

Planning for New Attractions

The residents of Tabor have a strong desire to improve recreational opportunities throughout town. Currently, Tabor City Park and the Freemont-Mills Junior-Senior High School are the main areas of recreation. As Tabor residents set goals for areas of focus, Main Street (Highway 275) from Waubonsie Avenue to Orange Street was emphasized for its improvement needs. The main topics of discussion involved aesthetics, opportunities for activity, and visitor interest from those driving along Highway 275.

Members of the Tabor Visioning Steering Committee shared vital information regarding community aspirations, property ownership, and open space conditions. From this collection of data, several items were desired by the community. Major items of interest are: new library and welcome center, zero-depth splash pad, pocket parks, and the mural renovation. Many of the recreational opportunities mentioned above are of a scale that can be realized in the spaces illustrated in the perspective on board 14.

The bird's eye perspective graphic is of Tabor's Main Street from Orange Street to Waubonsie Avenue. The areas highlighted in yellow represent areas along Main Street with potential for recreational intervention. Being located along Highway 275, these areas provide excellent visibility and access. The areas which are being called out to potentially host a particular program are by no means set in stone. The amenities pictured represent future goals for Tabor. Their location is to be decided upon further inquiry of property attainment, rights-of-way, and accessibility.

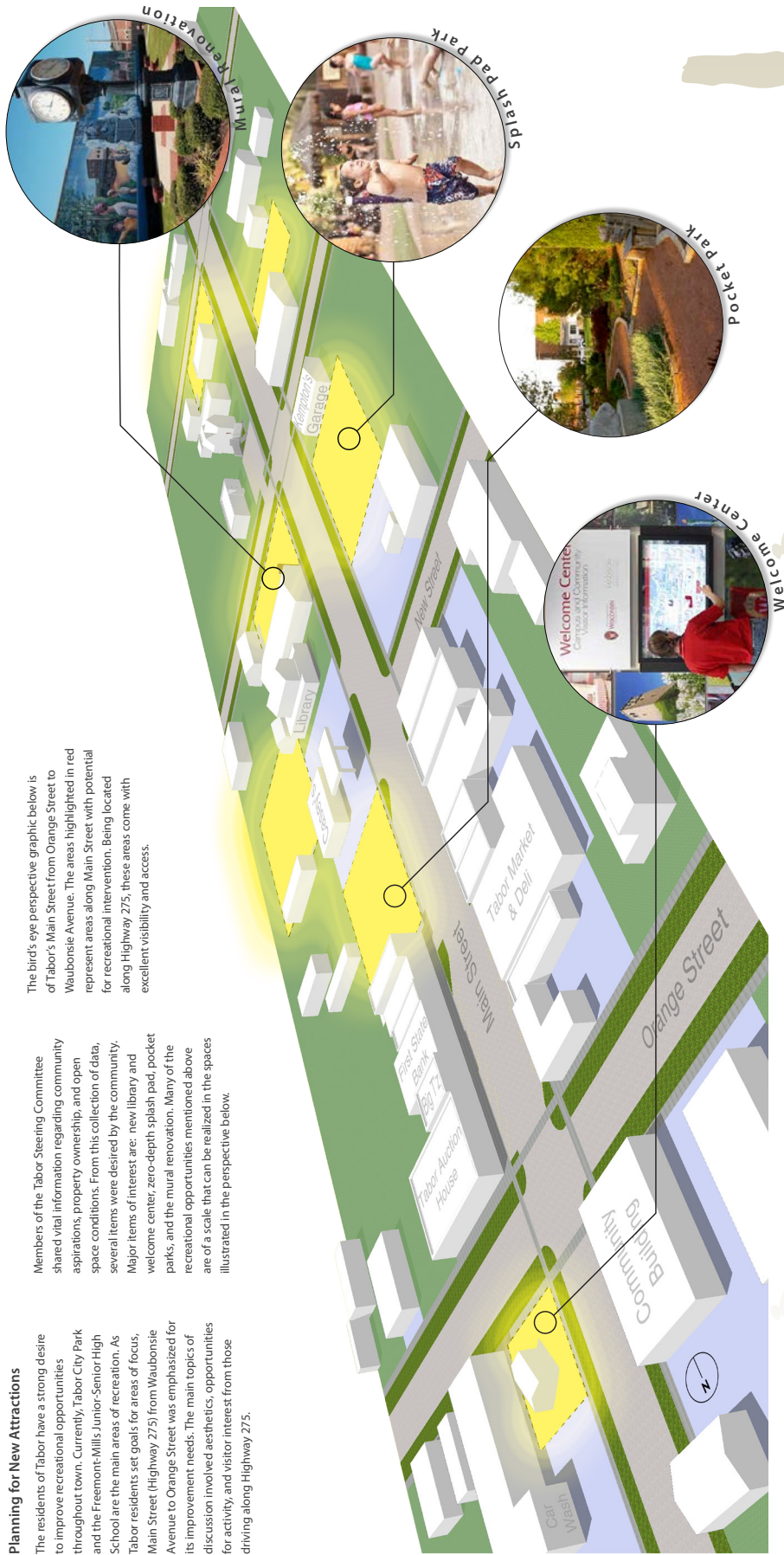


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The bird's eye perspective graphic below is of Tabor's Main Street from Orange Street to Waubonsie Avenue. The areas highlighted in red represent areas along Main Street with potential for recreational intervention. Being located along Highway 275, these areas come with excellent visibility and access.



Tabor

Planning for New Attractions

Landscape Architect: David Stokes, ASLA, Eric Becker, PLA, Jeffrey L Bruce and Company LLC
 LA Intern: Eric Doll, Jeffrey L Bruce and Company LLC

Iowa Department of Transportation

Trees Forever

ISU Landscape Architecture Extension

ISU Extension Community and Economic Development

Summer 2012

A Vision of Tabor's Attractions - Splash Pad Park

A zero-depth splash pad park was mentioned at Tabor's goal setting and design charrette workshops and quickly gained excitement. Currently, residents of Tabor travel 25 miles east to Shenandoah for aquatic recreation. With the addition of a splash park, Tabor will attract residents from outlying communities, while also strengthening their downtown appeal and business revenue. The splash pad could also include water slides and other aquatic amenities desired by the community.

Location is a major factor when planning for a splash pad. As previously mentioned, Main Street has many adjacent areas of land which makes the splash pad a prominent destination within the downtown fabric. Access would need to integrate safe walking routes and parking facilities. Screening and shading the park with vegetation is also an important factor in the design of a space such as this.

The large graphic on board 15 shows a generous iteration of what the splash pad park could look like. The location south of Kempton's Garage may or may not be ideal for such a park. It's relationship to Highway 275 may be impede on safety and cleanliness preferences. Chain link fencing with a planted border provides a barrier on the west side of the park. The proposed parking lot to the south does begin to approach the northern edge of Dannar Auto. Additional parking helps alleviate any congested parking on Main Street and provides ample space for outlying communities to enjoy the amenity.

The size of the splash pad is a major discussion topic throughout the design process. Sizing the actual splash surface and the space around it are critical to a successful space. The proposed rendering on board 15 shows the extents of the splash pad park to be 80' x 90' or 7,200 square feet. This space includes restroom facilities, seating, plantings, and the splash pad itself. The splash pad is scaled at a size of 50' x 50' or 2,500 square feet, about one third of the space within the park. This size of pad accommodates a variety of spray equipment for multi-age enjoyment.

The rendering on board 15 also shows two small structures. These structures are intended to provide the options of including restrooms, concessions, utilities, and a ticket booth. These amenities could be provided in a single structure.

Design Expertise Recommended

Projects may require help beyond the capability of the Tabor Visioning Steering Committee or available city staff. For this improvement project, the committee should expect to engage the services of a Landscape Architect.

Project Scope and Cost Opinion

The following cost opinion is based on contracted material and installation of improvements. These costs may be reduced with materials donated or provided at reduced cost and volunteer labor for appropriate projects. Area takeoffs, square footages, and linear footages used to calculate and quantify amounts are approximate. A site survey should be provided prior to the design and construction of the following projects to validate and verify the quantities shown in these cost opinions.

Abbreviations used in the following opinions of probable cost include:

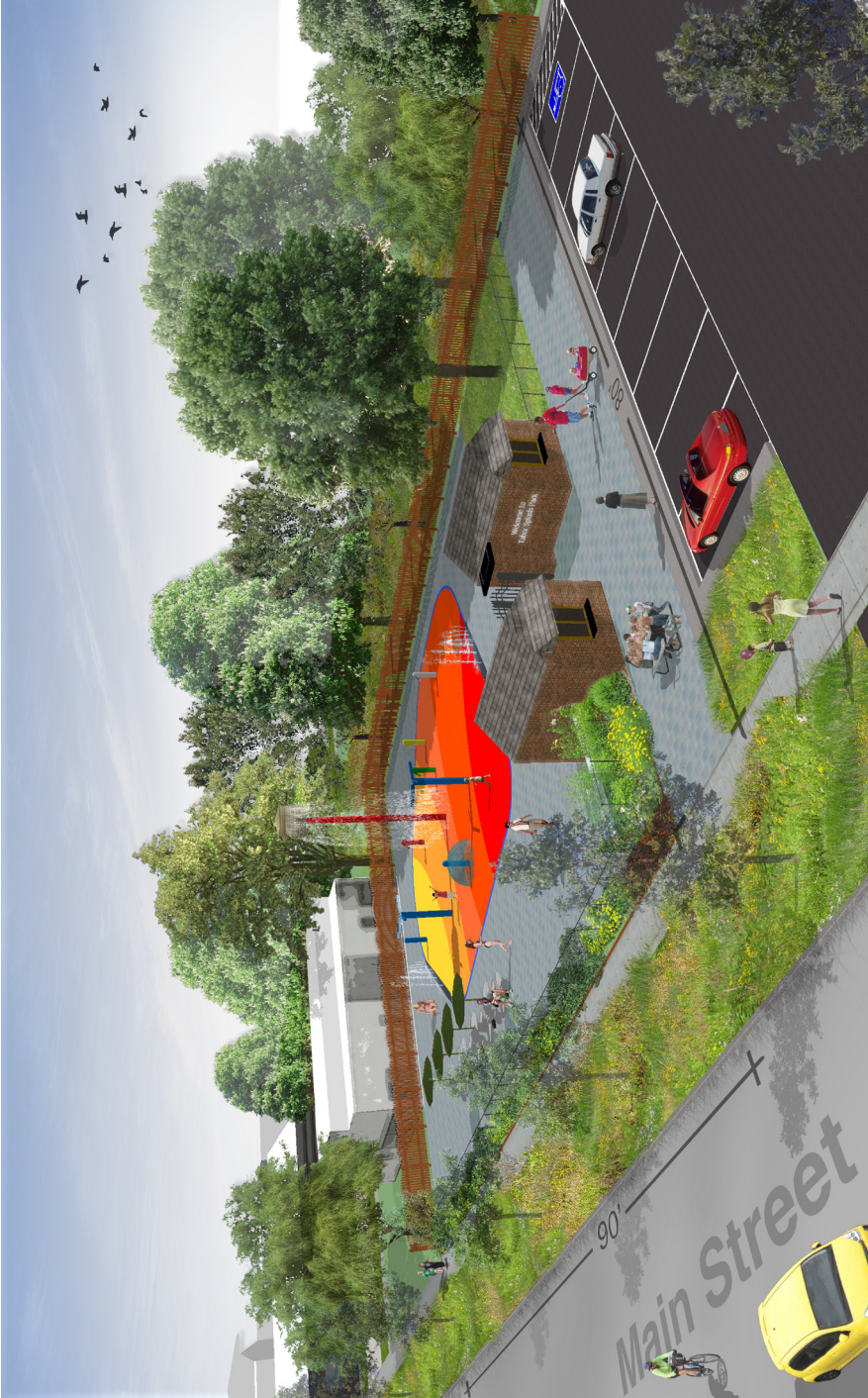
ac = acre cf = cubic foot cy = cubic yard ea = each
 lf = linear foot ls = lump sum sf = square foot sy = square yard

Splash Pad Park					10/3/2012
Description	Quantity	Unit	Unit Cost	Line Total	Totals
Site Demolition					\$11,280.00
Pavement Removal (Broken Slabs around Kempton's Garage)	488	sy	\$15.00	\$7,320.00	
Sidewalk Removal (200 lf @ 4' Width)	89	sy	\$15.00	\$1,335.00	
Remove Excess Soil (7,100 sf @ 8" for Sidewalk North of Square)	175	cy	\$15.00	\$2,625.00	
Site Utilities					\$183,460.00
Electrical Service	1	ls	\$100,000.00	\$100,000.00	
Storm Drainage Systems - Pipe and Connections	1	ls	\$10,000.00	\$10,000.00	
Storm System Structures	1	ls	\$2,500.00	\$2,500.00	
Splash Pad Mechanical System	1	ls	\$70,960.00	\$70,960.00	
Site Sedimentation and Erosion Control					\$1,000.00
Inlet Protection and Erosion Mitigation	1	ls	\$1,000.00	\$1,000.00	
Splash Pad Park Spray Equipment					\$69,800.00
Water Dome	1	ea	\$6,200.00	\$6,200.00	
Water Rainbow - Stainless Steel	1	ea	\$16,300.00	\$16,300.00	
Water Whoosh	1	ea	\$34,500.00	\$34,500.00	
Aim N Spray	2	ea	\$4,450.00	\$8,900.00	
Stream Jet Manifold	1	ea	\$950.00	\$950.00	
Inward Spray Ring	1	ea	\$2,950.00	\$2,950.00	
Site Hardscape					\$125,495.00
Non-slip Surface Material (Splash Play Area)	2,500	sf	\$6.35	\$15,875.00	
Outer Surface Paving	4,700	sf	\$6.00	\$28,200.00	
Concrete Pedestrian Walkway (200 lf @ 6' Width)	1,200	sf	\$2.50	\$3,000.00	
Aggregate Base Course (1,200 sf @ 6" Depth)(Walkway)	23	cy	\$30.00	\$690.00	
Concrete Curb with Curb Cuts 20' O.C.	200	lf	\$25.00	\$5,000.00	
Concrete Parking Lot (South Side)	3,700	sf	\$2.50	\$9,250.00	
Aggregate Base Course (3,700 sf @ 6" Depth)(Parking Lot)	70	cy	\$30.00	\$2,100.00	
Concrete Curb (Parking Lot)	240	lf	\$25.00	\$6,000.00	
Decorative Concrete Paving (between Parking Lot and Splash Pad)	1,440	sf	\$2.50	\$3,600.00	
Wood Fencing (North and East Sides)	230	lf	\$20.00	\$4,600.00	
Chain Link Fencing (West and South Sides)	140	lf	\$12.00	\$1,680.00	
Entrance Gate	1	ls	\$500.00	\$500.00	
Splash Pad Restroom Facility	1	ls	\$45,000.00	\$45,000.00	
Site Amenities					\$30,200.00
Benches	4	ea	\$750.00	\$3,000.00	
Picnic Tables (8' Moveable, with Umbrella)	7	ea	\$2,000.00	\$14,000.00	
Bike Racks	20	ea	\$300.00	\$6,000.00	
Trash Receptacles	4	ea	\$750.00	\$3,000.00	
Infiltration Garden Interpretive Signage	4	ea	\$800.00	\$3,200.00	
Painted Parking Lot Markings	1	ls	\$1,000.00	\$1,000.00	
Site Plant Material					\$5,100.00
Overstory Trees	8	ea	\$300.00	\$2,400.00	
Ornamental Trees	2	ea	\$300.00	\$600.00	
Shrubs (5 gal. @ 36" O.C.)	10	ea	\$60.00	\$600.00	
Perennials and Annuals for Screening along Sidewalk	200	ea	\$7.50	\$1,500.00	
Bioswale (between Main Street and Sidewalk)					\$17,737.04
Bioswale Plugs	2,800	sf	\$2.50	\$7,000.00	
Grading (Bioswales)	2,800	sf	\$1.50	\$4,200.00	
Planting Bed Preparation	1	ls	\$3,500.00	\$3,500.00	
Native Topsoil (2,800 sf @ 12" Depth)	104	cy	\$10.00	\$1,037.04	
Overflow Standpipe	4	ea	\$500.00	\$2,000.00	
Sub-Total					\$444,072.04
Contingency (15%) & Design Fees (6%)					\$93,255.13
Total					\$537,327.16

Splash Pad Park

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Bird's eye perspective (looking northeast) of a splash pad located at the empty lot south of Kempton's Garage



Existing condition of lot south of Kempton's Garage (looking southeast)



Existing condition further south of Kempton's Garage (looking northeast)

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