



Copeland Recreation Complex Master Plan

Waukee, IA

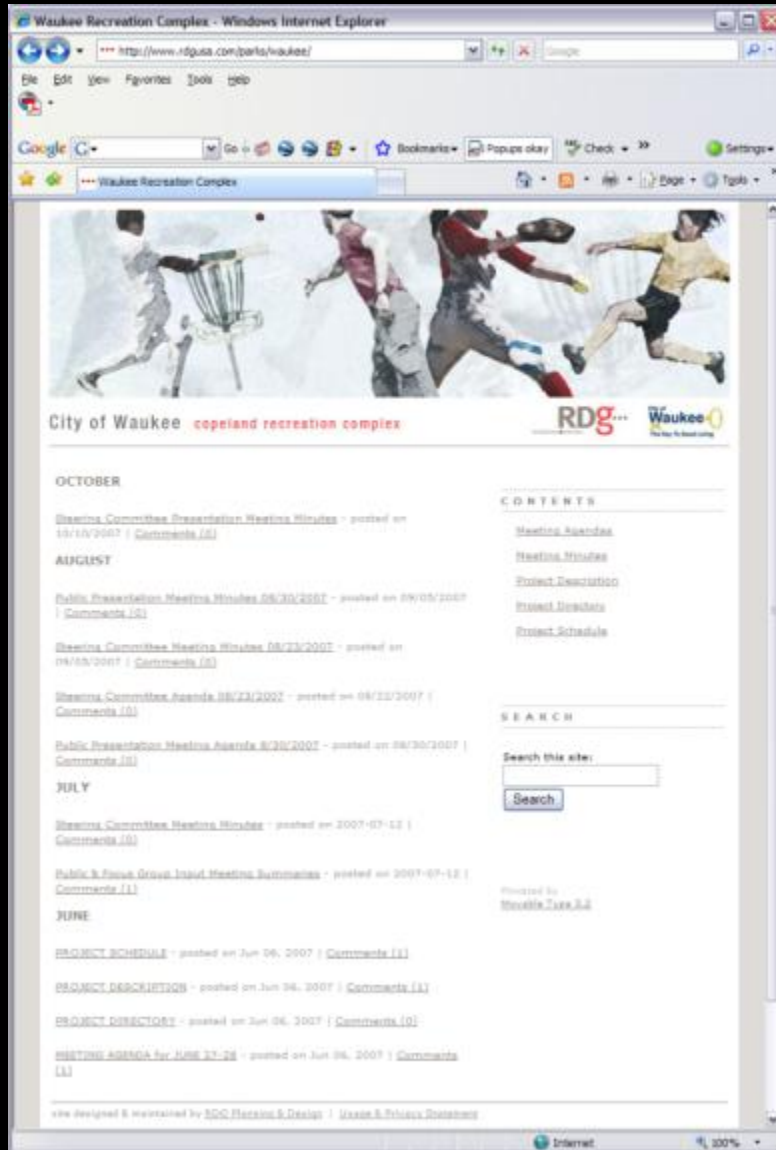
Final Presentation

November 29, 2007



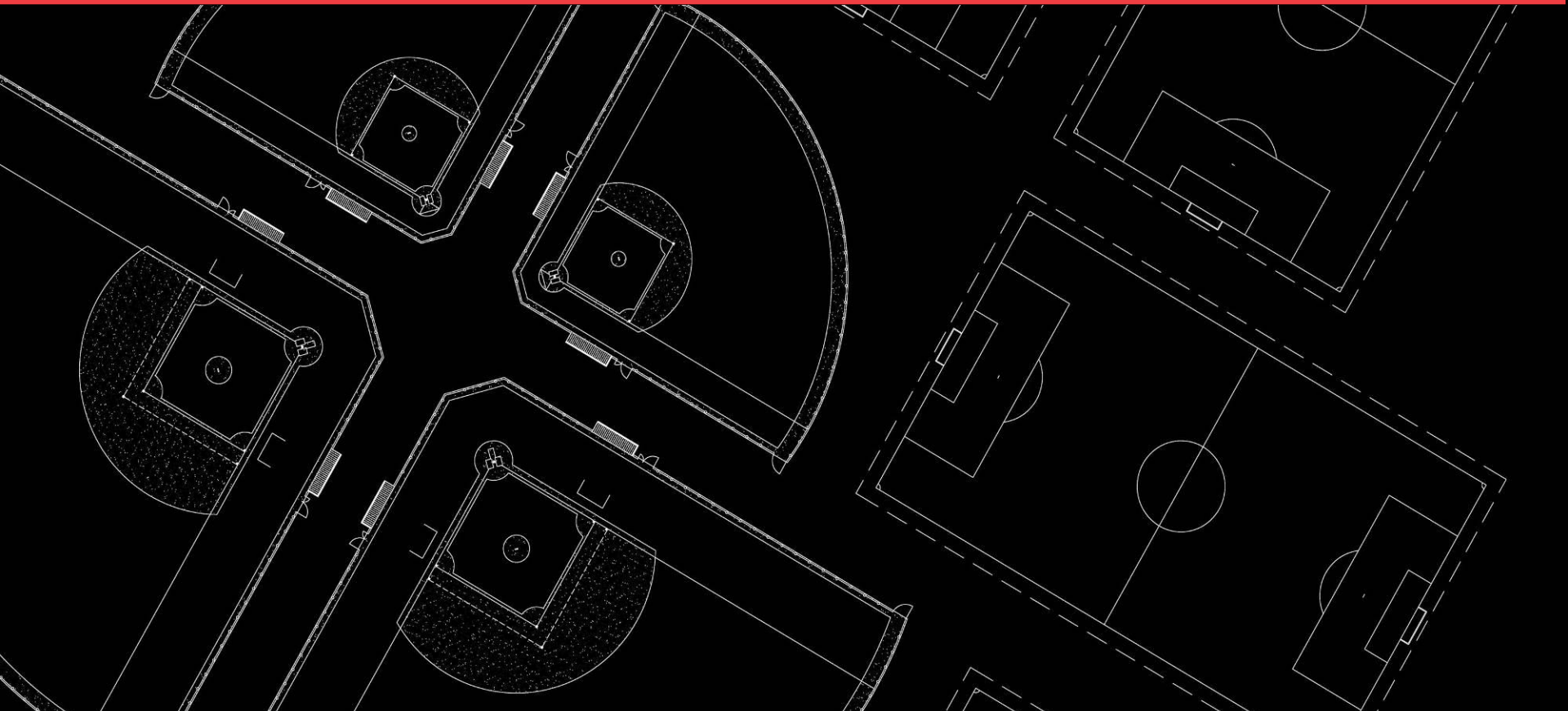
- Review Master Plan & Perspective Sketches
- Review Phasing Implementation Strategy & Costs
- Question & Answer

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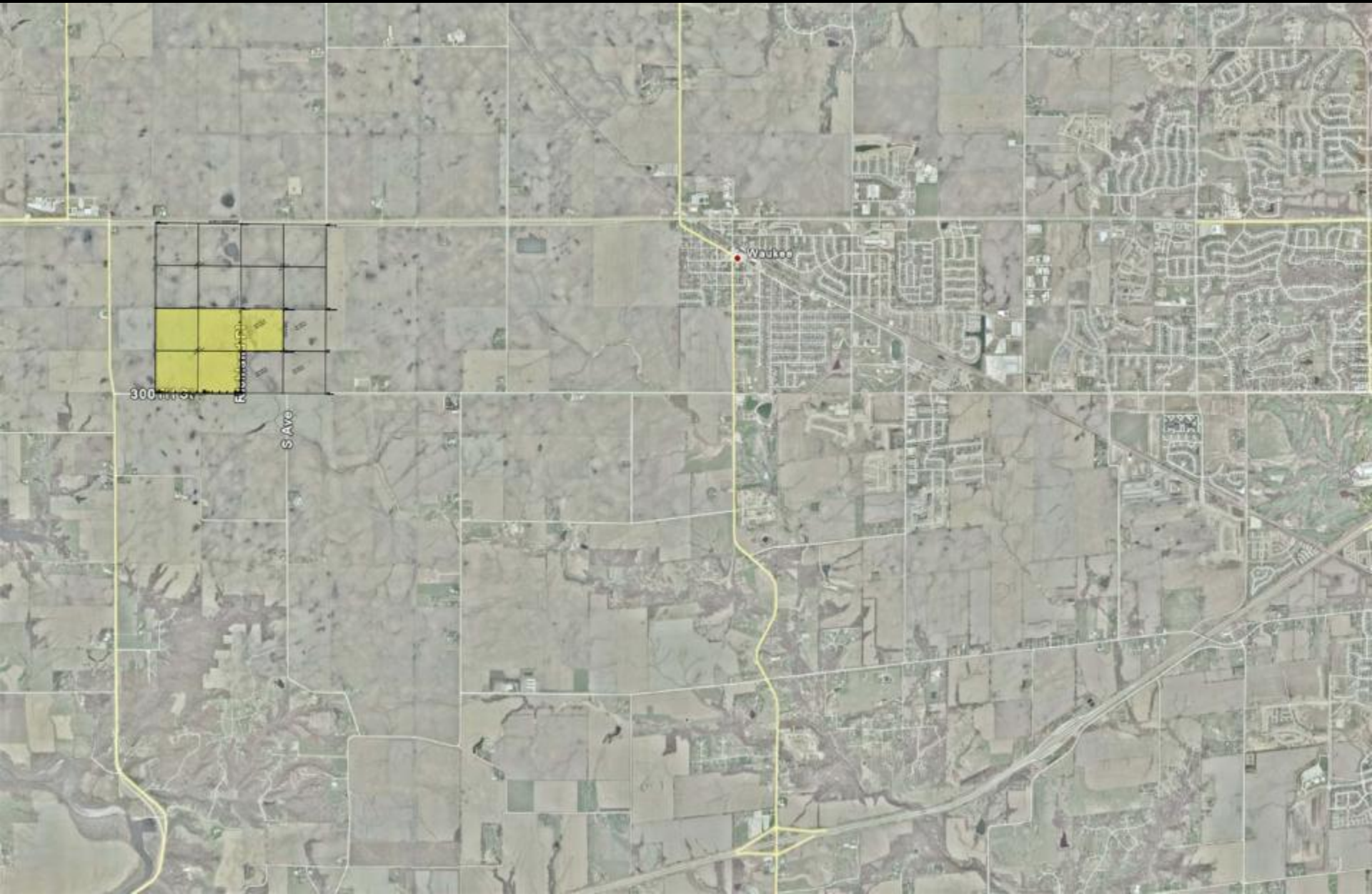


Site Location



Copeland Recreation Complex

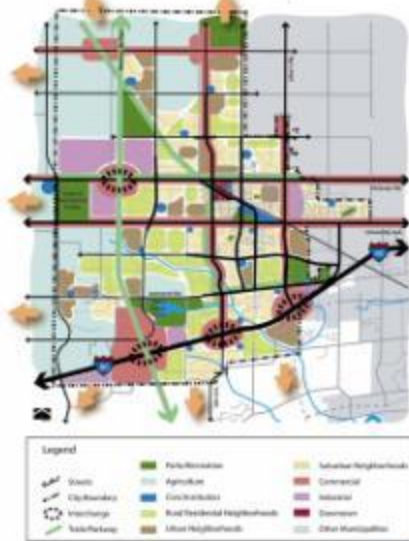
Regional Location Map





- City Comprehensive Plan***

Alternative One - Map



WAUKEE COMPREHENSIVE PLAN - OPEN HOUSE



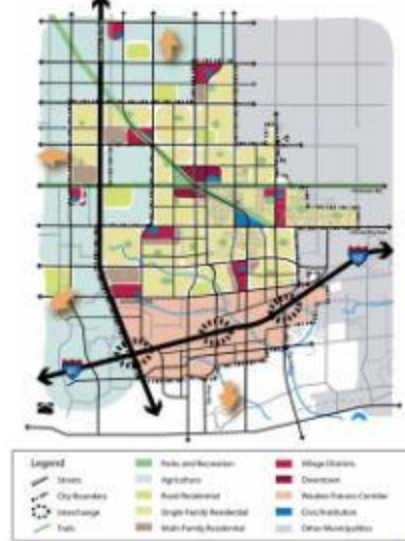
Alternative Two - Map



WAUKEE COMPREHENSIVE PLAN - OPEN HOUSE



Alternative Three - Map

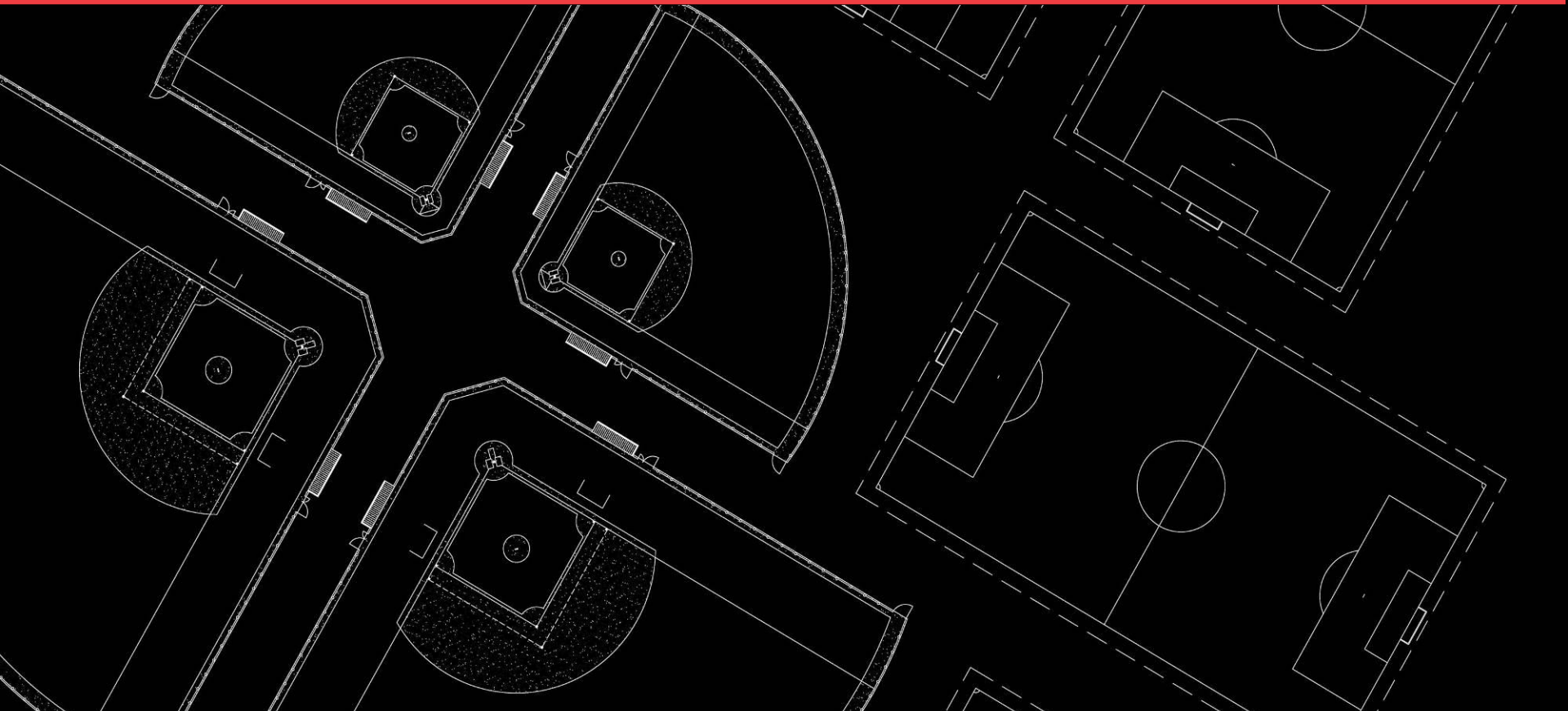


WAUKEE COMPREHENSIVE PLAN - OPEN HOUSE





Master Plan



Copeland Recreation Complex

Master Plan



Copeland Recreation Complex

NE Perspective Rendering



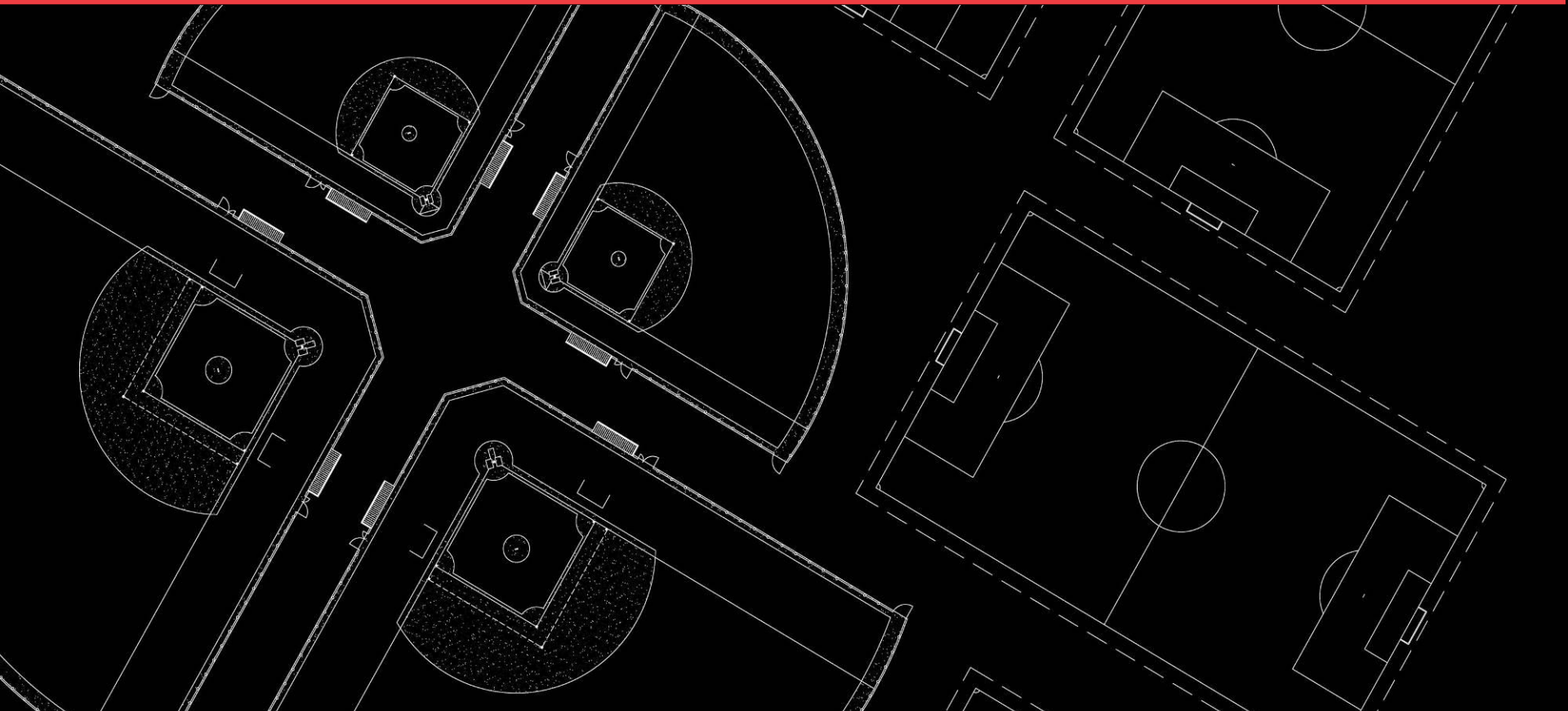
Copeland Recreation Complex

SW Perspective Rendering





Phasing Implementation Strategy



Copeland Recreation Complex

Phase One



- Demolition and site clearing
- Rough grading (entire 200 acres/complex)
- Utility infrastructure – sanitary sewer, domestic water main, storm sewer (entire 200 acres/complex)
- Richland Place north/south park drive extension
- Naturalized lake
- Irrigation system mainline (entire 200 acres/complex)
- (2) monument entrance signs
- Integrated storm water management systems – bioswales and raingardens
- Landscape plantings – trees, shrubs, perennials, groundcovers



Phase One – A Estimated Project Cost (2007 dollars) = \$5,750,000

• Soccer complex:



- (4) U13+ Soccer fields – 210' x 360'
 - (5) U12 Soccer fields – 150' x 300'
 - (5) U10 Soccer fields – 120' x 180'
 - (8) U8 Soccer fields – 90' x 135'
 - (6) U8 Soccer fields – 75' x 120'
 - All soccer fields are to have irrigation systems, internal field drainage systems, movable goals, and two 50 seat bleacher units per field.
 - (2) Soccer concessions/restrooms buildings – 1,500 SF each
 - Maintenance/storage building – 2,000 SF
 - Soccer plaza – north and south
 - Multi-purpose outdoor shelters
 - (2) Playgrounds
 - Site furnishings – benches, trash receptacles, bike racks
 - (4) Drinking fountains
- (1,246) Parking stalls
 - Park trail system adjacent to soccer complex
 - Trial signage and site wayfinding signage



Phase One – B Estimated Project Cost (2007 dollars) = \$10,250,000

Copeland Recreation Complex

Phase Two



- **Softball complex (youth and adult):**



- (6) Softball fields – R300
 - (4) Softball fields – R200
 - All softball fields are to have skinned infields, warning tracks, architectural dugouts, scorer huts, black pvc coated chain link fencing and gates, field lighting, irrigation systems, internal infield and outfield drainage systems, and two 50 seat bleacher units per field.
 - Softball concessions/restrooms building – 2,000 SF
 - Maintenance/storage building expansion – 2,000 SF
 - Softball plaza
 - Multi-purpose outdoor shelter
 - Playground
 - Site furnishings – benches, trash receptacles, bike racks
 - (2) Drinking fountains
- (414) Parking stalls
 - Park trail system adjacent to softball complex
 - Trail and site wayfinding signage
 - (1) monument entrance sign
 - Integrated storm water management systems – bioswales and raingardens
 - Landscape plantings – trees, shrubs, perennials, groundcovers



Phase Two – A Estimated Project Cost (2007 dollars) = \$8,870,000

- **Football complex:**



- (4) Football fields – 180' x 360'
- All football fields are to have irrigation systems, internal field drainage systems, gooseneck upright goals, and two 50 seat bleacher units per field.
- Football concessions/restroom building – 1,500 SF
- Football plaza
- Playground
- Site furnishings – benches, trash receptacles, bike racks
- (2) Drinking fountains

- (301) Parking stalls

- Park trail system adjacent to football complex

- Trail and site wayfinding signage

- (1) monument entrance sign

- Integrated storm water management systems – bioswales and raingardens

- Landscape plantings – trees, shrubs, perennials, groundcovers



- **Soccer complex:**

- Field lighting to be installed on the (4) U13+ Soccer fields.

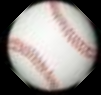
Phase Two – B Estimated Project Cost (2007 dollars) = \$4,280,000

Copeland Recreation Complex

Phase Three



- **Baseball complex (youth):**



- (4) Baseball fields – R300
- (4) Baseball fields – R200
- All baseball fields are to have grass infields with skinned baselines, warning tracks, architectural dugouts, scorer huts, black pvc coated chain link fencing and gates, field lighting, irrigation systems, internal infield and outfield drainage systems, and two 50 seat bleacher units per field.
- Baseball concessions/restrooms building – 2,000 SF
- Baseball plaza
- Multi-purpose outdoor shelter
- Playground
- Site furnishings – benches, trash receptacles, bike racks
- (2) Drinking fountains
- (386) Parking stalls
- Park trail system adjacent to baseball complex
- Trial signage and site wayfinding signage
- (2) monument entrance signs
- Integrated storm water management systems – bioswales and raingardens
- Landscape plantings – trees, shrubs, perennials, groundcovers
- Integrated art sculpture



Phase Three Estimated Project Cost (2007 dollars) = \$7,880,000



- **Baseball complex (adult):**

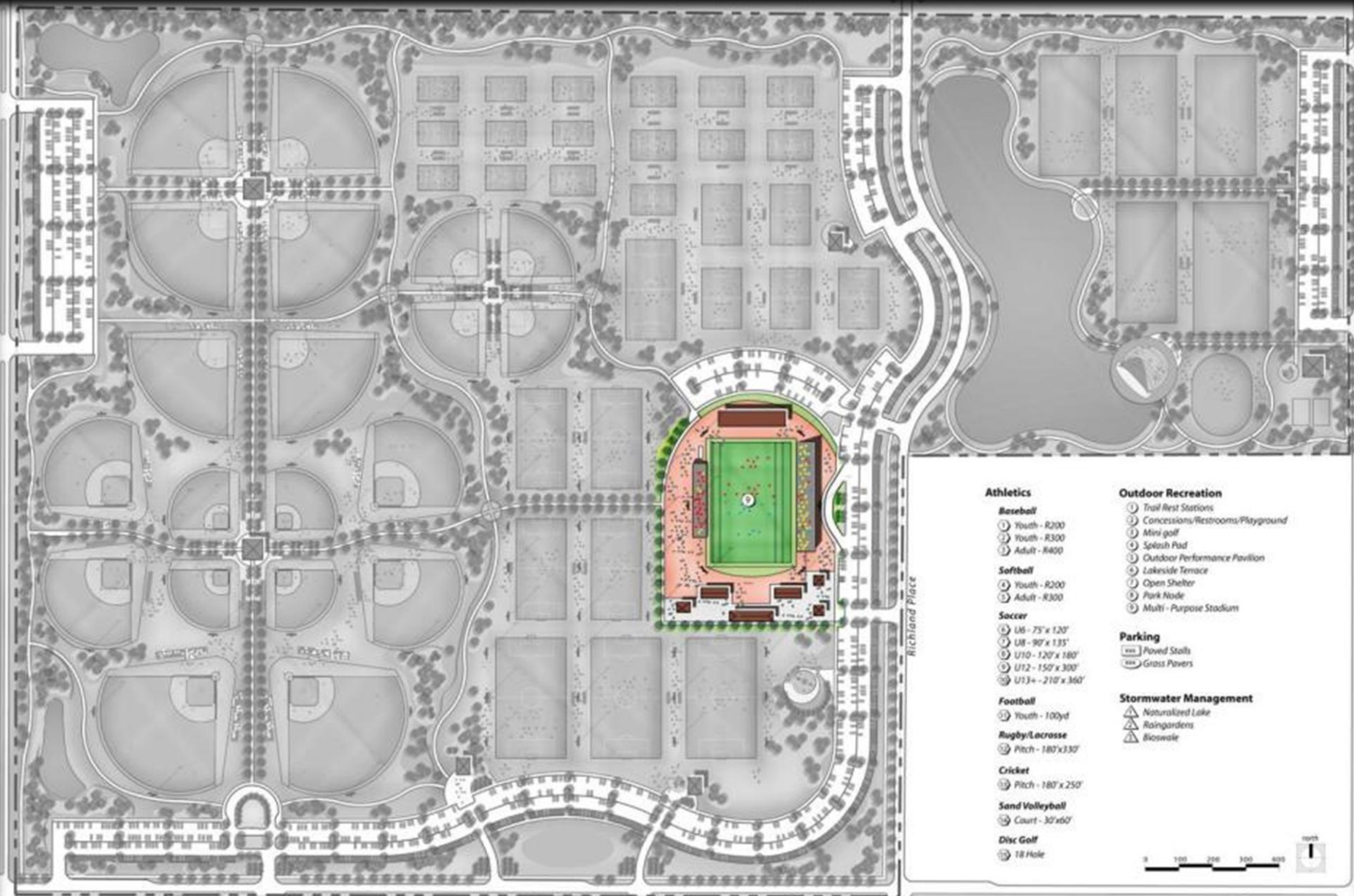


- (2) Baseball fields – R400
- All baseball fields are to have grass infields with skinned baselines, warning tracks, architectural dugouts, scorer huts, black pvc coated chain link fencing and gates, field lighting, irrigation systems, internal infield and outfield drainage systems, and two 50 seat bleacher units per field.
- Drinking fountain
- Park trail system adjacent to baseball complex

- (4) Sand volleyball courts
- Rugby/Lacrosse multi—purpose field
- Cricket field
- Disc golf course
- Splash Pad/Sprayground
- Miniature golf course
- Lakeside terrace
- Outdoor performance pavilion
- Trial signage
- Site wayfinding signage



Phase Four Estimated Project Cost (2007 dollars) = \$3,370,000



- **Multi-purpose stadium**
 - 7,500 spectators
- Rugby/Lacrosse and cricket fields:
 - Irrigation systems, internal infield and outfield drainage systems, and two 50 seat bleacher units per field.



Phase Five Estimated Project Cost (2007 dollars) = \$15,490,000

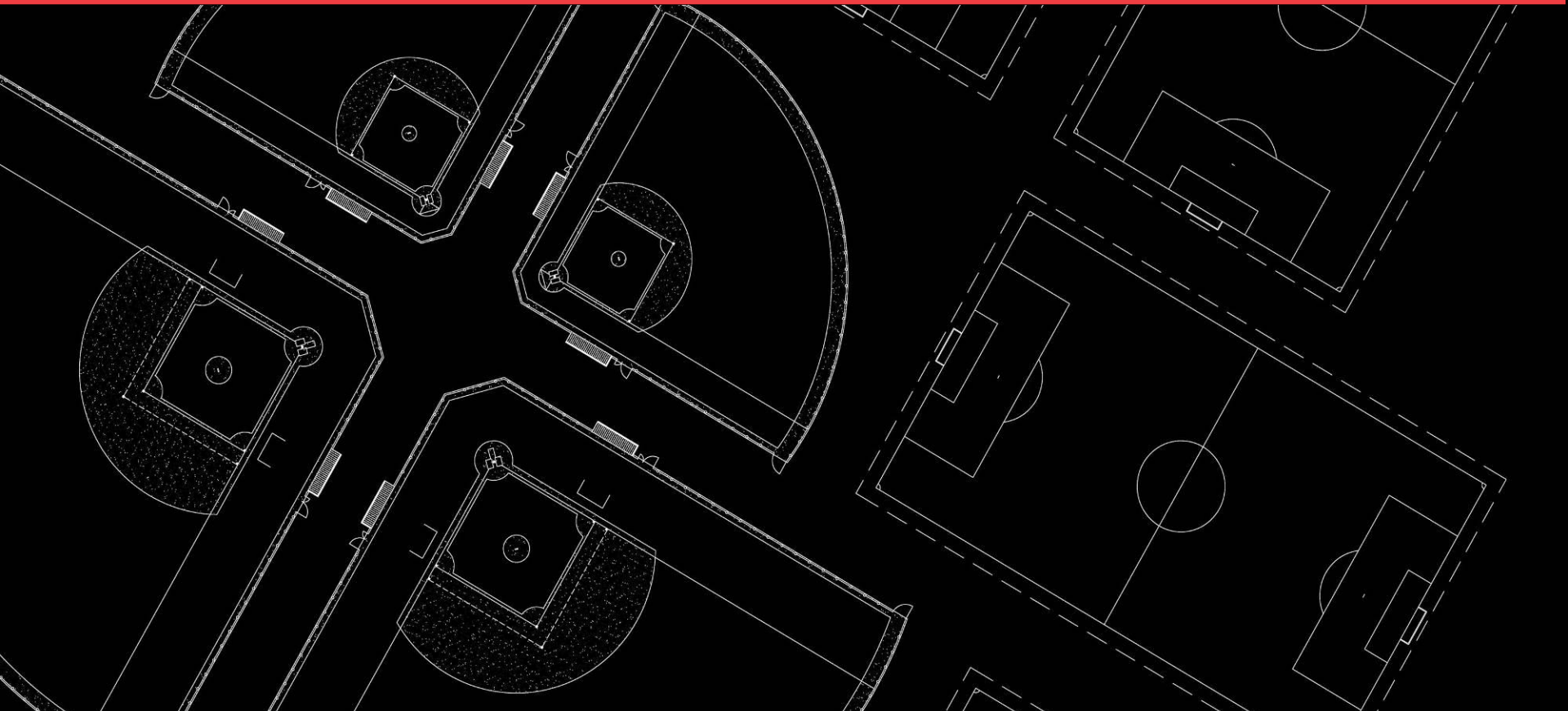
Copeland Recreation Complex

Master Plan





Thank you



more

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