

City of Bettendorf Master Plan

neighborhood by design

HEALTHY LIVING

December 2012

A Master Plan that brings a new generation of design to Bettendorf

DISCOVERING OUR HISTORY

Inventory & Analysis
of where we are today

MAKING IT HAPPEN

Costs and phasing suggestions

read
the

**FOREST
GROVE PARK**
story





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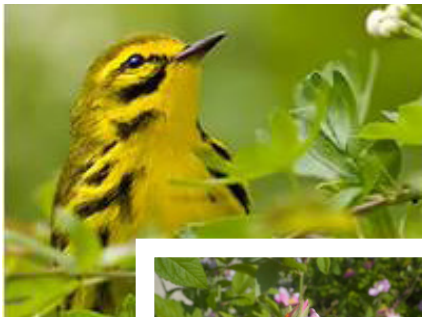
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ACKNOWLEDGMENTS

Steering Committee Members

Gary Kamp	Park Board Commissioner
Lisa Brown	City Council Alderperson
Roy Wennlund	Planning & Zoning Commissioner
Matt Mooney	Friends of Bettendorf Parks Foundation
Tim Huey	Scott County Representative
Steve Gustafson	Trees Are Us Rep. & Park Board Commissioner
Theron Schulte	Bettendorf Schools Representative
Jim Spellhaug	Pleasant Valley Schools Representative
Adam Sampson	YMCA Representative
Steve Grimes	Director of Parks & Recreation
Stu Smith	Parks Maintenance Manager
John Soenksen	Community Development Staff
Steve Van Dyke	Director of Economic Development

Community Leaders

Bob Gallagher	Mayor
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Lisa Brown	City Council Alderperson
Dean Mayne	City Council Alderman
Debe LaMar	City Council Alderperson
James Stewart	City Council Alderman
Tim Stecker	City Council Alderman
Scott Naumann	City Council Alderman
Greg Adamson	City Council Alderman

Gary Kamp	Park Board Commissioner
Larry Makoben	Park Board Commissioner
Steve Gustafson	Park Board Commissioner
Don Wells	Park Board Commissioner
Frank Baden	Park Board Commissioner

Judy Gackle	Former Park Board Commissioner
Mike Freemire	Former Mayor

The RDG design team would like to thank City Staff, members of the Forest Grove Park Steering Committee, city staff, community leaders, and members of the public that participated in the various focus groups, interviews, and community workshops. Without the participation of these citizens, this master plan would not have come together with the level of insight and understanding offered by the community.





LETTER FROM THE OWNER

We are fortunate. We live in a community that is attractive, friendly and provides the opportunity to pursue a healthy quality of life through the development of private



and public facilities. Our Park System is a unique and valued asset to the residents of this community, hosting more than 250,000 visits per year. We are fortunate here in Bettendorf that our community continues to grow at a steady pace, and it is critical that we effectively plan and budget for the amenities that ensure the quality of life that we expect, know, and love. The 2012 Forest Grove Park Master Plan provides an ambitious framework for a new community park in northern Bettendorf. To better serve the emerging residents in the northern limits of

Bettendorf, community leaders have worked for the past several years to secure land and develop a master plan that is comprehensive in scope and flexible in nature.

Building upon the priorities established in the City Comprehensive Plan, the Forest Grove Park Plan promotes four primary goals:

Goal 1: Develop a community park that meets the needs of the Bettendorf community.

Goal 2: Engage residents in all phases of park design and development.

Goal 3: Preserve and restore the natural resources of the site.

Goal 4: Design the park and the surrounding neighborhood as a lifestyle choice.

These goals will help us collectively strive to encourage a unique and engaging community that is focused on the health and well-being of our residency, our economy, and our environment.

The strength of our community is our people. I believe the success of the Forest Grove Park Master Plan is due to the commitment of a dedicated planning committee, the participation of over 40 community members that served in the many focus discussions, the positive advocacy by the surrounding neighborhood residency, the strong partnership formed with the Pleasant Valley School District, strong support by our community boards and elected officials, solid project execution by City staff and the more than 150 community residents that participated in four community workshops.

The first phase of development will begin over the course of the next few years. The restoration of the existing landscape, the development of trails and the implementation of infrastructure to support family activities will be the first priority. Future phases will begin as needs arise and funding becomes available.

The development of Forest Grove Park will ensure that we properly serve existing and future park advocates in northern Bettendorf for years to come as our community grows and prospers. I encourage you to watch for announcements of further planning and development discussions. Your participation is critical to the overall success of the development of this park. We look for our citizens to help articulate priorities and partner with the city through the implementation of this plan. Thank you for the efforts already made by you and we look forward to working with you in the future as we plan for the future of Bettendorf.

Bob Gallagher

NOTE FROM THE PLANNING COMMITTEE

In 2011, the City hired RDG Planning & Design to create a vision and master plan for this community park. The plan and goals result from significant field investigation and analysis, extensive public engagement, close coordination with city staff and Steering Committee and the design team's ongoing refinement of the plan. One constant held true throughout: enthusiasm for the project by community leaders, city staff, committee members and the public.

The Master Planning Process

RDG Planning & Design team included Applied Ecological Services (Chicago), Terracon (Bettendorf) and Ament Engineering (Bettendorf) for the master planning effort. With expertise in park planning and design, ecology, engineering, and public participation, the planning team worked closely with community members for plan development.

Forest Grove Park is a 100.34 acre parcel bounded by I-80 to the North, Forest Grove Drive to the South, and between Wells Ferry and Middle Roads in Bettendorf, Iowa.





The foundation of the planning effort was an extensive public involvement process that included an appointed Steering Committee, key person interviews, focus group meetings, and community workshops, culminating in a presentation to the Park Board and City Council.

Applied Ecological Services (AES) and RDG led field investigation and analysis to gain an understanding of the site's natural and cultural resources.



Next, the design team considered potential park visitors, site characteristics, adjacent land uses, recreational trends, economic opportunity, capacities of current and future city staff and regional offering. These insights helped form three concepts with different vision and design themes that were presented at the first community workshop. Comments were recorded, analyzed and the Steering Committee made recommendations for direction at a subsequent meeting. The design team then developed a preliminary master plan to present at the second community workshop. Based on comments received, the plan was modified and refined to the current park master plan. Renderings, cost estimates and phasing priorities have since been developed from this final master plan.



Forest Grove Park Master Plan

The Forest Grove Park Master Plan promotes a unique, urban experience closely connected to nature and the emerging neighborhood. The plan is both specific and flexible in character with an eye toward a phased approach to implementation.

The primary goal provides unique recreation and leisure opportunities for all comers. A major emphasis focuses on restoration of areas with significant natural value. These areas include the Spencer Creek corridor, the woodland banks, the upland remnant savanna, portions of the existing farmland (reintroduction of prairie) and all existing wetlands.



The foundation of this plan has been and always will be public participation. Community leaders set the tone early in this process by requesting an extensive public participatory process. Five Steering Committee meetings, 14 focus groups, two days of design charrettes, two Pleasant Valley School District staff meetings and four community workshops have driven this plan.



This master plan intends to favorably influence future development, sparking economic opportunity and prosperity that will lead to a healthier lifestyle for residents of the neighborhood. Many steering committee members identified this park as the center green to a thriving, vibrant neighborhood that will serve as an entry portal to Bettendorf and the State of Iowa.

Implementation

Forest Grove Park will be an investment in a proactive approach to providing the residents of Bettendorf with a healthier lifestyle. Capital investment and dedicated staff will be required to realize the vision established in this master plan.



This investment in Forest Grove Park will occur in phases over several years. To guide the development of the park, ecological restoration costs and facility development cost have been developed utilizing 2012 unit pricing. These costs are for reference only. This plan will not be developed in one year or by one party. To fully develop this plan over a period of time, a series of partners both local and regional will be required. A full presentation of current cost and recommended partners can be found in the final chapter of this master plan.

PROJECT INTRODUCTION & PURPOSE

The fundamental purposes of the Forest Grove Park Master Plan are to provide a *thoughtful long-term vision* for recreation in Bettendorf, restore the *natural environment*, engage the *Bettendorf community*, and *promote connections* to neighbors and community-at-large.

Key Considerations

Parks provide a wide range of opportunity and benefit. The role of parks has evolved over time and continues to adapt to public trends and social, recreational and environmental demands. Today, health is a critical consideration when planning for a park, including health of the individual, community, economy, and environment.

Audience

The vision contained within this document has been prepared for the following key user groups:

- Community Leaders
- City staff
- Community park users and advocates
- Present and future neighbors
- Potential donors



Summary

The Forest Grove Park Master Plan will provide a visionary road map for development over the next several decades. The facilities proposed within this document were recommended by the people of Bettendorf, vetted by a Steering committee, and adopted by both the City Park Board and the City Council.

This Master Plan Defined

“The Forest Grove Master Plan is a guide for appropriate park uses and their approximate location. The plan serves as a long-range vision (10-20 year timeframe) for future development. Our park master plan focus will include:

- existing site ecology,
- proposed park facilities,
- development cost,
- phasing priorities,
- partners.

**Individual**

Children play and learn in a safe, enriching landscape. Families come together - creating memories, traditions, and enhancing overall family health. Seniors access a variety of social and recreational options - benefitting from interactions fundamental to their well-being.

Community

Parks and recreation programs engage in arts, music, sports, and more. A park brings vitality and character to community. Parks are more than places to play. Strong, established parks are community focal points, places for social and cultural exchange, environmental engagement and awareness.

Economic

Parks strengthen our economy. Families build homes near parks and increase property values. Businesses move to cities with recreation, natural resource, cultural, public health and overall quality of life amenities for their employees.

Environmental

Trees, grasses and open space contribute many of life's essentials – cleansing air and water, and providing wildlife habitat. Parks, through their natural processes, keep us alive. Their beauty inspires and renews us.

The name Forest Grove Park is a place holder and will be appropriately named at a later date with the opportunity for community participation and buy-in.



This plan will need to be flexible in its conception and implementation over time.”

- Steve Grimes, Director of Parks and Recreation

Forest Grove Park Master Planning Process

The planning process for the Forest Grove Park Master Plan involved the public at every opportunity. The design team used a four part process merging site needs with public engagement and design.

1. Discovery
2. Public Participation
3. Development of Alternatives
4. Final Plan



Step One



Step Two



Step Three



Step Four

Step 1: Discovery

Site — The initial step was a preliminary inventory of natural and cultural resources involving city staff and the design team – to achieve common understandings of opportunities and constraints.

Surrounding Land Use — The land use groundwork here focused on healthy lifestyle, figuring out how community patterns (circulation, environment, zoning) could bring cohesion to the park and larger community. The design team called this scenario, “Neighborhood by Design”.

Recreational Trends — Regional data on recreational and leisure needs/desires was tapped early with this data later cross-referenced with Bettendorf residents to fully understand local trends and needs.

Step 2: Public Participation

Citizens were engaged and input gathered in numerous ways including: working with a Steering Committee, conducting focus groups, conducting key personal interviews and presenting at community workshops.

Step 3: Design - Conceptual Alternative

Three conceptual design alternatives were created showcasing different development options for presentation at the first community workshop. Workshop participants gave rich input. From this, a preliminary master plan was created.

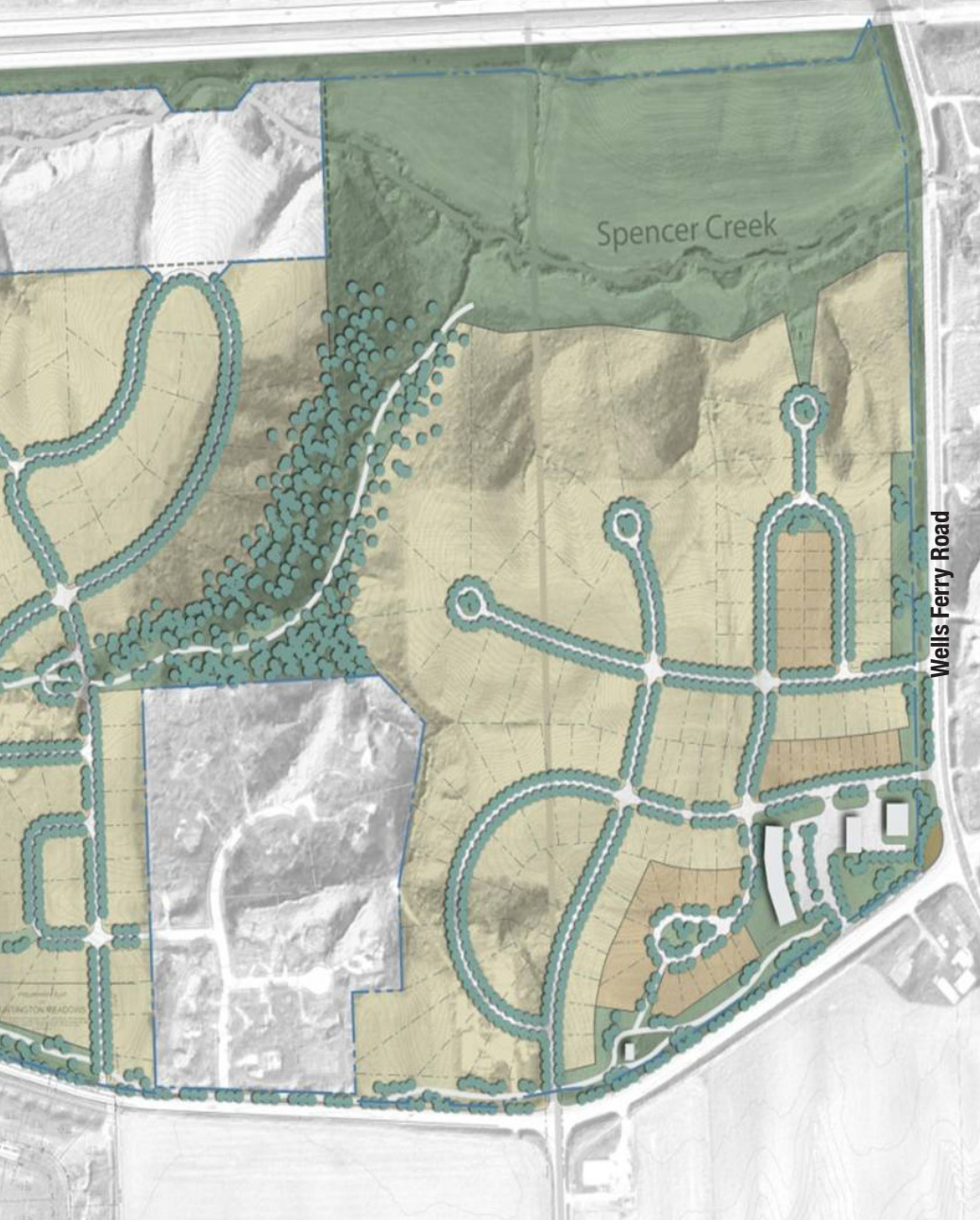
Step 4: Preliminary and Final Master Plan.

Preliminary and final master plans were shared with the public, city staff and the Steering Committee. A preliminary and final presentation was made at a joint park board and council meeting prior to approval.



Neighborhood by Design

Promoting a park system and park facilities that help build and sustain a healthy, vibrant growing community is a primary focus of this park master plan. Designing a neighborhood that seamlessly connects live, work, and play through a “Network of Green” is a priority. This plan also promotes public / private partnerships incorporating public elements within the adjoining neighborhood and private enterprise within the proposed park.



Centers: Neighborhoods with focal points for gathering you can walk to -- such as schools, parks, places of worship, civic centers, or small commercial and social areas.

Open Space: Opportunities for active and passive recreation with open spaces and natural resources protection is integral in neighborhood design and closely tied to watershed-based stormwater management, natural features, and overall terrain.

Transportation Options/Network: A safe, convenient network of streets, bikeways, pedestrian paths, and bus routes connecting neighborhoods old and new and non-residential districts.

Mixed Uses: Neighborhoods will contain a true mix of uses, including residences, shops, and places of employment, as well as civic, religious and cultural institutions.

Relegated Parking: Automobile parking will not result in an excessive amount of paved area; parking on the street will be the norm, and parking lots will be provided to the rear and/or sides of the building.

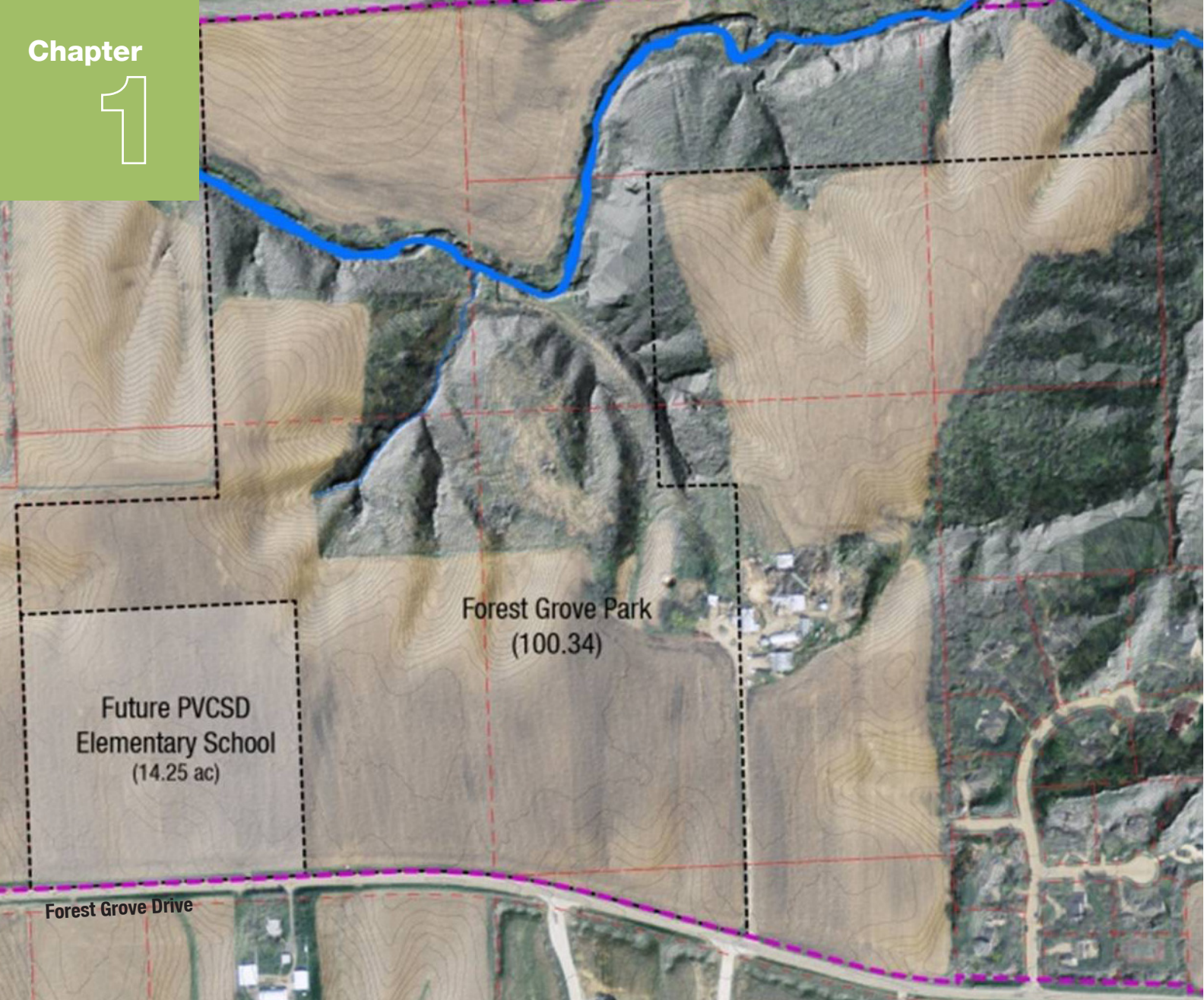
Variety of Housing Types: Each neighborhood will possess a variety of housing types accommodating a range of incomes.

Character and Appeal: Buildings and spaces will respect neighborhood traditions and keep to a human scale with attractive, pedestrian-friendly street views and sidewalks. Paths/walks connecting housing and common areas are the norm. Streetscapes are inviting.

Building Community through the Neighborhood Unit: Neighborhood by Design

When parks function at their best, they connect to the larger community, integrate into everyday life and serve as a hub of varied activity and fun. The park and neighborhoods work cohesively for transportation, stormwater management, landscape, arts/culture, facilities, and activity.

The “neighborhood unit” is the desirable pattern for development in new growth areas, contrasted with piecemeal growth through disconnected, individual residential subdivisions and commercial developments. More and more communities are adopting the Neighborhood Model as the guide for quality growth. The following characterizes the typical “Neighborhood Model”.



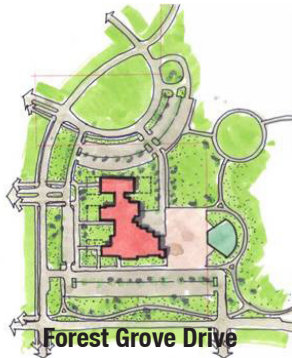
Pleasant Valley School District – Forest Grove Elementary School

During the Forest Grove Park Master Planning effort, a parallel planning exercise was underway involving the Pleasant Valley School District (PVSD). The School district negotiated an exchange of property with the city that allowed them to acquire a 14.25 acres site located at the southwest corner of the park parcel and initiated some of their own planning within the context of the overall process. The following represents program and goals established from the PVSD perspective:

PVSD site development needs, ideas, and opportunities:

Relationship to surrounding land use

- Locate the building with Forest Grove Drive as the front door
- Develop the site plan to maximize visibility to and from the surrounding neighborhoods and facilities
- Work with City staff to enhance safety and accessibility through and across Forest Grove Drive.
- Promote connections to neighbors.



Proposed Building Program – Forest Grove Elementary School

- Building Footprint 60,000 to 81,000 SF
- Provide service access away from bus and vehicular staging and the playground
- After hour public events may become more frequent – plan accordingly.

Vehicular Circulation

- Staff Parking (124 Stalls) / Parent Drop-Off (475LF Pickup (23 Cars)
- Visitor Parking (12 Stalls) / Bus - Pick Up, Drop Off (2)
- Separate parent vehicular circulation from bus circulation
- Develop the parking lots in a way to allow safe and accessible access to the school with limited point of conflict with cars.

Outdoor Recreation

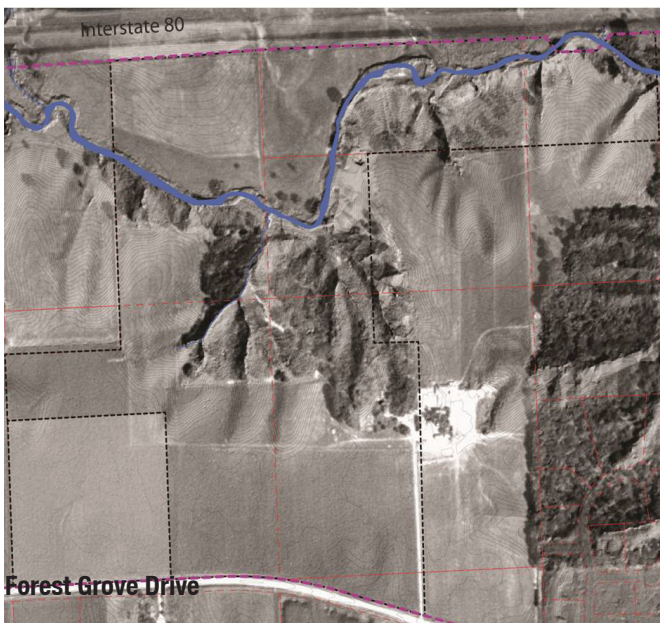
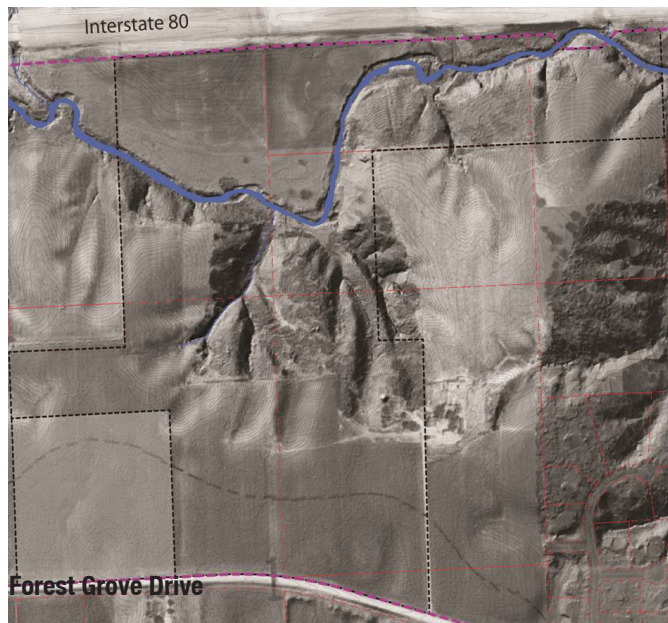
- Hard – Courts
 - Hard Surface Multi-Use (23,273 SF, ½ Acre)
- Playground (7623 SF)
- Soft -Field (9.5 Acres)
 - Soccer Goals
 - Open Flex Lawn



Summary of PVSD Forest Grove Elementary School Site Planning Goals

The preliminary site planning goals identified below, are the result of a parallel planning effort with the PVSD. These goals helped drive the Forest Grove Park Master Plan and are as follows:

- Goal 1: Prioritize safety and accessibility first when developing the site master plan.
 - Manage the layout of facilities in a way that provides access to all when appropriate. During the school year, the site will provide limited public access.
 - Maintain open lines of site to all aspects of the school grounds
 - Develop more safe and accessible crossing of all points of vehicular crossings.
- Goal 2: Develop partnerships with the city and others in win-win areas of benefit
 - Develop the site in a way that shares appropriate facilities (e.g. parking, infrastructure, storm water management, recreation spaces, others)
 - Maintain open lines of site to all aspects of the school grounds
- Goal 3: Provide flexibility and areas for future expansion
 - Develop the site in a way that provides opportunity to grow additional academic and or community needs.
 - Work with the city to take full advantage of all that the park has to offer (open recreational space, outdoor education, trails, other)

DISCOVERY: **INVENTORY & ANALYSIS****1930s Aerial****1950s Aerial****1960s Aerial**

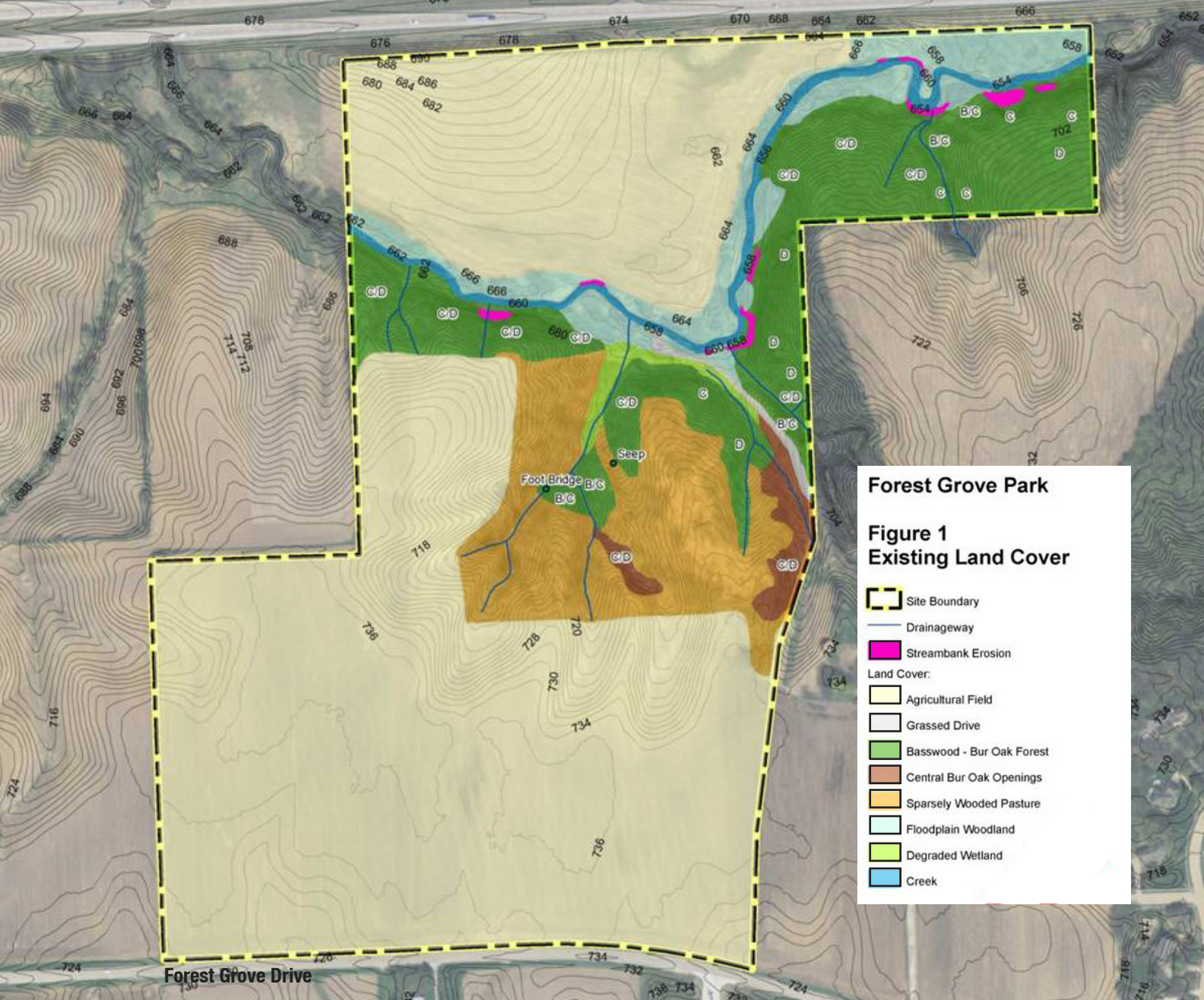
As the aerials illustrate, the site has typically been in farm production as early as the late 19th Century. Grazing and cropland have been the dominant uses. In the 1950's and early 1960's, Spencer Creek was straightened to accommodate the construction of Interstate 80. The farming practices continue to this day. Grazing is no longer active but for the foreseeable future, some row crops will continue.

Preliminary cultural and natural inventories - including ecological assessments, aerial surveys, interviews, and historical evaluations - started the Discovery Phase. These efforts offer an understanding of:

- Existing natural resources and the land's physical attributes
- Unique characteristics of the site and how they would lend themselves to leisure opportunities
- An assessment of cultural and natural patterns on the land within neighborhood and regional contexts

Historic Site Context

Prior to European settlement, the park site was a mix of prairie and woodland. The south half of the site (upland areas, currently farmed) was once tall grass prairie. The woodland ravines and tributaries associated with Spencer Creek were a mix of woodland savanna and riparian timber. As seen throughout the aerials, timber has been a prominent vegetative cover on the north half of the site for more than 80 years. This timber included mesic hardwoods, such as maple, basswood, ash and elm. The savanna remnants further up the slope were dominated by oaks.



Existing Land Cover

The existing land cover is depicted in the preliminary natural resource inventory found on the opposite page. The site is predominantly found in two existing land use covers consisting of cropland and woodland.

Sensitive Area

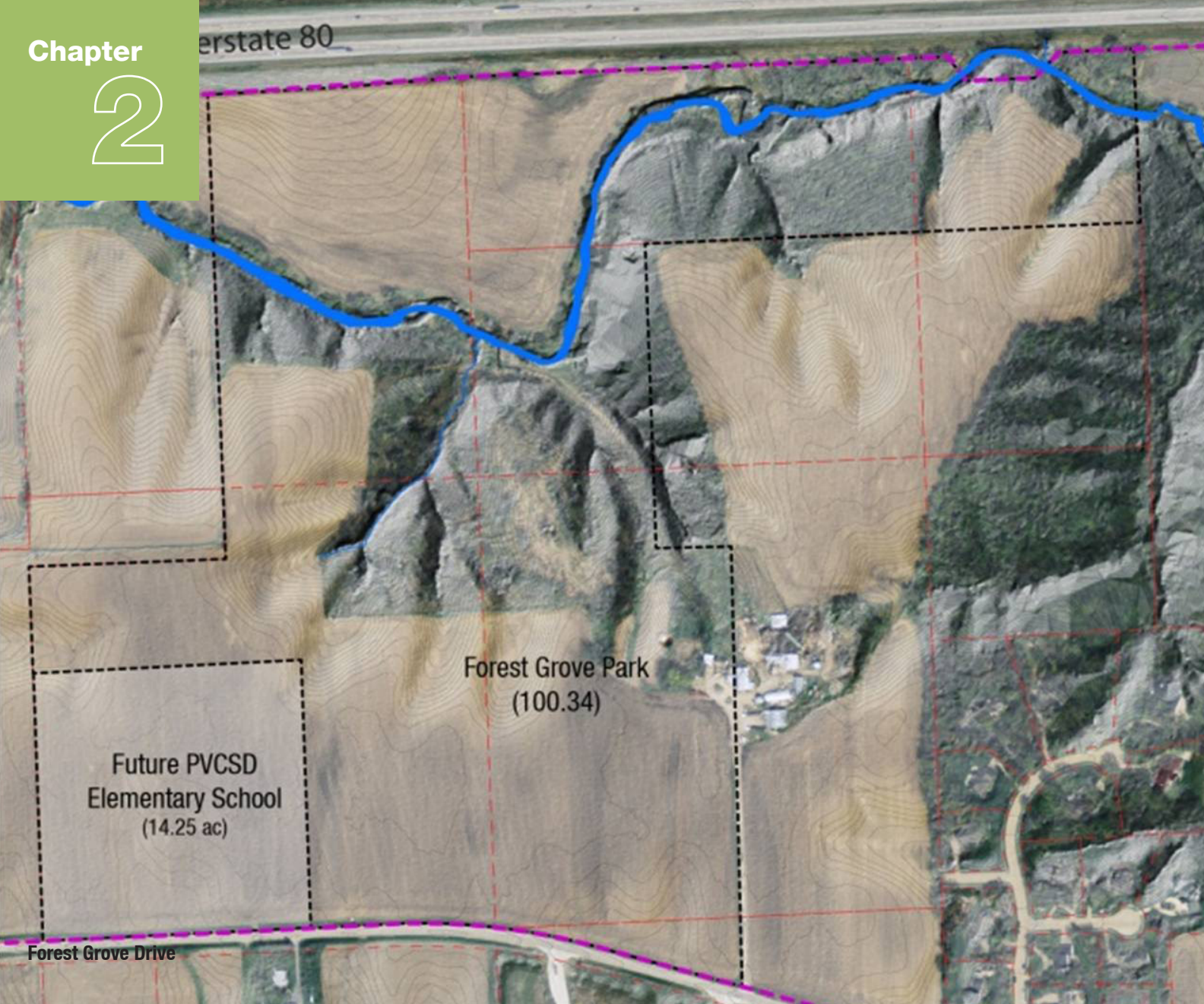
Areas which need special protection because of their landscape, wildlife or historical value. Summary – Development here must be sensitive and sensible.

Critical Areas: A Framework for Analysis

The overlay analysis of both cultural and natural systems mapping is critical to safeguarding unique and sensitive areas. These existing areas of critical importance are illustrated in the Critical Area figure.

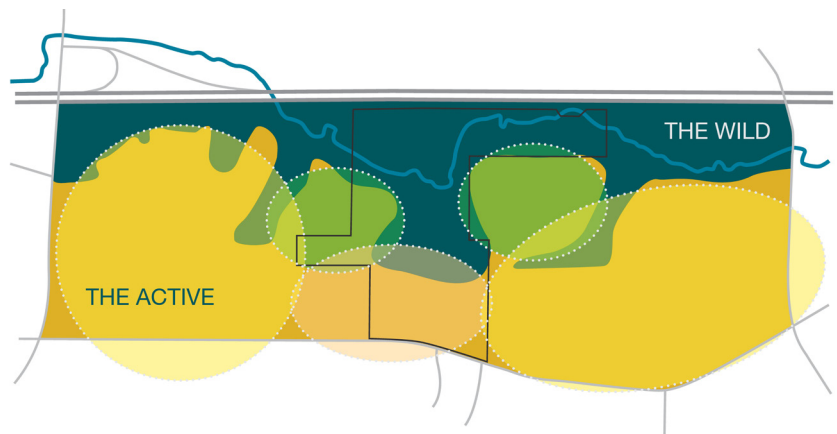
Site Development: A Framework for Analysis

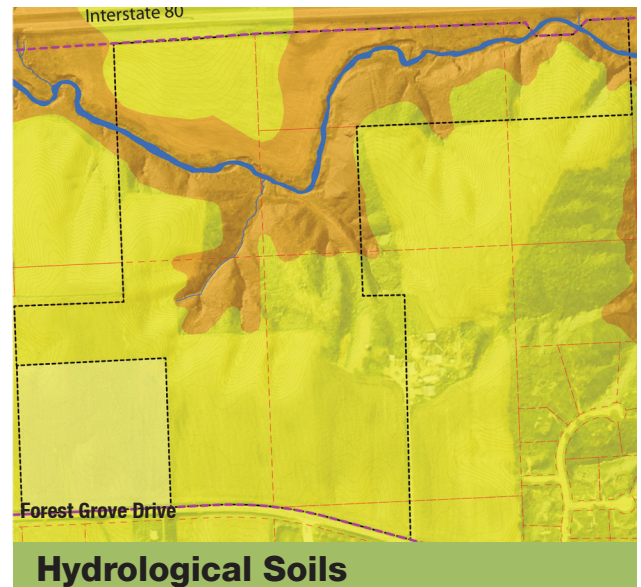
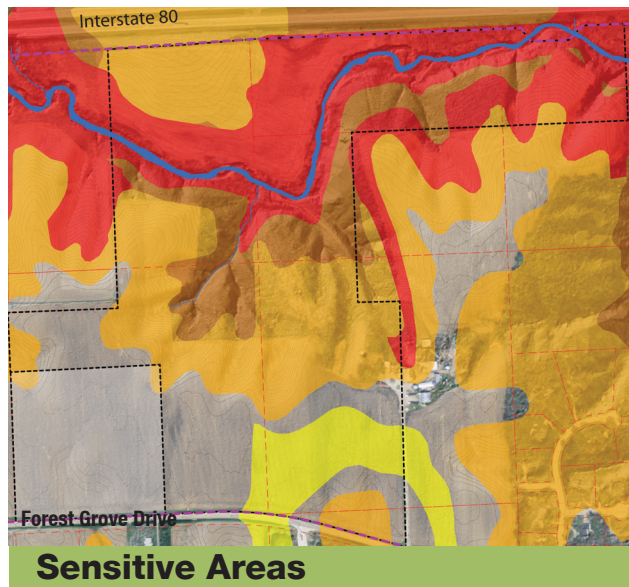
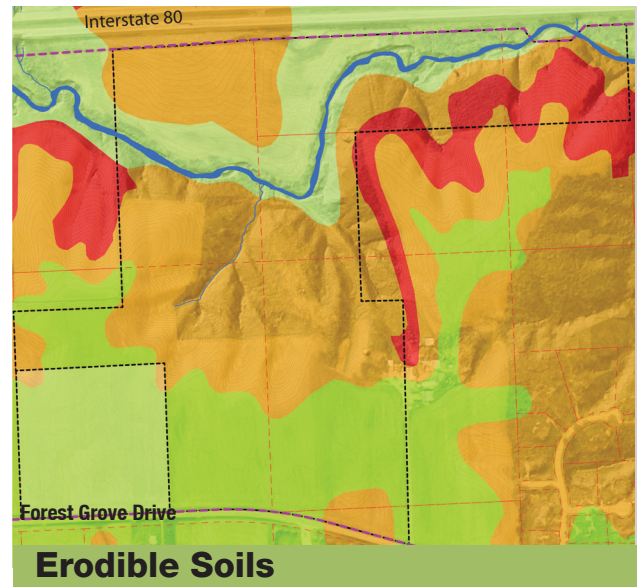
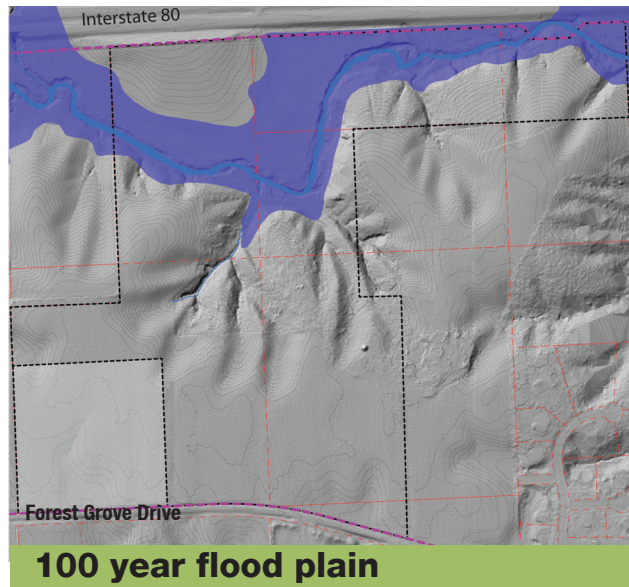
A site development framework was completed showing areas for preservation/restoration and areas for recreational use. See illustration.



Spencer Creek runs through the site's North Central portion (see locator map). Construction of I-80 altered the creek's alignment in the 1950's and again in the 1960's. The site has three distinct topographical areas:

- A northern plain associated with the Spencer Creek Flood Plain,
- The Spencer Creek corridor through the interior of the site along with woodland slopes to the south, and
- The upland cropland to the south of Spencer Creek.





100 year Flood Plain

The flood plain is the flat or nearly flat corridor adjacent to Spencer Creek that stretches from the banks of the Spencer Creek channel to the base of the enclosing valley walls. This area experiences flooding during high discharge and floods often.

- Avoid significant infrastructure development in this area

Sensitive Areas

Areas in which slopes are greater than 10% to 15%.

- Avoid significant infrastructure development and unmanaged pathways

Erodible Soils

Soils identified as being subject to erosion based on soil texture, composition and topography.

- Avoid unmanaged active recreation in these areas.

Hydrological Soils

Illustrates the movement, distribution, and quality of water on site

- Avoid unmanaged active recreation in these areas.

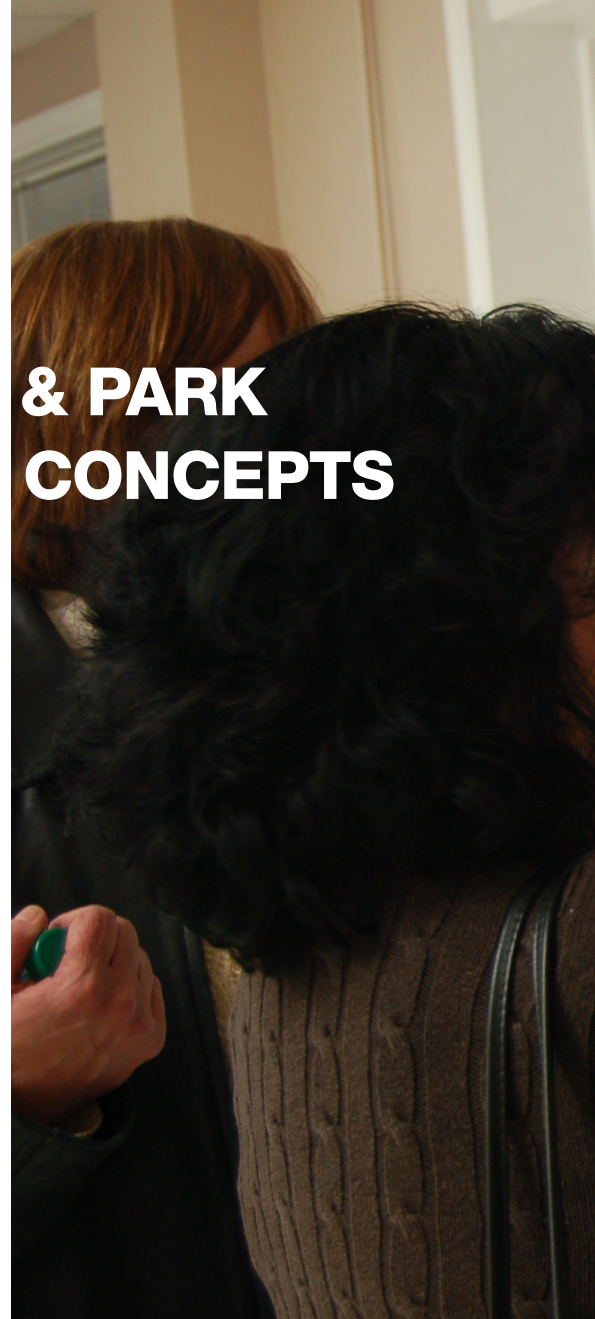
PUBLIC **ENGAGEMENT** & PARK **CONCEPTS**

The public engagement process did not have a beginning and end. Community engagement started with the kick-off meeting and continued through the final presentation to the City Council. For this project to truly be a success the community will need to continue to champion this effort and actively participate in all phases of the project.

Community engagement was a key component of the process for these reasons:

1. The insights and feedback of adjacent property owners, local residents, park and trail advocates, community organizations, and city staff had direct and valued impact on the plan.
2. It provided a forum for open discussion to share ideas and address concerns.
3. A sense of ownership and trust were established through community interaction and involvement.

Design Charrette: An intense period of design activity by the design team.



Throughout the planning, the team engaged the public in a number of ways:

- 5 Steering Committee meetings
- 14 Focus Group meetings
- 2 Day-long Design Charrettes, “Neighborhood by Design”
- 2 Pleasant Valley meetings
- 4 Public workshops



Steering Committee

A Steering Committee worked with consultants to direct the planning process. The committee had representatives from: adjacent neighborhoods, city council, city park board, city planning and zoning, Friends of Bettendorf Parks Foundation, Scott County Conservation, Trees Are Us, Bettendorf School District, Pleasant Valley School District, YMCA, Park and Recreation Staff, Community Development Staff, and Economic Development staff. Bearing in mind natural resource, economic development, and neighborhood goals, the steering committee's meetings offered the following guidance.

The park must succeed at three scales.

Neighborhood Scale: The park must be pedestrian friendly, easy to access, with facilities convenient and safe for families to reach without cars.

Community Scale: Community facilities can spark the need for larger support facilities and utilities. The Steering Committee proposed providing these community facilities with an eye on cost and site preservation.

Regional Scale: A couple of the regional attractions recommended will need significant parking and visibility. The Steering Committee requested these facilities be visible from the interstate and easy to access.

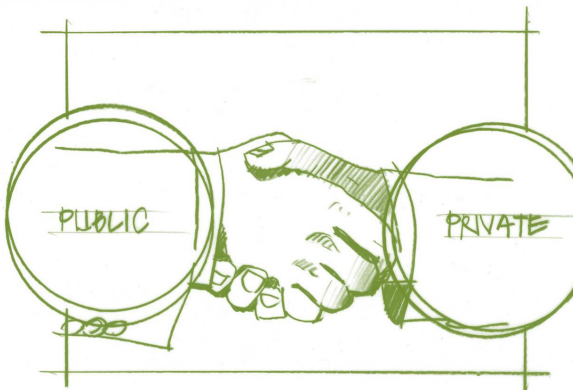


The park's vision and recommendations must be specific but executed with flexibility. This park will not happen in one effort. As time progresses, needs and trends change. The plan should account for this.

The park must benefit people, place and profit.

People: The committee identified design factors to serve a diverse group of users including seniors, families, persons with disabilities, youth, and tots:

- Provide a variety of passive and active recreational opportunities.
- Promote healthy lifestyles including walkable, livable, and enjoyable.
- Set pedestrian experiences as a priority.
- Provide recreational opportunities for Nature Based Activities.
- Provide the opportunity to partner and share resources at every available occasion.
- Provide four-season fun.



Place: The committee recognized the site's north side offers greater diversity of natural systems, while the south side of the park is more uniform in its typology. The Steering Committee proposed locating most facilities at the park perimeter to save development costs, share opportunities among facilities and preserve the natural environment.

Environmental

- Don't over-develop.
- Restore Spencer Creek, the wetlands, woodlands and grasslands.
- Develop habitat opportunities that will enhance populations of game species such as ring-necked pheasant and turkey.
- Develop in a manner that safeguards areas of high restorative value.
- Promote the integration of nature and sustainable systems in all aspects of the park.
- Safeguard areas of high habitat value

Facility and Amenity Development

- Design the park and surrounding neighborhood as one seamless and connected experience with the park as focal point for the emerging community – the "village green."
- Provide the opportunity to partner and share resources at every available occasion.
- Place high value on the area's water quality impacts, noting the site's proximity to the Mississippi River.

Economic Benefit: By designing the neighborhood with the park as a focal point, the value of the neighboring residential, commercial, and office properties will be greatly enhanced.

- Develop the park and greenways to increase adjacent property values.
- Develop the park as a catalyst for surrounding economic development.
- Provide facilities that can generate revenue.
- Create facilities to increase tourism.
- Partner with foundations or For-profit vendors to manage and operate special programs, venues or facilities.
- Develop in a sustainable, appropriate way that reduces the life-cycle cost.
- Develop the park in a way that maximizes controlling stormwater runoff.

Focus Group Meetings & Key Interviews

The consulting team conducted a series of focus group discussion and key person interviews. Groups and interviewees were asked about ideas they had for the park based on their professional and personal roles in the community. While not all suggestions make it to the final plan, all were considered and appreciated:

Project Opportunities

- Miracle Field – Accessible all-weather surfaced field that would provide persons with disabilities a place to play and recreate.
- Great Lawn - Large flexible open lawn for flexible un-programmed use. This space could have backstops and goals, but these structures would not impede other uses. Large festivals, concerts and celebrations could be uses for this space.
- Trails, pathways, bird walks, and art walk
- Traditional playground and natural playscapes
- Adventure Course – Could be a regional draw
- Dog Parks – for both large and small dogs
- Tennis Courts – Two courts were recommended to serve as a neighborhood use.
- ½ Basketball Courts – These courts could serve both the park and the adjacent school
- Pickle Ball
- Dek Hockey
- Other Facilities, Structures or Amenities
 - Amphitheater
 - Community Building
 - Shelters
 - Shade Structures
 - Splash Pads
 - Observation Tower
 - Bird Blind

Project Challenges:

- Proximity to the interstate – Noise
- Crossing Forest Grove Drive
- Environmental
 - Condition of Spencer Creek
 - Erosion of steep slopes
 - Invasive species
 - Condition of Woodland
 - Condition of existing wetlands
 - Unknown location of field tile
 - Severity of steep slopes
- Current remoteness – Some concerned over how long it will take to develop the surrounding area





Public Workshops

Three public workshops involved the public in the master plan process.

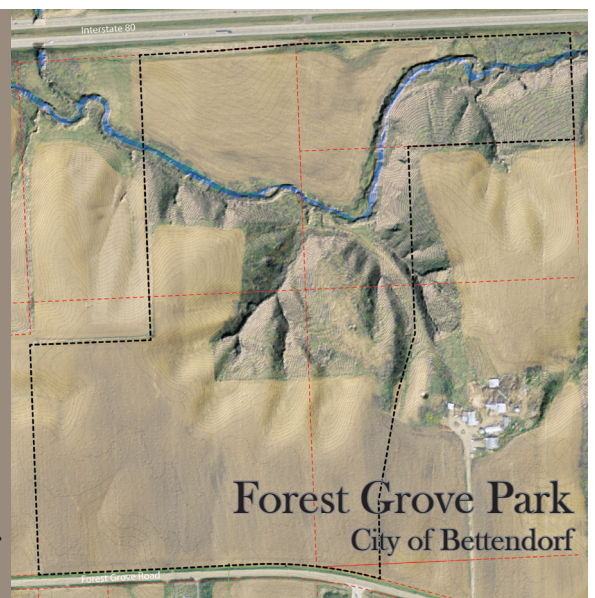
1. Public provided valued insights based on three distinct and diverse design concepts.
2. Public offered feedback on a preliminary master plan developed from that initial input.
3. The master plan was presented with a final community workshop to develop approaches to phasing the work.

Public Input Meeting

July 12, 2011
5:00-7:00 PM

Location TBD

Learn more and offer your input on Forest Grove Park and its future

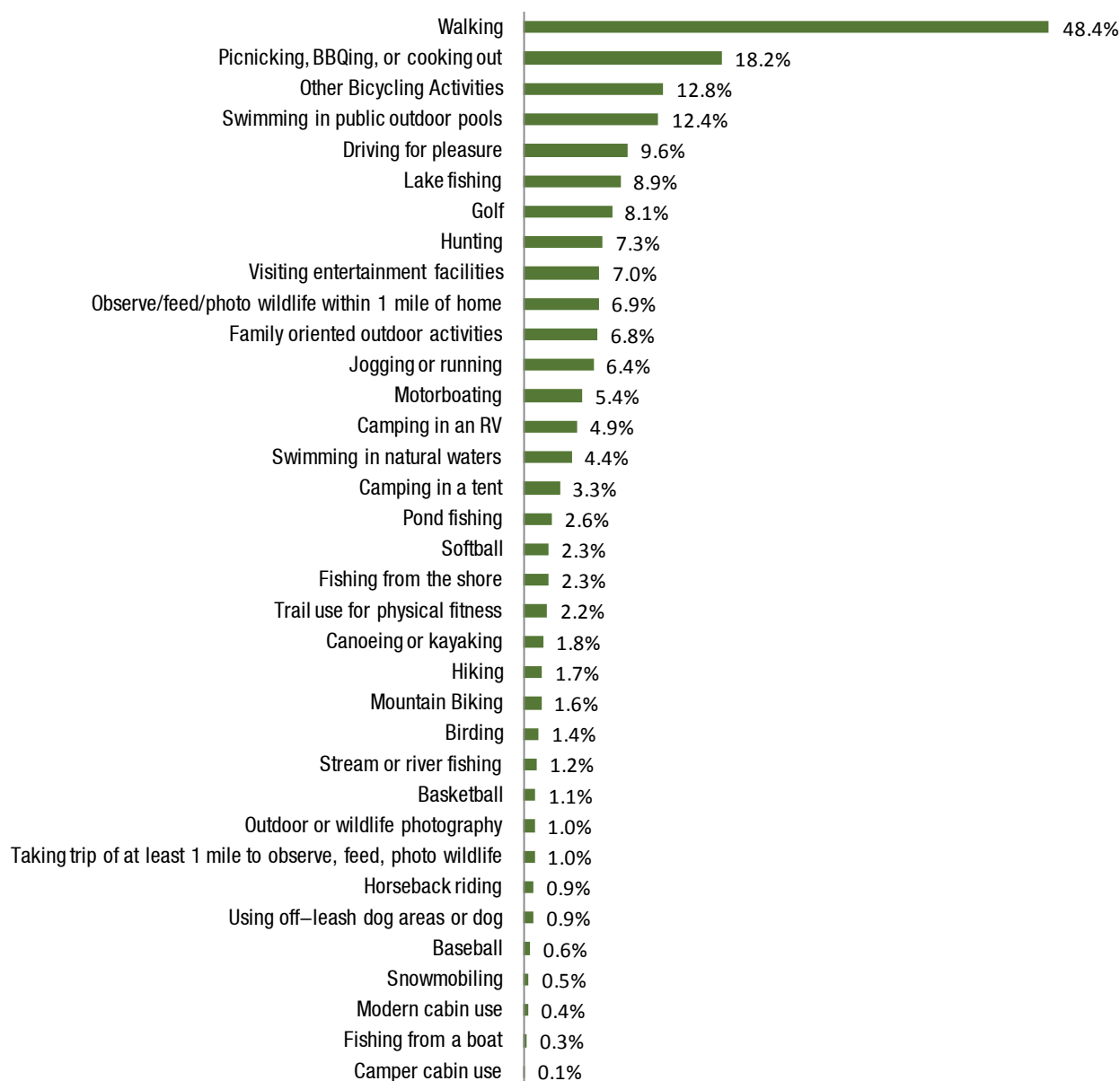


SCORP Survey - Additional Research

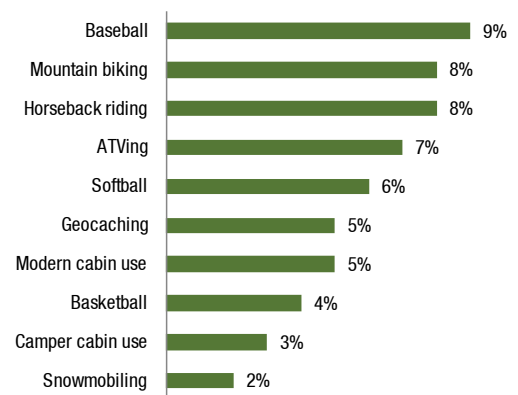
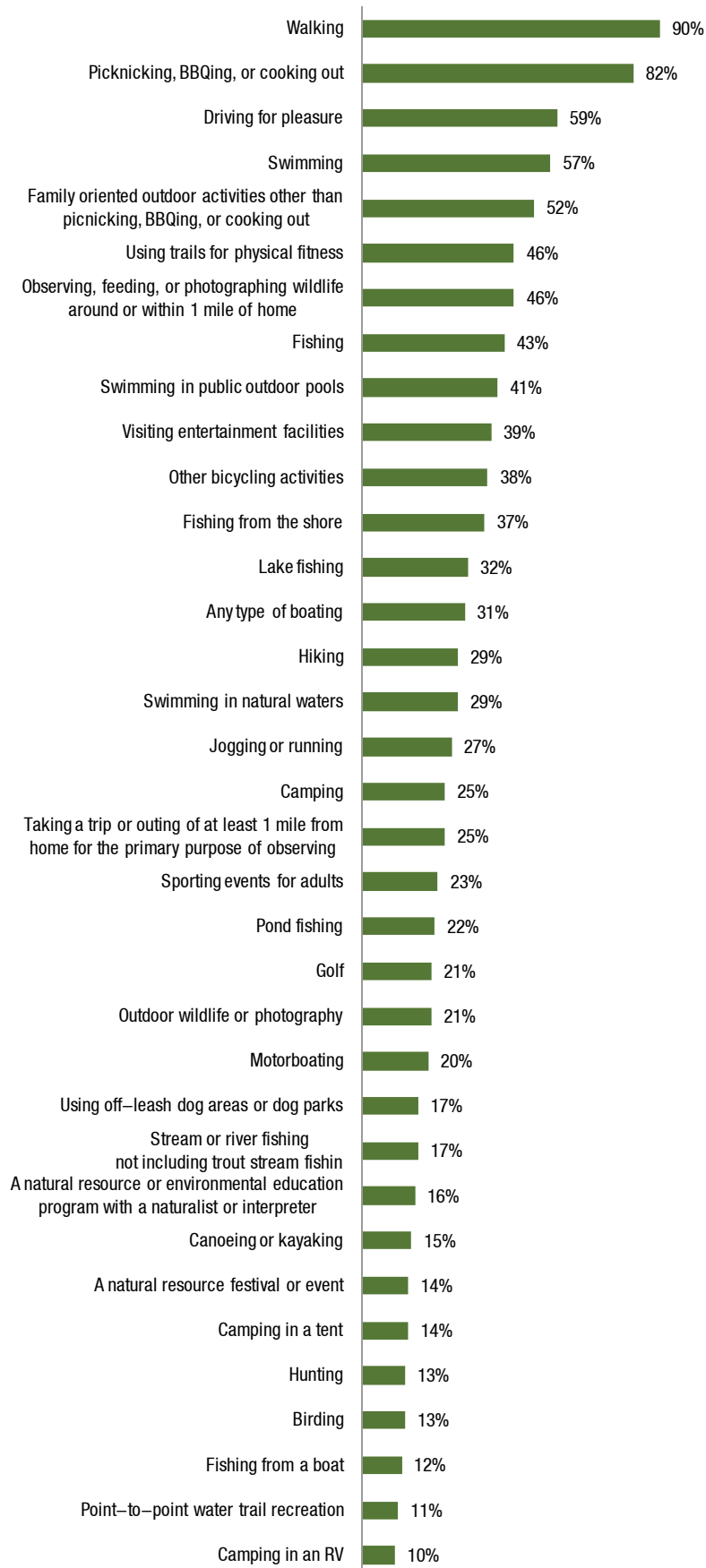
Additional research was conducted to identify regional recreational trends including a review of the 2012 Iowa Survey for the State Comprehensive Outdoor Recreation Plan (SCORP). This survey is conducted to determine Iowa residents' participation and interest in outdoor recreation and the environment. The bar scales below illustrate these rates.

The public involvement led directly to the vision, goals and specifics of the final plan. See Final Master Plan.

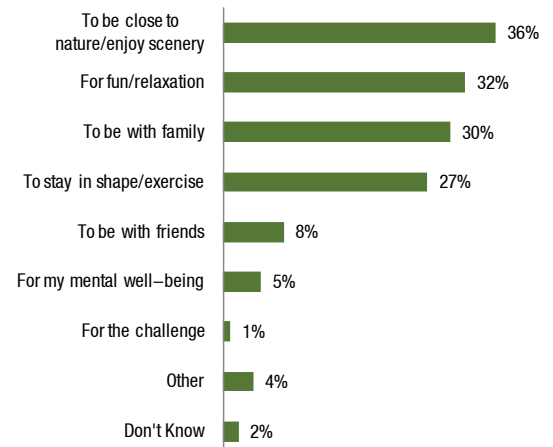
Q245/Q248 Activities participated in most often in Iowa in the past 2 years. (Among those who participated in at least activity in Iowa in the past two years)



Percent of respondents who participated in each of the following activities in Iowa in the past 2 years.



Q241 Please tell me the most important reason you participate in outdoor recreation activities in Iowa



As the survey indicates, Iowans desire to be outdoors and are asking for many of the types of facilities that are proposed within this master plan.

Plan Concepts

Each concept developed for public input was framed by a specific theme with distinct facilities proposed, while still striving to protect the site's natural resources. The Spencer Creek 100-year flood plain, the wetlands and the densely vegetated slopes were the natural features at greatest risk. Each concept sought to enhance and protect the slope and wooded flood plain. As a result, the layout, placement, and use relationships between various park facilities are somewhat similar. However, the number and types of proposed facilities vary between options.

Concept A - Active



Design Goals

- Focus on active recreational facilities blended with a natural park aesthetic.

Perceived Benefit

- Programmed active recreation with un-programmed leisure opportunities with a focus on nature.

Summary

- Very little support
- Too programmed
- Too many structures

Concept B - Nature



Design Goals

- Create a "State Park" feel by locating leisure activities towards the center of the park in the areas that are more environmentally prominent.

Perceived Benefit

- Provide a unique Restorative Nature Park in an urban setting.

Summary

- Preserve the natural area and move the facilities to the perimeter
- Not enough activity
- No Lodge – prefer community building

Concept C - Agrarian



Design Goals

- Create a park focused on passive recreation and significant leisure opportunities in the more natural areas.

Perceived Benefit

- Provide a more balanced approach with the opportunity to share infrastructure.

Summary

- Support for the facilities located to more of the perimeter of the site
- Support for a more balanced approach to active and passive recreation
- No support for an Interpretive Center – prefer community building

Preliminary Master Plan



Design Goals

- Create a park focused on balancing recreational and leisure opportunity while providing flexibility in use and shared resources.

Perceived Benefit

- Provide a more balanced approach with a focus on natural systems restoration

Facility Recommendations:

- Shared resources with the proposed Forest Grove Elementary School
 - Miracle Field
 - Traditional playground area
 - Open flexible space
 - Hard surface recreational space
 - Basketball court
 - Dex Hockey courts
 - Pickle Ball
 - Prairie Maze

- Parking (south) approximately 80 additional stalls
- Parking (north) approximately 60 additional stalls
- Non-traditional (nature) playground located near Spencer Creek north end of Site.
- A Community Building (9,500 SF) with parking
- Amphitheater (1,200 capacity)
- Adventure Course with concessions/restroom/storage and parking
- Neighborhood Park Node at the southeast corner of the park with shelter, ½ basketball, splash pad and parking (trailhead)
- Shelter with parking located on the east side of the site
- Shelter with parking on northwest corner of site
- One outdoor basketball court associated with the elementary school.
- Trail system including hard surface recreational trail and nature trails throughout the Spencer Creek corridor.

master plan

FOREST GROVE PARK

At the heart of this neighborhood resides the center of community, the center of your neighborhood.

Summary of Forest Grove Park Goals

The recommendations and goals contained in the master plan report for Forest Grove Park are the result of an extensive public participation process and may continue to evolve as Bettendorf works toward its implementation.

Vision Statement

Forest Grove Park serves as the village center to the emerging community of North Bettendorf. This park will be the hub of community activity to adjacent residents, the community and region and promote partnerships, collaboration and healthy lifestyles with activities for all ages, interests and abilities.



Our Park System is a unique and valued asset to the residents of this community.



Interstate 80

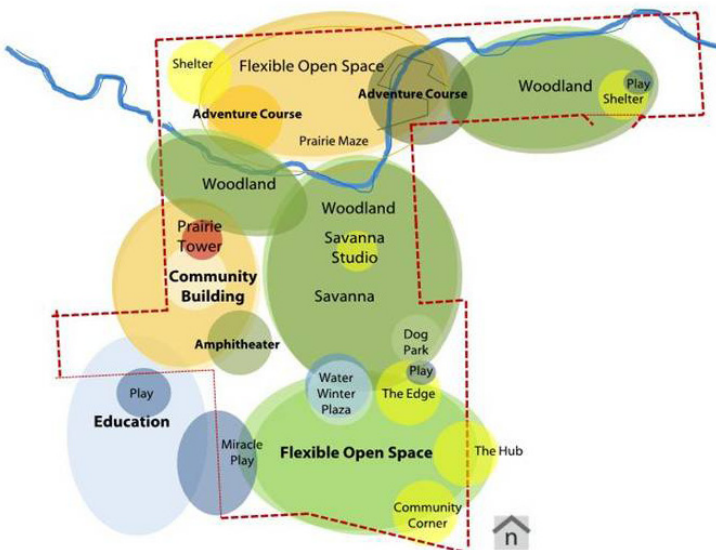
Forest Grove Drive

Work with the Pleasant Valley School District in the pursuit of a more dynamic plan with potential for sharing resources.

Work with the City to develop a comprehensive approach to community building focused on health and wellness.

Work to enhance and restore the natural environment and make it a focal point to the design of the park and community.

Work with partners including the city, county, and state to make this Neighborhood by Design a unique and dynamic place.



Goal 1: Develop a community park that meets the needs of the Bettendorf community.

- Create a year-round park that allows for active recreation as well as passive activities
- Provide a variety of life-long, self-directed, and programmed recreation opportunities
- Propose a park that offers healthy, active living opportunities

Goal 2: Engage the residents of Bettendorf in all phases of park design and development.

- Continue to build relationships and partnerships with citizens, agencies and organizations to help champion the park planning and development.

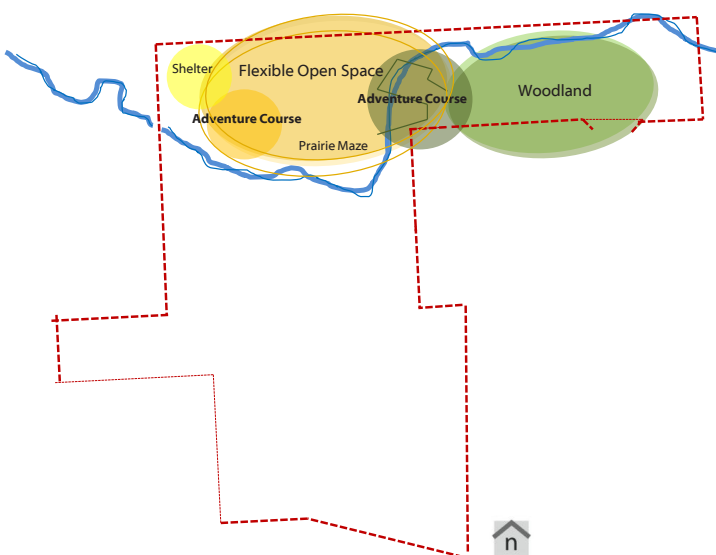


Goal 3: Preserve and restore the natural resources of the site.

- Restore the Spencer Creek corridor through stream bank stabilization and vegetative management.
- Promote the development of active facilities to the perimeter of the site protecting the site's restored natural resources and habitat areas.
- Manage for appropriate public use the steep slopes, wetlands, creek banks, floodplain, and other environmentally sensitive areas on site.
- Use best management practices (BMP's) stormwater design.

Goal 4: Design the park and the surrounding neighborhood as a lifestyle choice.

- Create a neighborhood that:
 - Focuses on an integrated network of green and celebrates open space
 - Networks streets, bikeways, pedestrian paths and bus routes to connect the park safely and seamlessly
 - Contains a mix of uses
 - Shares resources and facilities including "gray and green infrastructure"
 - Celebrates public spaces
 - Serves as a "Gateway" to the Bettendorf community
- Design the Pleasant Valley Forest Grove Elementary School seamlessly to the park and the surrounding neighborhood and promote a mindset of education and health integration (see Appendix)



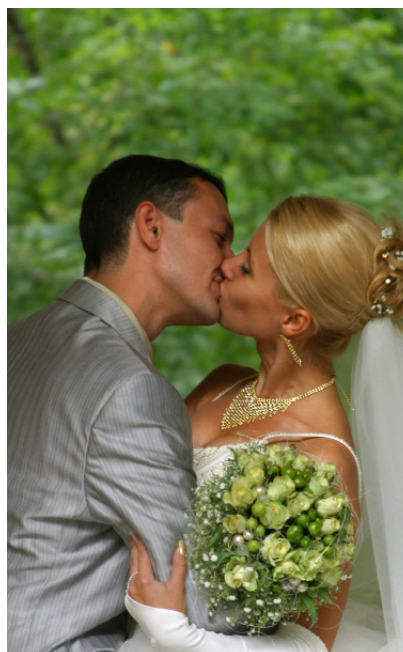
Adventure Course/Challenge

The Forest Grove Park Adventure Course is an at-grade and elevated obstacle course for both adults and kids. The Adventure Course provides challenges and excitement for individuals and groups and is located in an area that includes a mix of restorative landscape types from the Spencer Creek corridor, the Prairie Maze, the deep woodland ravines and the savanna. In some areas the ropes course can be as high as 35 feet in the air.

Some of the features of the course include zip lines, a canopy tour, elevated obstacle tree-top course, suspended bridges, ski bridges, swinging structures, swings, nets, climbing walls, leaps and balance platforms and the prairie maze.

The Forest Grove Park Adventure Course will be the first challenge course in the State of Iowa, and one of the largest in the Midwest.



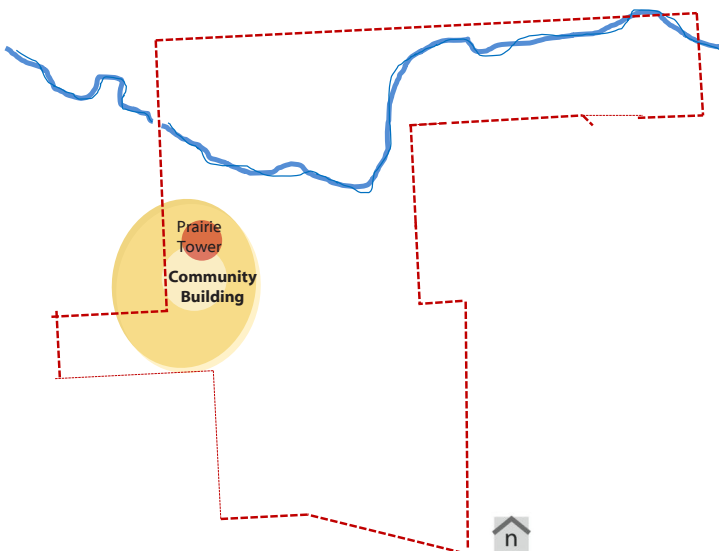


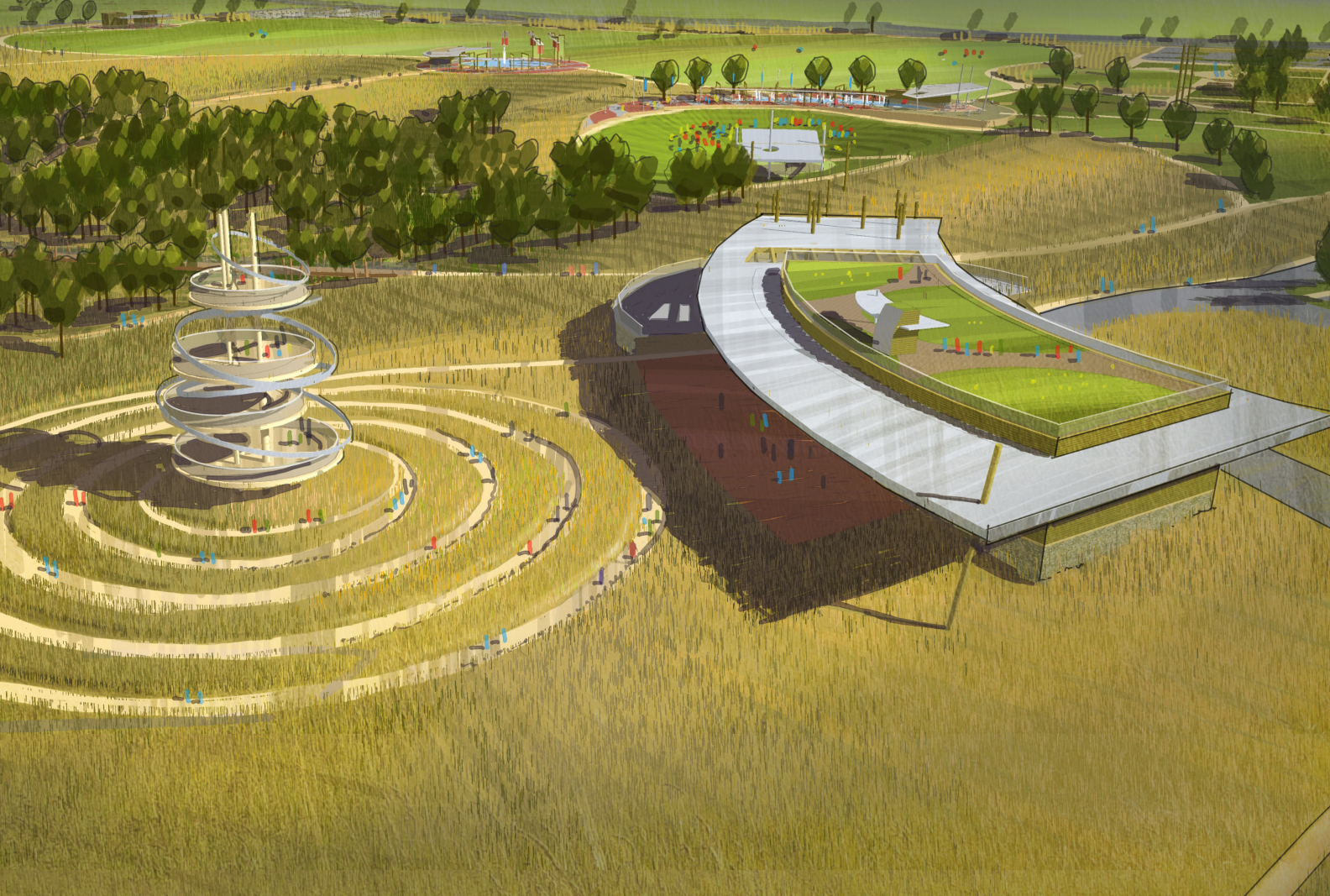
Community Building

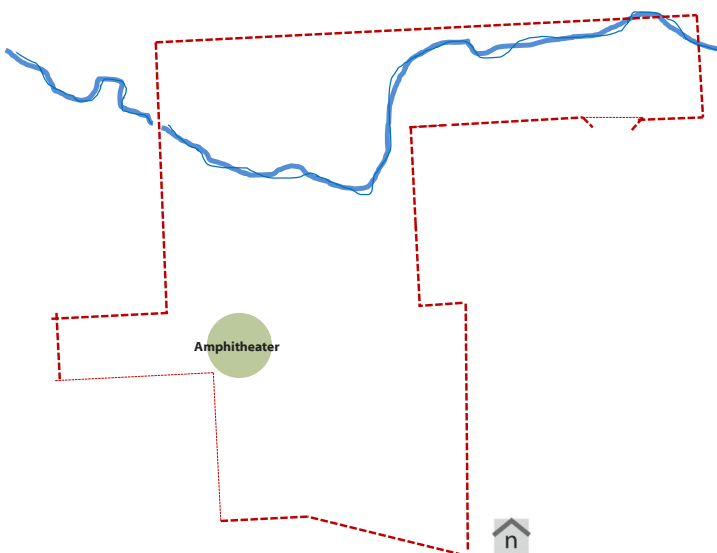
The Forest Grove Park Community Center will provide a variety of cultural, recreational, education and health programs and activities to meet the needs of a growing community. The concept includes facilities for groups of up to 250 people, ranging from 6,000-9,000 sq ft.

Prairie Tower

The Prairie Observation Tower will allow a bird's eye view of events and create a full 360 degree range of vision.

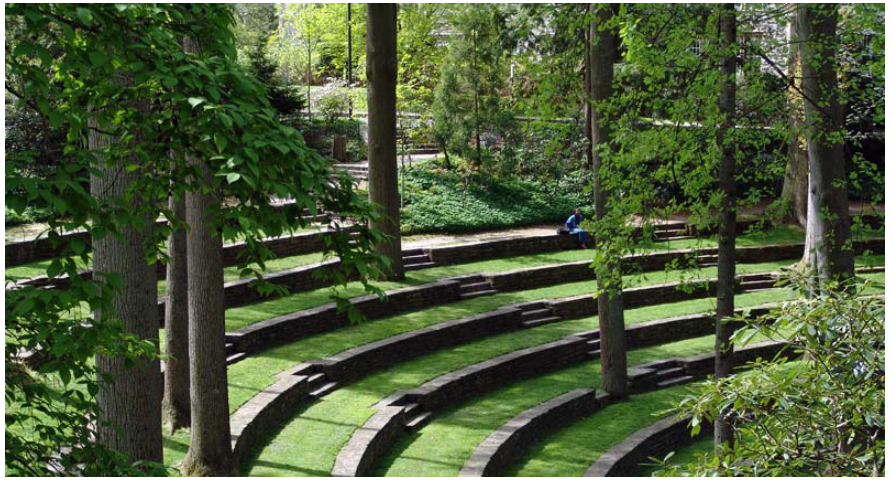


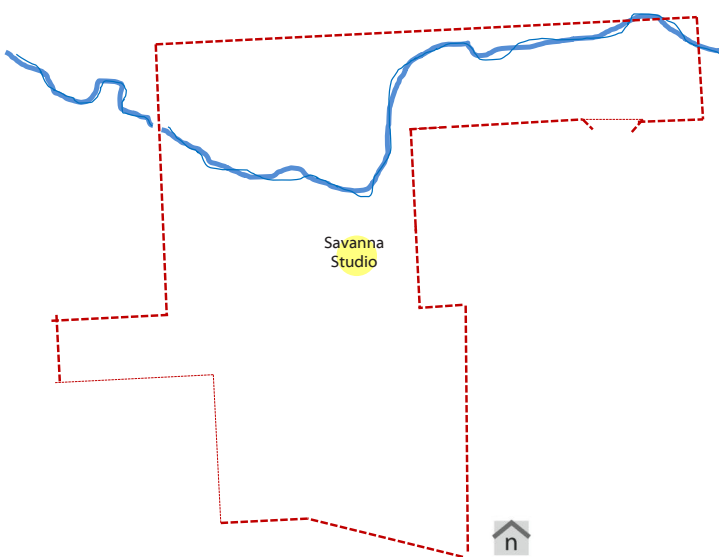
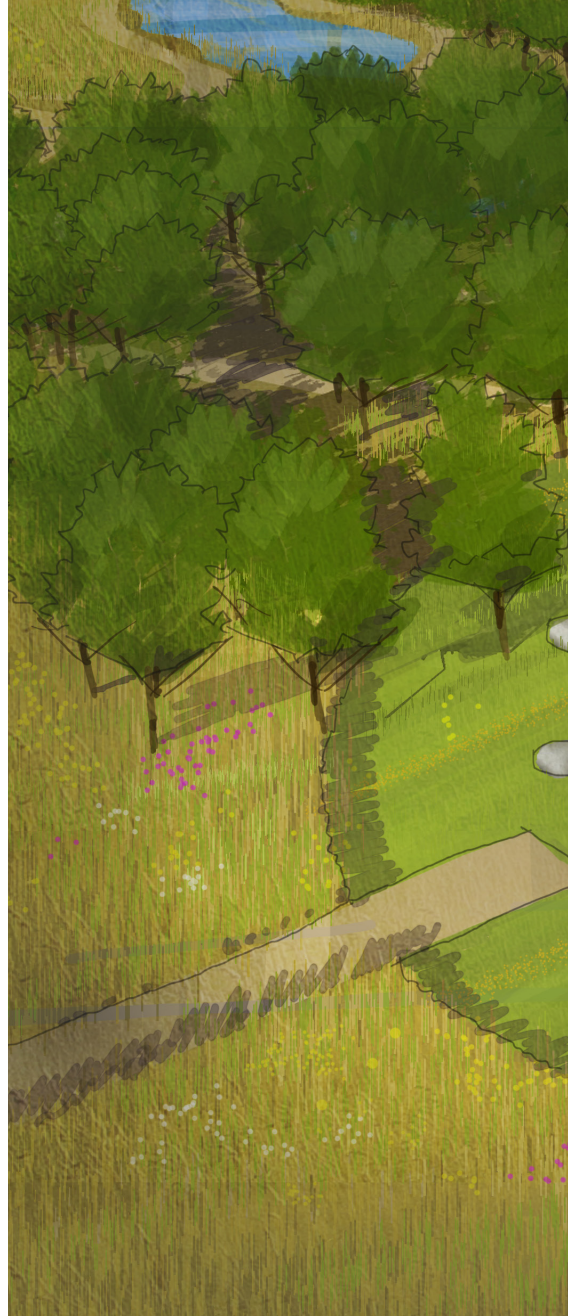




Amphitheater

This concert venue with a capacity of 1200 should take full advantage of the natural topography and will be closely associated with the adjacent community building. This facility will provide residents the opportunity to enjoy live music outdoors in a unique natural setting.



**Savanna Studio**

This area provides a great opportunity for outdoor education, interpretation, and environmental recreation. Included in this area are “The Council Ring”, a shelter with restrooms, a large open space, interpretive displays and if found appropriate, opportunity for youth camping.



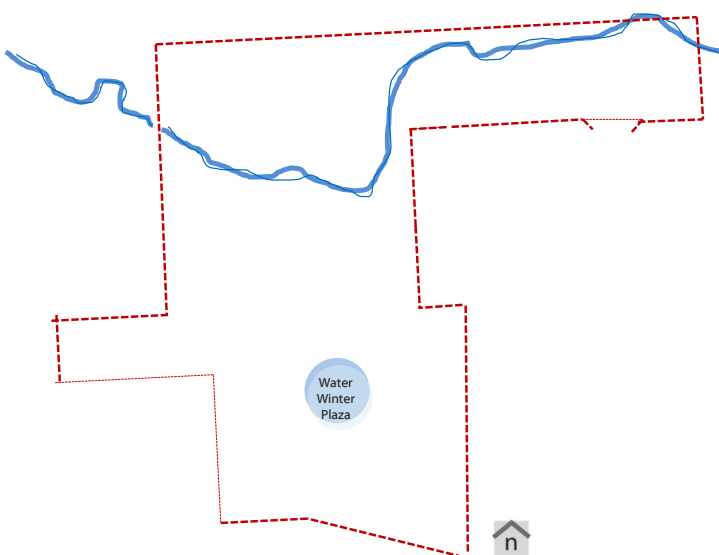
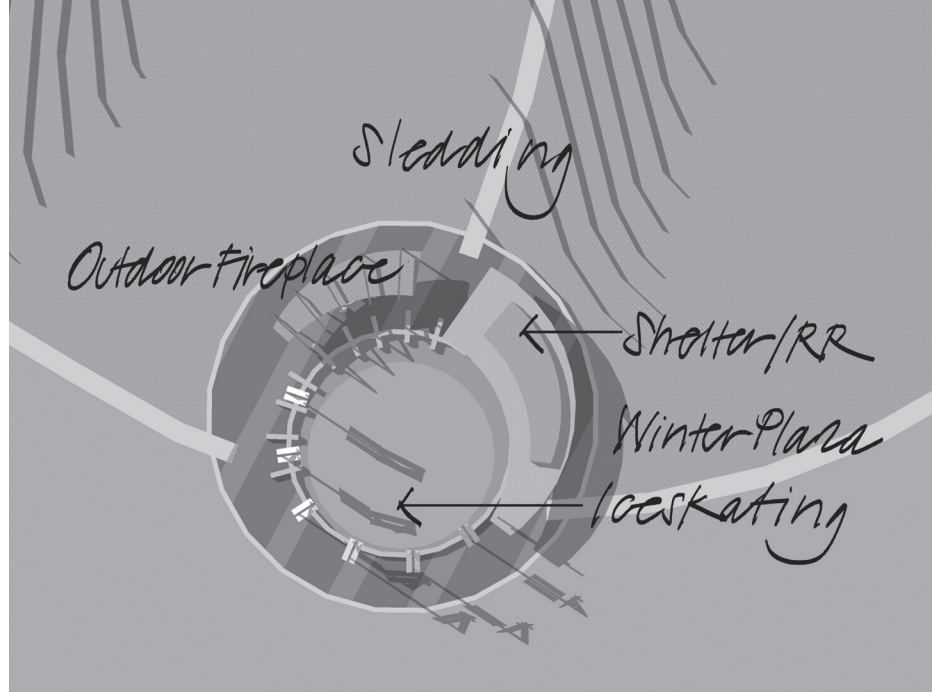


Miracle Field

The Forest Grove Park Miracle Field includes an entire environment suited for special needs youth and ball players. The field itself will have a rubberized synthetic turf allowing wheelchairs and walkers to glide unrestricted in addition to the accessible dugouts, bleachers and restrooms.



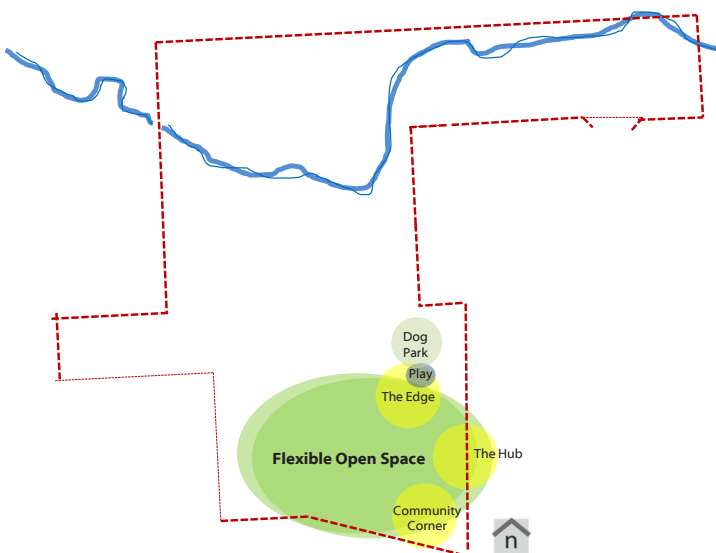




Water Winter Plaza

An open air facility located in the heart of the park will create year-round event opportunities for ceremonies, socials, festivals, shows and more. Winter recreation and summer aquatics are included.





The Great Lawn

The Great Lawn (Central Green 10 Acres) is a significant component of Forest Grove Park - as important as any of the structures proposed here. Trails, the restoration of the natural environment, and the proposal of the Great Lawn, were the three recommendations best received by the public workshop participants. This lawn will provide great flexibility and opportunity for active and passive recreation.



Community Corner

The development at the southeast corner will serve as a neighborhood park and trail head. This corner will provide access to tennis courts, parking for the Great Lawn and the recreational trail system. A traditional playground is also recommended at this location.

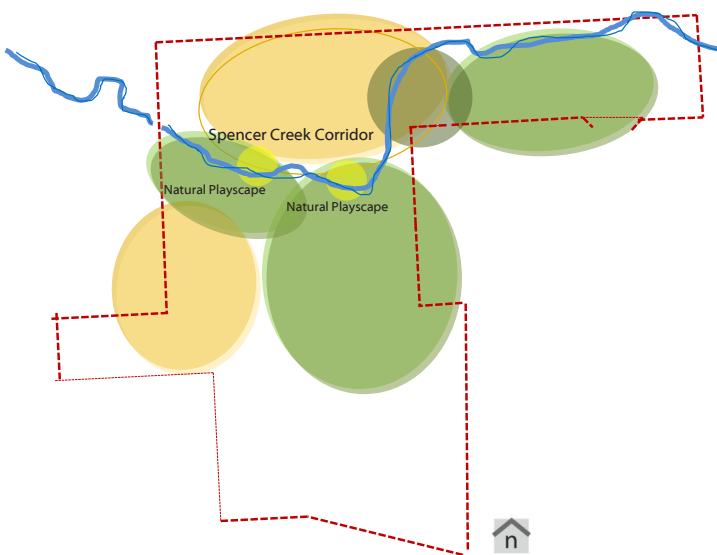
The Hub

The Hub creates small-to-large picnic sites with a splash pad and a shelter that could accommodate 75 people proposed.

The Edge

The Edge provides eastern access to the Art Walk, a small dog park, traditional play equipment, a shelter and access to The Great Lawn. This location is also served by a parking lot that provides access to the Savanna Studio.





Spencer Creek Restoration

Throughout the public engagement work, the Spencer Creek corridor was seen as a valued asset - vital to future planning efforts for the park. Improving the environmental health of the creek and associated drainage ways will be a critical consideration in park development.

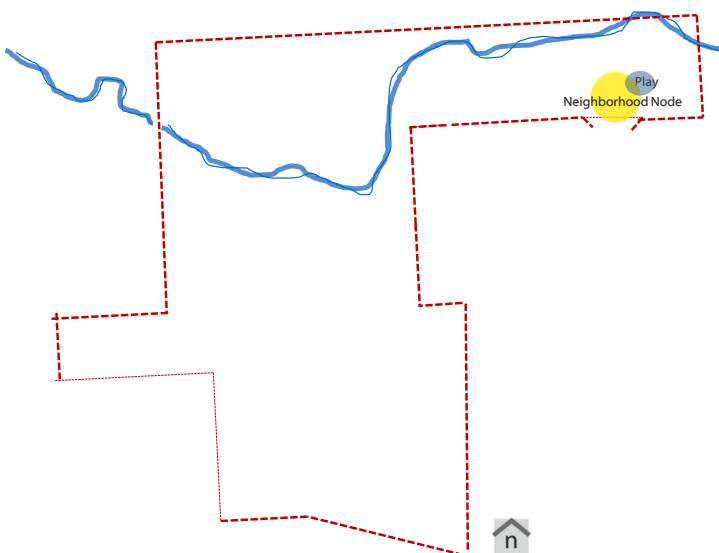
Natural Playscape

A Natural Playscape located near Spencer Creek will provide the opportunity for kids and adults to play using items found in nature including rocks, plant material, and water.

Aquatic Recreation

City staff and members of the public inquired about a white-water rafting course and/or a paddle board course as well as additional aquatic adventure course opportunities. Further hydraulic studies would be required for these considerations to be realized.





Neighborhood Node

A shelter, small playground, small open lawn area and access to trails are proposed here to serve neighboring residences. This area is meant to be underdeveloped and easily accessible from the surrounding community.

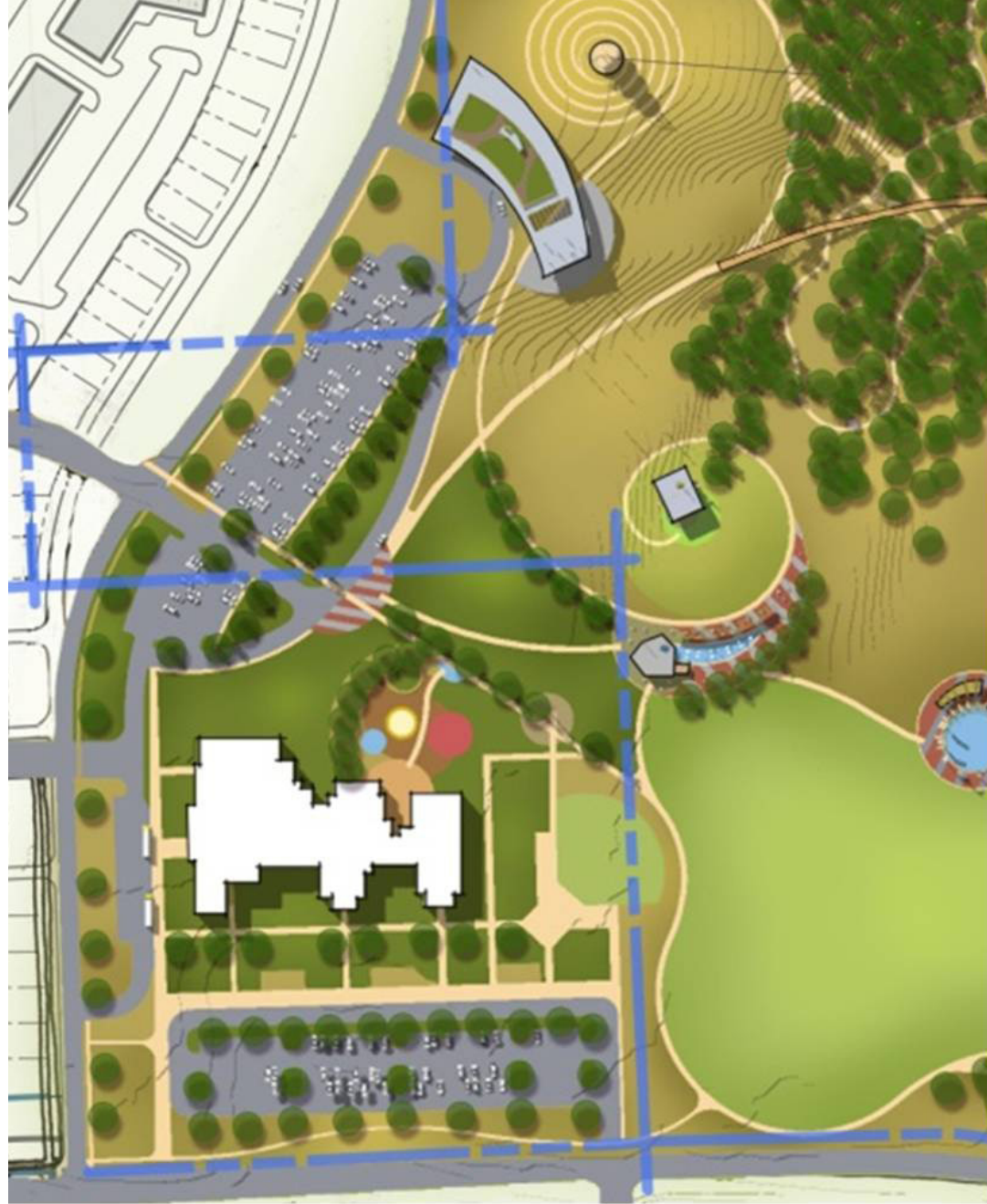
Interpretive Nodes

One of the great opportunities that this park site has to offer is the reintroduction of nature to park users. Several interpretive nodes could be located in areas of significant site restoration. These nodes will provide information to visitors. Each node, kiosk or informational hub would be part of a larger wayfinding and interpretation system, developed to enhance the visitor's experience.

Information Delivery System

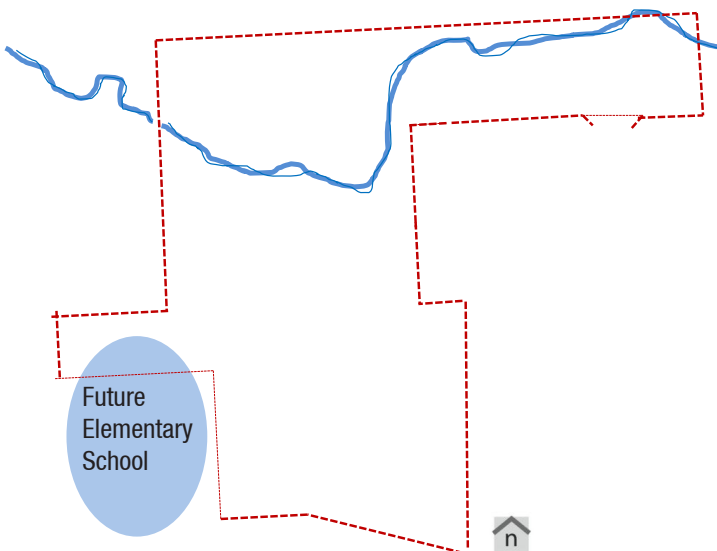
A comprehensive information delivery system including website development, wayfinding, appropriate "apps" and interpretation signage should be established as part of the development of this project.





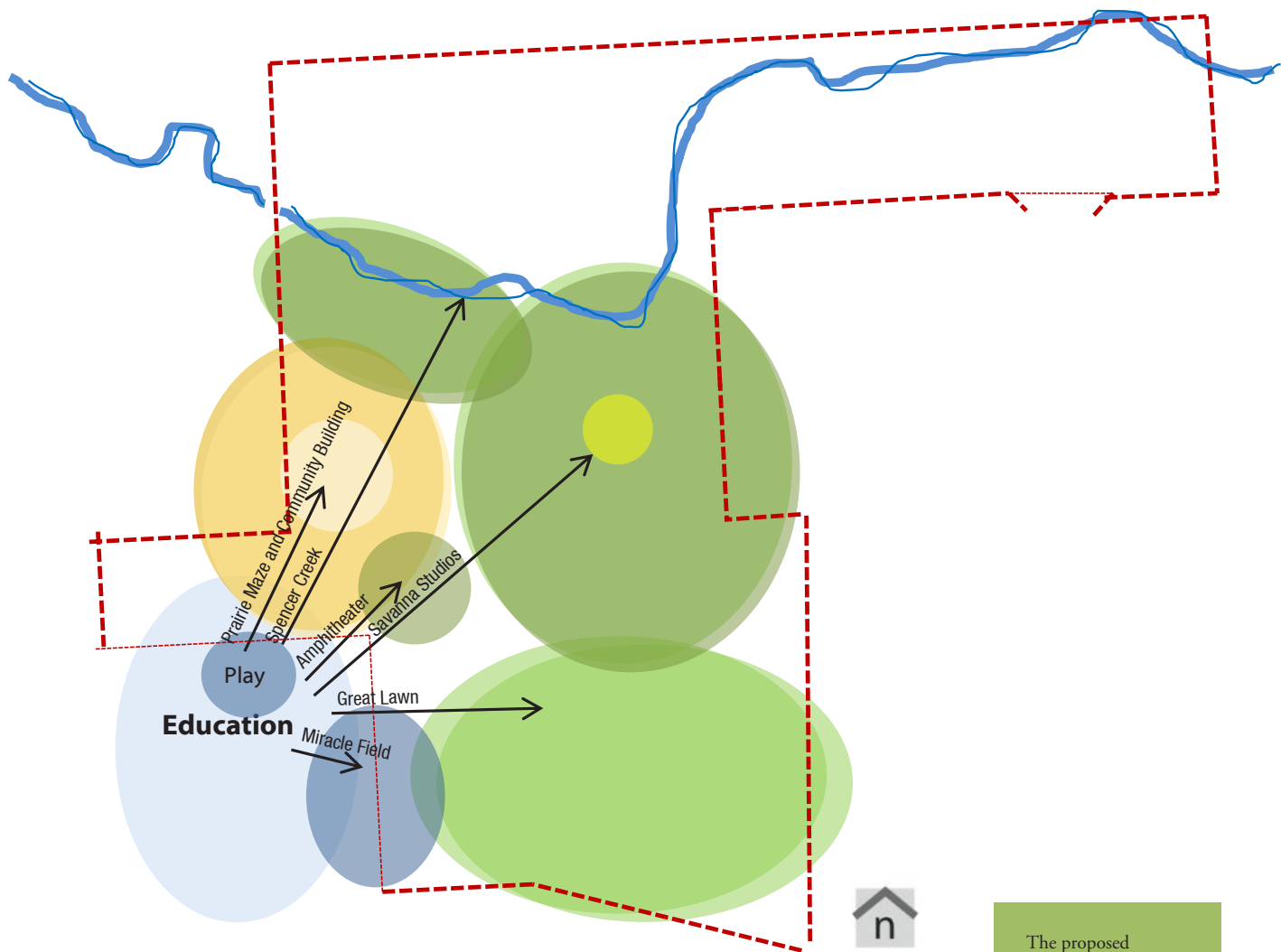
Forest Grove Elementary School

During the development of this master plan, an effort to integrate design thinking and share resources in a way that provided a win-win to all intended participants was a major design goal. Working cohesively with the School District provided a great benefit to the project team and the final master plan. Shared parking, stormwater management, flexible open space, and hard and soft trails are just a few of the collaborative efforts that could benefit both the school district and the City as the park begins to develop.



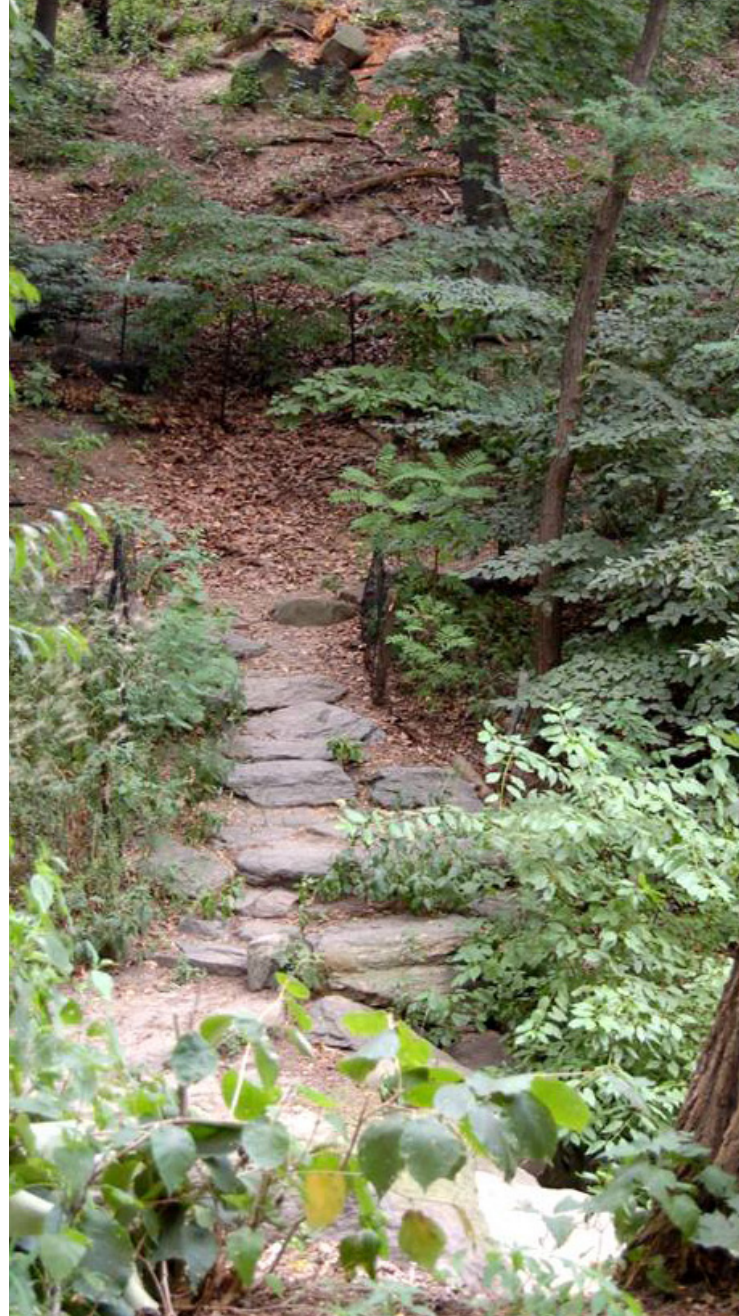
Future
Elementary
School





The proposed elementary school will provide a great opportunity for the City to share resources and facilities.





Trails – Exterior Connectivity

Trail Connections: The City of Bettendorf has adopted a trail strategy that would connect community amenities with both shared road and off road trails and pathways. The City has been aggressive in the development of off road trails over the past 10 years. 53rd Avenue, Devil's Glen Road and Middle Road are examples of connecting community amenities with off-road trails. Forest Grove Park will benefit from this community strategy. Recreational trails will connect Forest Grove Park to the surrounding community. As Forest Grove Drive is enhanced over the next several years, trail connectivity will be a critical consideration when developing the final section detail.

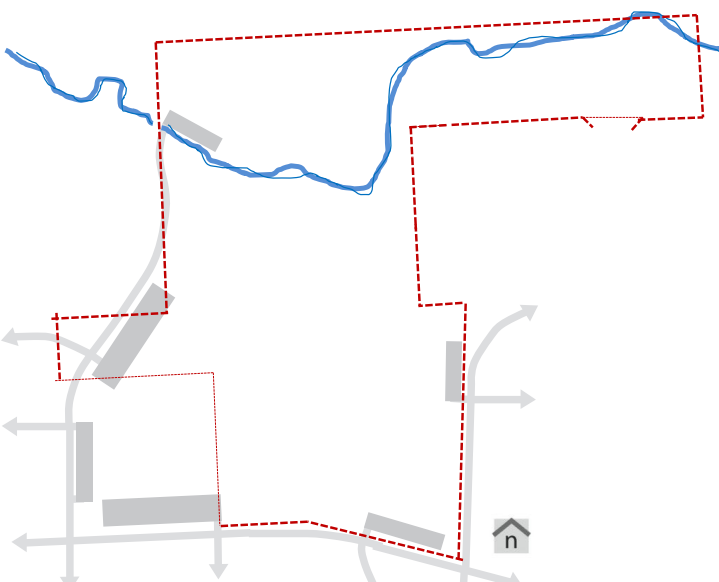
Also critical for a pedestrian friendly park will be the trails and pathways linking the proposed land uses surrounding the park. The Spencer Creek corridor will serve as an excellent pedestrian link to the surrounding neighborhood and the larger community.



Trails – Interior Network

The Forest Grove Park Master Plan recommends a network of trails that would include the following trail types:

- Art Walk – This trail will provide connectivity between the natural environment and Iowa History through art.
 - Trail Length – 1,815 LF
 - Trail Surface – Hard Surface including bridge
 - Trail Difficulty – Minimal Slope
- Recreational Trails – The Forest Grove Park Master Plan recommends two primary recreational trails for pedestrian and bicycle traffic.
 - Trail Length – 4,737 LF
 - Trail Surface – Hard Surface
 - Trail Difficulty – Range: Minimum to Severe
- Nature Trail – The plan recommends to trail types:
 - The High Intensity Nature Trial is a designated pathway projected for significant use. This trail will be enhanced with fixed infrastructure including stone or wooden steps, walls, and bridges.
 - Mowed paths and soft surfaces will make up the balance of the trails.
 - Trail Length – 14,293 LF
 - Trail Surface – Soft Surface or mowed paths
 - Trail Difficulty – Range: Minimum to Severe

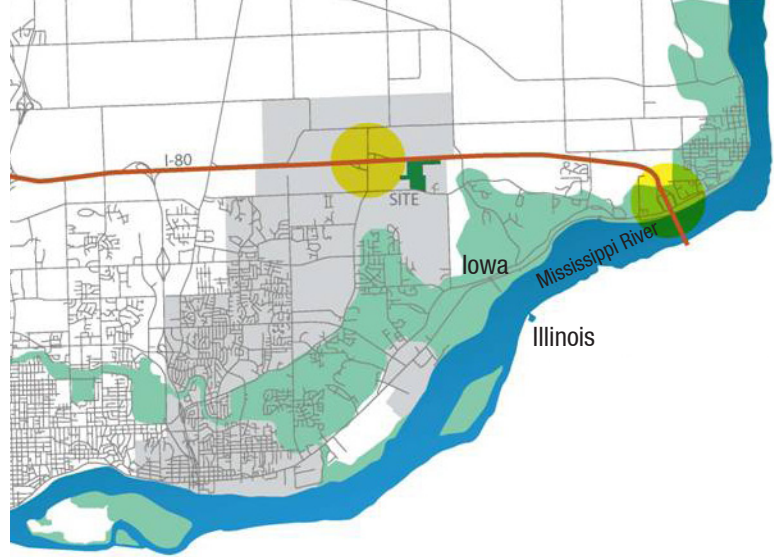


Transportation Systems

Forest Grove Drive – As development continues to occur, the existing infrastructure around the park site will need to be modified to meet an ever-growing demand. This is especially true for streets and roads. There was much discussion revolving around Forest Grove Road. The City of Bettendorf will be undertaking a planning study to determine what the future carrying capacity of the drive will be and how to meet that demand. A primary consideration of this study includes pedestrian safety at proposed intersections along Forest Grove Drive.

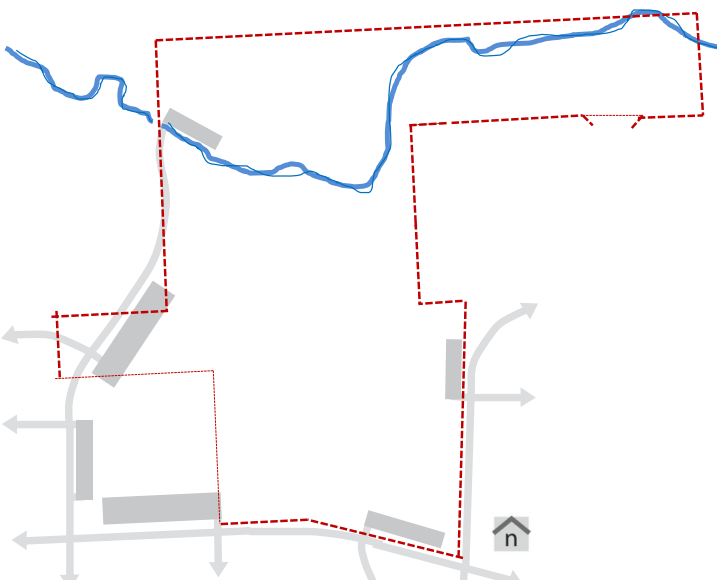
Perimeter Parkways, Streets and Drives

During the initial stages of this master plan, a concept development plan was cultivated for the surrounding neighborhood. This planning study focused on developing a circulation pattern on the land that would provide a well connected and walkable neighborhood unit. This plan illustrates parallel streets on either side of the park that both provides access to the park and adjacent neighbors as well as additional on-street parking for park use.



Interstate 80

One of the great opportunities expressed by the Steering Committee during the initial planning meetings was the significant visual impact a well designed neighborhood and park would have on the interstate traffic. The park and the surrounding neighborhood, if designed well, will make a profound statement to interstate traffic and will serve as an excellent entry portal to the City of Bettendorf and the State of Iowa.

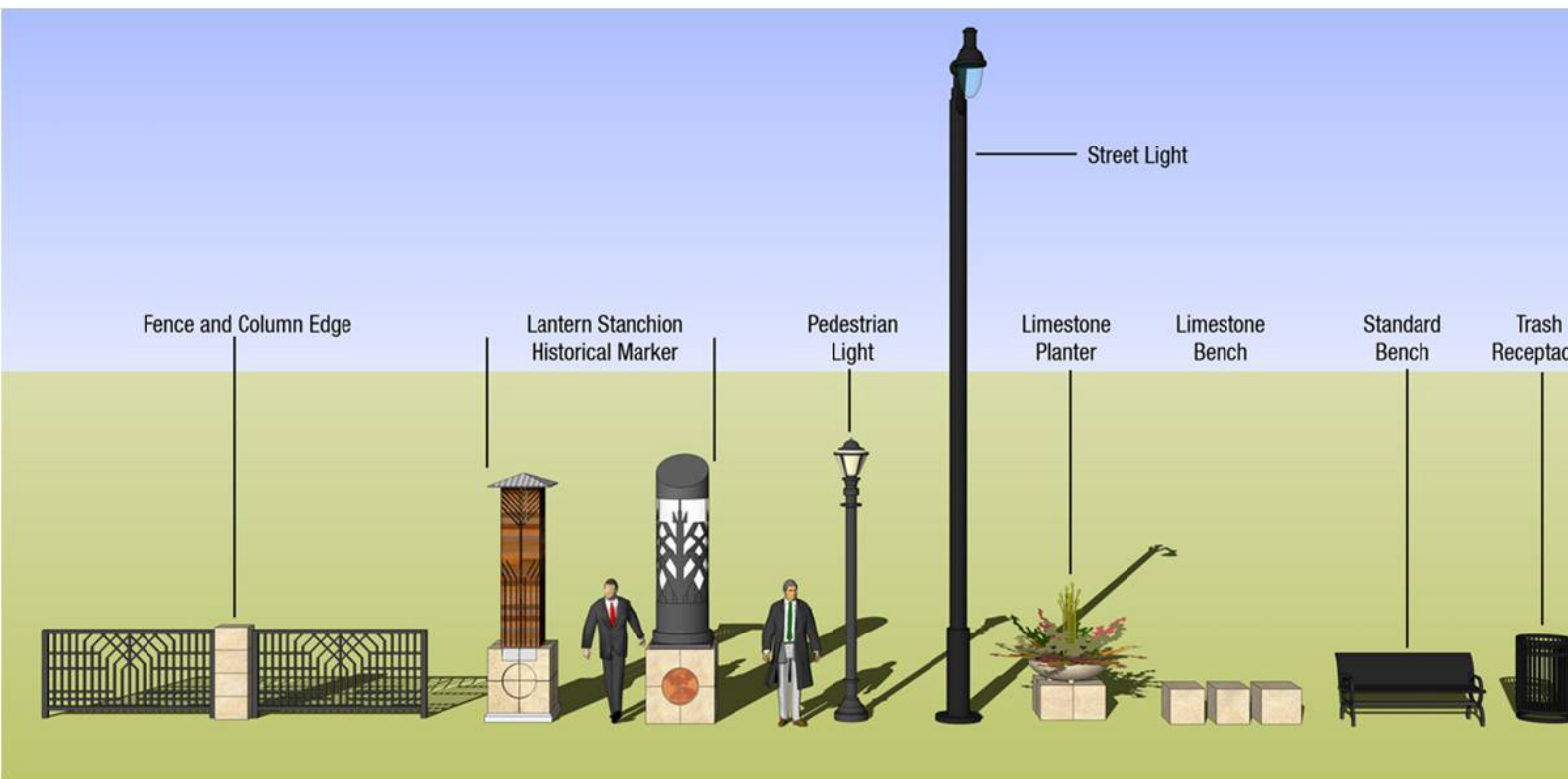


Parkitecture

As park facilities begin to move from a planning stage to the design and implementation stages, the development of an attractive and cohesive architecture is important to the overall experience of the park. Many of Iowa's finest parks are ones in which the park architecture is safe, accessible and aesthetically pleasing and equal to the surrounding landscape. From the greatly anticipated, heavily used and loved Community Building (lodge) to the utilitarian aspect and equally used restrooms, park architecture is a vital part of the overall experience for park users and the quality of the design and construction of these facilities adds to the quality of the user experience.

Site Amenities

Benches, trash receptacle, lighting and other park amenities are equally important to the overall park user experience. The amenities should be durable, affordable and aesthetically appropriate to the both the natural environment and the architectural integrity of the park.



IMPLEMENTATION & PARTNERSHIP

The Forest Grove Park Master Plan is intended to be a long range plan for future development of the Park. This plan will serve as a guide for the City of Bettendorf's Parks and Recreation Department to appropriately budget funding for future implementation phases of the Park.

Timing

The recommended improvements identified in this plan are anticipated to be implemented over time. Some recommendations require more detailed planning and design which would delay future implementation of those recommendations. Projects that require less planning and design and can be done with limited funds may be completed earlier.



“The road to success
is always under
construction.”



Development Categories	Subtotal	Multiplier*
Adventure Course	\$2,050,000	\$2,603,500
Community Building	\$2,700,000	\$3,429,000
Prairie Tower	\$885,000	\$1,123,950
Amphitheater	\$1,550,000	\$1,968,500
Savanna Studio	\$372,000	\$472,440
Miracle Field	\$990,000	\$1,257,300
Water Winter Plaza	\$3,750,000	\$4,762,500
Great Lawn	\$674,007	\$855,989
Community Corner	\$630,000	\$800,100
The Hub	\$540,000	\$685,800
The Edge	\$1,260,002	\$1,600,203
Ecological Restoration	\$440,000	\$558,800
Natural Playscape	\$490,000	\$622,300
Neighborhood Node	\$405,000	\$514,350
Trails	\$1,493,956	\$1,897,324

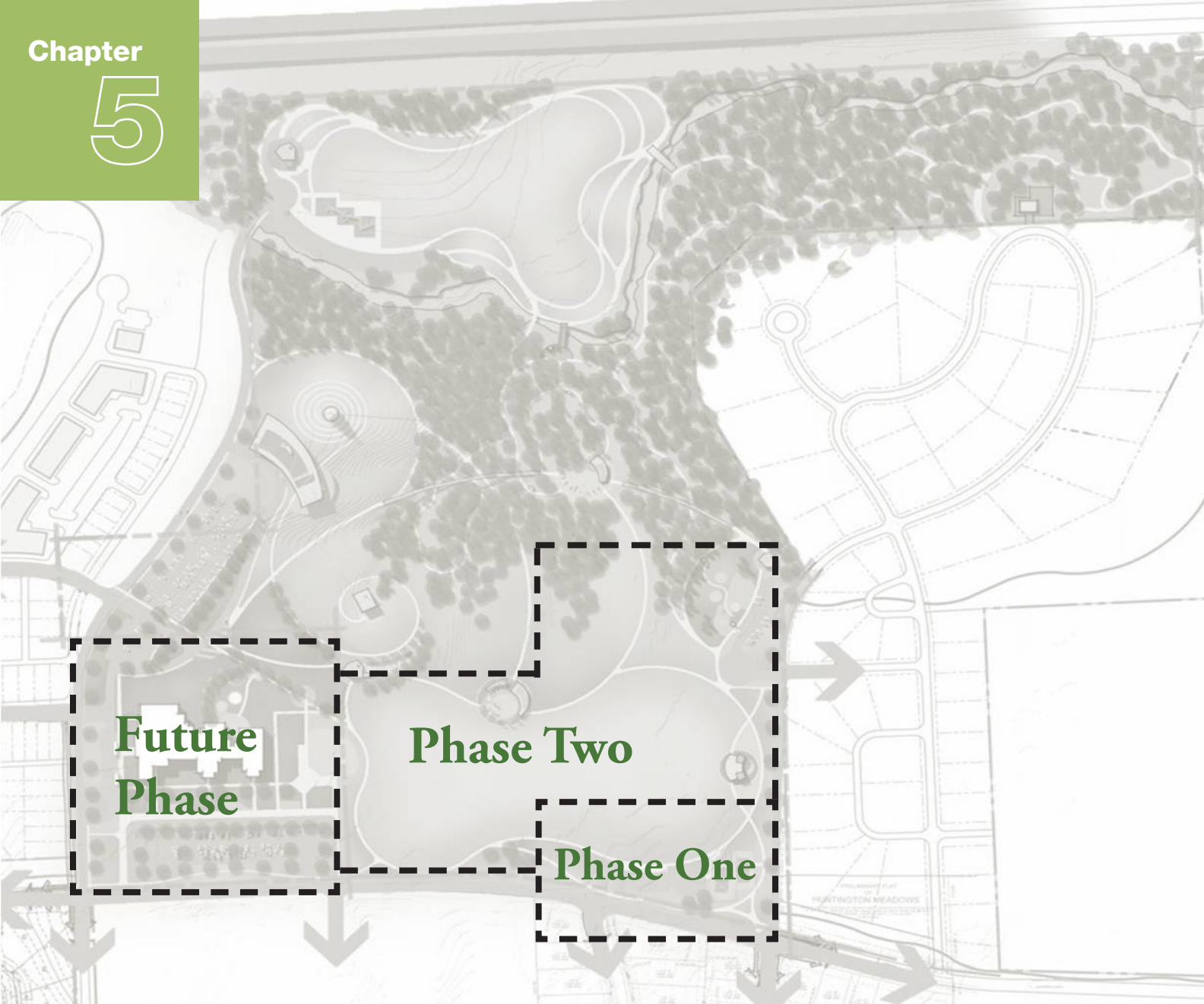
**Multiplier includes survey and soil investigation, design and engineering services, and construction contingency.*

Cost Estimates

Cost estimates have been developed for each recommendation within this plan. These estimates are intended for budget planning efforts only and will be updated over time. The following cost estimates are summarized by category. Projected costs for implementing this plan in its entirety range from \$18.5 - \$23.2 million. These estimates are current year costs and do not reflect future year inflation. Projects completed in-house may result in cost savings. Annual operations and maintenance costs associated with the existing facilities are not included in these estimates. More detailed cost estimates will be developed when planning and design is completed on individual projects and as funding becomes available.

Priorities

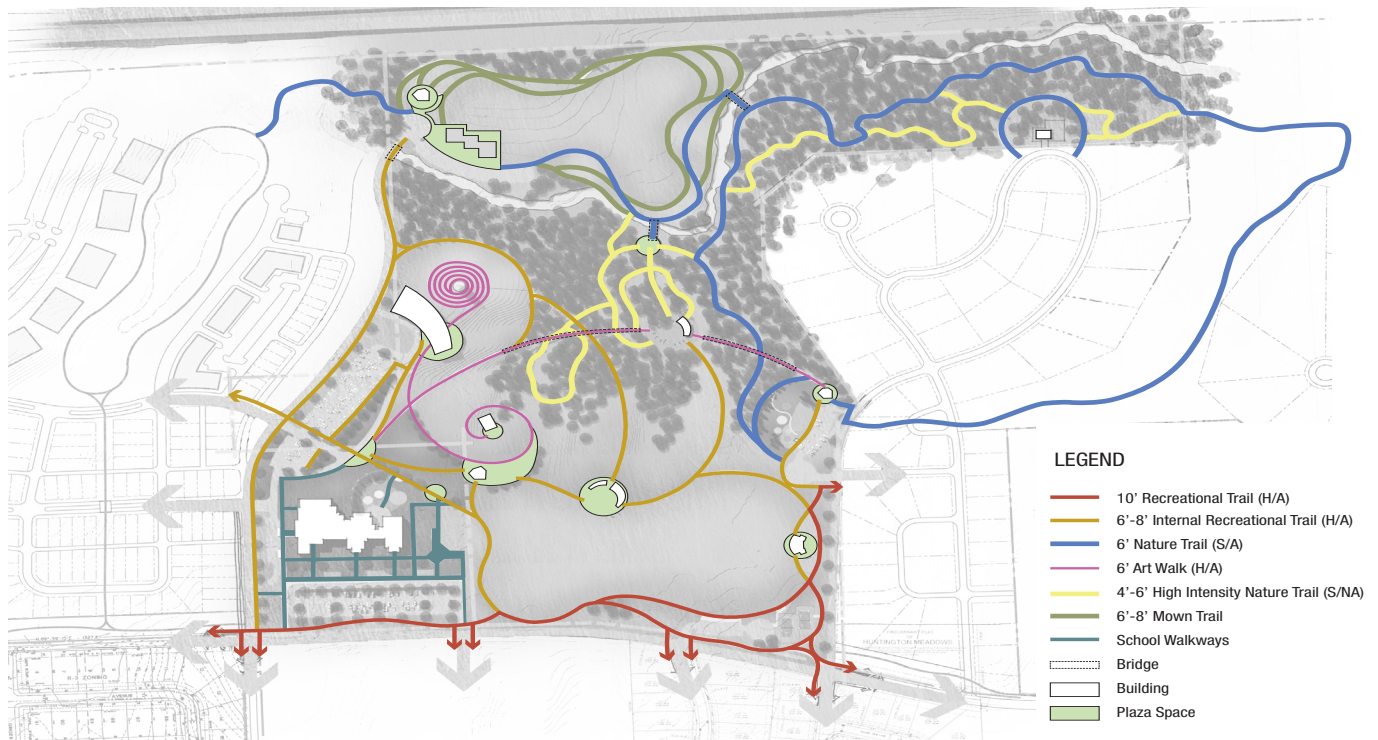
Higher priorities are assigned to those recommendations that are more responsive to the goals of the plan. Projects related to trails, recreation and environmental restoration opportunities are considered high priority. Additionally, those projects that improve park access, provide greater accessibility for people with disabilities and generate increased revenues are considered a higher priority.



Phasing Philosophy and Costs

Construction of all improvements proposed as part of the Forest Grove Park Master is anticipated to cost in the range of \$18.5 million to \$21.2 million, in 2012 dollars. The funding for a project of this size and scope would be challenging to fund as a single capital improvement project within the annual C.I.P. budget established each year by the City of Bettendorf. This project will need to be implemented in multiple phases over several years.

The framework of this Master Plan is intended to provide guidance for future development, however the scope of each phase of construction will need to be carefully balanced with the current needs of the community and available funds. The Phase 1 scope of work and each additional phase of construction should strive to meet the current recreational needs of the community and maintain consistency with the Master Plan.



Phase One: 1 to 3 Years

The Master Plan process includes a preliminary consideration for prioritized improvements. The primary objectives of a conceptual Phase 1 scope of work could include the following priorities:

- Work with adjacent property owners to confirm the proposed boundaries.
- Work with adjacent land owners , proposed developers to fix the adjacent roadways.
- Continue to work with the Pleasant Valley School District.
- Provide flexible open space for active recreation at the great lawn.
- Begin to develop the network of trails

Phase Two: 4 to 7 Years

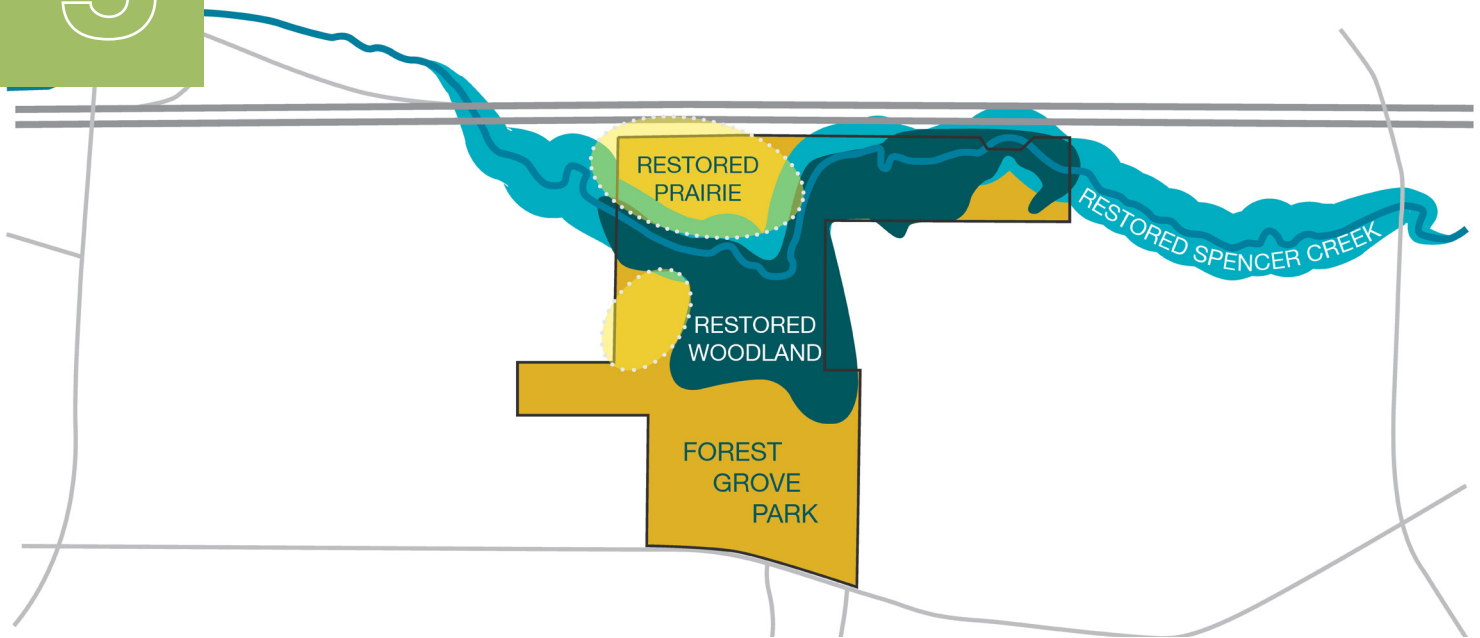
Additional housing, potential development of the elementary school, regional trail development and development at the intersection of Interstate 80 and Middle Road will impact future development

- Fully develop the Great Lawn Area
- Develop the Hub
- Develop the Edge
- Continue to develop the trail networks
- Work with the school district in developing Forest Grove Elementary School
- Work with City staff to enhance Forest Grove Drive and surrounding circulation system

Ongoing Restoration Efforts

There will be ongoing efforts starting immediately regarding ecological restoration of the park. These efforts will include:

- Begin to reestablish native plant communities and ecologically sound stormwater management systems.
- Begin the process of restoring Spencer Creek, the wetlands, woodlands and grasslands.



Conservation Issues & Opportunities

Core Habitats and Connectivity

The park's major natural resource issues are its relatively isolated location, habitat fragmentation, deterioration in habitat quality, and erosion in the ravines along Spencer Creek. Restoring native ecosystems, enhancing degraded habitats, addressing invasive species infestations, providing ecological connections, managing runoff, restoring eroded stream banks, and protecting and buffering core habitats and water features are critical to maximize the conservation benefits of the park.

The park's agricultural fields have the potential to be restored to a variety of historically appropriate native plant communities, including tallgrass prairie and oak savanna. Restoring these currently cultivated areas and restoring/enhancing the wooded/pastured core areas will provide habitat mosaics for a diversity of wildlife species. Wildlife that have large territories, require special habitat requirements, or are easily disturbed by people will probably not use the park. However, many species that will use the park are uncommon in the region. These habitat mosaics should be centered on the park's highest quality natural areas (i.e., the wooded ravines) and expand outward.

While important conservation steps can be taken inside the park, additional buffer areas should be established around the park with conservation easements and other mechanisms. These buffers will provide additional natural resource protection and conservation value to the park and region by reducing biological edge effects, dumping, and uncontrolled trespass to the core natural areas in the park. Adjacent landowners can be provided with technical assistance and cost-sharing for construction of ecological buffers, native landscaping, and screening on their adjacent properties. Educational programs for nearby landowners could inform them of the park's conservation goals and what they can do to assist (e.g., construct rain gardens upstream of the park, install native landscaping for ecological buffering, restrict pet cats to indoors, etc.).

Invasive Species

As described above, invasive vegetation exists in most if not all of the park's native plant communities. These species thrive in disturbed habitats and often dominate and outcompete native plants, resulting in poor habitat diversity and a lower resilience in the face of disturbances and environmental change. Therefore, the control of invasive plants is an important restoration and management issue. Invasive species pose a significant threat to native plant communities, even during ecological restoration, enhancement, and management activities. Restoration and management practices should follow guidelines to minimize the introduction and/or movement of invasive species at the park.

Park Development and Protection of Surface Water and Groundwater

Due to Forest Grove Park's natural resources and its proximity to Spencer Creek, special care should be given to park development. The development and use of the park should capitalize on opportunities to improve the integrity of its natural resources.

Techniques that should be employed to protect the integrity of the park during development, and protect surface and groundwater resources, include:

- **Conservation Planning and Design.** Follow principles of protecting natural areas and minimizing adverse impacts. This includes appropriate siting of park development improvements and management of stormwater runoff to protect ecological systems.
- **Low-Impact Development (LID).** Use these techniques for sustainable stormwater management (e.g., infiltration) within the park and in nearby/upstream developments.
- **Stabilize Eroding Stream Banks and Ravine Drainageways.** Use bioengineering and other appropriate techniques to stabilize eroding soils and provide for long-term stability.
- **Erosion Control.** Use appropriate techniques to address erosion from steeper slopes and along trails and roads.
- **Ecological Buffers.** Promote native perennial plantings, especially along watercourses and shorelines.
- **Ecological Stormwater Treatment Trains.** Manage stormwater using a series of natural elements (e.g., swales, prairies, wetlands, ponds).

Funding Park Capital Improvements

The master plan establishes a vision for the park that can be implemented in phases. Although some communities fund park development directly, most explore various funding opportunities to offset the cost of capital improvements. Optional strategies for funding park development projects are listed below. Each strategy may or may not apply to the phase of park development or the Bettendorf area but are listed here as reference for consideration.

- **Apply for Iowa Economic Development (IED) funds.** The CAT Grant of Vision Iowa Grants are substantial if fully funded by the state legislature.
- **Apply for Community Development Block Grant (CDBG) Program funds,** which are administered by the Iowa Economic Development (IED) through the counties. This program is designed to provide federal grant assistance to local municipalities to successfully complete various programs in defined areas. CDBG funds can be used for park development within areas of a community, which meet the current minimum standards of physical and economic distress of the federal Urban Development Action Grant (UDAG) Program.
- **State Trail Funding** through the Iowa Department of Transportation
- **Resource Enhancement and Protection Fund (REAP)**

Fundraising and Donations

Fundraising for capital improvements is an option in many municipalities where there are numerous businesses which may seek to market themselves and build a positive image in the community through providing funds for public projects. Gifts and donations are an important means of generating funds for parks. Often community groups such as the Rotary Club, Lions Club, and others as well as individuals and families will provide funding for a particular item within a park. Donations can range from large donations for the construction of a community center or amphitheater to a smaller donation of a tree or bench.

Communities often develop gift catalogs to let the community know about how they can help and to inspire donations. Fundraising through bequests is also an important financial tool to non-profit organizations.

Consultant	Volunteer
Tree Removal	Tree Replacement
Earthwork	Seeding
Spencer Creek Streambank Restoration	Spencer Creek Cleanup
Best Management Practices	Minimal Planting

Municipal Bond

Many municipalities consider floating a bond, especially when interest rates are low, which is paid back over a number of years. This option is often used to develop large portions of the park all at one time to avoid the inflation in development costs that typically occurs between phases that stretch over many years. Municipalities can use bond money as the local match for grant programs.

