



AQUATIC ADVENTURE PARK

COUNCIL UPDATE DOCUMENT

"To share the preliminary vision for the proposed adventure park"

Revision Date: 5/15/2023



COMMERCIAL
RECREATION
SPECIALISTS

A serene blue background featuring a horizon line of gentle waves. Above the waves, a bright sun is visible in the sky, creating a lens flare effect. The overall scene is peaceful and clean.

Welcome.



Tonight:

1. Hello

2. Explore the Site

3. Explore the Idea

**4. Preliminary
Concepts**

5. Next Steps

Welcome.

2023

Sturgis Aquatic Adventure Park

Preliminary Project Schedule

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

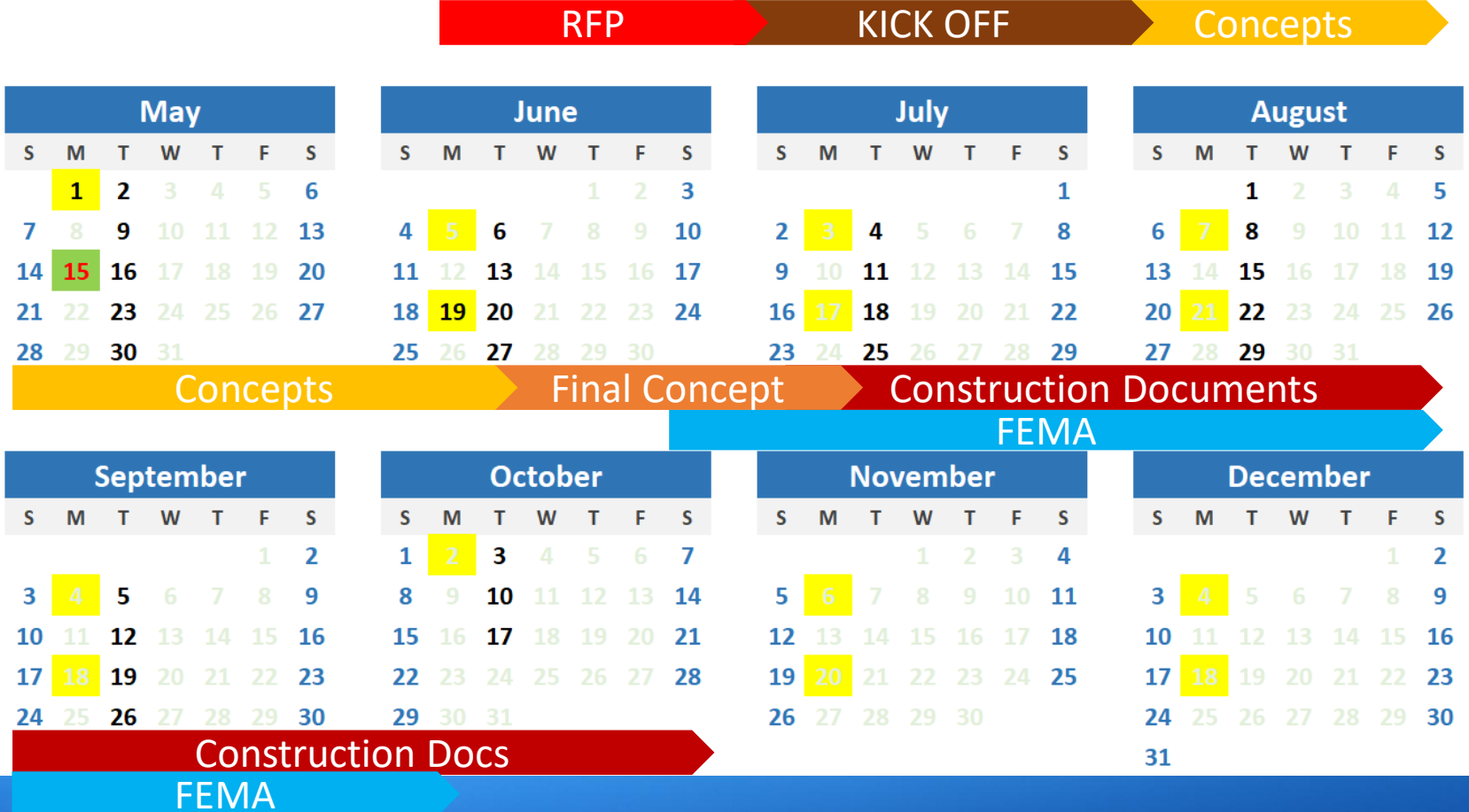
April						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

May						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					



Locate





Parcel ID	01.20.04
Property Address	3196 VANOCKER CANYON RD
Sec/Twp/Rng	STURGIS
Brief Tax Description	15-5-5 LOT 4, E2SW S RR RW <i>(Note: Not to be used on legal documents)</i>
Comments	77 AC
Class	EXEMPT
Tax District	CS461
Gross Acres	70.8 ac
\$/Acre	N/A



PARK: WEST END

Site

Dickson Dr.

Ford Dr.

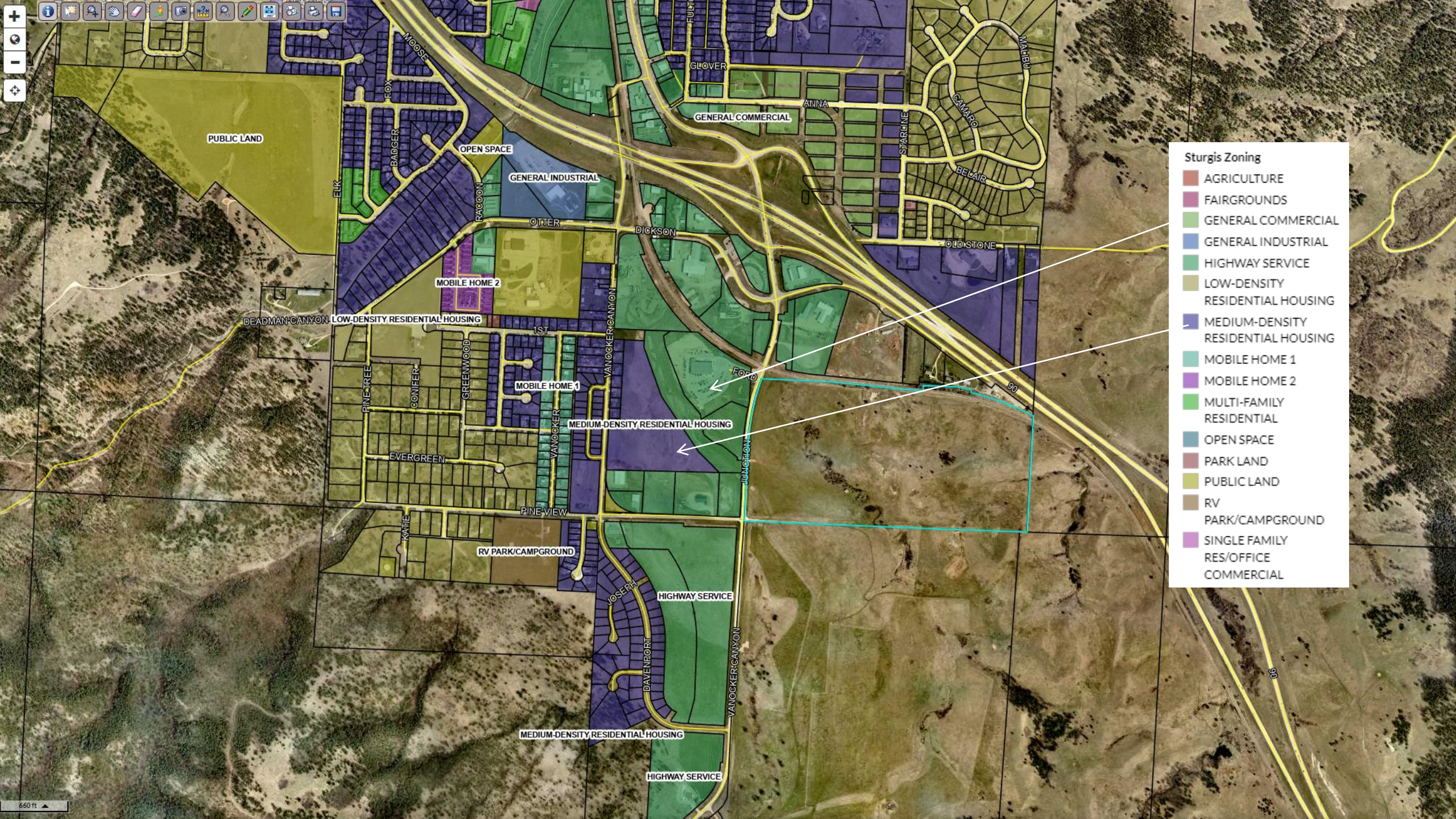
Junction Ave

Rapid City, Pierre, and Eastern Railroad

INTERSTATE-90 + THEODORE ROOSEVELT
EXPRESSWAY + ST HWY 79 + HWY 14

PARK: 12+ ACRES OF PARCEL
CONTAINS COMMERCIAL
COMPONENT

Pineview Dr. < Junction Ave turns into Vanocker Canyon Road



Sturgis Zoning

- AGRICULTURE
- FAIRGROUNDS
- GENERAL COMMERCIAL
- GENERAL INDUSTRIAL
- HIGHWAY SERVICE
- LOW-DENSITY RESIDENTIAL HOUSING
- MEDIUM-DENSITY RESIDENTIAL HOUSING
- MOBILE HOME 1
- MOBILE HOME 2
- MULTI-FAMILY RESIDENTIAL
- OPEN SPACE
- PARK LAND
- PUBLIC LAND
- RV PARK/CAMPGROUND
- SINGLE FAMILY RES/OFFICE COMMERCIAL

BEACON FLOOD PLAIN INFORMATION



FEMA

LOMAR Required

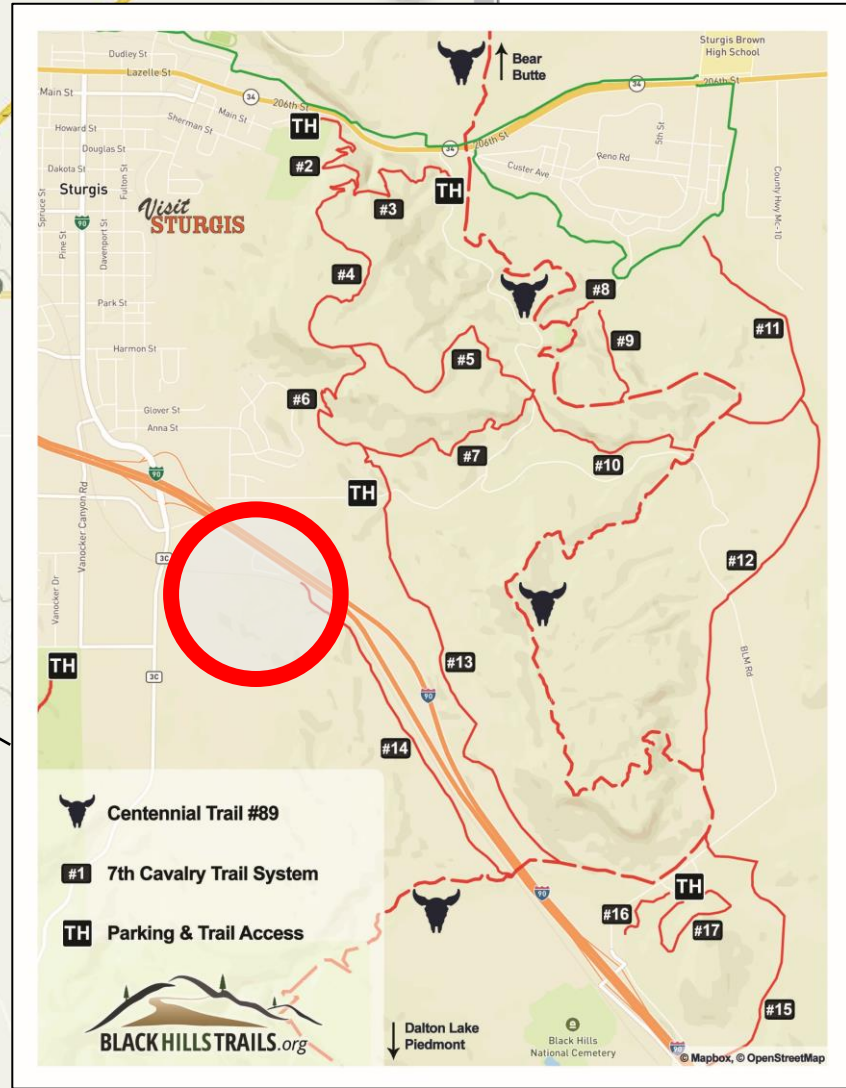
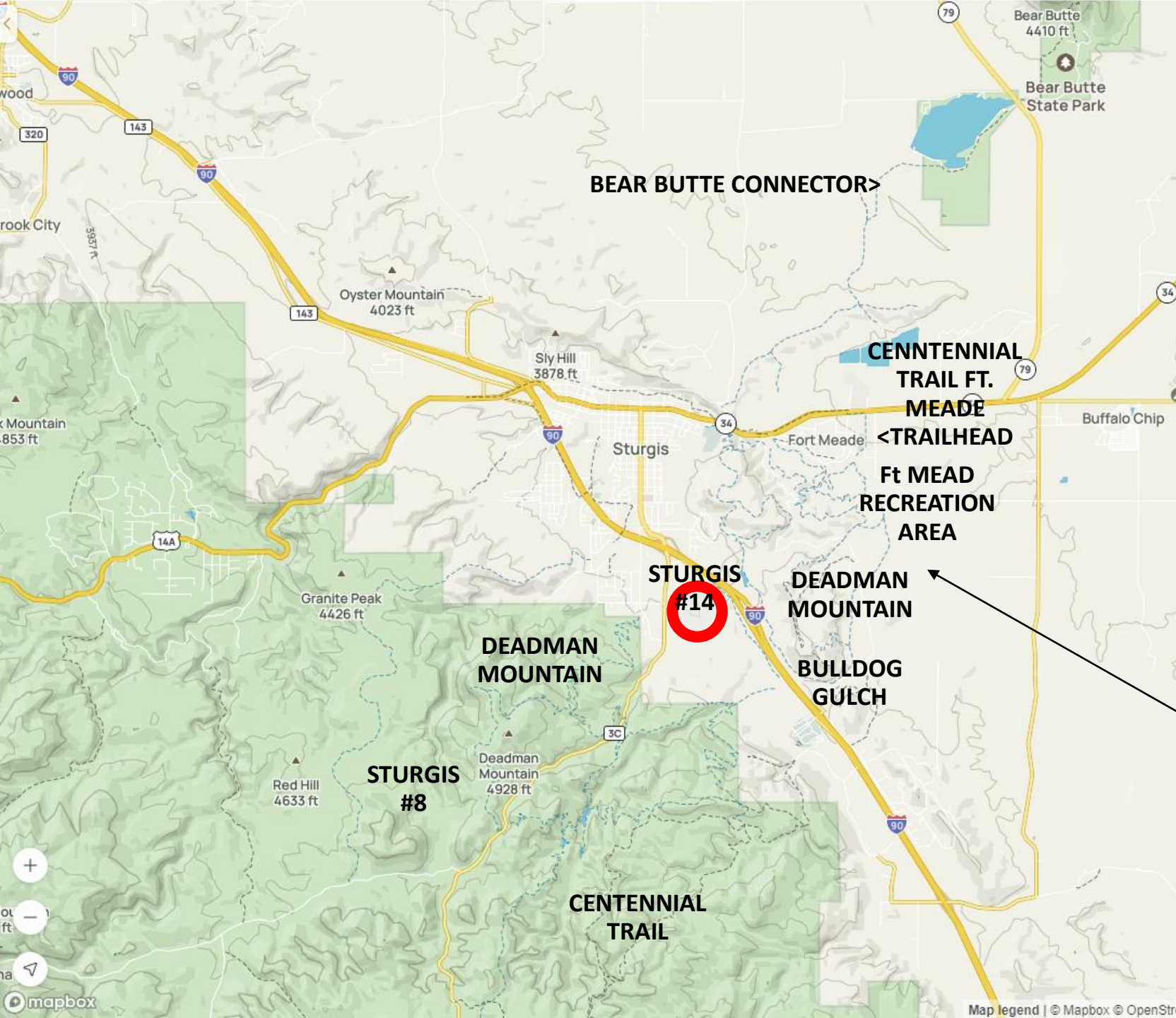


USGS The National Map: Orthoimagery. Data refreshed December, 2021. **POWERED BY esri**

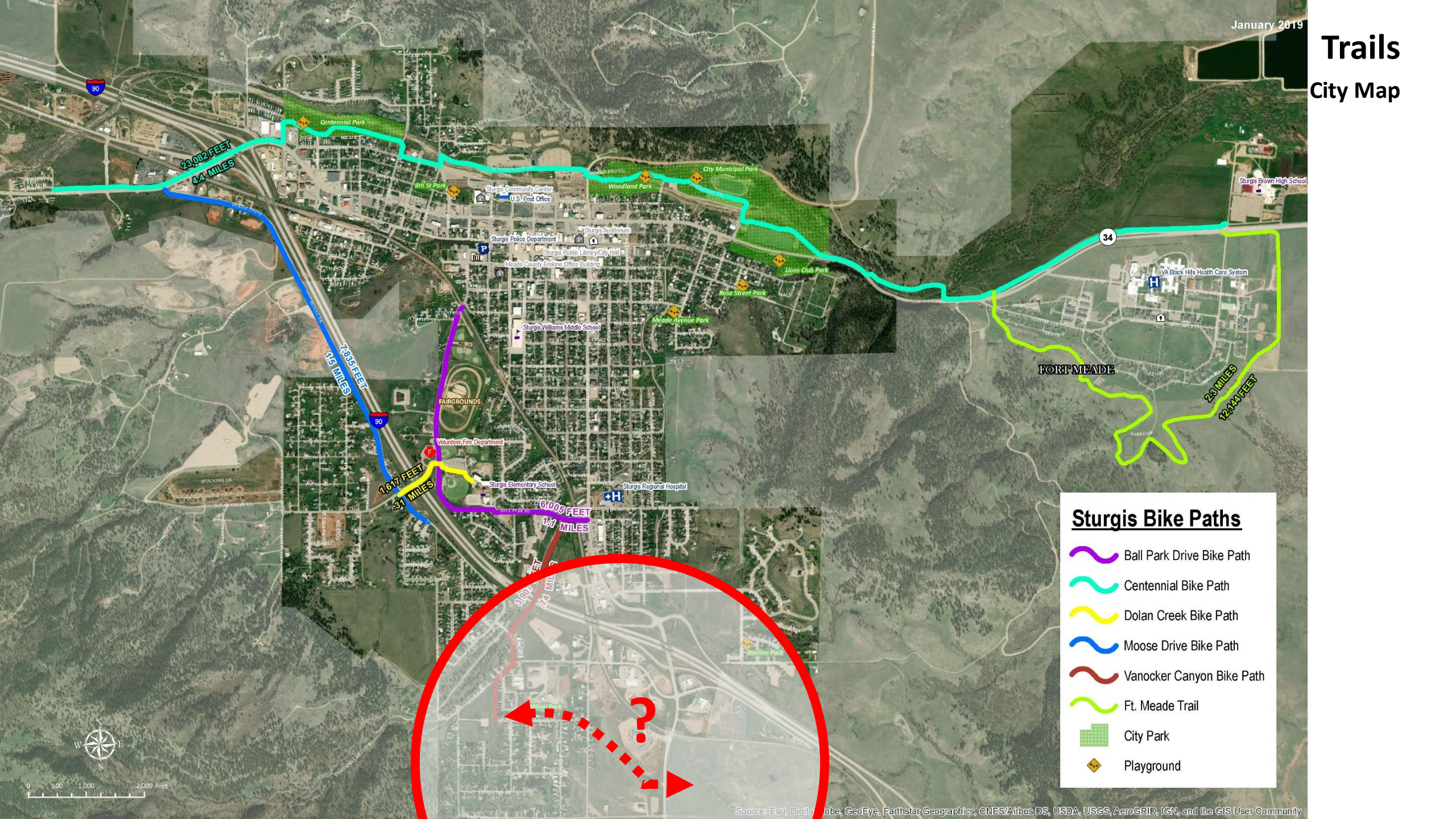
<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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 Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
--	---	---

Trails

From All Trails



Trails City Map



Sturgis Bike Paths

- Ball Park Drive Bike Path
- Centennial Bike Path
- Dolan Creek Bike Path
- Moose Drive Bike Path
- Vanocker Canyon Bike Path
- Ft. Meade Trail
- City Park
- Playground



Looking East



Bear Butte

Looking Northeast



Looking North



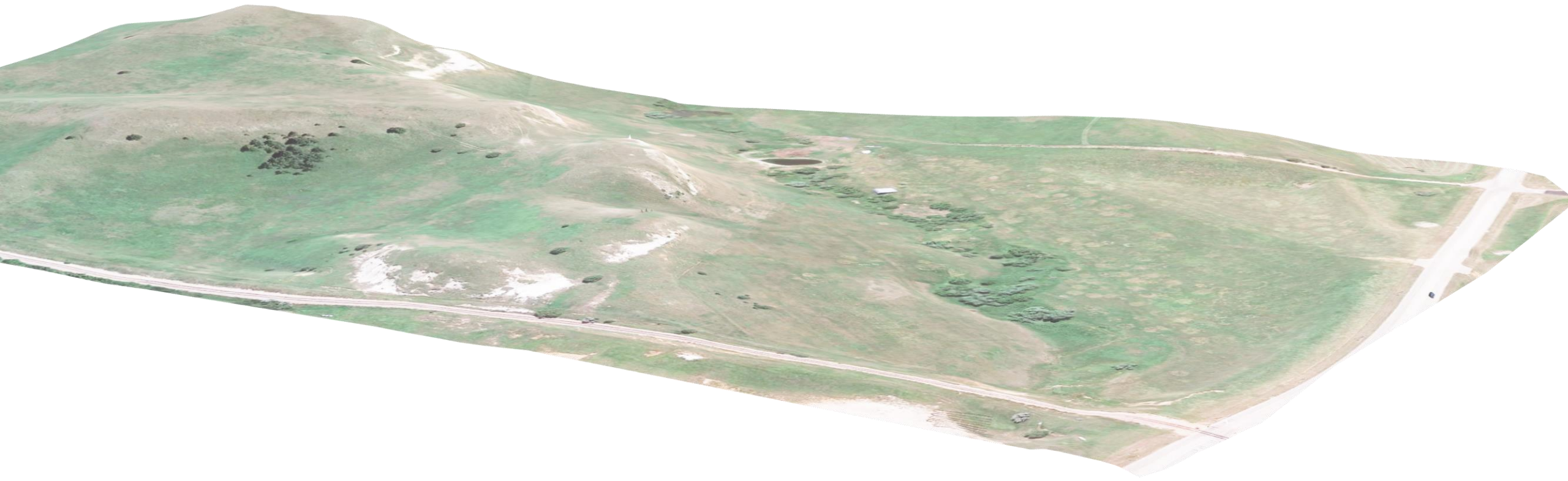
Looking West



Looking South

<Vanocker Canyon





Ground View



Ground View



South End



North End

Ground View - Interstate



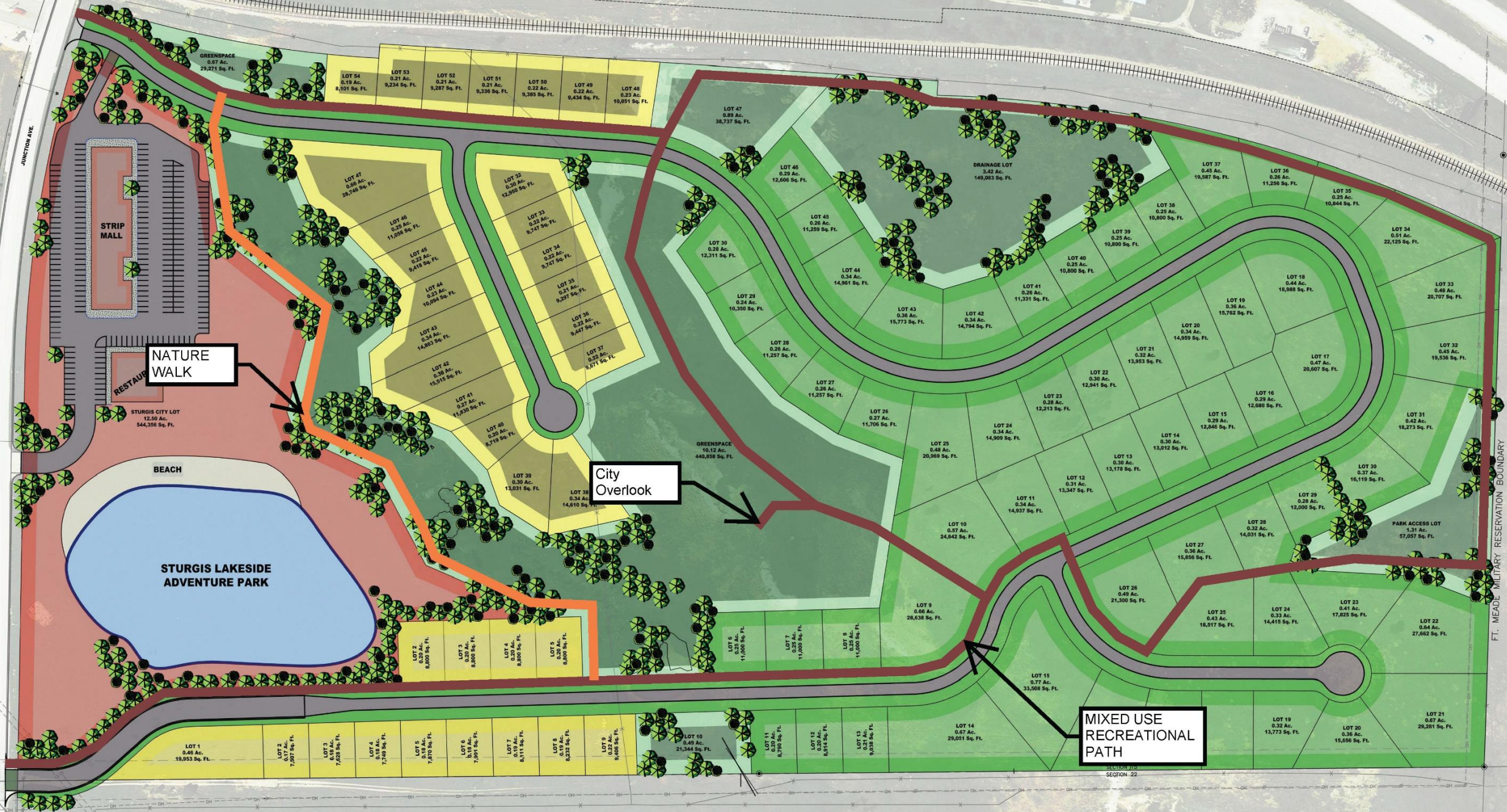
Ground View - Interstate



Ground View - Interstate



Desktop AllVanocker Development, Inc. VANOCKER HEIGHTS MASTERPLAN.dwg 9/19/2022 10:31 pm



VANOCKER HEIGHTS SUBDIVISION
 CONCEPTUAL MASTER PLAN
 STURGIS, SOUTH DAKOTA

PRELIMINARY

ISSUES

Railroad berm catches water

North Subdivision Entrance

Floodway/Floodplain

Housing Pad

Berm Maintains Separate Watersheds

Housing Pad or Park.

Housing Pad



Character

Other Facilities



Character

Scale and Fun



Character

Topography Opportunities



Character

Regionalism



Character

Activities



Character

RELATIONSHIP TO WATER



Concept Approach

ELEMENTS OF THE PROGRAM

Aquatic Recreation Feature

2-3 Acre Water Body


WATER

Key Points:

- *Filled constantly to level*
- *Completely lined*
- *Occasionally drained for maintenance*
- *There are fish and plants*
- *Designed to receive minimal overland flow*
- *Built to specification for active recreation*
- *Passive recreation features built in*
- *No lifeguard when active recreation closed*

Concept Approach

Site Management

- Design pathways that promote traffic patterns and minimize access points so various recreation features can be turned on or off (activated or deactivated) as needed.
 - Intuitive design allows for easy navigation of the site and clear access points for each feature.
 - Provide accessibility for everyone.
 - The waterfront is the primary attraction in the summer months, so visibility of those features is vital since the features sell themselves.
 - In the shoulder season, the waterfront is deactivated, and other areas of the park become focal points while the water serves as a backdrop.
- 
- A large, colorful inflatable water park structure is floating on a lake. The structure is primarily blue and yellow, with a prominent white slide. A person is standing on the top platform of the slide. Other people are visible in the water around the structure. The background shows a clear blue sky with scattered white clouds and a line of green trees on the shore.

**Concept
Approach
DESIGN TRAFFIC
FLOW**



Concept Approach

Site Operations

- In the summer months the site is an attraction for tourists and a place for locals to play as well.
- This presents an opportunity to allow free entry for the Upper Park amenities and activate Pay to Play for the Lower Park items.
- All guests have free access to the Upper Park.
- Non-residents pay a fee for beach access and secondary gate items are charged as an upgraded admission or ala carte.
- Residents pay a discounted fee or membership for access to the Lower Park and also may receive discounted rates for secondary gate attractions.

Beach Pass or Membership

+ Pay to Play Attractions

Upper Park Amenities Free access	Beach and Waterfront Pass Seasonal Fee Area (Lower Park)	Secondary Gate Items Pay to Play
<ul style="list-style-type: none">• Splashpad• Playground• Shelters• Walking Trails• Shade Structures• Amphitheater• Concessions• Restrooms• Splashpad	<ul style="list-style-type: none">• Beach Access• Swim Zones• Sand Play• Lifeguard	<ul style="list-style-type: none">• Wubit Sports Park• Pedal Boats• Zoom Floom• Play Peninsula Tower• SUP's• Miniature Golf• Umbrella and chairs

Concept Approach

ELEMENTS OF THE PROGRAM

Commercial

4-8+ Commercial Spaces

COMMERCIAL

Key Points:

- *30'x60' to much larger*
- *Commercial activates park*
- *Eyes on the park*
- *Constant activity*
- *Financial backbone of the TID*
- *Reinforce key aspects of the park*

Concept Approach

ELEMENTS OF THE PROGRAM

PARKING

Parking

100-200 Commercial

100-200 Park

Code:

- Establishments for sale and consumption, on the premises, of beverages, food or refreshment. One (1) per each employee, plus one (1) per two hundred (200) square feet of usable floor space.
- Commercial recreation uses. One (1) per three (3) patrons, based on the design capacity of the facility.
- Retail stores. One (1) per two hundred (200) square feet of retail floor space, plus one (1) per employee.
- Shopping Centers There shall be a ratio of four (4) square feet of parking (including driveways required for ingress and egress and circulation) to each one (1) square foot of store area.
- Swimming Pools One (1) per thirty (30) square feet of water area.

Key Points:

- *Overflow options should be considered (busing)*

Concept Approach

ELEMENTS OF THE PROGRAM

Park Amenities

Plan for flexibility and growth

Park
Amenities

Key Points:

- *Balance initial budget*
- *Phased development for some features*
- *Special type of park – high use means higher maintenance*



Concept Approach

ELEMENTS OF THE PROGRAM

Park Amenity: Ride Center
Plan for connectivity

Park
Amenities

Key Points:

- *Year-round attraction*
- *Commercial connectivity*
- *Needs train connectivity within town*
- *Connect to Vanocker Canyon Trail Network*
- *Features within park*

Concept Approach Program

Program Summary

Aquatic Recreation Feature
2-3 Acres

Commercial
4-8+ Commercial Spaces

Parking
100-200 Commercial
100-200 Park

Park Amenities
Plan for flexibility and growth



WATER

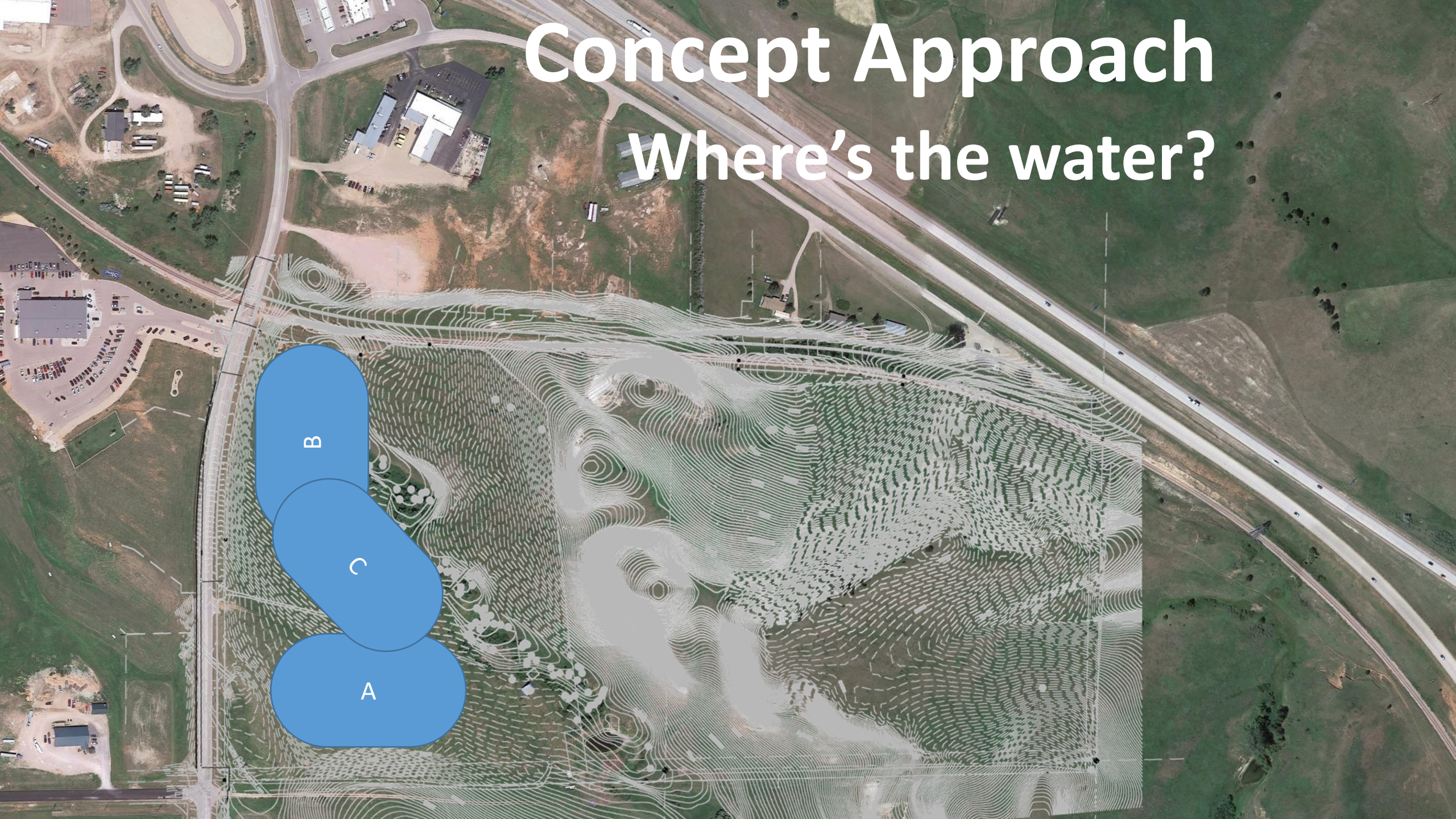
COMMERCIAL

PARKING

Park Amenities

Concept Approach

Where's the water?



Concept Approach Where's the commercial?



COMMERCIAL

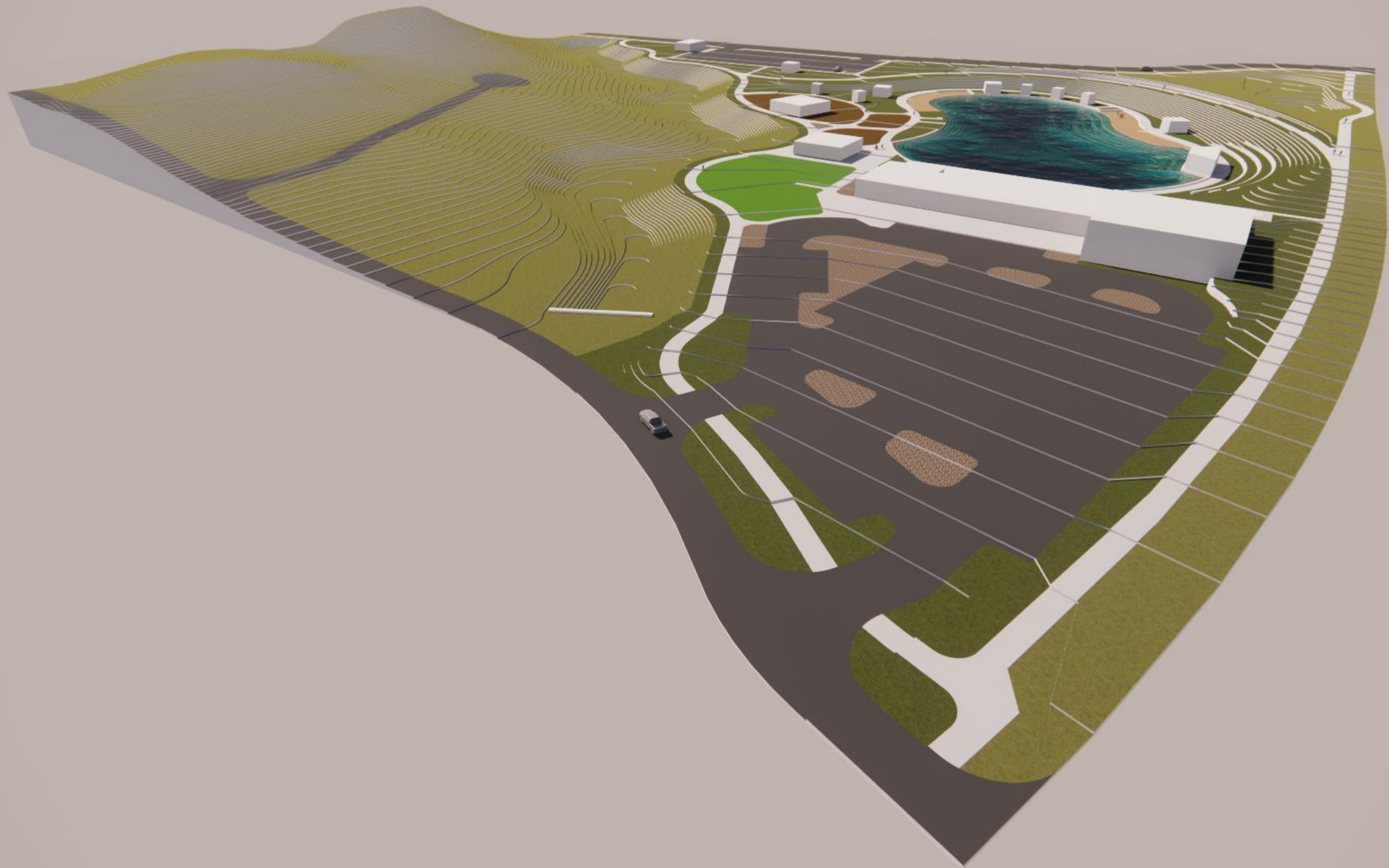
COMMERCIAL

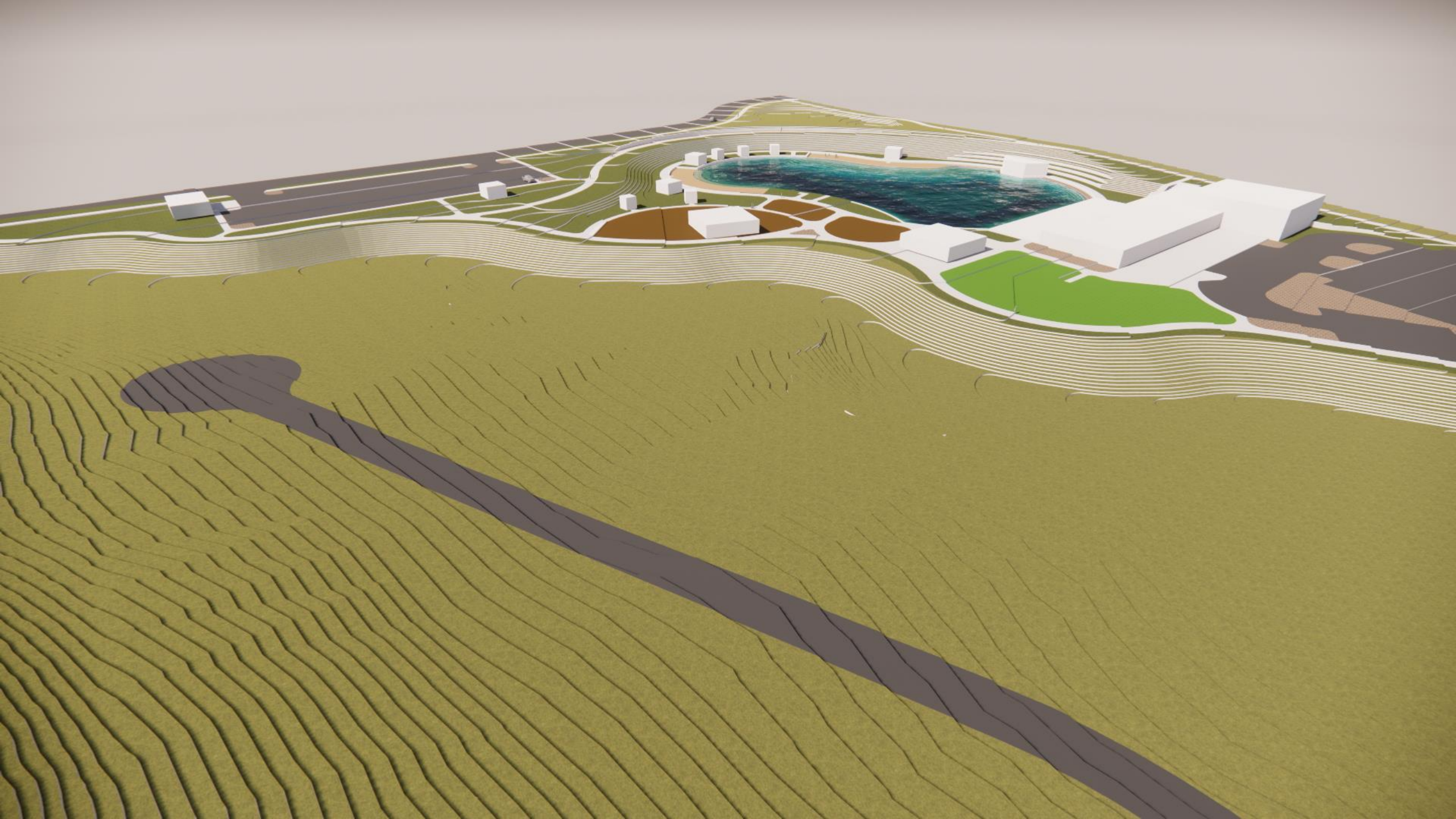
COMMERCIAL

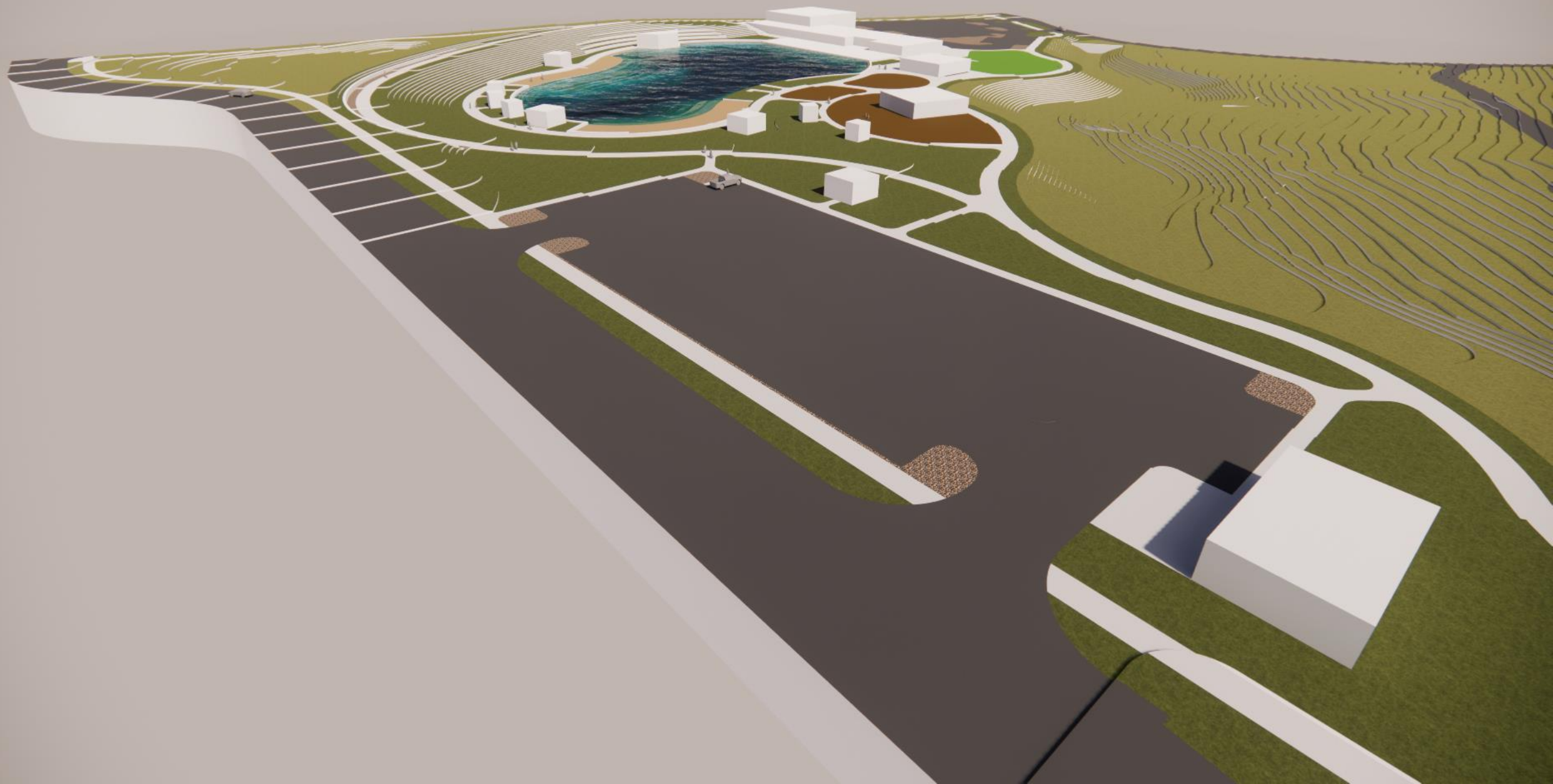
CONCEPTS – OVERALL ARRANGEMENT

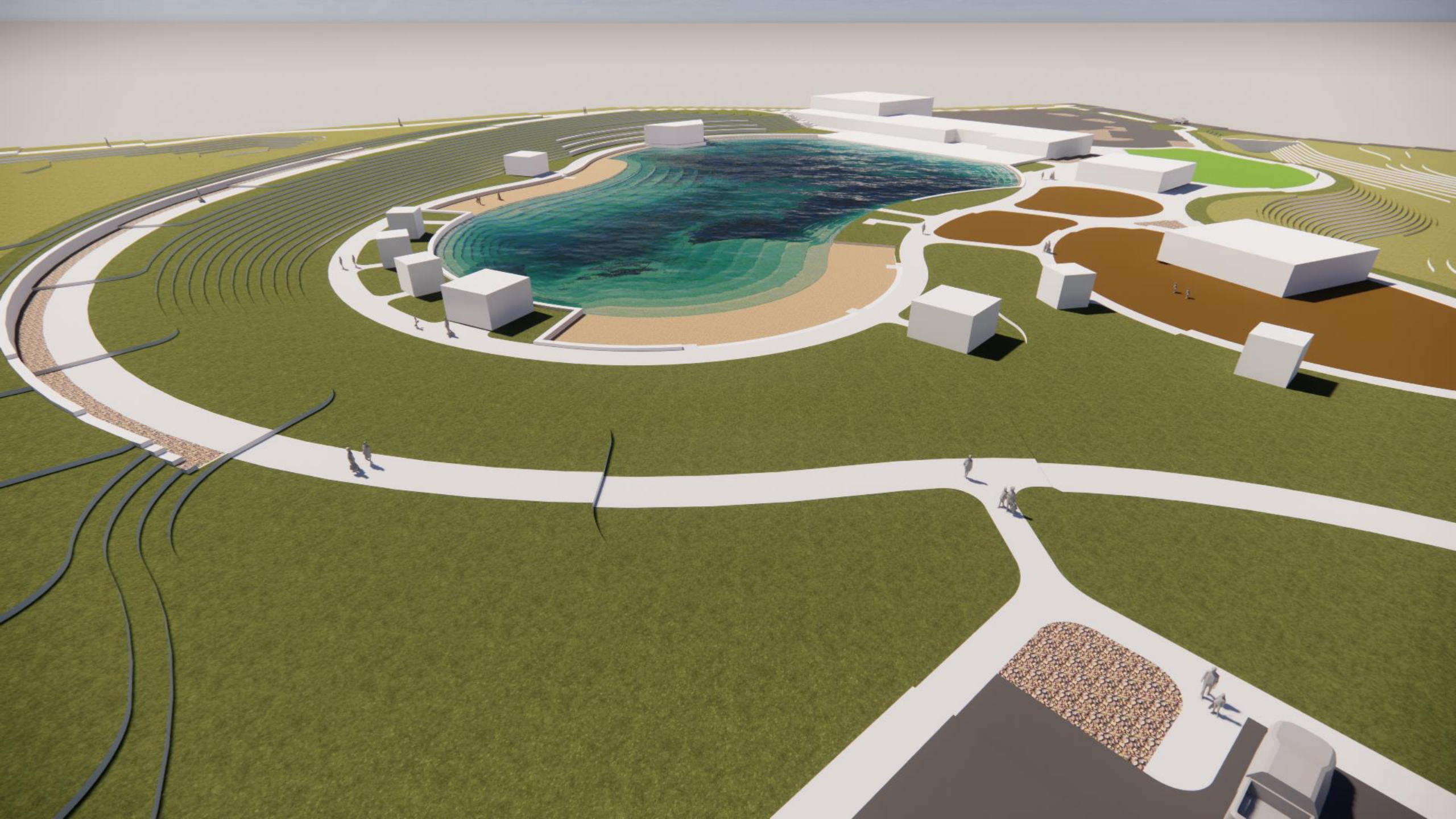


- A – Water South
 - Commercial in Center
- B – Water North
 - Commercial along West
- C – Water East
 - Commercial along Southwest
- Red Line Designates Commercial Component Boundary





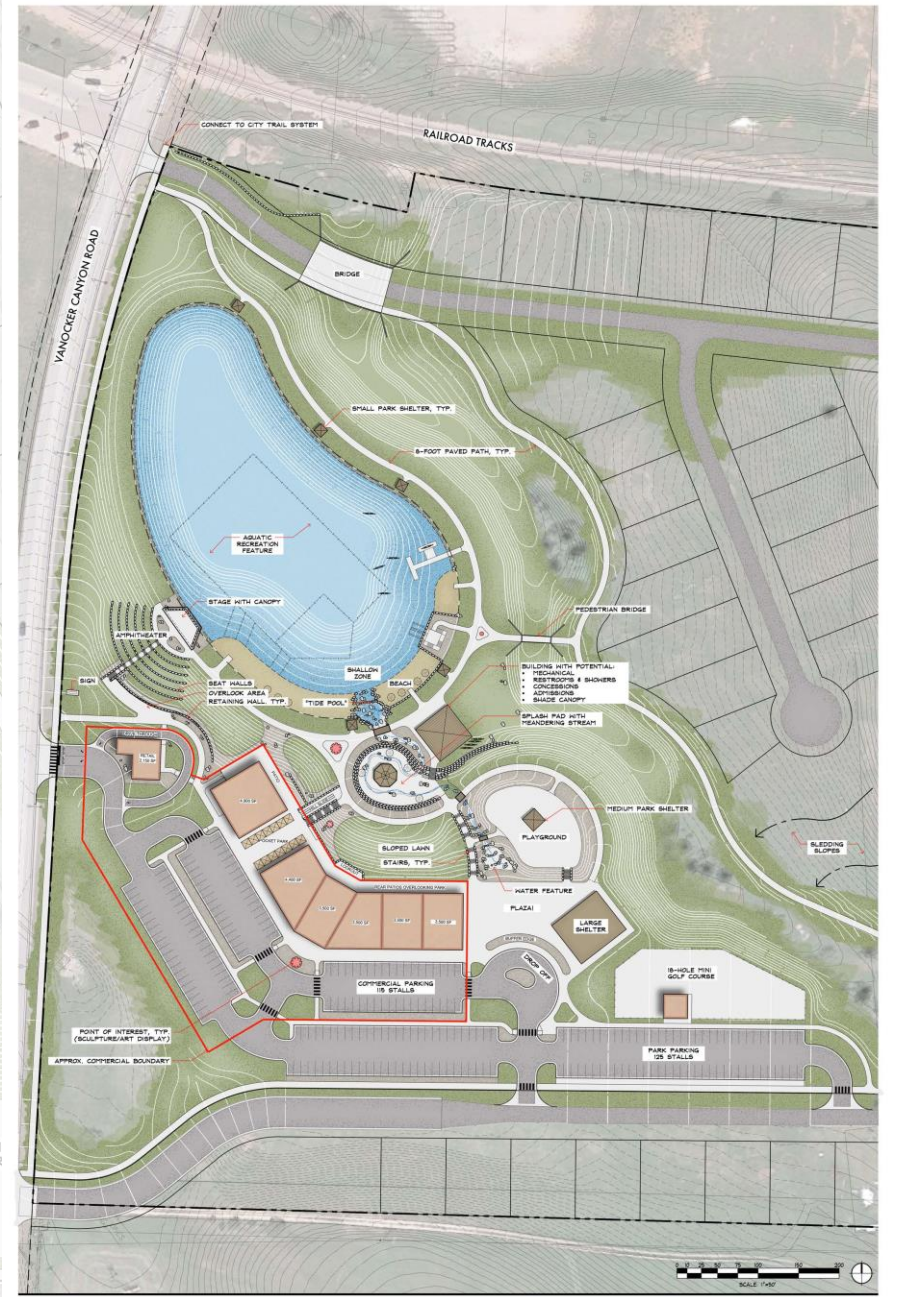
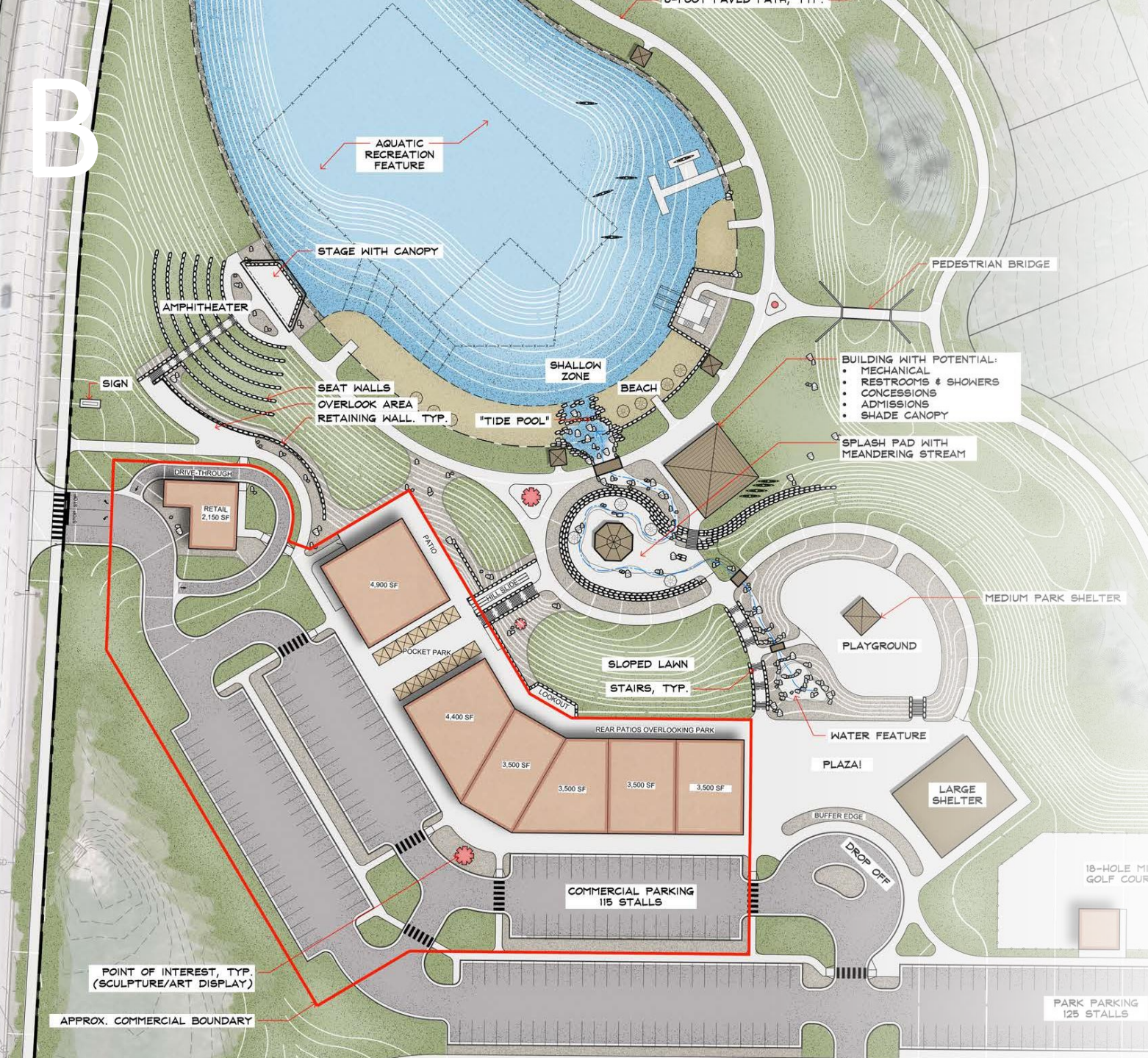


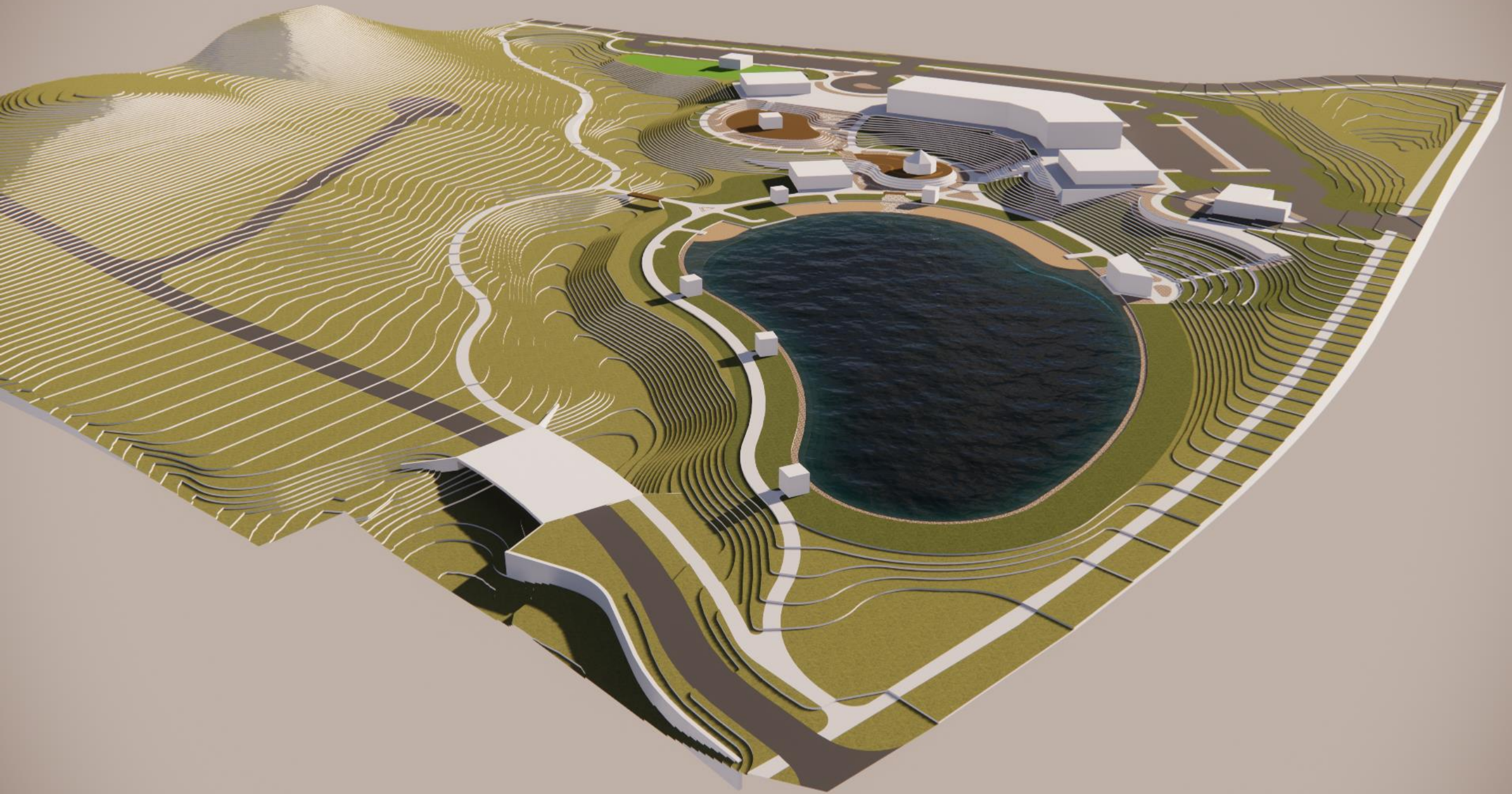




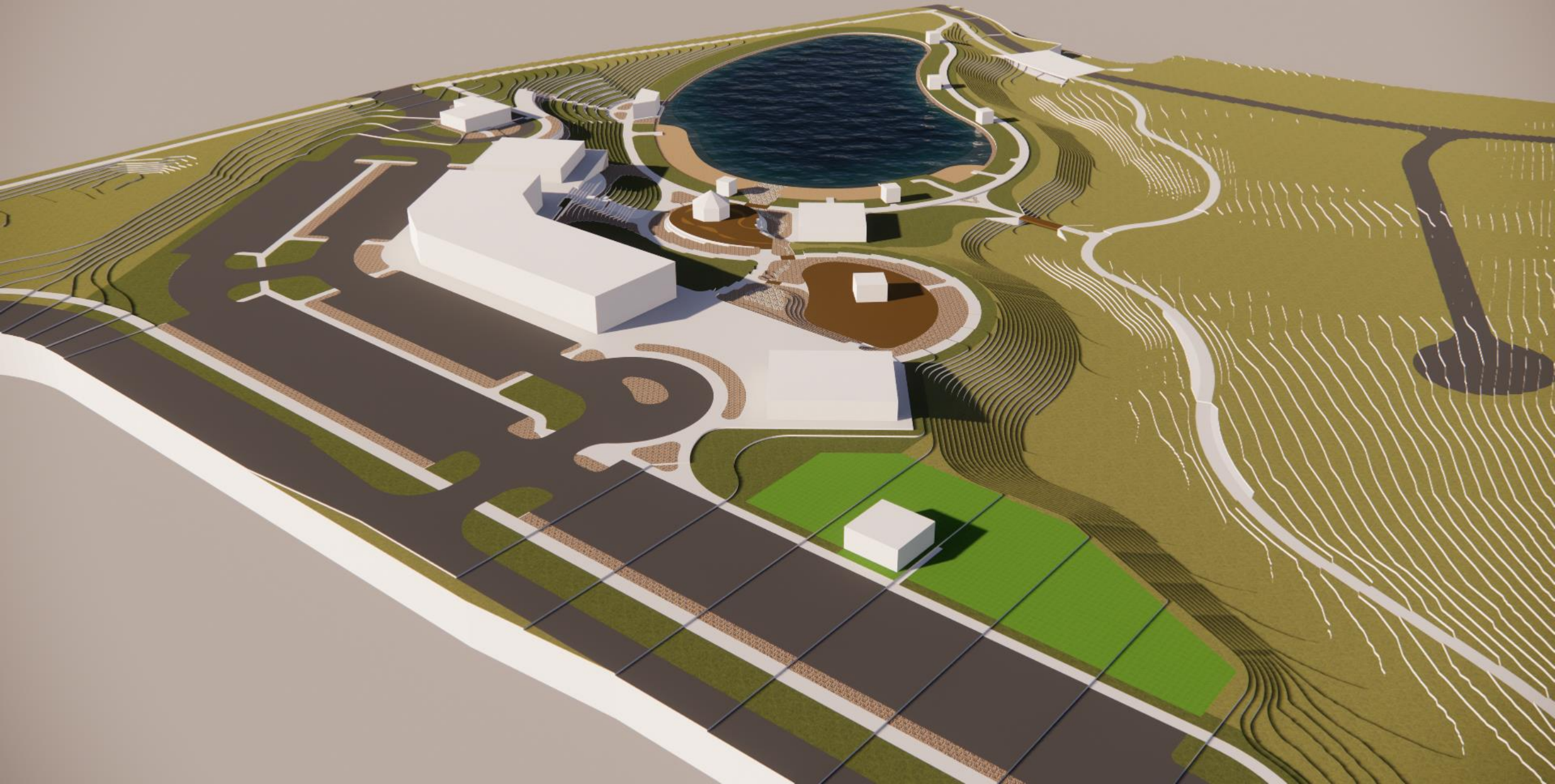


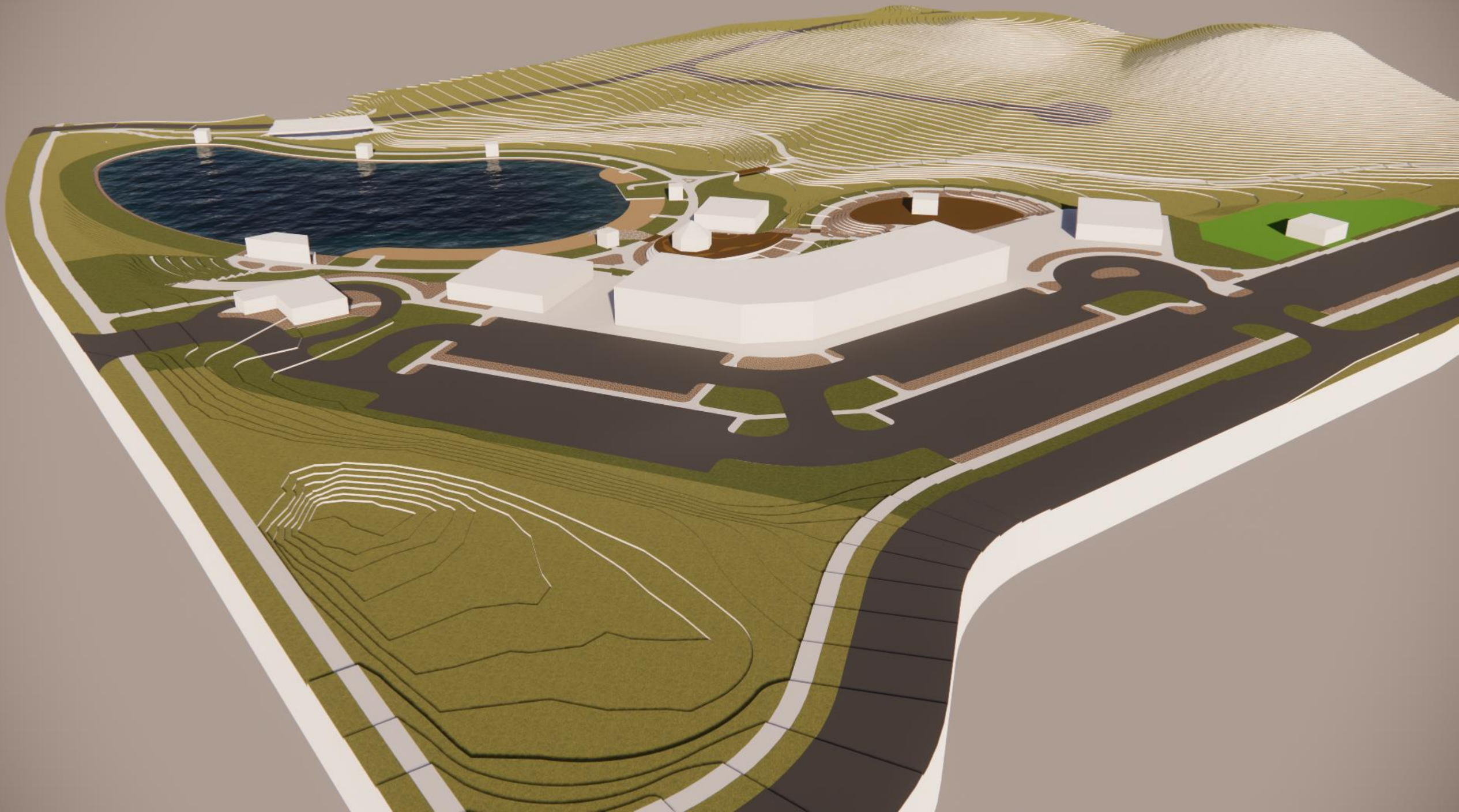
B

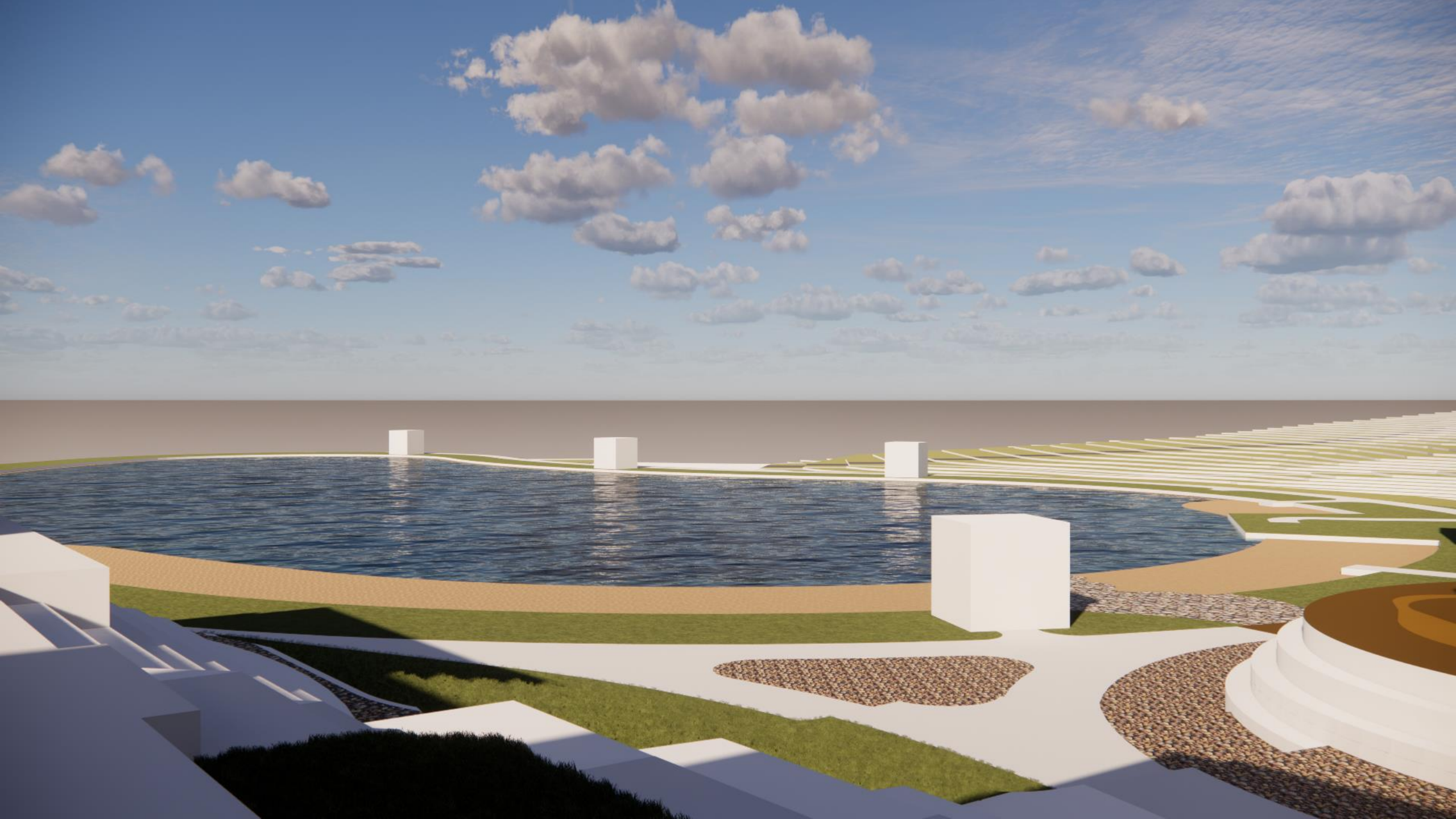


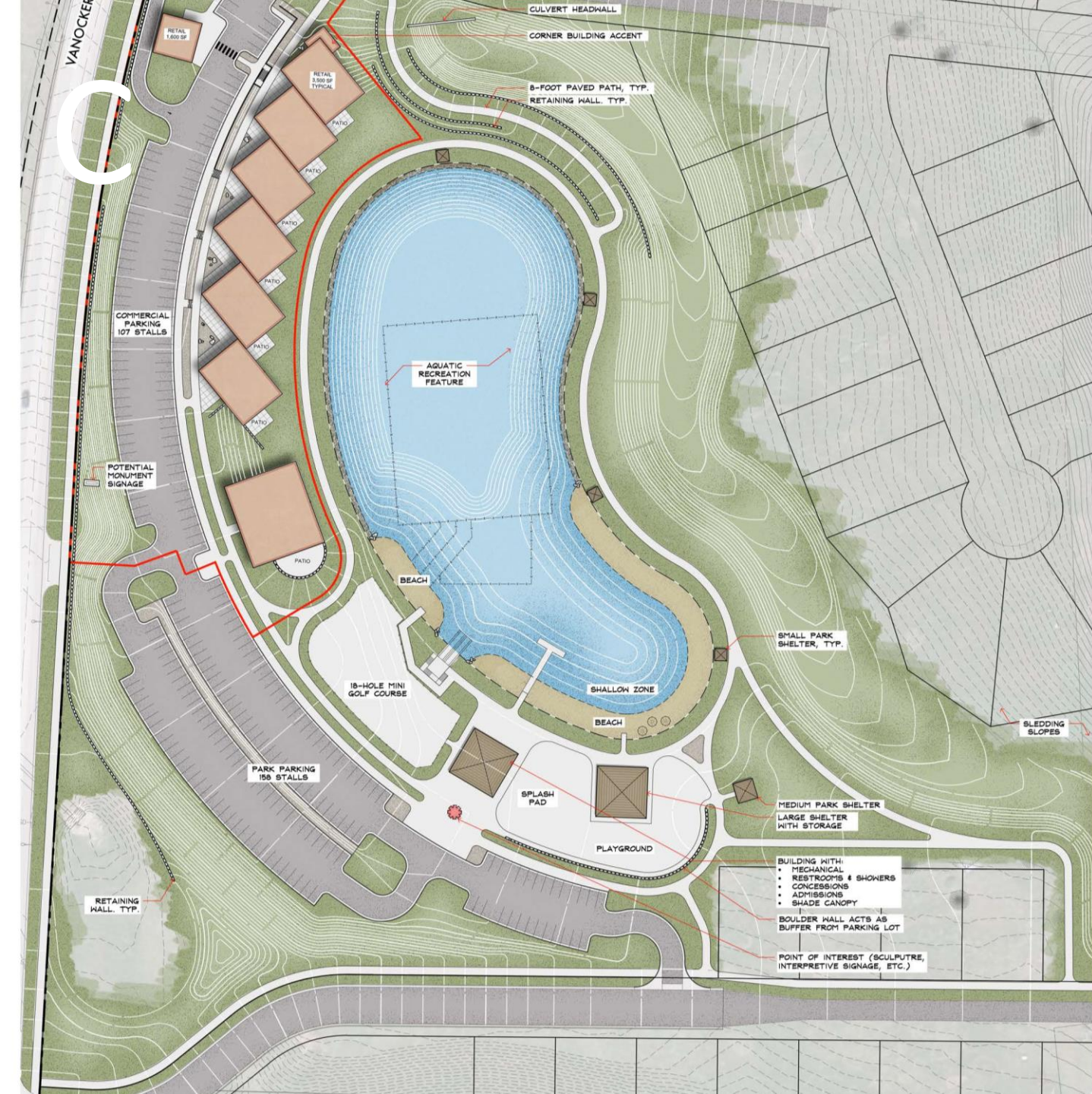


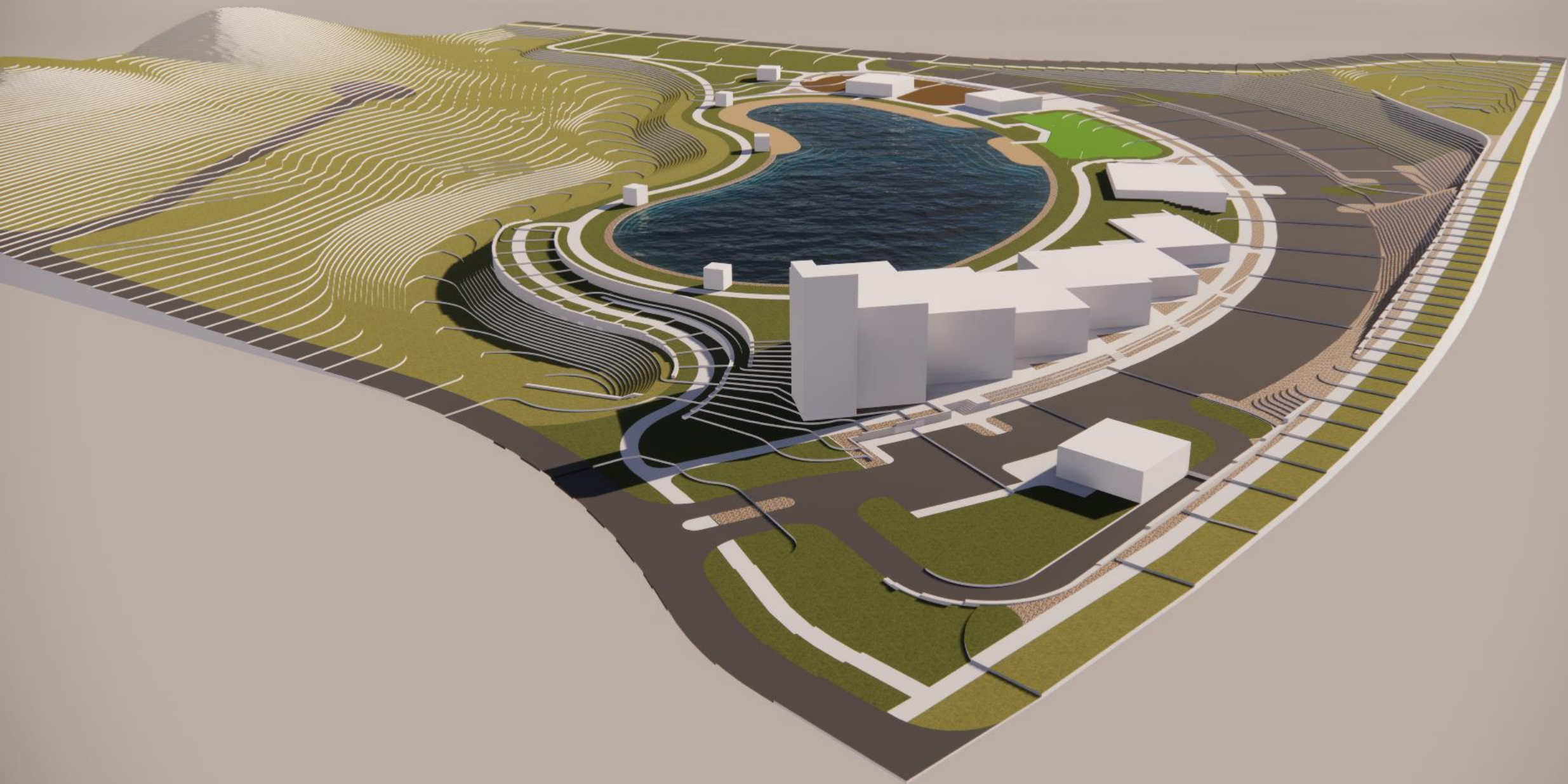


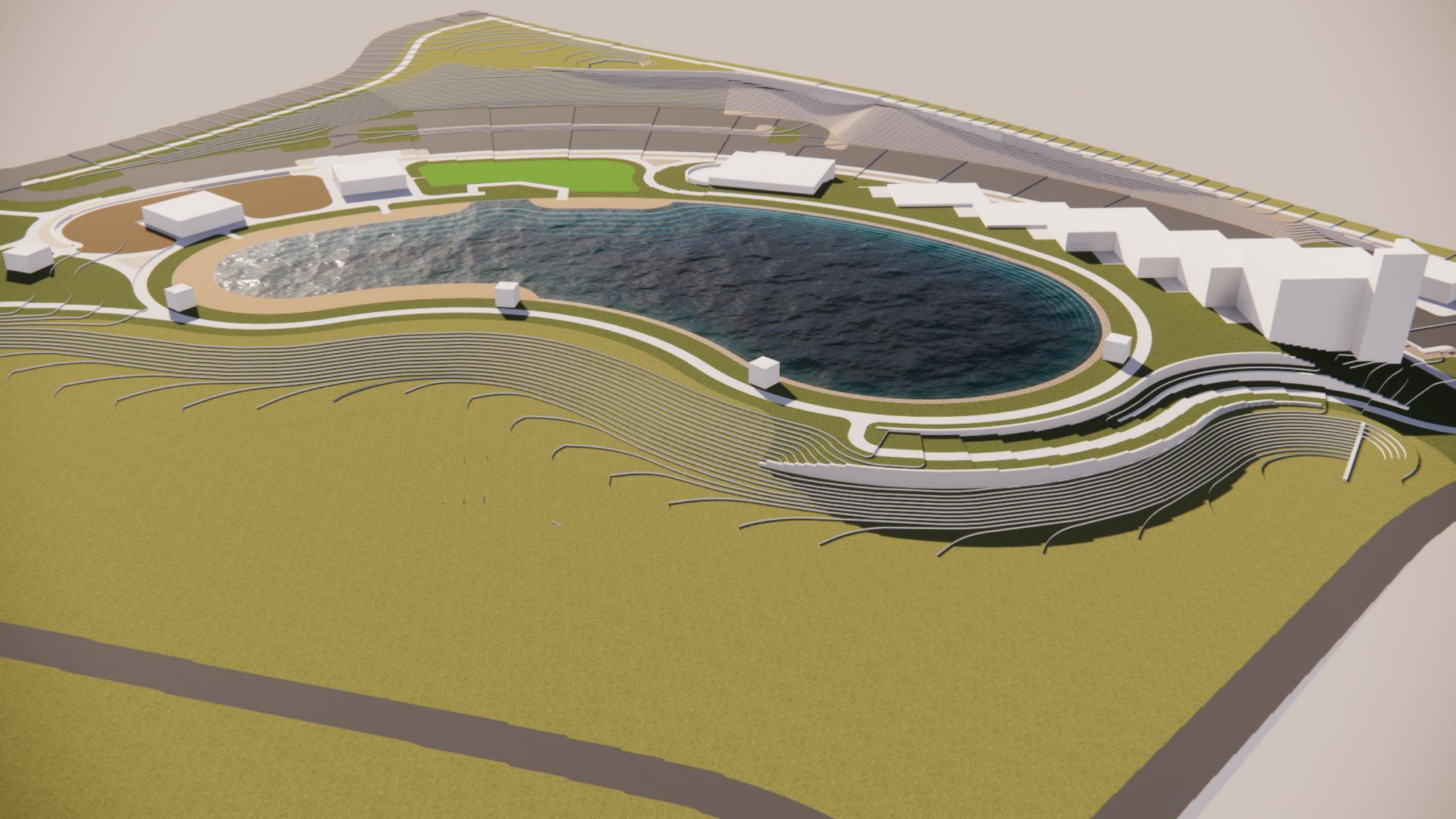


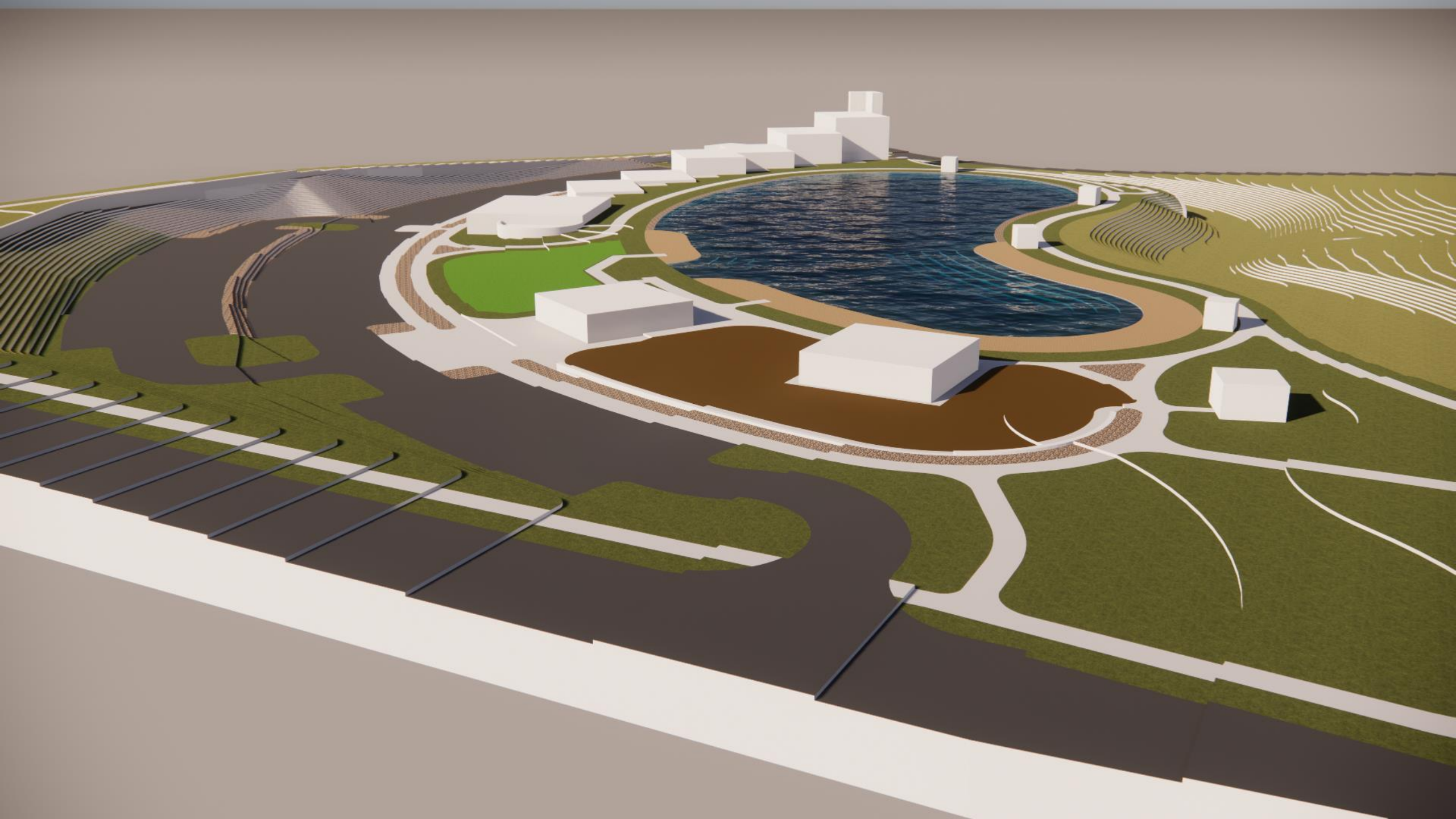


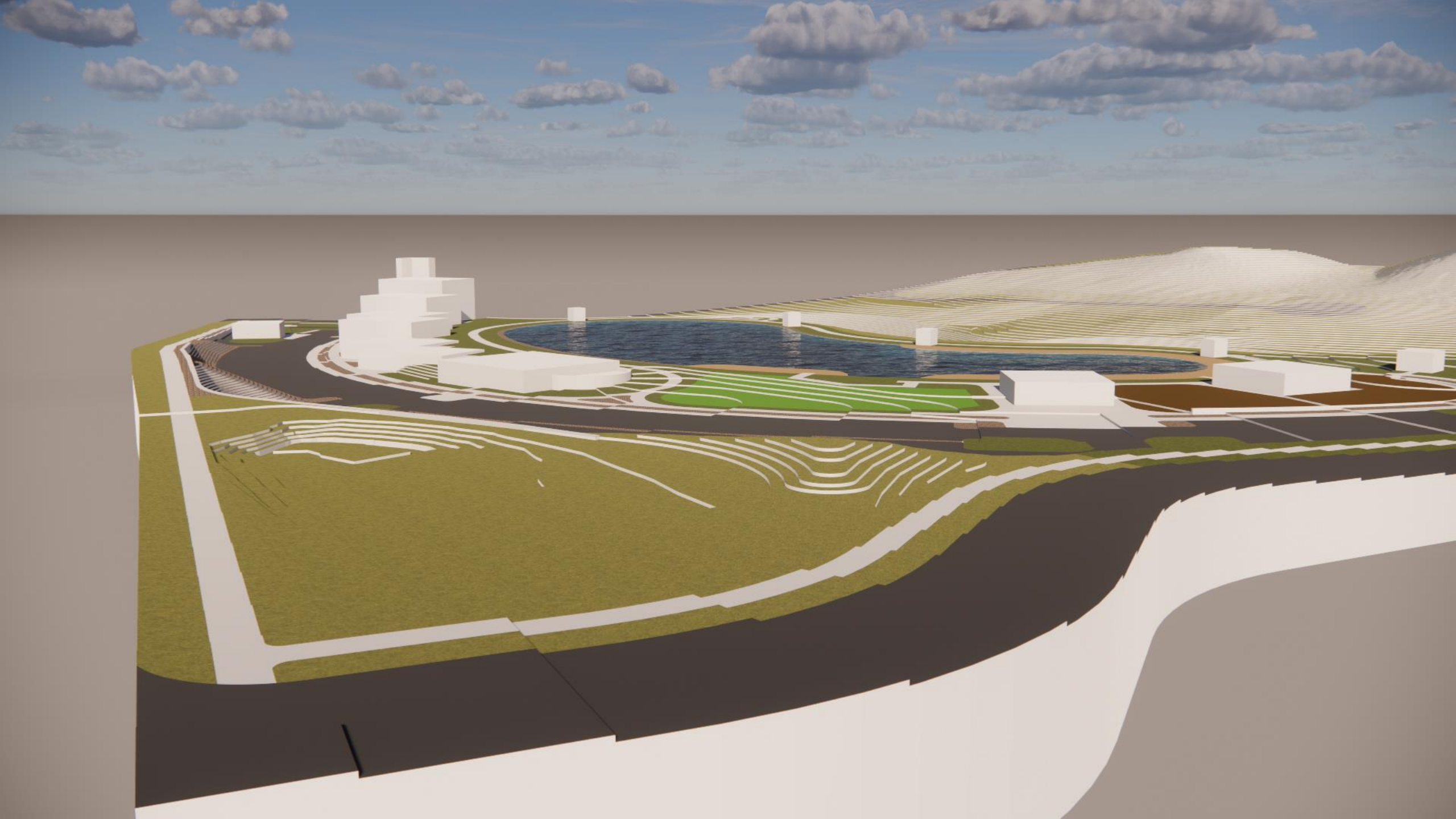


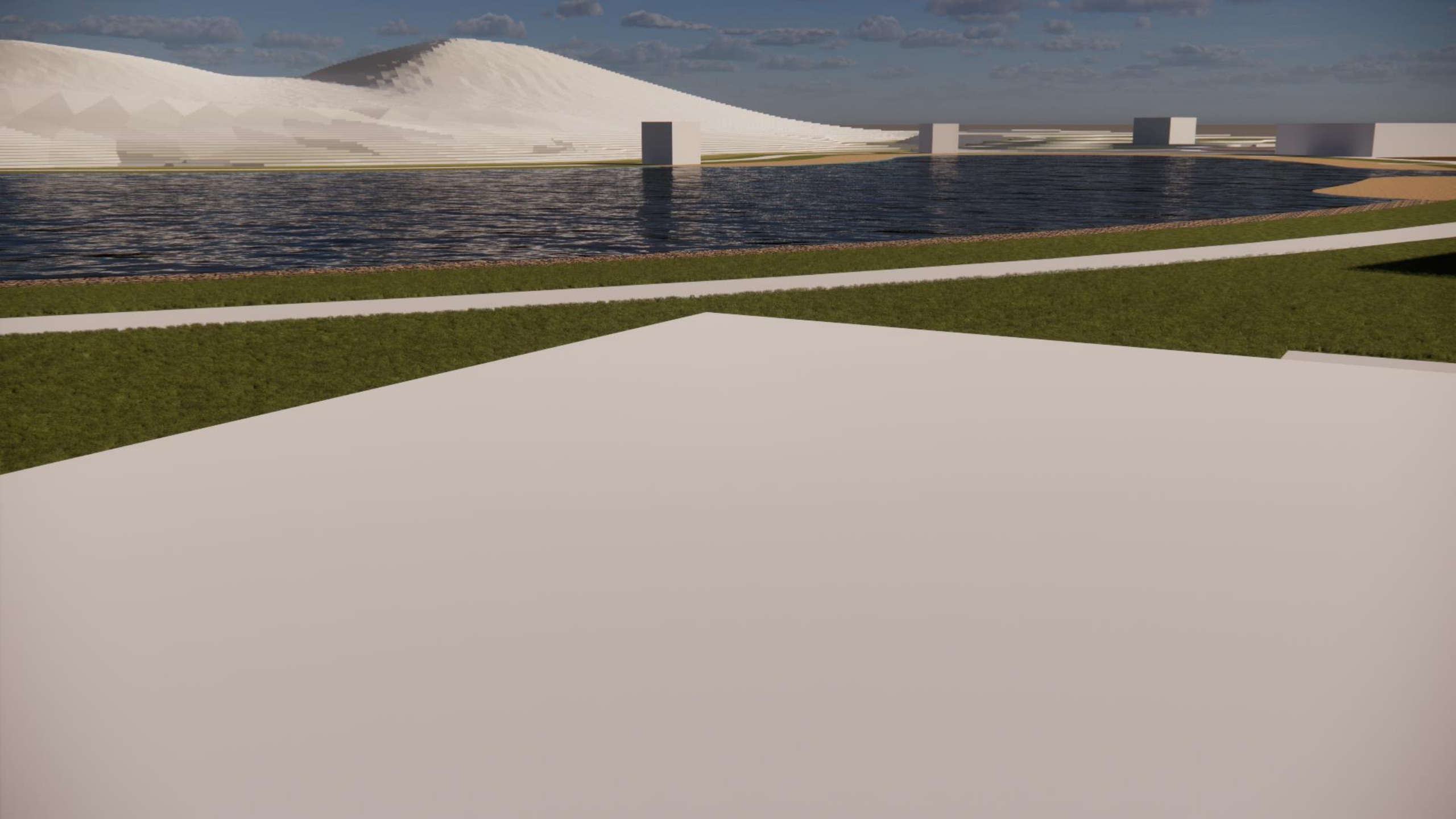












CONCEPTS – MAJOR OPPORTUNITIES WITH EACH



- A – Water South
 - COMMERCIAL AND PARK SEPARATE BUT REINFORCING
 - COMMERCIAL ADJACENT TO WATER
- B – Water North
 - WATER LOW IN LANDSCAPE
 - VIEWS OF PARK
 - COMMERCIAL ACTIVATOR
- C – Water East
 - WATER CENTRAL CONNECTOR
 - PARKING
 - COMMERCIAL RELATIONSHIP TO WATER

CONCEPTS – MAJOR ISSUES WITH EACH



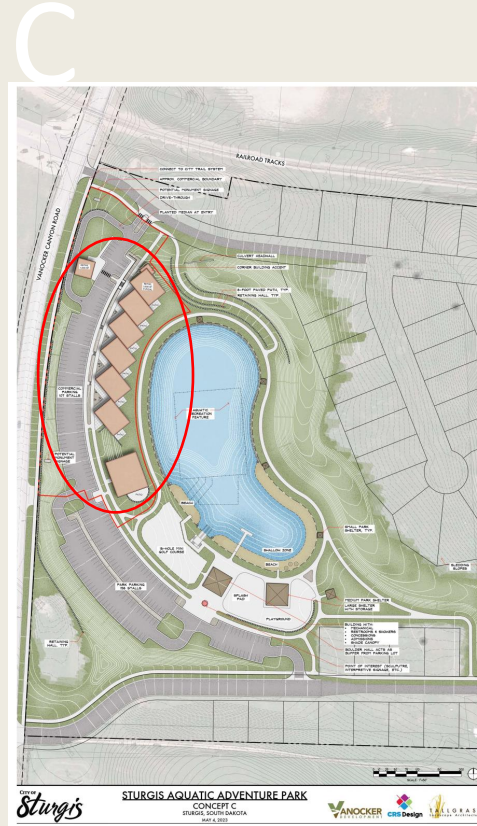
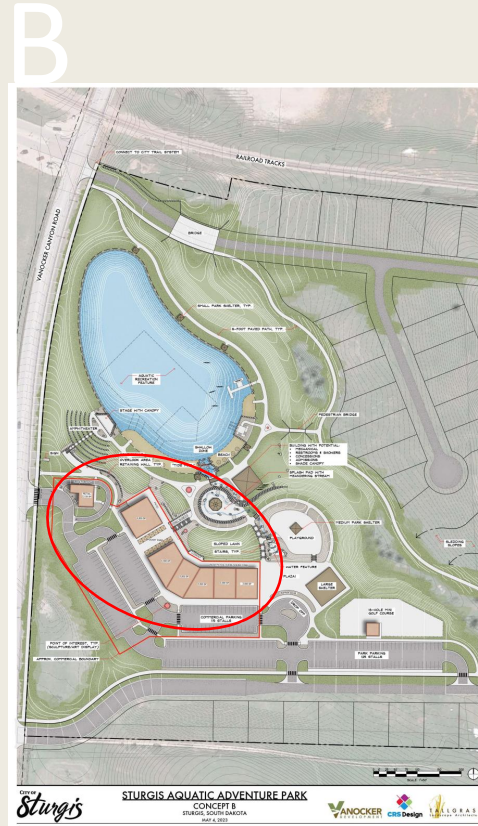
- A – Water South
 - WATER ON HIGH SIDE
 - S PARKING LOT ON LOTS
 - WATER BEHIND BUILDING
- B – Water North
 - DRIVE FURTHER TO ENTER
 - SE PARKING LOT ON LOTS
- C – Water East
 - COMMERCIAL SEPARATE – AND BELOW WATER
 - WALLS MAKE IT WORK ALONG THE ROAD
 - LAKE NARROW

CONCEPTS – WATER SIZE



- A – Water South
 - 2.22 ACRES
- B – Water North
 - 2.95 ACRES
- C – Water East
 - 2.94 ACRES

CONCEPTS – COMMERCIAL SIZE



- A – Water South
 - 24,500 SF
- B – Water North
 - 30,000 SF
- C – Water East
 - 29,000 SF

ALL ALLOW SECOND FLOORS ON SOME OR ALL

B PLAZA HAS OPTIONAL 4,200 SF

C ALLOWS ROOF DECKS TOWARD WATER

CONCEPTS – EARTHWORK



- A – Water South
 - 240K CY
- B – Water North
 - 175K CY
- C – Water East
 - 218K CY

EARTHWORK IS A VOLATILE NUMBER BECAUSE EVEN SLIGHT CHANGES IN UNIT PRICE DRAMATICALLY IMPACT THE OVERALL COST

CONCEPTS – PAVEMENT – ASPHALT



- A – Water South
 - 63,500 SF ASPHALT NORTH
 - 36,100 SF ASPHALT SOUTH
 - 99,600 SF TOTAL
- B – Water North
 - 40,200 SF ASPHALT NORTH
 - 45,200 SF ASPHALT SOUTH
 - 85,400 SF TOTAL
- C – Water East
 - 37,100 SF ASPHALT NORTH
 - 52,300 SF ASPHALT SOUTH
 - 89,400 SF TOTAL

CONCEPTS – PARK AMENITIES



- A – Water South
 - PATIO SOUTH OF COMMERCIAL
 - PLAY ALONG CREEK
- B – Water North
 - COURTYARD AT COMMERCIAL
 - OVERLOOK AT COMMERCIAL
 - PLAZA TO EAST
- C – Water East
 - PARK SEPARATED FROM COMMERCIAL
 - PLAZA AT CENTRAL PLAY AREA

CONCEPTS – PRELIMINARY RECOMMENDATION



- B – Water North
 - TOTAL PRICES APPEAR TO BE NEARLY A WASH
 - THINGS THAT COST MORE IN THIS PLAN ARE OFFSET BY OTHER THINGS IN OTHER CONCEPTS
 - SIMILAR PARK FEATURES OVERALL
 - WATER IS IN INTUITIVE LOCATION
 - BEST WATER FEATURE SHAPE
 - “EYES ON” THE PARK
 - GREAT VIEWS OF PLAY FEATURES FROM COMMERCIAL
 - DRIVE BY VIEW IS GREAT
 - PEOPLE WATCHING IS AMAZING
 - WATER FEELS CONNECTED TO TOP
 - COMMERCIAL AND PLAY HAVE A GREAT RELATIONSHIP
 - MULTIPLE ACTIVITIES CAN BE ENGAGED ON THE SITE AT ONCE – UPPER VS LOWER SITE
 - PARK TAKES ADVANTAGE OF THE SLOPE
 - FOCUSES NATURAL AND BUILT ENVIRONMENTS WITH COST BENEFITS:
 - LOWEST EARTHWORK NUMBER
 - LOWEST ASPHALT NUMBER

Next Steps

- Council Review
- Public Input
- Comment Cards
- Concept Selection
- Final Detailed Concept
- Then . . .
 - Construction Documents
 - Bidding
 - Construction
 - Swimming



GRACIAS
ARIGATO
SHUKURIA
GOZAIMASHITA
EFCHARISTO
JUSPAXAR
DANKSCHEEN
TASHAKKUR ATU
YAQHANYELAY
SUKSAMA
EKHMET
BIYAN
SHUKRIA
TINGKI
THANK
YOU
BOLZIN
MERCI
GRAZIE
MEHRBANI
PALDIES
MIMONCHAR
MAAKE
LAH
KOMAPSUMNIDA
MAKETAI
SPASSIBO
SNACHALHUYA
NUHUN
CHALTU
WABEEJA
MAITEKA
HUI
YUSPAGADATAM
DHANYABAD
ANIMA
ATTO
MERSI
SPASIBO
DENKAUJA
NENACHALHYA
UNALCHEESH
HATUR
GI
EKOJU
SIKOMO
TAVTAPUCH
MEDAWAGSE
BARIKA
MERASTAWHY
GAEJTNO
AGUYJE
FAKAAUE
SANCO
MAKETAJ
MIMONCHAR