

Project Factsheet for: Coralville Lake Project - Lease to Muslim Youth Camps of America

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Project Location Information

Location: Coralville Lake Project, Iowa River, Iowa
River Basin(s): Iowa / Cedar
State(s): IA
Congressional District(s): IA-2

Status

MYCA submitted a revised site plan reflecting a smaller youth camp facility as per Alternative 2, and a lease has been executed. A 5 year schedule for development of the lease area is included in the lease. The lease is for an initial 5 year term, with an additional 20 years providing the agreed upon level of development is completed. The lease requires that MYCA must comply with all applicable federal, state and local laws and regulations in regards to activities on the lease area. In addition to receiving prior written permission from the Corps for proposed construction on the area, the lessee must also obtain an Iowa Department of Natural Resources waterwater treatment permit, Johnson County construction permit, and other federal, state and local permits that may be required for the proposed development. Facilities on the area will be available to other non-profit groups when not being used for MYCA activities. Construction activities completed in calendar year 2006 include clearing of vegetation along the existing roadway, grading of road and ditches, and removal of former Camp Daybreak structures (lodge, tent facilities, pedestrian bridges, and related debris) as specified for Year 1 in the development plan.

During Summer 2007, MYCA contracted campground consultants from Snyder and Associates of Ankeny, IA to assist in future development of the site. In Fall 2007, MYCA requested Corps approval for a substantially revised development plan designed by the Snyder group. The revised plan was not approved; consequently, MYCA is considering a 2008 proposal to address minor revisions to the original development plan. Specifically, they are interested in expanding the trail system to areas that would possibly incorporate pedestrian bridges. According to MYCA consultants, a revised development plan that includes minor revisions will be available for District review by Spring 2009.

Description

Lease of land to Muslim Youth Camps of America (MYCA) for non-profit group recreational purposes at the Coralville Lake Project, Iowa River, Iowa.

A site containing approximately 106 acres at Coralville Lake Project was previously leased to the Mississippi Valley Girl Scout Council for development and use as a non-profit group camp facility known as Camp Daybreak. The Girl Scouts discontinued use of the site and the lease was not renewed when it expired in 1991. The Corps received applications to lease the site for non-profit group recreational use in 1999 and selected the application by MYCA as the best overall application to pursue for a lease.

The camp facility, as originally proposed by MYCA, would have accommodated approximately 120 youth campers at a time throughout the summer season. The development also would have included a lodge for meetings, dining and classroom space, cabins, tent platforms, a caretaker's residence, trails, a beach, a boat dock and other recreational facilities.

An Environmental Assessment (EA) for the lease was distributed for a 45-day public review and comment period, which ended 2 January 2003. Johnson County officials, City of North Liberty officials and neighboring property owners voiced concerns about the proposed lease for various reasons including potential impacts the development may have on property values, impacts the development will have on natural resources, impacts to emergency services, and impacts on traffic and roads in the area. These concerns were evaluated during the EA process.

As a result of the Environmental Assessment, the District Commander signed a Finding of No Significant Impact and a Statement of Findings on 30 June 2003. The Statement of Findings selected Alternative 2, leasing the former Camp Daybreak site at a reduced level of development and use (Approximately 50% reduction from that in the original MYCA proposal), as the preferred alternative. We informed MYCA that they may submit a revised proposal consistent with Alternative 2 for our consideration.

Authority

SI - Special Interest --

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