

NPSEN-PP-C

7 July 1964

MEMORANDUM FOR: RECORD

SUBJECT: Report on Gages Lake as Proposed Recreation Area

1. On 6 August 1963 a field reconnaissance was made of the subject area. Following is an evaluation of the land for recreational use as part of the Avon Bypass Project:

a. Description of property. - The proposed parcel consists of 45 acres, roughly 40.5 acres of crop land and 4.5 acres of water area. Improvements consist of a small 2-story frame house, barn, and about 6 sheds. The land adjoining the lake is relatively flat, with only a few trees. The lake appears to be shallow, with a silt bottom. Aquatic growth was much in evidence. The north shore of the lake has a gradual slope, whereas the south shore is relatively steep, rising about 6 feet above the water surface. The land owner to the south maintains three small boats in the lake, giving some indication of depth. See attached sketch.

b. Cost of property. - Preliminary talks with Real Estate indicate that the whole 45 acres should be taken rather than break up the farm. They have given a tentative cost of \$1,200 per acre, which would include compensation for the improvements. The total cost of acquisition using this figure would become \$54,000.

c. Possible recreation development. - The area would be best suited to the development of a swimming beach, picnic facilities and a boat launching ramp. The Bypass will take approximately 1/3 of the existing water area of the lake, leaving about 1,200 feet of shoreline. The lake would have to be dredged, and the beach graded and sanded. Little need be done to the remainder other than planting a few more trees. The house might be used for a caretaker for the entire project, and the remaining buildings might be used for storage and maintenance shops.

2. Development of this site would be quite expensive in comparison with the other proposed recreation projects on the Bypass. Usage would be high since the site is only one mile from T.H. 99, with fairly good access from that point. It is within bicycle distance of Mt. Vernon and Burlington, and the children from these areas would probably be primary users.

3. Based on the foregoing, I recommend including this parcel for acquisition for recreational purposes. The area will benefit the local people and might help sell the whole recreation program locally. It would also give the appearance of complete recreational utilization by spreading our facilities along the entire length of the Bypass.

1 Incl
Sketch


SELLEVOLD

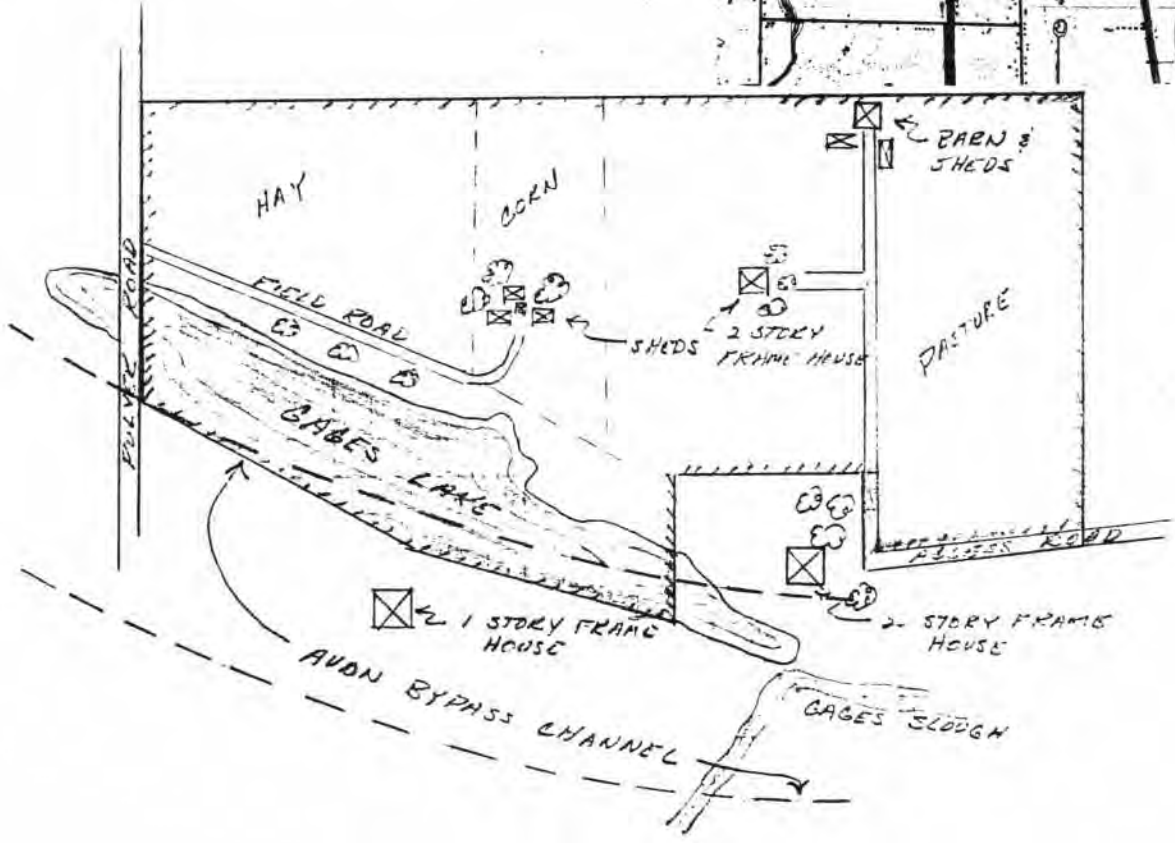
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DESIGN COMPUTATIONS

PROJECT Avon Bypass
SUBJECT GAGES LAKE REC AREA PART _____ PAGE _____ OF _____
COMPUTATION MAP OF PROPERTY
BY Seibold DATE 8/7/63 CHECKED _____ REVISED _____

OWNER: ETHEL HANSON
TOT. AREA: 45 ACRES
LAND 42.5 AC.
WATER 4.5 AC.

LOCATION



NOT TO SCALE

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