

# Quarry Springs Park Development



Public Open House – June 1, 2016

CONFLUENCE

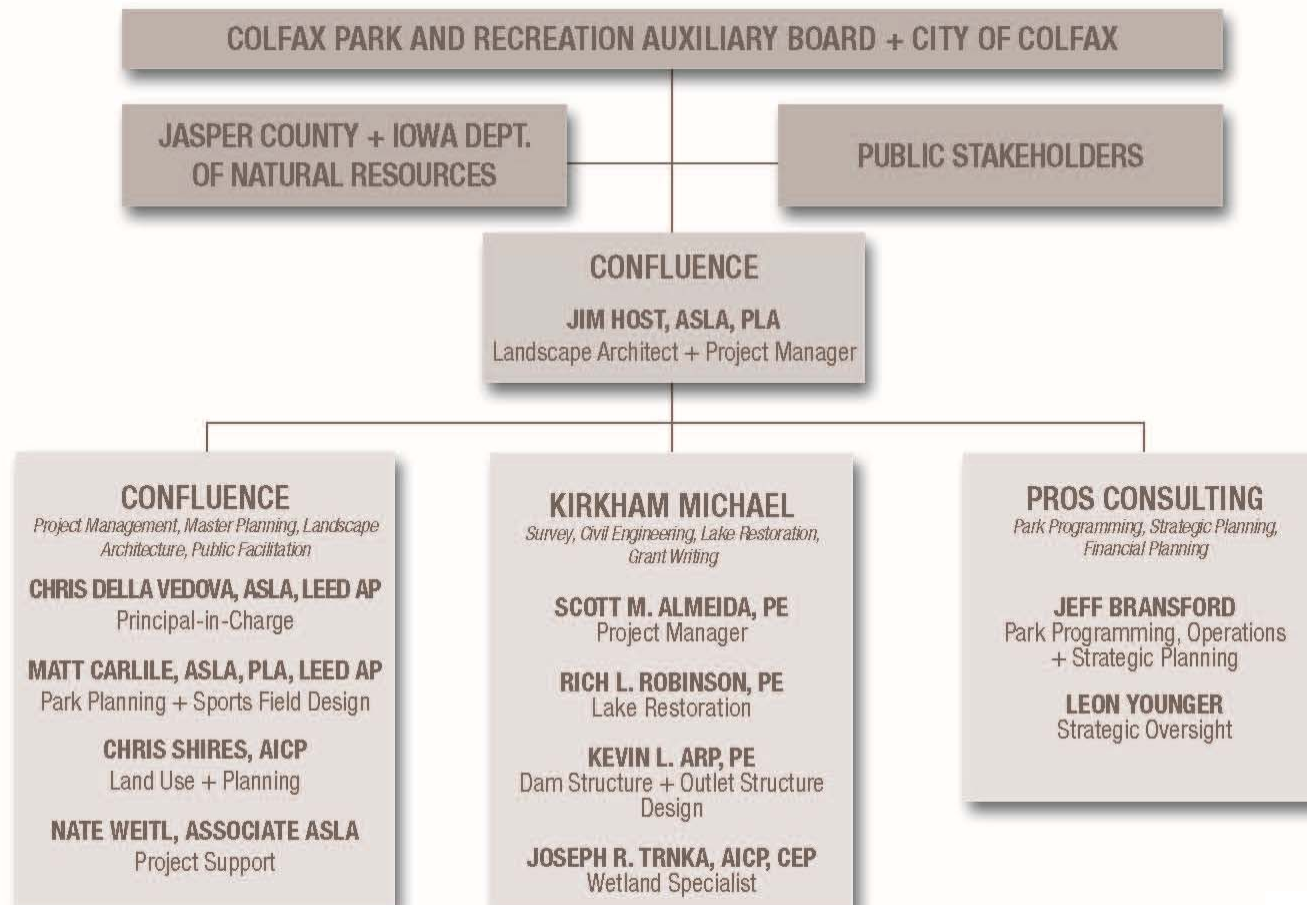
**KIRKHAM  
MICHAEL**  
*Your Success is Our Priority*

**pros**  
consulting  
INC.

# Agenda

- Introductions / Team Hello
- Expectations / Vision Review
- Review of the Design Process to Date
- Review of the Current Master Plan
- Questions and Comments

# Introductions



## Quarry Springs Park

## Expectations (Tonight)

- Listen with an open mind.
- Program:
  - What is missing?
  - What should not be here?
  - Should there be more of something?
- What would you like to see happen first?

# Vision / Direction

- Signature amenities
- Regional draw
- Recreational facilities and trails
- Attractive options for all ages
- Programs, services and attractions that are self-funded and self-sustaining
- Economically viable + impactful
- Visually attractive
- Ecologically friendly
- Safe and well maintained
- Responsive to trends
- Ability to be funded, implemented (Phased), and maintained

# Stakeholder Input

## **December 16, 2015, 1:00 PM**

Attendees: Bill Talsma (I-80 Farms)  
Dave Talsma (I-80 Farms)  
Betsy Penisten (Colfax Main Street)  
Mike Mendenhall (Jasper County Tribune)  
Brian Kern (Kern Law Office/Schlosser Trust)

## **December 16, 2015, 2:15 PM**

Attendees: Andy Summy (Colfax PD)  
Bob Rhone (Colfax Public Works)

## **December 16, 2015, 3:30 PM (at Colfax Hlgh School)**

Attendees: Jordan Roozeboom (Student)  
Matt Barkalow (C-M CSD)  
Todd Jones (C-M CSD)  
Katie Craven (C-M CSD)  
Tracy Hook (C-M CSD)  
Jeff Sontag (C-M CSD)  
Mike Rupert (C-M CSD)  
Deb Hodgson (C-M CSD)

## **December 16, 2015, 5:30 PM**

Attendees: Brad Magg (Colfax City Council)  
Karla Jones (Colfax City Council)  
Curt Small (Colfax City Council)  
Skylar Rawlins (C-M School Board)  
Maranda Case (Colfax Parks and Rec)

## **December 16, 2015, 6:45 PM**

Attendees: Brant Fox (Fishing Club)  
Don Edwards (Colfax PAB member)  
Darla Edwards (Business owner)  
Danae Edwards (Colfax PAB member)

## **December 17, 2015, 10:30 AM**

Attendees: Clark Matthews (Kum & Go Corporate)  
Mindy (Colfax K&G store manager)

## **December 17, 2015, 1:00 PM**

Attendees: Denny Carpenter (Jasper Co. BOS)  
Chaz Allen (State Senator and JEDCO Director)

## **December 17, 2015, 2:15 PM**

Attendees: John Halferty (Jasper Co. Sheriff's Office)  
Jerry Ratliff (Jasper Co. Conservation)  
Keri Van Zante (Jasper Co. Conservation)  
Nathan Unsworth (City of Newton)

## **December 17, 2015, 3:30 PM**

Attendees: Ian Strachan (Strac Scuba Shack)  
David Mast (City of Colfax)  
Andrea Boulton (Iowa Natural Heritage Foundation)  
Sheila Navis (IHRC & D)  
Bri Dennison (District Rep for Congressman Loebsack)

## **December 17, 2015, 5:30 PM**

Attendees: Gerry Schnepf (Keep Iowa Beautiful)  
Karen Russell (Colfax Historical Society)  
Shawn Cogley (Colfax Historical Society)  
Jeff Davidson (Keep Iowa Beautiful)  
Wes Synder (City Council)  
Manny Toribio (City of Prairie City)  
Bruce Showaltz  
Nick Klepinger

# Visioning

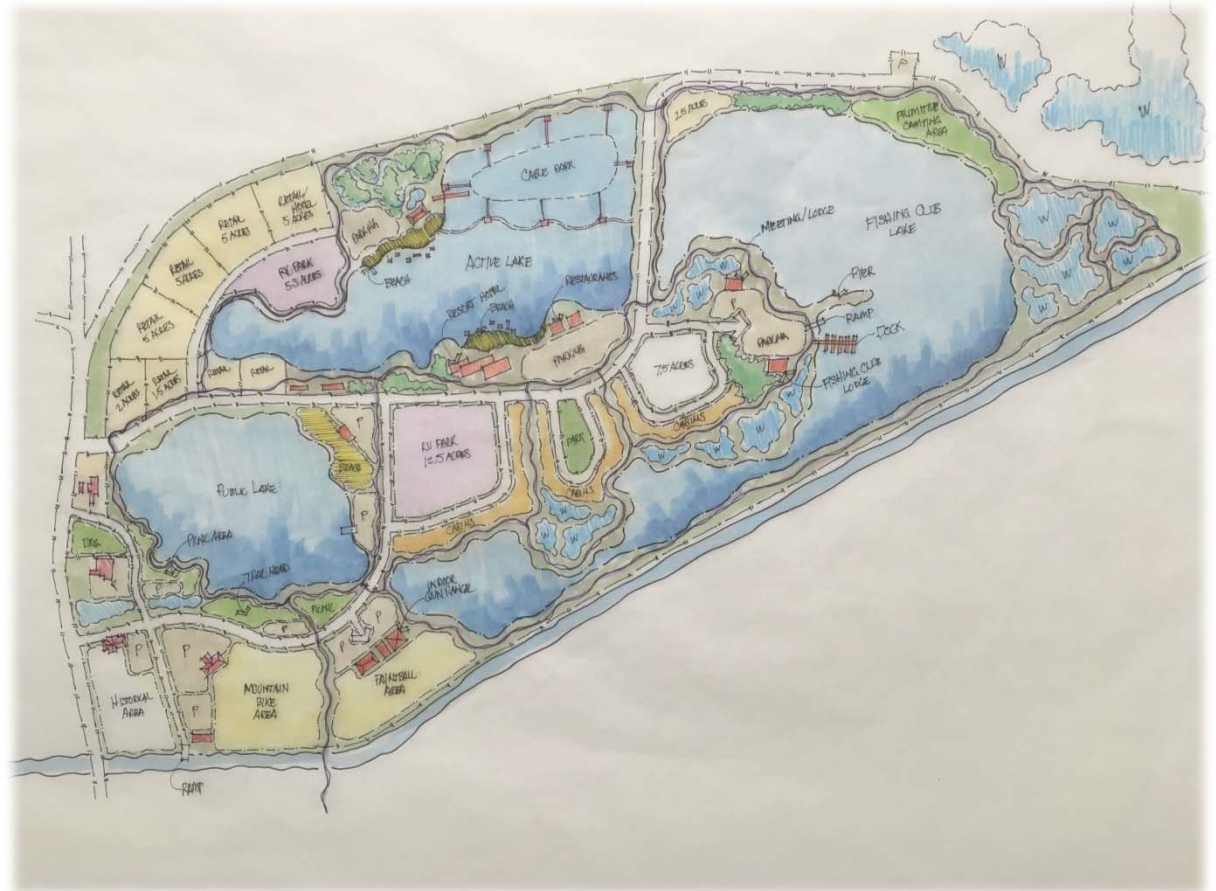
# Charrette Day



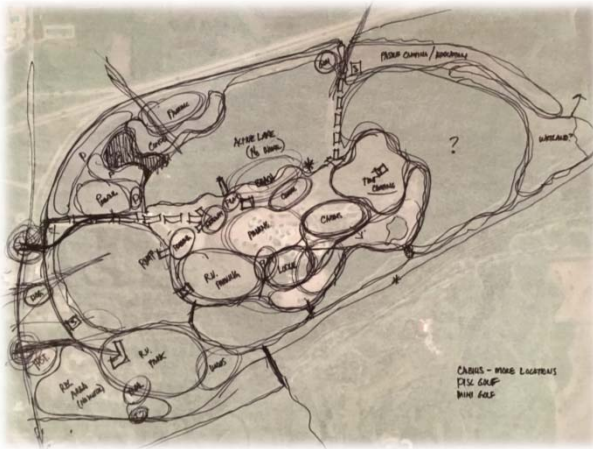
*Results:  
Option 1  
+  
Option 2*



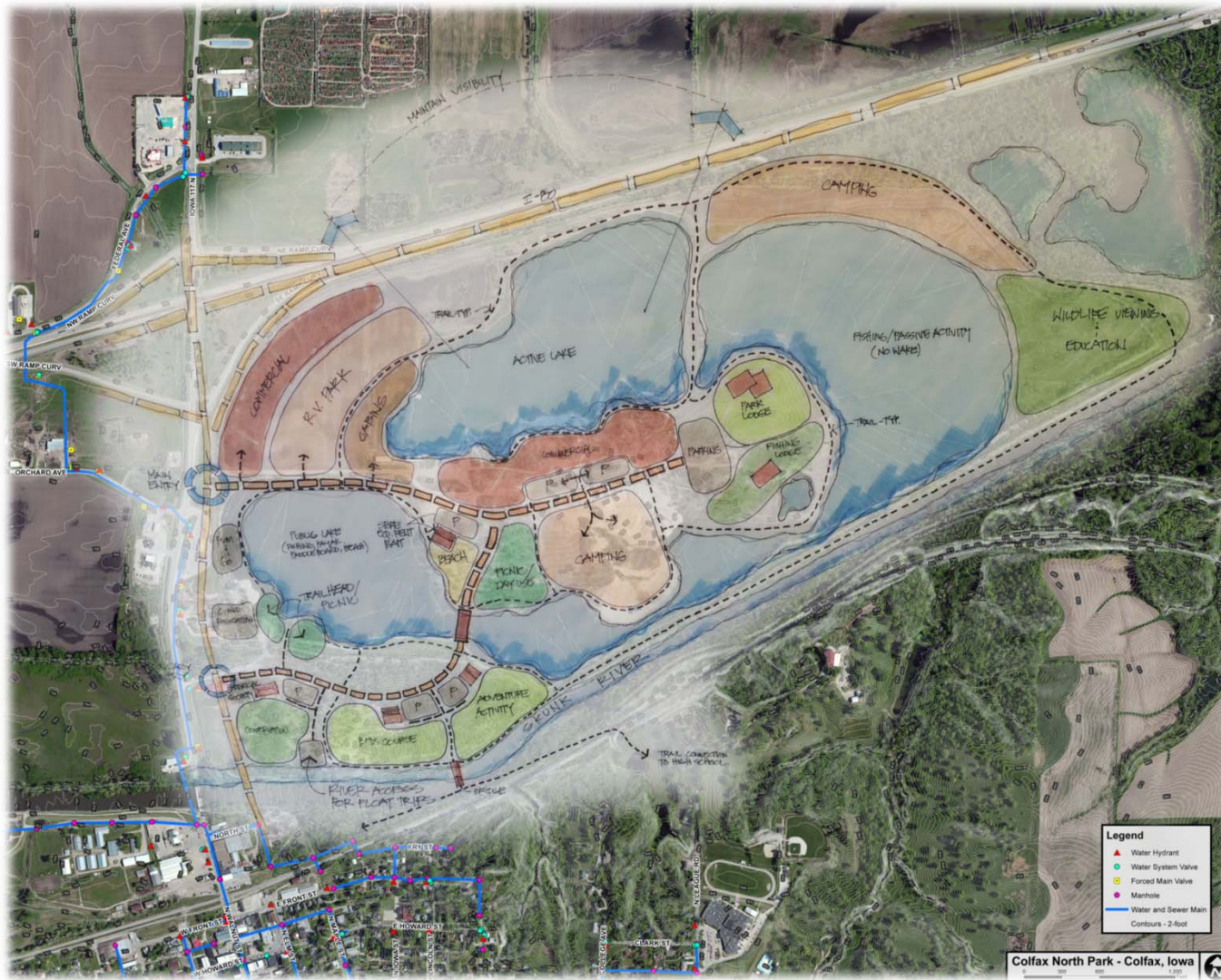
Review of Design Process



Option 1 Plan



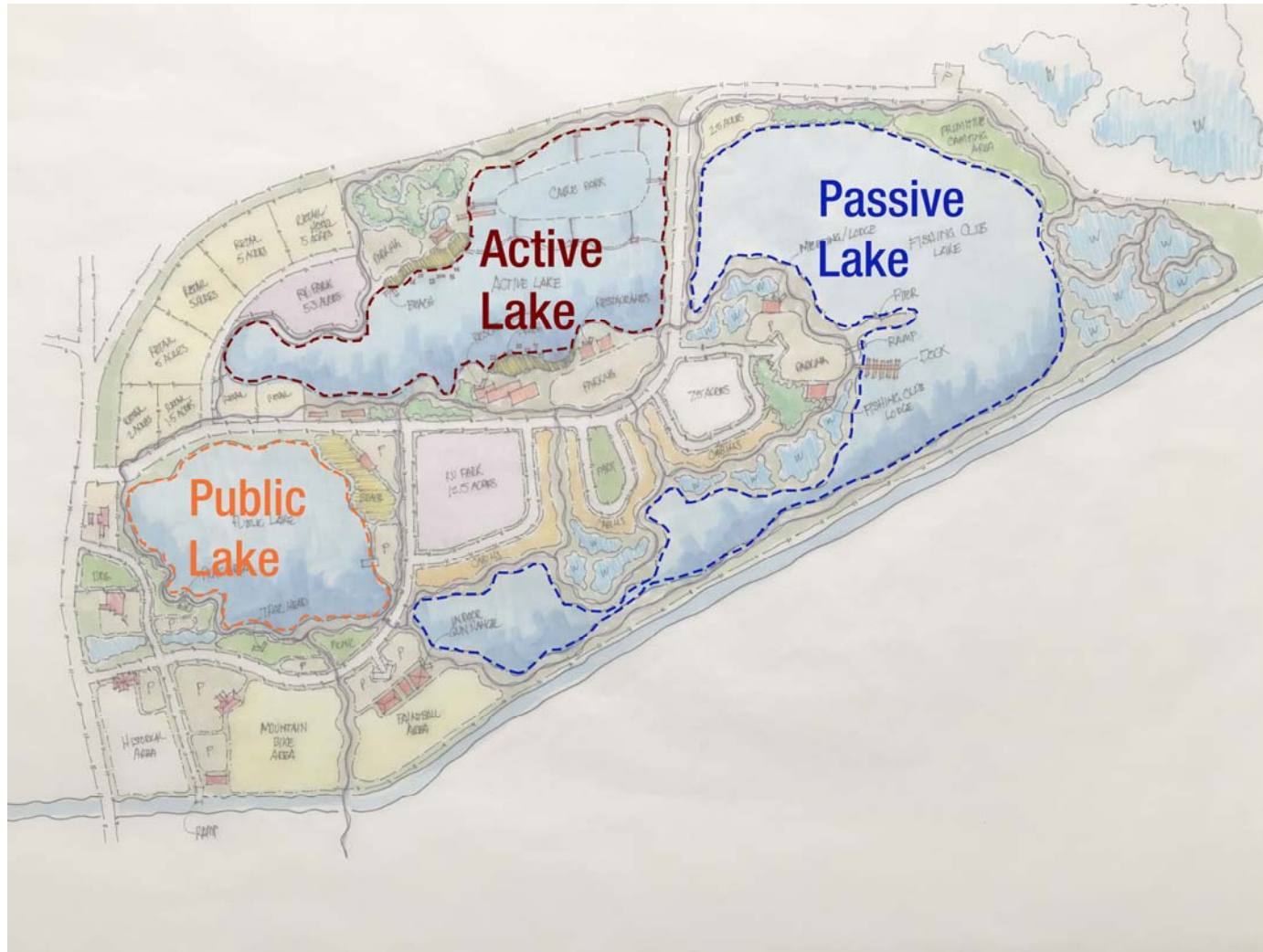
Option 2 Plan



## Initial Program

- Fishing
- Camping
- Cabins
- Beach
- Commercial
- Trails
- Privately Operated Activities
- Environmental Education

## Option 1 Plan



## Lakes

- Active- 69.8 acres
- Public Lake- 120.07 acres
- Passive Lake- 50.13 acres

Lakes – Active, Passive, Public



## Refined Program

- Privately Operated:
  - Cable Park
  - Mountain Bike Track
  - Paintball Course
  - Indoor Shooting Facility
  - Indoor-Outdoor Archery
  - Hotel / Resort
- Retail- 25 acres
- RV Park- 17.8 acres  
(90 sites @ 5 / acre)
- Cabins- 9.5 acres  
(28 cabins @ 3 / acre)
- Trails- 7.5 miles

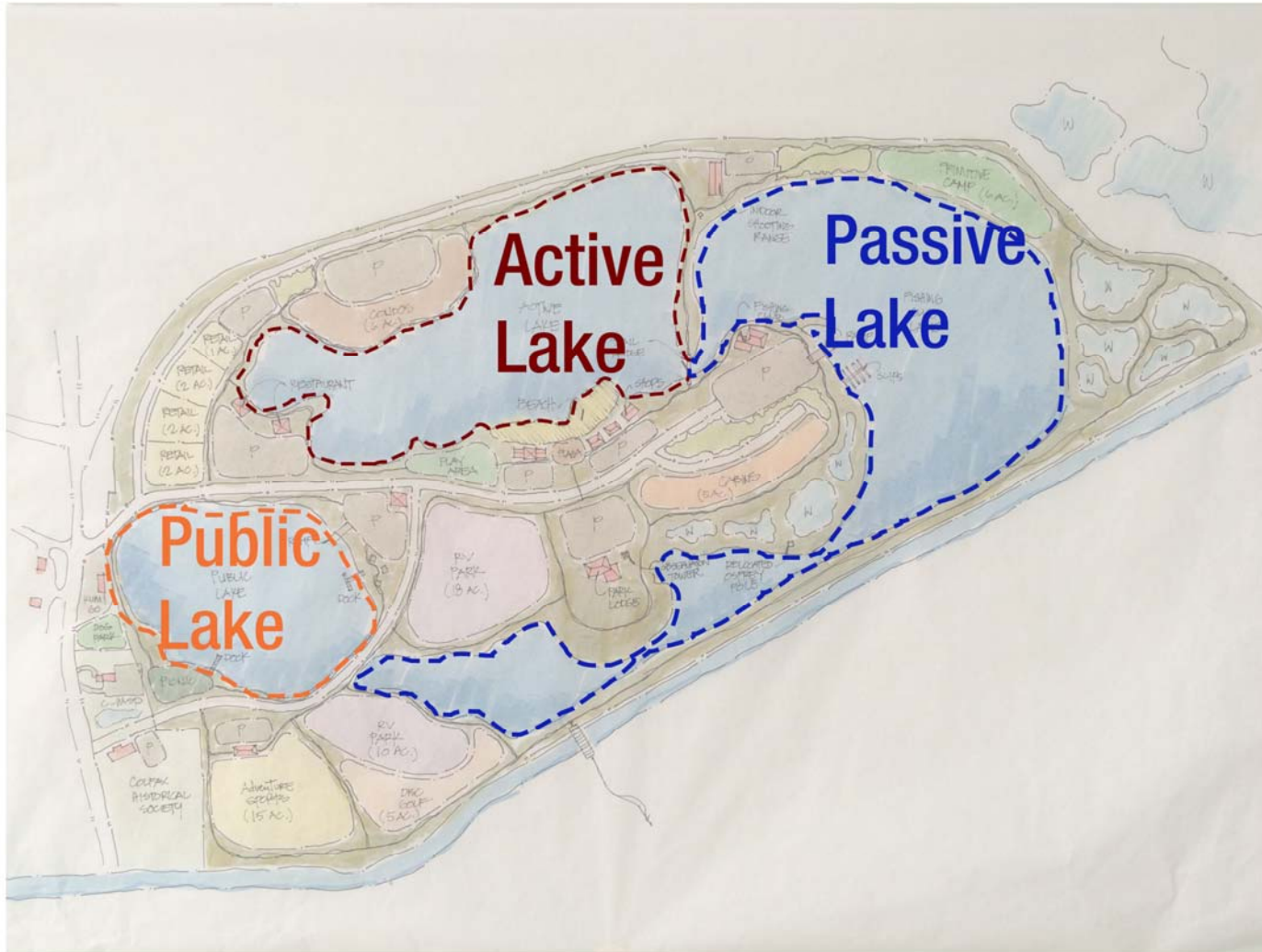
## Option 1 Plan

## Vehicular Circulation

# Roadways







## Lakes

- Active Lake- 75.88
- Public Lake- 123.4
- Passive Lake- 40.36

Lakes – Active, Passive, Public

## Refined Program

- Privately Operated:
  - Mountain Bike Track
  - Paintball Course
  - Indoor Shooting Facility
  - Indoor-Outdoor Archery Range
  - Hotel/ Resort
  - Condominium- 6 acres  
(72 units @ 12/acre)
- Retail- 7 acres
- RV Park- 28 acres  
(140 sites @ 5/acre)
- Cabins- 5 acres  
(15 cabins @ 3/acre)
- Trails- 8.5 miles

Option 2



## Vehicular Circulation

# Roadways





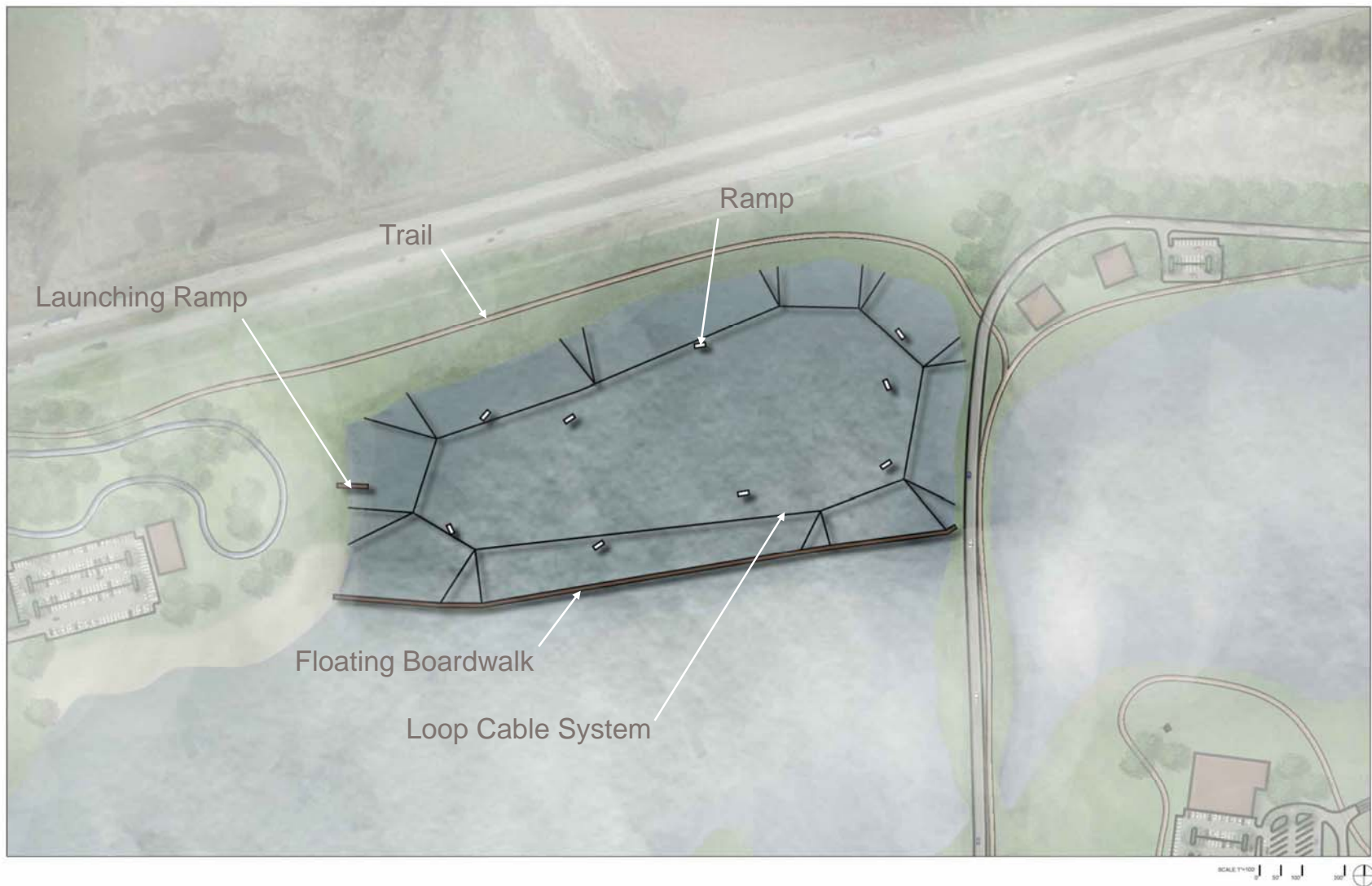


Current Plan



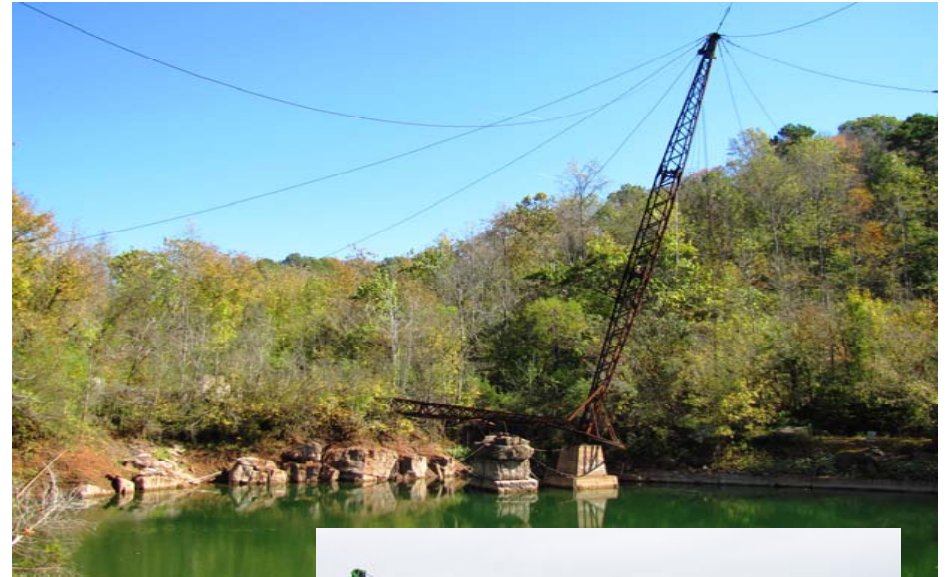
SCALE 1"=100' 0' 100' 200' 400' ⊕

# Active Lake



## Cable Park

# Lazy River/ Beach/ Cable Park



Cable Park



# Lazy River

# Lazy River/ Beach/ Cable Park



Active Lake



## Retail and Hotel

# Retail Area



Active Lake



## Resort/Hotel and Restaurants

# Hotel / Resort, Restaurant, Beach



Active Lake



Public Lake



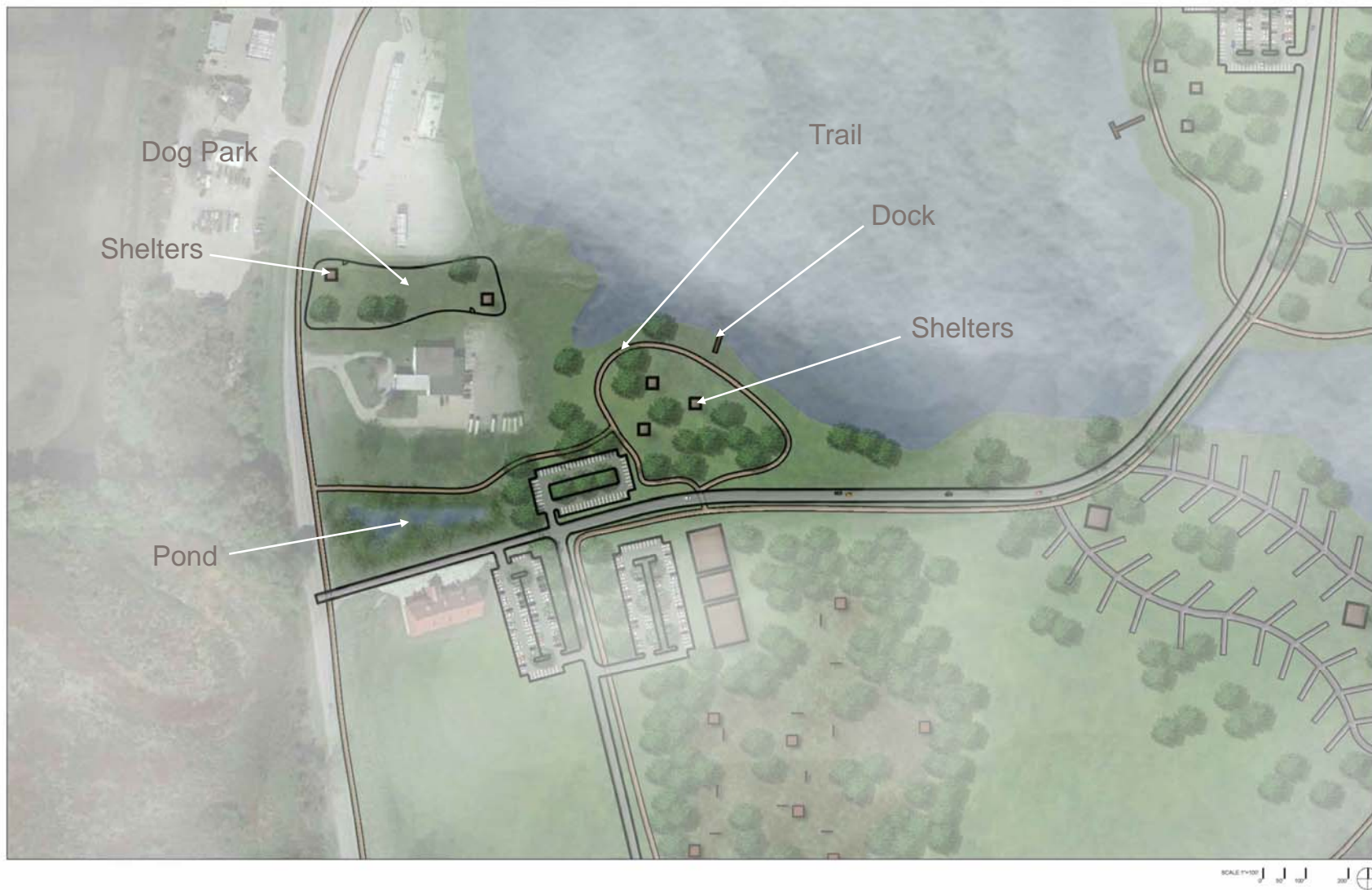
SCALE 1"=50'  
0' 50' 100' 200'

Park

# Boat Access, Shelters, Play Area



Public Lake



Picnic Area and Dog Park

# Trailhead Connection, Picnic Area

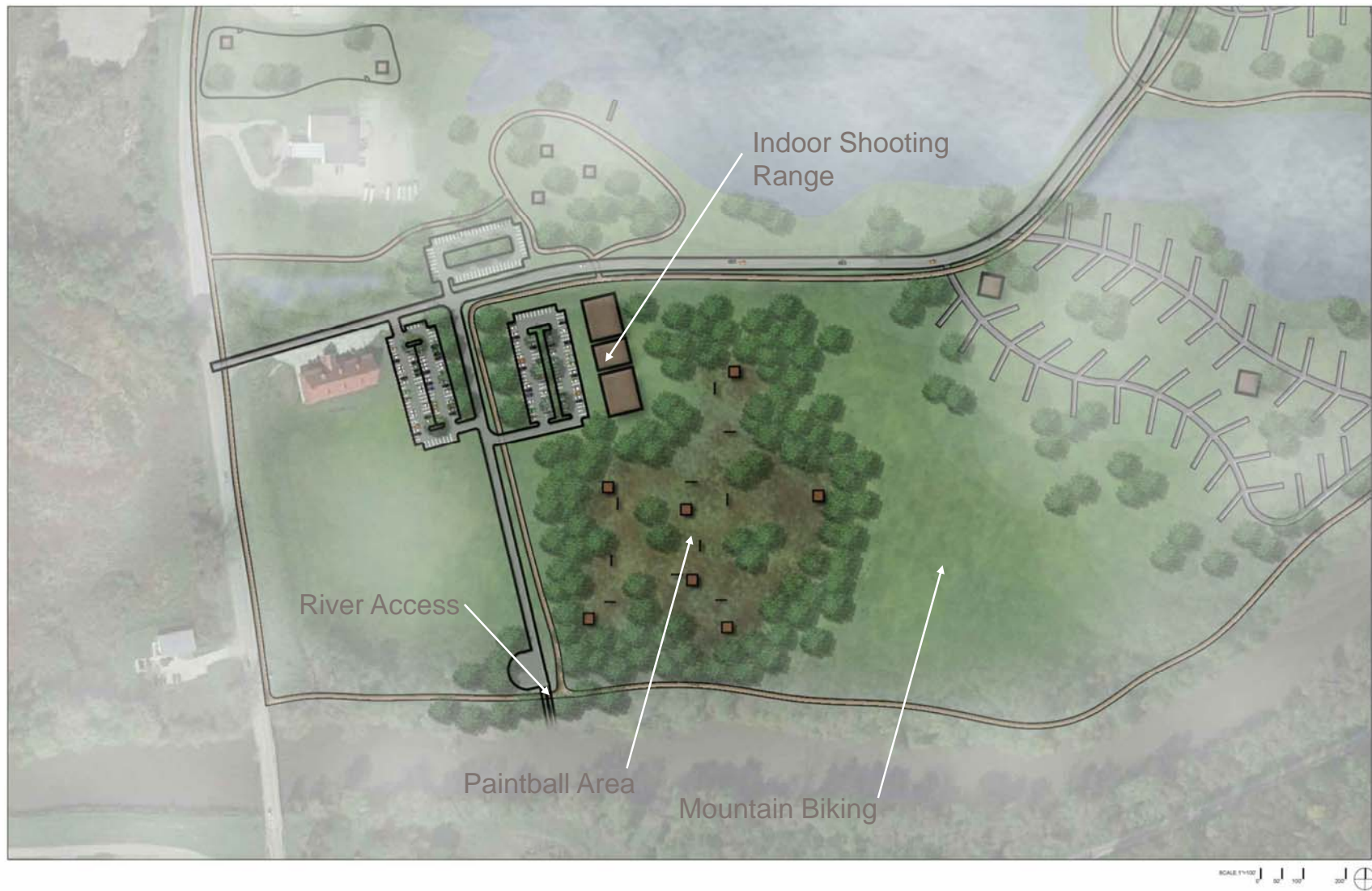


Public Lake

# Dog Park



Public Lake



# Adventure Park

# River Access, BMX/ Mountain Bike Track, Paintball



Adventure Park

# Adventure Sports



Adventure Park

# Indoor Shooting Facility, Indoor- Outdoor Archery Range



Adventure Park



## RV Camping

# RV Camping



The Peninsula



## Park Lodge

# Park Lodge / Observation Tower



The Peninsula



## Passive Lake



Cabins

# Cabins



Passive Lake

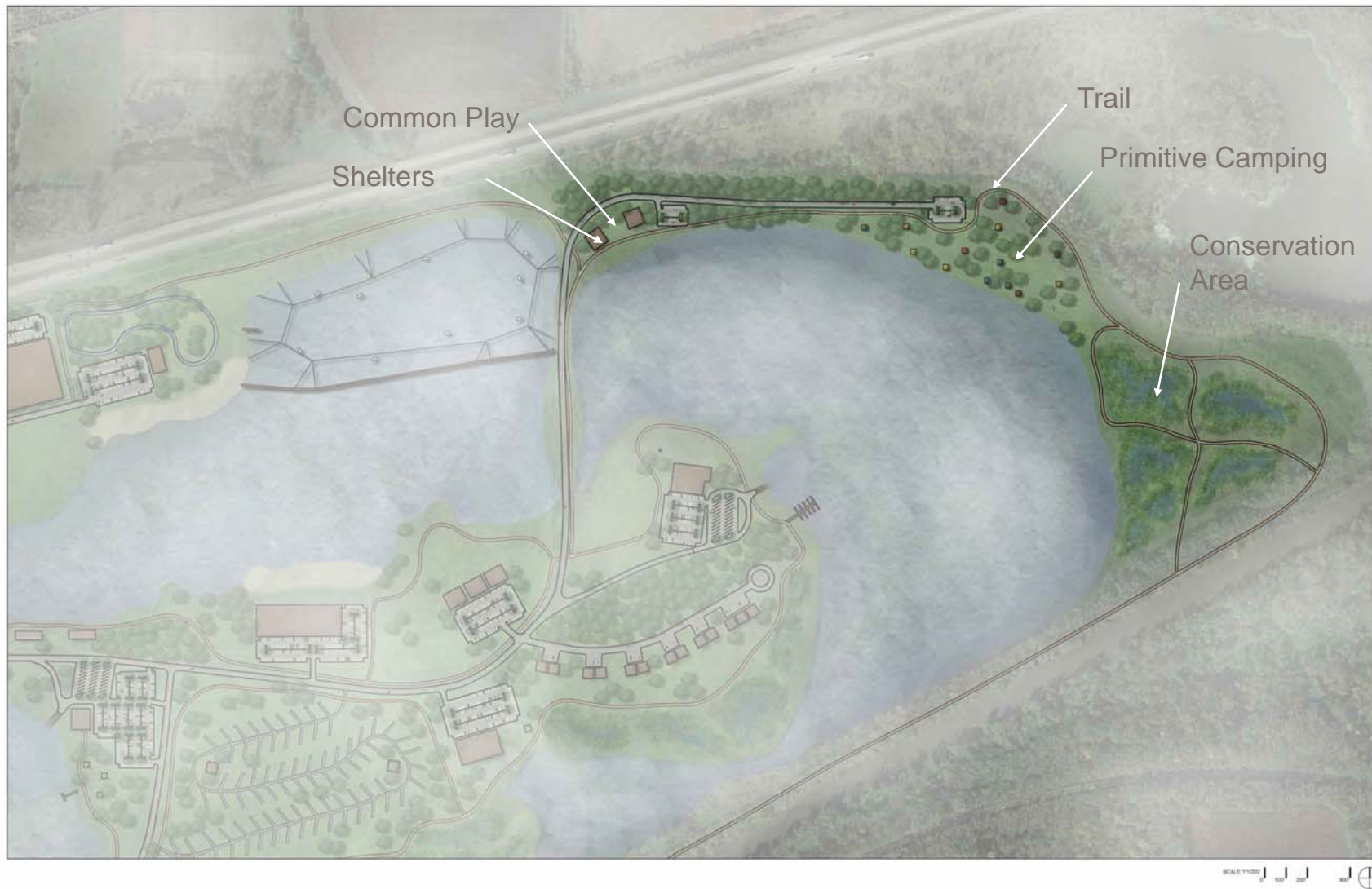


## Fishing Lodge

# Fishing Lodge, Docks



Passive Lake



## Primitive Camping

# Shelters, Primitive Camping, Wetlands



Passive Lake

## Next Steps

- Consider comments received tonight for incorporation into master plan
- Prepare draft final plan and supporting sketches / images
- Prepare financial feasibility study
- Make plan revisions based on financial findings
- Prepare phasing plan
- Prepare final master plan
- Present to Colfax City Council

Park	Facility	Price	Price Unit	Units	Budget	Notes
<b>TIME CHECK FACILITIES</b>						
Field 1	Hourly Rentals	\$ 27	per hour	270	\$ 7,290	Start Year 7; 90 days @ 3hrs
	Daily Rentals	\$ 120	per day	40	\$ 4,800	Start Year 7; 20 2-day weekends
Field 2	Hourly Rentals	\$ 27	per hour	270	\$ 7,290	Start Year 7; 90 days @ 3hrs
	Daily Rentals	\$ 120	per day	40	\$ 4,800	Start Year 7; 20 2-day weekends
Field 3	Hourly Rentals	\$ 27	per hour	270	\$ 7,290	
	Daily Rentals	\$ 120	per day	40	\$ 4,800	
South Gateway Pavilion (lg)		\$ 200	per day	20	\$ 4,000	
Basketball Shelter (sm)		\$ 50	per day	20	\$ 1,000	
Dog Park Shelter (med)		\$ 100	per day	20	\$ 2,000	
Floating Dock Pavilion (lg)		\$ 200	per day	35	\$ 7,000	
Monument, Art Element, or other Iconic Space		\$ 200	per day	20	\$ 4,000	

#### RIVERFRONT FACILITIES

N/A	\$ -	per day	0	\$ -	
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#### CZECH VILLAGE FACILITIES

Great Lawn Shelter 1 (med)	\$ 75	per day	15	\$ 1,125	
Great Lawn Shelter 2 (med)	\$ 75	per day	15	\$ 1,125	Start Year 8
Great Lawn Shelter 3 (med)	\$ 75	per day	15	\$ 1,125	Start Year 8
Great Lawn Shelter 4 (med)	\$ -				
North Playground Shelter 1 (sm)	\$ -				
North Playground Shelter 2 (sm)	\$ -				
Great Lawn Shelter (lg)	\$ 20				
Roundhouse Flank Shelter 1 (sm)	\$ -				
Roundhouse Flank Shelter 2 (sm)	\$ -				
Roundhouse Flank Shelter 3 (sm)	\$ -				
Roundhouse Flank Shelter 4 (sm)	\$ -				
Roundhouse	\$ 40				
Warming Shelter	\$ 20				
West Playground Shelter (med)	\$ -				

#### MAINTENANCE LEVEL

	1	2	3	4	5	6
Personal Services	\$9,000	\$6,000	\$4,500	\$3,000	\$1,000	\$500
Supplies	\$2,000	\$1,000	\$1,000	\$500	\$500	\$250
Other Services & Charges	\$1,000	\$1,000	\$500	\$500	\$500	\$250
<b>TOTAL</b>	<b>\$12,000</b>	<b>\$8,000</b>	<b>\$6,000</b>	<b>\$4,000</b>	<b>\$2,000</b>	<b>\$1,000</b>

#### Time Check Acreage by Year based on phasing assumptions

	Y0 2014	Y1 2015	Y2 2016	Y3 2017	Y4 2018	Y5 2019	Y6 2020	Y7 2021	Y8 2022	Y9 2023	Y10 2024
Level 1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.6	3.6	3.6
Level 2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	10.8	10.8	10.8	10.8
Level 3	10.8	10.8	10.8	10.8	10.8	10.8	10.8	14.4	14.4	14.4	18.1
Level 4	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1	14.4	14.4	14.4
Level 5	28.9	28.9	28.9	28.9	28.9	28.9	28.9	18.1	18.1	14.4	10.8
Level 6	7.2	7.2	7.2	7.2	7.2	7.2	7.2	10.8	10.8	14.4	14.4
Total	72.2	72.2	72.2	72.2	72.2	72.2	72.2	72.2	72.2	72.2	72.2

#### Key Developments

Time Check	Infrastructure removal	Temporary open space	Trail improvements	Athletic fields, Courts, Shelters, Trails	Dog park, Boat launch	Playground	Dock & Pavilion
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#### Time Check Costs by Year (not adjusted for inflation)

	Y0 2014	Y1 2015	Y2 2016	Y3 2017	Y4 2018	Y5 2019	Y6 2020	Y7 2021	Y8 2022	Y9 2023	Y10 2024
Level 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,320	\$ 43,320	\$ 43,320
Level 2	\$ 57,760	\$ 57,760	\$ 57,760	\$ 57,760	\$ 57,760	\$ 57,760	\$ 57,760	\$ 86,640	\$ 86,640	\$ 86,640	\$ 86,640
Level 3	\$ 64,980	\$ 64,980	\$ 64,980	\$ 64,980	\$ 64,980	\$ 64,980	\$ 64,980	\$ 86,640	\$ 86,640	\$ 86,640	\$ 108,300
Level 4	\$ 72,200	\$ 72,200	\$ 72,200	\$ 72,200	\$ 72,200	\$ 72,200	\$ 72,200	\$ 72,200	\$ 57,760	\$ 57,760	\$ 57,760
Level 5	\$ 57,760	\$ 57,760	\$ 57,760	\$ 57,760	\$ 57,760	\$ 57,760	\$ 57,760	\$ 36,100	\$ 36,100	\$ 28,880	\$ 21,660
Level 6	\$ 7,220	\$ 7,220	\$ 7,220	\$ 7,220	\$ 7,220	\$ 7,220	\$ 7,220	\$ 10,830	\$ 10,830	\$ 14,440	\$ 14,440
Total	\$ 259,920	\$ 259,920	\$ 259,920	\$ 259,920	\$ 259,920	\$ 259,920	\$ 259,920	\$ 292,410	\$ 321,290	\$ 317,680	\$ 332,120

# Financial Analysis

Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Admissions/Parking	\$67,500.00	\$76,275.00	\$270,000.00	\$305,100.00	\$437,500.00	\$494,375.00
Programs	\$41,750.00	\$43,002.50	\$111,650.00	\$114,999.50	\$163,539.00	\$168,445.17
Rentals and Sales	\$200,000.00	\$216,000.00	\$370,000.00	\$399,600.00	\$738,500.00	\$797,580.00
Reservations	\$18,000.00	\$18,540.00	\$56,000.00	\$57,680.00	\$91,000.00	\$93,730.00
Other Revenue	\$123,534.00	\$127,240.02	\$123,534.00	\$127,240.02	\$123,534.00	\$127,240.02
Total	\$450,784.00	\$481,057.52	\$931,184.00	\$1,004,619.52	\$1,554,073.00	\$1,681,370.19

Expenditures	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th year
Admissions/Parking	\$11,624.25	\$11,634.25	\$25,644.75	\$25,654.75	\$25,321.20	\$25,331.20
Park Police/Rangers	\$322,085.10	\$322,733.10	\$322,085.10	\$322,733.10	\$322,085.10	\$322,733.10
Park Maintenance	\$288,455.00	\$290,864.00	\$304,632.50	\$307,041.50	\$320,810.00	\$323,219.00
Aquatics	\$262,528.00	\$263,841.00	\$262,528.00	\$263,841.00	\$262,528.00	\$263,841.00
Programs	\$72,435.50	\$72,541.50	\$81,388.75	\$81,623.75	\$89,702.75	\$90,057.75
Rentals and Sales	\$259,545.78	\$93,243.78	\$359,545.78	\$196,243.78	\$641,791.55	\$484,613.55
Reservations	\$2,500.00	\$2,590.00	\$7,500.00	\$7,750.00	\$9,500.00	\$9,820.00
Other Revenue	\$6,176.70	\$6,423.77	\$6,176.70	\$6,423.77	\$6,176.70	\$6,423.77
Total	\$1,225,350.33	\$1,063,871.39	\$1,369,501.58	\$1,211,311.64	\$1,677,915.30	\$1,526,039.37

Total Cost Recovery	37%	45%	68%	83%	93%	110%
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## Financial Analysis

## Expectations (Tonight)

- Listen with an open mind.
- Program:
  - What is missing?
  - What should not be here?
  - Should there be more of something?
- What would you like to see happen first?

# Quarry Springs Park Development

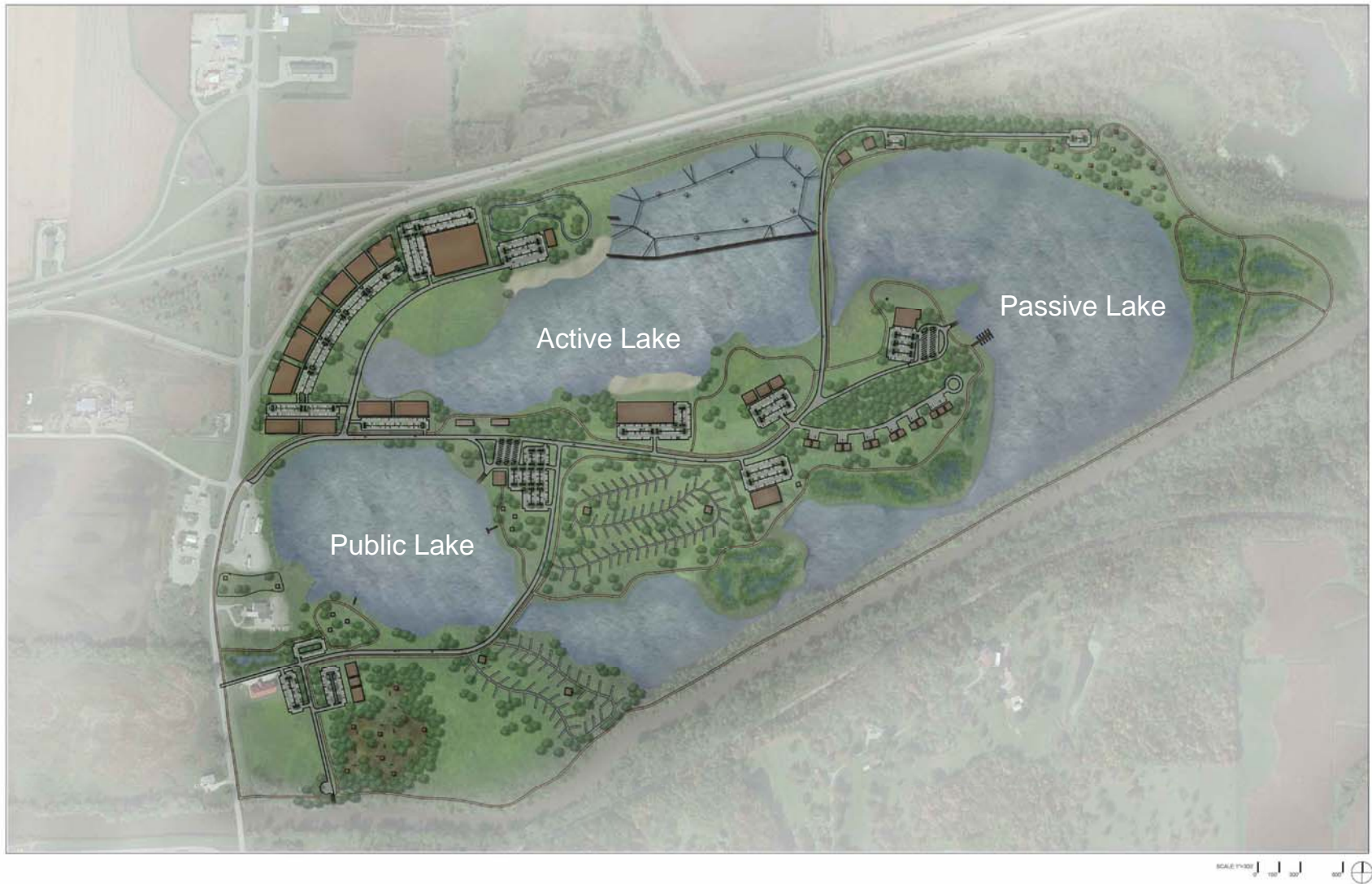
## Questions?



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Current Plan