



Board Workshop

Urbandale CSD Master Planning

June 9, 2025

INTRODUCTIONS

Hello!



Eric Beron, AIA, LEED AP
Project Manager



Andrew Van Leeuwen, AIA, ALEP
Educational Planner



Lana Bayless, PE
Civil Engineer



Cyle King, Assoc AIA
Architectural Designer

Agenda

- 01 Why – District Planning
- 02 How – Planning Process
- 03 What – Potential Solutions
- 04 Discussion + Next Steps



An aerial photograph of a school campus. In the center is a long, modern school building with large windows. To the left of the building are several tennis courts. To the right is a parking lot with a few cars. In the foreground, there is a baseball field. The campus is surrounded by a dense forest of trees. The sky is overcast.

Why – District Planning



District Planning

Past Improvements

- Webster Elementary
- High School Reconstruction
- Middle School Addition
- Karen Acres Addition/Renovation
- High School Fitness Center Addition
- Olmsted Elementary
- Valerius Elementary
- Metro West Learning Academy
- Karen Acres Playground

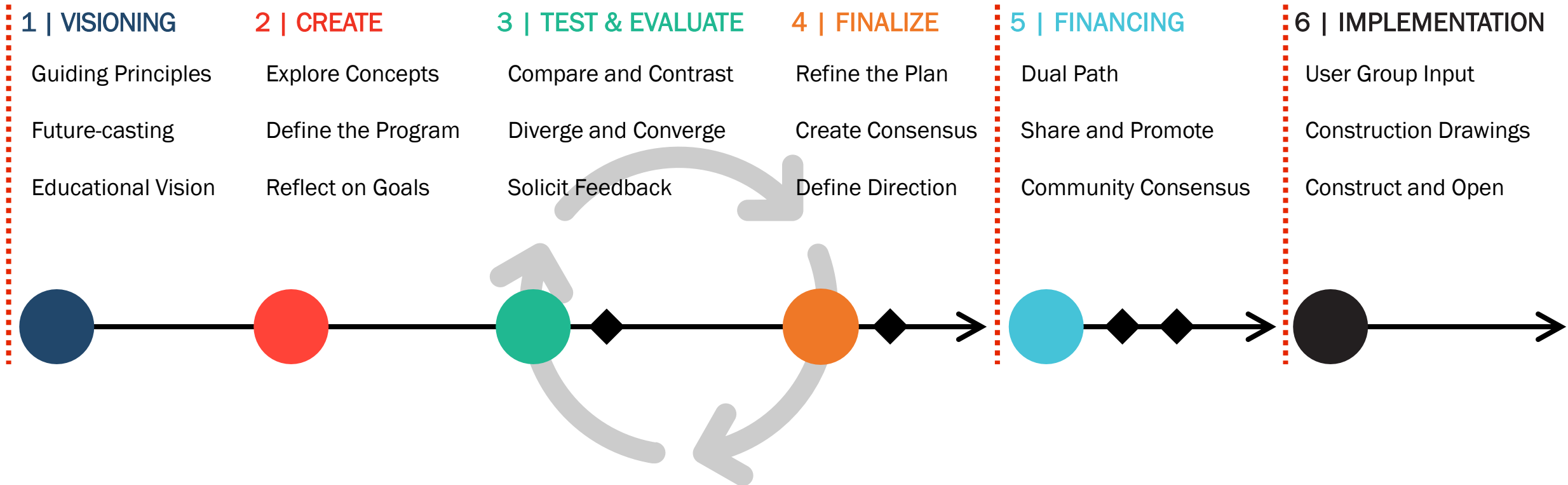
Future Considerations

- Softball Field Relocation
- Baseball Field Location
- District Administration Office - Lease vs Owned
- High School Career and Technical Education
- District Maintenance Facility
- Rolling Green Elementary Building/Property
- Jensen Elementary Building/Property
- District Owned Properties
- Urbandale MS Track

How – Planning Process



The Process



Process Overview

Event	Date	Purpose
Workshop #1	June 4, 2024	Visioning
Workshop #2	September 17, 2024	Create
Workshop #3	October 28, 2024	Test + Evaluate
Workshop #4	December 12, 2024	Finalize
City Engagement	April 16, 2025	Feedback
Board Update	June 9, 2025	Inform
City Bond Referendum	November 2026 (TBD)	New Police Headquarters
District AO Lease Expiration	January 31, 2026	

Guiding Principles

Equity

Emphasize the need for fairness and equity in addressing the needs of the entire district and prioritizing projects based on their impact on students.

Cost Effectiveness

The importance of considering costs and being fiscally responsible when making decisions.

Future Thinking

Be forward-thinking, future-focused, and leveraging current and future strategic advantages.

Open-Mindedness and Communication

Stress the value of open communication, listening to stakeholders, and being realistic, honest, and upfront with goals and expectations.

Student-Focused

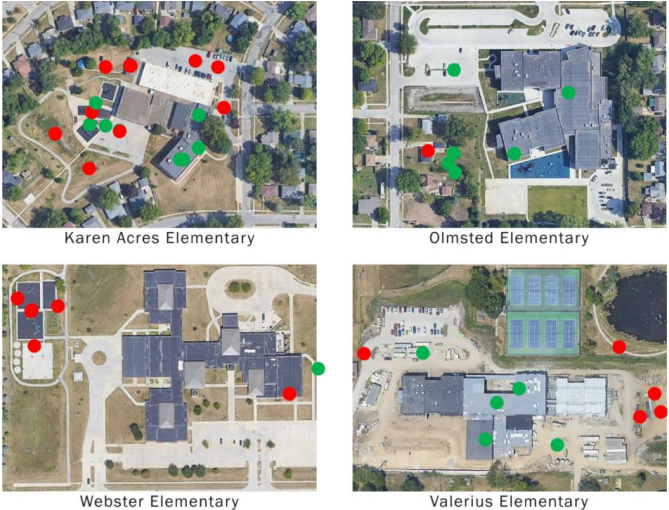
Emphasize the importance of prioritizing what is best for the students, staff, and district, and making decisions that benefit the entire community.

Workshop 1

SWOT Analysis



Red Dot / Green Dot



Wish | Want | Need



Workshop 2

PROJECT PRIORITIZATION – COMMON THEMES

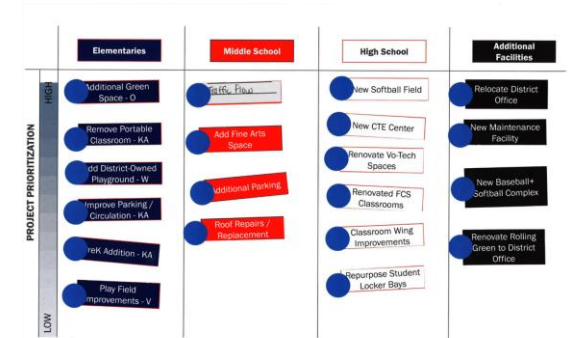
Tier 1

- Softball Field
- Administrative Offices
- CTE
- Maintenance Facility

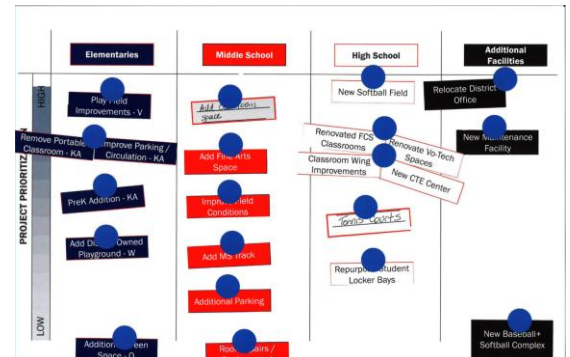
Tier 2

- Modernize/Update Core Learning – HS/MS
 - HVAC, Lighting, Finishes, Next Gen Spaces
- PreK at Karen Acres
- MS Track / Field

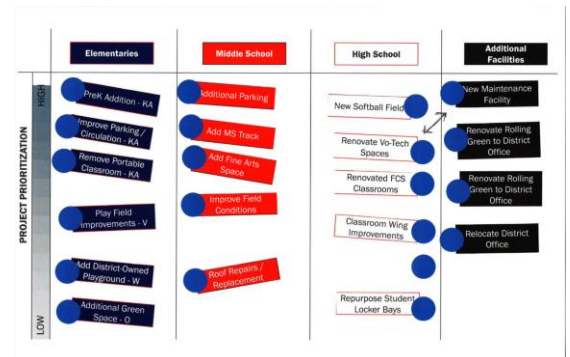
GROUP 01



GROUP 02



GROUP 03



Workshop 3

COMMITTEE FEEDBACK

- Softball immediacy
- Administration Office central to the District
- Maintenance Facility central to the District
- Expansion of Career and Technical curriculum and leveraging business partnerships
- Capacity expansion at Middle School

SCENARIO 01



SCENARIO 02



SCENARIO 03



Workshop 4

Administration Office and Maintenance Facility

Build New

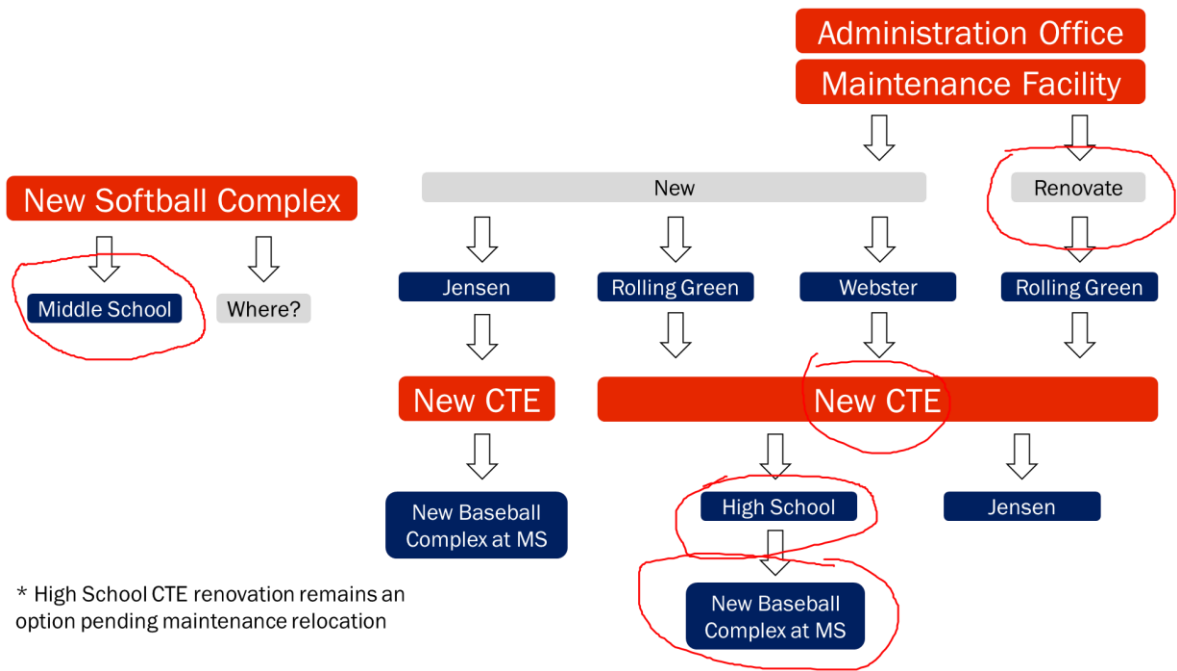
Renovate Existing

Where should a new CTE / Innovation Center be located?

High School

Prioritize the following projects from highest to lowest:

Modernize/Update Core Learning		1st
Middle School Classroom Addition		2nd
Middle School Track / Field		3rd
PreK Addition at Karen Acres		4th
New Fieldhouse at Middle School		5th
Future of 128th Street Property		6th



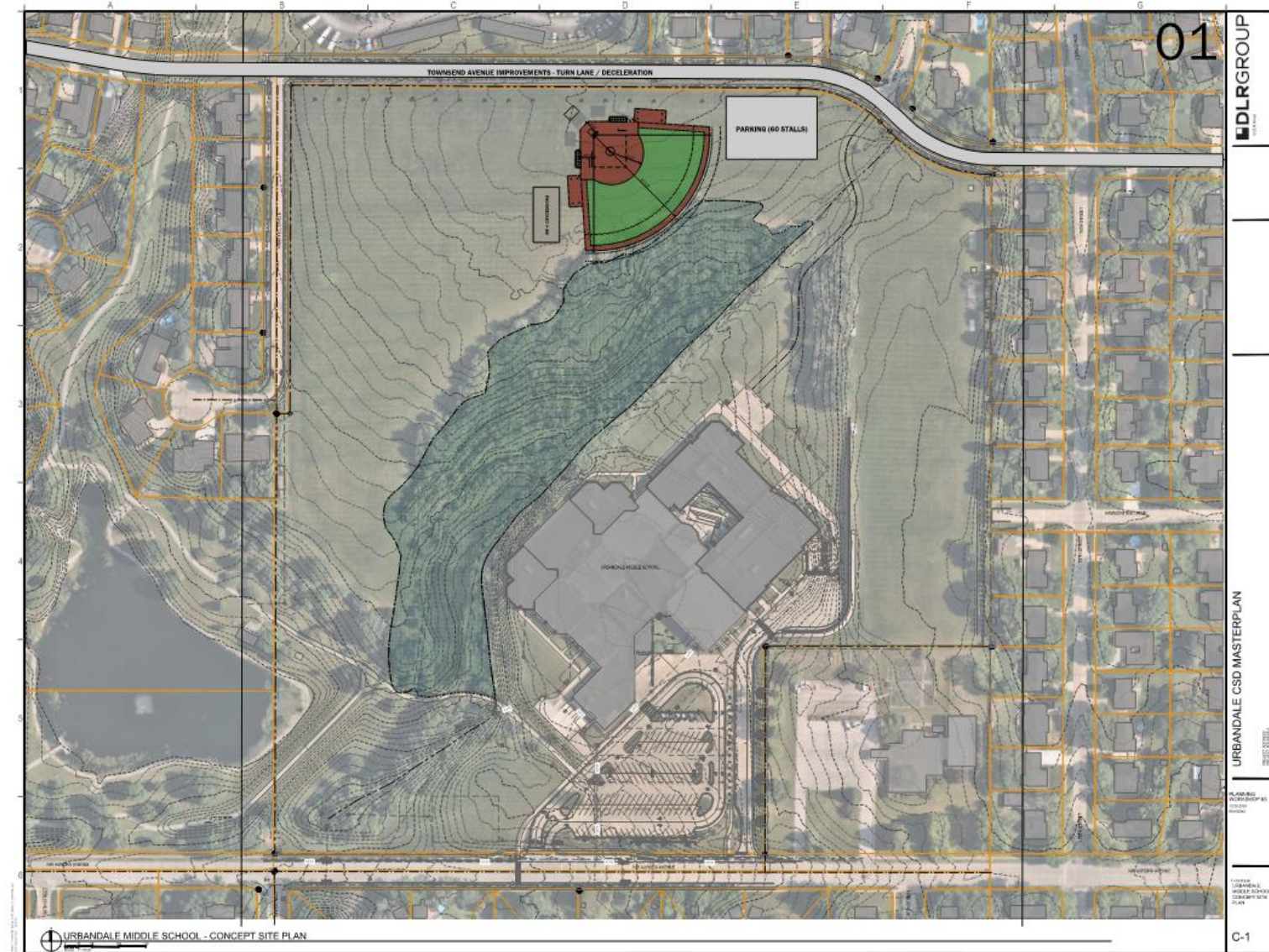
What – Potential Solutions



Preliminary Concepts

Tier 1 Priority

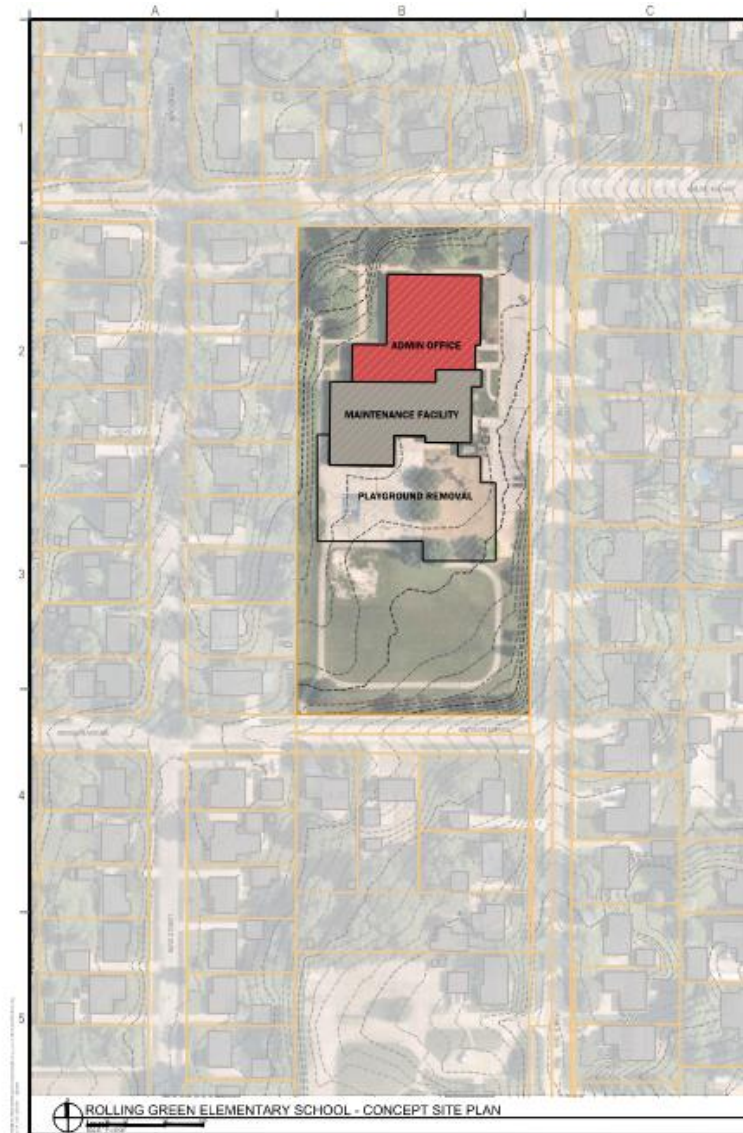
MIDDLE SCHOOL



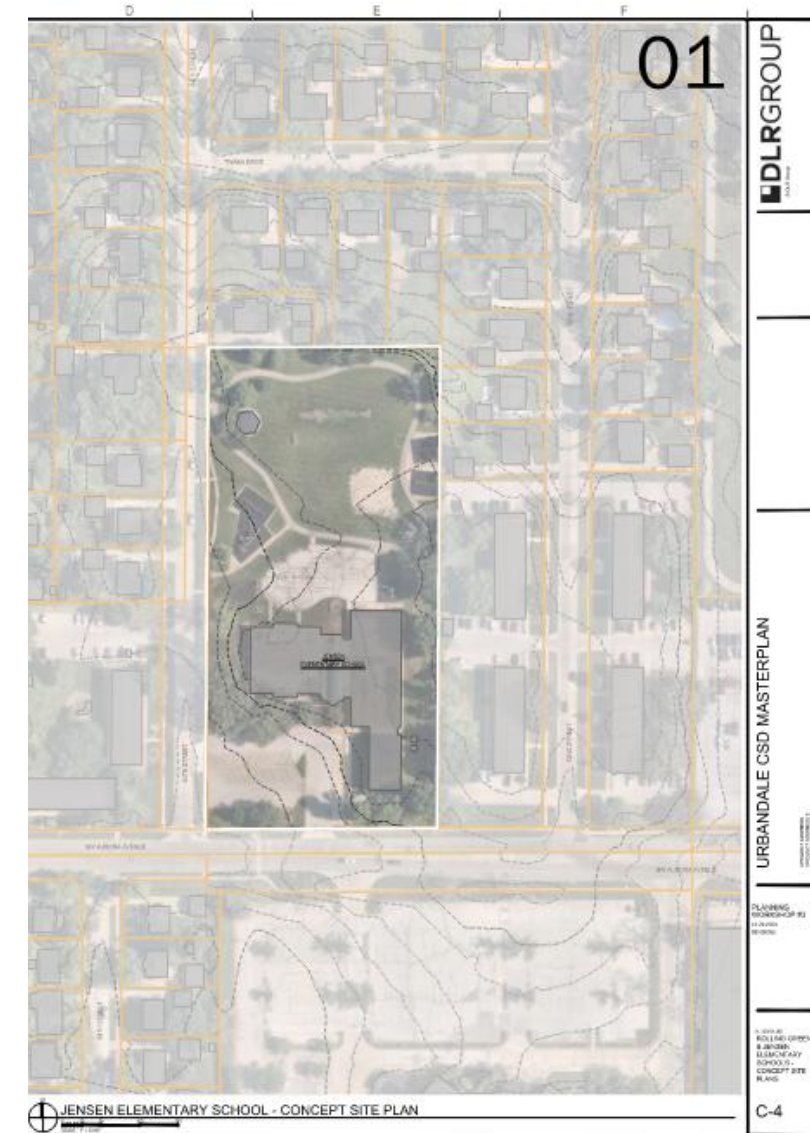
Preliminary Concepts

Tier 1 Priority

ROLLING GREEN



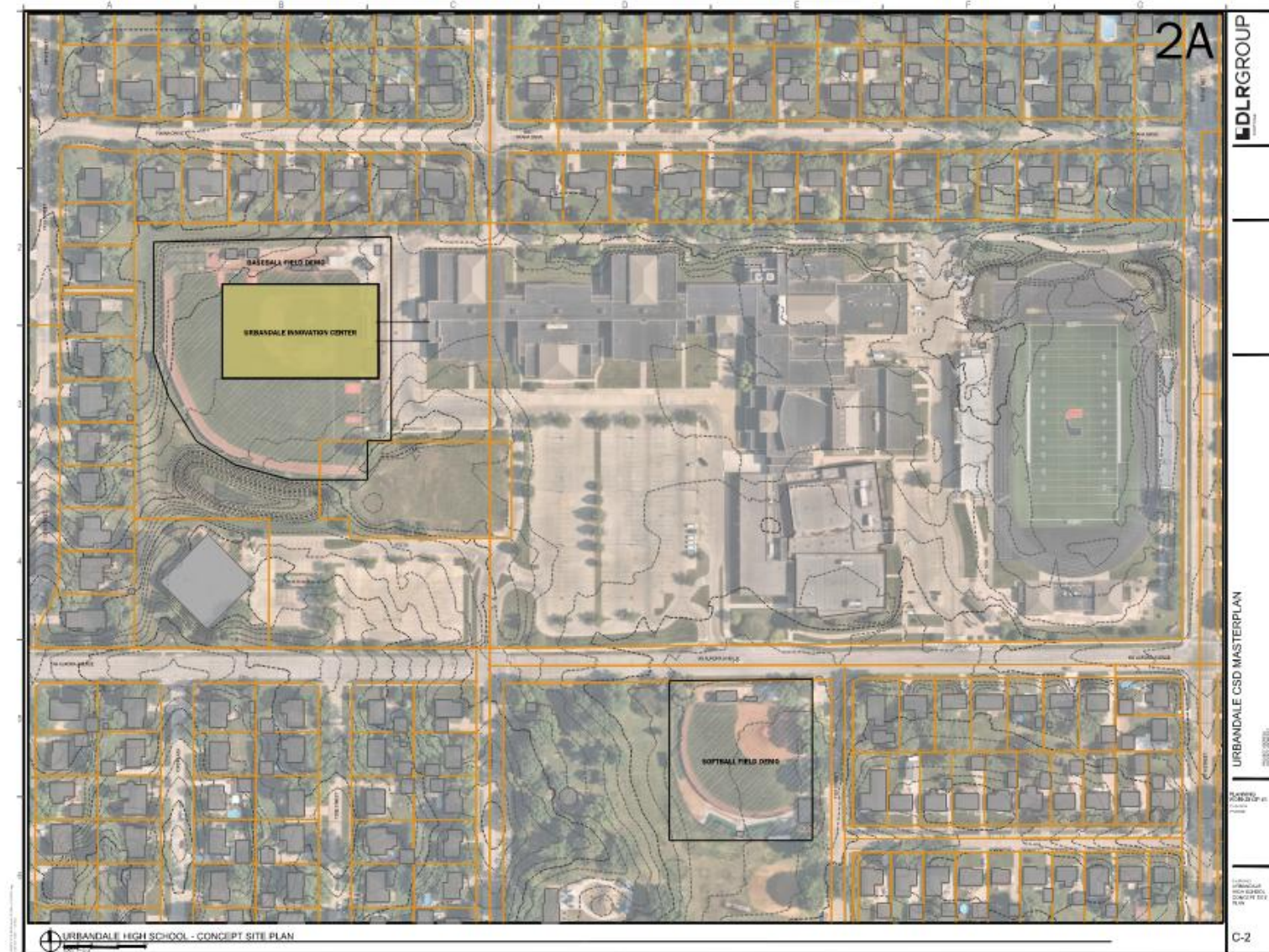
JENSEN



Preliminary Concepts

Tier 2 Priority

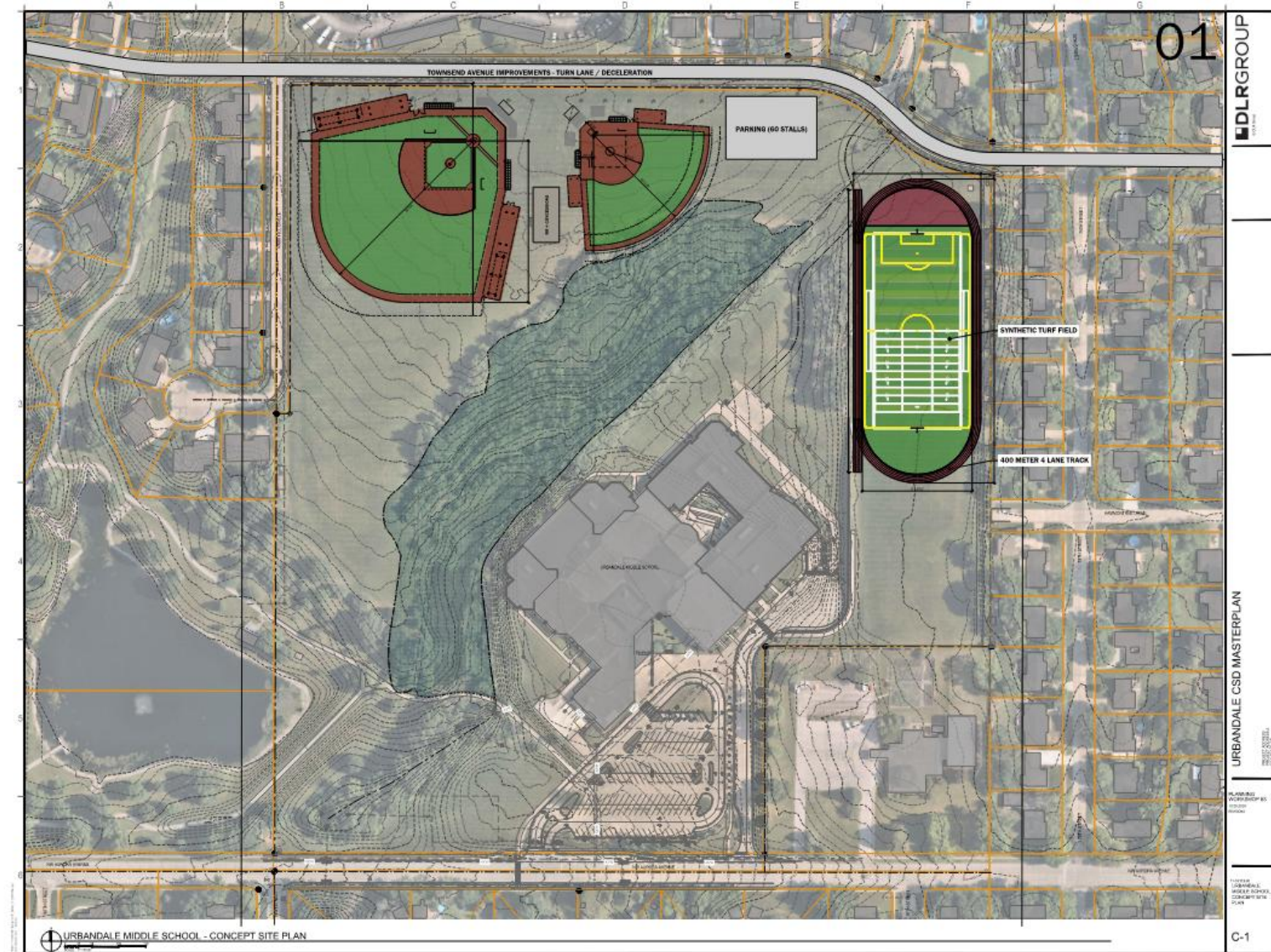
HIGH SCHOOL



Preliminary Concepts

Tier 2 Priority

MIDDLE SCHOOL



An architectural rendering of a modern school courtyard. The scene features a two-story building with large glass windows and a courtyard with a playground. A pergola structure is visible on the right side of the courtyard. Several children are playing on the grass, and an adult is walking on the left. The image is overlaid with a semi-transparent blue filter.

Discussion and Next Steps



Collaboration Mtg April 16th

David Jones, City Manager

Annika Schilke, Planner

Kristi Bales, Community Development Asst Director



Dr. Daca, Superintendent

Loren DeKruyf, Director of HR and Operations

Rachel Kent, School Board President

Drew Argotsinger, Facility Committee Member



ARCHITECTURE ENGINEERING PLANNING INTERIORS

Eric Beron, Project Manager

Andrew Van Leeuwen, Educational Planner

Lana Bayless, PE, Civil Engineer

Cyle King, Architectural Designer

Lion's Park Re-development

Excerpt from CIP – January 21, 2025

Justification: A master plan for Lions Park was completed in the summer of 2022. The plan included significant community input and asked residents what they would like to see enhanced or changed at Lions Park. Community input highly supported pickleball courts and basketball courts. In addition, the current tennis court at Lions Park is in significant need of updates and repairs.

Project Status: Final plans and construction drawings need to be developed for future phases.

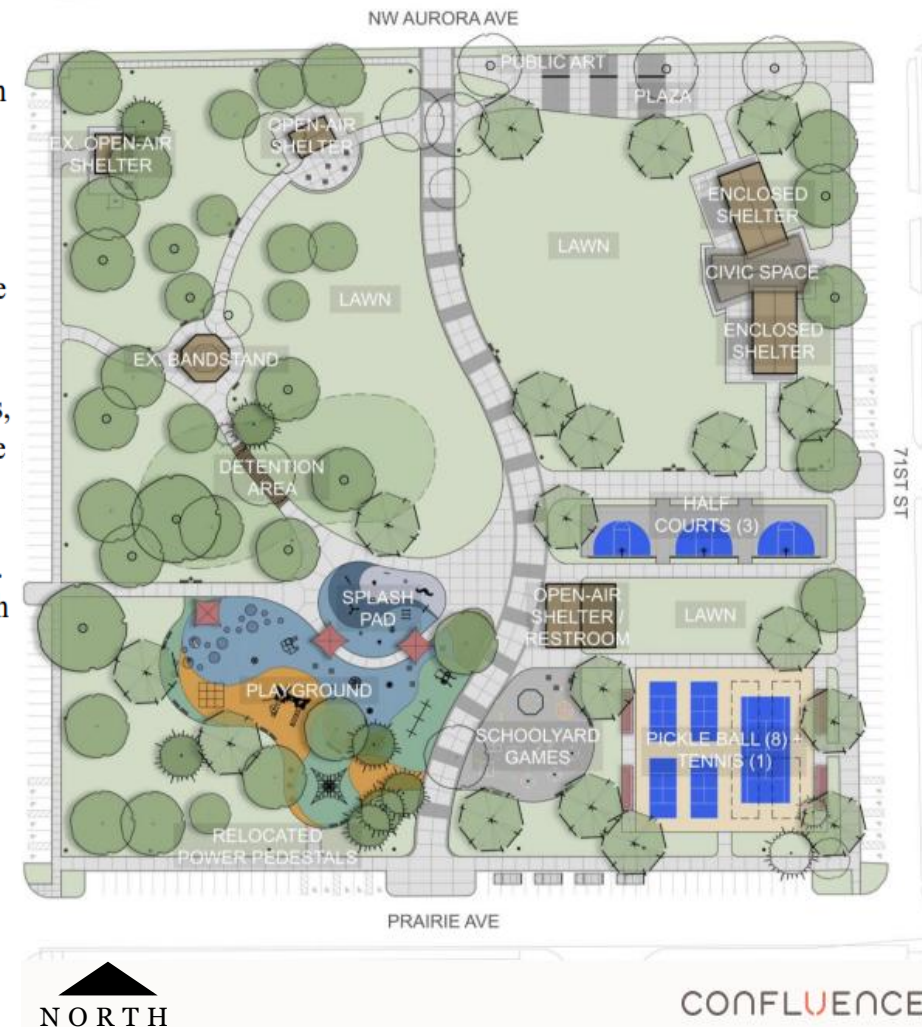
Phase I, 2023: This phase included the design and construction of a fully ADA-accessible sprayground located to the east of the existing enclosed shelter facility.

Phase II, 2024: This phase focused on the southeast corner of the park and included the demolition of existing courts, construction of four pickleball courts and one tennis court, construction of three half basketball courts and accessible walkways, outdoor games, grading and detention work for Phase II and III, and other enhancements.

Phase III, 2025 (\$1,016K): This phase is focused on design (\$60K) and construction for parking and the playground. This phase would include the addition of head-in parking along Prairie Drive (\$163K), adjusting electrical for Fourth of July vendors (\$93K), as well as the construction of playground improvements (\$183K), rubberized surfacing (\$246K), accessible walkways and a promenade/pedestrian walkway (\$118K) and site work (\$153K).

Phase IV, 2028 (\$155K): This phase would include the reconstruction of a gazebo, which is an iconic structure in Lions Park and Urbandale. This wood-based structure is deteriorating and needs upgrades in order to ensure its longevity.

Phase V, Unprogrammed (\$3,800K): This phase would include the construction of a new enclosed shelter and new open-air shelters, expanding the playground area, adding public art, working on the plaza area, as well as other enhancements.



Next Steps

- District AO Office Relocation / Maintenance Facility – Rolling Green ES Site
 - Financing Strategy: Cash On Hand, Potential Phased Approach
 - Aug - Dec 2025: Design
 - January 2026: Bidding
 - Feb - Nov 2026: Construction
 - December 2026: District AO Relocation
- Anticipated New Police Headquarters
 - November 2026: City Bond Referendum (TBD)
- District Long-term Capital Improvement Funding Strategies
 - Financial Planning with Piper Sandler
 - November 2027: Potential School Bond Referendum



Board Workshop

Urbandale CSD Master Planning

June 9, 2025