, no real issues except for style, not used a lot, don't/can't rent it although the question for rental has come up several times. No reason given.
- D. Natures Porch: ambience like that is what is wanted, also brought up later that even though this is a large structure, it faces the pond and you can sit and enjoy the view.

II. Voting Slides

A. PLAY

- 1. Where water slide to be located? Giant? Seems to be a slight concern.
- 2. If the existing playground is safe, then it shouldn't be a priority.
- 3. When the boulders play area pic came up it was asked if we had ever done this before, Phil stated not to that scale, however he would bring in examples of what we had done at next meeting.

B. SHADE

- 1. Shade over playground? Does it have to be? Or general shade near the boat house?
- 2. Norway maples stable enough not to fall? If so, maybe remove some and put shade areas there.
- 3. A tree house would be a great idea for shaded area and play area as well. Everyone seemed to like this idea.

C. GRILLS

- 1. Maintenance cleans the grills every night. When thinking of location, cleaning needs to be considered. Kerrine note- Switch to gas grills? Going to have so much more space can keep cans of gas, and refill once a week maybe. Or Run a gas line if that's easier.
- 2. Grill locations was a main issue. Many don't want them moved, but they are near the bathrooms.
 - a. Scott seemed to think the best local was near the new community area with the commercial kitchen.

- b. Some suggested a separation of the bath house and grills but in the same general area.

D. BOAT HOUSE

- 1. Where is the boat house going to be?
- 2. Is it going to be 1 or 2 buildings?
- 3. Is it going to be on the water, floating, peninsula near the shallow area, or on land?
- 4. Open timber frame – REI corp headquarters integrate nature with modern contemporary.
- 5. Yosemite nature park was a good example.
- 6. This land used to be Avon old farm property, maybe bring some of that into the design.
- 7. Scale of the boat house mixed with community center was an issues, afraid to take away the focal point from the lake, And centralize traffic patterns to this one area.
- 8. Boat "storage" space is really not just for storage, its for renting, repairing, scuba area, rental portion, a possible place for lifeguard meetings, a possible place for kids to go on rainy day activities.
- 9. Walk in open area? like a store now? enclosed?
- 10. Retaining wall for beach into a façade for the boat house.

E. COMMUNITY CENTER

- 1. Again 1 or 2 buildings/stories and location and traffic.
- 2. 4 seasons with commercial kitchen, deck, grills, and possible rental capabilities.
- 3. Staff meetings space- lifeguards still need their own space, you don't want people listening in on staff discussions or disciplines. No offices for training or paperwork.
- 4. Great place to go if event gets cancelled, or for actual planned events and Friday night programs.

F. BATHHOUSE

- 1. New or remodel?
- 2. Think of the kids for location and foot traffic.
- 3. Again grills came up to maybe separate them but keep them centrally located.

G. GENERAL COMMENTS

- 1. Cleaning needs to be considered in all aspects.
- 2. Choke points can be pointed out by staff and members after we get farther into the design.
- 3. Off-site storage facility too?
- 4. 5, 10, 15 year plan?
- 5. Afraid that the things that need to be done the most will get combined for financial issues even if it's not the right location for things. Suggestions on how to "mix it up"
- 6. More picnic space still needed if we do deck?
- 7. Playground and bathroom need to stay centrally located.

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