

# Lake Lemon Conservancy District: Riddle Point Park Master Plan

December 2020





## **ACKNOWLEDGEMENTS**

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## EXECUTIVE SUMMARY

The Lake Lemon Conservancy Board recognized that Riddle Point Park needed significant infrastructure and park improvements due to the age of the park. The park has had minimal improvements in its almost fifty-year history. The board initiated the development of a new park master plan to guide them in determining future needs and updating existing facilities to enhance the park. A Task Force Committee was created to assist them in the creation of this plan. The new master plan incorporated existing freeholders (property owners), and public input into creating a master plan that identifies needed improvements and site amenities.

Cornerstone PDS collaborated with the Task Force, park staff and the public to create the master plan. Meetings and presentations were held virtually due to the pandemic and to allow everyone access to the design process. The design team also met with park staff on-site. The public input process started with an online questionnaire that was available for two months in early summer to assist the design team in understanding how people used the park and what their ideas for the future.

After meeting with the Task Force and reviewing the input from the questionnaire, two concept master plans were prepared and presented to the public in September. Public input was synthesized into the final version of the master plan. The updated site master plan was presented along with preliminary costs to the Board in October for their consideration.

The master plan identified park improvements that were important to park users and the Board. A common theme in the master plan was upgrading existing features and providing new elements that would enhance the park user experience. These elements consisted of the following:

- New gatehouse
- New restroom building
- Expand the existing boat launch and drive
- Renovate the existing shelter building and open it to general public
- Create a new children's play area

# 1.0 INTRODUCTION

## 1.1 PROJECT HISTORY AND BACKGROUND

Lake Lemon was originally built as a drinking water reservoir for the City of Bloomington in 1953. It was utilized as the primary water supply until the late 1960's. The reservoir currently serves as Bloomington's back up water supply. The Lake is the seventh largest reservoir and the 11<sup>th</sup> largest lake in size in the state. The Lake Lemon Conservancy District (LLCD) was formed in 1995 to manage the lake when the City of Bloomington determined the unused secondary water source was a major financial burden to the City and looked for other management groups. Lake Lemon is a popular recreation area for boating, swimming, and fishing.

Riddle Point Park was developed as a part of the Lake Lemon development in the mid 1950's. The park is approximately 45 acres and is located at 7599 North Tunnel road on the southwest side of Lake Lemon.

The park's existing features include a public boat launch, public beach/swimming, rentable shelter, restroom facility, gatehouse, and district office. Recreation amenities include a sand volleyball court, horseshoe pit and nature trail.

The LLCD annual budget is funded from 50 percent taxes and 50 percent user fees. The park and public boat launch generate 60 percent of the user fees.

The Boys and Girls Club has a long-term lease and utilize the south end of the park. Their facility is called Camp Rock.



**1.2 PUBLIC INPUT**

**Lake Lemon Conservancy District**  
June 29 · 🌐

We would love your input! Please fill out this quick survey for ideas to better our park!  
<http://survey.constantcontact.com/.../a07eh38wkaeka.../start>

**Lake Lemon**  
Riddle Point Park



**LAKE LEMON**

**Park Master Plan Survey**  
We want your Input!

<https://tinyurl.com/RRPpublicinput>  
or  
**QR Code on reverse**

tel. (812) 334-0233  
7599 N. Tunnel Rd.  
Unionville, IN, 47468

Open Camera  
and Center  
image



**Lake Lemon Conservancy District**  
September 22 · 🌐

Dear Freeholders and Park users,

We would like to thank everyone who participated in our Riddle Point Park Master Plan presentation and public input meeting. If you did not have a chance to join us for the live broadcast, you can click the link below to view the recording. If you have any comments or questions for our consideration, please submit them to [Office@lakelemon.org](mailto:Office@lakelemon.org) by Monday September 28th.

[https://www.youtube.com/watch?v=RIDMPE\\_R4ns&t=2s](https://www.youtube.com/watch?v=RIDMPE_R4ns&t=2s)



**ENLARGED PLAN**

YOUTUBE.COM  
**Park Master Plan Public Presentation and input Meeting**  
 Public Presentation and input video regarding the Riddle Point Par...

In May, a questionnaire link was emailed to lake freeholders to gather their input on how they currently utilize the park and their ideas to improve the park for the future. The questionnaire was shared through social media and through cards with the questionnaire links distributed at the gatehouse. Over 200 people participated in the questionnaire which was available for eleven weeks from May 13, 2020 through August 1, 2020. Reminder emails and social media posts continued throughout the duration of the questionnaire. All presentations were available for viewing on Facebook and YouTube throughout the design process.

The park features which were utilized the most by park users were the boat launch and the swimming/beach area with open lawn area being a distant third.

When asked what types of capital improvement projects they would like to see, a new restroom building was ranked the highest at 63 percent. Expanded boat launch area and boat dock area were 37.1 percent and 38.5 percent respectfully with a new children’s play area being ranked at 32.4 percent. From a recreation perspective an accessible walk path was the top priority while providing a lawn game area and shoreline fishing locations were tied at 26.8 percent

A new restroom facility was identified as the public’s top priority when asked to rank the various options from one to eight. An expanded dock area was second with accessible walking path and children’s play area also being high on the list.

Other comments during the design process supported additional dock areas near the beach and shade structures.

A detailed summary of the questionnaire results may be found in the Appendix.

## 2.0 SITE INFORMATION

### 2.1 SITE TOPOGRAPHY

The park is surrounded by hills to the west and south and the lake to the north and east. Consequently, surface water drains through existing swales across the site from the surrounding topography which is very steep. The open areas provide recreational opportunities and infrastructure areas for parking and walking.

The hillsides are forested while the park area has open lawn areas. The vertical drop from west to east is approximately 20 feet and provides wide-open vistas to the lake.



2' CONTOUR MAP - MONROE COUNTY GIS

## 2.2 FLOODWAY AND WATER DEPTH

Flood Zone Areas: The 100-year flood zone is shown in the darker sea green color on the map below. The existing restroom building, and park office are very close to be in the 100-year flood zone. Any new building would be required to have a finish floor elevation two feet above the 100-year flood elevation in order to meet permit requirements for constructing in a flood zone by Indiana Department of Natural Resources.

Lake Water Depth: The depth of water at the edges of the park are approximately five to six feet. Around the beach, it is three to seven feet. Lake Lemon's average water elevation is 630 and the depth averages 9.7 feet. The 2019 bathymetric chart shows water depth around the park's perimeter.



*FEMA Floodway Map Overlay on Monroe County GIS*



*Lake Lemon Bathymetric Chart 2019 – Aquatic Control*

## 2.3 EXISTING PARK FEATURES ANALYSIS

- Gatehouse
  - o Maintenance needed on building.
  - o Plans for replacement within the next year.
  - o Narrow drive entry and exit drives. Significant traffic back-ups at gate house during busy season.
- Boat launch area
  - o Launch area and drive are narrow which creates congestions when users are launching and removing boat from lake.
  - o No temporary staging area to secure boat after pulling it out of water. This results in backups on the entry/exit drive in boat launch and at gatehouse.
  - o Minimal parking by boat launch.
  - o Parking on gravel/lawn east of gatehouse
- Maintenance Building
  - o Needs more space for workshop and equipment storage
- Park Office
  - o Needs improved layout for meetings, offices, and storage.
- Site Circulation: Park drives
  - o Repave and widen existing asphalt drives. Add stone for parking areas.
- Pedestrian Circulation
  - o Existing 0.5-mile trail loop to vista on lake and connection to Boys & Girls Club. Users walk along drives and through open lawn areas.
- Existing shelter building
  - o Wood shutters make the shelter dark inside when it is open. Visually shutters are not compatible with shelter facade.
  - o Needs new roof.
  - o Great location – views of lake
  - o Needs accessible picnic tables
  - o Parking area needs to be defined



Gatehouse



Boat Launch



Existing Shelter



*Swimming Beach*



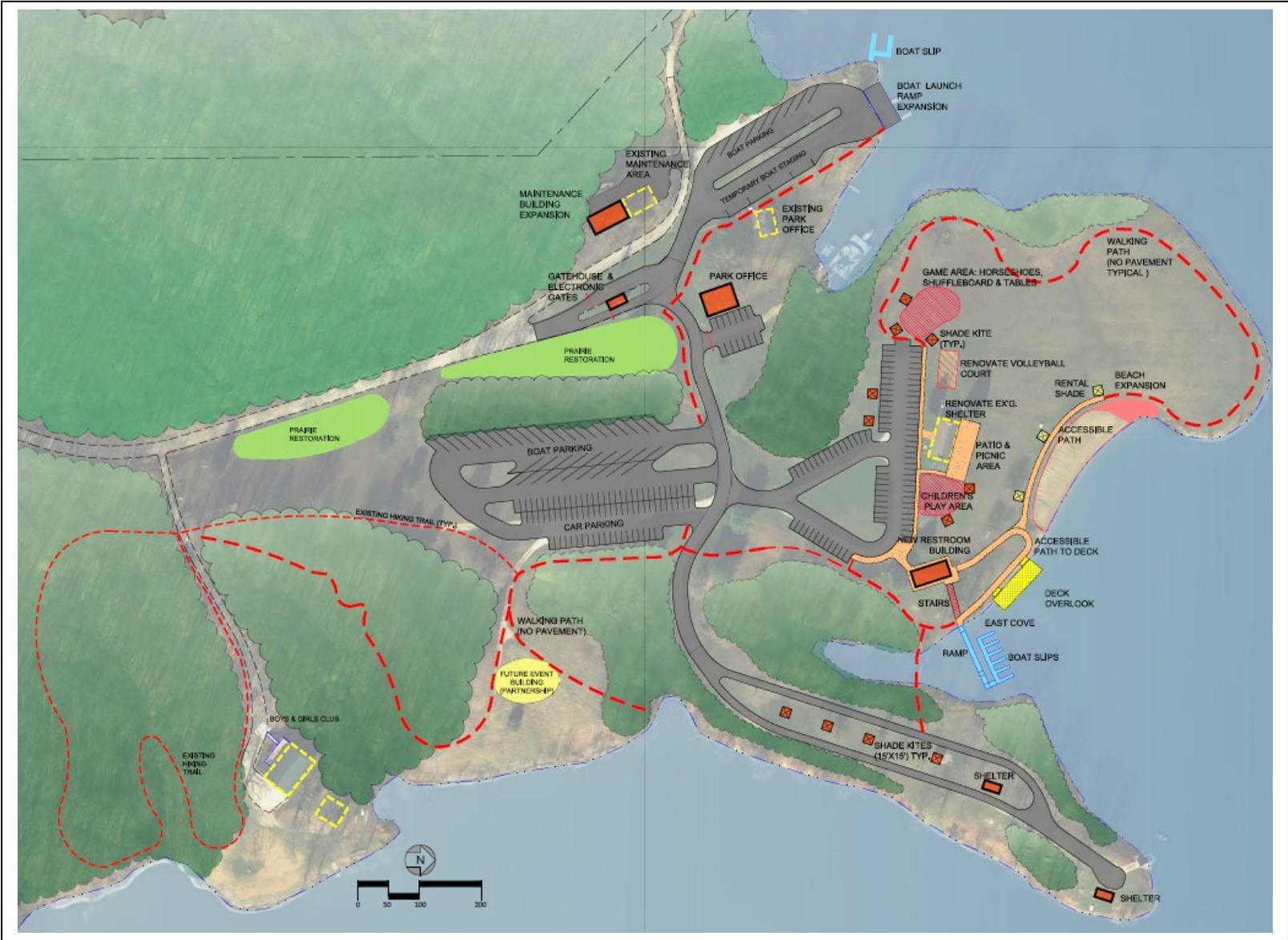
*Restrooms*



*East Cove*

- Volleyball Court
  - o Needs additional sand and gathering areas near court
- Beach
  - o Erosion on edges
  - o No accessible path from parking
  - o Heavily used in summer
  - o No optional shade structures and limited picnic tables
- Restroom building
  - o Not fully accessible.
  - o Sanitary is on a holding tank.
  - o Needs updating or replacement
- Play Equipment
  - o Existing equipment was removed due to safety concerns.
- East Cove
  - o Connection to Point when dry
  - o Small Boat slip area for boat users to connection to restroom and beach.
  - o Trail connections
  - o Fishing/overlook observation area off of shoreline
- Point
  - o Beautiful views
  - o Existing trees
  - o No existing shelters
  - o Dredge equipment loading area is unsightly and dangerous. Should have a gate if it remains to prevent parking in this location
  - o Fishing from shore
- Tulip Trace Nature Trail
  - o 0.5-mile loop trail
  - o Trailhead starts at Camp Rock driveway on south side of park

# 3.0 MASTER PLAN



### 3.1 OPPORTUNITIES

The Master plan process identified several design elements to consider in the overall design. These items include the following:

- New restroom building
- Expanded boat launch area and drives to facilitate quicker turnover of boats and eliminate wait times at park entry.
- Boat dock/slips on east cove
- Picnic areas
- Recreational game area
- Open lawn
- Walking path
- Hiking path connections to boat launch, Point and Boys & Girls Club
- Children's play structure with shade and benches.
- Disc golf
- Utilize native plants/restoration areas to minimize mowing and add season color.
- Revenue opportunities:
  - Provide smaller shade structures like a shade sail/kite near beach.
  - Add larger rental shelters over on Point.
  - Community room/event building with development partnership

### 3.2 PARK IMPACT RATING

A park impact rating system is provided within the description of each design feature. The rating was developed to assist with understanding how the various design elements impact users, creates revenue and potential construction cost. The impact rating has five categories:

- Freeholder use: high, medium, or low
- Non-freeholder use: high, medium, or low
- Income Generation Potential: high, medium, or low
- Grant/Donation/Sponsorship potential: yes or no
- Cost: \$ low expense to \$\$\$\$ high expense

### 3.3 NEW PARK BUILDING ARCHITECTURE

Architecture is one way to create a unifying visual aesthetic within the park. This may be accomplished by utilizing similar building materials, styles, architectural details, and colors in the design features of the buildings. Recognizing this potential, we would recommend utilizing components of the existing shelter building such as the limestone veneer to unify park user buildings with the existing shelter.

A classic limestone ashlar pattern is shown on the existing shelter. Along with clean simplified building lines, utilizing limestone on the lower base treatment with a synthetic siding material such as fiber cement board can provide long term durability lowering maintenance costs.

An extended roof overhang utilizing large timber structurally is another way to create temporary shelter and a unifying design element. A natural beige limestone color along with a neutral earth tone siding color will provide a clean and classic look.

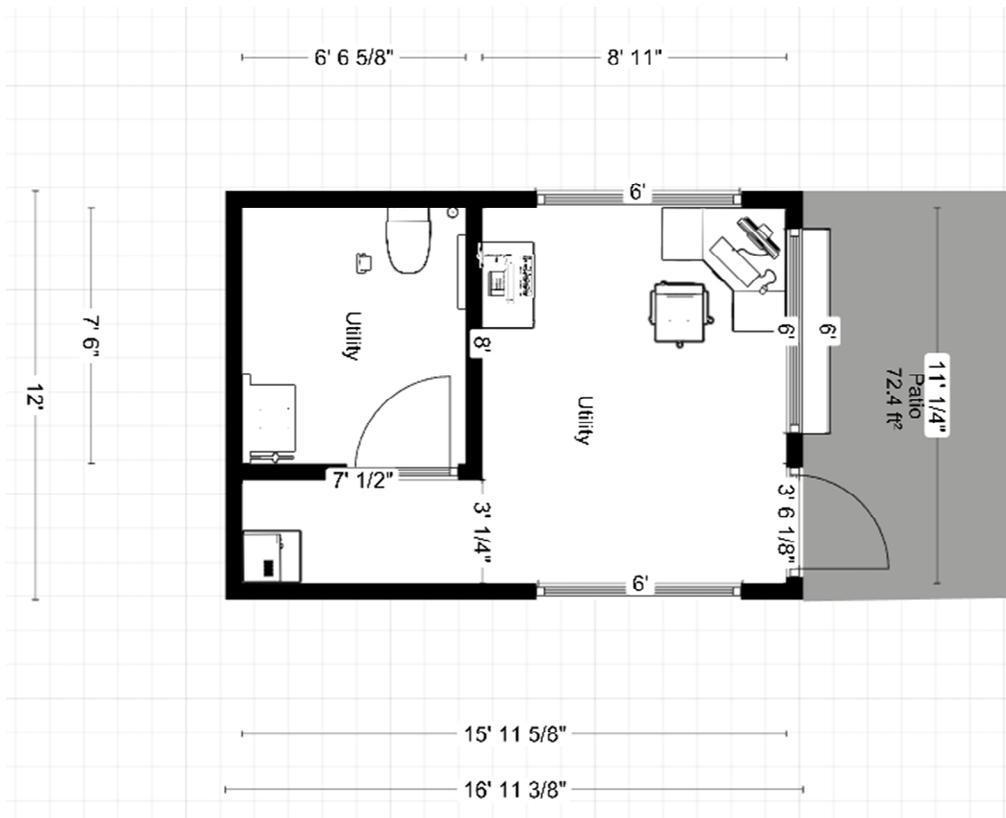
Recommended materials:

- Limestone base
- Fiber cement board
- Large wood timbers for structural elements
- Roof: asphalt shingles, roof pitch and overhang to match

Color scheme:

- Earth tones of light beige and gray
- Accent colors: darker





Proposed Floor Plan (provided by Park Staff)

### 3.4 GATEHOUSE

The gatehouse is the visitor’s first impression of the park. Its current location is easy to access off of Tunnel Road. In order to facilitate a better user experience at the entrance, the new gatehouse would incorporate a floor plan that allows park staff to easily assist park users. The proposed floor plan of 204 square feet would include a small office and accessible restroom. The proposed building would be 12’ wide by 17’ in length with a six -foot overhang on the south side of the building. Large windows on both the entrance and exit lanes would facilitate interaction with park users. The previously described architectural design aesthetics of limestone and siding would be utilized for building materials.

Electronic gates with a card reader or scanner could also facilitate moving annual pass holders through the gate entrance more efficiently.

**Impact Rating:**

Freeholder Use: High

Non-Freeholder Use: High

Income Generation Potential: Medium

Grant/Donation/Sponsorship: No

Building Cost: \$

Electronic Gate Cost: \$

### 3.5 BOAT LAUNCH

The existing boat launch could be expanded to the east to accommodate two boats. This expansion would assist in reducing traffic congestion. The current concrete ramp is 10' in thickness and approximately 24' in length. As a part of this expansion, we would recommend shifting the location of the existing floating docks to the northwest and adding new floating docks in the cove area.

The drives in the boat launch area should be widened to 24' in width and a 15' wide temporary boat staging area could be added off the exit drive area. By widening the drives and creating temporary staging areas, it will allow for easier access and less congestion. This proposed work could be done in phases with some grading and driveway work completed by park staff. Concrete ramp installation should be completed by qualified contractor. The lake level would need to be lowered in off-season to facilitate the construction.

#### Impact Rating:

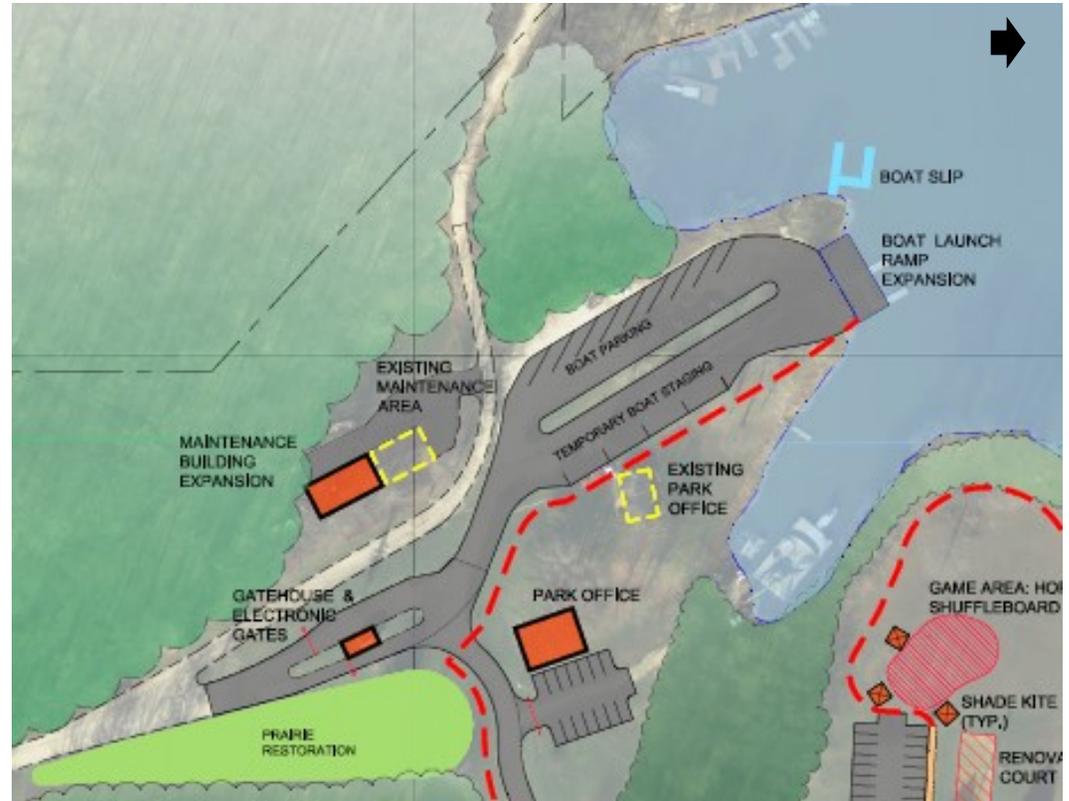
Freeholder Use: High

Non-Freeholder Use: High

Income Generation Potential: High

Grant/Donation/Sponsorship: Yes

Cost: \$\$\$



### 3.6 EXISTING SHELTER AREA

The existing shelter is located at the high point of this open area. This location provides panoramic views of the lake and allows the park user to become oriented within this large open area. This location is the one area that has flexible open space for a wide range of recreation use from throwing a frisbee, or tossing a football to volleyball, and nature watching. Because of the flexibility, it opens the opportunities for park users of all ages to share in activities they can do together. A walking path along the perimeter of the open area would be approximately a half mile loop. Several design components are located in this area: new restroom building, existing shelter house, swimming beach, recreation game area, existing volleyball court, new children's play area, and walking path.



### 3.7 NEW RESTROOM FACILITY

The proposed new restroom building would be located in its current location within the shelter area. This location allows for accessible pedestrian access from the south parking area and easy access from the existing shelter area and beach. The new restrooms would utilize six unisex restrooms with exterior door access, and storage room at one end of the building. The restrooms could be grouped three to a side sharing a utility chase as a spine in the middle of the building. An extended eight-foot roof overhang at both ends of the building would provide shade or temporary shelter in inclement weather. An example floor plan and building elevations are provided on the following pages.

Currently, the existing restrooms utilize a holding tank which needs to be pumped on a regular basis. A holding tank will be necessary for the new restrooms due to a lack of sewers and incompatible soils for a septic system.

Cost effective solutions for smaller park facility restroom buildings can be found in teaming with companies that have prefabricated designs that can be modified to meet park departments' budgets.

Impact Rating:

Freeholder Use: High

Non-Freeholder Use: High

Income Generation Potential: Low

Grant/Donation/Sponsorship: Yes

Cost: \$\$\$\$

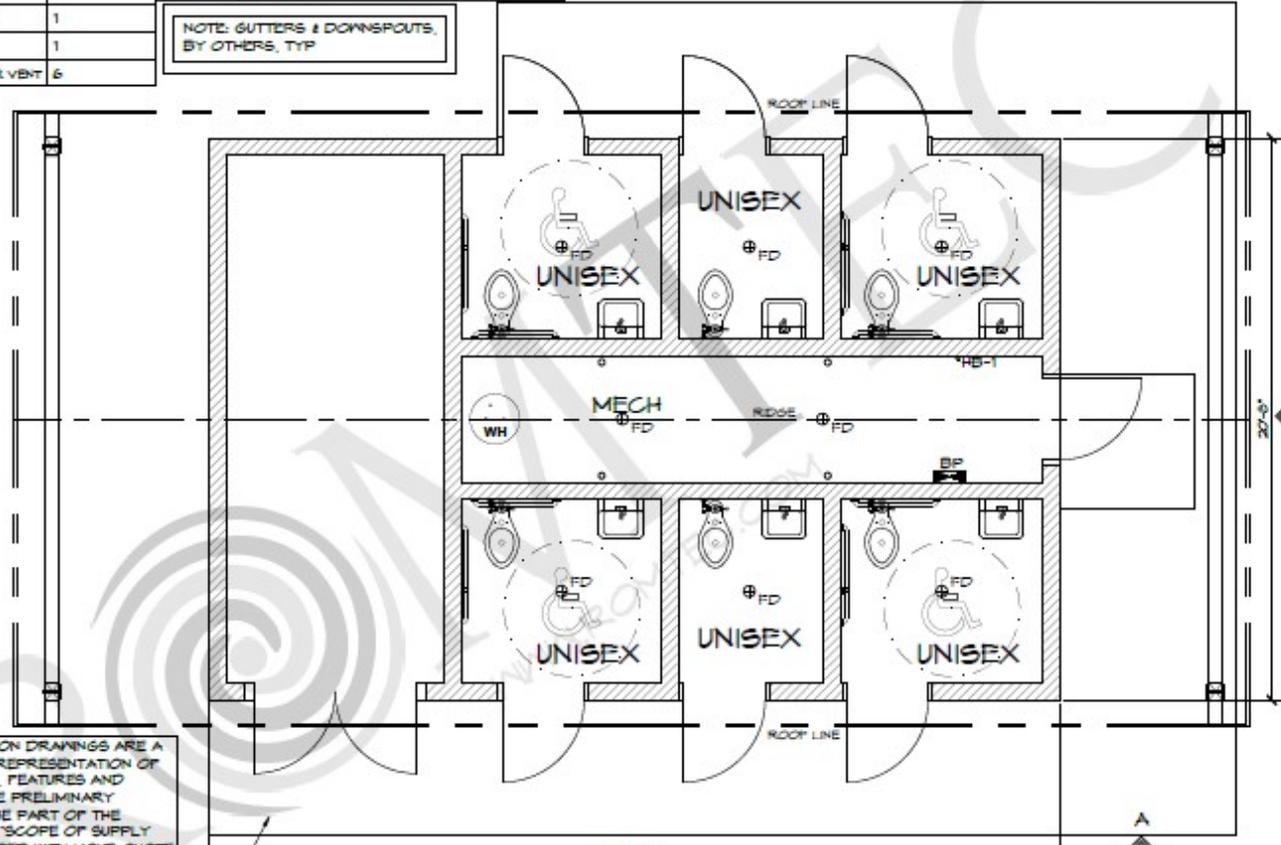
LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
⊕	EXTERIOR WALL LIGHTS	10
⊕	INTERIOR CEILING LIGHTS	11
⊕	FLOOR DRAIN	8
⊕	ELECTRICAL OUTLET	1
F <sub>10</sub>	WALL FAUCET	1
	18"x18" LOWERED DOOR VENT	6

F <sub>24</sub>	ELECTRIC EXHAUST FAN	6
F <sub>10</sub>	EXHAUST FAN TOCFM	6
⊕	TWO ROLL TP DISPENSER	6
⊕	TOWEL DISPENSER	6
⊕	SOAP DISPENSER	6

NOTE: GUTTERS & DOWNSPOUTS, BY OTHERS, TYP

### WALL TYPE SCHEDULE

6" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE 'SCOPE OF SUPPLY AND SERVICES' LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

CONCRETE WALK (BY INSTALLER)

**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**ROMTEC**  
15245 NORTH BANK ROAD - ROSEBURG, OR 97470  
(503) 681-1100 FAX (503) 681-9420

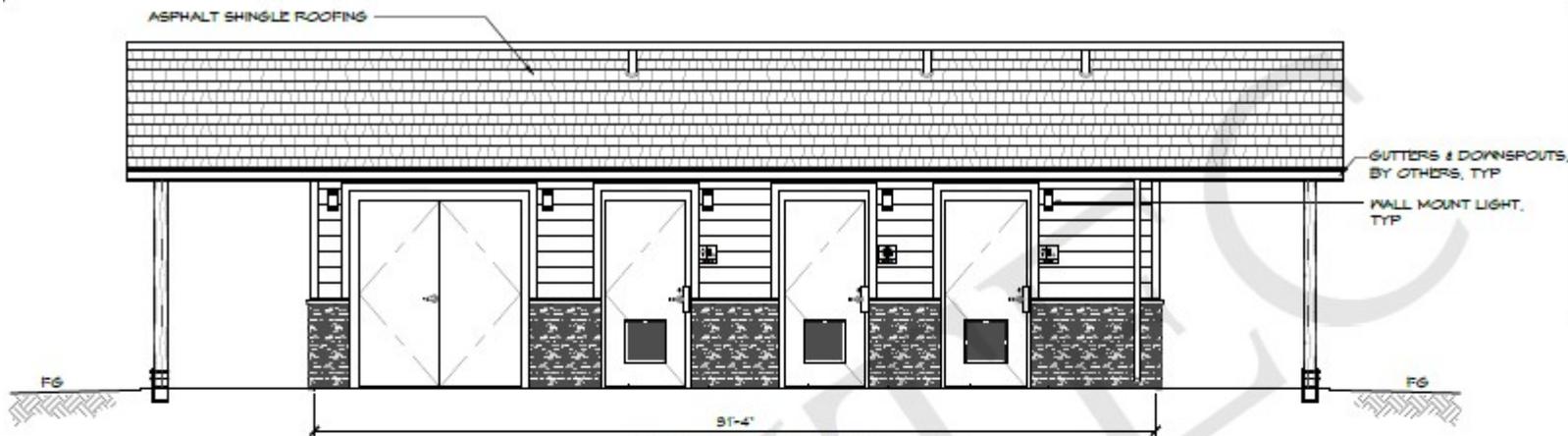
**PRELIMINARY**

PROJECT: 2048 SERRA II (P) PAK RESTROOM IN STG/MECH ROOM  
CORNERSTONE P.D.S.  
LAKE LEMON CONSERVANCY- RESTROOM  
BLOOMINGTON, INDIANA

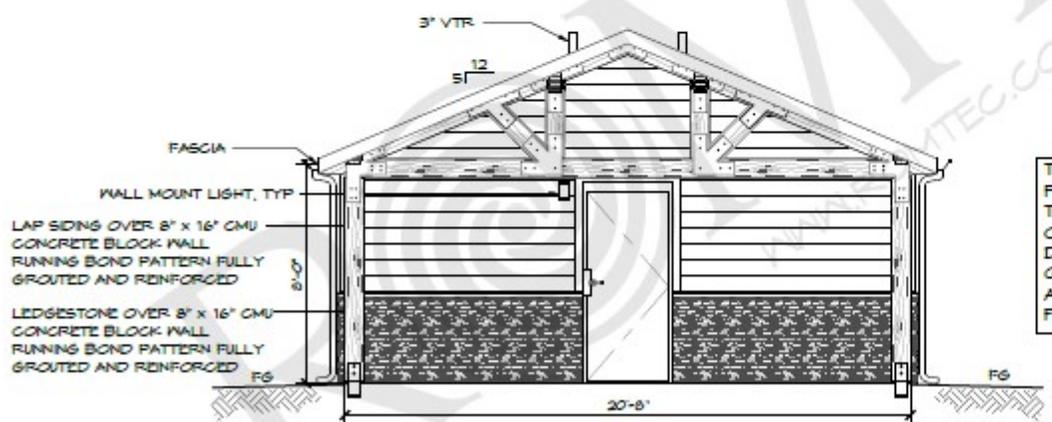
PROJECT NO: 1556  
MODEL NO: 2048M  
DATE: 11/02/20  
REVISIONS

REV.	DATE	DESCRIPTION
1		

DESIGNED BY: JS  
SHEET NO: 1



**C ELEVATION VIEW**  
SCALE: 1/4" = 1'-0"



**D ELEVATION VIEW**  
SCALE: 1/4" = 1'-0"

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

**ROMTEC**  
18240 NORTH BANK ROAD - ROSELBURG, OR 97470  
503-241-6282

**PRELIMINARY**

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

PROJECT: 2048 SERRA L L 2-PAC RESTROOM/TV 976/MECH ROOM  
CORNERSTONE P.D.S.  
LAKE LEMON CONSERVANCY - RESTROOM  
BLOOMINGTON, INDIANA

PROJECT	1556	
PROJECT	2048M	
DATE	11/02/20	
REVISIONS		
NO.	DATE	BY
1	11/02/20	JK
2		

SHEET NO. 2



### 3.8 EXISTING SHELTER BUILDING

By removing the existing window coverings on the shelter, the shelter will be more open and inviting. Providing additional concrete patio space on the east side of the shelter expands the shelter capacity to for shelter rentals, use for children’s play area or open picnicking.

Impact Rating:

Freeholder Use: High

Non-Freeholder Use: High

Income Generation Potential: High

Grant/Donation/Sponsorship: Yes

Cost: \$



Shade Sail 15' x 15'

### 3.9 CHILDREN’S PLAY AREA

A new children’s play area is needed to replace the older equipment which was removed due to safety issues. A multi-purpose play structure for ages 5-12 centrally located between the shelter and the restrooms will provide a fun place for interaction between all members of the family. Additional amenities should include shade structures, benches, and a low fence to keep younger children from wandering.

Impact Rating:

Freeholder Use: High

Non-Freeholder Use: High

Income Generation Potential: High

Grant/Donation/Sponsorship: Yes

Cost: \$\$\$



Children’s Play Equipment: Ages 5-12

### 3.10 RECREATION- GAME ACTIVITY AREA & VOLLEYBALL COURT

The flatter ground to the north of the existing shelter provides an opportunity to provide other recreational games such as horseshoes, bocce ball, corn hole, outdoor ping-pong tables, etc. Other site amenities to include shade structures, picnic tables and benches. The existing volleyball court should be renovated and kept in the same general location with a ten-foot safety zone to separate the two areas.

Impact Rating:

Freeholder Use: High

Non-Freeholder Use: High

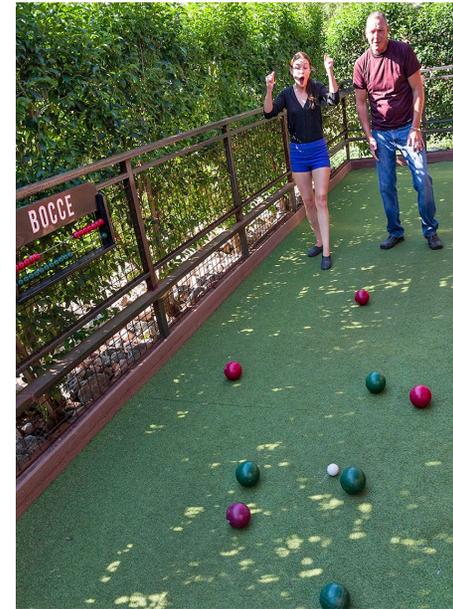
Income Generation Potential: Medium

Grant/Donation/Sponsorship: Yes

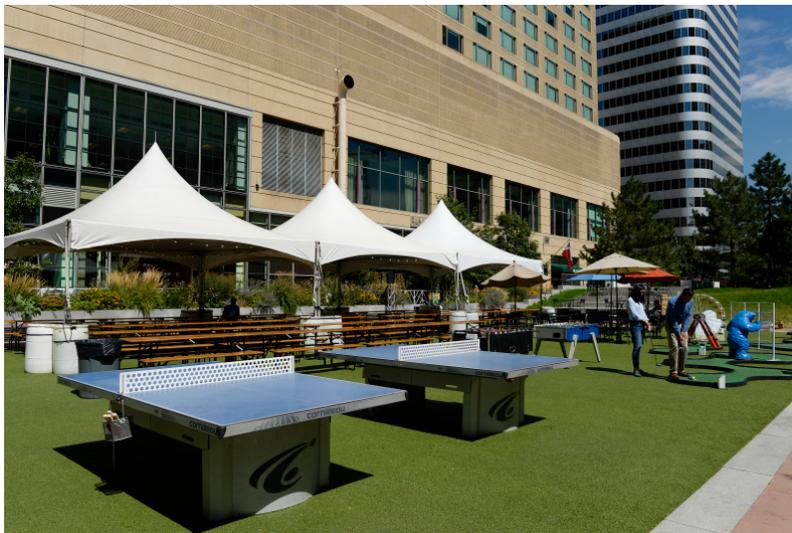
Cost: \$



Horseshoe Pit



Bocce Ball



Game Area – Shade Structure, Ping Pong Tables, Miniature Golf



Corn Hole



### 3.11 BEACH AREA

Swimming and enjoying the beach is one of the favorite activities at the park. Expanding the beach on the northeast end would increase beach capacity. A common request in the beach area is for more shade. One option is to provide small shade structures that are 15-foot square that could be rented by beach users. These shade structures would have a concrete patio area under them with picnic tables.

Another frequent comment was the request for accessible pathway to the swimming area. Allowing access for all park users is important especially with the grades being steep. The accessible walkway would connect parking, restrooms, beach and would also continue south to the proposed observation/fishing deck and floating docks in the east cove.

Impact Rating:

Freeholder Use: High

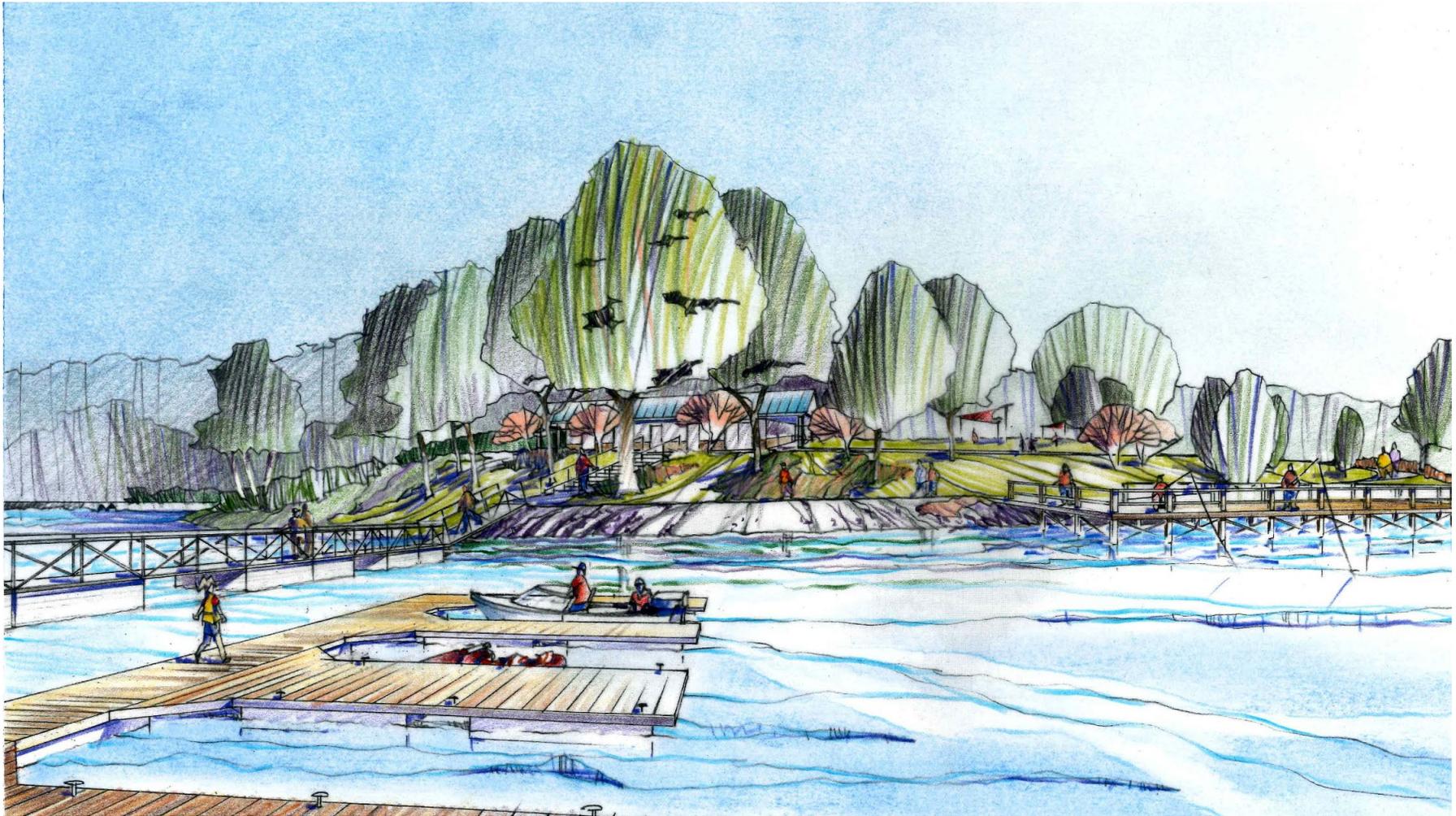
Non-Freeholder Use: High

Income Generation Potential: Medium

Grant/Donation/Sponsorship: Yes

Cost Shade Structures: \$

Cost Accessible Path: \$\$



*View from water looking back north towards restroom building*

### 3.12 EAST COVE AREA

The east cove presents an opportunity to connect park users directly with the water and the Point. The accessible path provides access to a new observation deck for fishing and wildlife watching. It also provides access to the water directly to a new boat slips. The boat slips help alleviate congestion at the boat launch. They also serve as a way to access the beach and restrooms.

Impact Rating:

Freeholder Use: High

Non-Freeholder Use: High

Income Generation Potential: High

Grant/Donation/Sponsorship: Yes

Cost: \$\$\$

### 3.13 THE POINT

The Point is a favorite gathering place for park users. The long peninsula offers picnic areas, scenic views of the lake, and shoreline fishing. It is a popular walking spot throughout the year. Additional amenities at the Point could include providing small and large shelters with picnic tables and grills to augment the existing informal picnic areas. Larger open shelters could be rented.

Relocating the dredging access point to the maintenance cove will also improve this beautiful overlook of the lake.

Freeholder Use: High

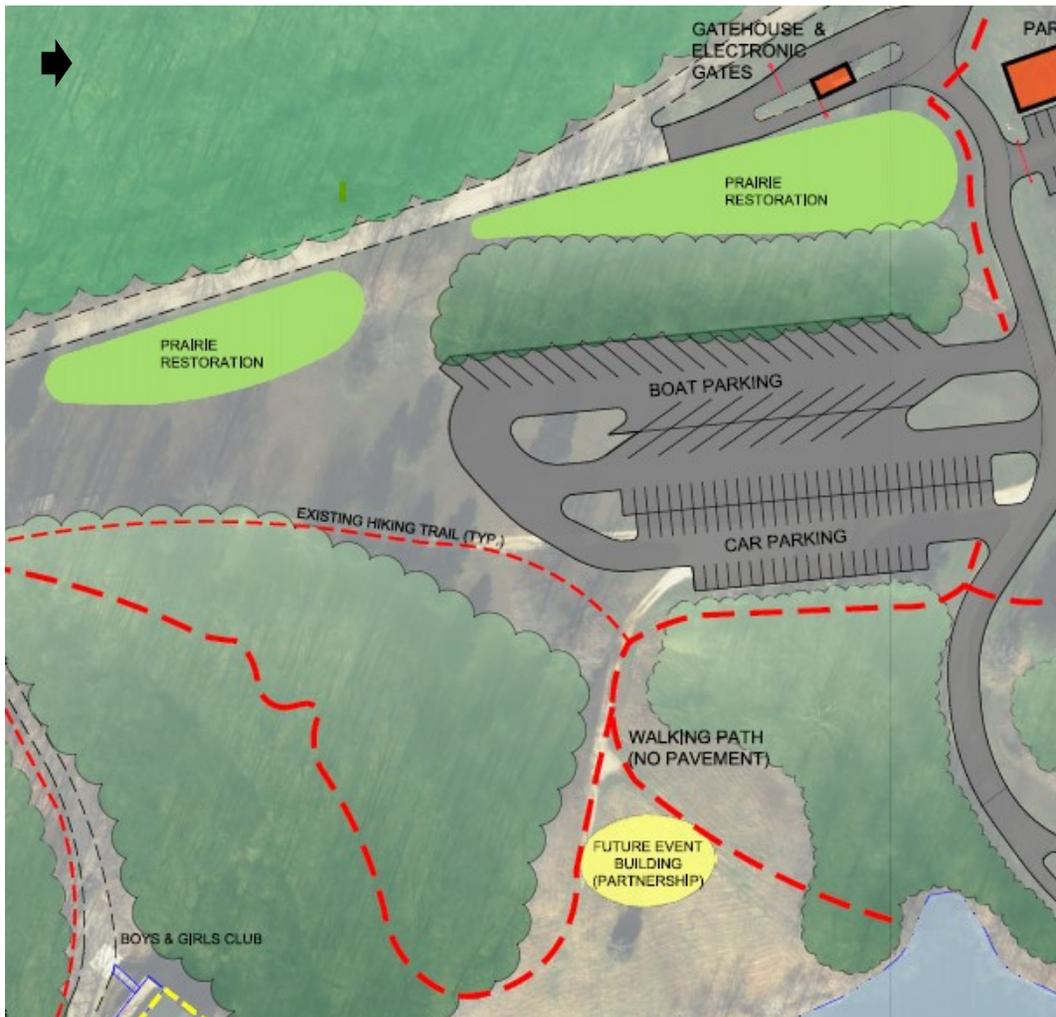
Non-Freeholder Use: High

Income Generation Potential: High

Grant/Donation/Sponsorship: Yes

Cost: \$\$





### 3.14 BOAT TRAILER & CAR PARKING

The south lawn area in the park is currently utilized for parking. This area would become a more formalized parking area to facilitate vehicular traffic. The proposed boat trailer parking would accommodate 60 boat trailers/trucks and 80-90 car parking area.

Freeholder Use: High  
 Non-Freeholder Use: High  
 Income Generation Potential: Low  
 Grant/Donation/Sponsorship: Yes  
 Cost: \$-\$\$

### 3.15 TRAILS AND PATHWAYS

Trails and pathways are indicated within the master plan to connect the different areas within the park and to the south to the existing nature trail at the Boys and Girls Club. Walking and hiking are two of the top recreation activities in the United States. The park provides a wide variety of experiences for walkers from wide open lawn areas with scenic vistas of the lake to more secluded areas within the woods.

Freeholder Use: High  
 Non-Freeholder Use: High  
 Income Generation Potential: Low  
 Grant/Donation/Sponsorship: Yes  
 Cost: \$

### 3.16 PRAIRIE RESTORATION

An ideal location for additional native prairie restoration is adjacent to Tunnel Road and the entrance drive to the park. Currently, this area is open lawn which requires regular maintenance. Once established, the prairie restoration will provide a colorful landscape transition as a park user approaches the entrance to the park gatehouse. Interpretive signage may also be added to educate park users on the restoration process and the types of plants.

Freeholder Use: High

Non-Freeholder Use: High

Income Generation Potential: Low

Grant/Donation/Sponsorship: Yes

Cost: \$



### 3.17 FUTURE EVENT/COMMUNITY ROOM BUILDING

A potential location for a small event/community room would be in the open area between the Point and the Boys and Girls Club. With beautiful vistas to the lake. It could also be another revenue stream. LLCD would need to find a private partner to assist with the development of the building and management of the facility due to the cost of this investment. A feasibility study should be considered to determine the long-term financial impact, potential programming options and user fees.



### 3.18 NEW PARK OFFICE

Existing park office building is a residential building. We would recommend moving the office location further south near the main entrance to allow for easier park user access and driveway expansion for the boat launch. Staff proposes a 1200 square foot building to include office space, reception area, large meeting room, restroom, and storage. Architectural design should be consistent with proposed design aesthetic for park user buildings

#### Park Impact:

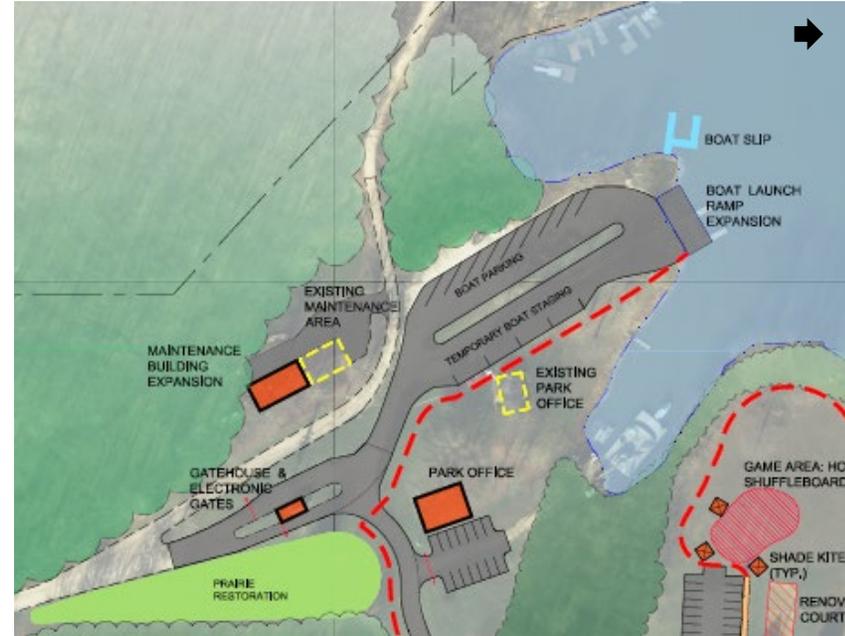
Freeholder Use: Medium

Non-Freeholder Use: Medium

Income Generation Potential: Medium (meeting room rental)

Grant/Donation/Sponsorship: Yes

Cost: \$\$-\$\$\$



### 3.19 MAINTENANCE BUILDING EXPANSION

Park staff need additional work area for maintenance equipment, storage, and shop area. The proposed building addition would match the existing pole barn structure. Approximate size would be 24' x 80'.

#### Park Impact:

Freeholder Use: Low

Non-Freeholder Use: Low

Income Generation Potential: Low

Grant/Donation/Sponsorship: No

Cost: \$\$



## 4.0 PRELIMINARY COSTS

### 4.1 COST ESTIMATES

Preliminary costs were identified for the various design features. Some design features can be handled by park staff while other larger projects will require hiring contractors.

Building material costs have escalated in 2020 due to the pandemic and natural disasters. Supply chains have also been disrupted causing major delays in receiving building materials such as framing lumber, shingles, insulation, windows, exterior lights, etc.

Pavement construction costs also have been impacted by the massive volume of projects initiated by the Indiana Department of Transportation. As specific projects move forward, a more detailed cost estimate should be completed.

<i>Design Feature</i>		<i>Cost</i>
A	<b>Gatehouse</b>	35,000 - \$40,000
B	<b>Boat launch expansion</b> Concrete ramp/grading Widen drive & temporary boat staging, parking Relocate existing slip/dock Widen entrance/exit lanes by gatehouse	\$40,000 \$85,000 \$1,000 \$50,000
C	<b>Maintenance Building Expansion 24'x 80'</b>	\$60,000 - \$80,000
D	<b>New Park Office - 1200 SF and sitework</b>	\$160,000 - \$175,000
E	<b>New Restroom Building</b> Sidewalk connections from parking lot	\$315,000 - \$500,000 \$10,000
F	<b>Existing Shelter Renovation</b> New roof Concrete patio	\$25,000 - \$30,000 \$5,000
G	<b>New Children's Play Area</b> Shade Sails (2)	\$200,000 - \$250,000 \$18,000
H	<b>Beach Area</b> Accessible walk to beach/grading 3 Shade Sails 15' x 15' with concrete pad	\$35,000 - \$45,000 \$27,000
I	<b>Game Area (Staff)</b> Equipment and tables Shade Sails (5) with concrete pad	\$15,000 \$45,000
J	<b>Stone Walking Path (Staff) in existing shelter area</b>	\$20,000

<i>Design Feature</i>	<i>Cost</i>
<b>K East Cove Area</b> ADA concrete path Observation/Fishing Deck Stairs to restrooms Gangway ramp and boat slips Sitework	\$85,000 \$40,000 - \$55,000 \$50,000 \$100,000 \$50,000
<b>L The Point</b> Shade Sails (4) with concrete pad Shelter Structure w/limestone columns (2) Drives - aggregate overlay	\$36,000 \$75,000 - \$95,000 \$30,000
<b>M Boat Trailer and Car Parking</b> Stone parking: filter fabric, #8 aggregate, #53 aggregate Trails: aggregate	\$75,000 - \$95,000 \$60,000
<b>N Main Drive</b> Pave drive from gatehouse to Point entrance	\$50,000 - \$65,000
<b>O In- House Projects performed by Staff</b> Existing Shelter: remove shutters, open up Existing Shelter Roof 1 Shade Sails 15' x 15' with concrete pad Prairie Restoration Plantings Hiking Trail Signage Trails: aggregate	\$5,000 - \$10,000 \$25,000 \$9,000 \$8,000 \$5,000



## APPENDIX

### A. QUESTIONNAIRE DETAILED SUMMARY RESULTS

1. Are you a Lake Lemon visitor or frequent user?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			179	89.0 %
No			17	8.4 %
No Response(s)			5	2.4 %
<b>Totals</b>			<b>201</b>	<b>100%</b>

2. If you are a Lake Lemon Conservancy District freeholder/resident, when are you at Lake Lemon?

Answer	0%	100%	Number of Response(s)	f
Year-round			96	
Seasonal			88	
No Response(s)			17	
<b>Totals</b>			<b>201</b>	

3. How often do you visit Riddle Point Park?

Answer	0%	100%	Number of Response(s)	Response Ratio
Daily			10	4.9 %
Weekly			45	22.3 %
Monthly			44	21.8 %
Once or Twice a Year			99	49.2 %
No Response(s)			3	1.4 %
<b>Totals</b>			<b>201</b>	<b>100%</b>

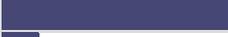
4. When you visit Riddle Point Park, do you bring children with you that are 12 or younger?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			83	41.2 %
No			115	57.2 %
No Response(s)			3	1.4 %
<b>Totals</b>			<b>201</b>	<b>100%</b>

5. What existing features of Riddle Point Park do you utilize? Please select all that apply.

Answer	0%	100%	Number of Response(s)	F
Boat launch			101	
Shelter house			51	
Picnic areas			44	
Swimming area			113	
Volleyball court			9	
Open lawn area			60	
<b>Totals</b>			<b>189</b>	

6. How do you primarily use the park and its features? (Please select only one)

Answer	0%	100%	Number of Response(s)	Response Ratio
Swimming and sunbathing			68	33.8 %
Canoeing/Kayaking			7	3.4 %
Picnics			12	5.9 %
Walking and exercise			24	11.9 %
Bird and wildlife watching			11	5.4 %
Public boat access			65	32.3 %
No Response(s)			14	6.9 %
<b>Totals</b>			<b>201</b>	<b>100%</b>

7. What types of capital improvements to the Park would you like to have? Select as many as you want to see or provide suggestions. (Capital Improvements are projects that are new permanent features, renovations or needed infrastructure such as the items listed below.)

Answer	0%	100%	Number of Response(s)	Response Ratio
Expanded boat launch area			71	37.1 %
Expanded dock area			74	38.7 %
Updated restroom facility			121	63.3 %
Additional shelter/shade structures			65	34.0 %
Children's play equipment			62	32.4 %
Small rental community building for weddings/gatherings (100 people)			50	26.1 %
Grills in picnic area			38	19.8 %
Fishing deck			35	18.3 %
Other			49	25.6 %
<b>Totals</b>			<b>191</b>	<b>100%</b>

8. What types of recreation additions/improvements to the Park would you like to see?  
Select all that apply or provide us with other ideas.

Answer	0%	100%	Number of Response(s)	Response Ratio
Additional Volleyball Courts			12	7.3 %
Basketball: Half-court			34	20.7 %
Pickleball court			33	20.1 %
Disc golf			30	18.2 %
Lawn game areas: bocce ball, shuffle board, horseshoes			44	26.8 %
Accessible walking path			96	58.5 %
Shoreline fishing locations			44	26.8 %
Other			35	21.3 %
<b>Totals</b>			<b>164</b>	<b>100%</b>

9. Please rank your top priorities for capital improvements or additions to park with 1 being your most important priority and 8 being your lowest priority.

1 = Most

	1	2	3	4	5	6	7	8	Number of Response(s)	Ranking Score*
Expanded boat launch									174	4.5
Expanded dock area									174	3.8
Updated restroom facility									174	2.6
Children's play equipment area									174	4.4
Small rental community center building (100 people)									174	5.4
Grills in picnic area									174	5.4
Fishing decks									174	5.6
Accessible walking path									174	4.2

\*The Ranking Score is the weighted average calculated by dividing the sum of all weighted rankings by the number of total responses.

10. Please rank your top priorities for recreation additions to the park with one being your most important priority and 7 being your lowest priority.

1 = Most

Answer	1	2	3	4	5	6	7	Number of Response(s)	Ranking Score*
Additional shelter/shade structures								160	2.4
Additional volleyball courts								160	4.9
Basketball: half-court								160	4.6
Pickleball courts								160	4.7
Lawn game areas: bocce ball, shuffle board, horseshoes								160	3.8
Additional site furniture: benches and picnic tables								160	2.6
Disc Golf								160	5.1

\*The Ranking Score is the weighted average calculated by dividing the sum of all weighted rankings by the number of total responses.

11. Please share which age group you represent?

Answer	0%	100%	Number of Response(s)	Response Ratio
18-24 years			13	6.4 %
25-34 years			7	3.4 %
35-44 years			34	16.9 %
45-54 years			37	18.4 %
55-64 years			51	25.3 %
65-74 years			52	25.8 %
75 years plus			4	1.9 %
No Response(s)			3	1.4 %
<b>Totals</b>			<b>201</b>	<b>100%</b>

Question 7 Comments

What types of capital improvements to the Park would you like to have? Select as many as you want to see or provide suggestions. (Capital Improvements are projects that are new permanent features, renovations or needed infrastructure such as the items listed below.)

**Answer**

- Primitive camping area. More revenue!
- Attend LLCD monthly summer meetings
- Kayak/canoe access to beach
- Keep shelter house open to public when not rented!!
- None
- Take care of what is already there. The park is an embarrassing mess.
- Concessions or food trucks
- Destination restaurant overlooking lake, similar to Rick's Cafe Boatyard
- Bring back the camping like it used to be in the 70s and 80s
- Cleaner beach

## Question 8 Comments

What types of recreation additions/improvements to the Park would you like to see? Select all that apply or provide us with other ideas.

### Answer

- Primitive camping
- as freeholders, we rarely use the park.
- more access for boats to approach the beach area
- Cemetery Island should be a reservable small group camping area.
- Shaded structure in beach area and plant more trees
- None. I think it's about right as is.
- additional swimming area
- camping
- Expanded nature trail; more naturalized areas for wildlife
- Boat parking near beach
- Whatever the majority would like
- I do not use it
- people won't fish off the boat lunch dock
- boat parking for lake residents coming to the beach
- Larger beach with better boat access for freeholders
- Can't think of any
- Keep land-bird habitat, please try not to destroy when adding improvements
- Playground equipment for grandkids.
- Campground
- Better boat beach access
- Enhanced trail network
- More ADA, fishing and general parking
- Trim the trees and fill in potholes!!!
- More boat parking
- Just better sand in the volleyball court. Update it, don't build a new one
- Additional boat parking without 'double parking'
- More picnic tables
- Limit access to the public. Fix the erosion of the beach.
- Homeowner beach access
- We want our boat parking back!
- Fix the pot holes at the ramp and parking lot.
- Access from boat morning to volleyball
- Boat parking area to access the beach
- A clubhouse that can be used most of the year for card, game night.
- tent camping

