

# Open Space Park Planning Study

Sioux Center, Iowa

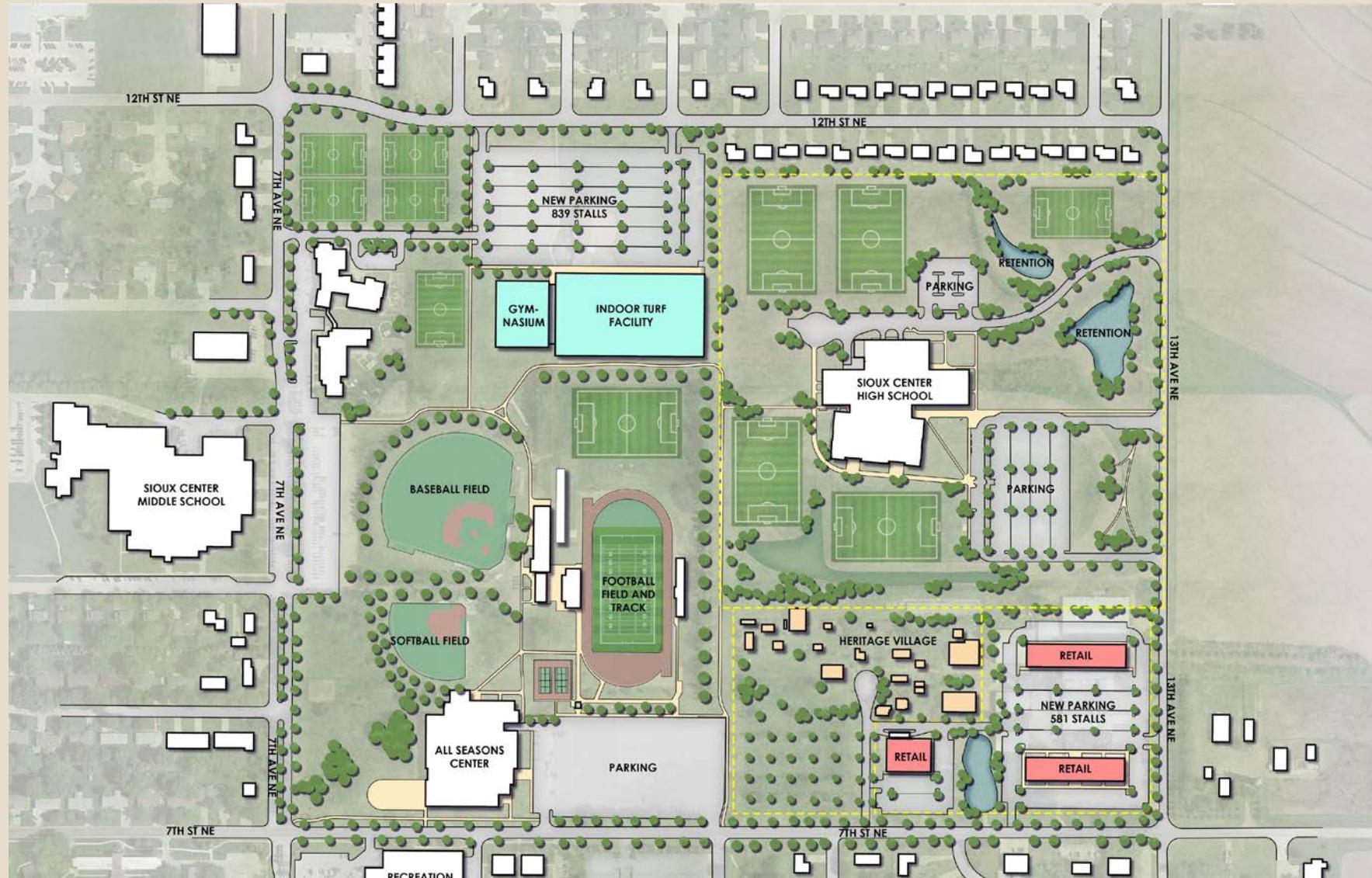
November 23, 2020

CONFLUENCE

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# Concept A

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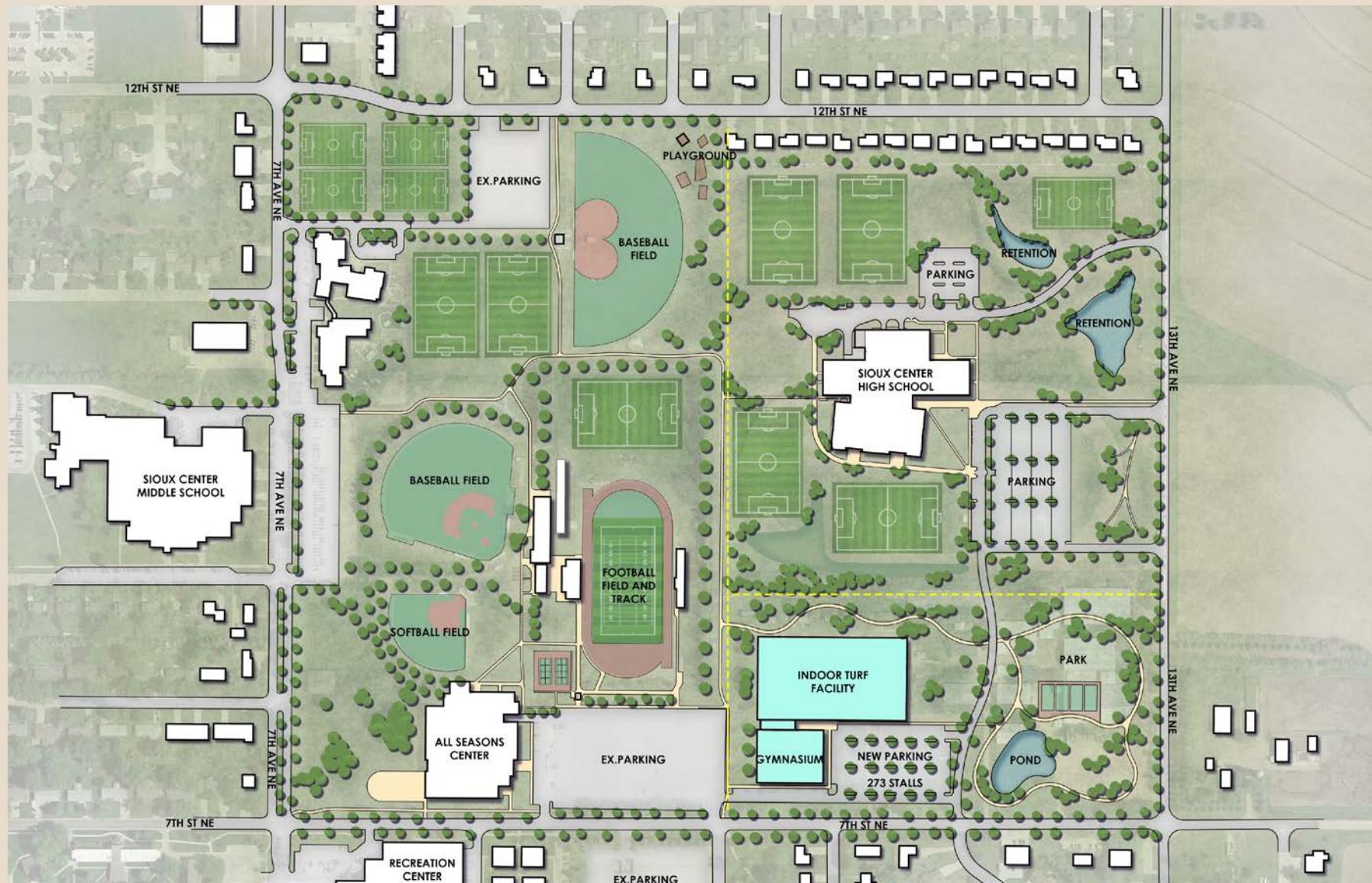
## PROS

- Preserves existing practice fields
- Leaves Heritage Village as it is today
- The Grove remains
- Track: Field events remain just north of the stadium
- Less Visual impact on all
- Best Connection with High School
- Can develop more quickly – only fields in the way
- Provides City Development Opportunities – East
- Preferred dome orientation (E/W)

## CONS

- Baseball and Softball Fields need relocated
- Potential neighborhood impact
- Least number of shared parking stalls
- Long Distance from Dordt University
- Potential impact to the Daycare facilities to the West
- Limited to no expansion capabilities for Heritage Village
- Less 'Wow' factor for the community
- Lots of cars near daycare facility

# Concept B



# Concept B



# Concept B

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## PROS

- Closest option for Dordt University
- Best option for shared parking
- Proximity to other sports facilities
- Baseball / Softball Facilities remain in place
- Development of Civic Campus / Park Facility
- Presence from 7<sup>th</sup> Street but not against it
- Site Drainage improved
- Preferred Dome orientation (E/W)

- *Debated: A relocated Heritage Village gets a fresh start and room to grow*

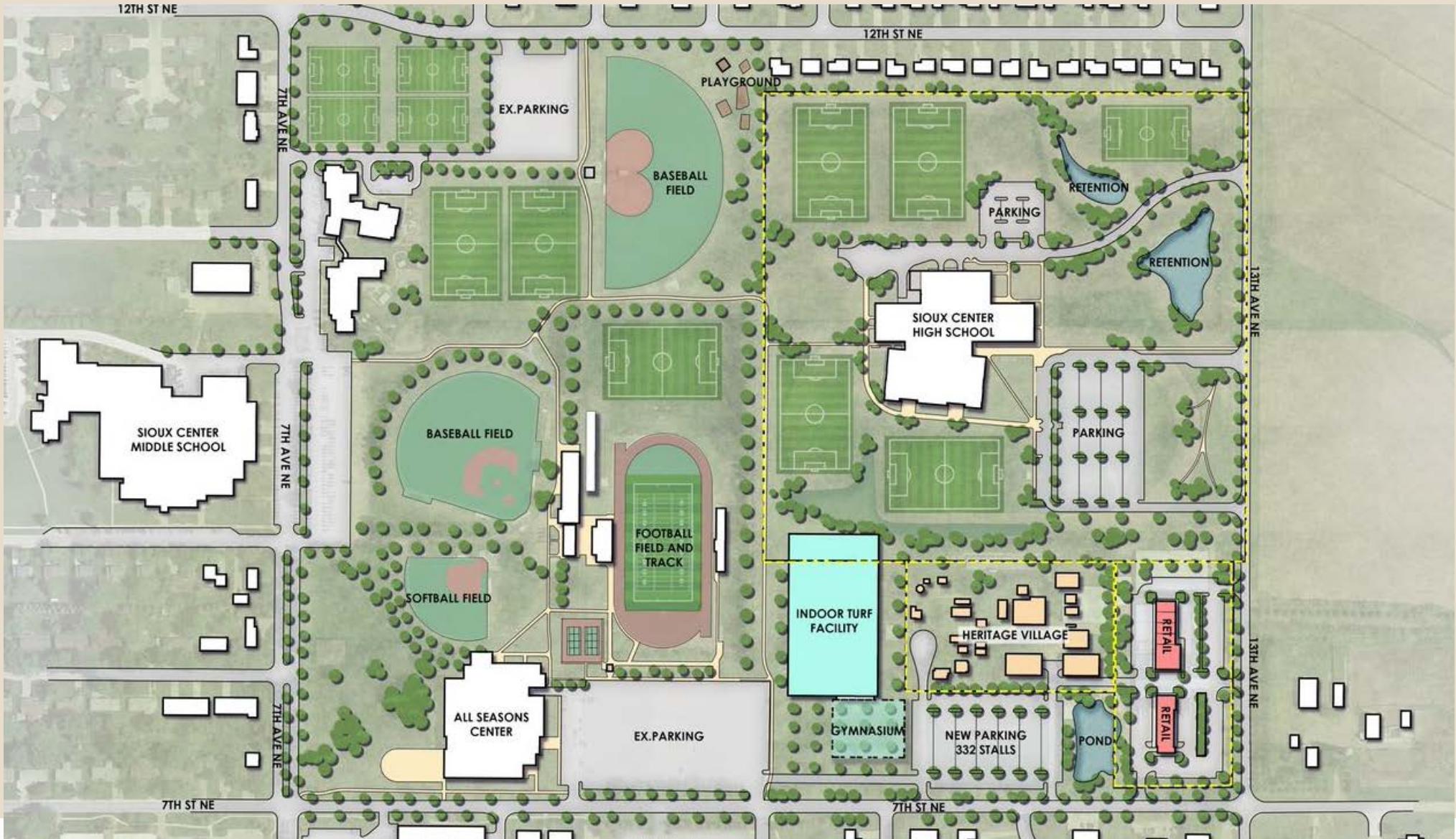
## CONS

- Heritage Village must be relocated/costs
- Slower to develop
- The Grove would be removed long term
- No re-use of any Fair Buildings
- Less future development opportunities

- *Debated: A relocated Heritage Village gets a fresh start and room to grow*

# Concept C



# Concept C

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# Concept C

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## PROS

- Heritage Village remains in place
- Dordt University access is great / Proximity
- Some of The Grove can remain – short term
- Athletic Facilities in similar locations
- Allows for Development the East
- Shared parking for HV and New Facility
- Better site drainage
- Re-use of Fairgrounds structures
- Most parking stalls of the options
- Potentially develops faster than Concept B

## CONS

- Re-location of some Heritage Village Buildings
- HV building orientations would be wrong
- Looming presence of Dome facility
- HV is bookended with development
- Greenspace is limited
- Site is very 'tight'
- Not the preferred dome orientation (E/W)