



WEST DES MOINES

RACCOON RIVER GREENWAY

Executive Summary

gēnus
[landscape architects]



ACKNOWLEDGMENTS

Prepared For:

City of West Des Moines
Parks & Recreation
Five Waters Project

Submitted By:

Genus Landscape Architects
Special Thanks: Red Dot Advertising



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Crystal Lake

Interstate 35

Purple Martin Lake

Raccoon River



Raccoon River Greenway Corridor | Existing Conditions
View of Purple Martin Lake looking toward Interstate 35

INTRODUCTION

In Context | Five Waters Project

The Raccoon River Greenway originally grew from a larger initiative to improve residents' quality of life in West Des Moines . Five different strategic locations were identified to make implementations. These include, Blue Heron Lake, Jordan Creek, Sugar Creek, Pond on Civic Campus, and Raccoon River. Together, these five bodies of water make up the Five Waters Project. Each location has its own unique project:

- 1. Civic Campus Amphitheater** [Pond on Civic Campus]
 - This will be a cultural center for the city where residents and visitors can enjoy a variety of performances and events.
- 2. Raccoon River Park Boathouse** [Blue Heron Lake]
 - The Boathouse allows people to explore and experience the lake and surrounding area in new ways by providing bicycle and non-motorized watercraft rentals. It will also provide personal kayak and canoe storage.
- 3. Marathon Loop** [Along Sugar Creek, Jordan Creek, and Raccoon River]
 - The Marathon Loop is a 26.2-mile-long trail that will connect Valley View Park, Raccoon River Park, South Woods Park, and other proposed future parks.
- 4. Raccoon River Greenway** [Raccoon River]
- 5. Raccoon River Pedestrian Bridges + Great Western Trail Connection** [Raccoon River]
 - These 2 bridges will provide access points to cross the river and connect the city trail system to a larger regional trail system.

The core focus of the Five Waters Project is to transform the city's parks from "everyday places to places of everyday wonder," by providing people with new and exciting ways to experience and explore the great outdoors. Not only is this project about creating new opportunities for people; it is about preserving the land, improving water quality, and protecting wildlife. Through these efforts, the city plans to build West Des Moines into a destination for outdoor recreation, with the added benefit of helping local businesses' ability recruit and retain new talent of all ages.

In Focus | Raccoon River Greenway Corridor

The Raccoon River corridor can be characterized as being primarily rural, bordered by agricultural uses along its western half, and primarily urban, bordered by a network of state, county, and city parkland along its eastern half. At its core, the Raccoon River Greenway Corridor [RRGC] builds upon these existing parks to enhance rural-urban connections through the corridor. Yet, this project provides much more than physical trails and park connections. The RRGC gives residents and visitors of all ages new ways to explore and discover nature.

In conjunction with the Greater Des Moines Water Trails and Greenways Plan, the project will also enhance connections to the river via amenities such as portage routes to existing trails, paddler access, pedestrian bridges, and camping. All the while recognizing the importance of improving water quality and preserving and enhancing the natural environment of the greenway corridor.

General Notes on the Area:

Location: [Eastern Side] Intersection of Railroad Ave & SE 1st Street
[Western Side] Intersection of 360th Street & Utica Trail

Size: ± 6,191 acres

Existing Parks:

- Brown's Woods County Park
- Purple Martin Lake Water Resource Area
- Raccoon River Park
- Walnut Woods State Park

Key Elements:

- Trailheads
- Paved Trails
- Pedestrian Bridges
- Water Trails
- Outlooks / Viewing Towers
- Proposed Adventure Park
- Proposed Future Park
- Camping



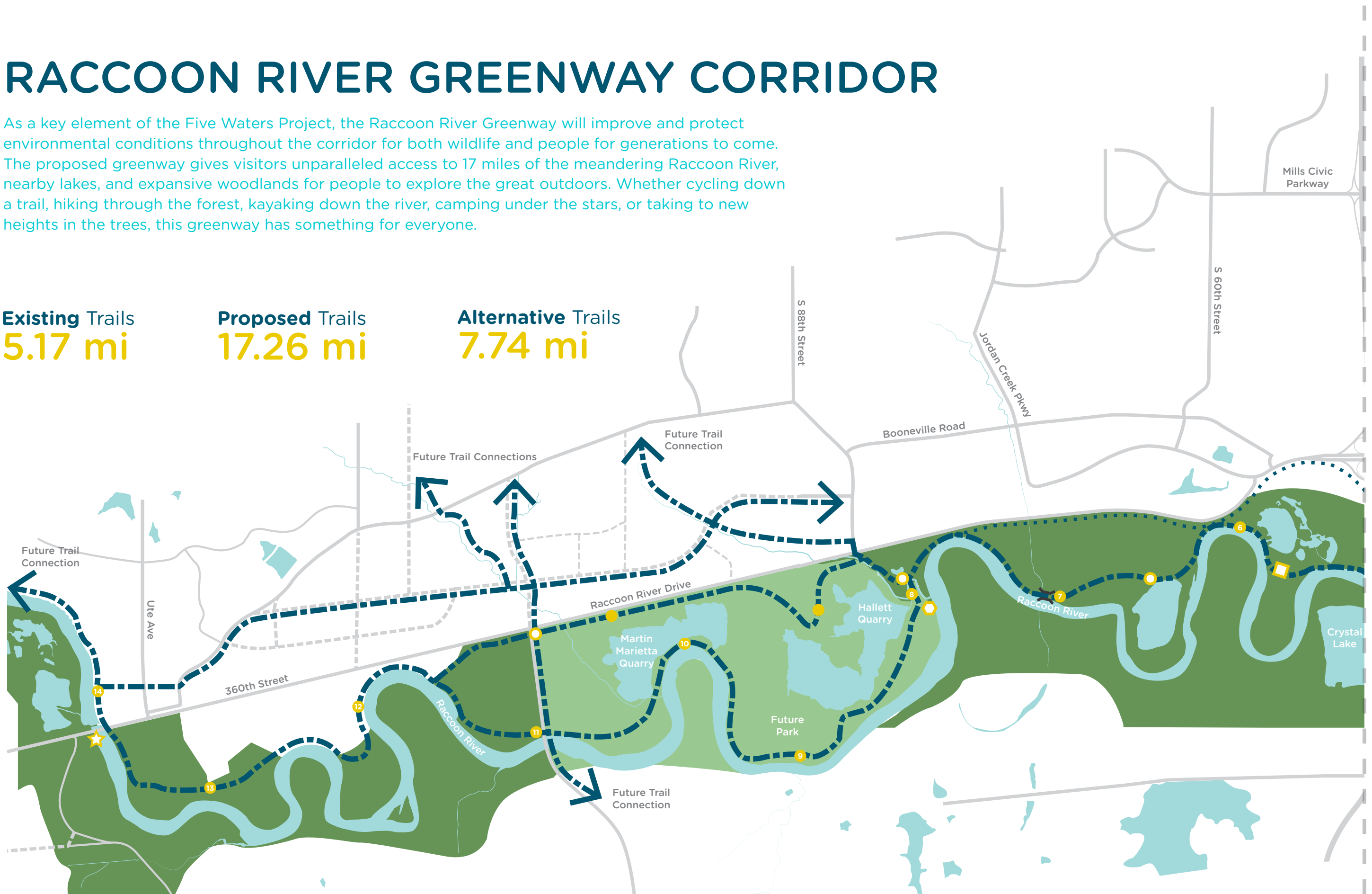
RACCOON RIVER GREENWAY CORRIDOR

As a key element of the Five Waters Project, the Raccoon River Greenway will improve and protect environmental conditions throughout the corridor for both wildlife and people for generations to come. The proposed greenway gives visitors unparalleled access to 17 miles of the meandering Raccoon River, nearby lakes, and expansive woodlands for people to explore the great outdoors. Whether cycling down a trail, hiking through the forest, kayaking down the river, camping under the stars, or taking to new heights in the trees, this greenway has something for everyone.

Existing Trails
5.17 mi

Proposed Trails
17.26 mi

Alternative Trails
7.74 mi





Legend

- Park Facility [Within Greenway]
- Raccoon River Greenway Corridor
- Water
- Overlook / Viewing Tower
- Trail Head
- Mile Marker on Trail
- Existing Water Access
- Proposed MPO Water Trail Improvement
- Existing Trail
- Proposed Trail
- Alternate Trail
- Existing Road
- Future Streets
- Proposed Bridge















0 mi 1 mi



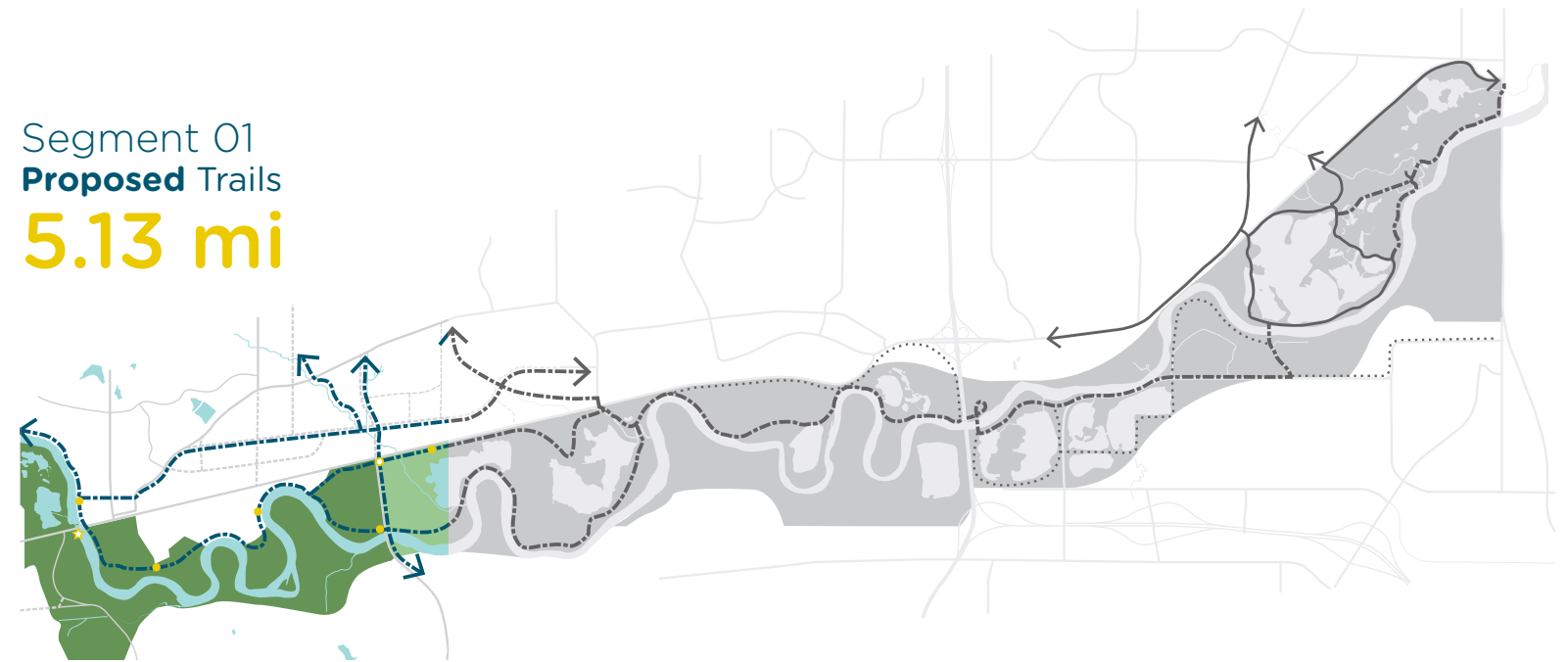
SEGMENT 01



Legend

	Park Facility [Within Greenway]		Existing Trail
	Raccoon River Greenway Corridor		Proposed Trail
	Water		Alternate Trail
	Overlook / Viewing Tower		Existing Road
	Trail Head		Future Streets
	Mile Marker on Trail		Proposed Bridge
	Existing Water Access		Proposed MPO Water Trail Improvement

Segment 01
Proposed Trails
5.13 mi



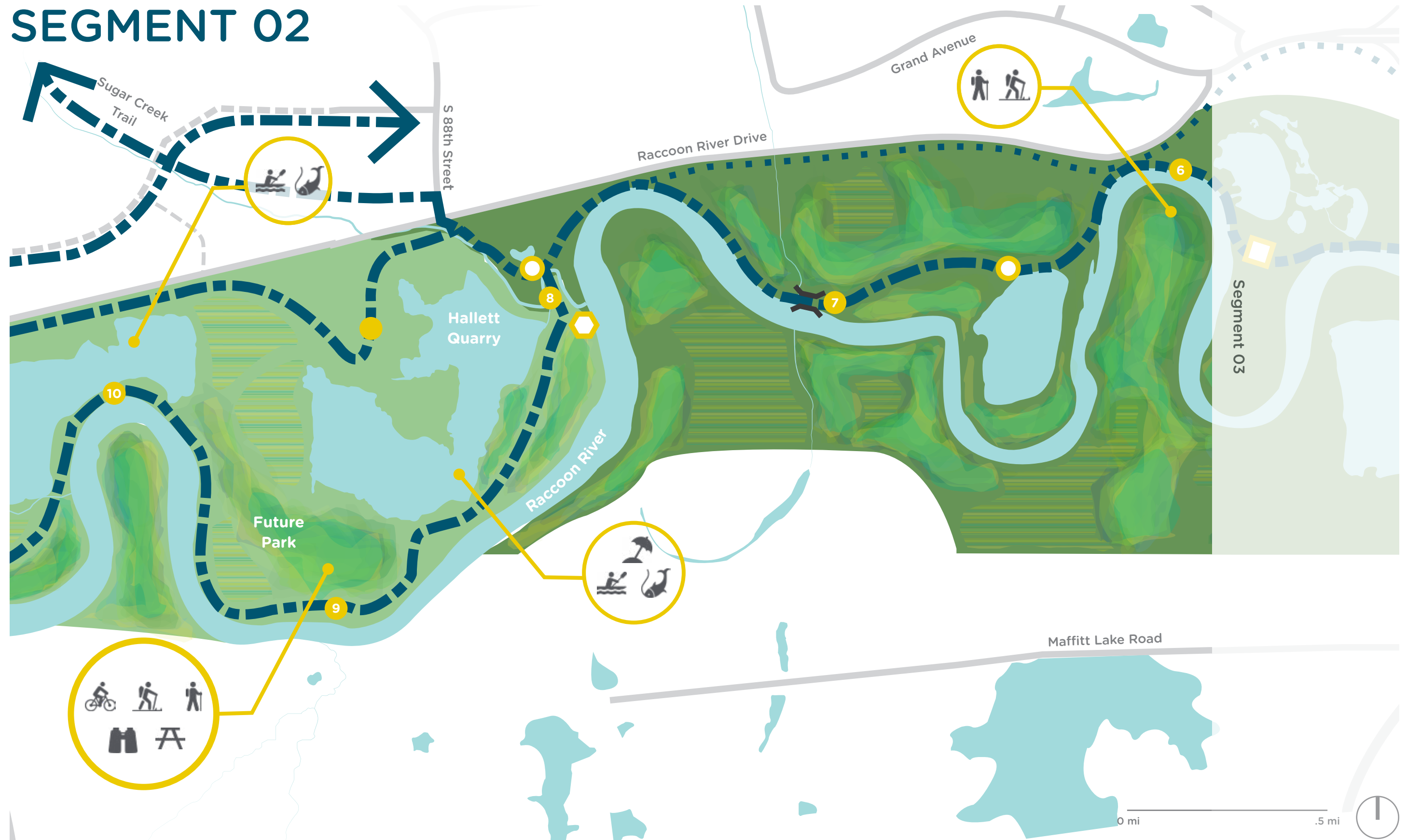
Existing Conditions

















Precedent | Wayfinding



SEGMENT 02



Legend

	Park Facility [Within Greenway]		Existing Trail
	Raccoon River Greenway Corridor		Proposed Trail
	Water		Alternate Trail
	Overlook / Viewing Tower		Existing Road
	Trail Head		Future Streets
	Mile Marker on Trail		Proposed Bridge
	Existing Water Access		Proposed MPO Water Trail Improvement

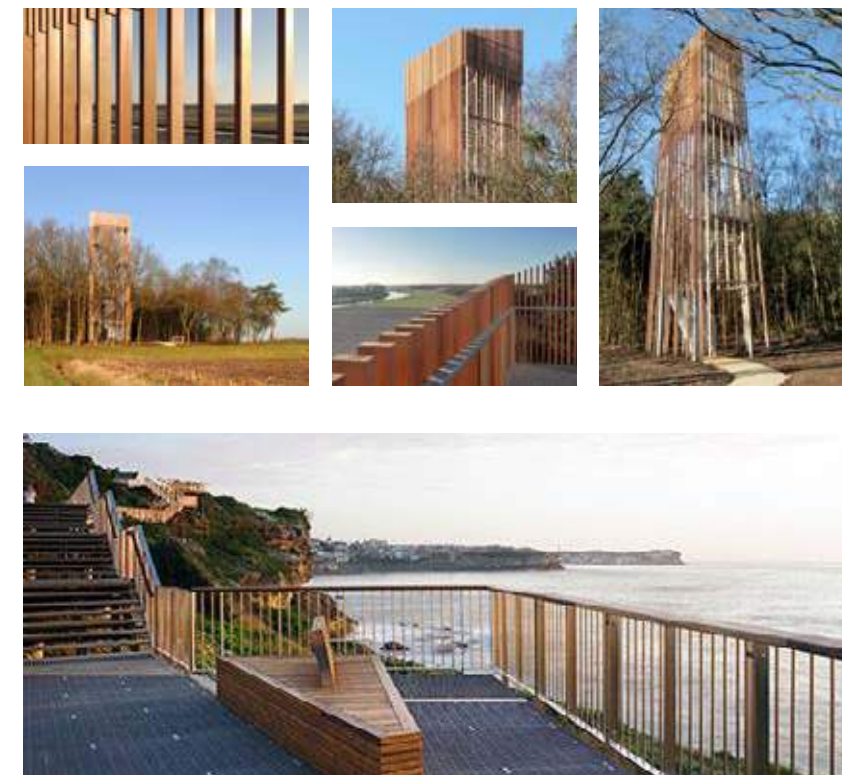
Segment 02
Proposed Trails
5.86 mi



Existing Conditions

















Precedent | Overlooks



SEGMENT 03



Legend

	Park Facility [Within Greenway]		Existing Trail
	Raccoon River Greenway Corridor		Proposed Trail
	Water		Alternate Trail
	Overlook / Viewing Tower		Existing Road
	Trail Head		Future Streets
	Mile Marker on Trail		Proposed Bridge
	Existing Water Access		Proposed MPO Water Trail Improvement

Segment 03
Proposed Trails
3.90 mi



Segment 03
Alternative Trails
5.63 mi

Existing Conditions



1. Walnut Woods State Park [WWSP] showing the lodge
2. Raccoon River next to WWSP
3. Hiking trail in WWSP
4. Camping area in WWSP
5. View of Purple Martin Lake showing the habitat for Purple Martin birds















Proposed Pedestrian Bridge at I-35



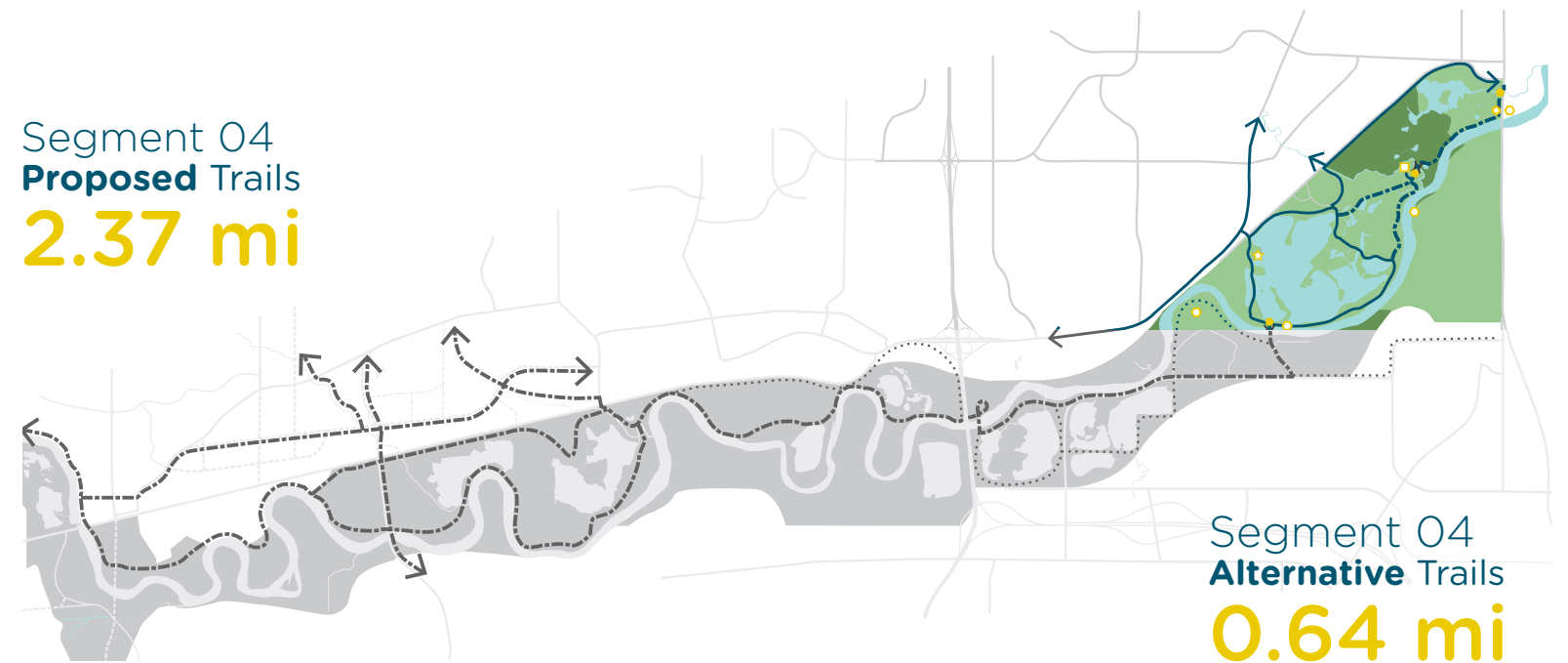
SEGMENT 04



Legend

	Park Facility [Within Greenway]		Existing Trail
	Raccoon River Greenway Corridor		Proposed Trail
	Water		Alternate Trail
	Overlook / Viewing Tower		Existing Road
	Trail Head		Future Streets
	Mile Marker on Trail		Proposed Bridge
	Existing Water Access		Proposed MPO Water Trail Improvement

Segment 04
Proposed Trails
2.37 mi



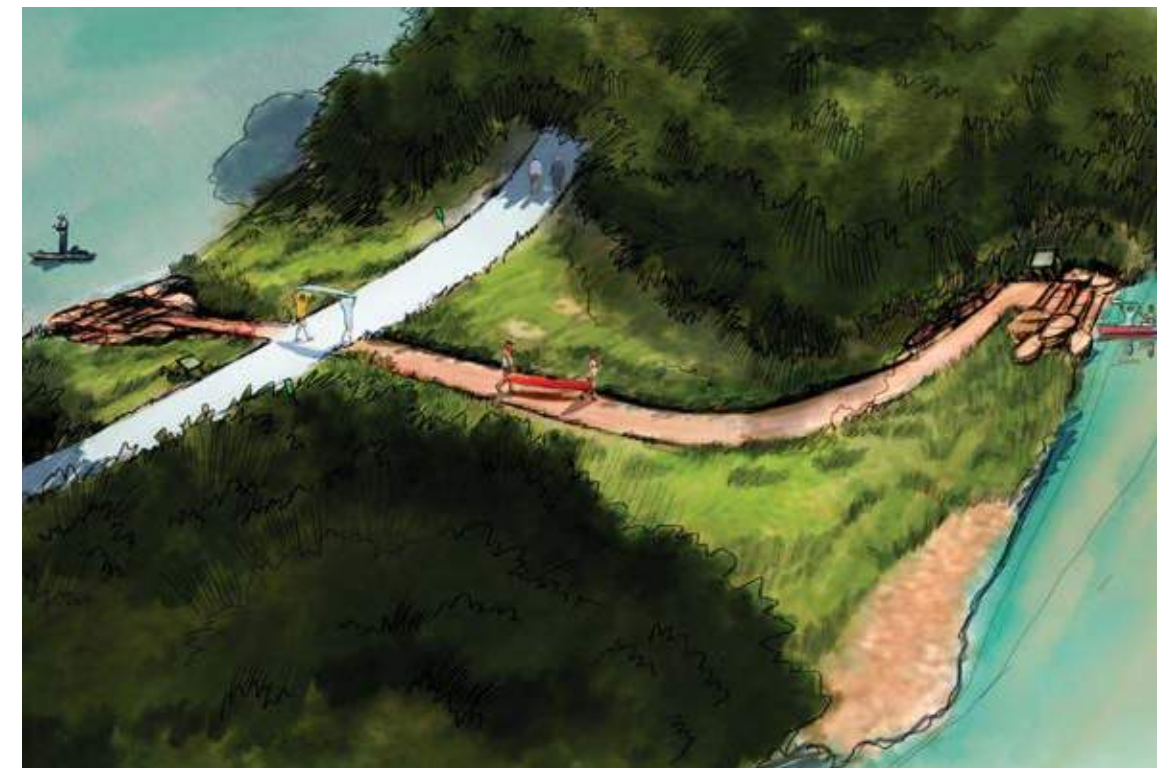
Segment 04
Alternative Trails
0.64 mi

Existing Conditions



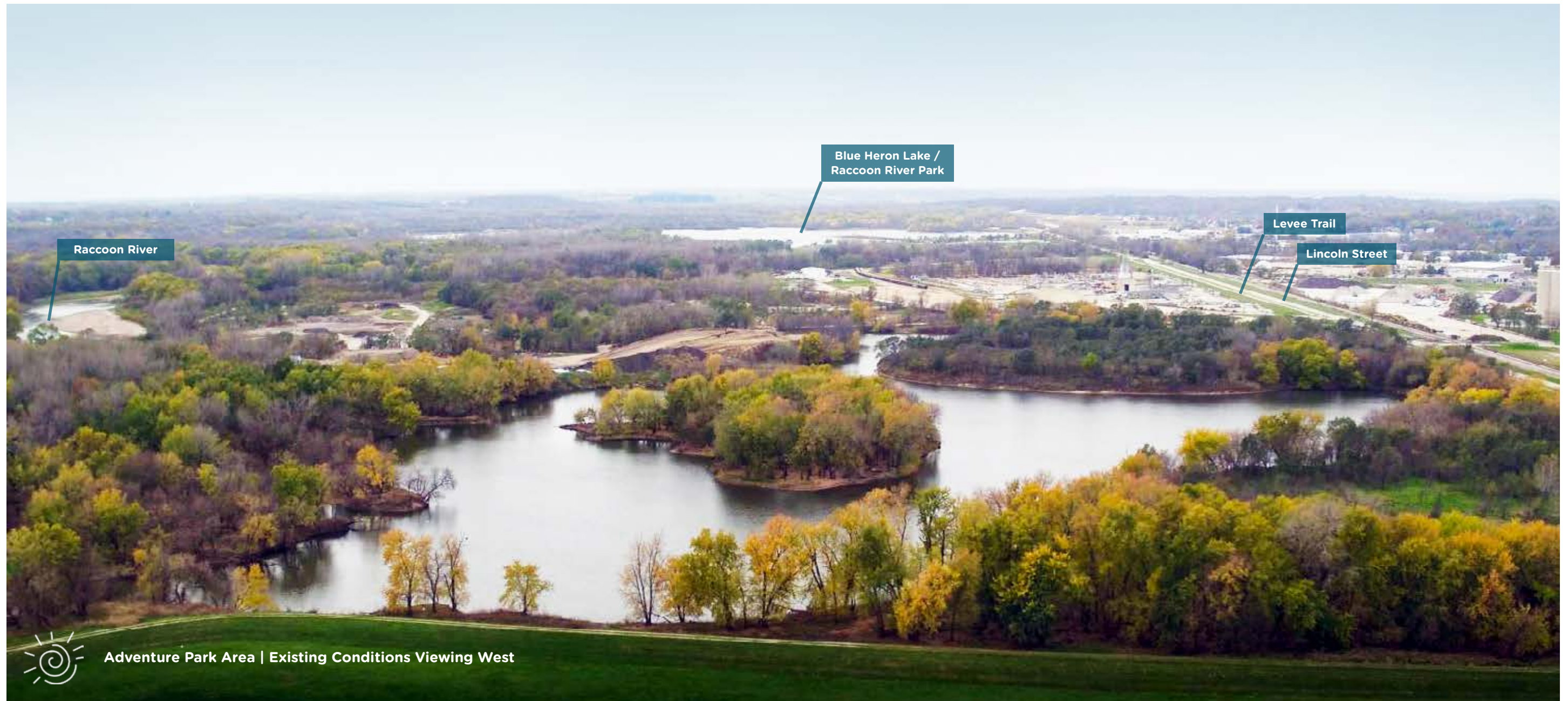
1. Blue Heron Lake
2. Raccoon River Park trail
3. Brown's Woods
4. Playground at Raccoon River Park
5. On the water at Blue Heron Lake

Precedent | Portage Access



ADVENTURE PARK

As the eastern gateway to the Raccoon River Greenway Corridor, the Adventure Park is about giving people new thrilling ways to experience the great outdoors. The Adventure Park's unique location, nestled between the Raccoon River and a lake amongst the woods, connects people with nature whether it be transversing through the trees, relaxing in a rental cabin or tent, racing on a bike around the trails, or paddling out on the water.



Adventure Park Area | Existing Conditions Viewing West

OVERALL SITE PLAN



Legend

	Site Boundary		Proposed Greenway Trail
	Public Access Drive		Proposed Alternate Greenway Trail
	Existing Road		Adventure Park Trail
	Existing Dirt Road		Suspension Bridge [Pedestrian Access Only]
	Railroad		High Ropes Course Element
	Existing Trail		Trail Access Point
	Proposed Park Structures		Vehicular Access Point
	Proposed Cabins/Camp Sites		
	Existing Buildings		

Notes

Location: Intersection of SE 1st Street & Railroad Ave.

Size: 124 Acres

Trails: ± 3 miles of Adventure Park Trails
 ±1 mile of Raccoon River Greenway Proposed Trails through Site Area
 ± .5 mile of Raccoon River Greenway Corridor Alternate Trails

- Key Elements:
- Multi-Purpose Trails
 - Paved Vehicular Access & Parking
 - Combined High Ropes & Zip Line Course
 - Park Offices
 - Suspension Bridge
 - Maintenance Buildings
 - Rent-able Cabins/Camp Sites

PRECEDENT IMAGERY

High Ropes Course & Zip Lining



Putting the 'Adventure' in Adventure Park, a proposed high ropes and zip lining course weaves and winds through the trees and across the lake. Variation in course difficulty provides people of all ages and skill levels the opportunity to experience the outdoors like never before in West Des Moines.

Urban Camping



Proposed within the Adventure Park area are ten cabins. Far from 'roughing it', these for-rent cabins offer visitors a little camping retreat from the hustle-n-bustle of the city while maintaining many of the comforts of home.

PARK IDENTITY + CHARACTER

Multi-Purpose Trails



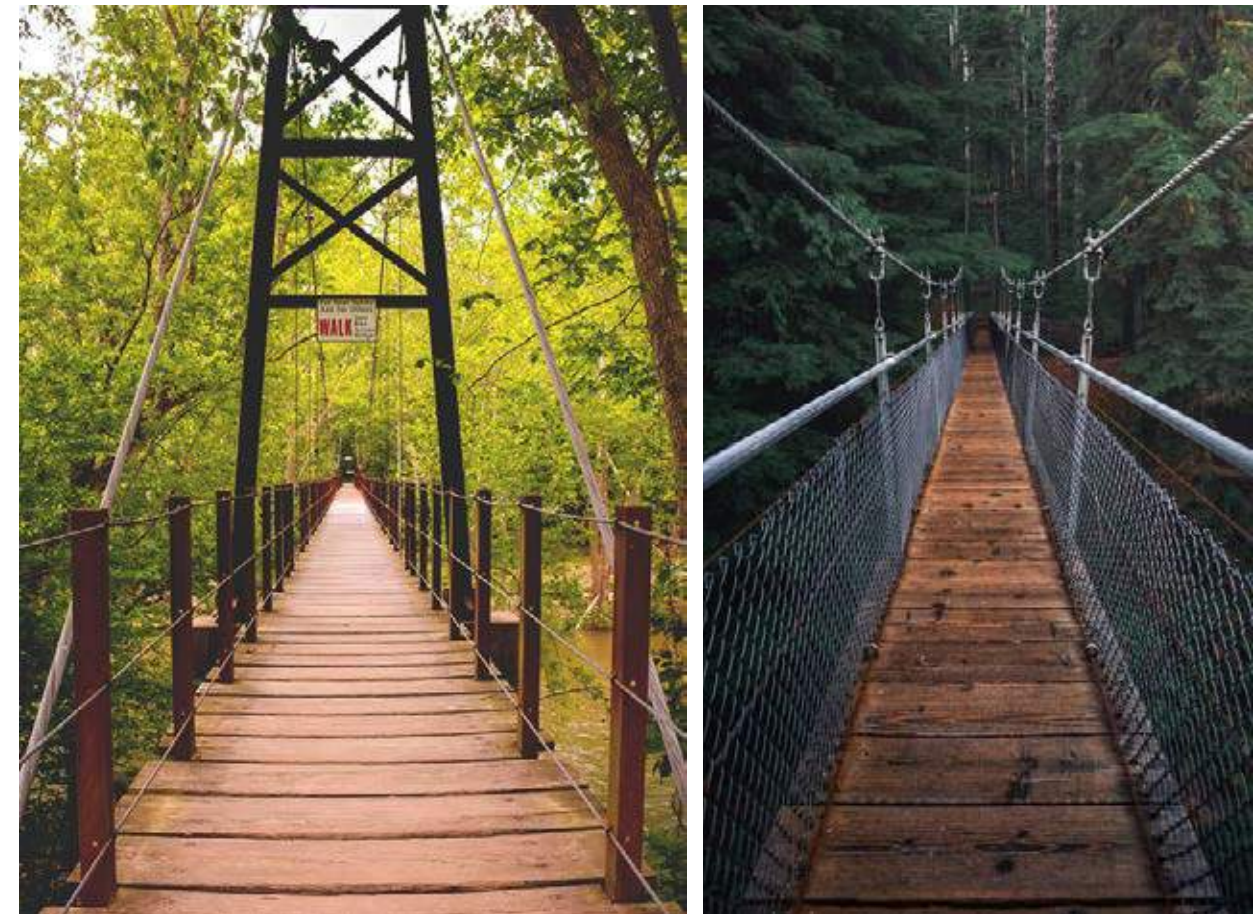
In addition to the primary Greenway Trail, the Adventure Park possesses several distinct multi-purpose trails. The combination of soft and paved paths provides visitors even more opportunities and ways to enjoy the great outdoors. From trail running to cross-country skiing to mountain biking, these trails offer exciting recreational opportunities in all seasons.

Water Recreation



The Adventure Park provides visitors with a variety of recreational opportunities on the water. Bank access around the lake along with a designated canoe and kayak launch makes it easy for all to engage with the water and participate in an assortment of aquatic activities.

Pedestrian Bridge



A pedestrian-only bridge spans a portion of the lake and connects the central island to the rest of the Adventure Park. A multi-purpose trail loop circles the island and links together several zip line towers.

ADVENTURE PARK VISUALIZATIONS



Above: Existing Adventure Park site conditions

Left: Visualization depicting overlapping levels of sport and fun in the proposed Adventure Park



Above: Existing view of the lake and island



Right: View from the 10k Levee Loop Trail with glimpses of ropes courses, zip lining, a pedestrian bridge, and water recreation

ADVENTURE PARK RENDERING



COST OPINION

Segment 01



Item	Quantity/Unit	Cost
Trails		
Primary Trails [10' wide]	5.13 mi	\$4,047,570
Site Amenities		
Trail Mile Markers	1 LS	\$10,000
Trailhead [1 trailhead]	1 AL	\$250,000
Subtotal		\$4,307,570
20% Contingency		\$861,514
15% Env. Reports, Design, + Survey Fees		\$646,135
Estimated Total Project Cost		\$5,815,219

Segment 02



Item	Quantity/Unit	Cost
Trails		
Primary Trails [10' wide]	5.86 MI	\$4,670,000
Soft / Aggregate Trails	1.47 MI	\$441,000
Trail Bridge [60' length]	1 AL	\$220,000
Site Amenities		
Trail Mile Markers	1 LS	\$12,000
Trailhead [2 trailheads]	1 AL	\$500,000
Subtotal		\$5,843,000
20% Contingency		\$1,168,600
15% Env. Reports, Design, + Survey Fees		\$876,450
Estimated Total Project Cost		\$7,888,050

Note:

Costs included are probable estimates based on master plan level information and based off of 2019 dollars. Escalation to reflect future construction date has not been factored in. Land acquisition not included.

Segment 03



Item	Quantity/Unit	Cost
Trails		
Primary Trails [10' wide]	3.90 MI	\$3,150,000
Soft / Aggregate Trails	5.63 MI	\$1,689,000
Trail Bridge [100' L]	1 AL	\$360,000
River Bridge: not included, additional engineering needed to identify probable cost		
Site Amenities		
Trail Mile Markers	1 LS	\$6,000
Trailhead [1 trailhead]	1 AL	\$250,000
Overlook / Tower	1 AL	\$250,000
Subtotal		\$5,705,000
20% Contingency		\$1,141,000
15% Env. Reports, Design, + Survey Fees		\$855,750
Estimated Total Project Cost		\$7,701,750

COST OPINION

Segment 04



Item	Quantity/Unit	Cost
Trails		
Primary Trails [10' wide]	2.37 MI	\$1,900,000
Soft / Aggregate Trails	0.64 MI	\$215,000
Trail Bridge [75' L]	1 AL	\$270,000
River Bridge: not included, additional engineering needed to identify probable cost		
Site Amenities		
Trail Mile Markers	1 LS	\$6,000
Trailhead [2 trailheads]	1 AL	\$500,000
Overlook / Tower	1 AL	\$250,000
Subtotal		\$3,141,000
20% Contingency		\$628,200
15% Env. Reports, Design, + Survey Fees		\$471,150
Estimated Total Project Cost		\$4,240,350

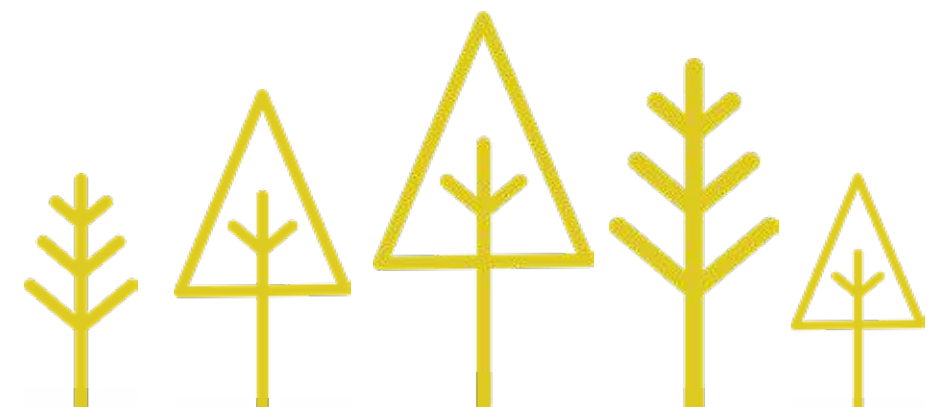
Adventure Park



Note:
Costs included are probable estimates based on master plan level information and based off of 2019 dollars. Escalation to reflect future construction date has not been factored in. Land acquisition not included.

Item	Quantity/Unit	Cost
Adventure Park		
Adventure Course [20 stations]	1 AL	\$700,000
Zip Line	1 AL	\$300,000
Primary Trails	-3 MI	\$1,200,000
Soft Trails	-1.5 MI	\$450,000
Road and Parking	-20,850 SY	\$2,815,020
Trailhead [1 trailhead]	1 AL	\$250,000
Suspension Bridge	1 AL	\$1,000,000
Water Quality + Site Improvements	1 AL	\$600,000
Signage	1 AL	\$100,000
Access Improvements	1 AL	\$50,000
Ticket Office and Storage Building	1 AL	\$750,000
Restrooms	1 AL	\$500,000
Subtotal Base Bid		\$8,715,020
20% Contingency		\$1,743,004
15% Env. Reports, Design, + Survey Fees		\$1,307,253
Estimated Total Project Cost		\$11,765,277

Items not priced during master plan phase:
Cabins Site
Park Buildings
*Adventure Park will likely be privately developed under a public/private partnership.









APPENDIX















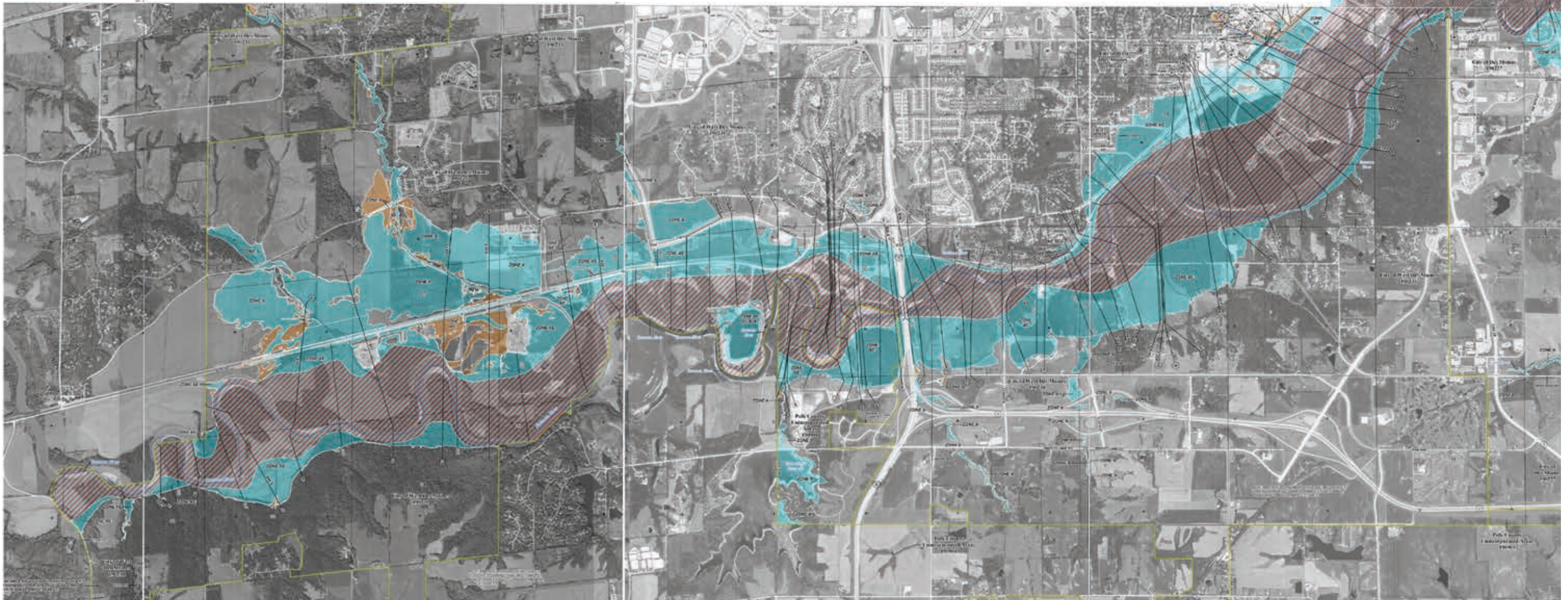
FEMA FLOOD MAP

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

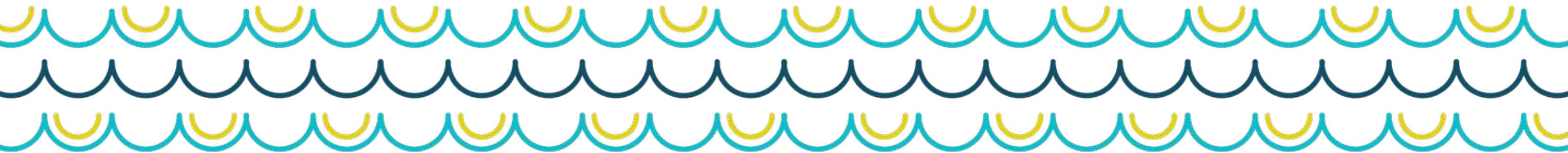
- SPECIAL FLOOD HAZARD AREAS**
-  Without Base Flood Elevation (BFE)
Zone A1, A99
 -  With BFE or Depth Zone AE, AG, AH, VE, AH
 -  Regulatory Floodway
 -  0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 -  Future Conditions 1% Annual Chance Flood Hazard Zone X
 -  Area with Reduced Flood Risk due to Levee See Notes, Zone X
- OTHER AREAS OF FLOOD HAZARD**

- OTHER AREAS**
-  NO SCREEN Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
 -  Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
-  Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
 -  Non-accredited Levee, Dike, or Floodwall
 -  Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
E 18.2
17.5
 -  Coastal Transect
 -  Coastal Transect Baseline
 -  Profile Baseline
 -  Hydrographic Feature
 -  Base Flood Elevation Line (BFE)
 -  Limit of Study
 -  Jurisdiction Boundary
- OTHER FEATURES**



ICON KEY

	Hiking		Water Trails		Facility / Nature Lodge		Wildlife Watching		Ice Rink
	Geocaching		Portaging		Picnicking		Horse Trails		Archery Range
	Winter Trails		Fishing		Tent Camping		Dog Park		Zip Lining + High Ropes Course
	Bike Trails		Public Beach		Tiny Home		Playground		Sports Complex



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[Precedent Images - Left to Right]

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Segment 02 Precedent | Overlooks

Viewing Tower at Vecht River in Delfsen [Top Images]

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Coastal Platform Overlook [Bottom Image]

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Segment 03 Existing Conditions and Proposed Pedestrian Bridge at I-35

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Segment 04 Existing Conditions and Precedent | Portage Access

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"Raccoon River Park, West Des Moines." Inspirock Trip Planner, 2019, www.inspirock.com/united-states/west-des-moines/raccoon-river-park-a7399871265. Photographer: Johanna L

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Precedent Imagery

High Ropes Course & Zip Lining

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wonderful

A decorative graphic at the bottom of the page consisting of three horizontal rows of stylized, overlapping wave shapes. The top row is yellow, the middle row is teal, and the bottom row is dark blue.

