



# **Marion Neighborhood Parks Master Plan**



# contents

Acknowledgments	03
Introduction	04

## Community Input

---

Gathering Public Feedback	08
Marion Community Engagement	09

## 1 Lucore Park Property

---

Discovery: Site History & Existing Conditions	12
Discovery: Inventory & Analysis	14
Park Concept Plan	16
Park Perspectives	18
Opinion of Probable Cost	20

## 2 WaterLinn Park Property

---

Discovery: Site History & Existing Conditions	24
Discovery: Inventory & Analysis	26
Discovery: Inventory & Analysis	26
Park Property Context Maps	28
Park Concept Plan	30
Park Perspectives	32
Opinion of Probable Cost	34

## 3 Willow Park Property

---

Discovery: Site History & Existing Conditions	38
Discovery: Inventory & Analysis	40
Park Concept Plan	42
Park Perspectives	44
Opinion of Probable Cost	46



# acknowledgments

## STEERING COMMITTEE

**Bryan Fiscus**  
*Park Board Member*

**Gage Miskimen**  
*City Council: Ward 1*

**Sara Mentzer**  
*City Council: Ward 4*

**Will Brandt**  
*City Council: Ward 3*

**Chad Pelley**  
*Twenty40*

**Jon Galbraith**  
*Linn-Mar School District*

**Amy Olson**  
*Water Board*

**Alex Buchheit**  
*Community Member*

**Sara Walker**  
*Community Member*

**Briana Clymer**  
*Community Member*

**Katie**  
*Community Member*

**Elise Handke**  
*Community Member*

**Brenda Reddinger**  
*Community Member*

**Amanda Rose**  
*Community Member*

**Courtney Pennel**  
*Community Member*

**Chelsea Mathis**  
*Community Member*

## CITY STAFF

**Seth Staashelm**  
*Parks & Recreation Director*

**Brent Neighbor**  
*Deputy Director of Parks & Recreation*



Report developed by



in collaboration with Anderson Bogert.





# introduction

## SUMMARY OF PROCESS

The City of Marion is developing master plans for three neighborhood parks to help guide future improvements. This planning effort supports the City's goal of creating accessible and engaging public spaces that meet the needs of a growing community. As Marion continues to evolve, these master plans will ensure that local parks remain valuable community assets aligned with broader city priorities.

The three park properties will be evaluated not just as standalone sites, but as components of Marion's overall parks and recreation network. Through a collaborative and data-driven planning process, the City will explore creative opportunities to activate these spaces in ways that reflect local values, support environmental stewardship, and foster community health and connectivity. The development of these plans will integrate stakeholder input, demographic trends, and best practices in urban design to shape park spaces that are dynamic and enduring. The planning effort also seeks to align with Marion's current strategic vision, including existing comprehensive plans. By establishing clear, phased strategies for implementation, the City will be positioned to make informed decisions about funding, partnerships, and prioritizing improvements.

The Neighborhood Parks Master Plan provides a conceptual vision, cost estimates, and improvement priorities for the three neighborhood parks, serving as a flexible guide for future development. Implementation will vary based on factors like surrounding growth and available funding, with plans reviewed through the City's Capital Improvement Program to identify short- and long-term opportunities over the next 5 to 10 years. While not construction-ready, the plan offers a framework to guide phased improvements that respond to evolving community needs and development patterns.



# PARK PROPERTIES

## 1 Lucore Park Property

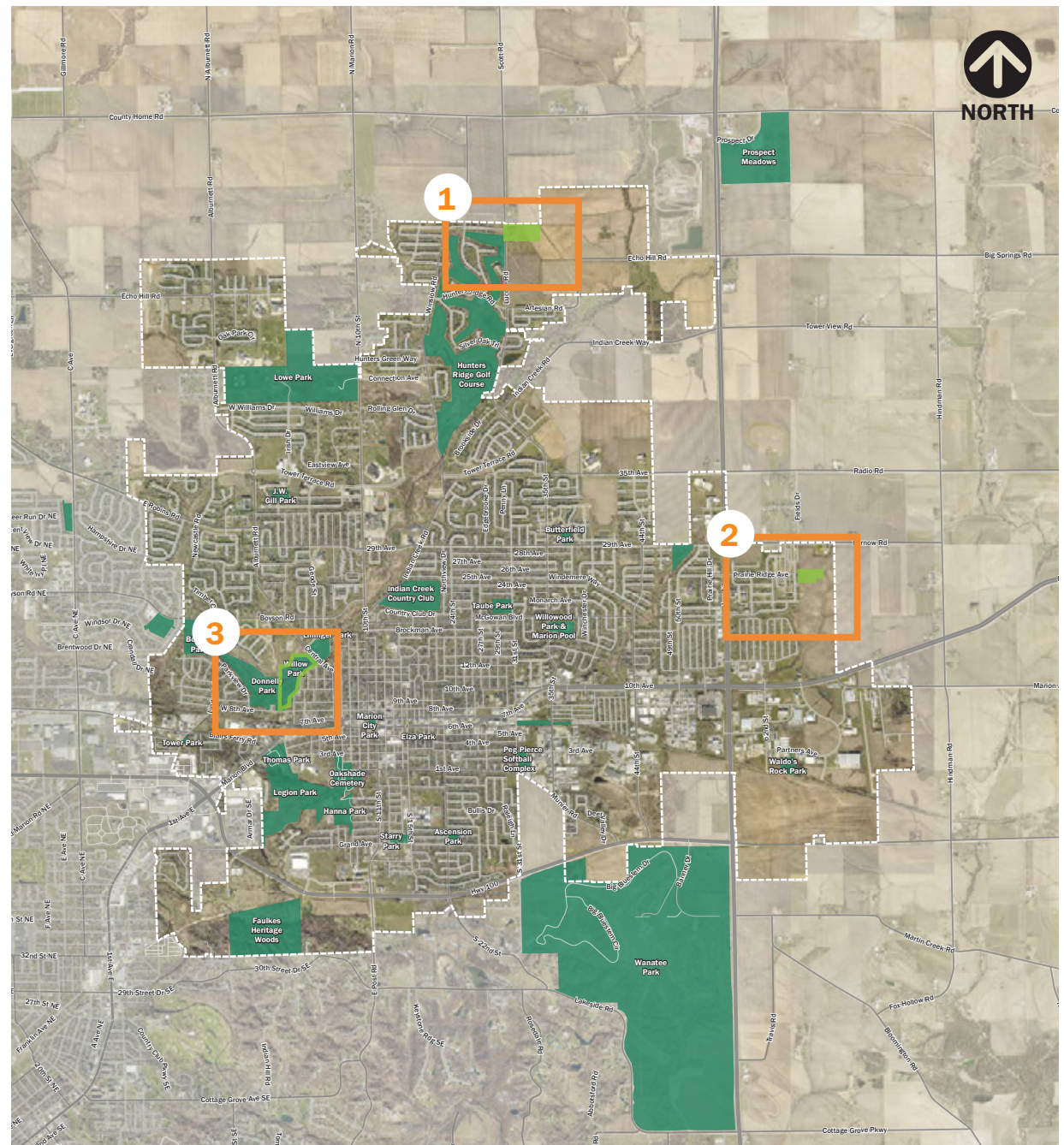
This property is located at 6401 Lucore Road and was purchased in 2022 in conjunction with the Marion Water Department for a future water tower location. The site is approximately 19.44 acres and was formerly farmland with a large dairy operation. Existing on the site is a 70 foot tall corncrib and smaller brick silo that is planned to be incorporated into the park development.

## 2 WaterLinn Park Property

This property is in the Rookwood East Development on the east side of Marion. The site is undeveloped agriculture land and is around 11 acres of total property. Three acres are dedicated to the Marion Water Department and eight acres are dedicated to parkland. The Rookwood East development is a 120-acre development of mostly residential development, with some commercial. Bordering the north side of the property is undeveloped land owned by the Linn-Mar School District and is intended for a future elementary school.

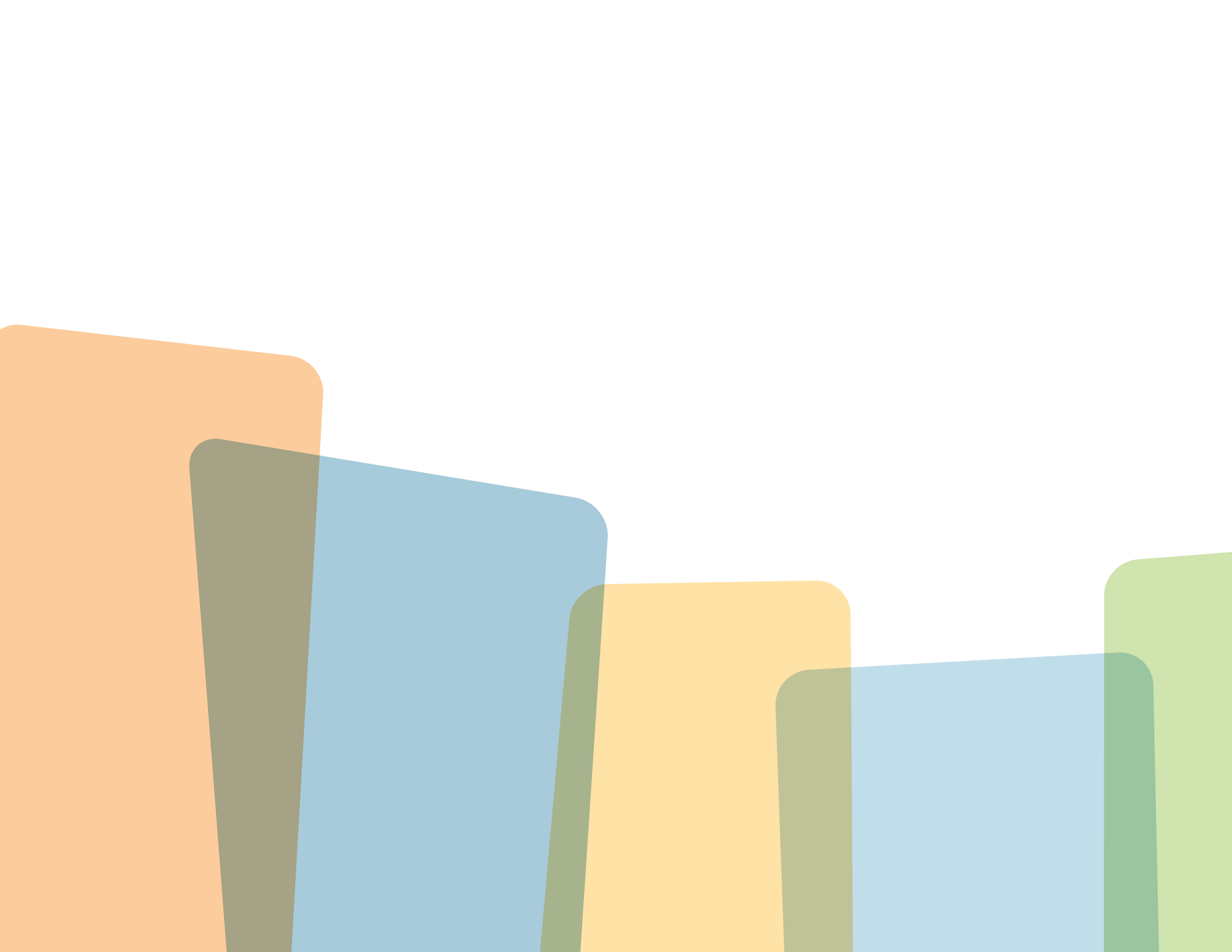
## 3 Willow Park

Located at 990 2nd Street, the land was originally the town landfill. In the early 1960s, the site became a park and was known as Storybook Park. The property is approximately 12.5 acres with an existing ball diamond, playground, parking lot, flowerbed, rolle bolle court, and restroom. The property is impacted by floodplain and floodway. The future north-south extension of Alburnett Road will divide the park space approximately in half; this plan will be a redevelopment and re-imagination of the park.



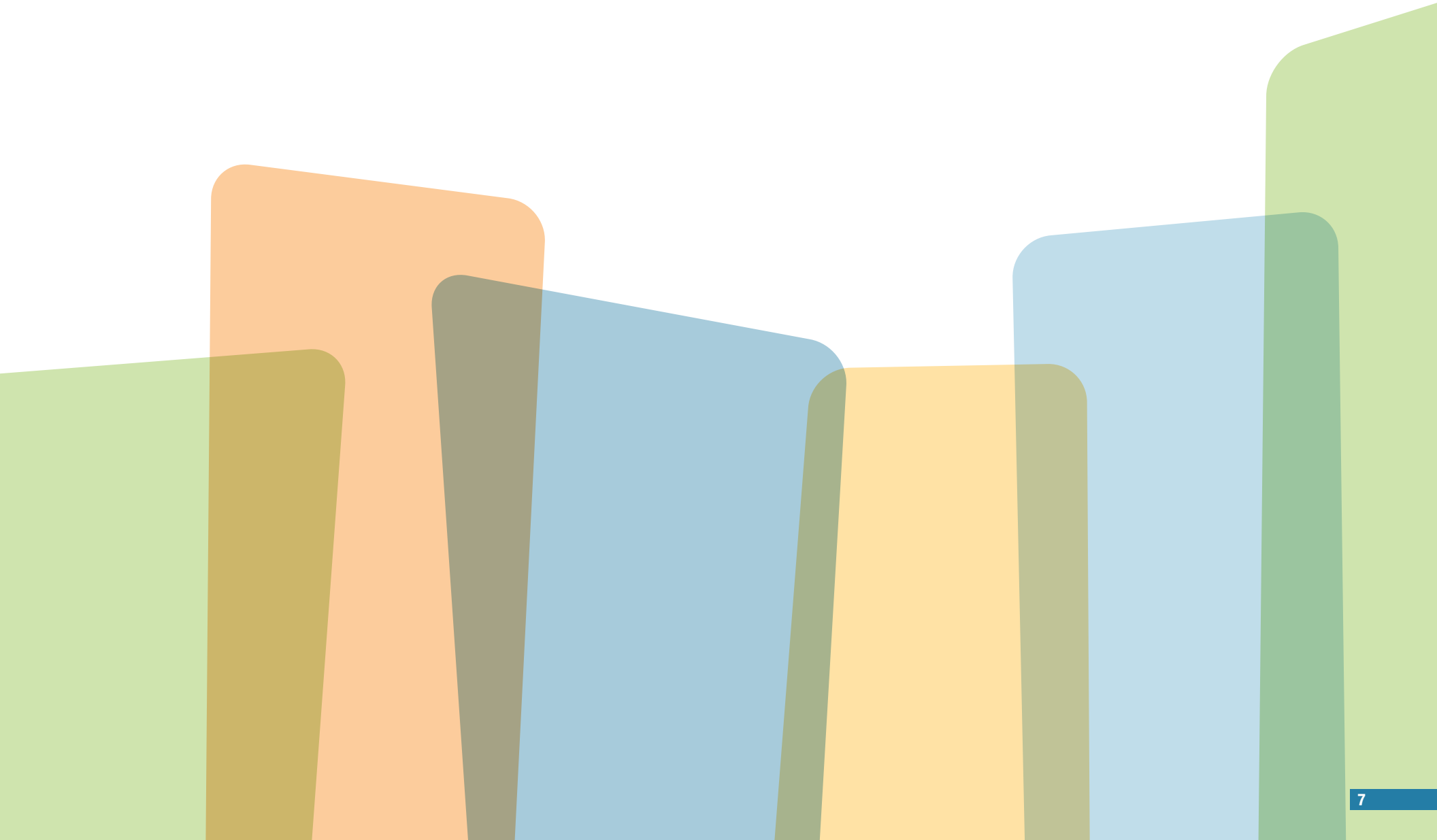
CITY OF MARION EXISTING PARKS CONTEXT MAP







# Community Input





# COMMUNITY INPUT

## Gathering Public Feedback

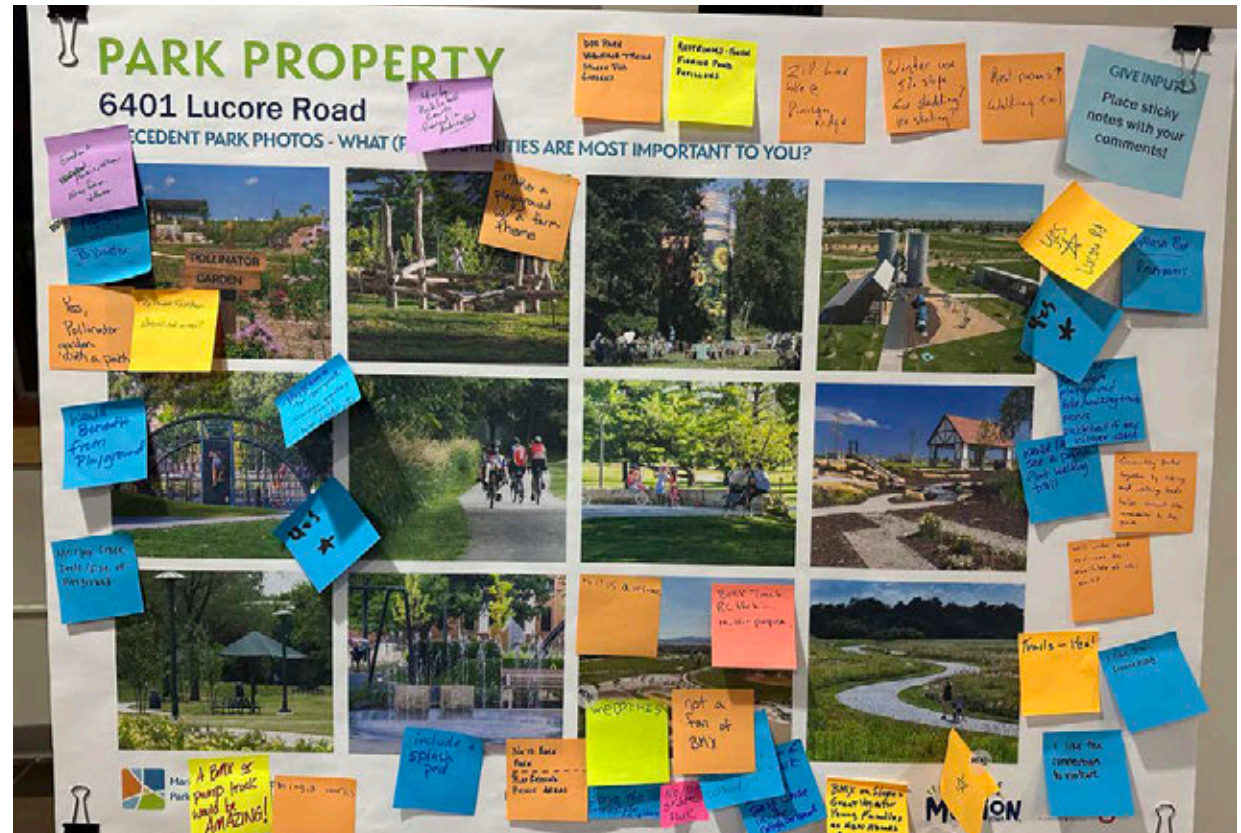
Community engagement plays an important role in public park development. The project team used several strategies to encourage public participation in the design and conceptual planning of the three neighborhood parks, including public open houses and online surveys.



PUBLIC OPEN HOUSE



PUBLIC OPEN HOUSE



PUBLIC OPEN HOUSE COMMUNITY INPUT ON PRECEDENT PARK PHOTO BOARD

Click the image that includes characteristics you would like to see in this park.

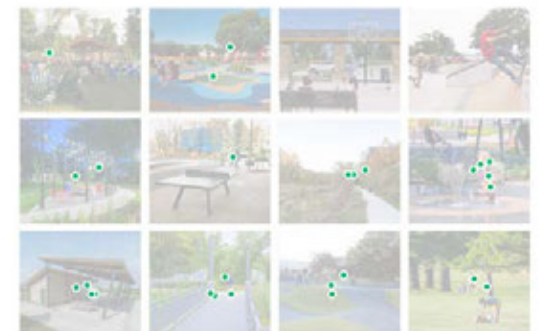
Answered: 50 Skipped: 82



ONLINE INPUT ON PRECEDENT PARK PHOTOS

Click the image that includes characteristics you would like to see in this park.

Answered: 27 Skipped: 105



ONLINE INPUT ON PRECEDENT PARK PHOTOS



# COMMUNITY INPUT

## Marion Community Engagement

On November 12, 2024, a Public Open House was hosted to collect initial ideas for all three parks. This first public engagement event gathered input based on a visual listening exercise (see images on page 10). Community members were asked to give their reactions to a series of park-related images and give feedback on images they liked or disliked. An online survey, open for several weeks following the open house, shared the same visual listening images to gather input from community members unable to attend the open house. This process helped to guide the programming for each park.

## Concept Development

Based on the in-person and online input from the visual listening exercise for each park, preliminary concepts were developed and shared with the council-appointed Steering Committee in mid-December.

Additional meetings were held with stakeholders from Linn-Mar School and adjacent developments to consider how the parks will grow within their neighborhoods.

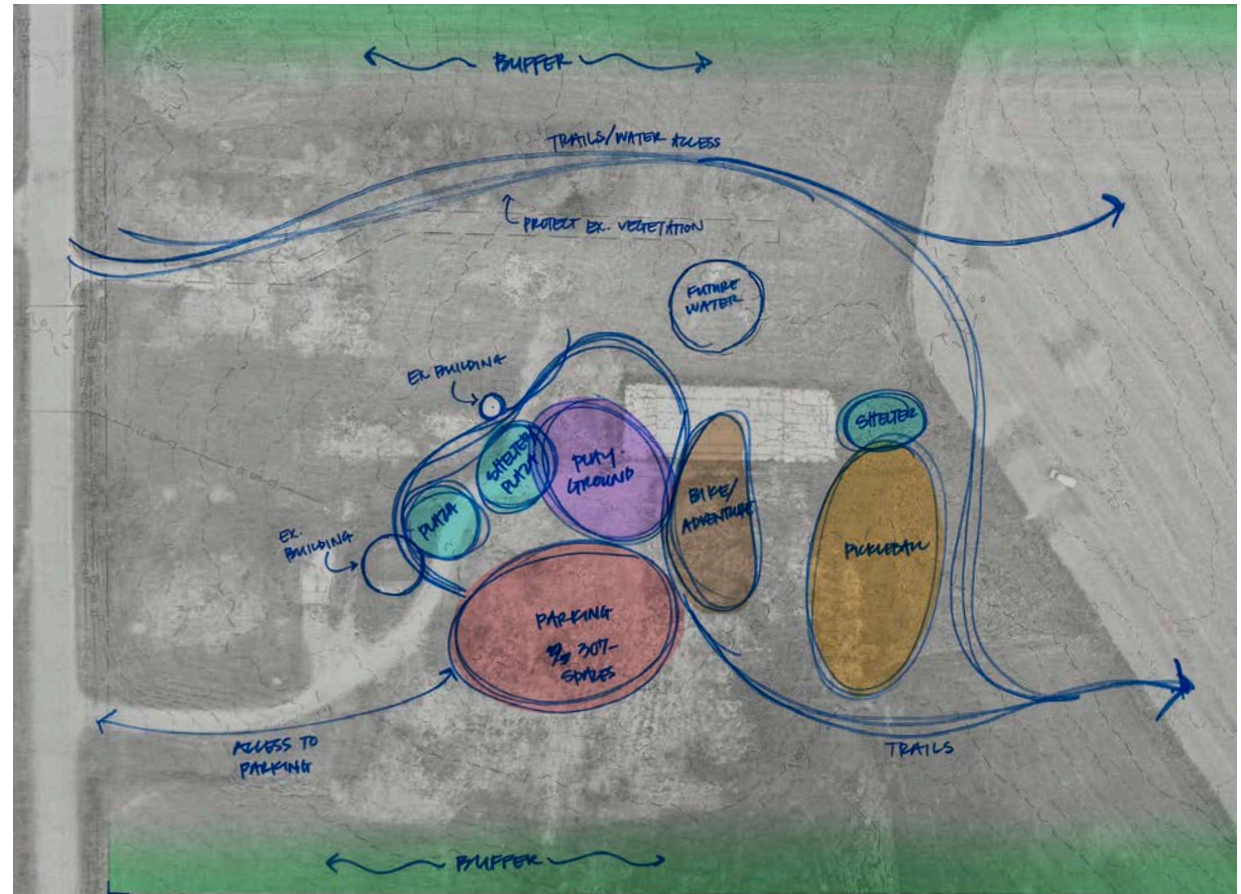
On April 3, 2025, a second Public Open House was hosted to share refined concepts with the broader Marion community. An online survey was open for a period of 3 weeks after the open house to gather feedback from community members unable to attend the open house.

## Concept Refinement

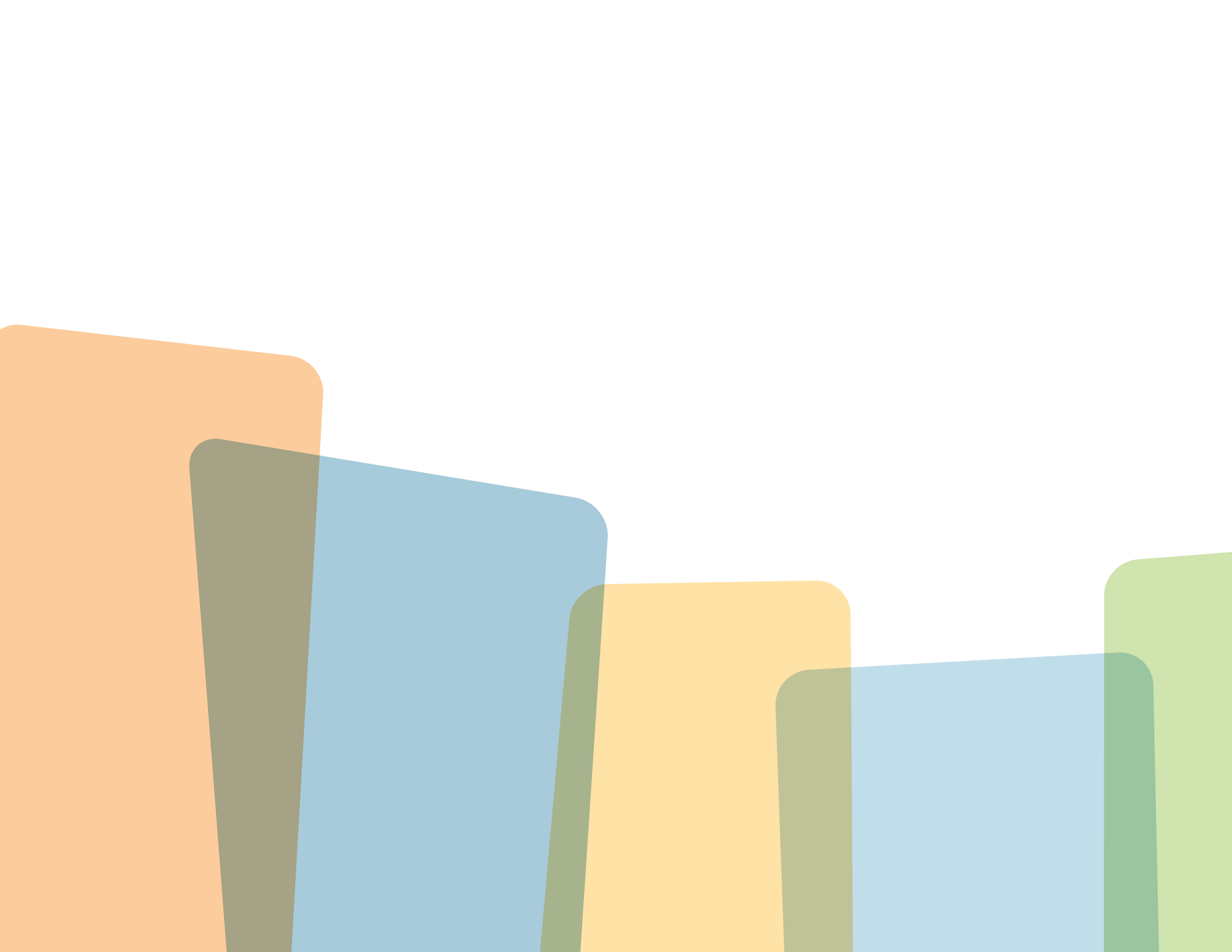
After the second open house and online survey period, the design team refined the concepts with the help of the Steering Committee based on comments shared from the community.

Additional Steering Committee meetings were held through April and May, with the final presentation of each park master plan to the city council in June 2025. Once these plans are developed and adopted, it is not unreasonable to see their implementation within a 5-15 year window.

## EARLY CONCEPT DEVELOPMENT BUBBLE DIAGRAMS

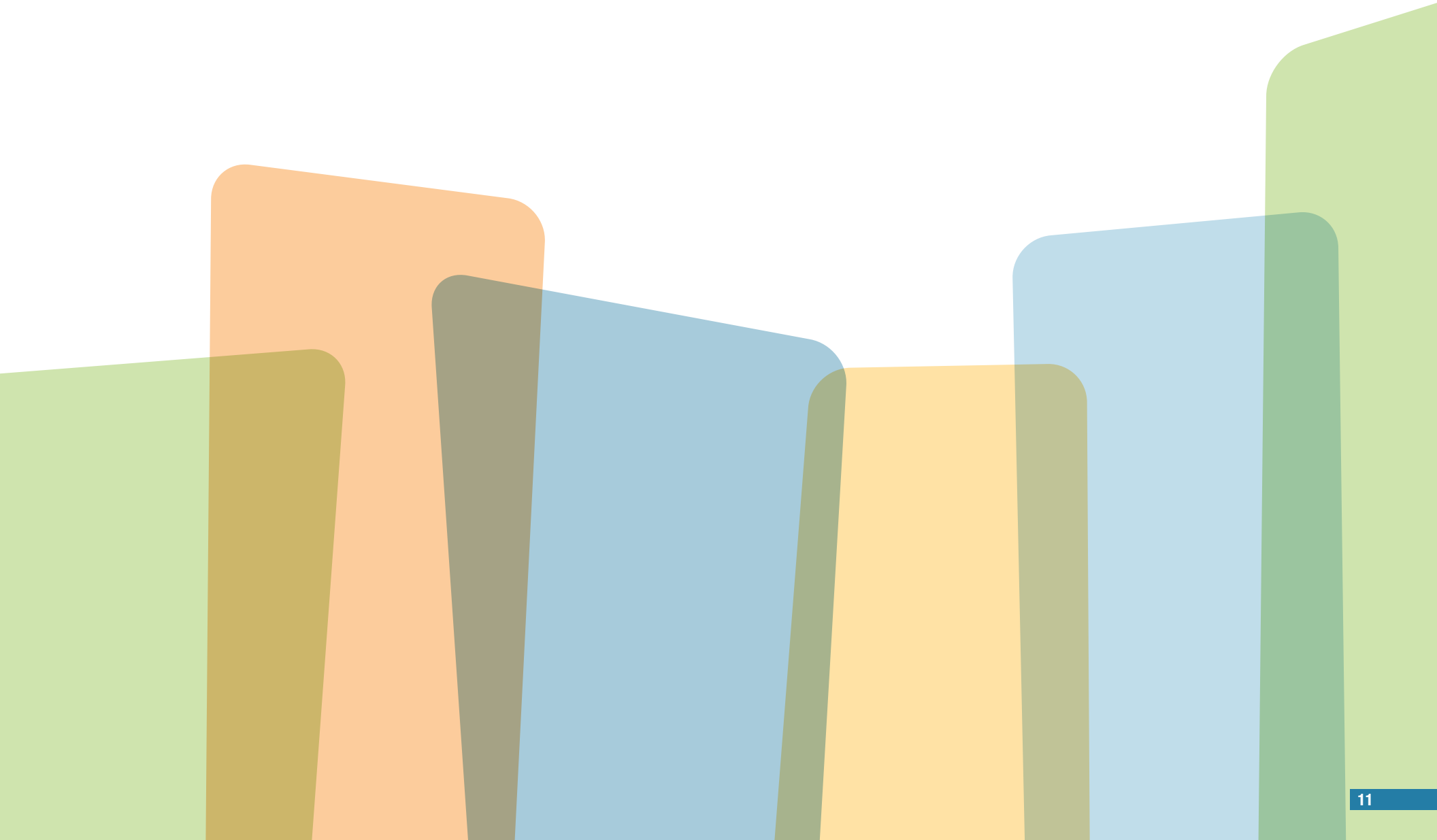








# 1: Lucore Park Property





# DISCOVERY: SITE HISTORY & EXISTING CONDITIONS

## Site History

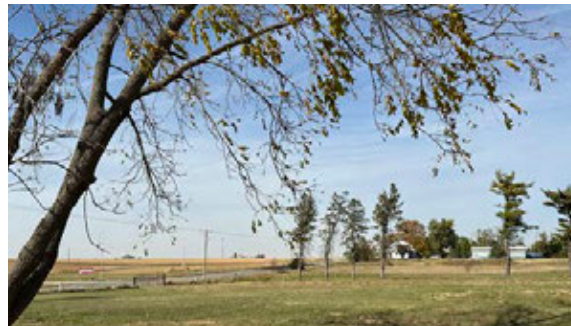
Located on the Lucore Park Property site are landmarks of what used to be a large Holstein dairy farm operation. The farm provided milk, cream, butter, and meat to sell in the Witwer family-owned grocery stores. The operation housed dairy herds, commercial beef herds, and cattle feed lots. It also raised hogs, contained large laying hen houses, broiler chicken houses, and turkey production units. At one time called “Hilltop Farm”, it was part of one of the largest farming enterprises in Iowa and used some of the “most modern equipment.” Later, by 1965, the farming operation was turned over to the Simonsens, who were long time farm managers of the property.\*

The Blackford family owned the farm when it endured severe damage from the August 2020 Midwest derecho. Cleanup took several years, and today, only a 70-foot corncrib, a brick silo, and a few foundations of former buildings remain.

\*The Gazette



PRAIRIE VIEW





## DISCOVERY: EXISTING CONDITIONS



EXISTING AERIAL OF SITE AND SURROUNDING CONTEXT





# DISCOVERY: INVENTORY & ANALYSIS

## Land Use and Site Surroundings

Located on the northeast side of Marion, a majority of the land around the site currently is farm field or farmstead. To the west of the site is Hunters Ridge Development, comprised of single family and multifamily homes, with an 18-hole golf course winding through the development. As the City of Marion grows, the areas around the site will continue to develop.

Based on the Marion 2045 comprehensive plan, Lucore Road will remain a major arterial road, providing high daily traffic volumes passing the site. According to the comprehensive plan, the land use along Lucore Road to the north and south of the site is defined as mixed use, while the land use surrounding the eastern half of the site is defined as medium intensity residential area. The surrounding land uses will play a major role in how the site is used and how often.

## Existing Utilities

Existing utilities running through the site are limited. The only public utility on site is an overhead electrical line that served the farm house. Being a rural parcel, there is likely a well that served as the water source, and a septic field for sanitary waste. At the time of this master plan report, the well and septic have neither been analyzed nor removed.

## Topographic Analysis

A topographic survey of the site was completed with drone technology. There is a total of 25' of grade change across the site. The high point of the site, located toward northern edge of the west side (near the location of the future water tower), is approximately 20-25' higher in elevation than the southwest corner and east edge of the site. The east half of the site, farmed as field, slopes fairly consistently at 5% from west to east. The southwestern portion of the site slopes are steeper, sloping 7-10%.

A drainage swale is present at the south central edge of the site and will need to be taken into consideration with stormwater treatment of the proposed improvements.

The flattest area of the site is on the west side of the property, where the farm house, barns, and other farm structures were built. This area is the most ideal for development on this site both for the constructibility (less earthwork needed for development) and for the panoramic views to the surrounding west, south, and east areas.

## Existing Tree Canopy

Existing tree canopy on this site is unsubstantial. There is a row of existing pine trees on the northwest side of the property. Some of the trees do not appear in good health, having likely experienced damage during the 2020 Derecho.

## Pedestrian and Vehicular Circulation

From Marion's 2025 Major Streets Guide, Lucore Road is defined as a major arterial road, with a recommended 80' right-of-way. As the only road adjacent to the site, the only vehicular access into the site will likely be from Lucore Road.

Pedestrian access to the site via dedicating sidewalks or trails does not currently exist. As the area develops, safe pedestrian access to the site will allow people to get to the park using alternative modes of transportation.

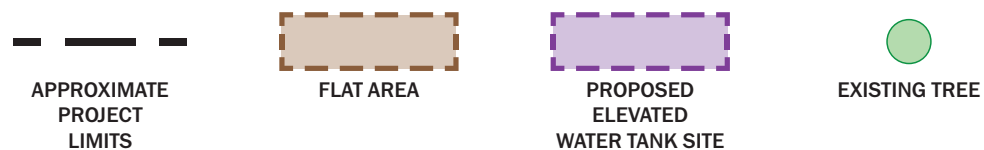
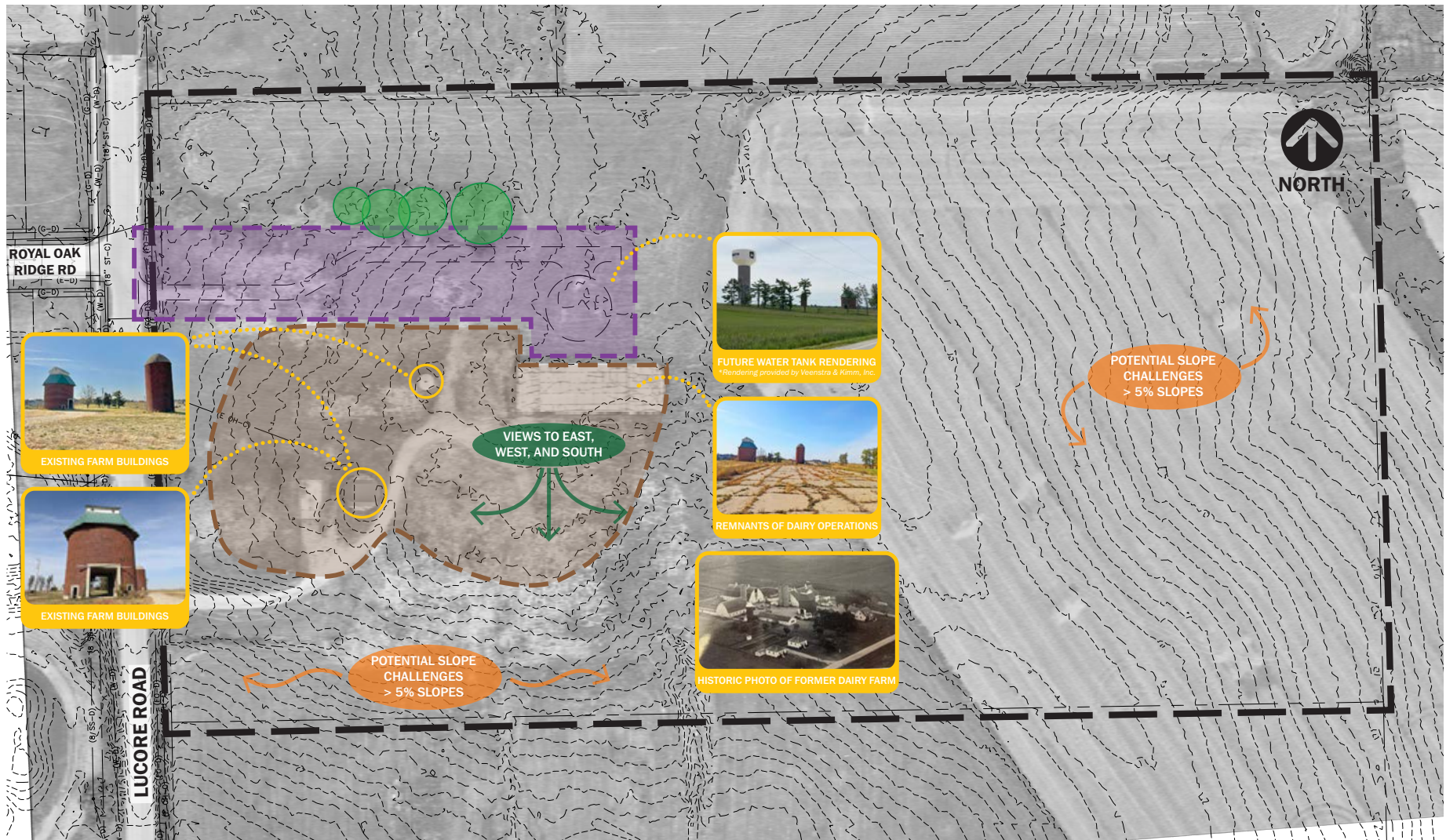
## Other Site Considerations

Marion Water Department has plans to construct an elevated water storage tank on the site. The approximate location of the tank has been defined. The associated infrastructure and needs of the water tank will need to be integrated into the plan.





# DISCOVERY: OPPORTUNITIES & CONSTRAINTS DIAGRAM





# LUCORE PARK PROPERTY CONCEPT PLAN

## Goals and Objectives

The importance of preserving the existing buildings and embracing the history of the site was brought up many times throughout the community engagement process. A primary goal for this park is to include agricultural interpretations and incorporate existing structures into the plan to highlight the site's farm history. Additional goals included trail connections and conservation efforts such as prairie plantings. The plan also needed to consider the future water tower construction and how it fits into the overall layout. Key program elements identified included play spaces, open multipurpose space, and standalone restrooms. Early precedent photo inspiration for the site was pulled from Twin Silos Park in Fort Collins, which artfully combines nature, play, and rural interpretations.

## Park Programming

The proposed programming for the park includes a mix of recreational, educational, and operational elements. Key features include a central shelter and restroom building and a playground for families. The existing farm structures will be maintained, with potential for interpretive signs and historical building markers to outline where some of the farm's former operations were located. A grouping of pickleball courts, a popular program brought up in community input and the Steering Committee, supports active recreation. Walking trails weave through the park and prairie plantings connecting the site along Lucore Road and to future neighborhood developments around the park. A parking area will provide access for visitors to the main shelter and play space, the pickleball courts, and serves as access to the water tower for the Marion Water Department. A maintenance facility is planned to support ongoing operations by Marion Parks & Recreation.



MAIN SHELTER & LANDSCAPE AESTHETIC



SECONDARY SHELTER



THEMED PLAYGROUND



PRESERVE EXISTING FARM STRUCTURES



WALKING TRAILS & PRAIRIE PLANTINGS



PICKLEBALL COURTS



# LUCORE PARK PROPERTY CONCEPT PLAN



## PLAN LEGEND

- |   |   |  |                                  |                           |                        |
|---|---|--|----------------------------------|---------------------------|------------------------|
| ① PARKING LOT<br>(60 SPACES +/-)                  | ④ MAINTENANCE & WATER<br>TOWER ACCESS DRIVE | ⑦ PRESERVED FARM<br>WATER TOWER<br>STRUCTURE | ⑩ SHELTER AND<br>RESTROOM        | ⑭ PAVED WALKING<br>TRAILS | ⑱ PROPOSED TREE (TYP.) |
| ② PEDESTRIAN<br>CONNECTION THROUGH<br>PARKING LOT | ⑤ MAINTENANCE FACILITY                      | ⑧ PRESERVED CORN CRIB<br>STRUCTURE           | ⑪ SHELTER                        | ⑮ PICKLEBALL COURTS       | ⑲ GATEWAY SIGNAGE      |
| ③ PEDESTRIAN<br>CONNECTION TO<br>LUCORE ROAD      | ⑥ ENTRY PLAZA                               | ⑨ PLAYGROUND                                 | ⑫ HISTORIC BUILDING<br>MARKER    | ⑯ INFORMAL LAWN SPACE     |                        |
|   |   |  | ⑬ MARION WATER TOWER<br>(FUTURE) | ⑰ PRAIRIE PLANTING        |                        |



# LUCORE PARK PROPERTY PERSPECTIVE



PROPOSED BIRD'S EYE VIEW OF LUCORE PARK PROPERTY LOOKING NORTHWEST



# LUCORE PARK PROPERTY PERSPECTIVE



PERSPECTIVE VIEW LOOKING EAST TOWARDS THE SHELTER, PLAYGROUND, AND PRESERVED FARM STRUCTURES



# OPINION OF PROBABLE COSTS

## Project Phasing

Based on the arrangement of proposed elements on the site, there are options for phasing the implementation of the master plan. Implementation will vary based on factors such as surrounding growth and available funding, with plans reviewed through the City's Capital Improvement Program to identify short- and long-term opportunities over the next 5 to 10 years.

**Phased development may include multiple phases and can reflect the needs of the community and available funding at the time of implementation.** The potential first phase, outlined in orange in the graphic below, may include a portion of the parking lot, select paved trails, and tree and prairie planting. The playground, surrounding plazas, maintenance building, and improvements to the preserved farm structures may follow the first phase(s), outlined in purple in the graphic below. The pickleball courts and the remainder of the parking lot may be implemented in subsequent phasing with proper planning, outlined in green in the graphic below.



## Assumptions

This Opinion of Probable Costs was completed in 2025. All project costs are in 2025 dollars.

This Opinion of Probable Costs does not include: improvements within the right-of-way, including, but not limited to sidewalk, road pavement, curb and gutter, drainage infrastructure, signage, etc.; Marion Water infrastructure including, but not limited to, water tank installation and associated costs, access pavement, fencing, etc..

Playground equipment allowance assumes a mixture of standard post and deck equipment and custom equipment.



# OPINION OF PROBABLE COSTS

## Lucore Park Property

### SITE PREPARATION

Includes removal of existing site elements, preparation of the site for construction, and site grading.

\$255,000

### PLAYGROUND

Full development of the playground, including equipment, surfacing, concrete playground ramps, and surfacing containment (concrete curb).

\$1,229,800

### PARKING LOT & ACCESS DRIVE

Includes pavement for parking lot and maintenance access, base course, curb ramps, lot signage and striping.

\$595,500

### HARDSCAPE

Includes paved pedestrian trails, plazas, and stairs.

\$717,500

### PICKLEBALL COURTS

Includes pickleball court pavement, surfacing, fencing, and lighting.

\$712,100

### UTILITY INFRASTRUCTURE

Includes utility service lines, removal and remediation of old utilities (well and septic), site lighting, and irrigation system.

\$383,000

### SITE STRUCTURES

Assumes one main pavilion with a plumbed restroom, smaller secondary shade pavilions, a maintenance facility, and improvements to historic site structures.

\$925,000

### SITE AMENITIES

Site furnishing costs including benches, drinking fountains, tables, bicycle racks, trash receptacles, etc.

\$190,000

### LANDSCAPING

Includes shade trees, shrub and perennial allowance, sod, and prairie seeding.

\$152,100

### CONSTRUCTION SUBTOTAL

\$5,160,000

GENERAL CONDITIONS/MOBILIZATION (8% Construction Subtotal)

\$415,000

CONSTRUCTION CONTINGENCY (10% of construction costs & general conditions)

\$560,000

DESIGN CONTINGENCY (10% of construction subtotal, general conditions, and construction contingency)

\$615,000

OWNER SOFT COSTS (Topographic survey, geotechnical, A/E fees, etc. - 12%)

\$805,000

### TOTAL PROJECT COSTS

\$7,555,000

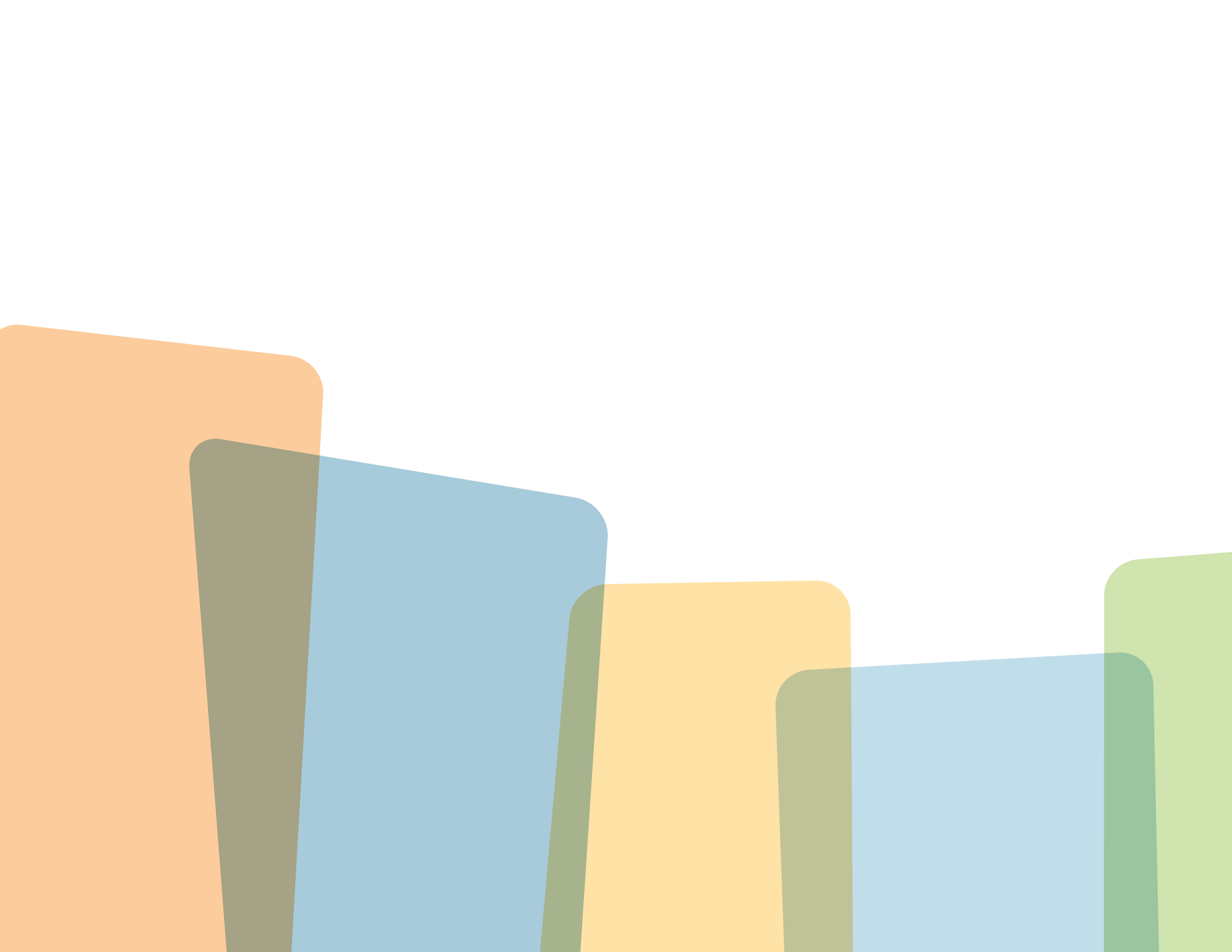


#### PLAN LEGEND

- |   |  |  |                               |                        |                        |
|---|--|--|-------------------------------|------------------------|------------------------|
| ① PARKING LOT (60 SPACES +/-)               | ④ MAINTENANCE & WATER TOWER ACCESS DRIVE | ⑦ PRESERVED FARM WATER TOWER STRUCTURE | ⑩ SHELTER AND RESTROOM        | ⑬ PAVED WALKING TRAILS | ⑮ PROPOSED TREE (TYP.) |
| ② PEDESTRIAN CONNECTION THROUGH PARKING LOT | ⑤ MAINTENANCE FACILITY                   | ⑧ PRESERVED CORN CRIB STRUCTURE        | ⑪ SHELTER                     | ⑭ PICKLEBALL COURTS    | ⑯ GATEWAY SIGNAGE      |
| ③ PEDESTRIAN CONNECTION TO LUCORE ROAD      | ⑥ ENTRY PLAZA                            | ⑨ PLAYGROUND                           | ⑫ HISTORIC BUILDING MARKER    | ⑰ INFORMAL LAWN SPACE  |                        |
|   |  |  | ⑬ MARION WATER TOWER (FUTURE) | ⑱ PRAIRIE PLANTING     |                        |

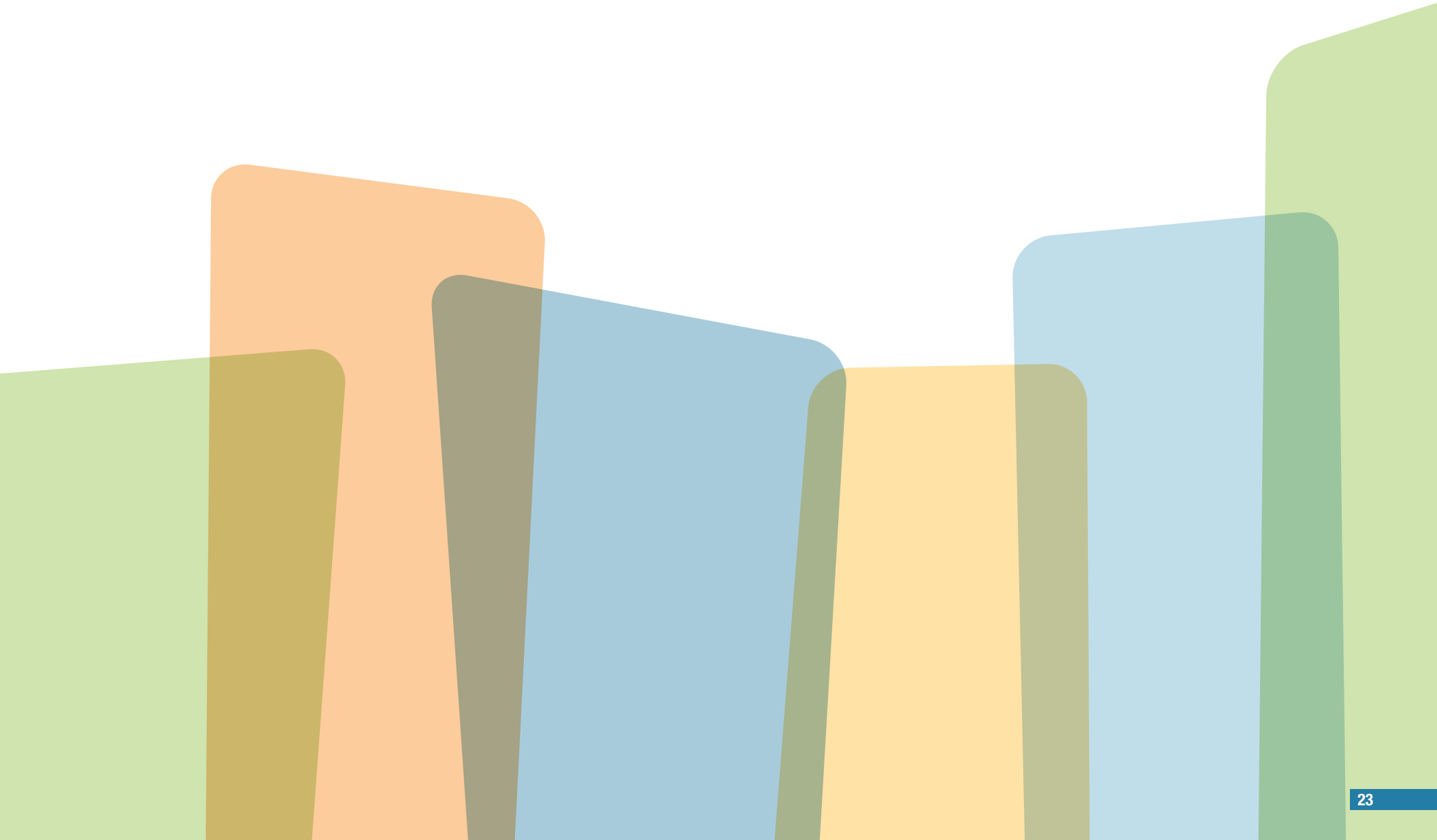








## 2: WaterLinn Park Property





# DISCOVERY: SITE HISTORY & EXISTING CONDITIONS

## Site History

This 11-acre property is undeveloped agricultural land, located in the Rookwood East Development, a 120-acre residential and commercial development, on the east side of Marion. Three acres of the Park are dedicated to the Marion Water Department and eight acres are dedicated to parkland. Adjacent to the north side of Park is undeveloped land owned by Linn Mar Schools intended for a future elementary school.

While there is presently no developed streets serving this site, the future construction of Mullion Way will provide access to the park. Residential properties abut the park site to the west, while agricultural land surround the property to the north, east, and south, with future development planned.

## Site Existing Conditions

This agricultural land is currently farm field. No development exists on the site. Vegetation is limited to row crops and perennial vegetation along the western edge.

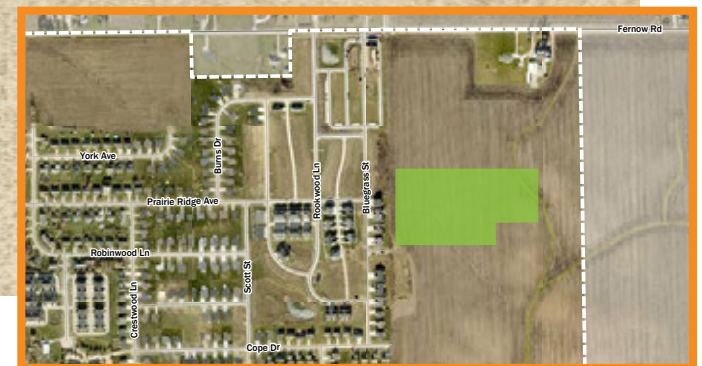




# DISCOVERY: EXISTING CONDITIONS



EXISTING AERIAL OF SITE AND SURROUNDING CONTEXT





# DISCOVERY: INVENTORY & ANALYSIS

## Land Use and Site Surroundings

Located on the east side of Marion, the land to the north, south, and east currently is farm field or farmstead. To the west of the site is Rookwood Estates, a residential planned community with single family and multifamily housing. This site is incorporated into the Rookwood Estates East plat and is planned as park land.

Based on the preliminary plat of Rookwood Estates East, approved in 2022, parcels to the south and east of the site will be built out as single family, row house, and duplex residential. To the north, a future elementary school is planned. The high number of residential lots and school location will contribute significantly to the park usage.

## Existing Utilities

No public utilities currently serve the site. It is likely that public utilities will be constructed with the future development of the neighborhood and the construction of Mullion Way.

## Topographic Analysis

The topographic information used during the master planning process was gathered from LIDAR information. There is approximately 13' of grade change across the site, with the high point of the site being the northwest corner. Slopes range across the site from about 2% up to 10%.

## Existing Tree Canopy

There are no existing trees on this site.

## Pedestrian and Vehicular Circulation

Fernow Road, located north of the site but not adjacent to the site, is classified as a minor arterial, while a proposed collector street (unnamed) is proposed to the east of the site. However, direct pedestrian and vehicular access to the site will be from Mullion Way, constructed with future development.

A future elementary school will be sited directly north of the park site. Being surrounded by residential housing, providing adequate pedestrian access to and through the park site will be vital to insure safe routes to the school and connection to the surrounding neighborhood. The proximity to the school will also likely result in some student pick up and drop off activity in or near the park.

## Other Site Considerations

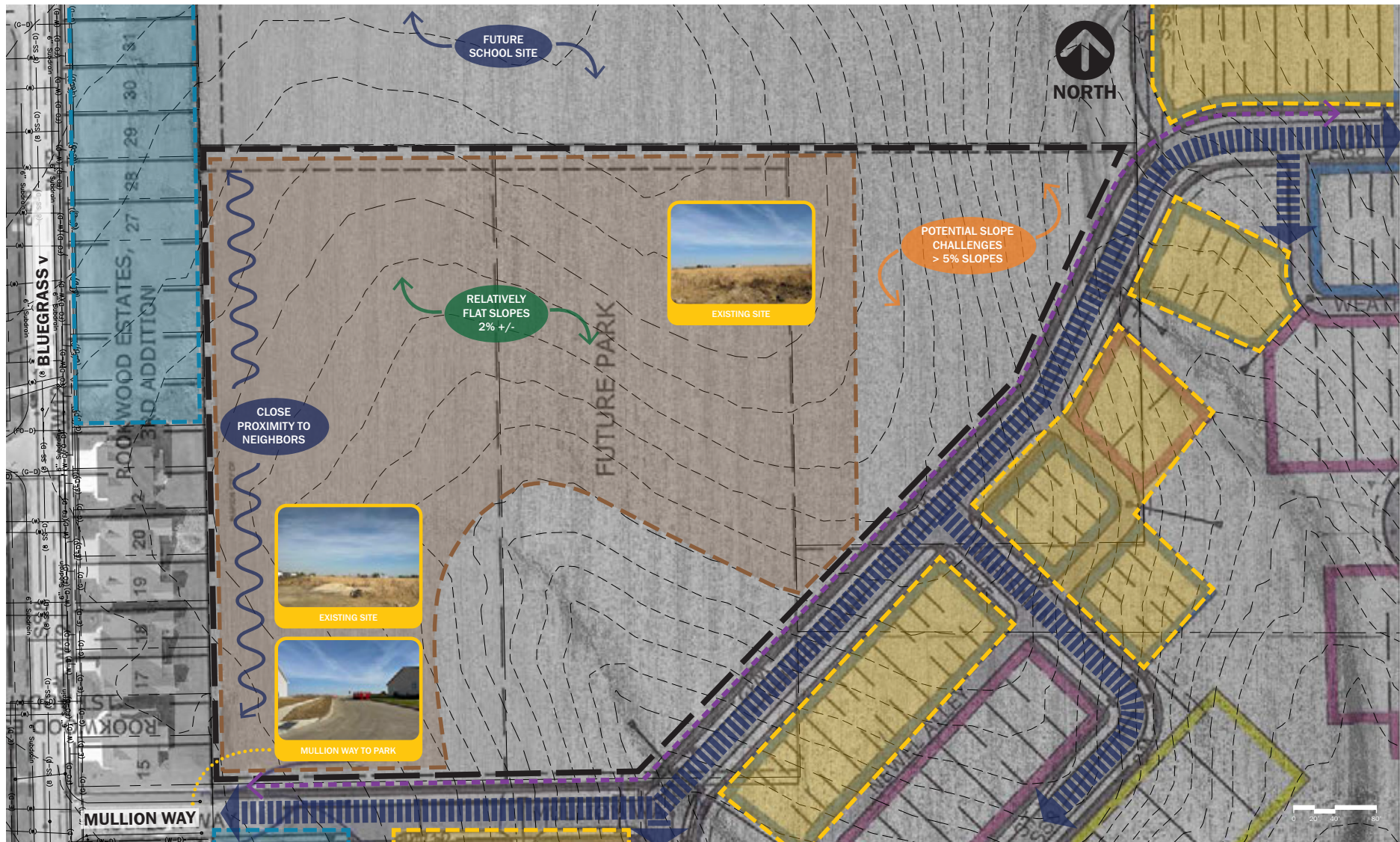
Approximately 3 acres of the site will be dedicated to Marion Water Department needs. At the time of this report publication, a well site has been located (Well 11). The associated infrastructure will need to be integrated into the plan, which includes an elevated water storage tank, a maintenance building, a backwash area, and utility connections to the City's sanitary waste and water main.

As mentioned in the Pedestrian and Vehicular Circulation section, an elementary school will be located directly north of the site in the future. In addition to the pedestrian and vehicular considerations, appropriate programming for the park must be considered due to this relationship. Park programming that is particularly noisy or active would not be a suitable use for this site (i.e. pickleball courts or dog park).





# DISCOVERY: OPPORTUNITIES & CONSTRAINTS DIAGRAM



---  
APPROXIMATE  
PROJECT LIMITS

←→  
FUTURE ROAD  
WAYS

---  
FUTURE  
PEDESTRIAN  
ROUTE

---  
FLAT AREA

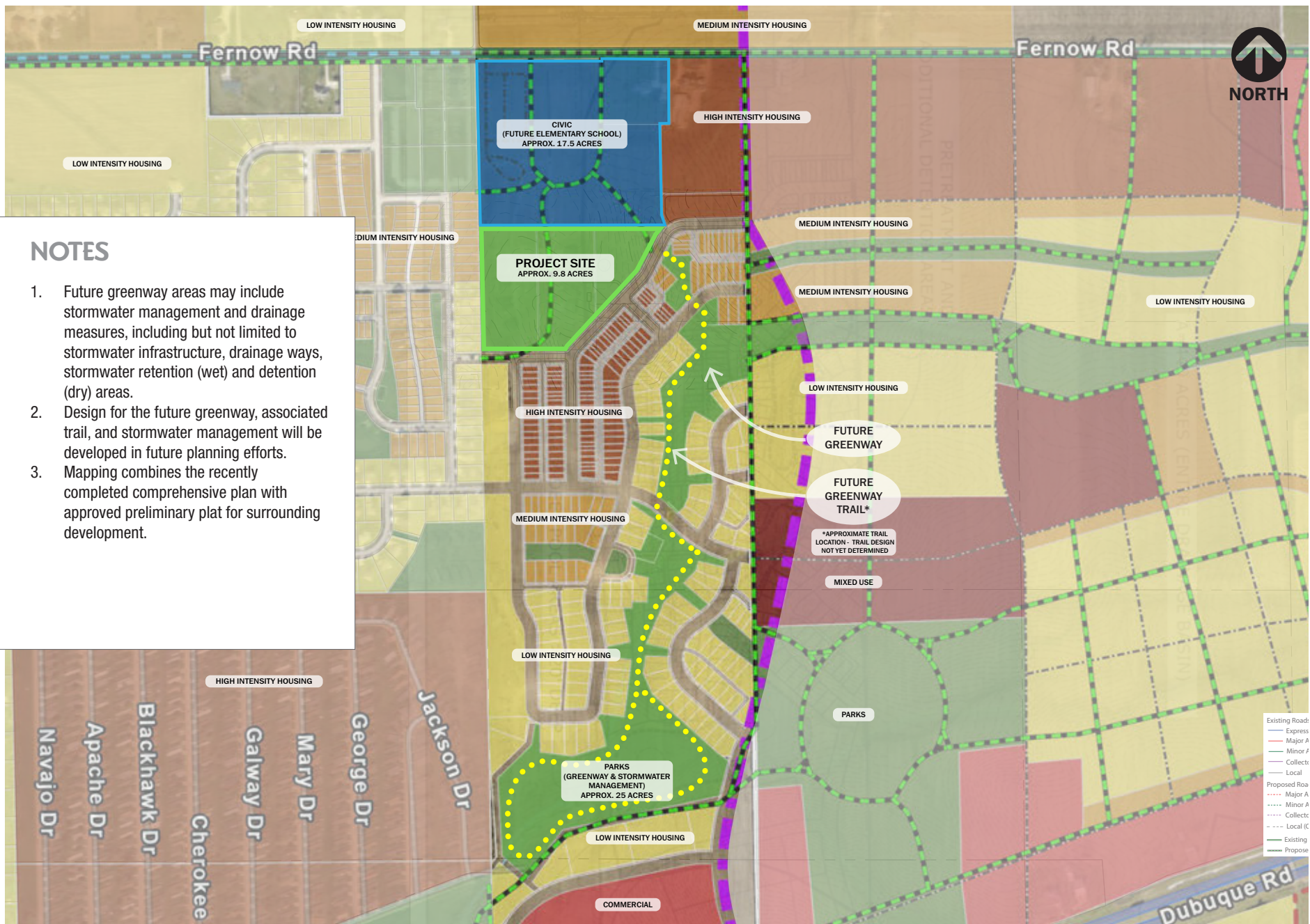
---  
FUTURE  
MULTIFAMILY  
HOUSING

---  
FUTURE SINGLE  
FAMILY  
HOUSING

MAP OVERLAID  
WITH 2022  
PRELIMINARY PLAT  
FOR ROOKWOOD  
ESTATES EAST



# WATERLINN PARK PROPERTY CONTEXT MAP

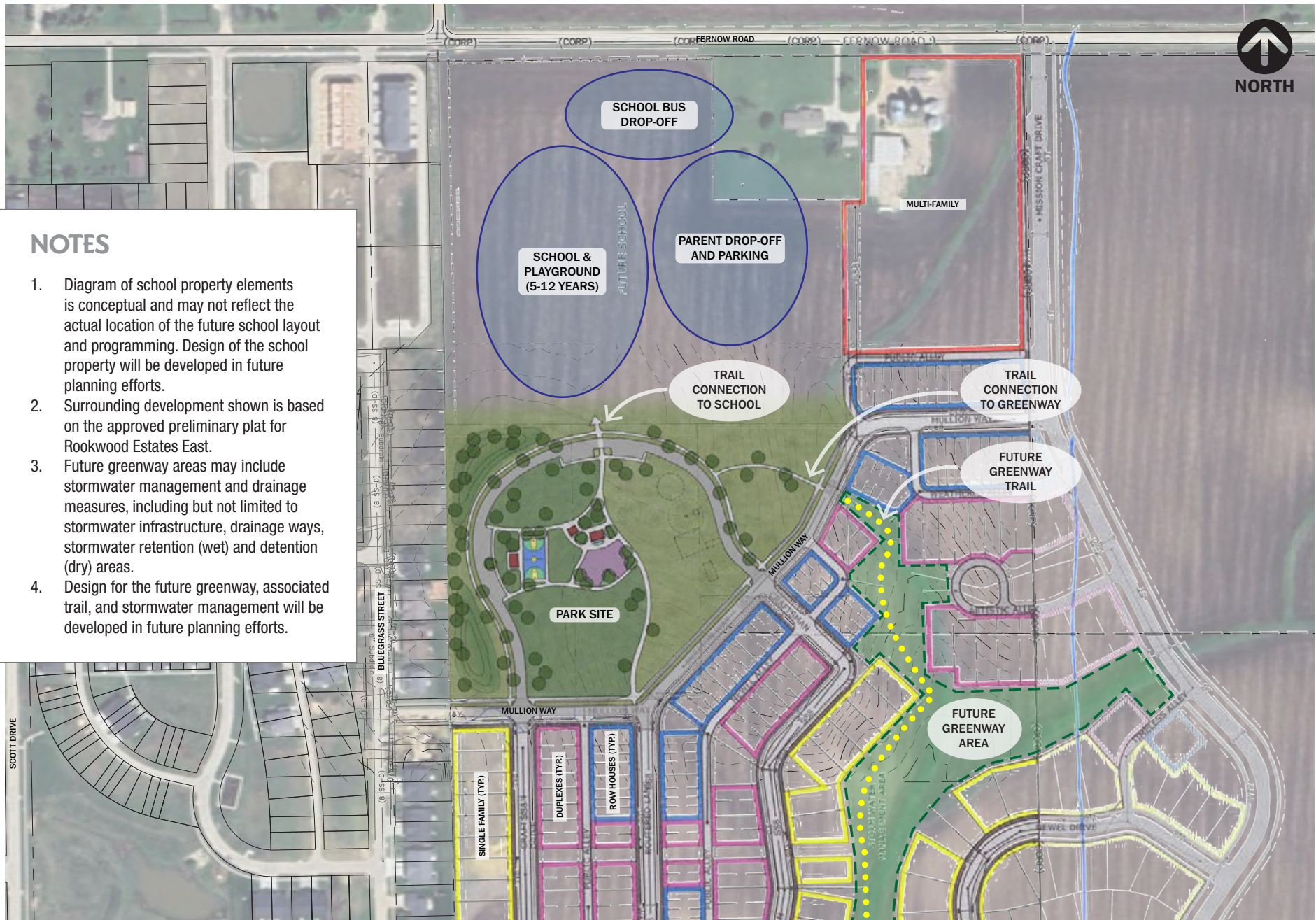


## NOTES

1. Future greenway areas may include stormwater management and drainage measures, including but not limited to stormwater infrastructure, drainage ways, stormwater retention (wet) and detention (dry) areas.
2. Design for the future greenway, associated trail, and stormwater management will be developed in future planning efforts.
3. Mapping combines the recently completed comprehensive plan with approved preliminary plat for surrounding development.



# WATERLINN PARK PROPERTY CONTEXT MAP



## NOTES

1. Diagram of school property elements is conceptual and may not reflect the actual location of the future school layout and programming. Design of the school property will be developed in future planning efforts.
2. Surrounding development shown is based on the approved preliminary plat for Rookwood Estates East.
3. Future greenway areas may include stormwater management and drainage measures, including but not limited to stormwater infrastructure, drainage ways, stormwater retention (wet) and detention (dry) areas.
4. Design for the future greenway, associated trail, and stormwater management will be developed in future planning efforts.



# WATERLINN PARK PROPERTY CONCEPT PLAN

## Goals and Objectives

The initial goals and objectives for this park focus on providing accessible recreation for the growing northeast side of town, currently an area that lacks public park spaces. Planning needed to consider the adjacent neighborhood plats and the future elementary school to the north, exploring the potential for shared facilities or amenities. The layout also needed to reserve space for a future water booster station.

## Park Programming

Proposed programming for the park coordinates future planning efforts with the neighboring school site and connections to the future greenway. Key park features include a central shelter with restrooms, a playground, basketball or sport court, water play area, and an open informal lawn for unstructured activities. The playground and water play zones focus on natural materials and forms, providing a desired “nature play” theme that differentiates the space from future school play structures. Trail connections will link the park to the future greenway and provide a direct, safe route to the future school. Two parking areas serve the park, one central to the core park activities and one that links closer to the future school site. An outer drive clearly defines the boundary of the public park space. Berms and a planting buffer will add natural separation to nearby housing. The plan also accounts for the existing water well site, which will remain accessible to the Marion Water Department from the outer drive.



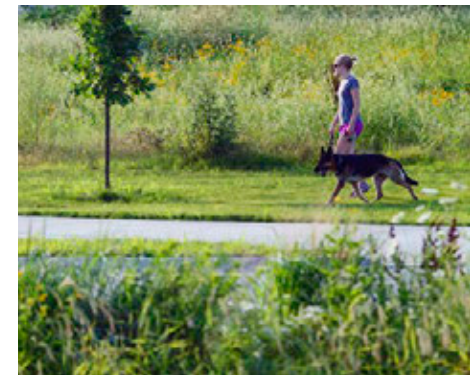
SHELTER AND RESTROOM



BASKETBALL



WATER PLAY



PAVED TRAILS & PRAIRIE PLANTINGS



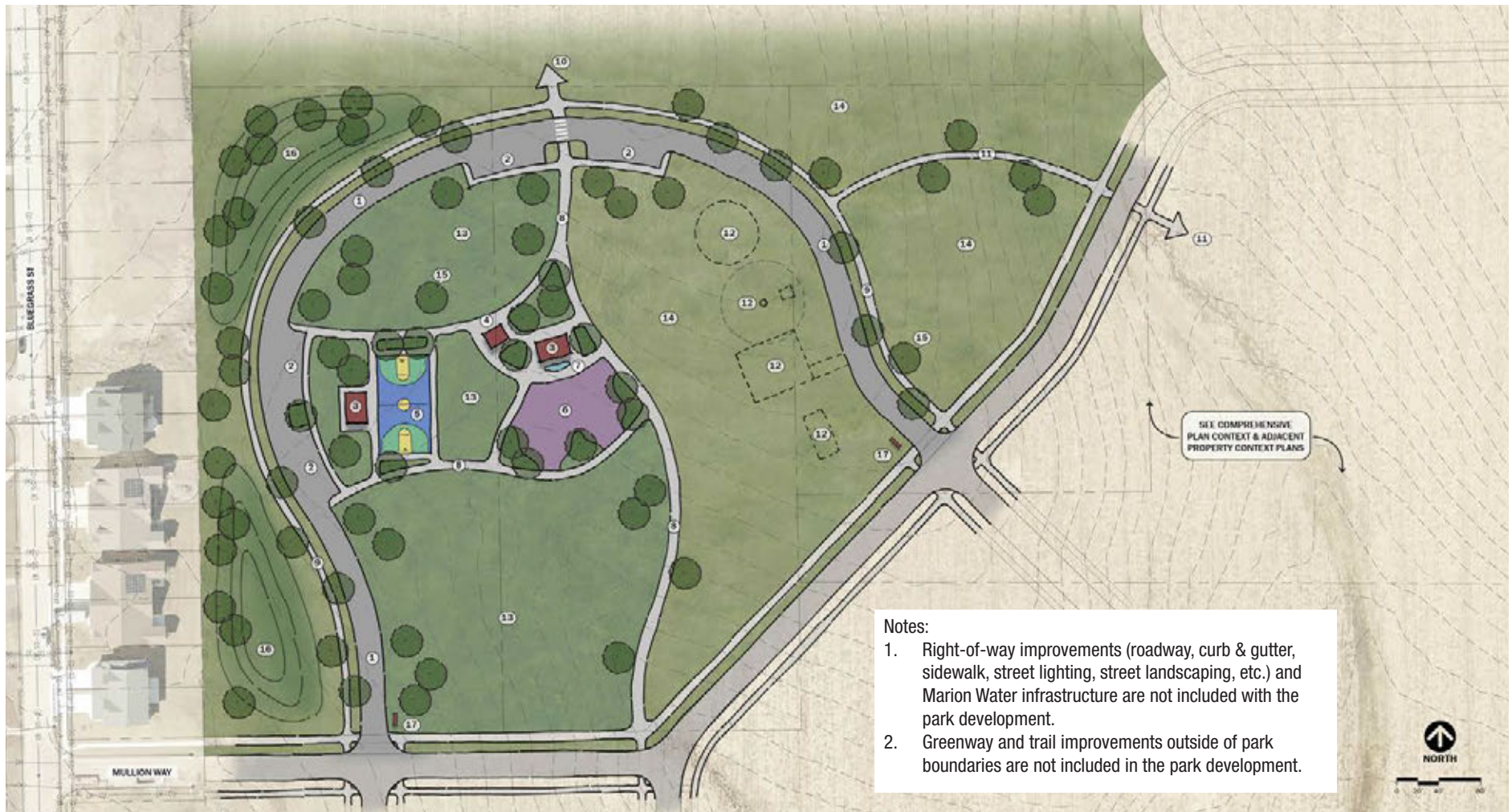
NATURAL MATERIALS PLAYSPACE



NATURAL MATERIALS PLAYSPACE



# WATERLINN PARK PROPERTY CONCEPT PLAN



## PLAN LEGEND

- |                                       |                    |                                     |  |                                   |
|---------------------------------------|--------------------|-------------------------------------|--|-----------------------------------|
| ① PARK DRIVE/ACCESS ROAD              | ④ RESTROOM         | ⑧ PAVED WALKING TRAILS              | ⑪ TRAIL CONNECTION TO GREENWAY & NEIGHBORHOOD TRAILS | ⑭ PRAIRIE PLANTING                |
| ② PARKING (8 SPACES AT EACH LOCATION) | ⑤ BASKETBALL COURT | ⑨ TRAIL CONNECTION TO NEIGHBORHOOD  | ⑫ MARION WATER WELL SITE & INFRASTRUCTURE            | ⑮ PROPOSED TREE (TYP.)            |
| ③ SHELTER WITH GRILLS AND TABLES      | ⑥ PLAYGROUND       | ⑩ TRAIL CONNECTION TO FUTURE SCHOOL | ⑬ INFORMAL LAWN SPACE                                | ⑯ BERMS & PRAIRIE BUFFER PLANTING |
|                                       | ⑦ WATER PLAY       |                                     |  | ⑰ GATEWAY SIGNAGE                 |



# WATERLINN PARK PROPERTY PERSPECTIVE



PROPOSED BIRD'S EYE VIEW OF WATERLINN PARK PROPERTY LOOKING NORTHWEST



## WATERLINN PARK PROPERTY PERSPECTIVE



PERSPECTIVE VIEW LOOKING NORTHWEST TOWARDS THE PLAYGROUND AND BASKETBALL COURT



# OPINION OF PROBABLE COSTS

## Project Phasing

Based on the arrangement of proposed elements on the site, there are options for phasing the implementation of the master plan. Implementation will vary based on factors like surrounding growth and available funding, with plans reviewed through the City's Capital Improvement Program to identify short- and long-term opportunities over the next 5 to 10 years.

**Phased development may include multiple phases and can reflect the needs of the community and available funding at the time of implementation.** The potential first phase, outlined in orange in the graphic below, may include the park drive and parking, select park trails, and tree and prairie planting. The playground, surrounding plaza, restroom, basketball court, and shelters may follow the first phase(s), outlined in purple in the graphic below. Additional phasing may be considered for these areas, as well.



## Assumptions

This Opinion of Probable Costs was completed in 2025. All project costs are in 2025 dollars.

This Opinion of Probable Costs does not include: improvements within the right-of-way, including, but not limited to sidewalk, road pavement, curb and gutter, drainage infrastructure, signage, etc.; Marion Water infrastructure including, but not limited to, water tank installation and associated costs, access pavement, fencing, maintenance facilities, etc.; improvements on school property; improvements to greenway/trail connections.

Playground equipment allowance assumes standard post and deck equipment.



# OPINION OF PROBABLE COSTS

## Waterlinn Park Property

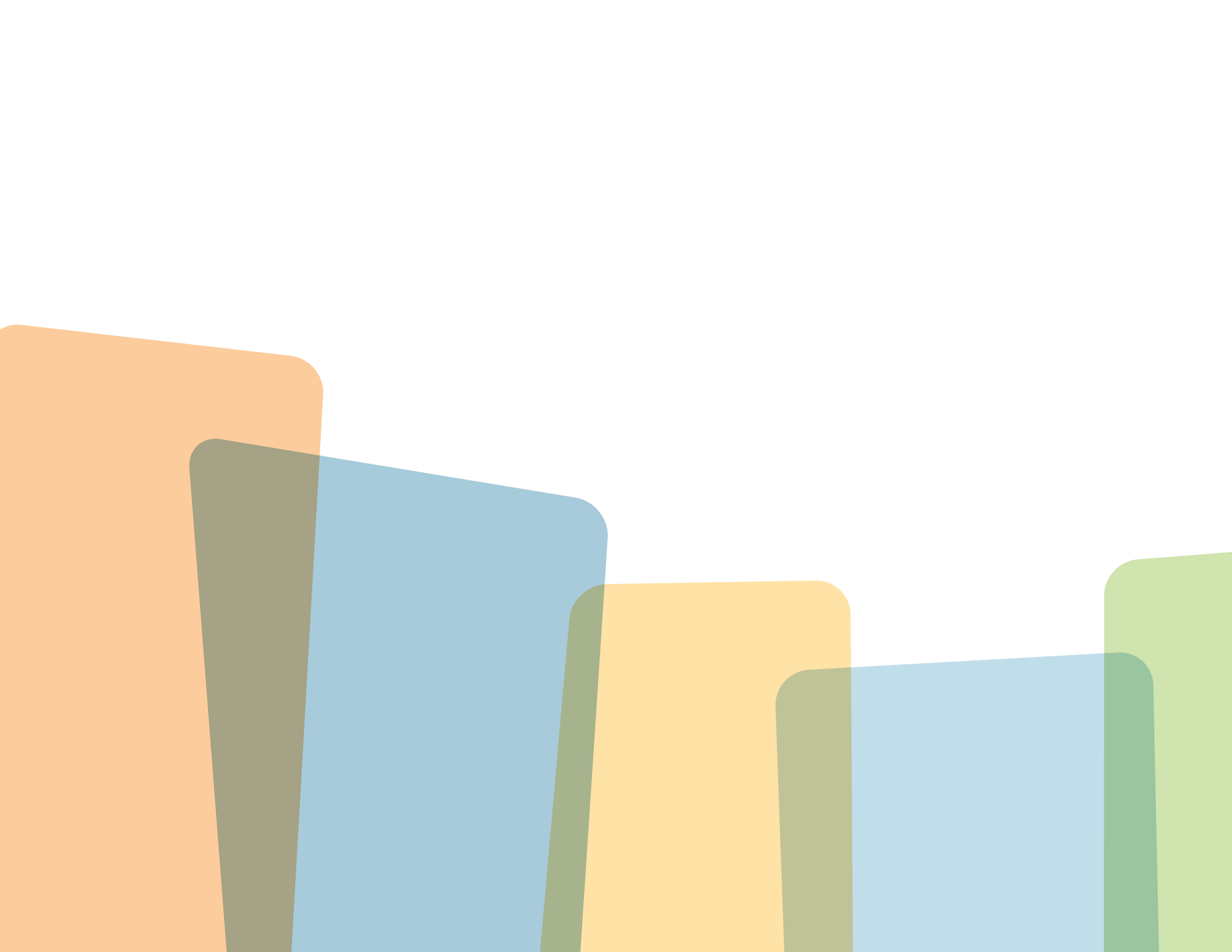
<b>SITE PREPARATION</b>	
<i>Includes removal of existing site elements, preparation of the site for construction, and site grading.</i>	\$155,000
<b>PLAYGROUND</b>	
<i>Full development of the playground, including equipment, surfacing, surfacing containment (concrete curb), and water play.</i>	\$995,500
<b>BASKETBALL COURT</b>	
<i>Includes court pavement, surfacing, goals, and lighting.</i>	\$176,300
<b>DRIVEWAY AND PARKING</b>	
<i>Includes pavement for park drive and parking, base course, curb ramps, signage, and striping.</i>	\$718,700
<b>HARDSCAPE</b>	
<i>Includes paved pedestrian trails and plazas.</i>	\$283,500
<b>UTILITY INFRASTRUCTURE</b>	
<i>Includes utility service lines, site lighting, and irrigation system.</i>	\$260,000
<b>SITE STRUCTURES</b>	
<i>Assumes two pavilions and a plumbed restroom.</i>	\$400,000
<b>SITE AMENITIES</b>	
<i>Site furnishing costs including benches, drinking fountains, tables, bicycle racks, trash receptacles, etc.</i>	\$60,000
<b>LANDSCAPING</b>	
<i>Includes shade trees, shrub and perennial allowance, sod, and prairie seeding.</i>	\$123,300
<b>CONSTRUCTION SUBTOTAL</b>	<b>\$3,172,300</b>
GENERAL CONDITIONS/MOBILIZATION (8% Construction Subtotal)	\$255,000
CONSTRUCTION CONTINGENCY (10% of construction costs & general conditions)	\$345,000
DESIGN CONTINGENCY (10% of construction subtotal, general conditions, and construction contingency)	\$377,000
OWNER SOFT COSTS (Topographic survey, geotechnical, A/E fees, etc. - 12%)	\$500,000
<b>TOTAL PROJECT COSTS</b>	<b>\$4,649,300</b>



- PLAN LEGEND**
- 1 PARK DRIVE/ACCESS ROAD
  - 2 PARKING (8 SPACES AT EACH LOCATION)
  - 3 SHELTER WITH GRILLS AND TABLES
  - 4 RESTROOM
  - 5 BASKETBALL COURT
  - 6 PLAYGROUND
  - 7 WATER PLAY
  - 8 PAVED WALKING TRAILS
  - 9 TRAIL CONNECTION TO NEIGHBORHOOD
  - 10 TRAIL CONNECTION TO FUTURE SCHOOL
  - 11 TRAIL CONNECTION TO GREENWAY & NEIGHBORHOOD TRAILS
  - 12 MARION WATER WELL SITE & INFRASTRUCTURE
  - 13 INFORMAL LAWN SPACE
  - 14 PRAIRIE PLANTING
  - 15 PROPOSED TREE (TYP.)
  - 16 BERMS & PRAIRIE BUFFER PLANTING
  - 17 GATEWAY SIGNAGE

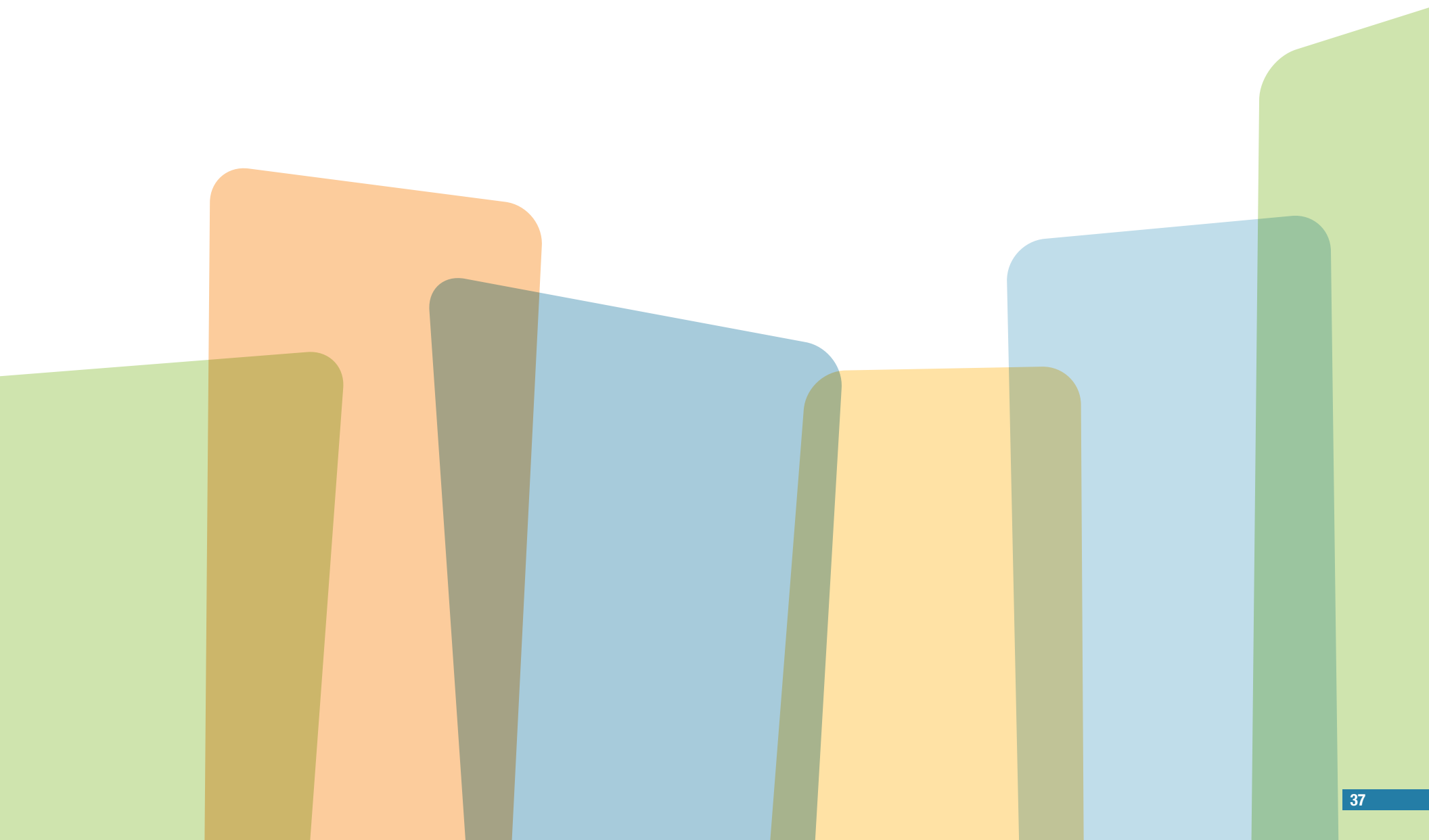








# 3: Willow Park Property





# DISCOVERY: SITE HISTORY & EXISTING CONDITIONS

## Site Location and History

Located at 990 2nd Street, this land was originally the town landfill. In the early 1960s, the 12.50-acre property was re-purposed into a park known as Storybook Park.

The park is located west of uptown Marion, with Donnelly Park to the west and Lininger Park nearby the northeast. Indian Creek serves at the west and north park boundary, with 2nd Street and Willow Park Court on the east. Residential properties abut the park to the south.

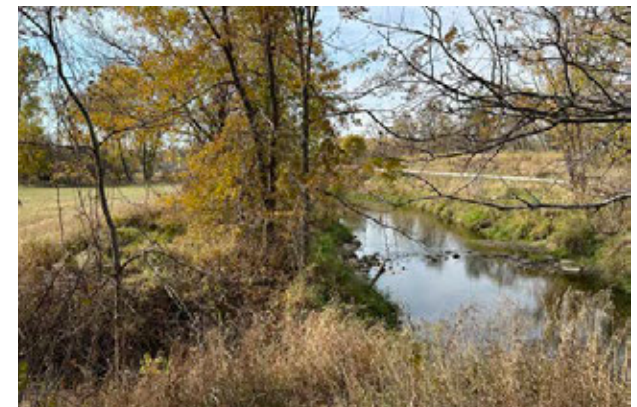
Existing park amenities include a ball diamond, playground, parking lot, flower bed, roller ball court, and restroom. The park is impacted by floodplain and will be divided by the future extension of Alburnett Road will divide the park.

## Site Conditions

Many of the park amenities on site are at or near the end of their intended lifespan, all lacking accessible routes to access them. An assortment of playground elements are dispersed through the site with one larger post and deck play set among the equipment.

There are two parking lots at the park; there is a paved asphalt paved parking lot on the east side of the site, accessed from 2nd Street, and an informal gravel parking lot on the west side of the site, accessed from 8th Avenue.

With the streets along the park being slower residential streets and the creek bounding the west and north sides, surveillance of the park is relatively limited, leading to incidents of vandalism. The existing plumbed restroom building on site has been closed due to repeated vandalism.





# DISCOVERY: EXISTING CONDITIONS



EXISTING AERIAL OF SITE AND SURROUNDING NEIGHBORHOOD CONTEXT, INCLUDING FUTURE ALBURNETT ROAD





# DISCOVERY: INVENTORY & ANALYSIS

## Land Use and Site Surroundings

Willow Park is an existing park located along Indian Creek west of uptown Marion. The surrounding area is primarily single family residential with some commercial uses and park space. Indian Creek bounds the park to the west and north of the site, while 2nd Avenue and Willow Creek Court border the east side of the park. There is a small area of park frontage to the south along 8th Avenue, where a gravel driveway enters the park.

A future stretch of Alburnett Road, running north-south will divide the park into two sections; the east section of park will be approximately 6 acres in size, while the west will be approximately 5 acres.

## Existing Utilities

There are a number of public utilities and accompanying easements running through Willow Park. The most obvious utility is a set of overhead electrical lines and accompanying poles traversing the northern edge of the site; these utility poles are assumed to remain in place as Alburnett Road is constructed and the park develops. With these overhead electric lines exists a 150' wide easement, owned by Interstate Power and Light Company (IPL). There are two additional electrical easements, one 15' wide and one 20' wide, that provide access to the wider 150' easement from 8th Avenue and 2nd Street, respectively.

An existing 30" sanitary sewer line runs through the site, from the southwest corner north and northeast across the whole site.

Existing water and sanitary waste lines exist on site to serve the existing restroom. During the construction of Alburnett Road, these lines are planned to be modified and/or extended as necessary to the approximate location of the proposed restroom building.

## Topographic Analysis

A topographic survey of the site was completed with drone technology. There is a total of approximately 10 feet of grade change across the site, sloping from the eastern and southern edge of the park toward Indian Creek (roughly east to west). Most of the park is currently in the floodway or floodplain, and will likely remain so when the FEMA flood maps are updated based on the design and construction of Alburnett Road.

## Existing Tree Canopy

There are number of mature trees on site that will likely be impacted by park development. Most of the existing trees in the park (excluding trees along the creek) are on the east side of the park; due to the ball field, there are fewer mature trees on the west side of the park. Additionally, the creek is lined with deciduous riparian trees, shrubs, and perennial vegetation.

## Pedestrian and Vehicular Circulation

An extension of Alburnett Road is currently in the design and permitting stages, with construction planned to commence in the near future. This extension will connect the section of Alburnett Road to the north of Willow Park to 8th Avenue at 2nd Street. This connection will generate greater vehicular and pedestrian traffic numbers passing through Willow Park in the future. This will also give Willow Park greater visibility than currently exists.

There are two existing parking lots on site, one gravel and one asphalt paved. The gravel parking lot provides access into the park from 8th Avenue and ends near the existing ball field. The driveway slope accessing this parking lot is steep approaching 8th Avenue, providing a potentially dangerous vehicular exit at this location. The asphalt paved parking lot is on the east side of the park is a dead-end parking lot, with about 14-16 parking spaces. The parking lot is not striped and does not have accessible parking stalls indicated.

Sidewalks do not occur along the park's eastern edge. A short paver walkway connection from the east parking lot leads into the park, but does not connect any of the park amenities. Pedestrian and biker access and safety need to be considered for future development of this park, as no accessible pedestrian routes serve the park and its amenities.

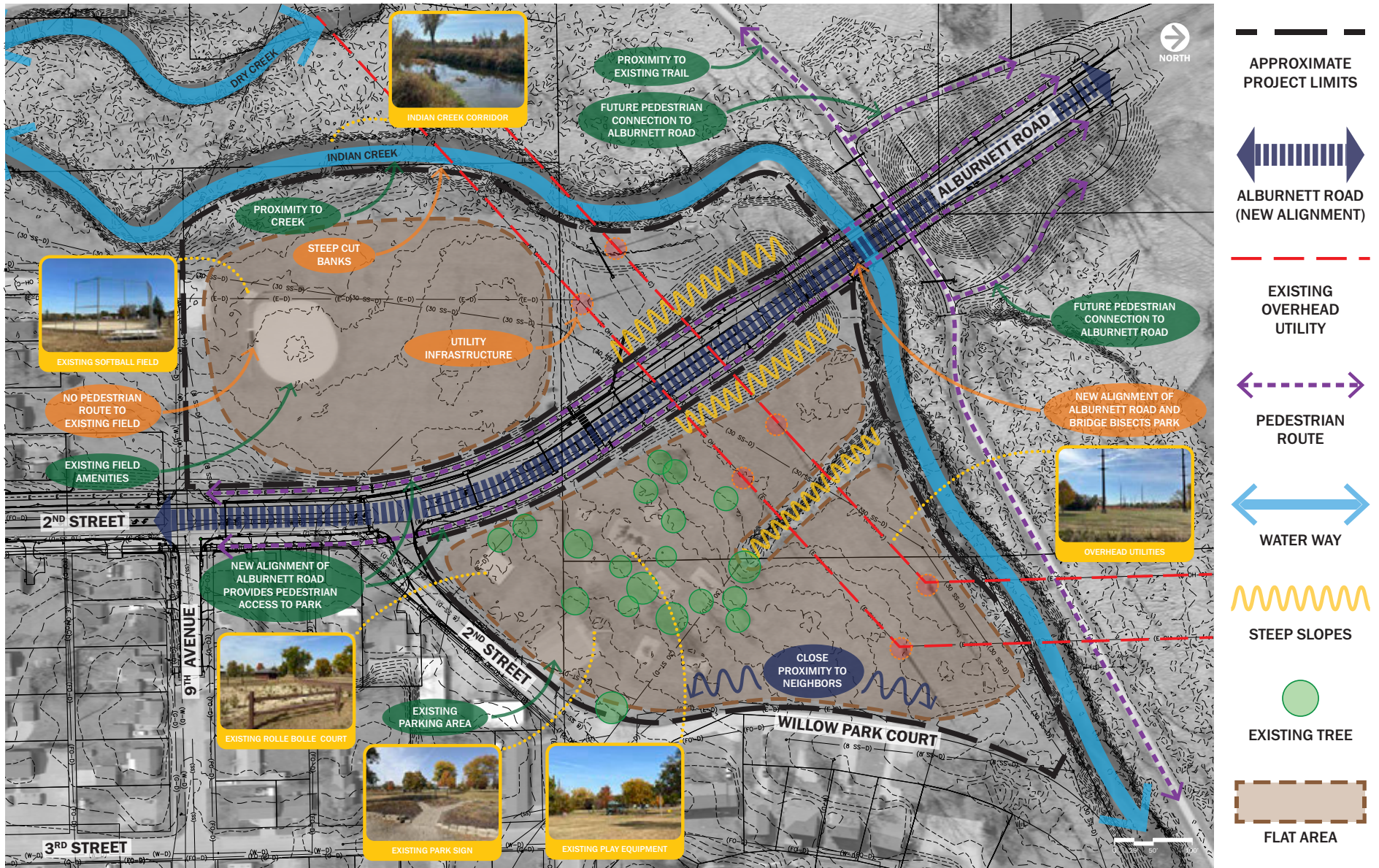
Indian Creek Trail parallels the north side of Indian Creek, but does not currently link to Willow Park. According to the Indian Creek Master Plan, completed in July 2022, pedestrian creek access improvements are planned west of Willow Park (Site Six in the Master plan). These improvements are defined primarily along Dry Creek, Boyson Trail, and Indian Creek Trail, however, pedestrian connection to Willow Park from the Indian Creek Trail will be an important relationship to establish.

## Other Site Considerations

Willow Park is in close proximity to other urban parks in the area. Parks that are within an approximate half mile radius (approximately a 10 minute walk) include Donnelly Park, Liniger Park, Thomas Park, and Uptown Plaza. There are additional parks within a one-mile radius, including Boyson Park, Hanna Park, and the Legion Disc Golf Course. The amenities that these other parks offer need to be taken into consideration while choosing park programming Willow Park.



# DISCOVERY: OPPORTUNITIES & CONSTRAINTS DIAGRAM





# WILLOW PARK CONCEPT PLAN

## Goals and Objectives

Primary goals for the re-imagined Willow Park focused on the impact of extending Alburnett Road and how the future design accommodates the division of the park. Key considerations included improving connectivity and circulation within the park to existing trails in the region and increasing visibility to reduce vandalism that presently occurs. Another focus was considering the site's connection to Indian Creek and how visitors could be better connected to the water, while considering any environmental remediation that may need to be done due to the site's status as a former landfill.

## Park Programming

The proposed programming for the park includes a range of features to support active recreation, nature exploration, and neighborhood use while maintaining safe trail access. The west side of the site features walking trails that connect to the east side of the park both over and under Alburnett Road. On the east side of Alburnett Road is a pedestrian bridge connecting Indian Creek Trail to the Willow Park trail system. Continuing east is a constructed wetland with an overlook area and an exploration path through the wetland. Also on the east side, shelters and a restroom building provide shade and essential amenities. Other key program elements include a playground, basketball court, and a beginner-level pump track. The pump track is designed as an extension of the playground area. This feature received strong support during public meetings and was one of the most requested elements through community feedback.

## Additional Considerations

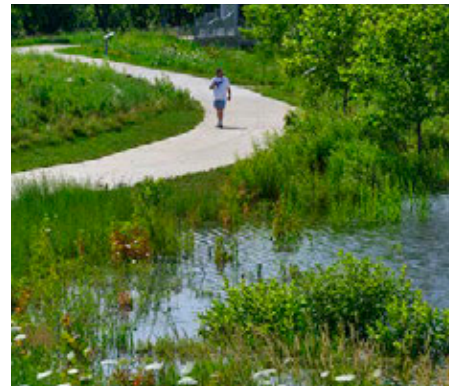
Construction of the Alburnett Road extension through Willow Park may impact FEMA mapping of the delineated 100-year floodplain and/or floodway in the Park along Indian Creek. The impact(s) to the Willow Park Master Plan as represented herein by any potential revisions to the 100-year floodplain and/or floodway with the Park is unknown at this time. Future modifications to this Master Plan may be required to appropriately respond the potential revisions to the 100-year floodplain and/or floodway with the Park following construction of the Alburnett Road extension.



WALKING TRAILS



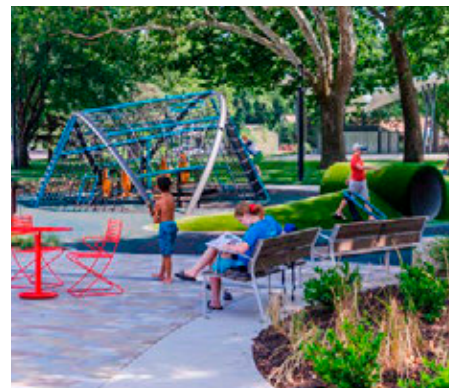
PEDESTRIAN BRIDGE



CONSTRUCTED WETLAND



SHELTER



PLAYGROUND



PUMP TRACK



# WILLOW PARK CONCEPT PLAN





# WILLOW PARK PERSPECTIVE



PROPOSED BIRD'S EYE VIEW OF WILLOW PARK LOOKING WEST



## WILLOW PARK PERSPECTIVE



PERSPECTIVE VIEW LOOKING NORTH TOWARDS THE SHELTER & PLAYGROUND



# OPINION OF PROBABLE COSTS

## Project Phasing

Based on the arrangement of proposed elements on the site, there are options for phasing the implementation of the site plan. Implementation will vary based on factors like surrounding growth and available funding, with plans reviewed through the City's Capital Improvement Program to identify short- and long-term opportunities over the next 5 to 10 years.

**Phased development may include multiple phases and can reflect the needs of the community and available funding at the time of implementation.** The potential first phase, outlined in orange in the graphic below, may include the parking lot, playground, basketball court, pump track, wetland, select park trails, and tree and prairie planting. The walking trails on the west side of the park may follow the first phase(s), outlined in purple in the graphic below. Connecting the proposed improvements to Indian Creek Trail and the surrounding community may follow prior phases.



## Assumptions

This Opinion of Probable Costs was completed in 2025. All project costs are in 2025 dollars.

This Opinion of Probable Costs does not include: costs associated with the design, construction, and maintenance of Alburnett Road improvements (including, but not limited to, site grading, road paving, curb and gutter, drainage infrastructure, pedestrian sidewalks, street lighting, pedestrian crossings, bridge, railing, roadway striping, utility installation, signage, R.O.W. landscaping, etc.) or any other roadways adjacent to Willow Park; costs associated with CLOMR/LOMR for Indian Creek.

Sanitary and water service to the existing restroom building will be replaced during the construction of Alburnett Road. Minor modifications and/or extensions to these service lines may be required to serve the proposed restroom.

Existing utility easements and electrical infrastructure will remain in place and will not be affected by the construction of the Willow Park improvements.

Grading and drainage for Alburnett Road will be complete and in place before construction of both sides of Willow Park. Grading and drainage for Alburnett Road will not be significantly impacted by Willow Park construction.

Costs of minor improvements along 2nd Street at the proposed parking lot entrances are assumed to be included in the cost of the parking lot construction.

Improvements to the Indian Creek Trail are not included. Minor modifications to the trail may be required to construct the proposed pedestrian bridge.

The existing drainage pipe outfall into Willow Park (near the proposed constructed wetland) may not be of sufficient size for a constructed wetland. This plan assumes the drainage pipe serving the proposed wetland will be upsized from the existing pipe and will have a higher volume of outflow.

Playground equipment allowance assumes standard post and deck equipment.



# OPINION OF PROBABLE COSTS

## Willow Park

### SITE PREPARATION

Includes removal of existing site elements, preparation of the site for construction, and site grading. \$200,000

### PLAYGROUND

containment (concrete curb), and pump track. \$671,000

### MULTI-USE COURT

Includes court pavement, surfacing, goals, and lighting. \$176,300

### PARKING LOT

Includes pavement for parking lot, base course, curb ramps, lot signage and striping. \$201,000

### HARDSCAPE

Includes paved pedestrian trails and plazas. \$370,800

### UTILITY INFRASTRUCTURE

Includes utility service lines, site lighting, and irrigation system. \$288,000

### SITE STRUCTURES

Assumes two shade pavilions, a plumbed restroom, and a pedestrian bridge connection to Indian Creek Trail. \$742,000

### SITE AMENITIES

Site furnishing costs including benches, drinking fountains, tables, bicycle racks, trash receptacles, etc. \$65,000

### LANDSCAPING

Includes shade trees, shrub and perennial allowance, sod, and prairie seeding. \$89,100

### WETLAND

Includes interpretive wetland overlook, exploration path, and wetland construction. \$202,000

**CONSTRUCTION SUBTOTAL \$3,005,200**

GENERAL CONDITIONS/MOBILIZATION (8% Construction Subtotal) \$240,500

CONSTRUCTION CONTINGENCY (10% of construction costs & general conditions) \$325,000

DESIGN CONTINGENCY (10% of construction subtotal, general conditions, and construction contingency) \$360,000

OWNER SOFT COSTS (Topographic survey, geotechnical, A/E fees, etc. - 12%) \$472,000

**TOTAL PROJECT COSTS \$4,402,700**



- PLAN LEGEND**
- ① PARKING LOT (20 SPACES +/-)
  - ② SHELTER
  - ③ RESTROOM
  - ④ PLAYGROUND
  - ⑤ MULTI-USE COURT
  - ⑥ PUMP TRACK
  - ⑦ WETLAND OVERLOOK
  - ⑧ CONSTRUCTED WETLAND
  - ⑨ WETLAND EXPLORATION TRAIL
  - ⑩ PEDESTRIAN BRIDGE
  - ⑪ INDIAN CREEK TRAIL CONNECTION
  - ⑫ ALBURNETT ROAD PEDESTRIAN TRAIL UNDERPASS
  - ⑬ PAVED WALKING TRAILS
  - ⑭ FUTURE TRAIL CONNECTION TO COMMUNITY
  - ⑮ PRAIRIE PLANTING
  - ⑯ INFORMAL LAWN SPACE
  - ⑰ PROPOSED TREE (TYP)
  - ⑱ EXISTING TREE (TYP)
  - ⑲ GATEWAY SIGNAGE





