



**August 29, 2018**

Mr. Roger A. Knowlton  
Recreation Grants Chief  
National Park Service  
Midwest Region  
601 Riverfront Drive  
Omaha Nebraska 68102-4226

RE: Pavilion at Indiana Dunes State Park

Dear Mr. Knowlton:

Please find enclosed, an updated set of plans associated with the pavilion project at Indiana Dunes State Park. We are in receipt of your most recent correspondence, dated May 15, 2018, and thank you for the same. We certainly appreciate the direction and concern you have provided for this project as it relates to the LWCF. We have devoted a substantial amount of time and consideration into addressing NPS's concerns, and we are confident that these updated plans accomplish that task. As I'm sure you can understand, it is of critical importance to the Indiana Department of Natural Resources ("IDNR") that this project remain consistent with the 2014 Allowable Uses of Building Located on LWCF 6(f)3 Protected Lands Memorandum. Please note that each of the previously approved uses for the pavilion have remained consistent in these plans. The planned uses continue to include a lifeguard space, restrooms, a general store, an ice cream shop, and different dining options (beachside, sit down dining room, and roof top lounge). With respect to the construction specifications, we've endeavored to address each of the concerns outlined in your correspondence as follows:

### **First Floor**

NPS expressed concern with "reconfiguring the first floor space to remove some access and common spaces in favor of a larger dining space with a central bar area and more controlled access to the general store/concessions areas." Specifically, you noted, "a large bar as the focal point of the first-floor restaurant does not support the concept that it is intended to be a causal, family-oriented, food service option for beachgoers." The updated plans sought to alleviate this concern by decentralizing the bar, as well as substantially decreasing its overall size. In fact, the bar in the updated plans is smaller and less centralized than the bar in the previously approved plans.

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You also expressed concern with park guests' ability "to move around/through the building." In order to address this concern, the kitchen has also been decreased in size, and relocated to the southwest corner of the building, creating an open-air concept which will allow guests to walk directly through the pavilion to the beach. Please note, all beach access points have also been reintroduced into the updated plans, as well as a second internal point of access to the beachside general store.

Lastly, you noted, "the elimination of a significant amount of public space from the first floor inhibits public access and use for visitors wanting to come in from the elements and take advantage of the services offered in the pavilion when dining establishments are closed." The updated plans will have the same, if not more public space on the first floor as specified in the previously approved plans. Specifically, all of the common spaces have been reintroduced into the updated plans, including the southwest hallway located at the main public entry lobby, which extends to, and provides access to the west public stairwell and lobby.

### **Second Floor**

Regarding the plans for the second floor, you expressed concern with the type of restaurant that was planned. Specifically, you noted, "although we understand it will be removed, the 'fine dining' label on the second-floor restaurant is also problematic because it could make the operation seem unwelcoming to park users." The updated plans no longer provide for "fine-dining," rather they have reverted back to providing for a casual, sit-down restaurant. In order not to duplicate the dining services provided on the first floor, it is anticipated that this space will be used to provide unique dining options such as, for example, a regular Sunday "brunch." It is anticipated that this space may also be utilized to provide overflow seating for the first floor restaurant, as well as a multitude of other purposes when not in use by the restaurant. Such other uses may include educational programs to be hosted by IDNR, and available to the public. Of course, any additional uses for this space are contingent upon the restaurant's occupancy needs, which won't become apparent until it is operational. In any event, the space will primarily be used to provide casual dining services to the public, as contemplated in the original plans.

Contrary to the original plans, the employee-only "Banquet and Restaurant Kitchen" has been removed in order to allow a much larger space accessible to the public. Additionally, the size of the kitchen has been decreased, and the larger "banquet bar" has been replaced with a more modestly-sized beverage service station. Because the bar has been removed, the concern that "one balcony will extend the bar area" should be alleviated. The two exterior balconies have completely reverted back to their original use and labeling, as previously provided for. Similar to the first floor, the open-concept of the second floor is intended to address the concern that guests would not have the ability to move freely around/through the building. We feel that this approach eliminates this concern entirely.

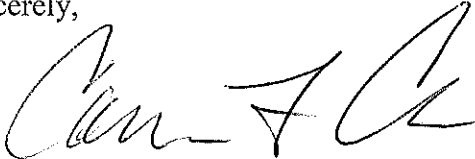
### **Third Floor**

With respect to the third floor, the originally approved design was described as, "a rooftop that [is] mainly public area with a small open air food service/refreshment/bar counter in the center that could be enclosed." Please note

that that updated plans for the third floor have reverted back to the original design concept in virtually all material and aesthetic respects. In fact, the updated plans are nearly identical to the originally approved plans, with the following exceptions: 1.) The updated plans have fewer tables in the east and west public rooftop areas; 2.) the service/refreshment counter is smaller, and has fewer seats; and 3.) the east and west areas are now handicap accessible. You noted in your letter, "the lack of any public space on the rooftop that is not for drinking or eating also diminishes the outdoor recreation opportunity for the building." Presumably, decreasing the size of the service/refreshment/bar counter and the amount of seating provided for in the original plans would not only be sufficient to satisfy this concern, but be a welcome improvement. Finally, you noted, "the restaurant/bar area is now designed to enclose a larger footprint and the areas previously labeled as 'public rooftop' have been relabeled as 'east' or 'west' public rooftop dining." The east and west portions of the rooftop have reverted back to general public space in order to address this concern. Consequently, the footprint of the restaurant is identical to the one provided for in the previously approved plans.

Lastly, your letter expressed concern that the plans for the pavilion would continue to change as this project progresses. To be clear, the IDNR and Pavilion Partners have no intention of altering the construction plans further, in the event NPS agrees that these updated plans satisfy the requirements of the LWCF program so as not to trigger a conversion. However, if it becomes apparent that additional modifications to the plans are required or warranted, the IDNR will work closely with NPS to ensure that any such changes are in compliance with the requirements of the LWCF. We are confident that the updated plans have thoroughly addressed each of the concerns identified in your May 15, 2018 correspondence, but if you feel otherwise, please let us know as soon as possible. Once you have had the opportunity to review the plans, we would like to schedule another teleconference to discuss this matter further. We truly appreciate your time and attention to this project, and look forward to continuing our dialogue. Thank you.

Sincerely,



Cameron F. Clark  
Director, Indiana Department of Natural Resources