

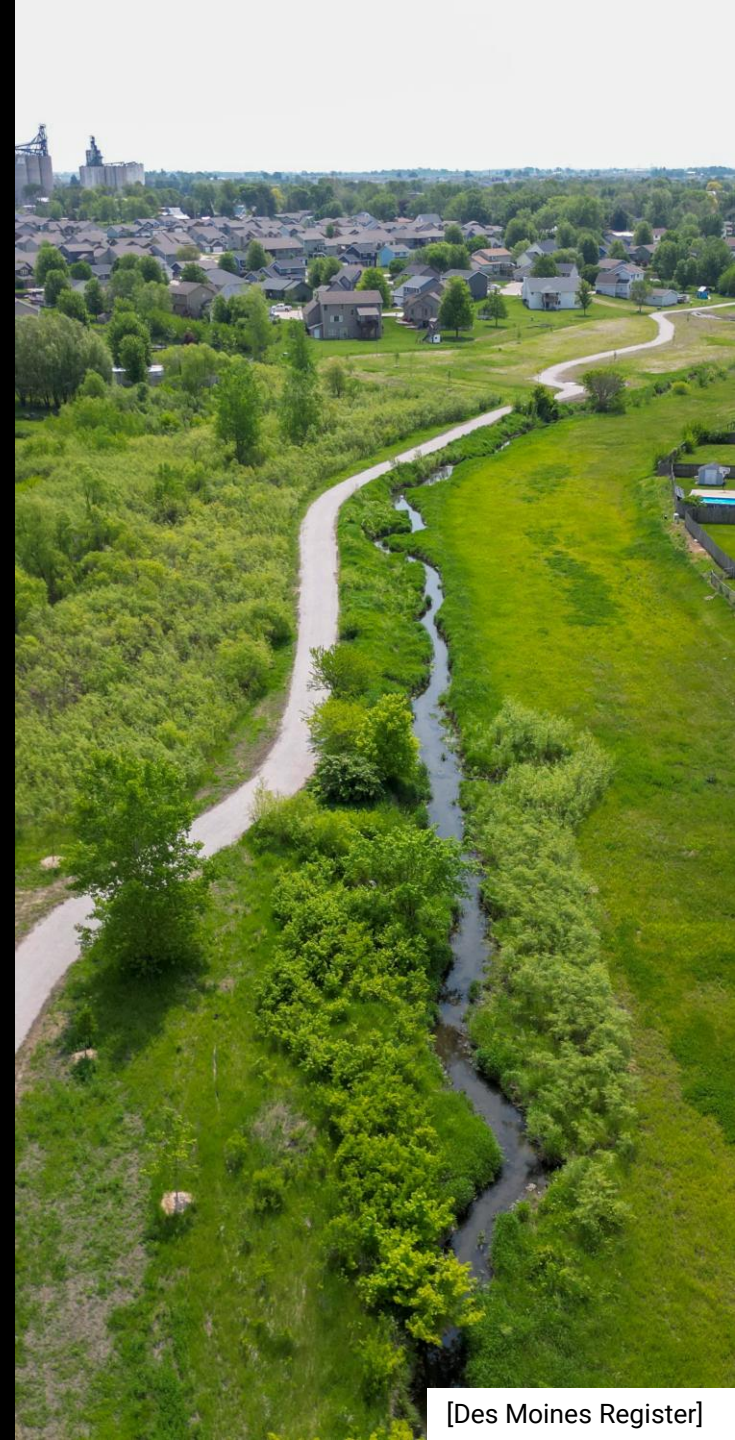
IOWA

Bluejay Landing Park

Bluejay Landing Park Greenway and Eagle Park

Project Design & Management in CEE

May 4, 2026



[Des Moines Register]

Our Team

Eamonn Lally

- Civil Engineering Senior
- Civil Practice Focus
- Hydraulics Lead



Anna Larson

- Civil Engineering Senior
- Environmental Engineering Focus
- Project Manager



Matthew Rosonke

- Environmental Engineering Senior
- Ecological Engineering Focus
- Environmental Lead



Objectives



**Project
Considerations**



**Design
Elements**



**Phasing
Plan**



**Cost
Estimate**

Project Goals

Expand Bondurant's Park System

Create a Natural Aesthetic

Improve Connectivity

Enhance Visitor Experience

Site Constraints

Floodplain Zone



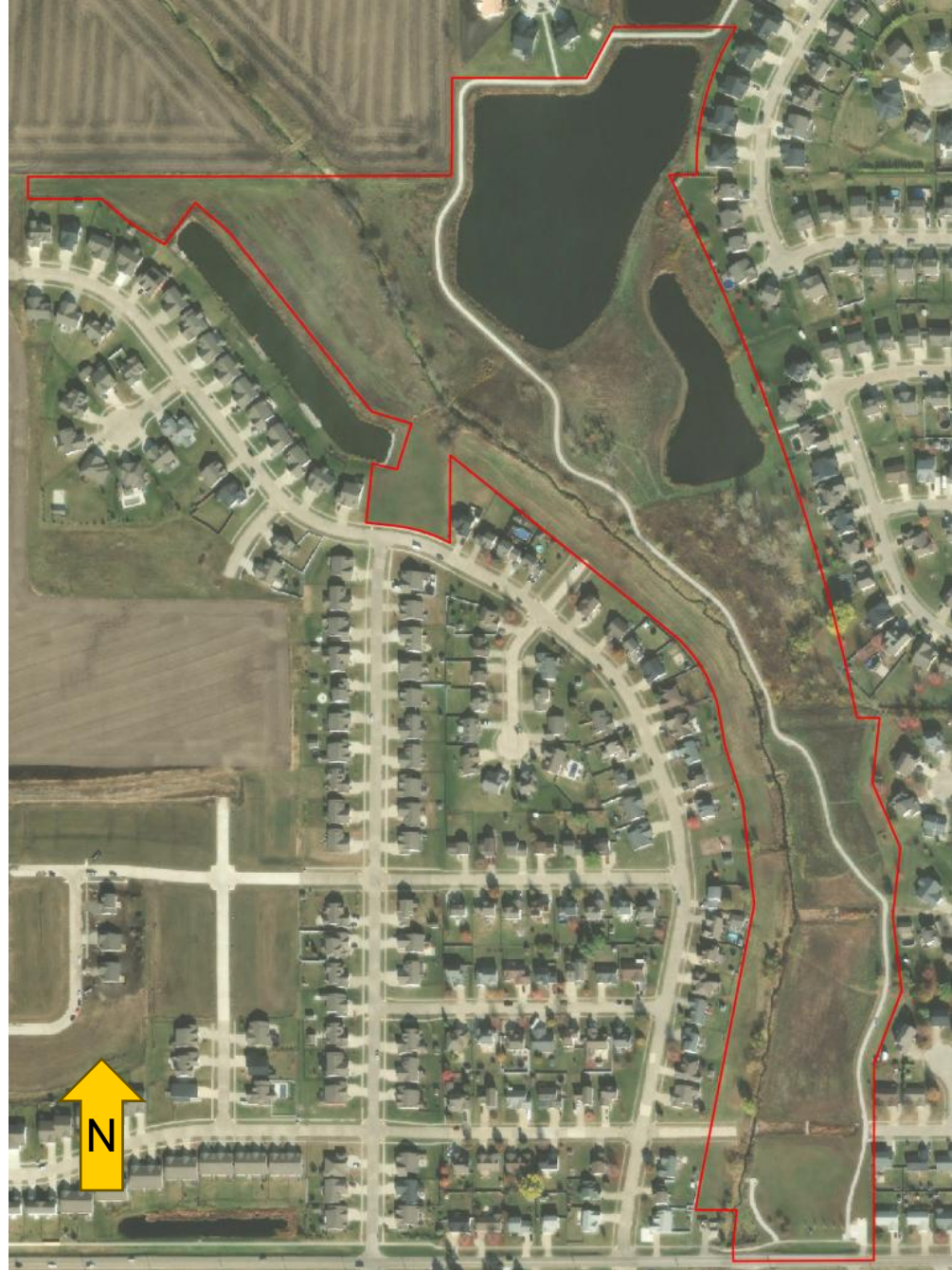
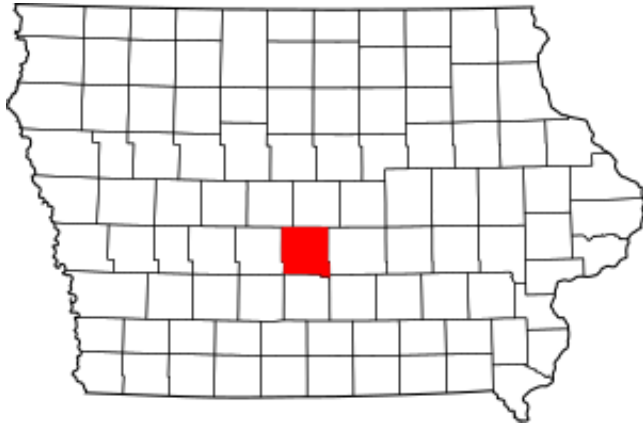
Existing Grade



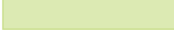
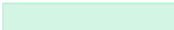
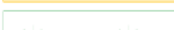
Property Boundaries



Existing Site



Proposed Site

LEGEND	
	NATIVE PLANTING
	BUTTERFLY GARDEN
	TRADITIONAL PLAYGROUND
	GRASS LAWN
	WOODCHIP
	PCC TRAIL
	AGGREGATE TRAIL



Bluejay Landing Park

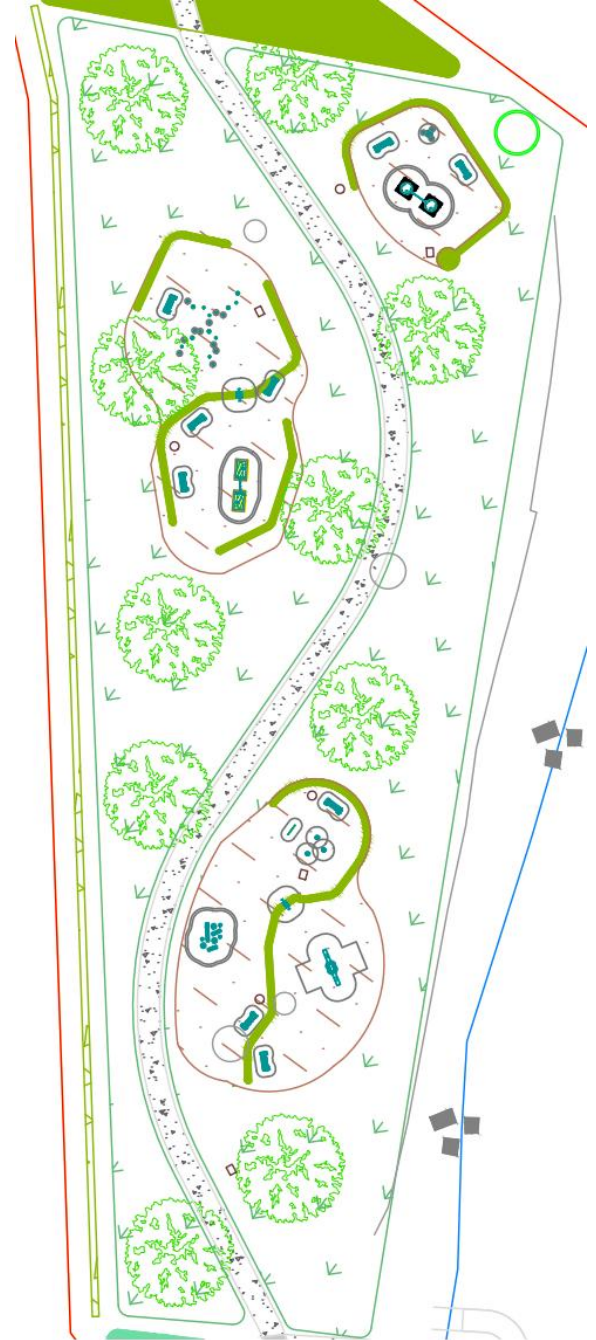
Nature-based Playscape

Natural Play Equipment

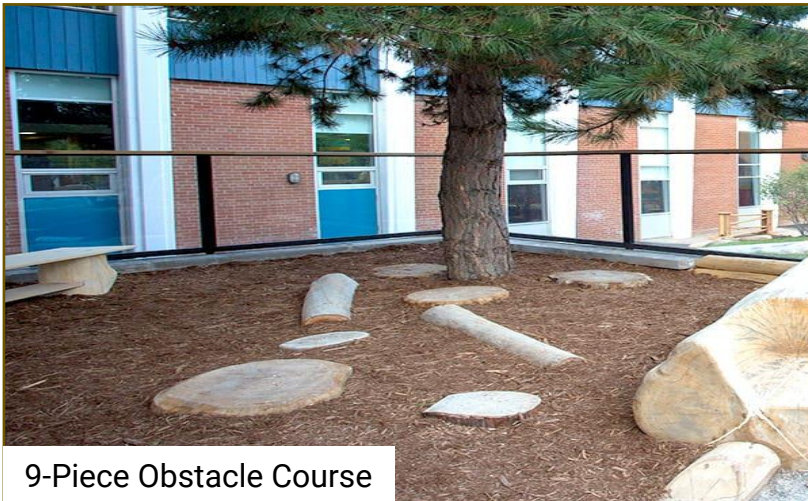
Promote Exploration & Creativity

Provide Educational Value

Introduction to Nature



Natural Play Equipment



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Traditional Playground

Structured Play

Nature-Inspired

Stepping stone to Nature Play



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Landscaping

Light Grading

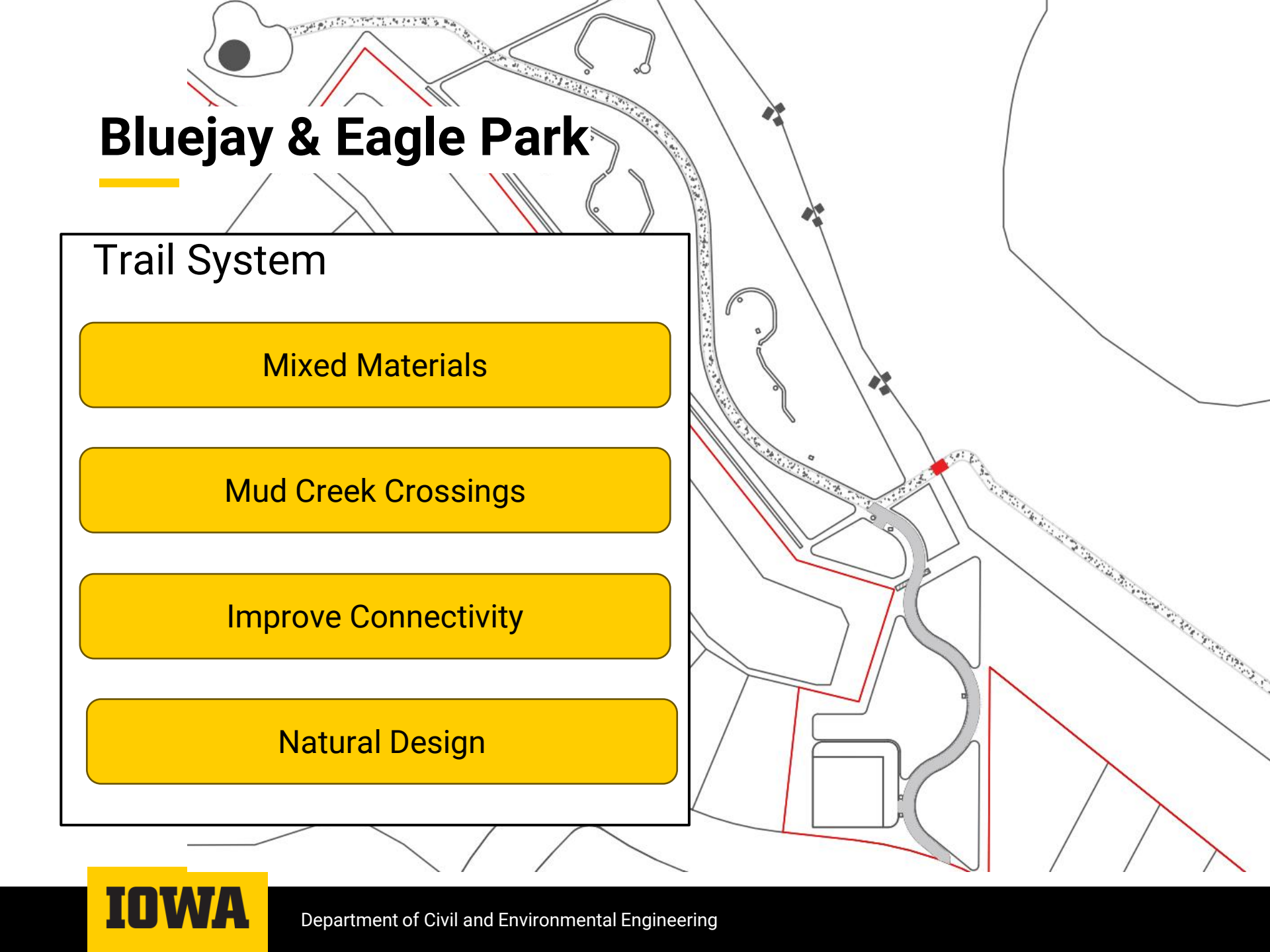
Native Plantings

Butterfly Garden

Relaxation Elements



Bluejay & Eagle Park



Trail System

Mixed Materials

Mud Creek Crossings

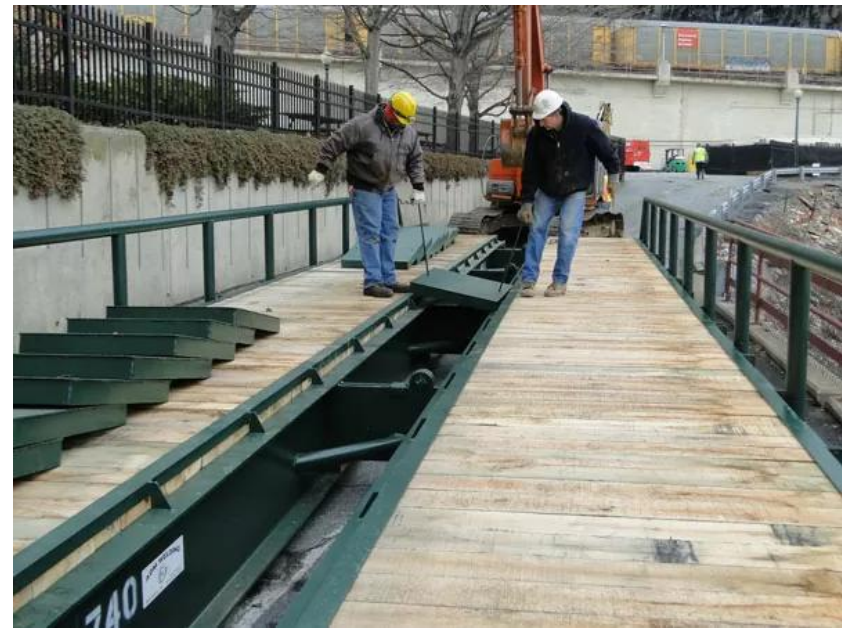
Improve Connectivity

Natural Design

Mud Creek Crossings

Temporary Bridge Solution

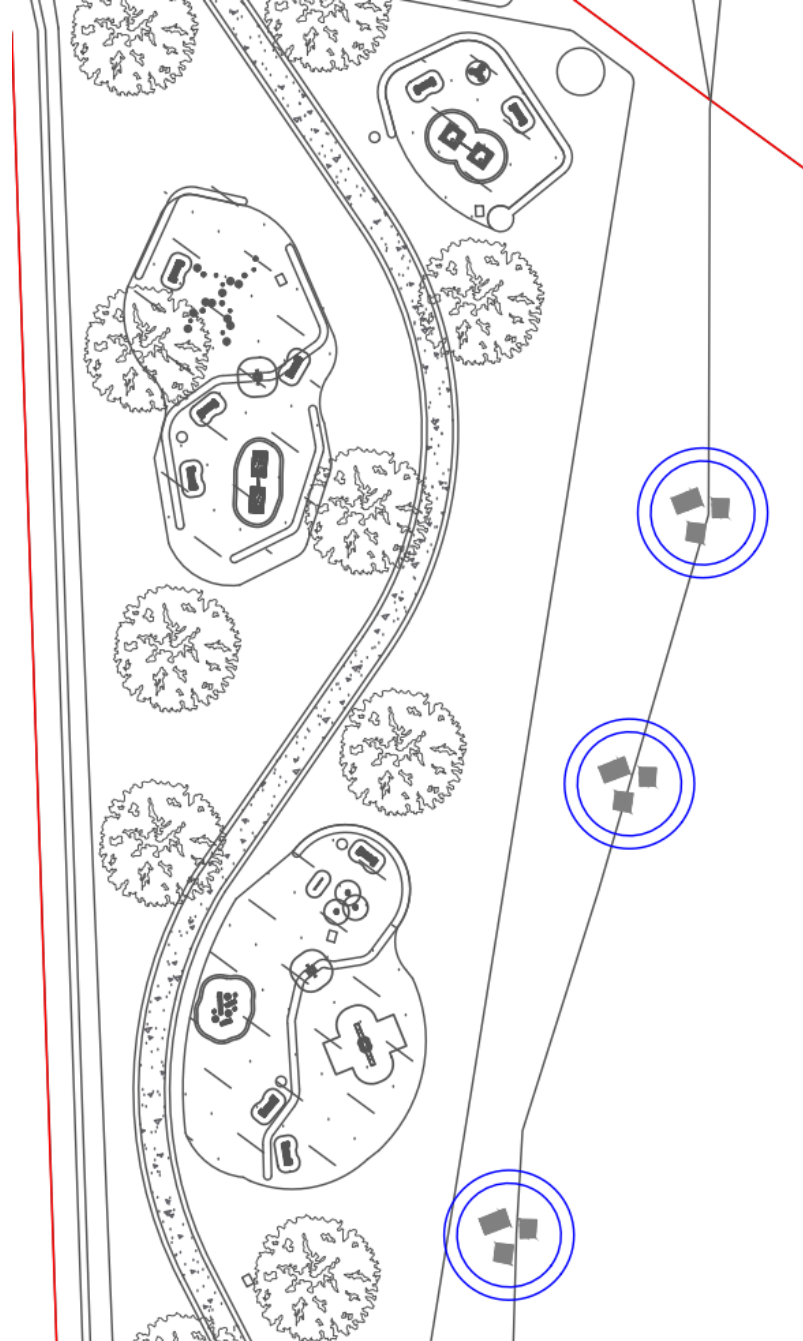
All Inclusive Crossing



Mud Creek Crossing

Limestone Crossings

Able-bodied Crossing



Additional Elements

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Gazebo



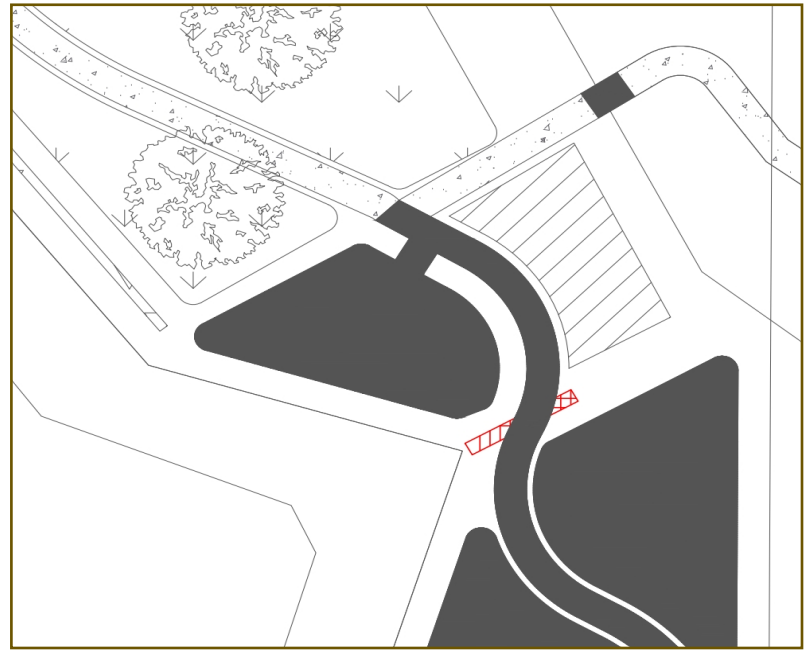
Monument Structure



Additional Elements

Bluejay Landing Park

Culvert



Additional Elements

Eagle Park

Culvert Softening



Fishing Dock



Phasing Plan

Phase 1

Site Prep

Traditional Playground

Limestone Boulders

Culvert



Phasing Plan

Phase 2

Subgrade

Subbase

PCC Overlay

Aggregate Overlay



Phasing Plan

Phase 3

Natural Play
Equipment

Seeding

Seating, Signage, &
Monument

Surfacing



Cost Estimate

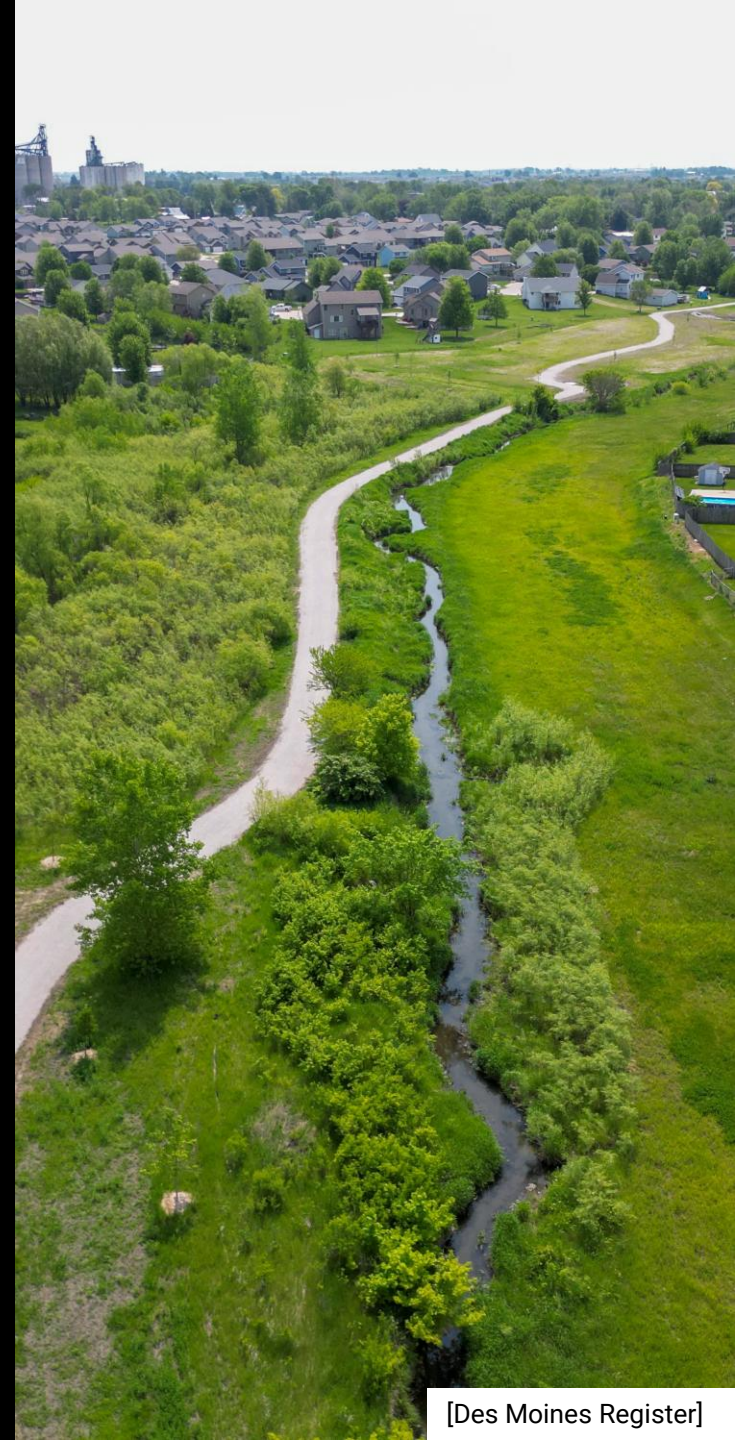
Phase Breakdown	High-Cost	Low-Cost
Phase 1	\$205,706.22	\$168,222.22
Phase 2	\$41,726.24	\$41,726.24
Phase 3	\$214,940.91	\$115,345.58
10% Engineering & Administration	\$46,237.34	\$32,529.40
20% Construction Contingency	\$92,474.67	\$65,058.81
Total Cost	\$601,085.37	\$422,882.24

*10% construction contingency + 20% engineering and administration contingency applied to total cost

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Thank You



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