

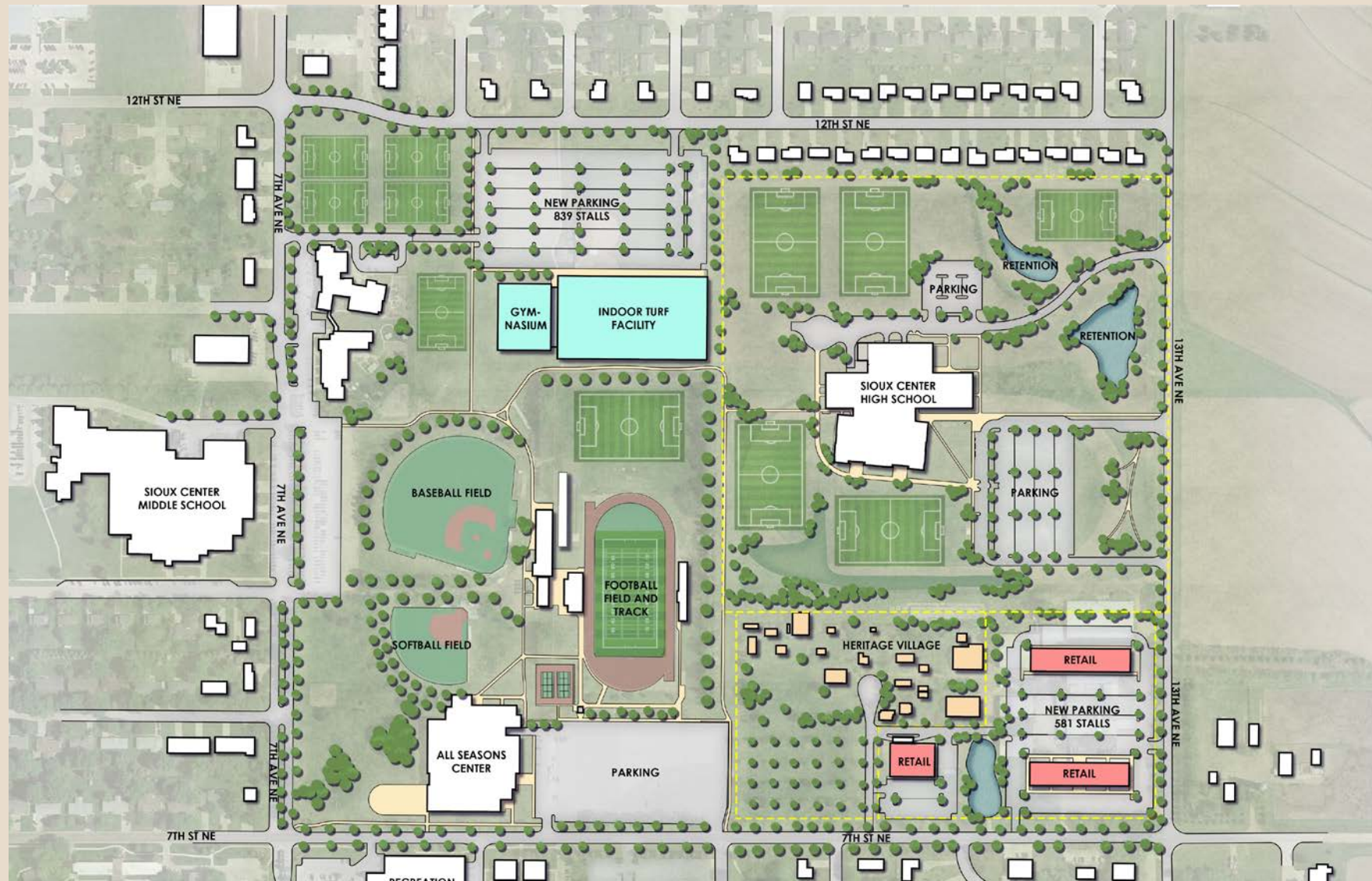
Open Space Park Planning Study

Sioux Center, Iowa

November 23, 2020

CONFLUENCE

Concept A



Concept A



Concept A

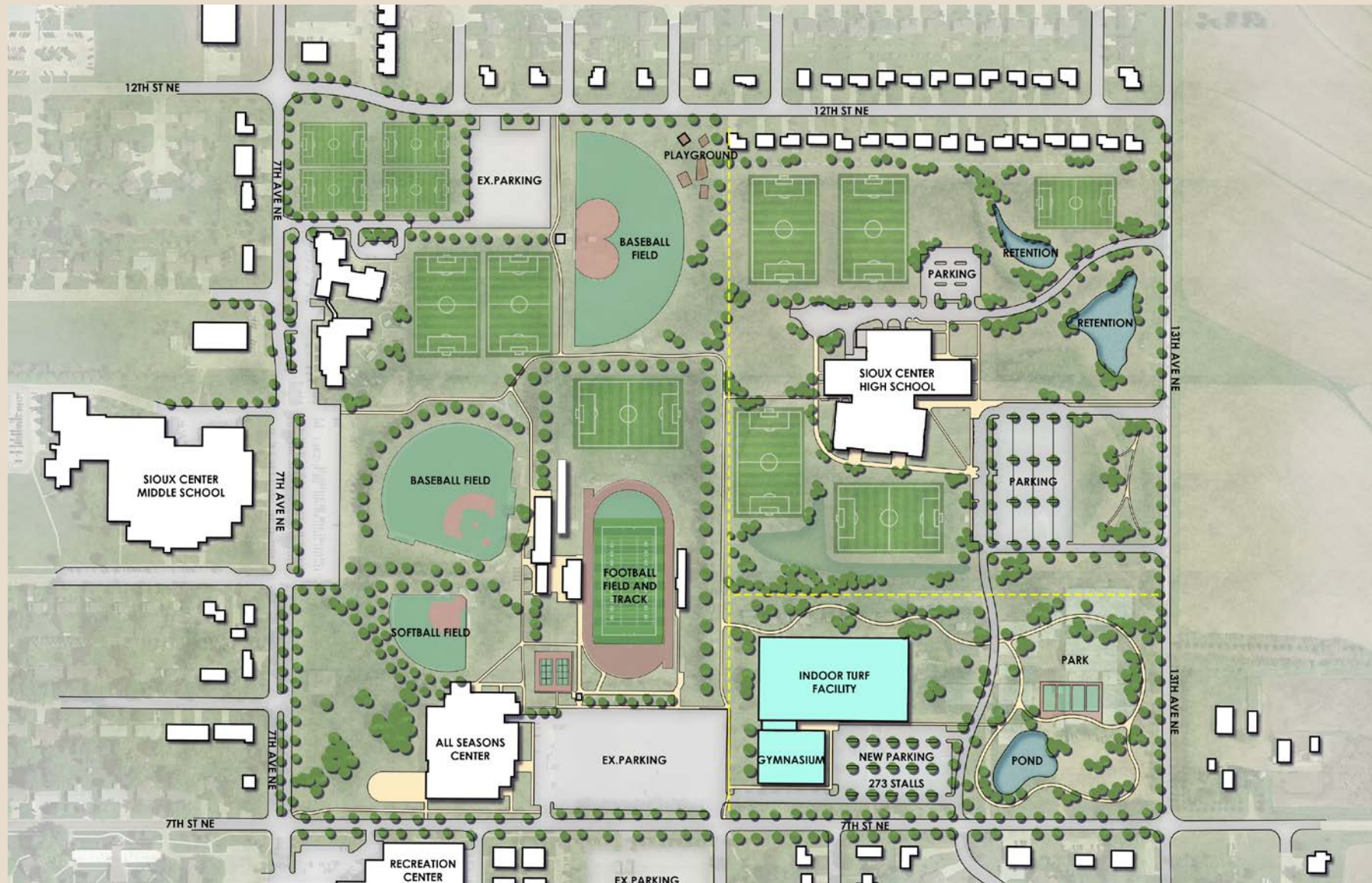
PROS

- 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

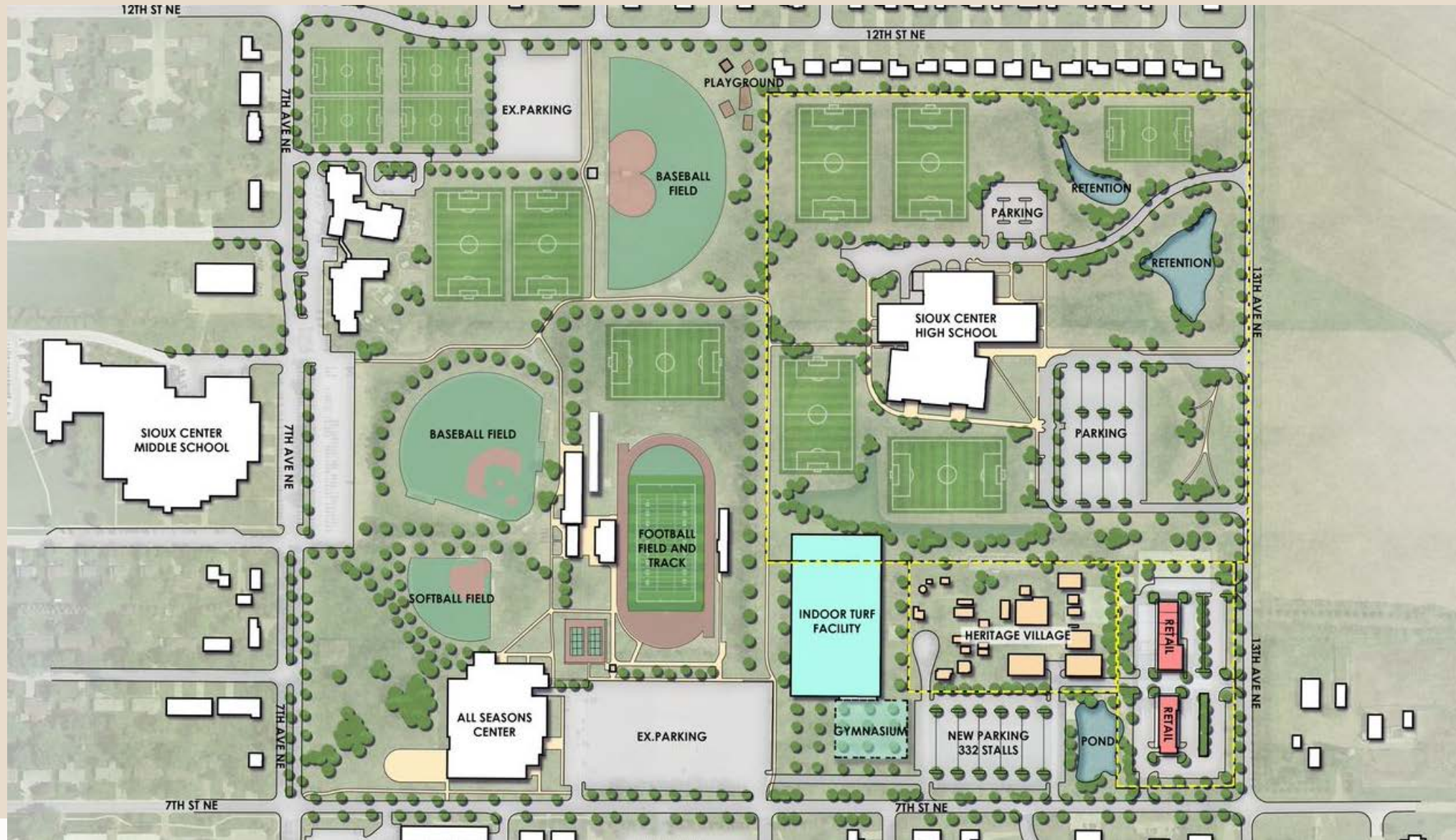
PROS

- 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 7th 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



Concept C

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)