



Polk City Regional Park Master Plan

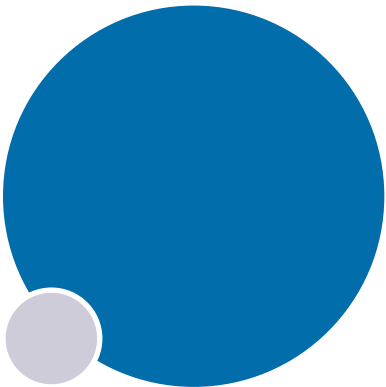


Polk City | IOWA
A City for All Seasons

AUGUST 2021

CONFLUENCE





ACKNOWLEDGMENTS

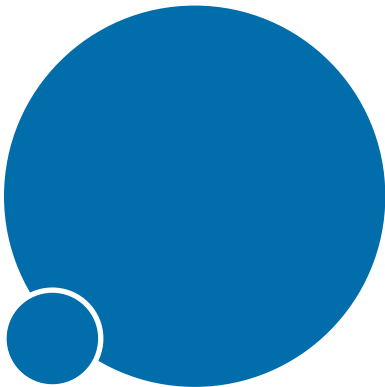
Advisory Committee

Randy Franzen	Polk City Public Works
Ashley Delaney	Polk City Parks Commission
Greg Bell	North Polk United Soccer
Josh Reed	Polk City Little League
Dan Mart	North Polk Community School District
Chelsea Huisman	City Administrator
Jason Thraen	Parks and Recreation Director



Consultant Team

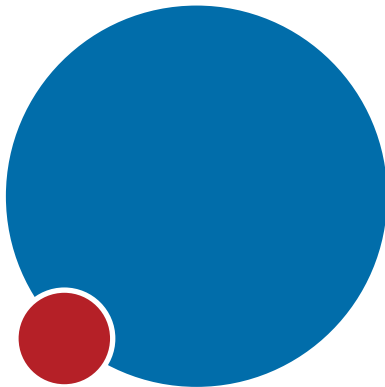
CONFLUENCE



INTRODUCTION

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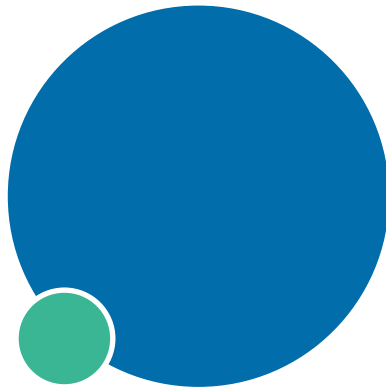
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- Project Scope
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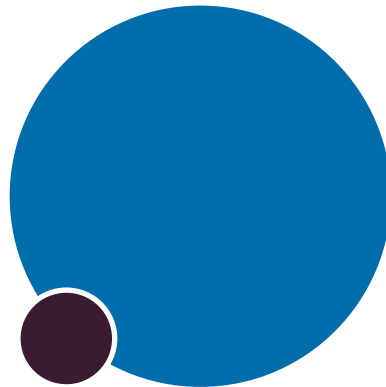
- Site Analysis
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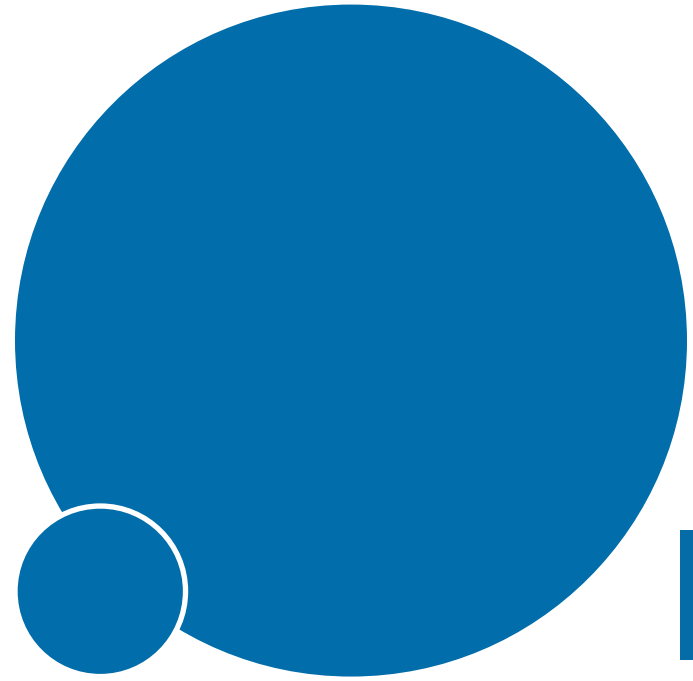
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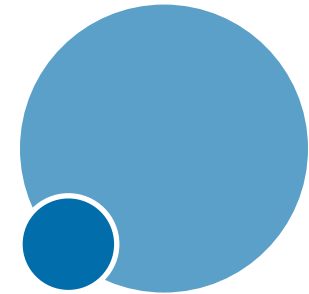
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- Budget Cost Opinion Phase 1A
- Budget Cost Opinion Phase 1B
- Budget Cost Opinion Phase 2
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- Budget Cost Opinion Phase 4
- Budget Cost Opinion Phase 5
- Budget Cost Opinion Phase 6



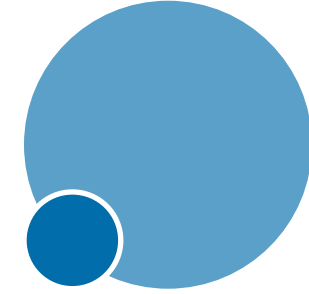
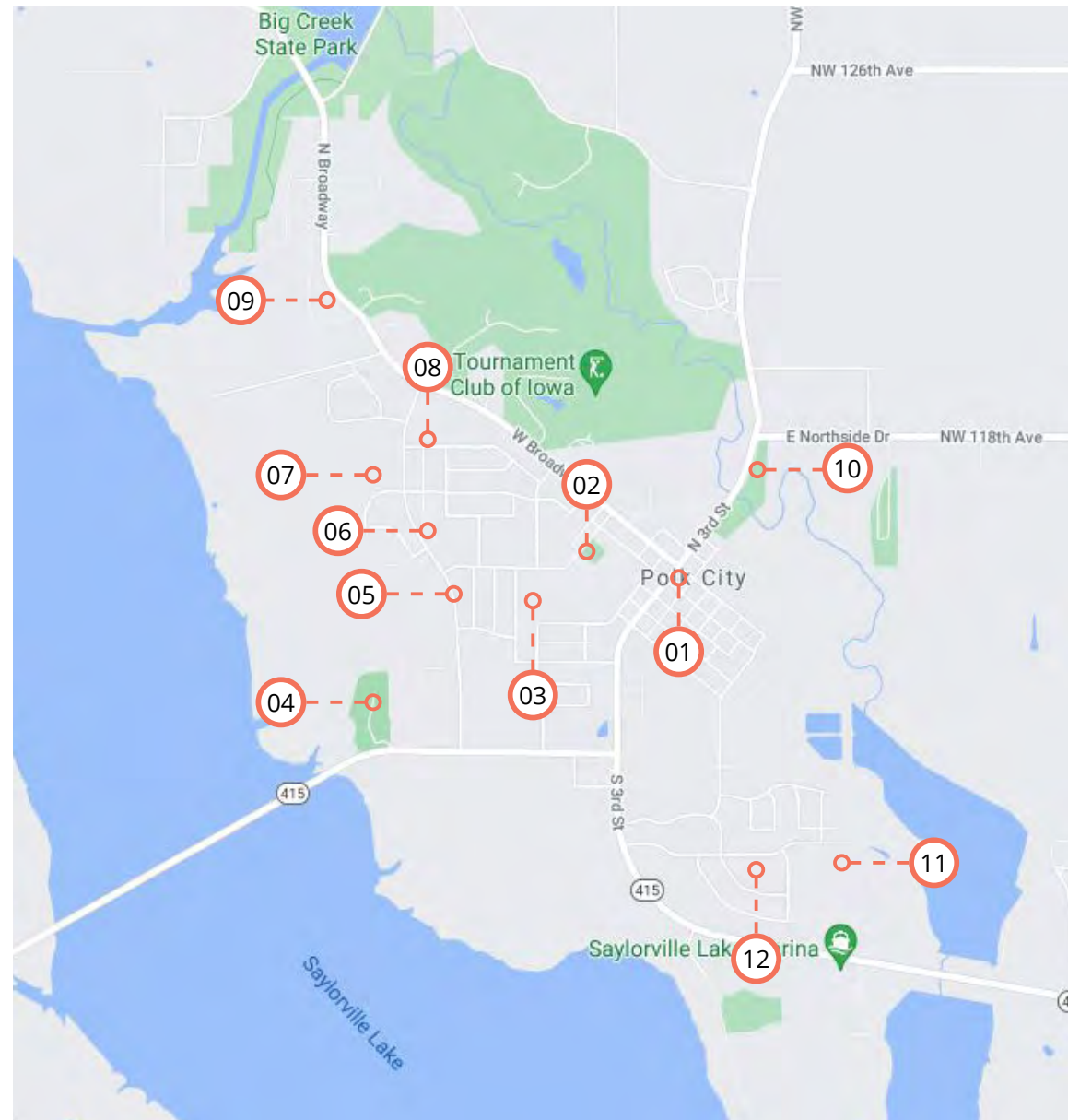
INTRODUCTION



Overview

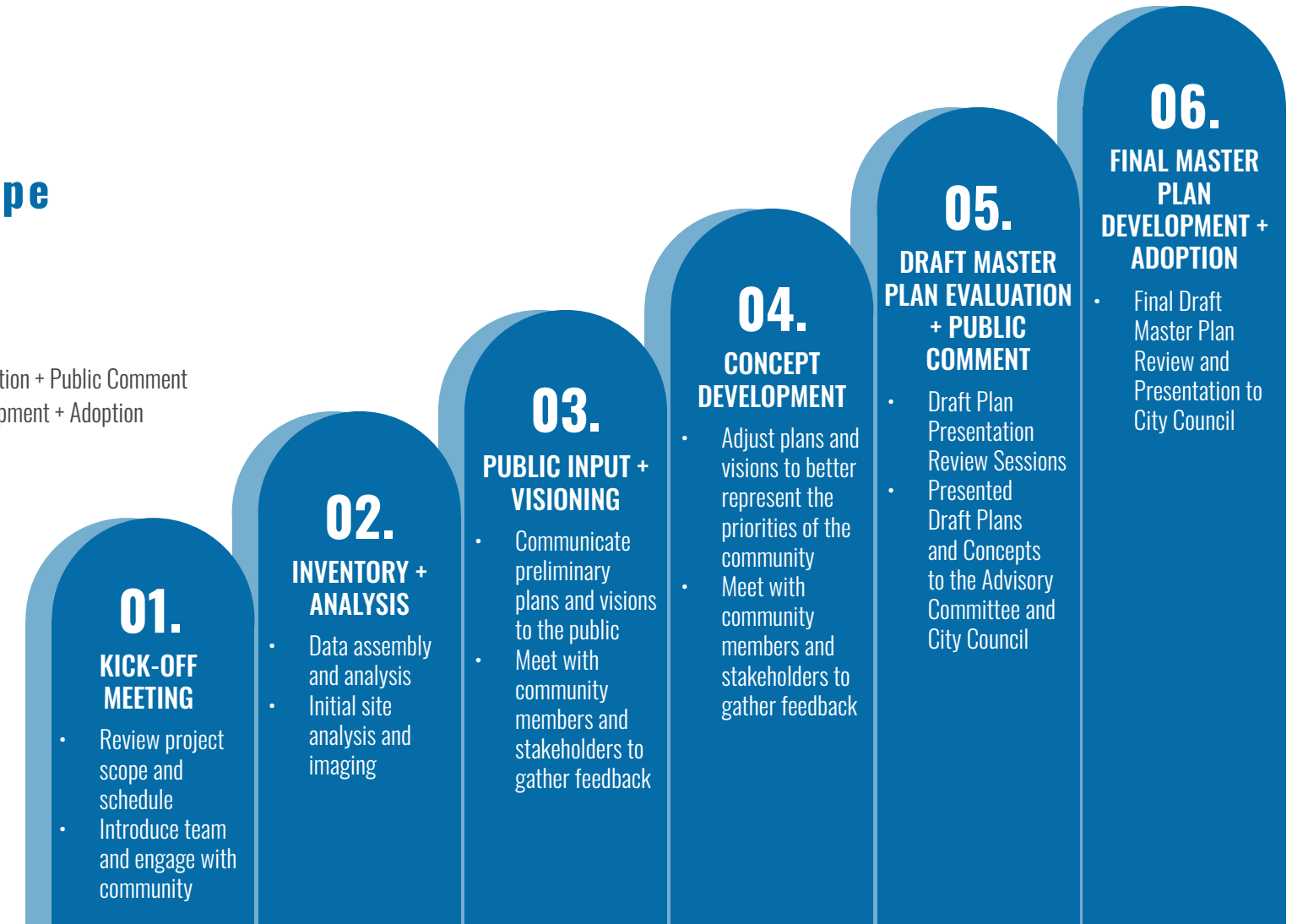
Polk City, in the northwest quarter of Polk County, Iowa, is located on the eastern shores of Saylorville and Big Creek Lakes. With a population of approximately 5,300, Polk City is served by a parks system of 12 parks ranging in size from .5 to 12 acres. Amenities range from pure open space to highly intense sports activities. The system boasts a natural playground, basketball courts, tennis courts, sports complex with youth baseball / softball and soccer fields, fishing, picnic shelters, disc golf and the center piece, Polk City Square Park. A complete inventory of the existing parks and facilities is attached as Exhibit A.

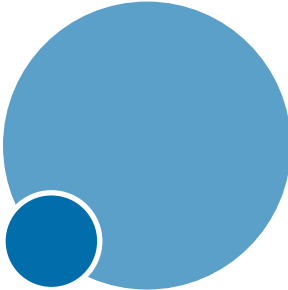
The City was deeded a 57-acre parcel centrally located within a planned single family housing development. The property is bounded by the extension of Vista Lake Avenue on the north, and East Madison Drive on the south. Most of the western boundary is shared with the North Polk Community School District site for a new elementary school. The City hired the consultant team to complete a site analysis and create a detailed master plan for a regional park following an inclusive stakeholder input process.



Project Scope

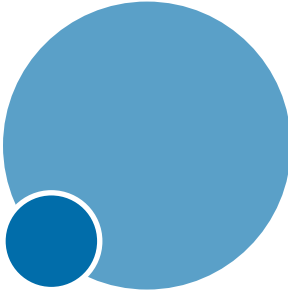
1. Kick-Off Meeting
2. Inventory + Analysis
3. Public Input + Visioning
4. Concept Development
5. Draft Master Plan Evaluation + Public Comment
6. Final Master Plan Development + Adoption





Plan Schedule

Project Schedule	Jan 2021	Feb 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Aug 2021
Phase 1 - Project Kick-Off, Research + Analysis								
Project Kick-Off	●							
Advisory Committee Meeting #1	●							
Site Analysis		●						
Stakeholder Meetings (3)		●●	●					
Phase 2 - Community and Stakeholder Input + Draft Concept Development								
Master Plan Concept Development			●					
Advisory Committee Meeting #2				●				
Preferred Concept and Preliminary Report			●	●				
Advisory Committee Meeting #3				●				
Phase 3 - Final Master Plan and Presentations								
City Council Presentation					●			
Final Master Plan Report Development					●		●	●
City Council Presentation								●

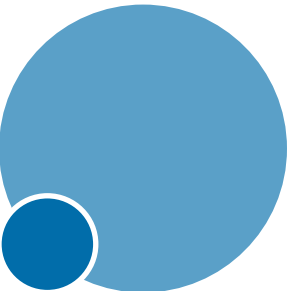


Plan Process

The most important part of creating the master plan is the process, which includes establishing goals and objectives; inviting key community members to sit on an advisory committee; identifying important stakeholders to provide input into the community’s desires for this new regional park; and establishing the methods for the public input process.

From the beginning, the City made it known that there was a community need for ballfields and soccer fields and that stakeholder input would reflect this. When the advisory committee and stakeholder groups were identified, the design team scheduled a series of one-hour meetings to talk with them and record what they would dream for this exciting new park. In addition to City staff, the consultant team talked with representatives from the Parks Commission, Polk City Little League, Polk City Visioning Committee, North Polk United Soccer Club and North Polk Community School District. As can be expected in a smaller community, there are certain people who are very engaged and serve on different committees with some crossover. So for instance, an advisory committee member might also be on the parks commission and a representative for the Little League. The consultant team encouraged everyone to “be selfish” in providing input in their various roles. Even though a strong emphasis is placed on the sports fields component, it was recognized that this was a regional park and it should have a balance of other traditional recreation activity opportunities. The final master plan does accomplish that mix.





Advisory Committee + Roles

Keeping the public informed and involved in municipal projects is key to ensuring a successful outcome. There are multiple methods for gathering the community’s ideas and desires for recreational facilities – open house style informational meetings, targeted stakeholder interviews, website surveys, social media sites, mailers. Some or all of these can be used with the goal of garnering as much input, and ultimately, support from the community for the project. If people feel that they had a say and were listened to, they will be much more likely to be a champion for it.

Important as the methods are, they are limited in number and frequency. In order to get more personal and in-depth feedback on planning concepts, an advisory committee consisting of anywhere from 6 – 10 individuals is formed with the help of the City staff (since they know the community and who exhibit real interest in participation). The advisory committee is met with at a frequency appropriate to the project scope and the individuals chosen should represent various interests, neighborhoods, demographic groups. This helps ensure that they are representing the community at large as they:

- Serve as an advisor to the design team on community needs
- Help the design team evaluate public input
- Promote awareness of the planning process they are witnessing to the community
- Act as project “champions” during the implementation process of the project. This can help to promote fund raising efforts, encourage support of bond referendum, get media coverage, etc.

For this project, the advisory committee consists of seven individuals representing Polk City Public Works, Polk City Parks Commission, North Polk United Soccer, Polk City Little League, North Polk Community School District, Polk City Administration and Parks and Recreation.

These individuals provided spirited discussion of merits and deficiencies of the master plan concepts produced by the consultant team which resulted in the final plan discussed later.

Members

Randy Franzen

Ashley Delaney

Greg Bell

Josh Reed

Dan Mart

Chelsea Huisman

Jason Thraen

Polk City Public Works

Polk City Parks Commission

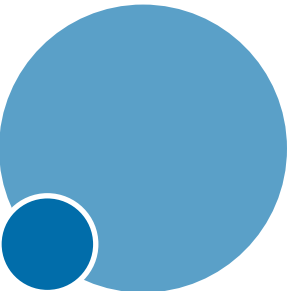
North Polk United Soccer

Polk City Little League

North Polk Community School District

City Administrator

Parks and Recreation Director



Opportunities + Feedback

Throughout the planning process, there were various opportunities for feedback and input to be heard from the community. These events and meetings allowed Polk City to build on various ideas, explore varying design concepts, and identify necessary amenities for the Regional Park Plan. These events and meetings are identified here:

Polk City Public Works

Polk City Community Visioning Committee

Polk City Little League

North Polk Community School District

North Polk United Soccer Club

Polk City Parks Commission

Knapp Properties Coordination

Snyder & Associates in coordination with the City Engineer

February 23, 2021 at 2:30 P.M.

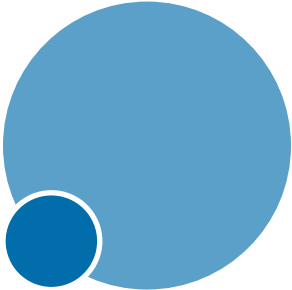
February 23, 2021 at 4:00 P.M.

February 23, 2021 at 5:00 P.M.

February 24, 2021 at 4:00 P.M.

February 24, 2021 at 5:00 P.M.

March 1, 2021 at 6:00 P.M.



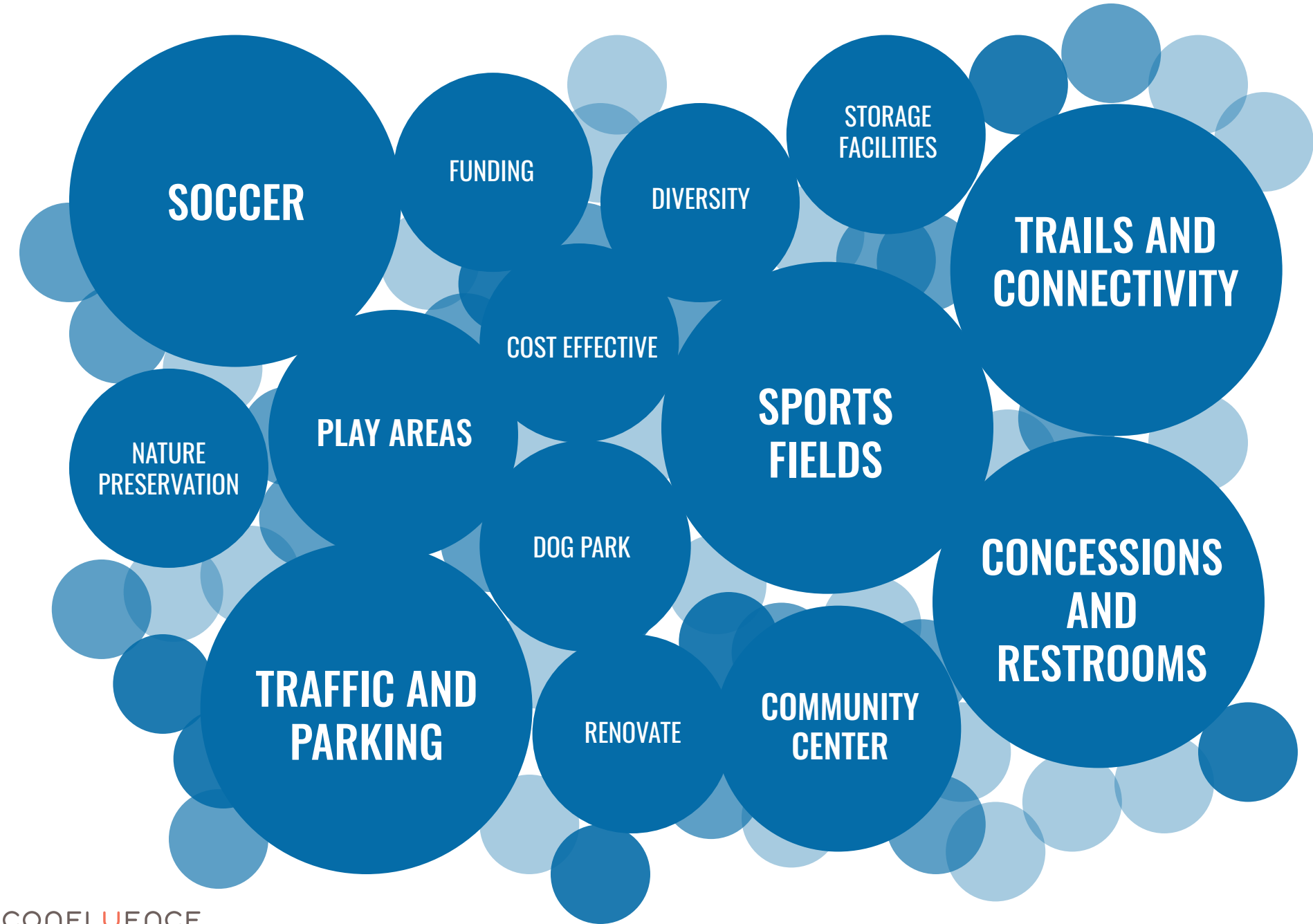
Stakeholder Responses

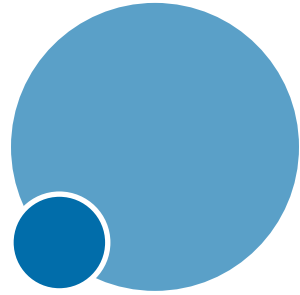
At the beginning of each meeting, it was stressed that the purpose was to let them dream big, be selfish. Many of them had other roles in the process – advisory committee, City Council, etc., but while they were in their stakeholder session, they could advocate for their own interests.

And these meetings also yield information that is not necessarily a recreation opportunity but something that could be a constraint if not dealt with in the planning. Our meeting with the City Public Works staff yielded the fact that the City water supply is maxed out. The fields in this park will need to be irrigated, therefore the master plan will need to show permanent ponds of sufficient size to draw irrigation water from.

A lot of great input and information was shared at these meetings which helped shape the master plan. While no constraints were put on the participants when asking for their ultimate wish list, the consultant team did add the qualification that they knew there was not enough acreage to put everything in the park but that every effort would be made to try.

Numerous layout concepts were tested and presented to the advisory committee and they had honest and realistic feedback that further shaped the master plan final concept as are documented in the following pages.

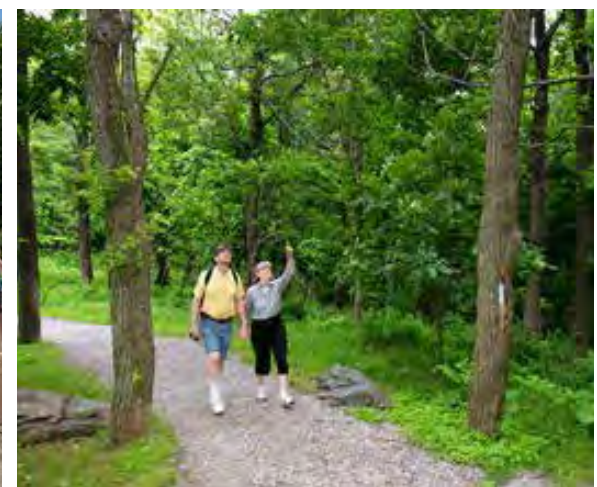


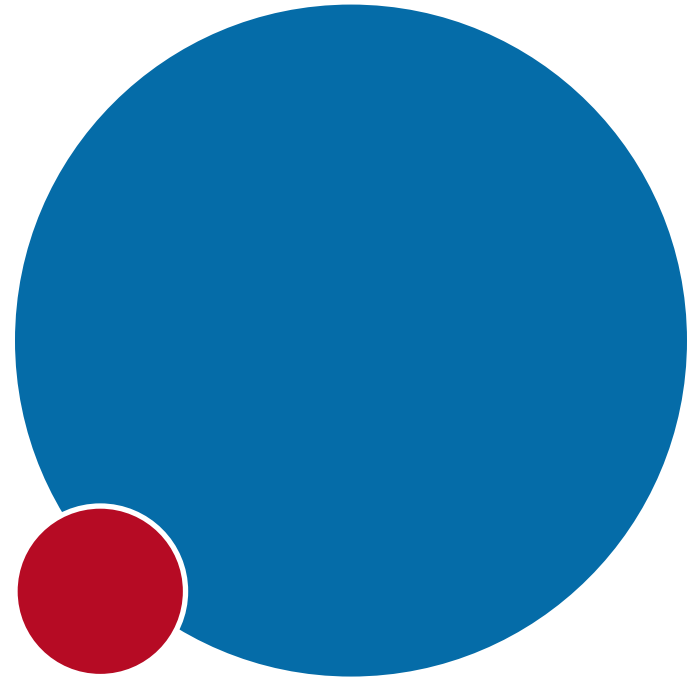


Stakeholder Responses

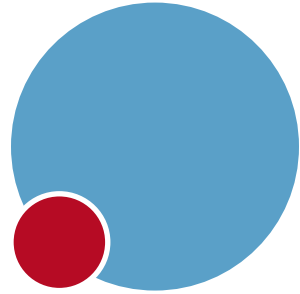
There were some common themes that we heard throughout the input process:

- Sports fields are needed. There is a definite current shortage that will only get worse as the population of Polk City grows. Especially around this regional park where 225 new single family lots are planned.
 - Parking and vehicular congestion need to be addressed. The current sports complex parking layout is not only inadequate and inconvenient, it can be dangerous as kids cross the main central drive that bisects the site.
 - Concession stands with restrooms are needed – one at each field quad.
 - Lighted fields to extend the practice season.
 - Storage for maintenance equipment that is separate and not part of concession stands.
 - Play areas that are convenient to the fields – should be accessible and inclusive.
 - Should be cost effective and consideration given to ease of maintenance.
 - The park should have facilities that have diversity and a broad appeal.
 - An indoor recreation / community center facility would provide that broad appeal.
 - Trails, including a High Trestle Trail connection through the park.
 - Preserve some natural areas. Should still look like a typical park.
- Some other opportunities were mentioned in some groups, but not all. Those include:
- Dog park – to include separated areas for large and small dogs, and parking.
 - Pickleball, frisbee golf, sand volleyball, flag football, yoga and outdoor classes, summer camps, movies in the park.





SITE ANALYSIS

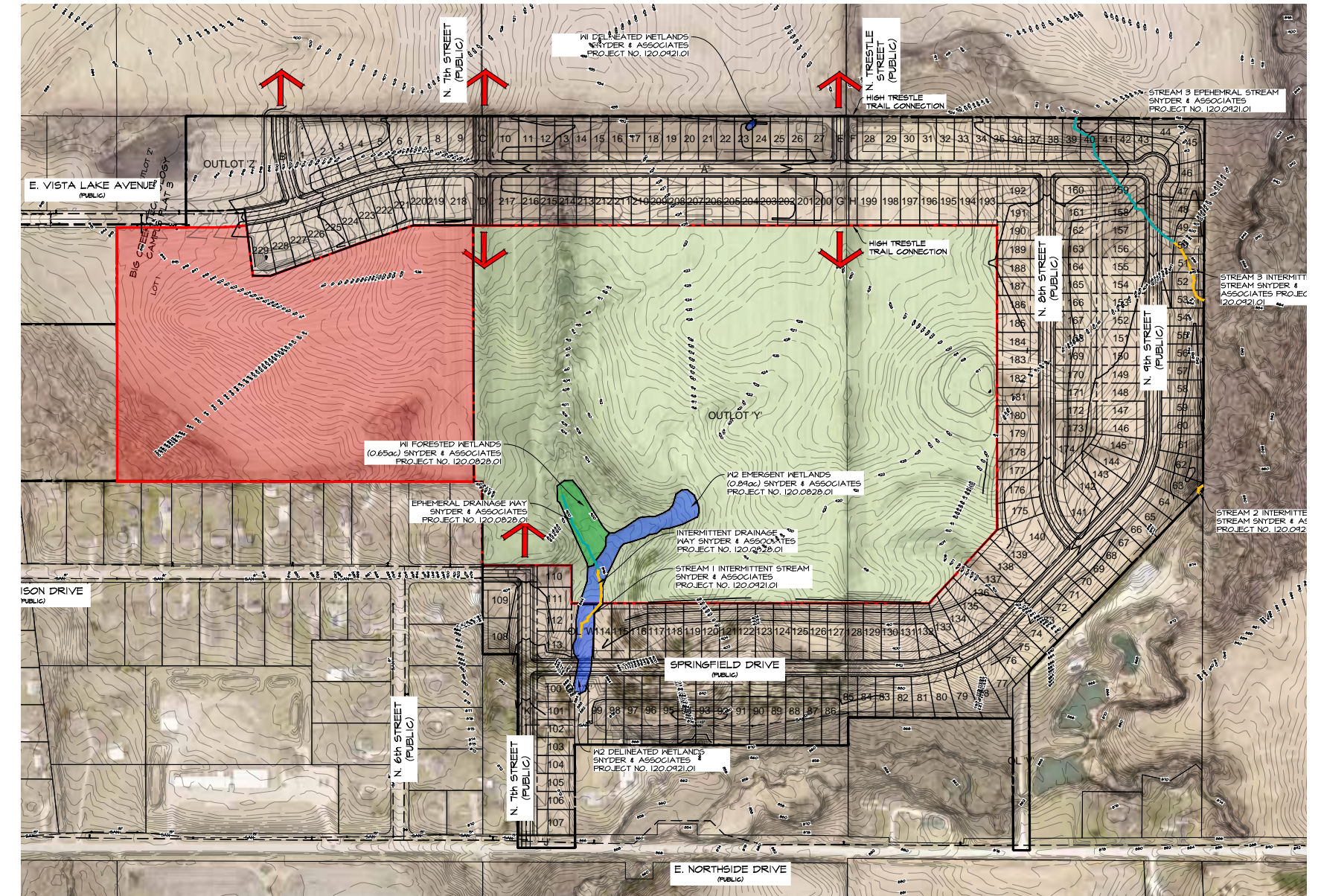
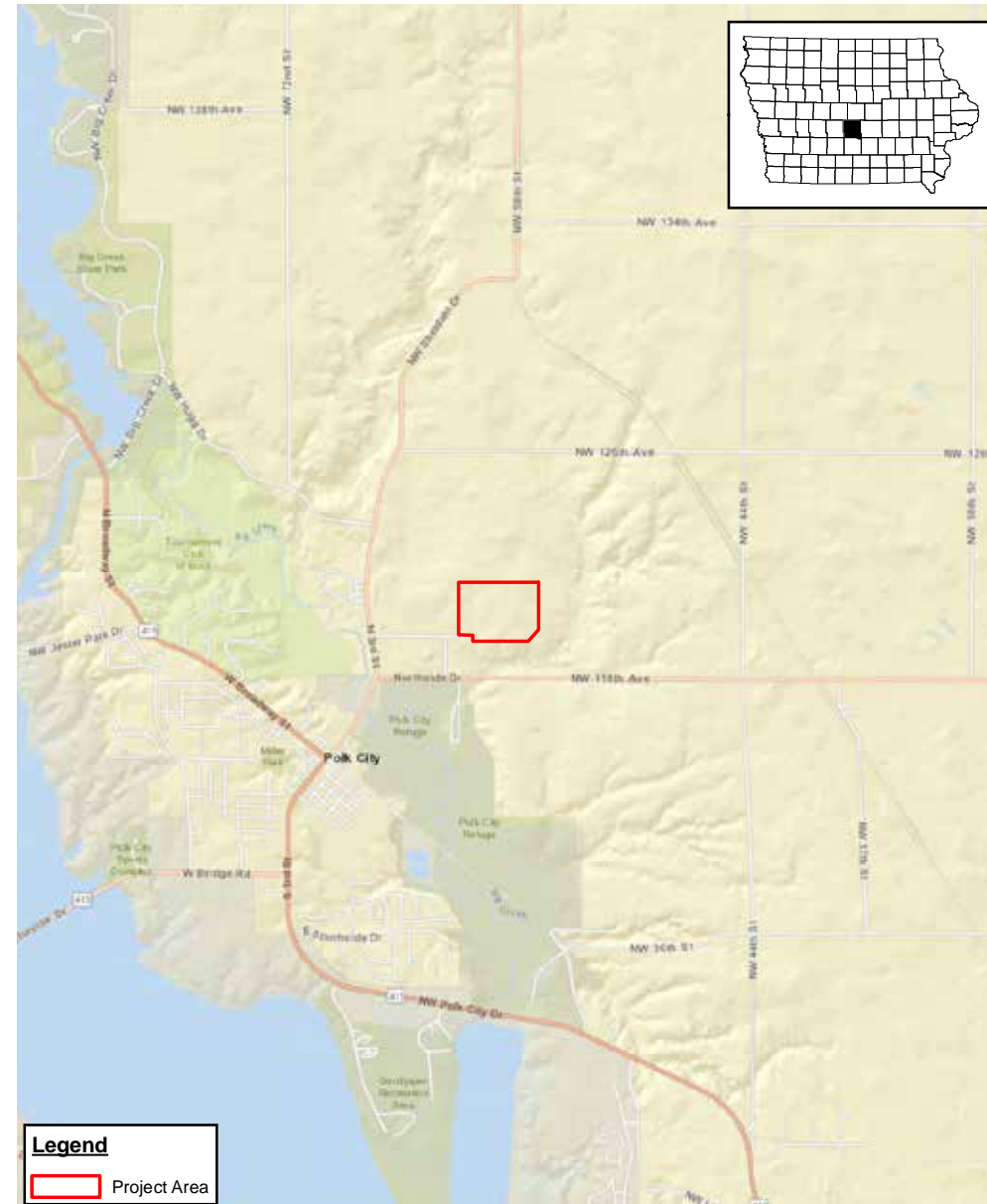


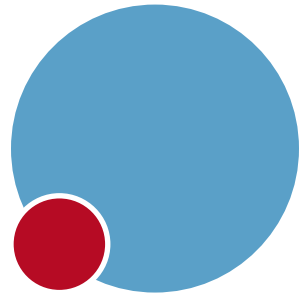
Site Analysis

With these basics established, performing a topographic survey of the site was the next step so that base mapping could be developed for use in preparing numerous master plan concepts. JEO Consulting Group was on the team to perform this critical task as well as to study hydrology and watershed limits to determine any site limitations for grading and to determine what size ponds could be supported if desired.

The site is farm field that has up to 40 feet of grade change with numerous drainageways taking runoff from the north boundary to the southwest and southeast corners of the site. About 1.5 acres of jurisdictional wetlands have been identified in the southwest portion of the site and are left as natural areas in the master plan. With this grade change the recreational facilities are sited so that they can be terraced to take advantage of natural topography as much as possible. However, areas of the site will have to be flattened to be able to accommodate the sports fields. Space between facilities is maintained to be able to make up the grading that will need to happen. This includes ample space along the property edges so that reasonable slopes can be maintained between the park and the future residential lots that are adjacent.

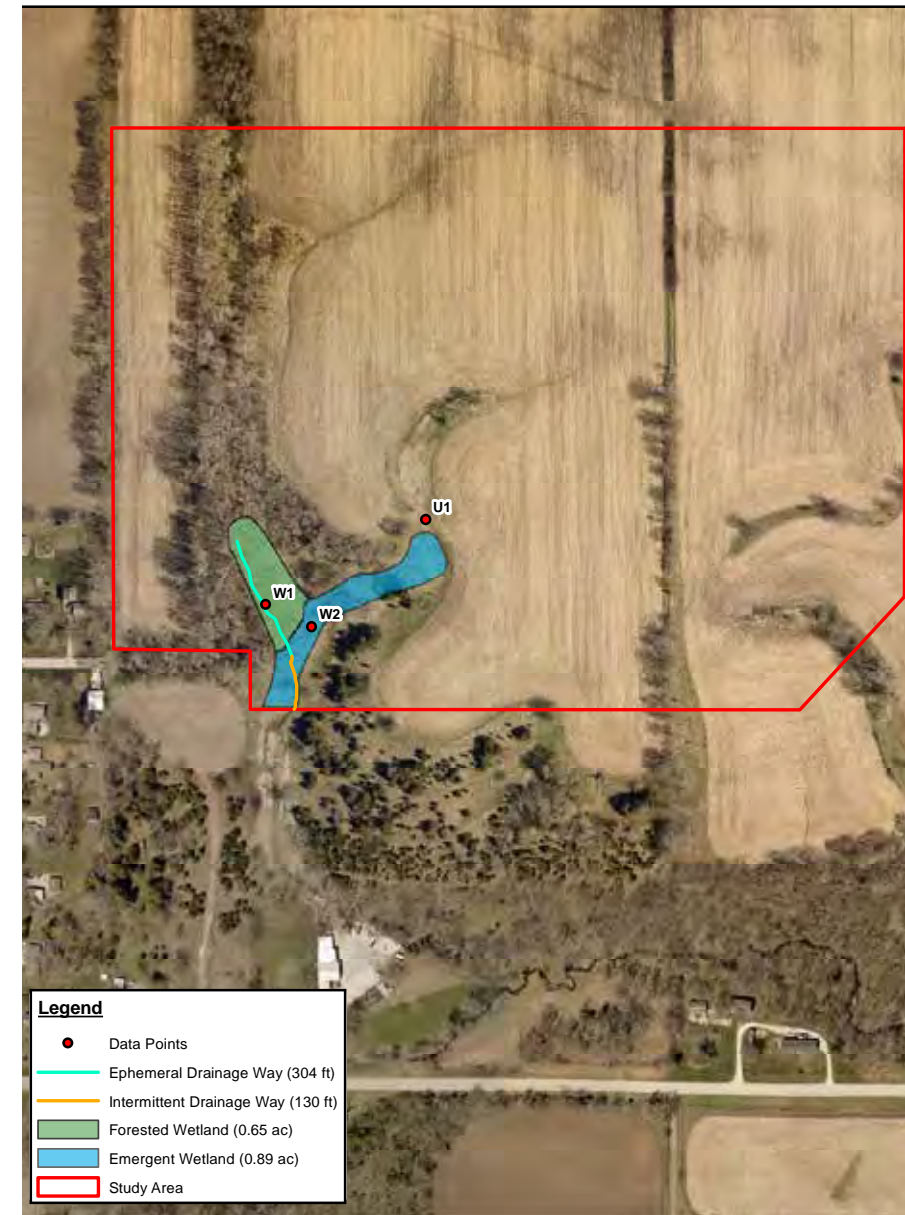
The majority of the site is devoid of tree cover except in the areas not farmed (drainageways, low lying and wetland areas). Wherever possible, existing tree cover will be maintained in place.

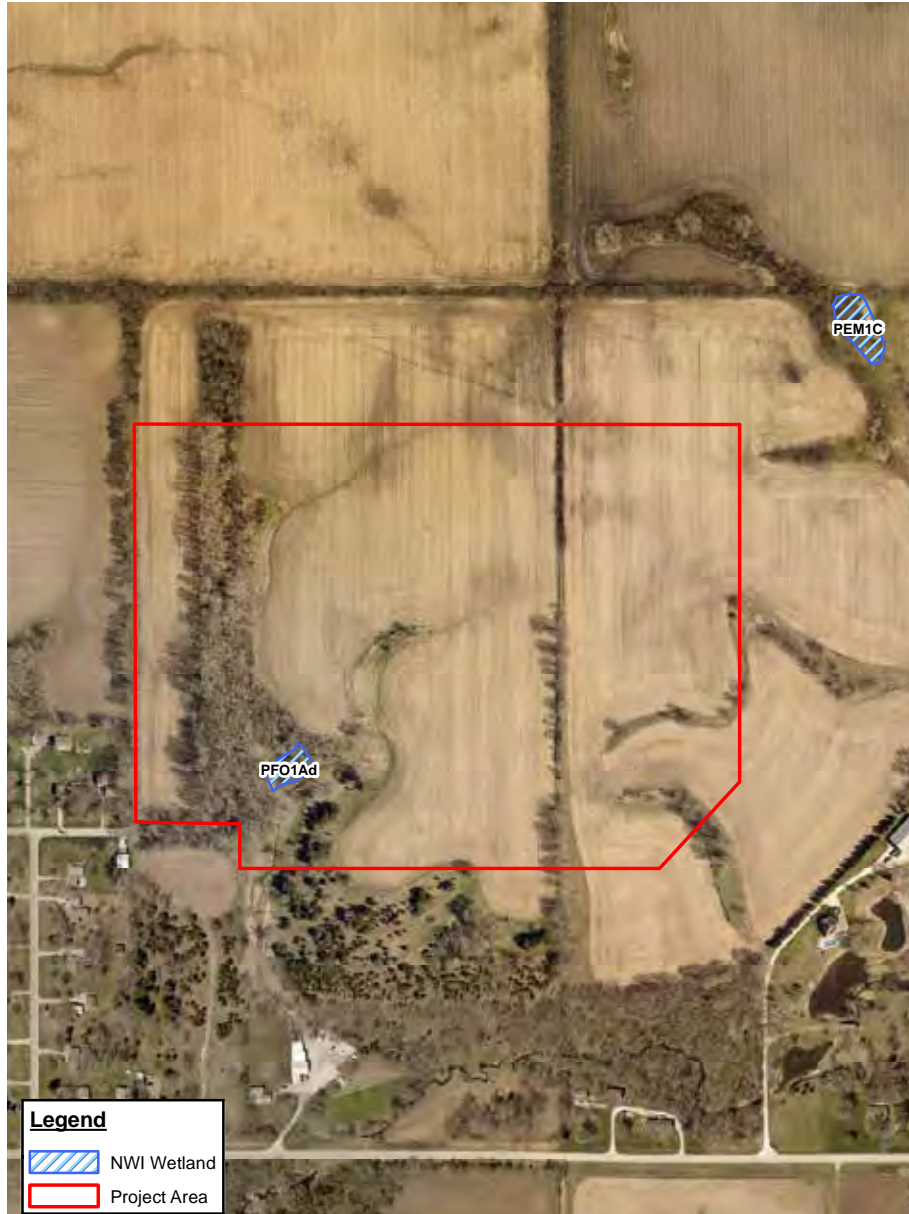


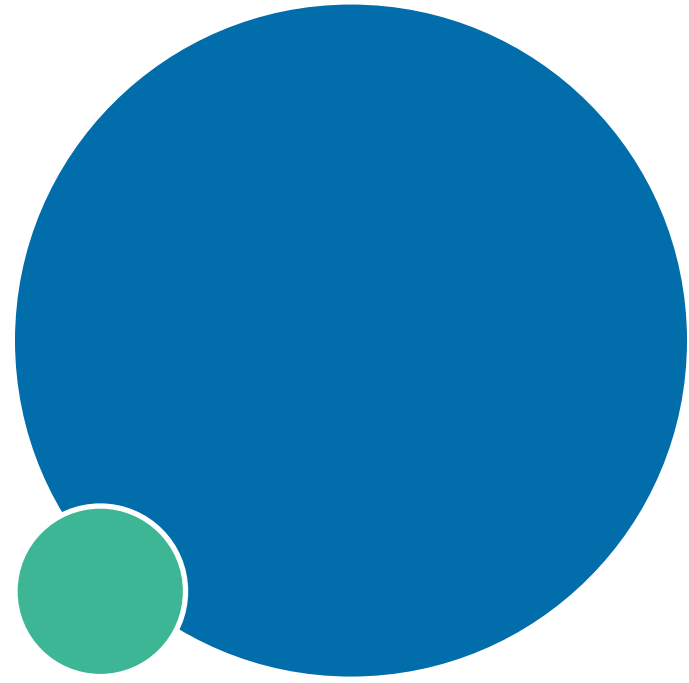


Existing Site Details

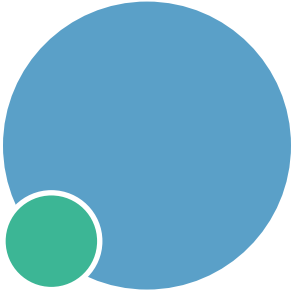
1. Up to 40' of grade change on the site
2. Facilities laid out so that terracing of site can occur
3. Separation from property line
4. Separation between fields
5. Separation between amenities
6. Existing wetland in SW corner





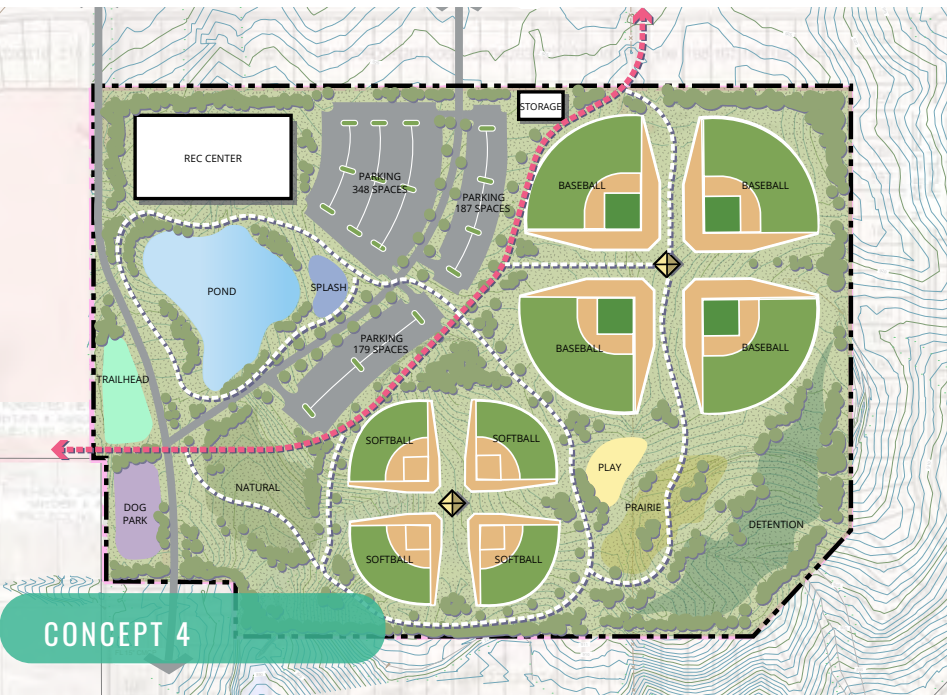
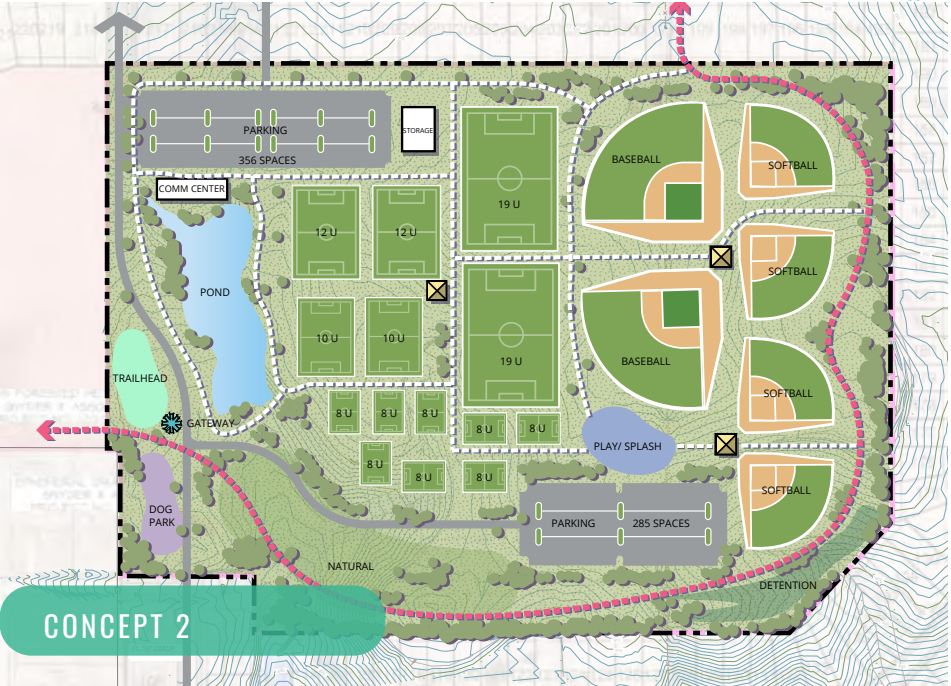
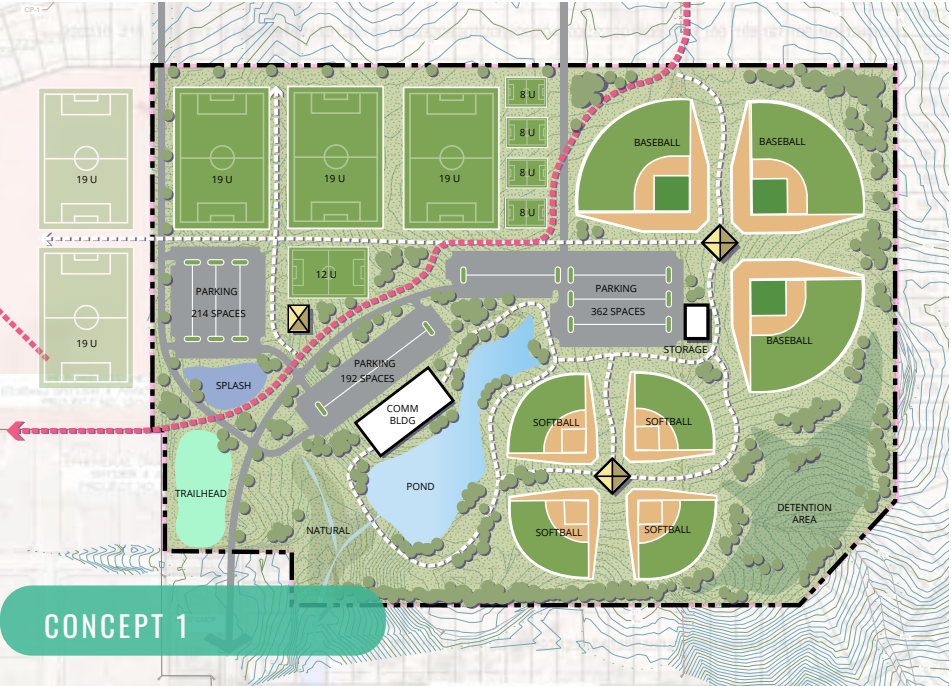


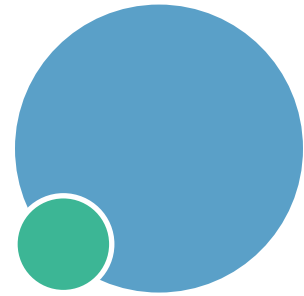
CONCEPT DEVELOPMENT



Initial Concepts

- 1. Concepts 1 and 2 to look at a combination of fields
- 2. Concepts 3 and 4 to look at one field usage on site
- 3. Studies done to acquire feasibility of each concept
- 4. Goal to have a combination of fields on site
- 5. Constructed at a high quality to host tournaments
- 6. Other existing fields to be used as practice space





Concept 1

- (2) Baseball Fields
- (4) Softball Fields
- (2) 19U
- (2) 12U
- (2) 10U
- (8) 8U
- +/- 641 Parking stalls
- Community Center
- Splash Pad/Play Area
- Trailhead
- Dog Park



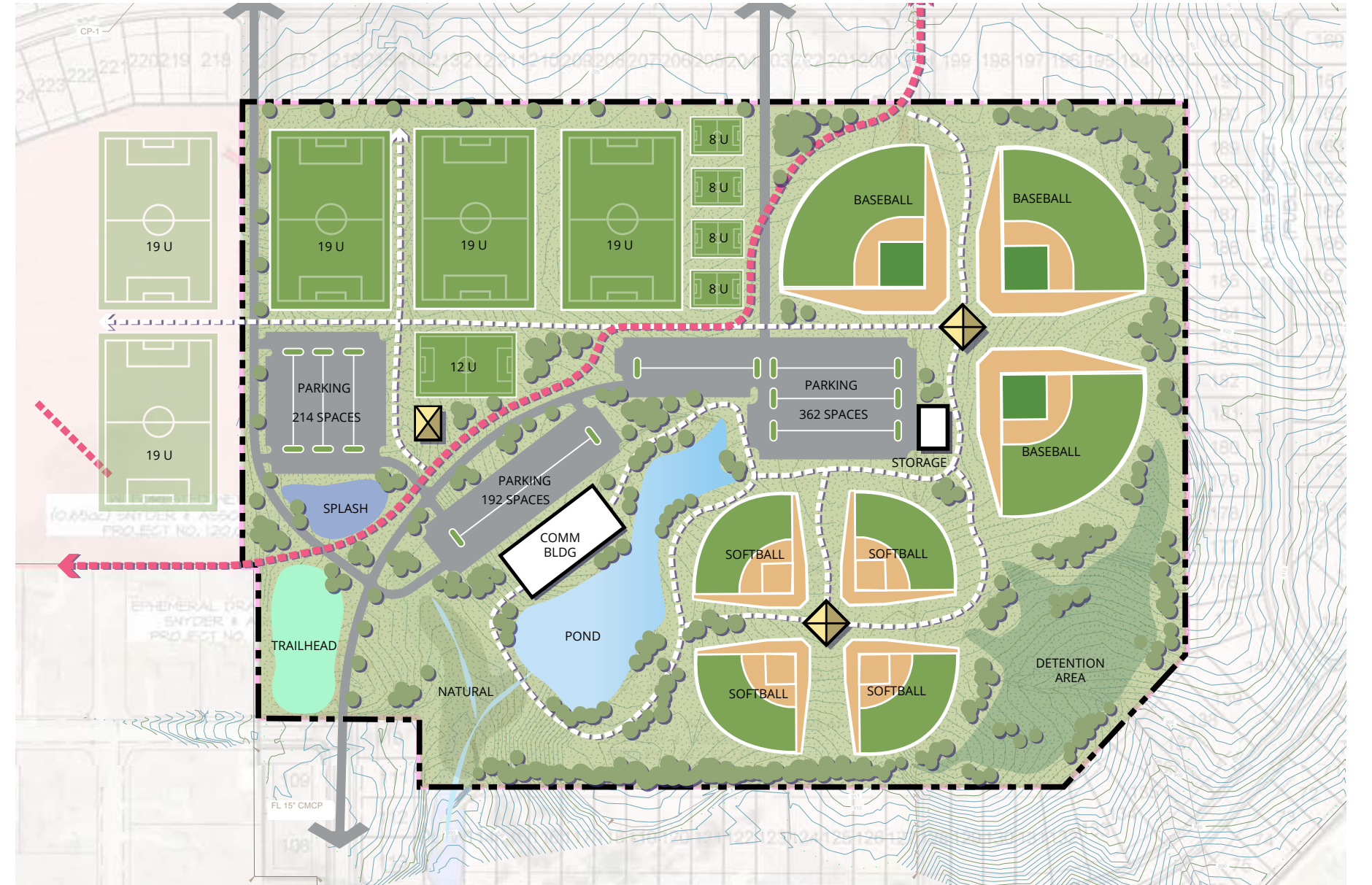
PROS

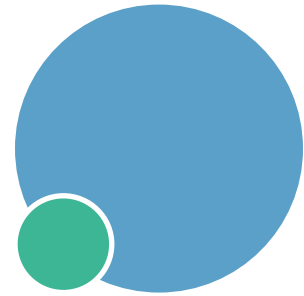
- Largest mix of ballfields and soccer
- Maintains separation of parking
- Maintains open space



CONS

- South parking one way in/out
- Softball not set up in quad style
- No large Recreation Center
- Not as much parking
- HTT desire line not as direct





Concept 2

- (6) 19U
- (4) 12U
- +/- 822 Parking stalls
- Recreation Center
- Senior Center
- Community Center
- Splash Pad/Play Area
- Trailhead



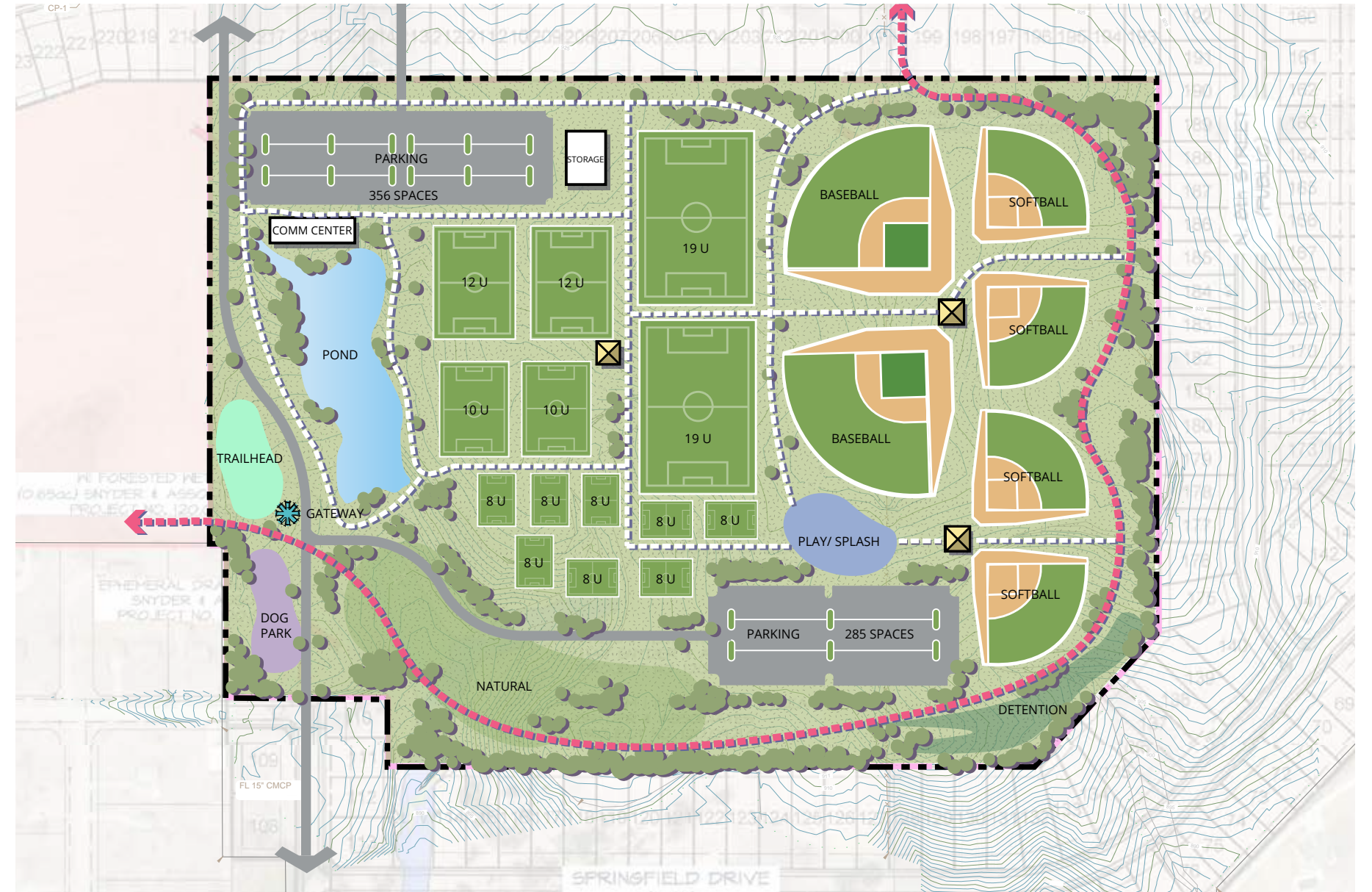
PROS

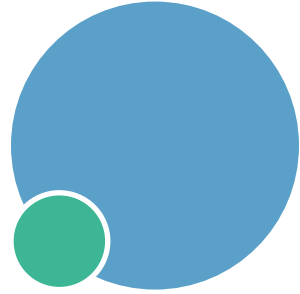
- Soccer only
- Area for Recreation Center
- Separate buildings for Senior Center and Community Center
- Adequate parking
- Maintains some open space



CONS

- Not as many fields as desired
- Parking areas- one way in/out





Concept 3

- (3) Baseball Fields
- (4) Softball Fields
- (3-5) 19U
- (1) 12U
- (4) 8U
- +/- 768 Parking stalls
- Community Center
- Splash Pad/Play Area
- Trailhead



PROS

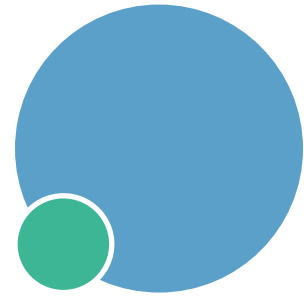
- Accommodates ballfields and soccer
- Maintains separation of parking
- Partners with NPCSD
- Maintains open space
- Adequate parking count and circulation



CONS

- No inclusion of recreation center
- Road crossing to shared fields
- Soccer field quantity





Concept 4

- (4) Baseball Fields
- (4) Softball Fields
- +/- 714 Parking stalls
- Recreation Center
- Separate Trailhead
- Dog Park



PROS

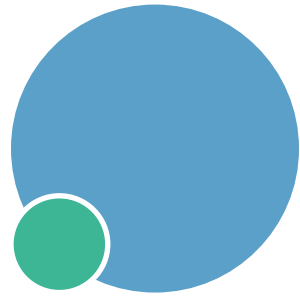
- Accommodates desired Little League field quantity
- Only baseball/softball fields
- Area for Recreation Center
- Adequate parking quantity and circulation
- HTT desire line
- Maintains ample open space



CONS

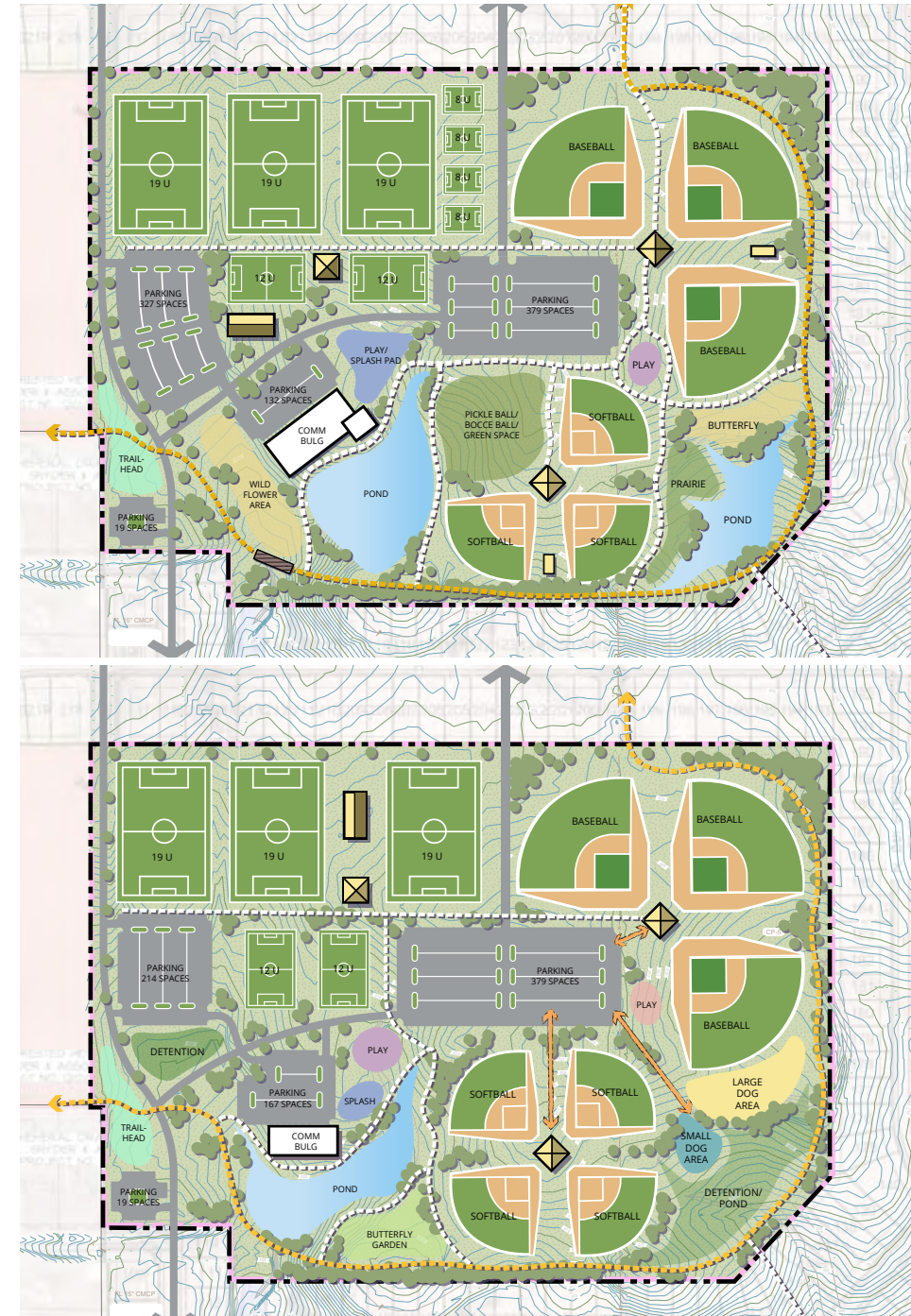
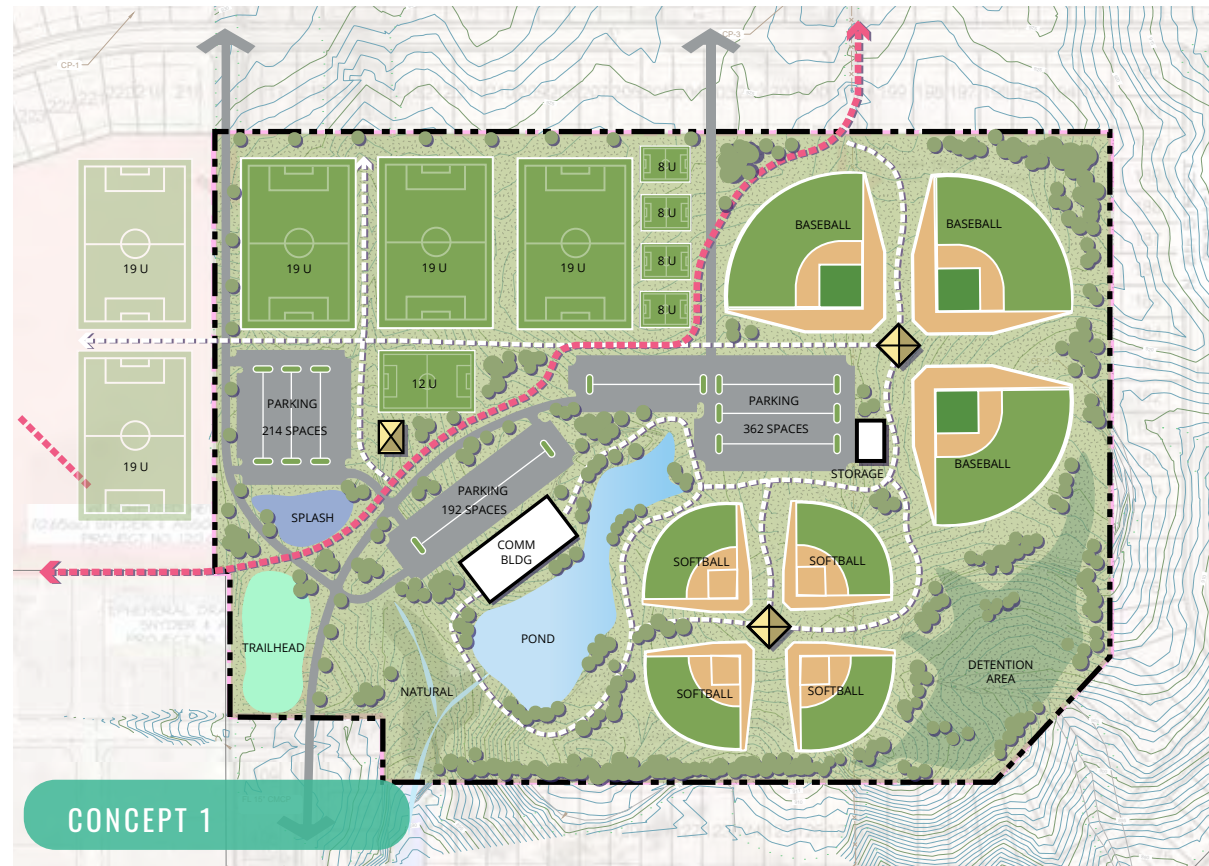
- Soccer not included





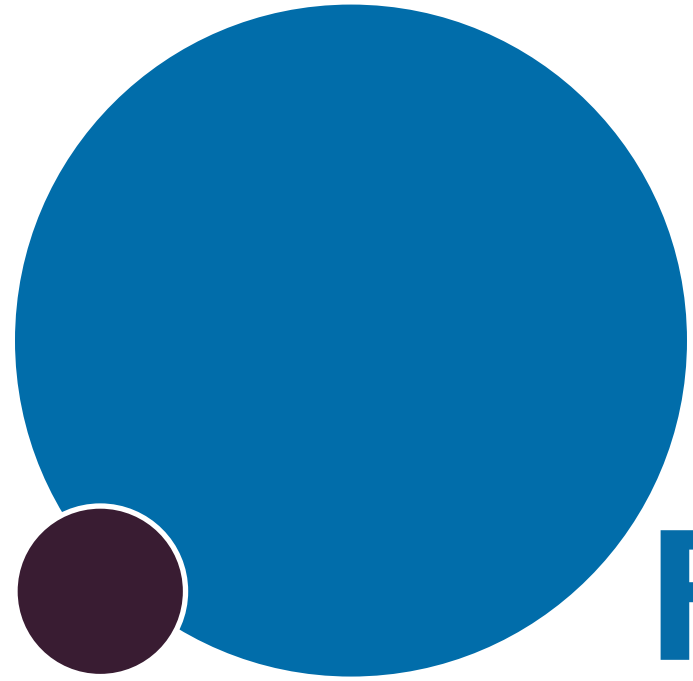
Revised Concepts

- Advisory Committee gravitated toward Concept 1
- Wanted to see the next progression that incorporated more of the amenities
- Wanted to see how a dog park could fit into it
- Suggested removing one softball field to accommodate
- Wanted to see the High Trestle Trail route around the perimeter of the park
- City Engineer stipulated a through road North to South through the park and a trail connection from the southeast corner

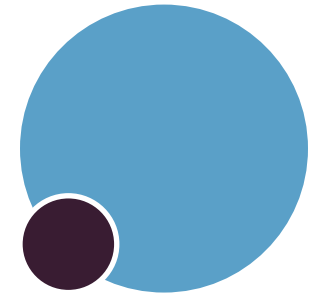


- (3) 19U Soccer
- (2) 12U Soccer
- (4) 8U Soccer
- (3) Baseball
- (3) Softball
- (3) Concessions and Storage
- (2) Play Areas
- Open Space for Other Recreation
- Community Building
- Separated Parking
- Connective Trail System

- (3) 19U Soccer
- (2) 12U Soccer
- (3) Baseball
- (4) Softball
- (3) Concessions
- (1) Storage
- (3) Play/Splash Pad areas
- (2) Dog Parks
- Partially Connective Trail System
- Separated Parking
- Community Building-



FINAL CONCEPT



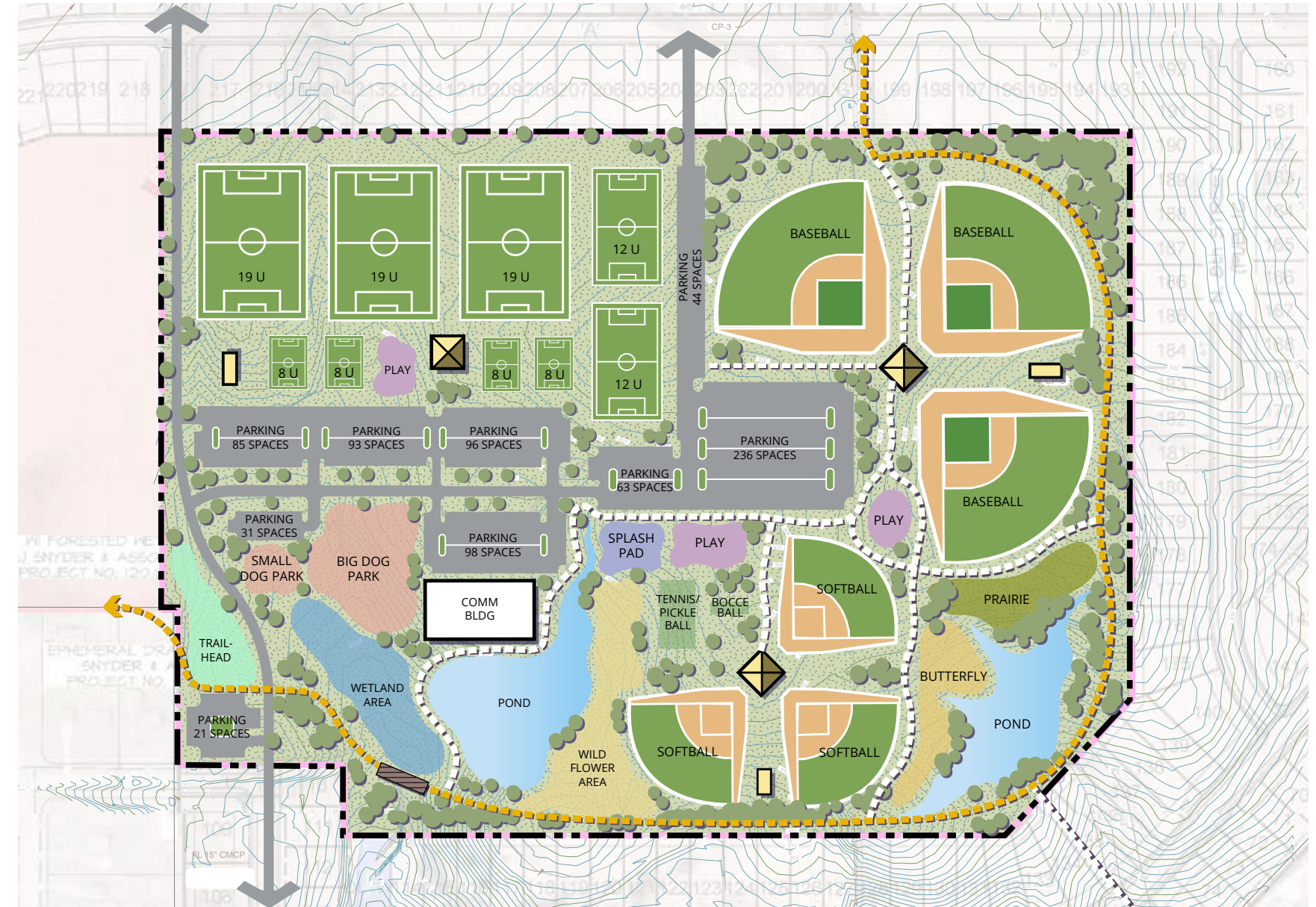
Final Concept

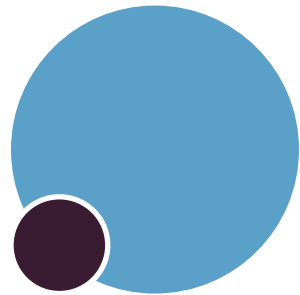
As mentioned earlier, a need for additional sports fields is recognized by all groups that we met with in the stakeholder input meetings. The current sports complex is so heavily scheduled with games, that virtually no opportunities exist for team practices. The soccer club also relies on area churches with open green space to be able to meet their scheduling needs. Safe, adequate and efficient parking was identified as critical to the success of the sports component.

However, this is viewed as a regional park and with 57 acres, it needs to provide traditional recreational activities. A good thing about soccer fields is that they can be programmed for other activities when not in seasonal use - yoga, fitness classes, flag football, outdoor concerts, movies in the park, etc. Through advisory committee discussion, a workable number of ballfields / soccer fields was agreed to and that left space for the potential for play areas, splash pad, tennis/pickleball courts, bocce ball courts, dog park, and a community building.

Trails have not been mentioned yet but are a vital component to the park. The City, and the Visioning Committee, identified that a connection to the High Trestle Trail will come through the regional park. It is proposed to enter/ exit in the northeast quadrant, and then take the user around the natural edge on the east side, around the southeast pond, along the south natural area to where it exits/enters the park at a trailhead, with parking, in the southwest corner. The alignment crosses the south edge of the school property and will connect to 3rd Street. Other trails internal to the park circulate through natural areas and connect park amenities.

The final master plan program is a true reflection of discussion and compromise that includes as many of the stakeholders suggestions as the park site can realistically accommodate.





Concept Details

- (3) 19U Soccer Fields
- (2) 12U Soccer Fields
- (4) 8U Soccer Fields
- (3) Baseball Fields
- (3) Softball Fields
- (3) Concession Stands
- (3) Storage Facilities
- (3) Play Areas
- (1) Splash Pad
- Bocce Ball Courts
- (1) Tennis/(4) Pickleball Courts
- (1) Big Dog Park
- (1) Small Dog Park
- (1) Community Center
- +/- 710 Parking Stalls
- Nature and Pond Areas
- Continuous Trail Around Site
- Trailhead
- Through Street Connecting Developments



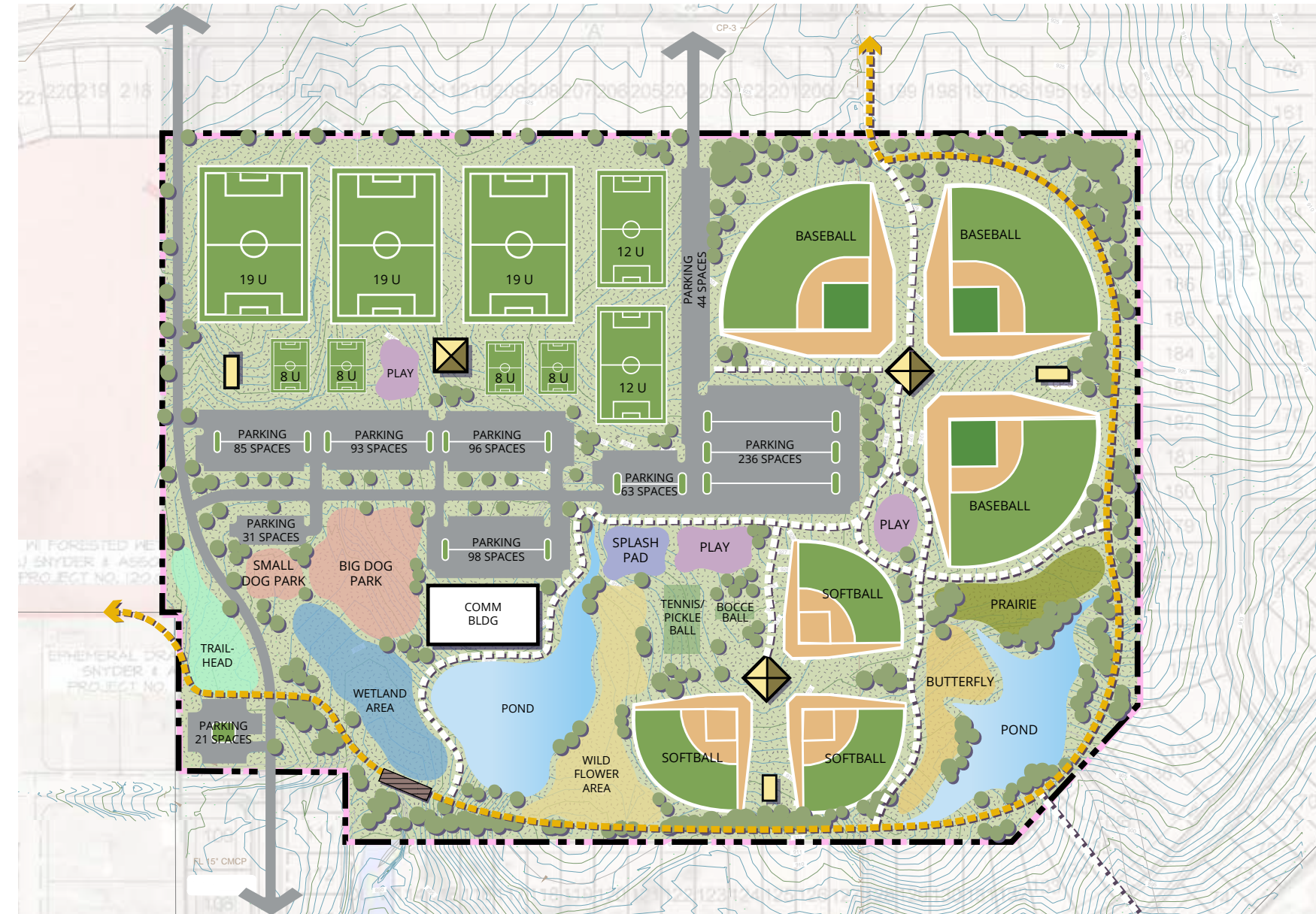
PROS

- More site amenities
- Accommodates all sports fields
- Centralized parking with main through street
- Adequate parking
- Maintains some open space
- Area for Community Center



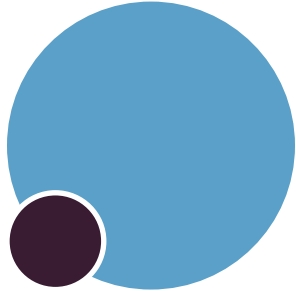
CONS

- 1 less softball field









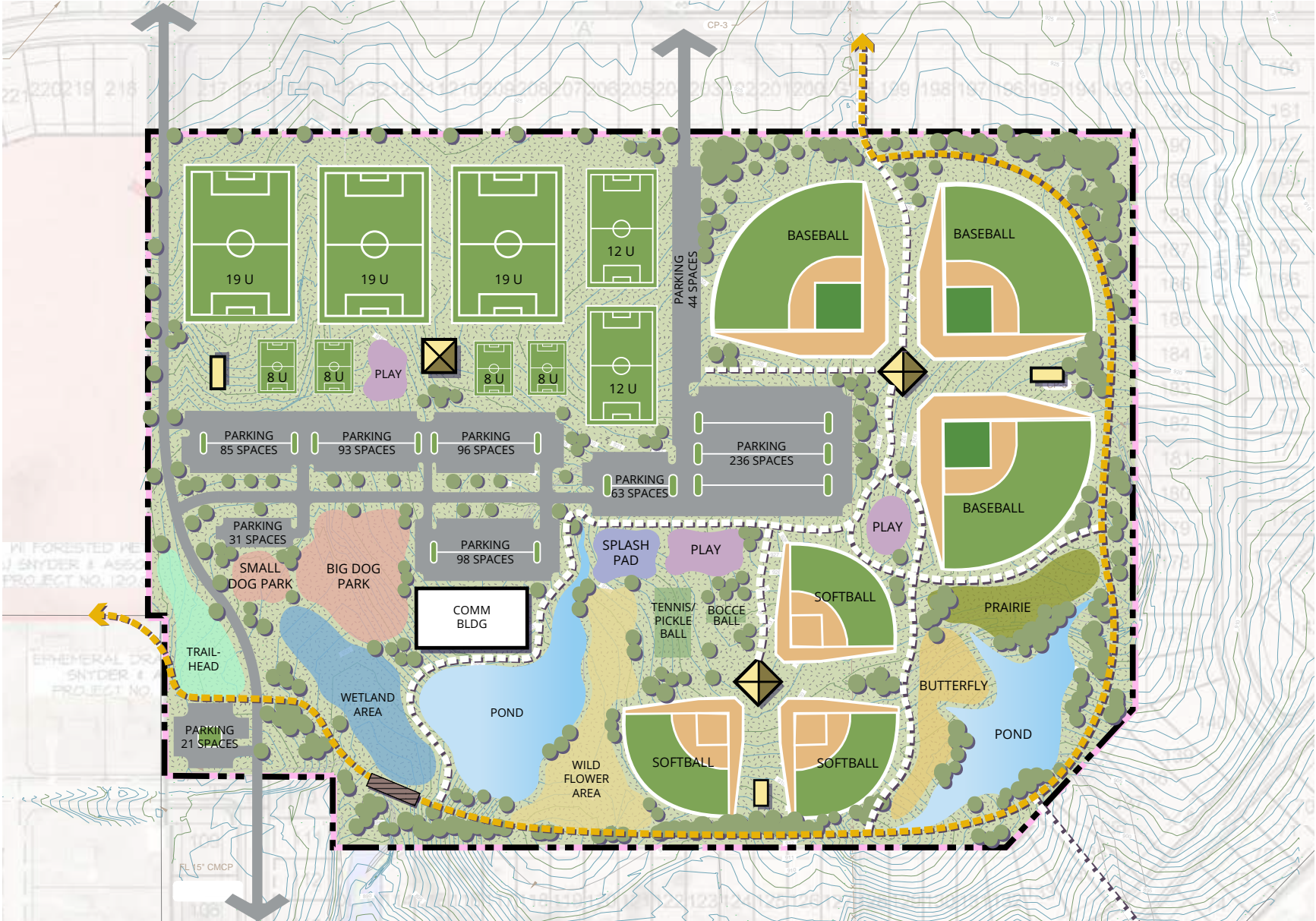
Budget Cost Opinion

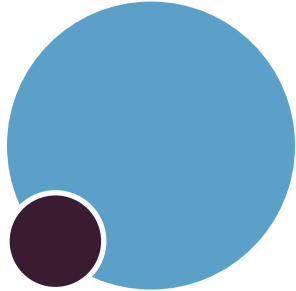
Phasing Estimates

- Plan sets realistic expectations for layout of the park, but it is still a master plan.
- As detailed design occurs, things will change
- Used to develop multi-year implementable phases for proceeding into design drawings
- Tool for allocating CIP Funding
- Budget level cost opinion is on the conservative side. However, they are based on comparable built project costs.

PHASING COST ESTIMATES

PHASE	COST
PHASE 1	\$3,459,961
PHASE 1A	\$3,227,563
PHASE 1B	\$350,000
PHASE 2	\$865,941
PHASE 3	\$3,460,162
PHASE 4	\$1,912,000
PHASE 5	\$619,000
PHASE 6	\$3,815,941
SUBTOTAL	\$17,710,568
SOFT COST (28%)	\$4,958,959
INFLATION (10%)	\$2,266,953
GRAND TOTAL	\$24,936,480





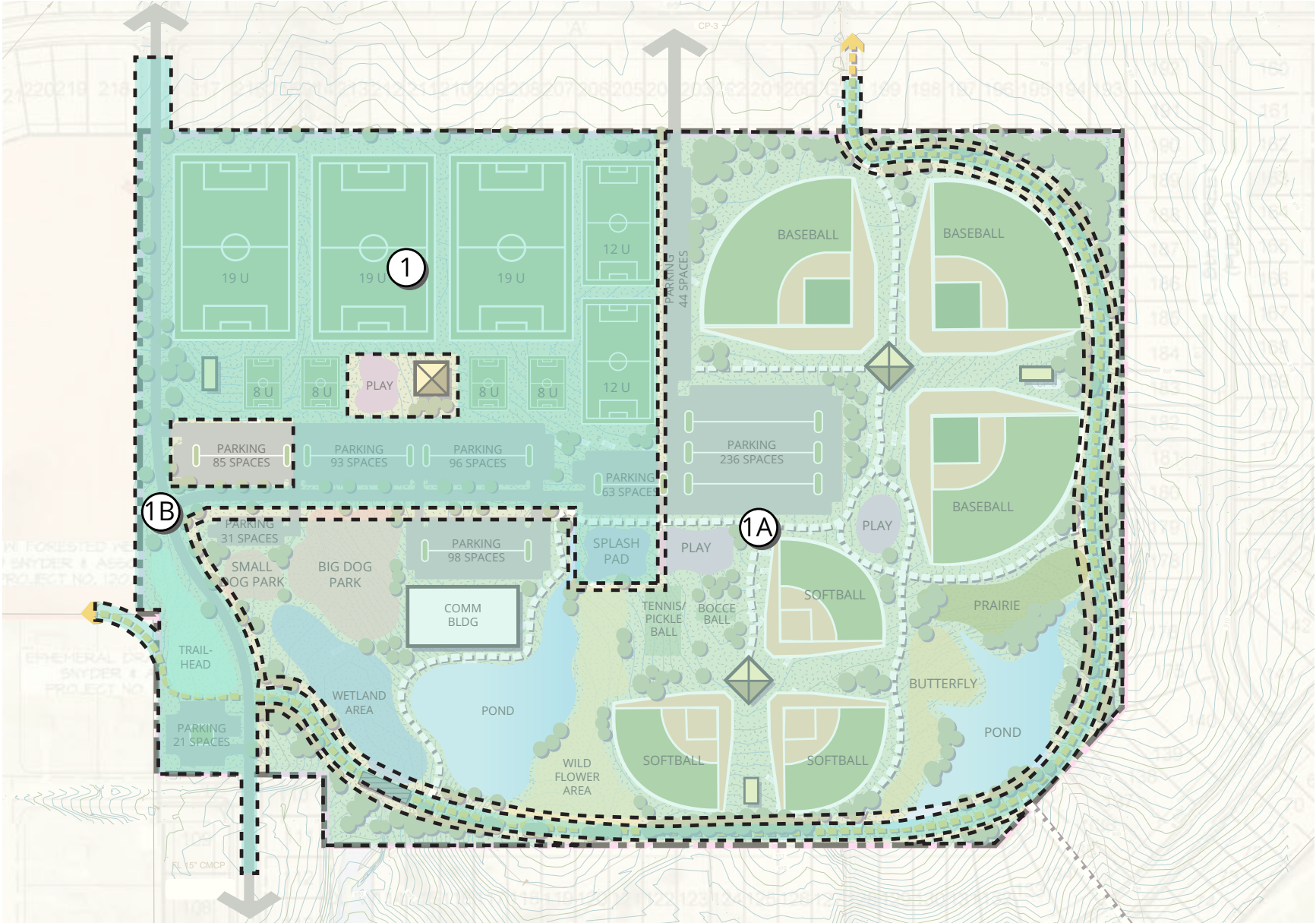
Budget Cost Opinion

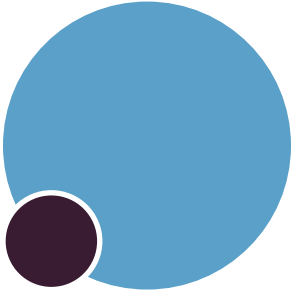
Phase 1

- Phase 1 includes site preparation grading and seeding, soccer and its utilities, supplemental parking, splash pad, trail and through street.
- Funding available to complete trail and road as soon as possible.
- Splash pad amenity provided for a wider range of attraction while construction is completed. (specific funding readily available)
- Soccer construction occurs with site grading due to similar processes.
- Utilities must include electrical for field and parking light and irrigation for fields.

PHASE 1 COST ESTIMATES

PHASE 1	COST
Fine grading and subdrain install for 19U soccer fields	\$120,000
Fine grading and subdrain install for 12U soccer fields	\$60,000
Fine grading and subdrain install for 8U soccer fields	\$60,000
Lighting for 19U soccer fields	\$300,000
Irrigation	\$117,000
Concrete parking lots (262 spaces)	\$951,461
Parking lot lighting	\$100,000
(1) Storage building	\$25,000
Monument signage (at each roadway entrance)	\$200,000
Trailhead	\$75,000
Hard surface trail	\$301,500
(1) Splash pad	\$250,000
Water, sewer, and electric	\$900,000
PHASE 1 SUBTOTAL	\$3,459,961





Budget Cost Opinion

Phase 1A and 1B

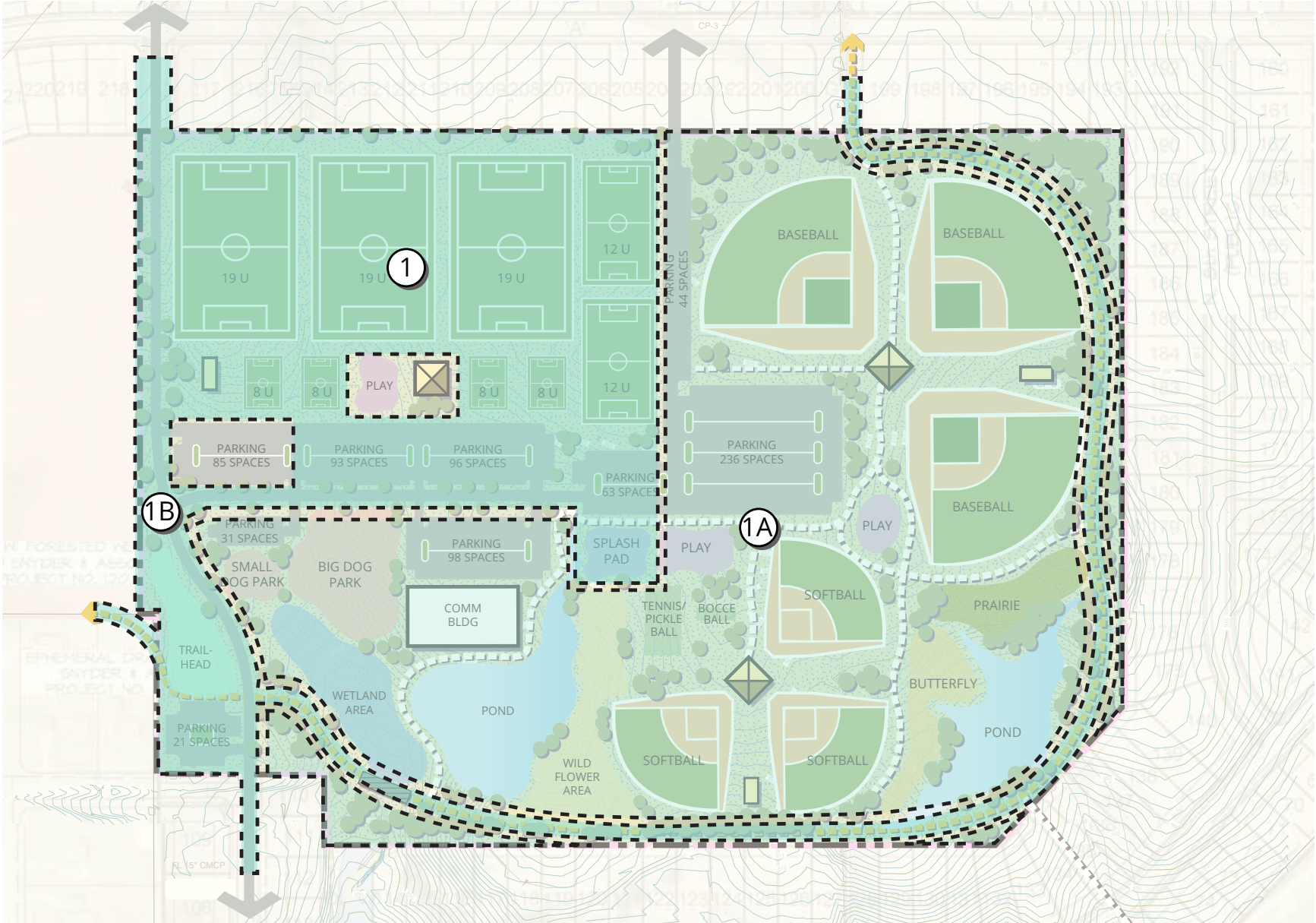
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- Funding available to complete trail and road as soon as possible.
- Splash pad amenity provided for a wider range of attraction while construction is completed. (specific funding readily available)
- Soccer construction occurs with site grading due to similar processes.
- Utilities must include electrical for field and parking light and irrigation for fields.

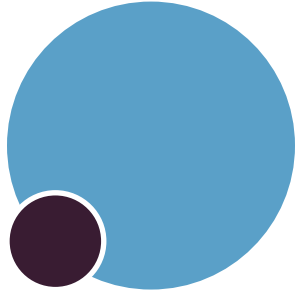
PHASE 1A COST ESTIMATES

PHASE 1A	COST
Mass grading for the 57 acre site	\$2,800,000
Grading for retention ponds	\$300,000
Seeding of site	\$127,563
PHASE 1A SUBTOTAL	\$3,227,563

PHASE 1B COST ESTIMATES

PHASE 1B	COST
North/South through road along west property edge	\$350,000
PHASE 1B SUBTOTAL	\$350,000
SUBTOTAL	\$7,037,524
Soft Cost (28%)	\$1,970,507
Inflation (10%)	\$900,803
PHASE 1 GRAND TOTAL	\$9,908,834





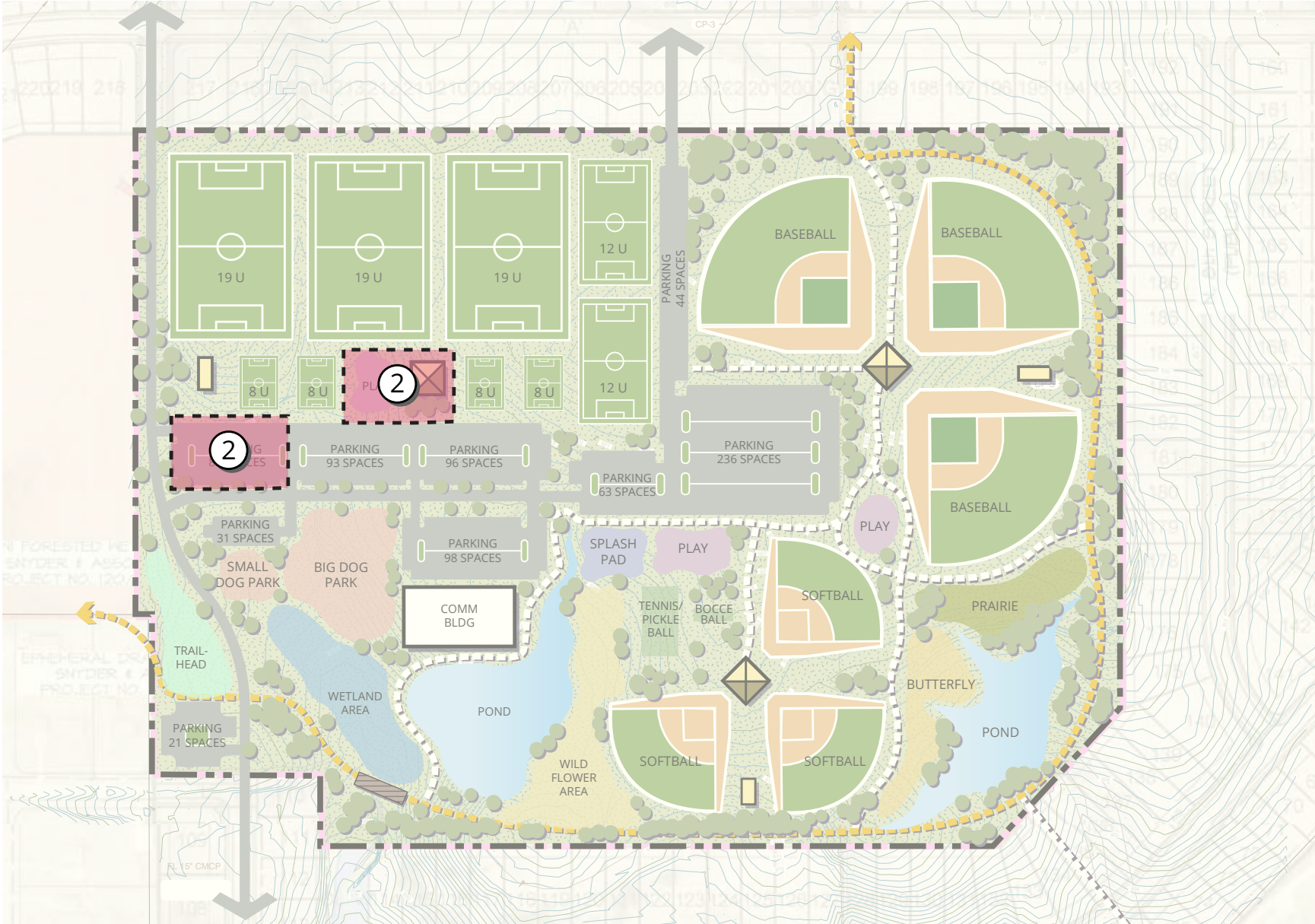
Budget Cost Opinion

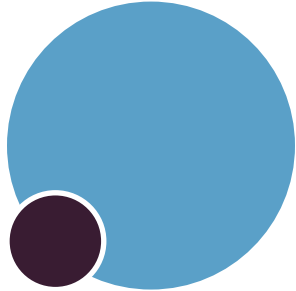
Phase 2

- Phase 2 to complete soccer section of site.
- Includes more parking, 1 play area and 1 concession stand.
- Smaller, more attainable budget following the most costly phase.

PHASE 2 COST ESTIMATES

PHASE 2	COST
(1) Concession stand	\$500,000
(1) Play area	\$150,000
Concrete parking lot (96 spaces)	\$350,000
PHASE 2 SUBTOTAL	\$865,941
SOFT COST (28%)	\$242,463
INFLATION (10%)	\$110,840
PHASE 2 GRAND TOTAL	\$1,219,245





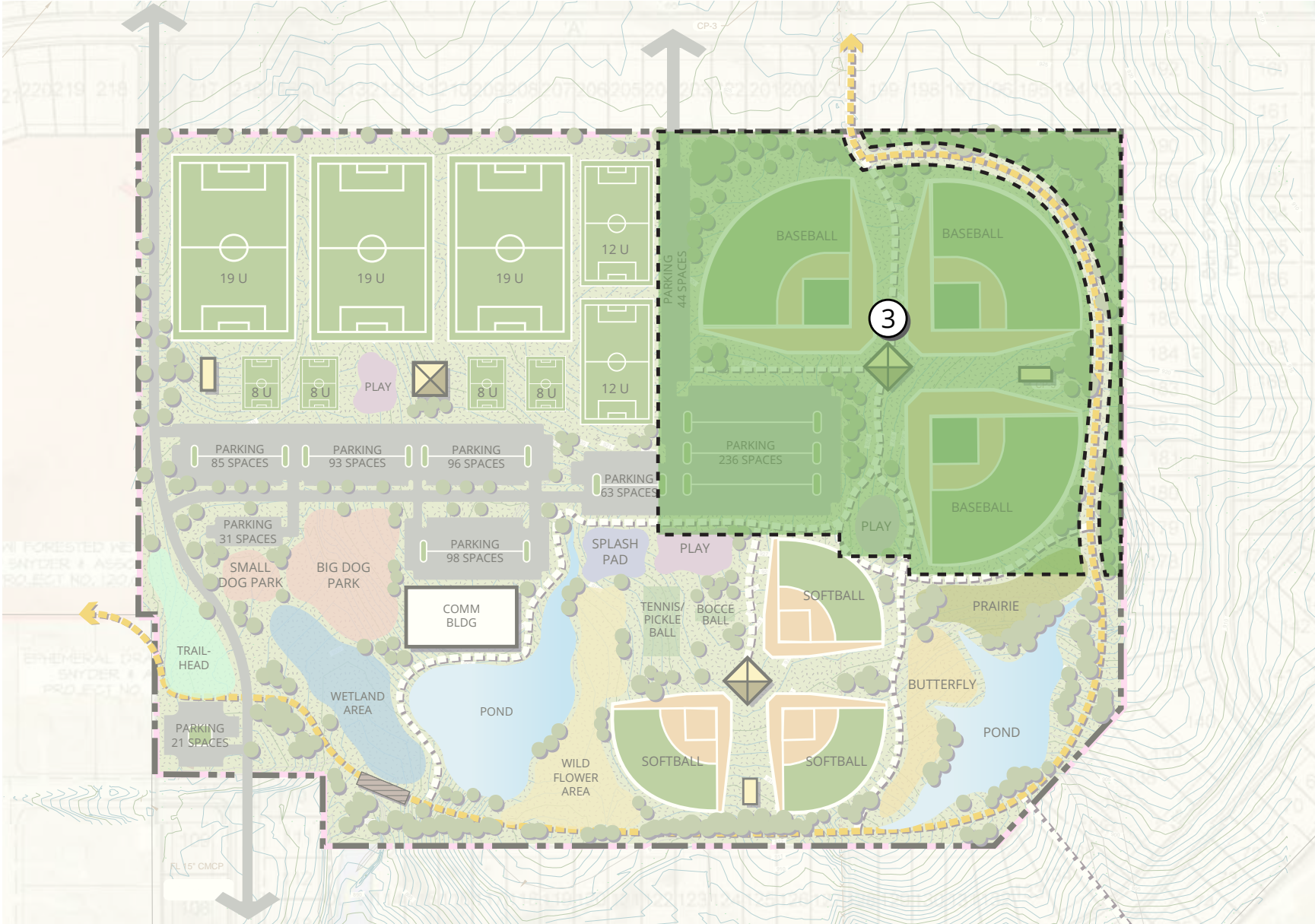
Budget Cost Opinion

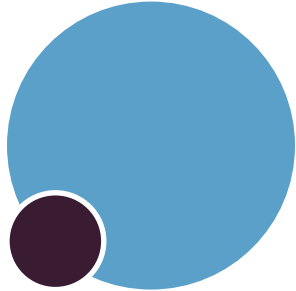
Phase 3

- Phase 3 to focus and complete baseball fields with utilities and amenities.
- Supplemental parking, concessions, storage and play area will be installed.
- Utilities must include electrical for field and parking light and irrigation for fields.

PHASE 3 COST ESTIMATES

PHASE 3	COST
(3) Baseball fields	\$660,000
Lighting for all baseball fields	\$720,000
(1) Storage building	\$25,000
(1) Concession stand	\$500,000
(1) Play area	\$150,000
Concrete parking lot (280 spaces)	\$858,162
Parking lot lighting	\$100,000
Electrical extension	\$200,000
Irrigation	\$117,000
Tree planting	\$130,000
PHASE 3 SUBTOTAL	\$3,460,162
SOFT COST (28%)	\$968,845
INFLATION (10%)	\$442,901
PHASE 3 GRAND TOTAL	\$4,871,908





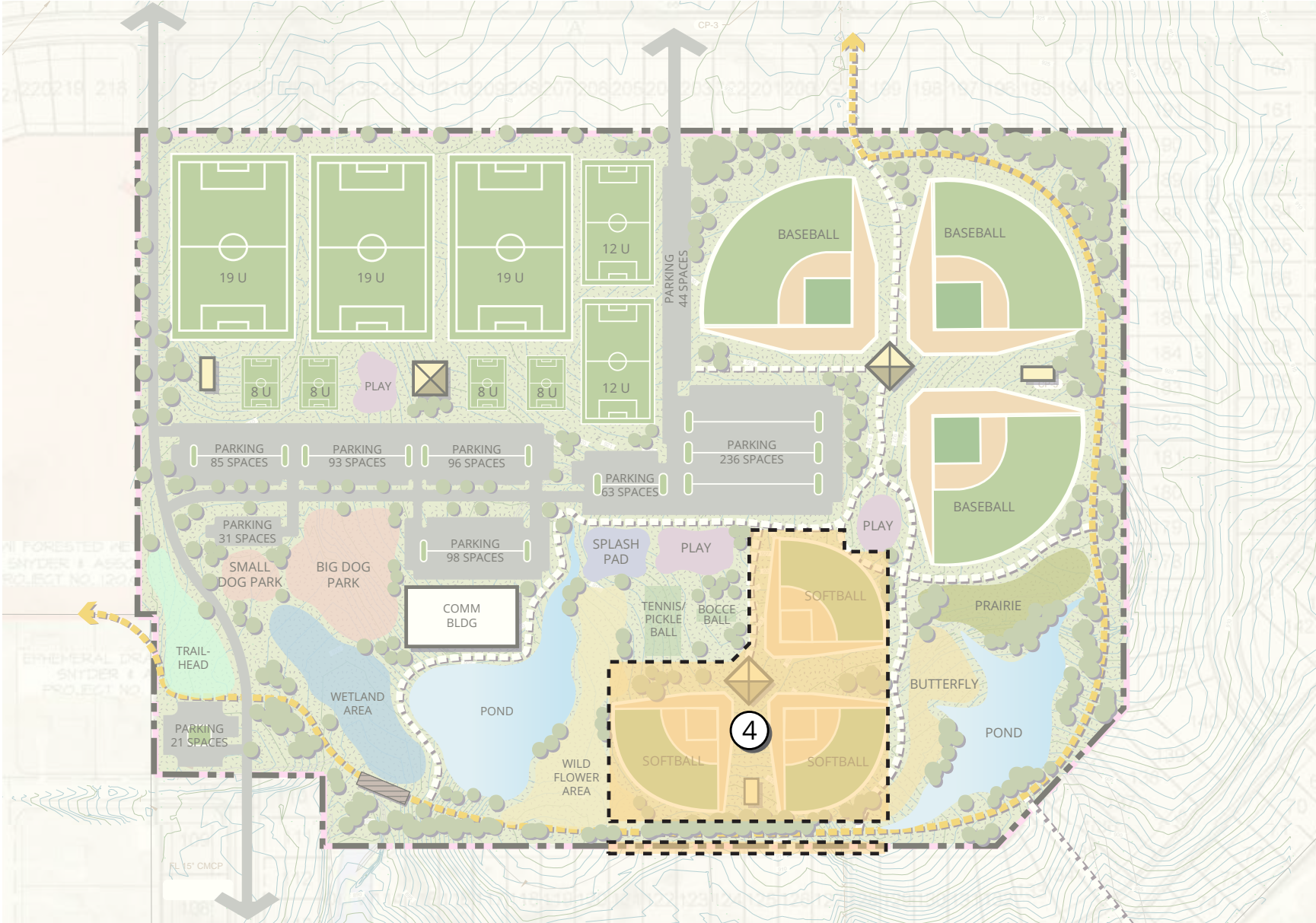
Budget Cost Opinion

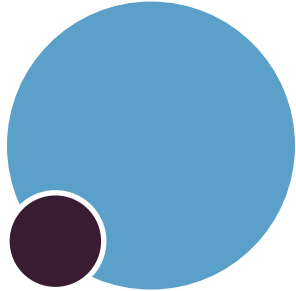
Phase 4

- Phase 4 to focus and complete softball fields with utilities and amenities.
- Supplemental concessions and storage will be installed.
- Utilities must include electrical for field light and irrigation for fields.
- Parking installed in previous phases.

PHASE 4 COST ESTIMATES

PHASE 4	COST
(3) Softball fields	\$480,000
Lighting for all softball fields	\$450,000
(1) Storage building	\$25,000
(1) Concession stand	\$500,000
Baseball and softball pedestrian paving	\$210,000
Irrigation	\$117,000
Tree planting	\$130,000
PHASE 4 SUBTOTAL	\$1,912,000
SOFT COST (28%)	\$535,360
INFLATION (10%)	\$244,736
PHASE 4 GRAND TOTAL	\$2,692,096





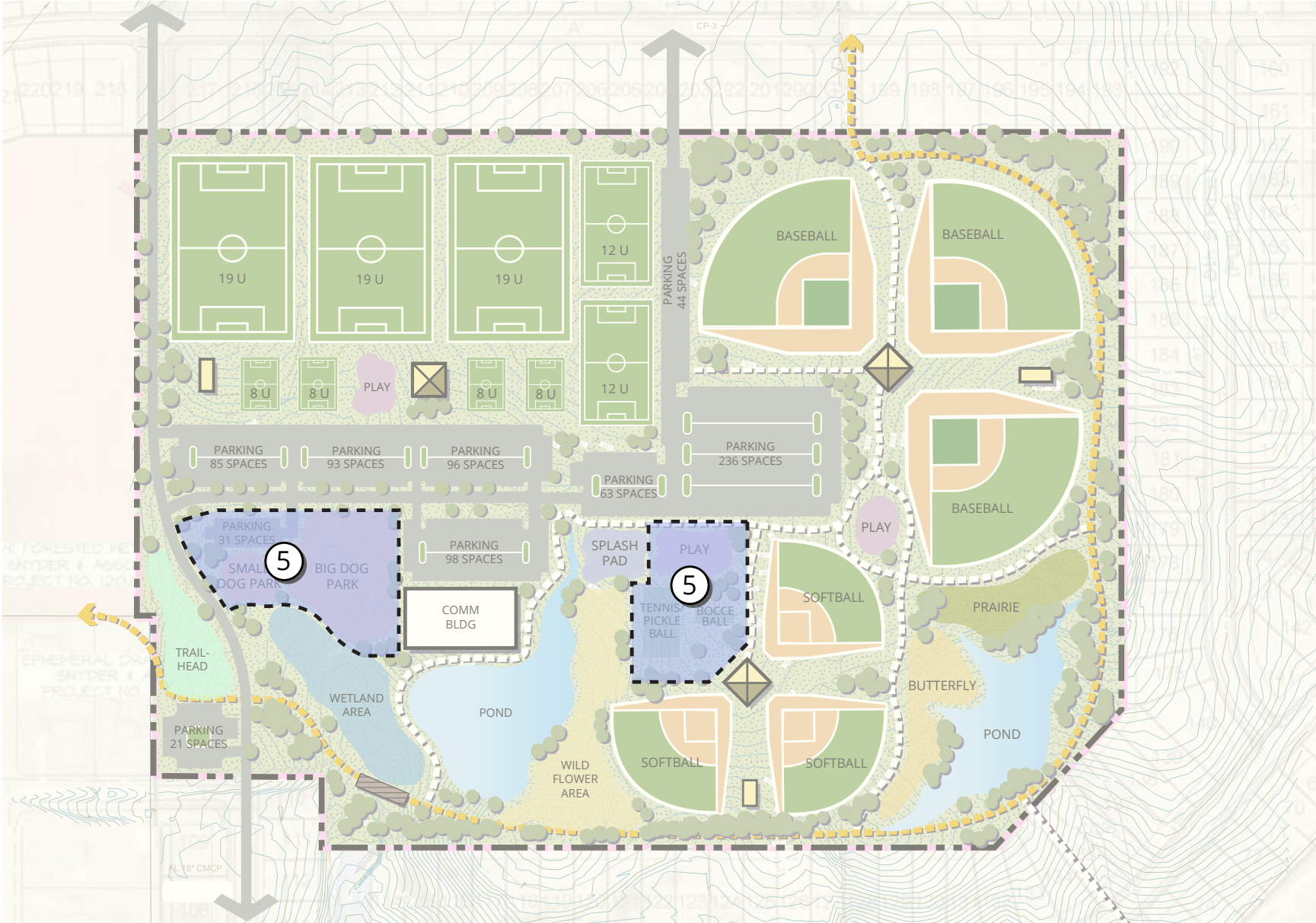
Budget Cost Opinion

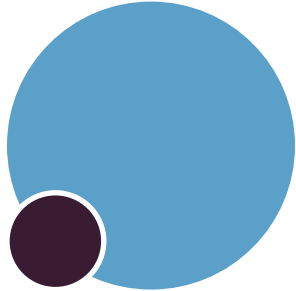
Phase 5

- Phase 5 to provide variety of central amenities to site.
- 1 play area, tennis/pickle ball courts, bocce ball courts and dog parks.
- Small parking lot adjacent to dog parks to be installed with lighting.

PHASE 5 COST ESTIMATES

PHASE 5	COST
(1) Tennis/ (4) pickle ball courts	\$150,000
(2) Bocce ball courts	\$30,000
(1) Play area	\$150,000
Dog park (big dogs)	\$60,000
Dog park (small dogs)	\$25,000
Tree Planting	\$130,000
Concrete parking lot (31 spaces)	\$74,000
PHASE 5 SUBTOTAL	\$619,000
SOFT COST (28%)	\$173,320
INFLATION (10%)	\$79,232
PHASE 5 GRAND TOTAL	\$871,552





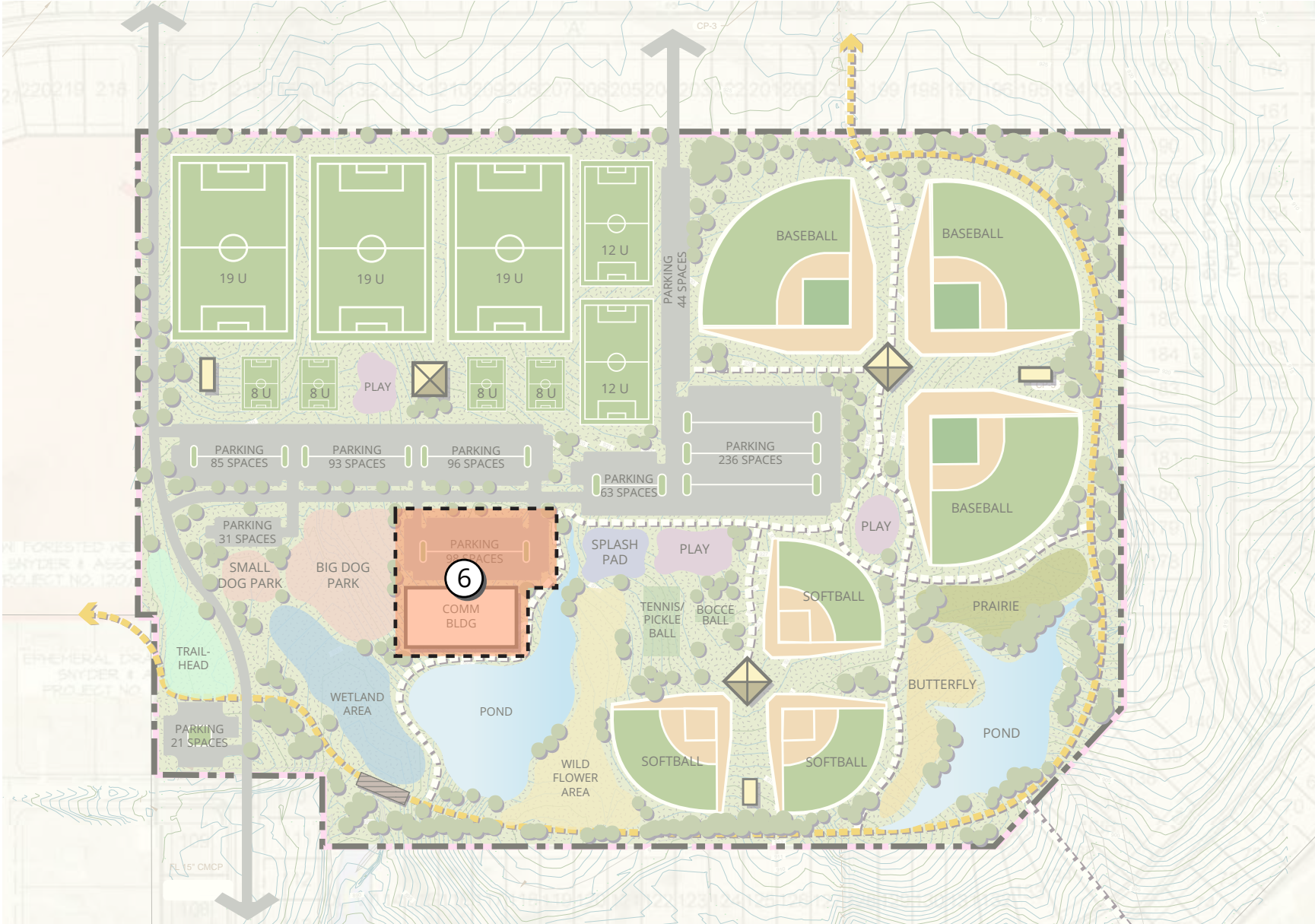
Budget Cost Opinion

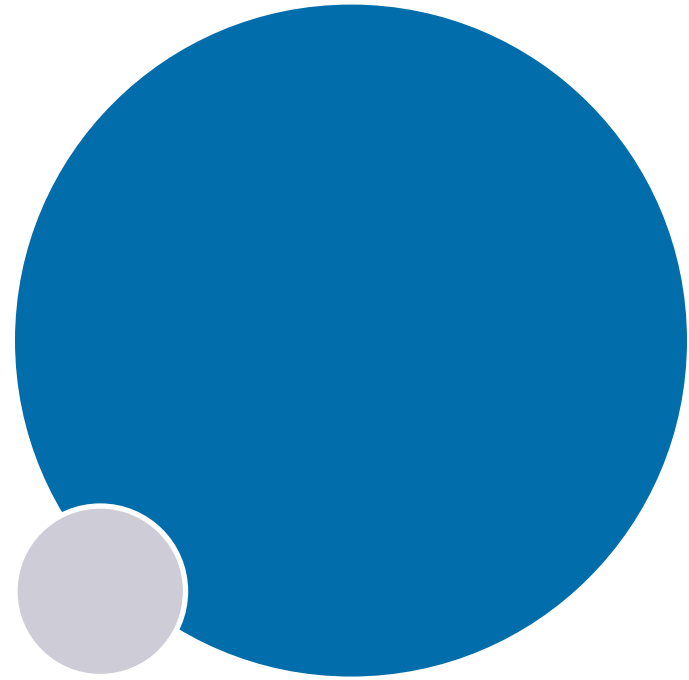
Phase 6

- Phase 6 to complete the site with the community center and adjacent parking.
- Utilities must include electrical for lighting of parking lot.
- Architectural expertise to focus on building structure.

PHASE 6 COST ESTIMATES

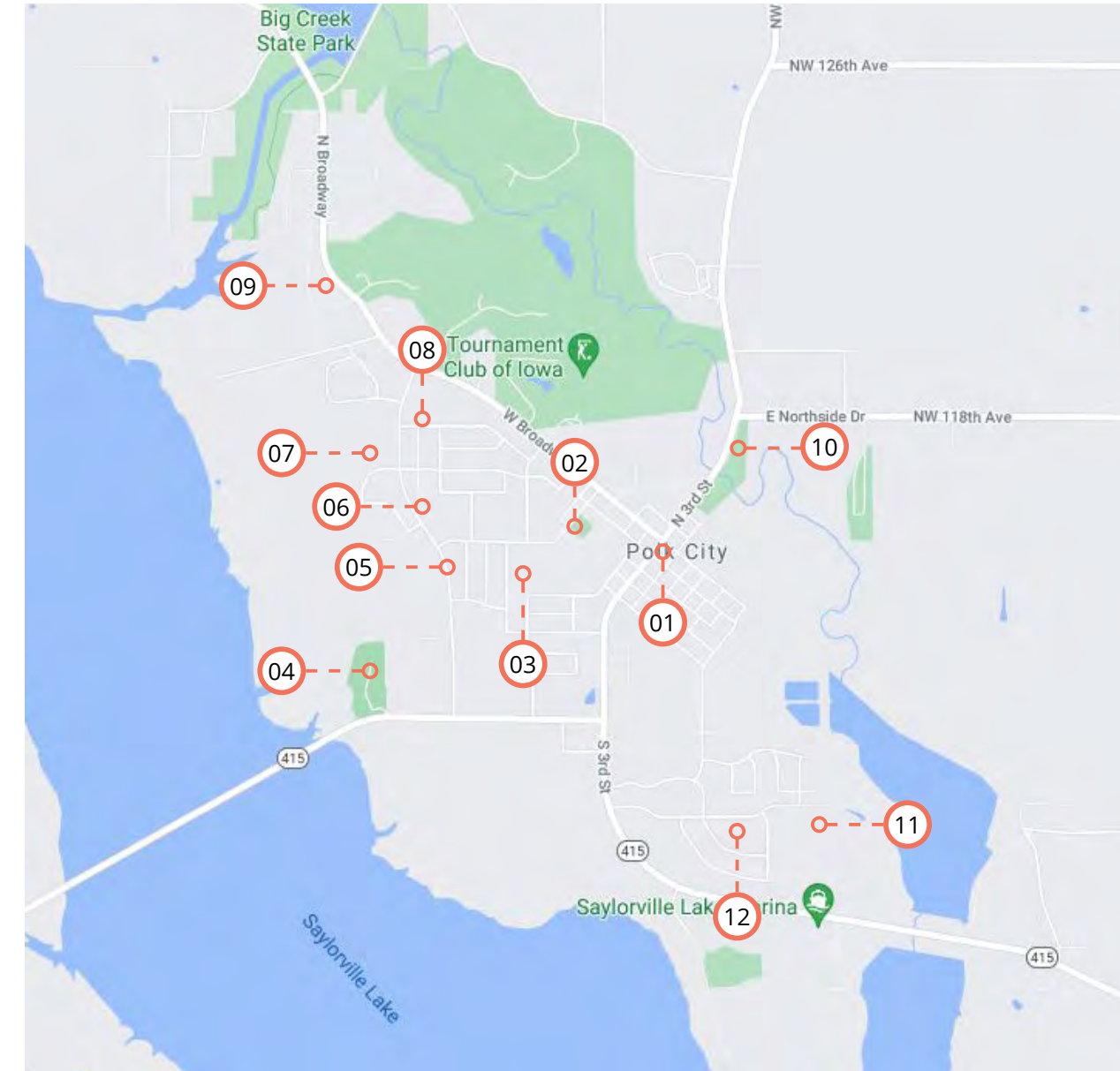
PHASE 6	COST
(1) Community center	\$3,500,000
Concrete parking lot (98 spaces)	\$215,941
Parking lot lighting	\$100,000
PHASE 6 SUBTOTAL	\$3,815,941
SOFT COST (28%)	\$1,068,463
INFLATION (10%)	\$488,440
PHASE 6 GRAND TOTAL	\$5,371,845





APPENDIX A

PARK INVENTORY



- 01 POLK CITY SQUARE PARK
- 02 MILLER PARK
- 03 DOC SIMMER MEMORIAL PARK
- 04 POLK CITY SPORTS COMPLEX
- 05 LAKEVIEW PARK
- 06 LEONARD PARK
- 07 WOODHAVEN LINEAR PARK
- 08 MORSE FAMILY PARK
- 09 LOST LAKES PARK
- 10 KIWANIS/ALL SEASONS PARK
- 11 TWELVE OAKS PARK
- 12 MARINA COVE PARK

POLK CITY SQUARE PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 9:00 AM



GENERAL PARK INFORMATION

Size: 1.063 Acres
Classification: Parks with Amenities

CONTEXT AND DETAILS

- Original bricks beaten up around gazebo
- Christmas decorations are up
- Totem next to Entrance Sign
- Bell tower on west side of Park
- Parking surrounds the park
- Memorial on east side of park
- Soldiers Cross on east side
- Flag pole on east side
- Fire hydrant in front of Entrance sign (awkward)

PARK USAGE

- High

PARK ACCESS

- Public Road
- Sidewalk

PARKING

- On Street

SEASONAL AMENITIES

- Spring
- Summer
- Fall
- Winter

PRACTICE SPACE POTENTIAL

- None

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/	✓	/	G
Trash Can	/	✓	/	G
Recycling Bin	/		/	
Open / Green Space	/	✓	/	G
Walking / Biking Trail	/		/	
Drinking Fountain	/	✓	/	G
Restroom	/		/	
Parking Lot	/		/	
Pond	/		/	
Picnic Shelter	/	✓	/	G
Picnic Table	/	✓	/	G
Playground	/	✓	/	G
Fishing	/		/	
Lights	/	✓	/	G

Amenity	/	On Site	/	G/F/P*
Basketball Court	/		/	
Baby Swing	/	✓	/	G
Backstop	/		/	
Shuffleboard	/		/	
Pickle Ball Court	/		/	
Softball Field	/		/	
Volleyball Court	/		/	
Disc Golf Course	/		/	
Baseball Field	/		/	
Sledding	/		/	
Soccer Field	/		/	
Entry Signage	/	✓	/	F
Bike Rack	/	✓	/	G
Grill	/		/	

PHOTOS



POLK CITY PARKS INVENTORY



MILLER PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 9:15 AM



GENERAL PARK INFORMATION

Size: 1.5 Acres
Classification: Parks with Amenities

CONTEXT AND DETAILS

- Swale Behind Park
- Kybo
- 20 Stall Parking
- Pickle ball or Tennis

PARK USAGE

- High
- Moderate

PARK ACCESS

- Public Road
- Sidewalk

PARKING

- Off Street

SEASONAL AMENITIES

- Spring
- Summer
- Fall

PRACTICE SPACE POTENTIAL

- None

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/	✓	/	G
Trash Can	/	✓	/	G
Recycling Bin	/		/	
Open / Green Space	/	✓	/	G
Walking / Biking Trail	/		/	
Drinking Fountain	/	✓	/	G
Restroom	/	✓	/	G
Parking Lot	/		/	
Pond	/		/	
Picnic Shelter	/	✓	/	G
Picnic Table	/	✓	/	G
Playground	/	✓	/	G
Fishing	/		/	
Lights	/	✓	/	G

Amenity	/	On Site	/	G/F/P*
Basketball Court	/		/	
Baby Swing	/	✓	/	G
Backstop	/		/	
Shuffleboard	/		/	
Pickle Ball Court	/	✓	/	G
Softball Field	/		/	
Volleyball Court	/		/	
Disc Golf Course	/		/	
Baseball Field	/		/	
Sledding	/		/	
Soccer Field	/		/	
Entry Signage	/	✓	/	F
Bike Rack	/	✓	/	P
Grill	/		/	

PHOTOS



POLK CITY PARKS INVENTORY



DOC SIMMER MEMORIAL PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 9:45 AM



GENERAL PARK INFORMATION

Size: 1.063 Acres
Classification: Parks with Amenities

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>Moderate</div>	<div><div></div>Public Road</div>	<div><div></div>Off Street</div>
<div><div></div>Light</div>	<div><div></div>Sidewalk</div>	

CONTEXT AND DETAILS

- Kybo Cover in The parking lot
- Newly planted Trees
- 8 Parking Spots
- Commemorative Bench
- Concrete Platforms for future benches
- ...
- ...

SEASONAL AMENITIES

Spring

Summer

Fall

PRACTICE SPACE POTENTIAL

- Possible Disc Golf space
- Add a few more trees
- ...
- ...
- ...

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/	<div><div></div></div>	/	<div><div></div>G</div>
Trash Can	/	<div><div></div></div>	/	
Recycling Bin	/	<div><div></div></div>	/	
Open / Green Space	/	<div><div></div></div>	/	<div><div></div>G</div>
Walking / Biking Trail	/	<div><div></div></div>	/	
Drinking Fountain	/	<div><div></div></div>	/	
Restroom	/	<div><div></div></div>	/	<div><div></div>G</div>
Parking Lot	/	<div><div></div></div>	/	<div><div></div>G</div>
Pond	/	<div><div></div></div>	/	
Picnic Shelter	/	<div><div></div></div>	/	
Picnic Table	/	<div><div></div></div>	/	
Playground	/	<div><div></div></div>	/	
Fishing	/	<div><div></div></div>	/	
Lights	/	<div><div></div></div>	/	

Amenity	/	On Site	/	G/F/P*
Basketball Court	/	<div><div></div></div>	/	
Baby Swing	/	<div><div></div></div>	/	
Backstop	/	<div><div></div></div>	/	
Shuffleboard	/	<div><div></div></div>	/	
Pickle Ball Court	/	<div><div></div></div>	/	
Softball Field	/	<div><div></div></div>	/	
Volleyball Court	/	<div><div></div></div>	/	
Disc Golf Course	/	<div><div></div></div>	/	
Baseball Field	/	<div><div></div></div>	/	
Sledding	/	<div><div></div></div>	/	
Soccer Field	/	<div><div></div></div>	/	
Entry Signage	/	<div><div></div></div>	/	<div><div></div>G</div>
Bike Rack	/	<div><div></div></div>	/	
Grill	/	<div><div></div></div>	/	

PHOTOS



POLK CITY SPORTS COMPLEX

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 9:00 AM



GENERAL PARK INFORMATION

Size: Acres
Classification: Parks with Amenities

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>High</div>	<div><div></div>Public Road</div>	<div><div></div>Off Street</div>
<div><div></div>Moderate</div>	<div><div></div>Sidewalk</div>	

CONTEXT AND DETAILS

- Gate Gravel Parking lot
- 92 Spots 4 ADA spots
- 2 Batting Cages
- 5 Soccer Fields Painted
- Flagpole near Shelter House
- 2 concession stands
- 3 Softball Fields
- 1 Baseball Field

SEASONAL AMENITIES

Spring

Summer

Fall

PRACTICE SPACE POTENTIAL

- Already being utilized
- Could have some more tennis, pickle ball etc. to the west
- ...
- ...

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/	<div><div></div></div>	/	<div><div></div>G</div>
Trash Can	/	<div><div></div></div>	/	<div><div></div>G</div>
Recycling Bin	/	<div><div></div></div>	/	
Open / Green Space	/	<div><div></div></div>	/	<div><div></div>G</div>
Walking / Biking Trail	/	<div><div></div></div>	/	
Drinking Fountain	/	<div><div></div></div>	/	<div><div></div>G</div>
Restroom	/	<div><div></div></div>	/	<div><div></div>G</div>
Parking Lot	/	<div><div></div></div>	/	<div><div></div>F</div>
Pond	/	<div><div></div></div>	/	
Picnic Shelter	/	<div><div></div></div>	/	<div><div></div>G</div>
Picnic Table	/	<div><div></div></div>	/	<div><div></div>G</div>
Playground	/	<div><div></div></div>	/	<div><div></div>G</div>
Fishing	/	<div><div></div></div>	/	
Lights	/	<div><div></div></div>	/	<div><div></div>G</div>

Amenity	/	On Site	/	G/F/P*
Basketball Court	/	<div><div></div></div>	/	
Baby Swing	/	<div><div></div></div>	/	<div><div></div>G</div>
Backstop	/	<div><div></div></div>	/	
Shuffleboard	/	<div><div></div></div>	/	
Pickle Ball Court	/	<div><div></div></div>	/	
Softball Field	/	<div><div></div></div>	/	<div><div></div>G</div>
Volleyball Court	/	<div><div></div></div>	/	
Disc Golf Course	/	<div><div></div></div>	/	
Baseball Field	/	<div><div></div></div>	/	<div><div></div>G</div>
Sledding	/	<div><div></div></div>	/	
Soccer Field	/	<div><div></div></div>	/	<div><div></div>G</div>
Entry Signage	/	<div><div></div></div>	/	<div><div></div>G</div>
Bike Rack	/	<div><div></div></div>	/	<div><div></div>G</div>
Grill	/	<div><div></div></div>	/	

PHOTOS



LAKEVIEW PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 12:00 AM



GENERAL PARK INFORMATION

Size: 1.271 Acres
Classification: Parks with Amenities

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>Light</div> <div><div></div>Rare</div>	<div><div></div>Sidewalk</div>	<div><div></div>On Street</div>

CONTEXT AND DETAILS

- Mud trail - started to create a path?
- Newly planted Trees
-
-
-
-
-
-

SEASONAL AMENITIES

- | | |
|---|----------------------------|
| <div><div></div>Spring</div> <div><div></div>Summer</div> | <div><div></div>Fall</div> |
|---|----------------------------|

PRACTICE SPACE POTENTIAL

- None
-
-
-
-
-

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/		/	
Trash Can	/		/	
Recycling Bin	/		/	
Open / Green Space	/	✓	/	G
Walking / Biking Trail	/		/	
Drinking Fountain	/		/	
Restroom	/		/	
Parking Lot	/		/	
Pond	/		/	
Picnic Shelter	/		/	
Picnic Table	/		/	
Playground	/		/	
Fishing	/		/	
Lights	/		/	

Amenity	/	On Site	/	G/F/P*
Basketball Court	/		/	
Baby Swing	/		/	
Backstop	/		/	
Shuffleboard	/		/	
Pickle Ball Court	/		/	
Softball Field	/		/	
Volleyball Court	/		/	
Disc Golf Course	/		/	
Baseball Field	/		/	
Sledding	/		/	
Soccer Field	/		/	
Entry Signage	/		/	
Bike Rack	/		/	
Grill	/		/	

PHOTOS



LEONARD PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 11:45 AM



GENERAL PARK INFORMATION

Size: 1.642 Acres
Classification: Parks with Amenities

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>Light</div> <div><div></div>Rare</div>	<div><div></div>Sidewalk</div>	<div><div></div>On Street</div>

CONTEXT AND DETAILS

- Teatherball Court
- Newly planted Trees
- Fence bordering park is in dissarray
- ADA accessible playground
- Kiwanis Club Fundraised Playground
- Kybo Cover
- Trees planted by The Polk City Arbore League
- Kybo

SEASONAL AMENITIES

- | | |
|---|----------------------------|
| <div><div></div>Spring</div> <div><div></div>Summer</div> | <div><div></div>Fall</div> |
|---|----------------------------|

PRACTICE SPACE POTENTIAL

- Potential Practice Space for Soccer
- Could Place Practice Backstop
-
-
-

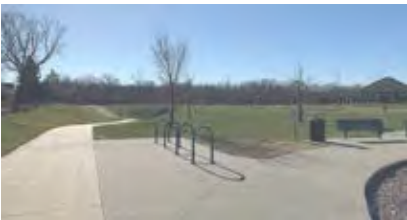
PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/	✓	/	G
Trash Can	/	✓	/	G
Recycling Bin	/		/	
Open / Green Space	/	✓	/	G
Walking / Biking Trail	/	✓	/	G
Drinking Fountain	/	✓	/	G
Restroom	/	✓	/	G
Parking Lot	/		/	
Pond	/		/	
Picnic Shelter	/		/	
Picnic Table	/	✓	/	G
Playground	/	✓	/	G
Fishing	/		/	
Lights	/		/	

Amenity	/	On Site	/	G/F/P*
Basketball Court	/		/	
Baby Swing	/		/	
Backstop	/		/	
Shuffleboard	/		/	
Pickle Ball Court	/		/	
Softball Field	/		/	
Volleyball Court	/		/	
Disc Golf Course	/		/	
Baseball Field	/		/	
Sledding	/		/	
Soccer Field	/		/	
Entry Signage	/	✓	/	G
Bike Rack	/	✓	/	G
Grill	/		/	

PHOTOS



WOODHAVEN LINEAR PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 11:15 AM



GENERAL PARK INFORMATION

Size: 3.173 Acres
Classification: Parks with Amenities

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>Moderate</div>	<div><div></div>Sidewalk</div>	<div><div></div>On Street</div>
<div><div></div>Light</div>		

CONTEXT AND DETAILS

- Newly planted grass
- Newly planted Detention Basin
- Looks like a road of grass
- Future Sidewalk / Playground
- Add connection to west side
-
-

SEASONAL AMENITIES

- | | |
|------------------------------|----------------------------|
| <div><div></div>Spring</div> | <div><div></div>Fall</div> |
| <div><div></div>Summer</div> | |

PRACTICE SPACE POTENTIAL

- Could have a backstop or half a soccer field
-
-
-
-

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/		/	
Trash Can	/		/	
Recycling Bin	/		/	
Open / Green Space	/	<div><div></div></div>	/	<div><div></div>G</div>
Walking / Biking Trail	/		/	
Drinking Fountain	/		/	
Restroom	/		/	
Parking Lot	/		/	
Pond	/		/	
Picnic Shelter	/		/	
Picnic Table	/		/	
Playground	/		/	
Fishing	/		/	
Lights	/		/	

Amenity	/	On Site	/	G/F/P*
Basketball Court	/		/	
Baby Swing	/		/	
Backstop	/		/	
Shuffleboard	/		/	
Pickle Ball Court	/		/	
Softball Field	/		/	
Volleyball Court	/		/	
Disc Golf Course	/		/	
Baseball Field	/		/	
Sledding	/		/	
Soccer Field	/		/	
Entry Signage	/		/	
Bike Rack	/		/	
Grill	/		/	

PHOTOS



MORSE FAMILY PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 10:45 AM



GENERAL PARK INFORMATION

Size: 0.535 Acres
Classification: Parks with Amenities

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>High</div>	<div><div></div>Sidewalk</div>	<div><div></div>On Street</div>
<div><div></div>Moderate</div>		

CONTEXT AND DETAILS

- G Water Pump
- Boulders throughout
- 'Natural' Playground
- Sundial in the middle
- Needs some added mulch
-
-

SEASONAL AMENITIES

- | | |
|------------------------------|----------------------------|
| <div><div></div>Spring</div> | <div><div></div>Fall</div> |
| <div><div></div>Summer</div> | |

PRACTICE SPACE POTENTIAL

- None
-
-
-
-

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/	<div><div></div></div>	/	<div><div></div>G</div>
Trash Can	/		/	
Recycling Bin	/		/	
Open / Green Space	/		/	
Walking / Biking Trail	/		/	
Drinking Fountain	/		/	
Restroom	/		/	
Parking Lot	/		/	
Pond	/		/	
Picnic Shelter	/		/	
Picnic Table	/		/	
Playground	/	<div><div></div></div>	/	<div><div></div>G</div>
Fishing	/		/	
Lights	/		/	

Amenity	/	On Site	/	G/F/P*
Basketball Court	/		/	
Baby Swing	/		/	
Backstop	/		/	
Shuffleboard	/		/	
Pickle Ball Court	/		/	
Softball Field	/		/	
Volleyball Court	/		/	
Disc Golf Course	/		/	
Baseball Field	/		/	
Sledding	/		/	
Soccer Field	/		/	
Entry Signage	/	<div><div></div></div>	/	<div><div></div>G</div>
Bike Rack	/		/	
Grill	/		/	

PHOTOS



LOST LAKES PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME:10:50 AM



GENERAL PARK INFORMATION

Size: 2.331 Acres
Classification: Parks with Amenities

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>Light</div> <div><div></div>Rare</div>	<div><div></div>Sidewalk</div>	<div><div></div>On Street</div>

CONTEXT AND DETAILS

- Kybo Cover
- Newly planted trees
- Drainage areas to sulvert
- Some cracks in the sidewalk
- Has some utility heads sticking up out of the sidewalk
-
-

SEASONAL AMENITIES

- Spring
- Summer
- Fall

PRACTICE SPACE POTENTIAL

- Could have Soccer spaces
- Could have practice backstop
- Playground will be added
-
-

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/		/	
Trash Can	/		/	
Recycling Bin	/		/	
Open / Green Space	/	✓	/	G
Walking / Biking Trail	/		/	
Drinking Fountain	/	✓	/	G
Restroom	/	✓	/	G
Parking Lot	/		/	
Pond	/		/	
Picnic Shelter	/		/	
Picnic Table	/		/	
Playground	/		/	
Fishing	/		/	
Lights	/		/	

Amenity	/	On Site	/	G/F/P*
Basketball Court	/		/	
Baby Swing	/		/	
Backstop	/		/	
Shuffleboard	/		/	
Pickle Ball Court	/		/	
Softball Field	/		/	
Volleyball Court	/		/	
Disc Golf Course	/		/	
Baseball Field	/		/	
Sledding	/		/	
Soccer Field	/		/	
Entry Signage	/		/	
Bike Rack	/		/	
Grill	/		/	

PHOTOS



KIWANIS / ALL SEASONS PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME:10:30 AM



GENERAL PARK INFORMATION

Size: 9.9 Acres
Classification: Parks with Amenities

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>High</div> <div><div></div>Moderate</div>	<div><div></div>Public Road</div> <div><div></div>Sidewalk</div>	<div><div></div>Off Street</div>

CONTEXT AND DETAILS

- 14 Parking Spaces
- Gazebo
- Trail System connected
-
-
-
-
-

SEASONAL AMENITIES

- Spring
- Summer
- Fall

PRACTICE SPACE POTENTIAL

- Could have half a practice soccer field
- Extend Disc golf
-
-
-

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/	✓	/	G
Trash Can	/	✓	/	G
Recycling Bin	/		/	
Open / Green Space	/	✓	/	G
Walking / Biking Trail	/	✓	/	G
Drinking Fountain	/	✓	/	G
Restroom	/	✓	/	G
Parking Lot	/	✓	/	G
Pond	/		/	
Picnic Shelter	/	✓	/	G
Picnic Table	/	✓	/	G
Playground	/		/	
Fishing	/		/	
Lights	/	✓	/	G

Amenity	/	On Site	/	G/F/P*
Basketball Court	/	✓	/	G
Baby Swing	/		/	
Backstop	/		/	
Shuffleboard	/		/	
Pickle Ball Court	/		/	
Softball Field	/		/	
Volleyball Court	/	✓	/	G
Disc Golf Course	/	✓	/	G
Baseball Field	/		/	
Sledding	/		/	
Soccer Field	/		/	
Entry Signage	/	✓	/	G
Bike Rack	/	✓	/	G
Grill	/		/	

PHOTOS



TWELVE OAKS PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 10:15 AM



GENERAL PARK INFORMATION

Size: 3.582 Acres
Classification: Parks with Amenities

CONTEXT AND DETAILS

- Retention Basin
- Kybo Cover
- Newly planted trees
- ...
- ...
- ...
- ...

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>Light</div> <div><div></div>Rare</div>	<div><div></div>Sidewalk</div>	<div><div></div>Off Street</div>

SEASONAL AMENITIES

- | | |
|---|----------------------------|
| <div><div></div>Spring</div> <div><div></div>Summer</div> | <div><div></div>Fall</div> |
|---|----------------------------|

PRACTICE SPACE POTENTIAL

- Disc golf
- Half sized soccer field
- ...
- ...
- ...

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/		/	
Trash Can	/		/	
Recycling Bin	/		/	
Open / Green Space	/	<div><div></div></div>	/	
Walking / Biking Trail	/		/	
Drinking Fountain	/	<div><div></div></div>	/	<div><div></div>G</div>
Restroom	/	<div><div></div></div>	/	<div><div></div>G</div>
Parking Lot	/		/	
Pond	/	<div><div></div></div>	/	<div><div></div>G</div>
Picnic Shelter	/	<div><div></div></div>	/	<div><div></div>G</div>
Picnic Table	/	<div><div></div></div>	/	<div><div></div>G</div>
Playground	/		/	
Fishing	/	<div><div></div></div>	/	
Lights	/		/	

PHOTOS



MARINA COVE PARK

ADDRESS: POLK CITY, IA 50226
DATE: 12/4/2020 TIME: 9:30 AM



GENERAL PARK INFORMATION

Size: 2.692 Acres
Classification: Parks with Amenities

CONTEXT AND DETAILS

- Retention Basin
- Fish Educational signage
- ...
- ...
- ...
- ...

PARK USAGE	PARK ACCESS	PARKING
<div><div></div>Moderate</div> <div><div></div>Light</div>	<div><div></div>Sidewalk</div>	<div><div></div>Off Street</div>

SEASONAL AMENITIES

- | | |
|---|----------------------------|
| <div><div></div>Spring</div> <div><div></div>Summer</div> | <div><div></div>Fall</div> |
|---|----------------------------|

PRACTICE SPACE POTENTIAL

- Provide a space to dispose of pet waste
- ...
- ...
- ...
- ...

PARK AMENITIES

*PARK CONDITIONS: G = GOOD F = FAIR P = POOR

Amenity	/	On Site	/	G/F/P*
Bench	/	<div><div></div></div>	/	<div><div></div>G</div>
Trash Can	/	<div><div></div></div>	/	<div><div></div>G</div>
Recycling Bin	/		/	
Open / Green Space	/	<div><div></div></div>	/	<div><div></div>G</div>
Walking / Biking Trail	/	<div><div></div></div>	/	<div><div></div>G</div>
Drinking Fountain	/		/	
Restroom	/		/	
Parking Lot	/		/	
Pond	/	<div><div></div></div>	/	<div><div></div>G</div>
Picnic Shelter	/		/	
Picnic Table	/		/	
Playground	/	<div><div></div></div>	/	<div><div></div>G</div>
Fishing	/	<div><div></div></div>	/	<div><div></div>G</div>
Lights	/		/	

PHOTOS

