

LODGE PROJECT COMMUNITY FAQs and RESPONSES

In 2019, the WPOA Board of Trustees asked the Long Range Planning Committee to help determine the future needs of the Lake Waynoka community specifically with regard to the lodge, restaurant and lounge. The LRPC examined amenities at similar lake communities in Ohio, studied Lake Waynoka demographics and interviewed individuals, community organizations, clubs and employees for comments, concerns and ideas toward answering the question whether these amenities were adequate for the needs of the community. The results of these endeavors were given to the Board and the decision was made to move forward visualizing a new community center combining the lodge, lounge and restaurant together in one building.

In 2022, the Board began working with the Hillsboro architectural firm McCarty Associates, sharing its goals and the community feedback. Following is a list of concerns taken from the community interviews and commentary on how the architect is addressing them. In June 2023 the architect provided a schematic layout that was made available for the community to view. It is the first of three stages in the design process. It is not the final design, but gives the community a first look at possibilities and offers opportunities for discussion and revision.

I. General Community Concerns

A. Do amenities attract new membership and maintain or increase membership property values?

- The number of new homes built at Lake Waynoka can be considered as a measure of membership attraction to our community. Between 1998 and 2020, 640 new homes were constructed.
- Amenities such as the Lodge, Campground, Restaurant, Lounge, Pool and Recreation Center have attracted new membership and strengthened property values. The average mean home value in 2019 was \$294,000, a 61% increase over the previous 6 years according to the county auditor's office.
- Lake Waynoka is one of only a few communities in the Ohio Lake Communities Association that have the six amenities listed above.

B. Were other sites being considered for a new building?

- Other sites were considered and information can be found in the [Lodge Feasibility Evaluation from 2021](#) (found under Documents on the [Lake Waynoka](#) website). The WPOA Board determined that the current location, 953 Waynoka Drive, would be the best solution for a combined lodge, lounge and restaurant structure based on site development considerations including available space, no land purchase required, existing parking lot and existing utilities.

C. Are there any considerations with remodeling or expanding the existing lodge building that would impact the cost?

- The existing building does not have asbestos or asbestos tile. Demolition will not incur cost for asbestos remediation.
- Remodeling or expanding an existing building would require bringing the existing structure up to current code standards, thus incurring extra cost.

D. Can the liquor license be changed so the restaurant can serve alcohol?

- In the past, the WPOA wanted the restaurant and lounge separated, but has heard from the community the desire for alcohol to be served in the restaurant.
- If the lounge and restaurant are located in the same building the liquor license will be in effect throughout the building.

E. Is the existing lodge building energy efficient?

- The lodge exterior wall construction is not adequately insulated. The building uses forced air for heating and cooling. The interior of the lodge building is about 6,500 square feet and has a partial 2 story open area.
- Records indicate the average monthly bill for the lodge over a 3 year period (2018 - 2020) was about \$1100/month. Compared to a 3000 square feet home with a monthly utility bill of around \$260, the lodge heating and cooling is much less efficient.

II. Lodge Building Community Concerns

A. Is the existing size of the lodge adequate?

- The existing usable lodge space is about 2500 square feet in the large meeting room. The maximum occupancy is 100 persons. The membership has grown significantly from 1996 - 2020. Currently, many events (for example, the WPOA Annual dinner) must be limited in attendance, or moved to the Rec Center, which was not designed for community events.

Architect's response:

- The capacity for the new event center (lodge) is 225 seats as compared to 100 in the current lodge.

B. Is the layout of the lodge functional?

- The existing lodge has two entrances, neither of which are prominently indicated as a main entrance. The backdoor off the parking lot accesses a narrow hallway that functions as the entrance to the restaurant, restrooms, conference room, library, and large meeting room. It is also used for food vendor deliveries. The front door is further from the parking lot, and is located under a covered area, with reduced visibility.
- In the large meeting room, restrooms are located next to the main presentation stage.
- Patrons going to the restaurant must often walk through an ongoing event in the main room.
- The fireplace is rarely used, and the sunken floor design limits the use of floor space near it.
- The number of meeting rooms is often not adequate when small groups are meeting and necessitates that the large room be used by multiple groups at the same time.
- There is no physical tie between the lounge and the lodge.

Architect's response:

- The lounge and event center (lodge) and restaurant have been merged into one building.
- The new building has two distinct entrances. A single entrance for the event center (lodge) is clearly marked and is the only entrance into the event center.
- Event center (lodge) restrooms are located at the rear of the room. A second set is shared by the lounge and restaurant.
- A propane fuel fireplace with a comfortable seating area is included in the event center (lodge) foyer.
- Three rooms have been designed for small, medium and large conference room needs providing flexibility for community use. The old lounge building may also be available for an additional meeting space.

C. Is there adequate storage for tables, chairs and club necessities?

- There is limited storage for club paraphernalia. Existing storage is about 330 square feet. It has been estimated that about 600 square feet of storage would be needed for clubs.

Architect's response:

- The event center (lodge) will have a 509 square feet storage area.
- It has been suggested that the old lounge building be used for storage or other uses.

D. Would a food serving area or kitchenette in the lodge increase the value and usefulness of the lodge?

- An area to prepare and serve food in the event center (lodge) would expand the function of this area. The WPOA could rent the event center for large parties. Many community events and club activities revolve around serving food and beverages.

Architect's response:

- A community food preparation area of about 150 square feet has been included in the event center (lodge).

E. Can a library be included in the plan?

- The community has expressed a desire for a small library that would also be a quiet area for relaxation. The existing lodge uses a room with about 340 square feet for a small library.

Architect's response:

- An approximately 400 square foot room has been designated for a library in the schematic layout.

F. Does the existing lodge have adequate audio-visual, security, and internet capabilities to support the events and activities needed by the community?

- The existing lodge does not have adequate technology capabilities.
- A new event center (lodge) as well as other sections of the facilities will have modern AV technology, security and internet to support community activities.

G. What are projected maintenance costs over the next 30 years for the lounge, lodge and restaurant?

- Approximately \$900,000 in expenditures are projected for remodeling and maintenance of the existing lounge, lodge and restaurant. This includes mechanical systems, electrical systems, plumbing fixtures, exterior and interior maintenance, and kitchen equipment for a 50-year-old building.
- A new structure would probably require much less maintenance over the same time period.

H. How do we accomplish a warm and inviting atmosphere in the lodge?

- Many things contribute to a warm and inviting atmosphere. Some of these are: a fireplace; comfortable seating, warm colors for walls and furniture; natural materials like wood and stone; and ambient, task and accent lighting.
- Fixtures from the existing lodge can be incorporated into the decor of the new building (for example, the Lake Waynoka map and flag now hanging above the stage).

III. Lounge Community Concerns

A. Can the existing lounge be expanded for future growth?

- The 2400 square foot lounge building interior has seating for 43 patrons that includes a U-shaped bar with 20 stools, an open area for dancing and 2 billiards tables.
- The fenced exterior yard is about 5100 square feet with a picnic table and games area.
- Anticipated future increase in lounge use would require adding onto the existing building to provide room for more patrons as well as storage for supplies, food and drinks.
- The existing structure could be expanded but the liquor license restrictions would remain the same.

Architect's response:

- The proposed lounge is combined with the restaurant and event center (lodge) in one building and alcohol consumption will be permitted throughout the building.
- This lounge space is about 3600 square feet and has seating at the bar and tables for 80 people.
- The proposed lounge area also includes an indoor stage area, a billiards room, a pantry kitchen for minor snack preparation and a cooler/freezer area. Access to a covered outdoor area is provided. A shared restroom serves both the lounge and restaurant.
- The existing lounge building will remain as it is and could be used for extra storage, meeting areas, or any use as desired by the community.

B. What type of liquor license does the current lounge have?

- The current license limits the consumption of alcohol to beer, 40 proof mixed drinks and wine.
- Open liquor containers can only be consumed on the premises (interior of the building and fenced area to the north of the building), and cannot be opened before leaving the lounge.
- The license also allows sale of unopened beer for takeout.

C. Is the current lounge licensed to serve food?

- Currently the lounge has a license to warm and serve certain types of packaged foods.

Restaurant Community Concerns

A. Is the size of the restaurant adequate?

- The current restaurant seats 55 patrons. A larger restaurant will be needed with anticipated growth in the community.

Architect's response:

- The proposed restaurant will seat 80 patrons.
- The kitchen space will be increased (to 1100 square feet from 800 square feet) and the patron seating space will be increased (to 1400 square feet from 1000 square feet) to support a greater demand for restaurant and takeout service.

B. Is the layout of the current restaurant functional?

- The restaurant does not have a separate entrance and must be entered through the lodge.
- The storage/cooler room is on the opposite side of the restaurant from the kitchen and supplies must be delivered and then accessed through the restaurant patron seating area.
- The restaurant does not have its own employee or patron restrooms.
- A serving window provides the pool area with snacks and drinks.

Architect's response:

- The proposed restaurant will have a dedicated entrance separate from the event center (lodge) entrance.
- Storage and cooler space would be adjacent to the kitchen, and deliveries can be made through an entrance directly into the kitchen.
- A restroom located between the lounge and restaurant will serve both areas.
- Server stations have been designed for convenience to serve patrons in the restaurant and those requesting takeout.
- The design maintains service to the pool area.