



NORTHWEST NEIGHBORHOOD

PHASE 1 PLAN



Waukee
THE KEY TO GOOD LIVING

ACKNOWLEDGMENTS

WAUKEE MAYOR + CITY COUNCIL

Courtney Clarke	Mayor
Charlie Bottenberg	Mayor Pro Tem
Anna Bergman Pierce	Councilmember
Chris Crone	Councilmember
Larry R. Lyon	Councilmember
Ben Sinclair	Councilmember

PLANNING + ZONING COMMISSION

Alex Broderick	Commissioner
Frank Hoifeldt	Commissioner
KC Gerlitz	Commissioner
Hannah Inman	Commissioner
Cherian Koshy	Commissioner
Luke Streit	Commissioner
Angie Tessau	Commissioner

ADMINISTRATION

Tim Moerman	City Administrator
Brad Deets	Assistant City Administrator

COMMUNITY DEVELOPMENT

Andy Kass	Community Development Director
Melissa DeBoer	Senior Planner
Bill Mettee	Planner

PARKS + RECREATION

Matt Jermier	Parks + Recreation Director
--------------	-----------------------------

PUBLIC WORKS

Rudy Koester	Public Works Director/City Engineer
Sara Kappos	Assistant Public Works Director

CONSULTANT

CONFLUENCE

TABLE OF CONTENTS



CHAPTER 1 INTRODUCTION p. 6

General Overview
Purpose
Process
Goals + Objectives
Guiding Principles
Northwest Neighborhood



CHAPTER 2 PLAN + VISION p.12

Guiding Principles Map



CHAPTER 3 LIVE p.14

Diversity + Equity in
Housing
Quality Design



CHAPTER 4
CONNECT

p.26

Walkability + Bikeability
Connectivity



CHAPTER 5
GROW

p.36

Priority for Open
Space, Parks +
Landscaping

Sustainability +
Environmental
Stewardship



CHAPTER 6
IMPLEMENTATION

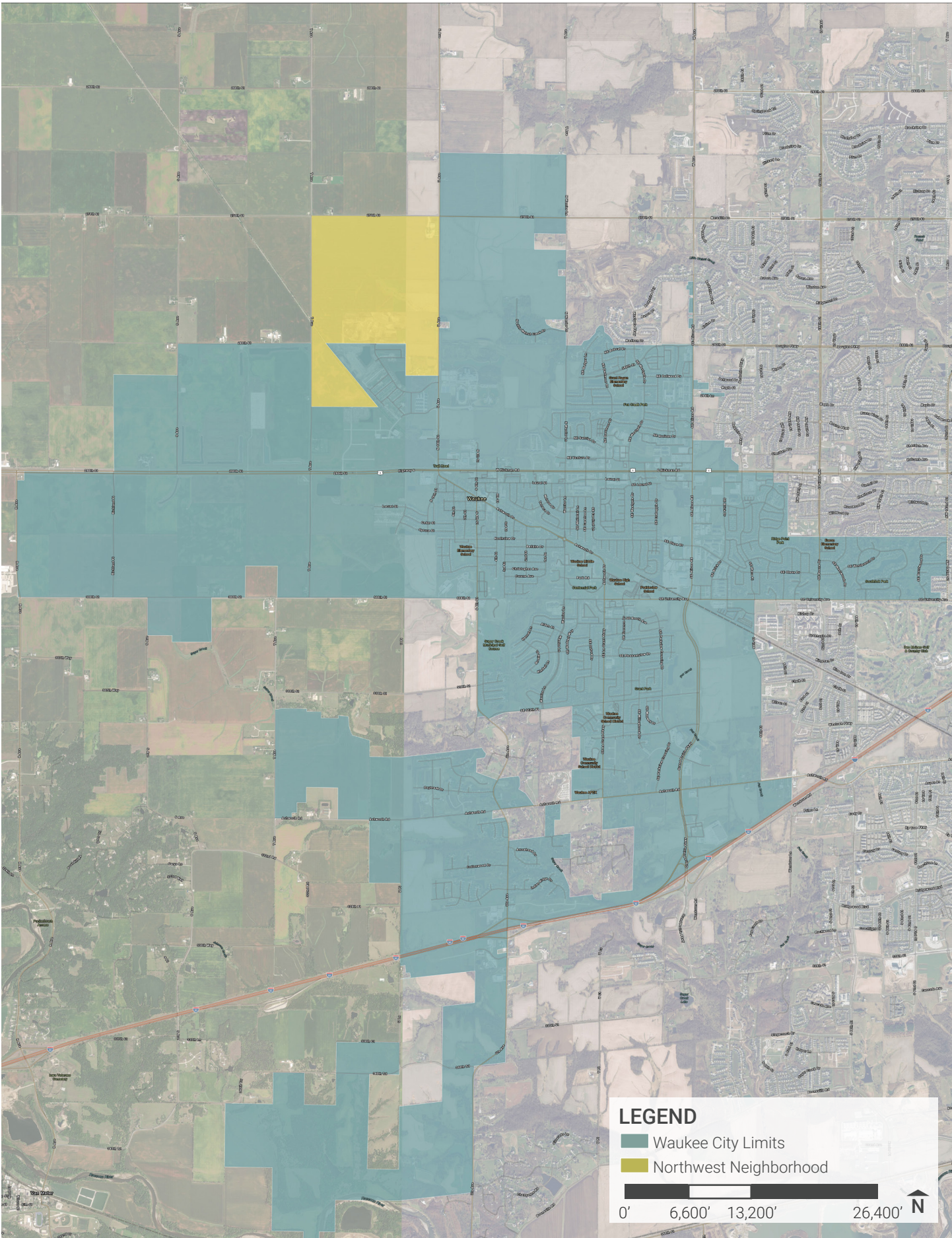
p.46

Application
Design Guidelines

INTRODUCTION

Northwest Neighborhood

The Northwest Neighborhood is aptly named for its location along the northwest portion of Waukee's existing city limits. The City tasked Confluence, a Landscape Architecture and Planning firm, with envisioning what the 771.13 acre site could be in the future. As Waukee continues to grow and progress, Confluence recommends utilizing the Waukee Neighborhood Design Guidelines to develop the Northwest Neighborhood. The Waukee Neighborhood Design Guidelines push the boundaries of conventional neighborhoods and with its application within the Northwest Neighborhood, a new standard for placemaking and the success of neighborhood will be established.



INTRODUCTION

1 Diversity + Equity in Housing

A wide range in housing types, sizes and prices is provided within the neighborhood including both owner-occupied and rental units. All housing units, no matter the style or price, have the same access to the trail network, parks, open spaces, and neighborhood services and amenities.

3 Walkability + Bikeability

Heightened consideration is given to pedestrians and bicyclists by establishing a complete network of interconnected trails, sidewalks, and crosswalks. This allows all residents of the neighborhood to safely access local parks and open spaces, walk and bike for recreation, and connect with adjoining developments. Pedestrian and bike friendly design encourages residents to embrace a healthier lifestyle by leaving the car in the garage and walking or biking to their destination and to be physically interactive with the outdoor amenities of the neighborhood.

5 Priority for Open Space, Parks + Landscaping

The neighborhood prioritizes the inclusion of open space, greenbelts, ponds, waterways and strategically located neighborhood “pocket” parks as healthy, community recreation and gathering spaces. Public and private property is richly landscaped with a wide variety of native plants providing wildlife habitat and space for pollinators. The public spaces are further enhanced with appropriately scaled and designed hardscape elements including wayfinding and interpretive signage, seating, art, and lighting. Ponds and waterways are designed with access for kayaks, canoes, and for fishing.

2 Quality Design

All buildings within the neighborhood are thoughtfully designed, employing classic architectural styles to ensure a timeless built environment. Only quality, durable building materials are used reducing maintenance costs, cutting energy consumption, and building long-term value for the property owners and the entire community. Public street lights, signage, roadways, trails, crosswalks, sidewalks and other infrastructure are uniform in design and style with a high level of finish and detail.

4 Connectivity

The neighborhood is fully interconnected with the greater community, linking with the area trail, sidewalk and street network and providing safe access to area amenities and attractions. Circulation and movement is further provided through the neighborhood for the mutual benefit of the neighborhood residents, visitors, and surrounding community.

6 Sustainability + Environmental Stewardship

Undeveloped land often serves as open space, wildlife habitat, and agricultural land and helps control water run-off and recharge our aquifers. As a valuable neighborhood, it provides housing, community amenities and services that are environmentally sensitive and long-term sustainable. Wetland areas and waterways are preserved and enhanced, water retention ponds are created, and related stormwater infrastructure is constructed that properly manages stormwater run-off improving water quality and reducing the impact of flooding.

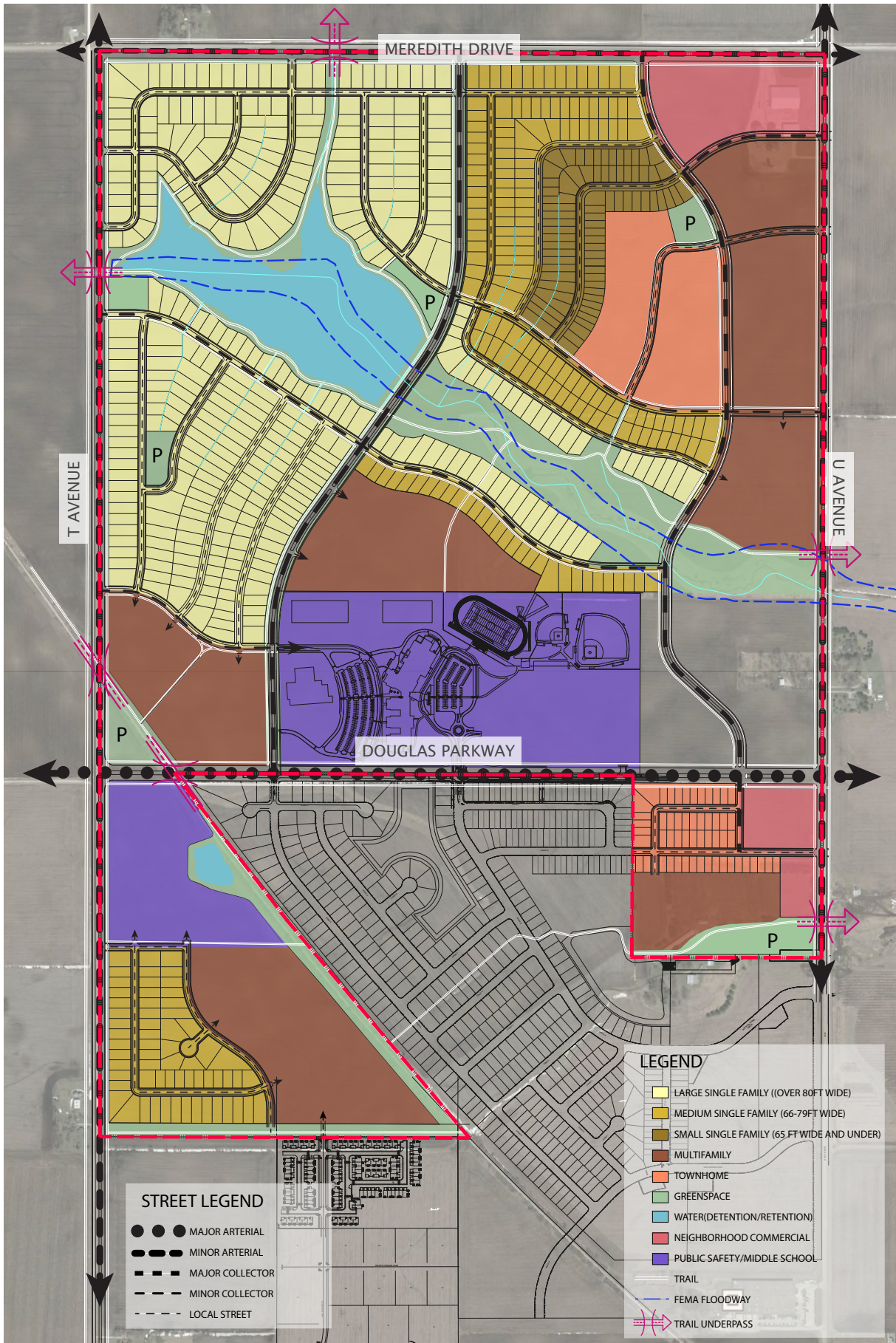


INTRODUCTION

MASTER PLAN

The purpose of this plan is to help guide the growth and development of this neighborhood in Waukee. Utilizing the Guiding Principles as a design template, the Northwest Neighborhood, and those to follow, will serve to set the standard for neighborhoods that are walkable, enhance the natural environment, and stand the test of time.

Ensuring that the neighborhood is inclusive, diverse, and accessible to all in terms of socioeconomics, environment, and design was heavily considered throughout the design process.



PLAN + VISION

1 Diversity + Equity in Housing

Within the Northwest Neighborhood, there are a variety of price-points and typologies available for housing options. This variety expands accessibility to the neighborhood for a broader range of demographics.

3 Walkability + Bikeability

In order to safely access neighborhood amenities, developing a well-connected network of sidewalks and trails for pedestrians is essential. This section highlights the network for everyday and recreational use.

5 Priority for Open Space, Parks + Landscaping

Residents and visitors will be able to access pocket parks and build a healthy community via outdoor activities. Wayfinding, public art, lighted pathways, kayaking, and fishing are a few examples of potential outdoor amenities and activities.

2 Quality Design

This principle addresses the standard for quality design regarding building architecture and the built environment. Site features, such as speed tables, mid-block crossings, street fixtures, and building aesthetics are detailed within this section.

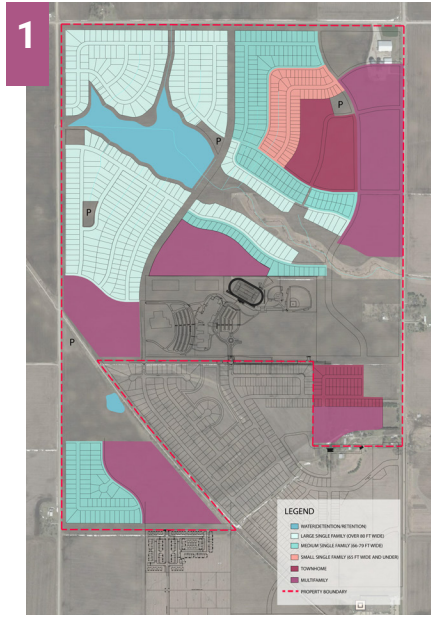
4 Connectivity

To move about this neighborhood and to others, there is a defined need for a well-connected network of streets, trails, and sidewalks. This multi-modal network will allow for a variety of users and increase accessibility for all.

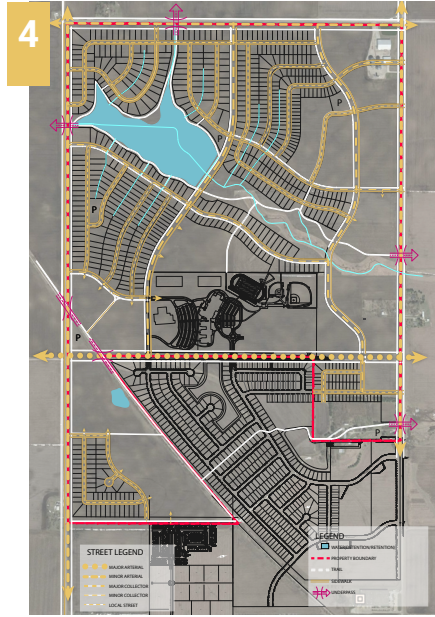
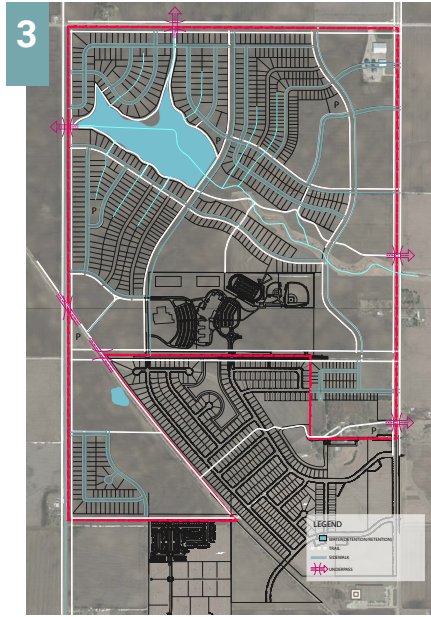
6 Sustainability + Environmental Stewardship

A major goal in this plan is to establish a long-lasting, sustainable, and environmentally conscious neighborhood. To accomplish this, wetlands, a large retention pond, and stormwater infrastructure have been designed into the neighborhood plan.

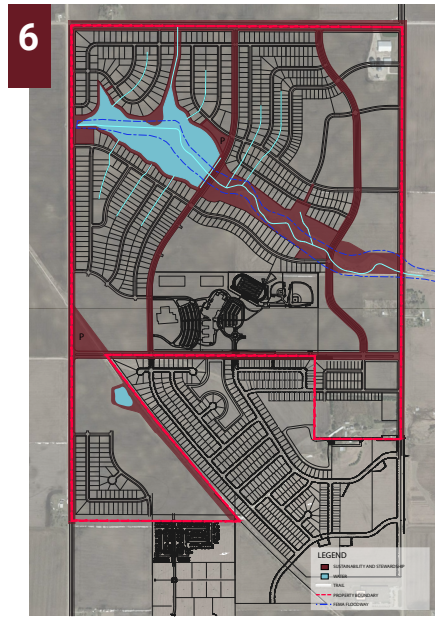
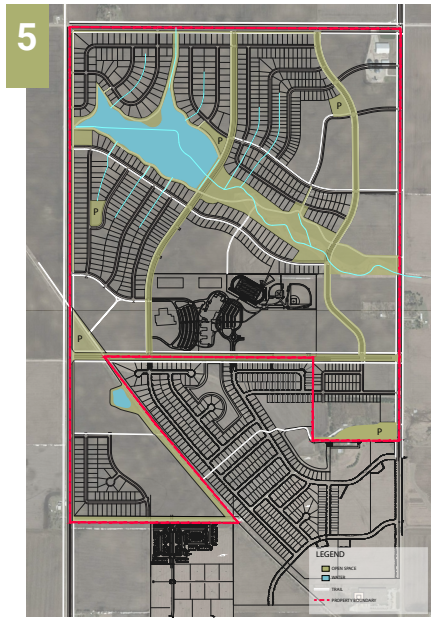
LIVE



CONNECT



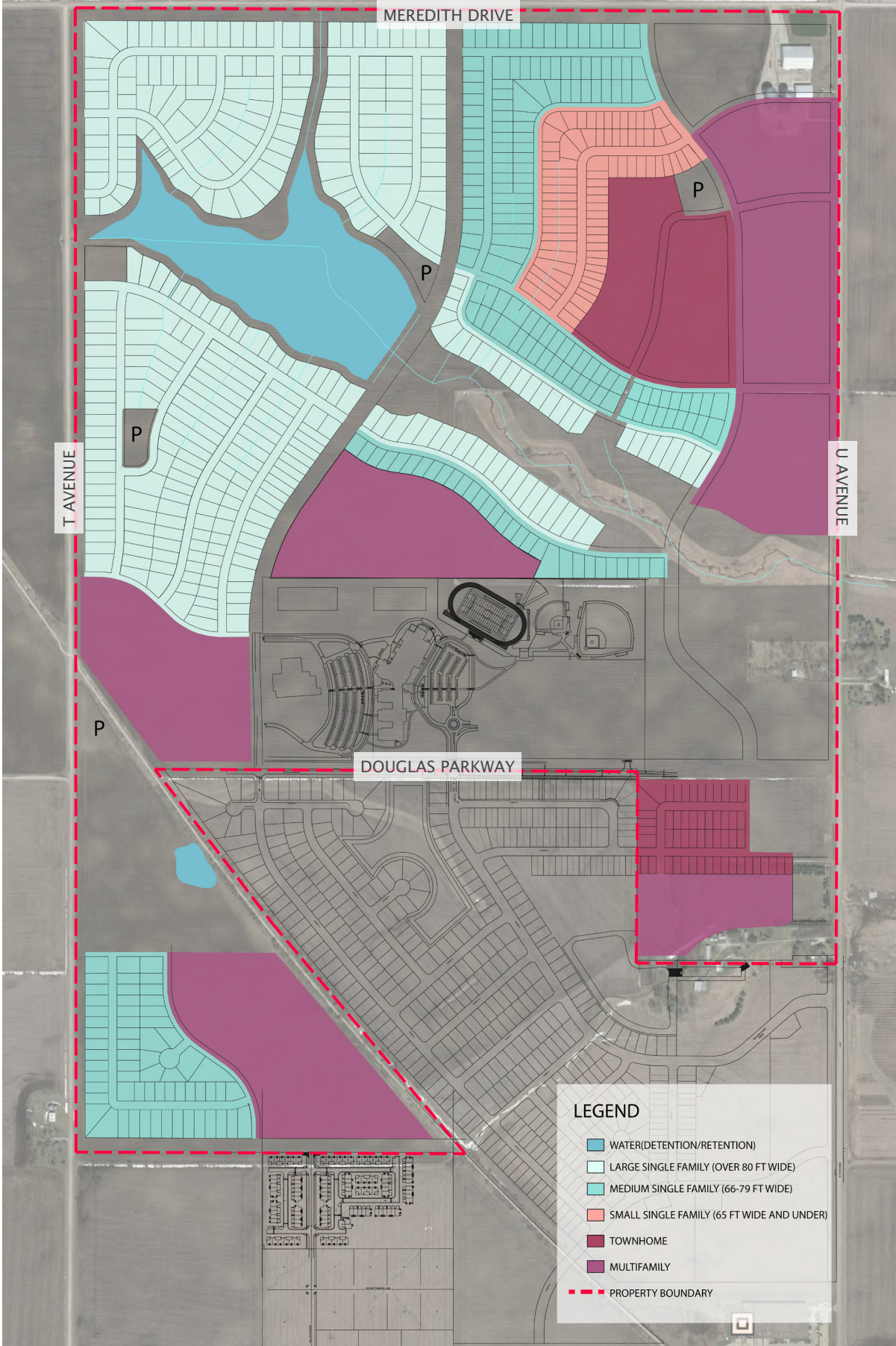
GROW



LIVE

This neighborhood design prioritizes diversifying the types of housing offered in one community. The intent is to put diversity and equity at the forefront of community design. Offering a variety of housing promotes a more resilient economy. A community with housing options for workforce and retirees, as well as choices for new hires up to senior executives, provides a more robust tax base. In addition to property tax benefits, providing diversity in housing provides a good employment base and attracts and retains businesses within a community.

DIVERSITY + EQUITY IN HOUSING



LIVE

TYOLOGIES

The following residential typologies (building types) are defined herein to help reinforce a desire for the Northwest Neighborhood Phase 1 Plan to include a wide range of housing types and prices in order to promote a diverse mix of residents in various stages of life.

Multi-Family

The Multi-Family typology consists of vertically attached dwelling units that are attached both horizontally and vertically to each other - typically referred to as apartments or condominiums. Multi-Family developments should include indoor and outdoor common spaces such as recreation rooms, gathering spaces, pools, rooftop amenity decks, playgrounds, and dog parks. Units may be owner-occupied or rented and may include small, one-bedroom efficiency units for single professionals, large 2 or 3-bedroom units for families, and units with layouts and common spaces designed for seniors.

Townhome/Rowhouses

The Townhome typology includes single-family dwellings attached horizontally (side-by-side and/or back-to-back) to one or more units. These dwellings may be geared towards being either owner-occupied or rented or a combination thereof.

Single-Family (Small-, Medium-, and Large-Lot)

The Single-Family typology (building type) includes detached single-family homes of various sizes and prices on small, medium and large lots. Lots may be as small as 50-feet to 65-feet wide and large lots may be over 80-feet in width.



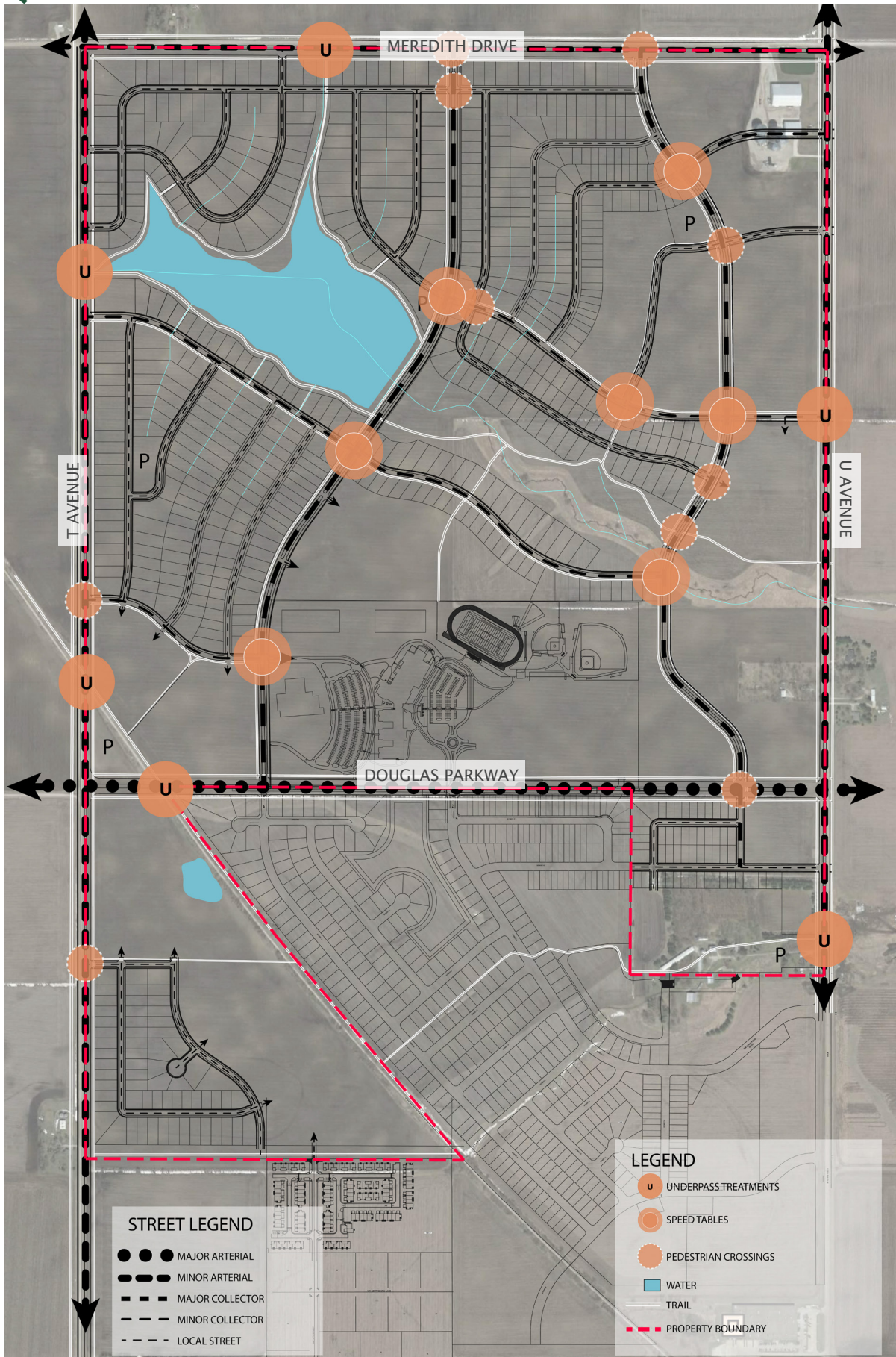
LIVE

QUALITY DESIGN

Quality design is often thought to mean expensive; however, in the context of this plan, quality design means designing buildings and infrastructure with a purpose to be both appealing and long-lasting- not just expensive. Buildings should follow fundamental architectural principles for aesthetic design and be constructed with durable, low-maintenance exterior materials. Public and private infrastructure should be designed to be both functional and resilient to survive the extreme natural environment of Central Iowa. Structures and infrastructure should be located to best serve all the needs of the residents and visitors, such as exterior lighting for security, well placed pedestrian crossings to encourage walking, and traffic calming features for safety.



QUALITY DESIGN



STREET LEGEND

- ● ● MAJOR ARTERIAL
- — — MINOR ARTERIAL
- - - MAJOR COLLECTOR
- - - MINOR COLLECTOR
- - - LOCAL STREET

LEGEND

- U UNDERPASS TREATMENTS
- SPEED TABLES
- P PEDESTRIAN CROSSINGS
- WATER
- TRAIL
- - - PROPERTY BOUNDARY



LIVE

Building Architecture

Buildings should be designed in traditional forms and constructed of durable, low maintenance exterior building materials to maintain their value over time. Included within the Waukee Neighborhood Design Guidelines are specific architectural design standards that should be employed to meet the goals and vision for the Northwest Neighborhood Phase 1 Plan.

Landscape Architecture

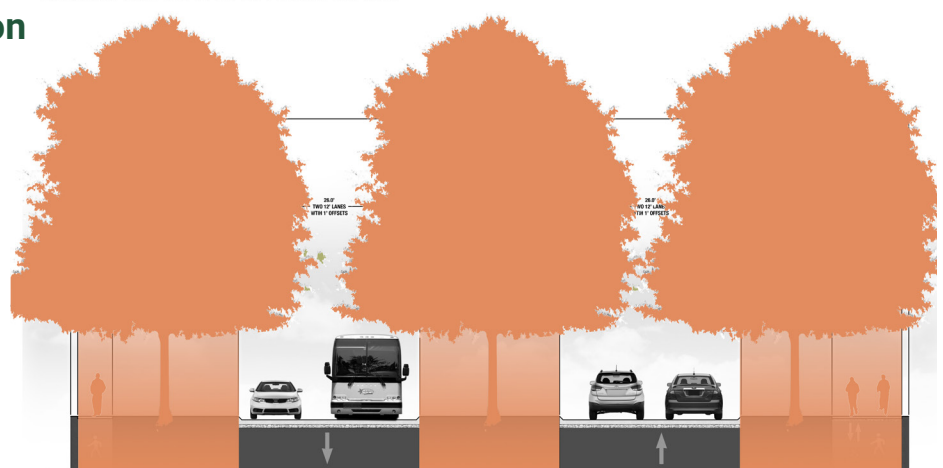
Outdoor space should be designed with attention to aesthetics while balancing positive environmental outcomes. The Waukee Neighborhood Design Guidelines provides an outline of plants to avoid, while providing species lists that are favorable in certain circumstances. While the Guidelines do not include an all-encompassing list of plants that can be used in the community, the intent is to promote biodiversity with an emphasis on native plantings. The use of landscape architecture in this plan is to help provide customizable scenarios to promote sustainability and healthy living.

Collector Street Section

Minor Collectors have 5-foot-wide sidewalks on one side of the road and 10-foot-wide trails on the opposite side. In addition to these pathways, Minor Collectors feature stormwater infrastructure similar to Local Streets. Major Collectors include the same amenities as Minor Collectors with the addition of stormwater infrastructure being included in the boulevard. Details on the boulevard stormwater infrastructure are included in the *Grow Chapter* under the *Sustainability + Environmental Stewardship* section.

Arterial Street Section

Minor Arterial Streets share the same Quality Design amenities as Major Collectors with the addition of another lane of traffic. Major Arterial Streets include two 10-foot-wide trails on either side of the road with a central boulevard separating the two lanes of traffic.



Minor Arterial Section

Local Street Section

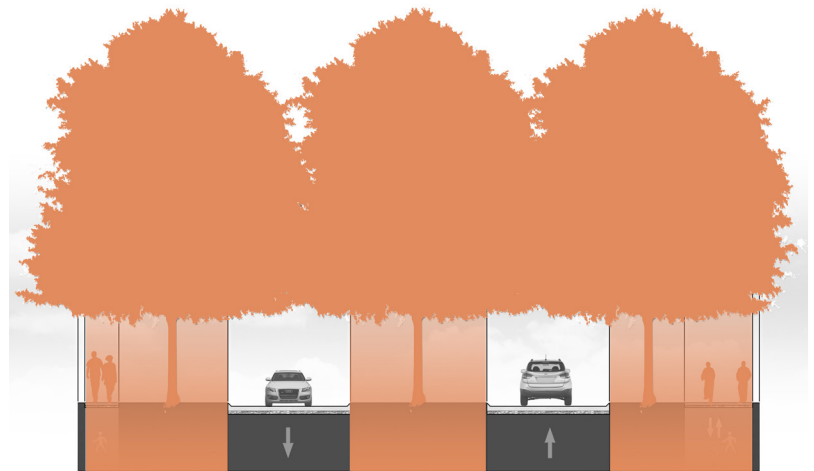
Quality Design applied to Local Streets includes pedestrian sidewalks that measure 5-foot-wide and stormwater retention buffers to collect runoff.



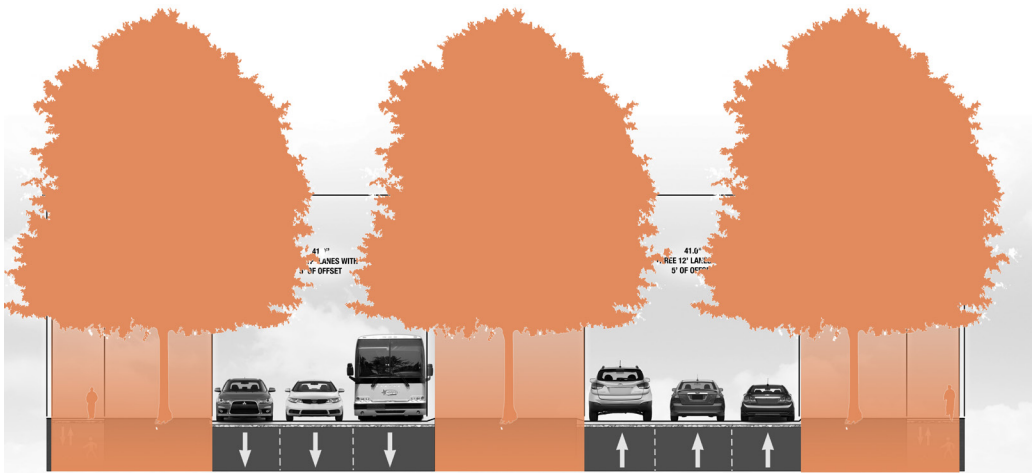
Local Street Section



Minor Collector Section

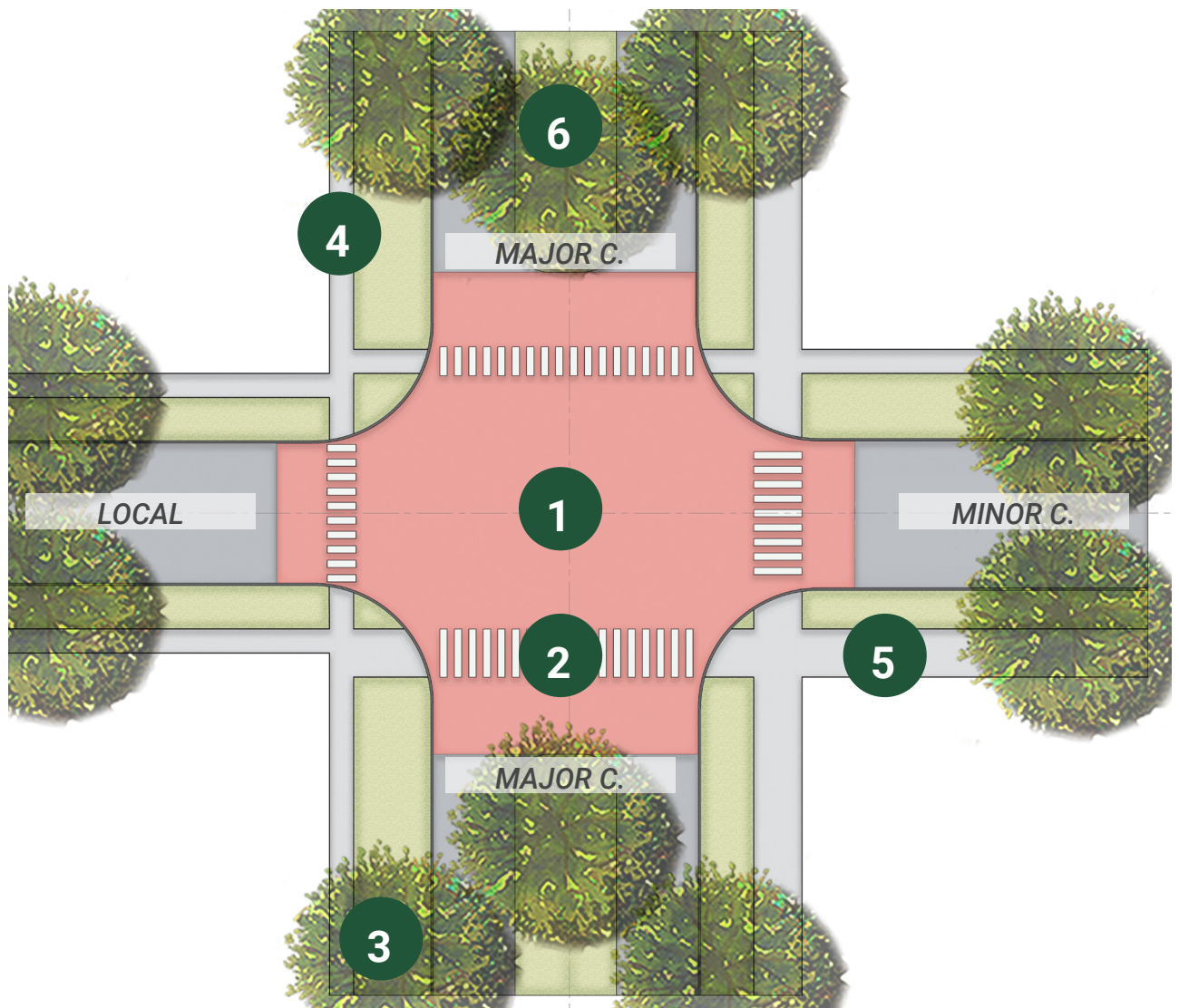


Major Collector Section



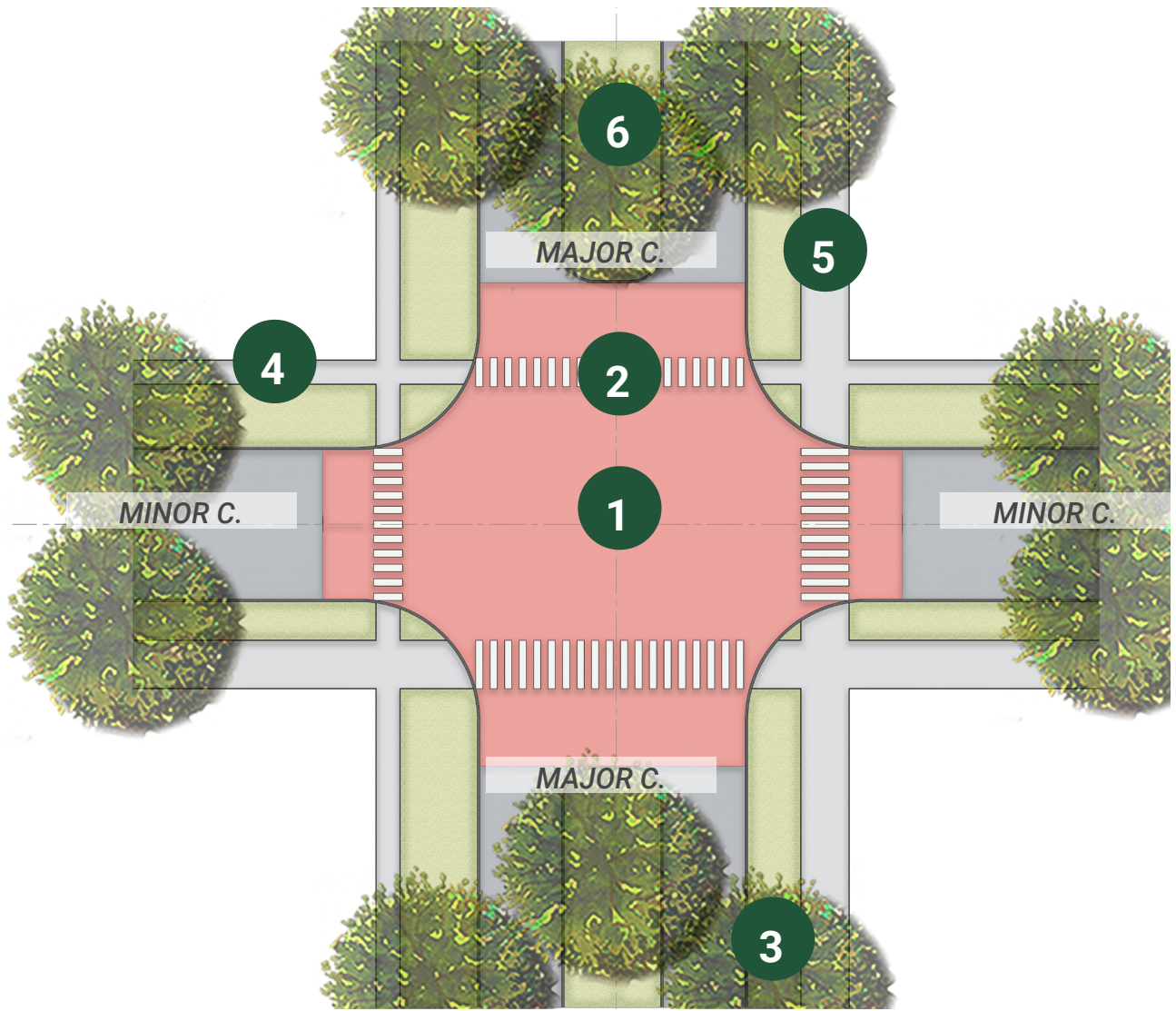
Major Arterial Section

LIVE



Local Road-Minor Collector to Major Collector T-Intersection

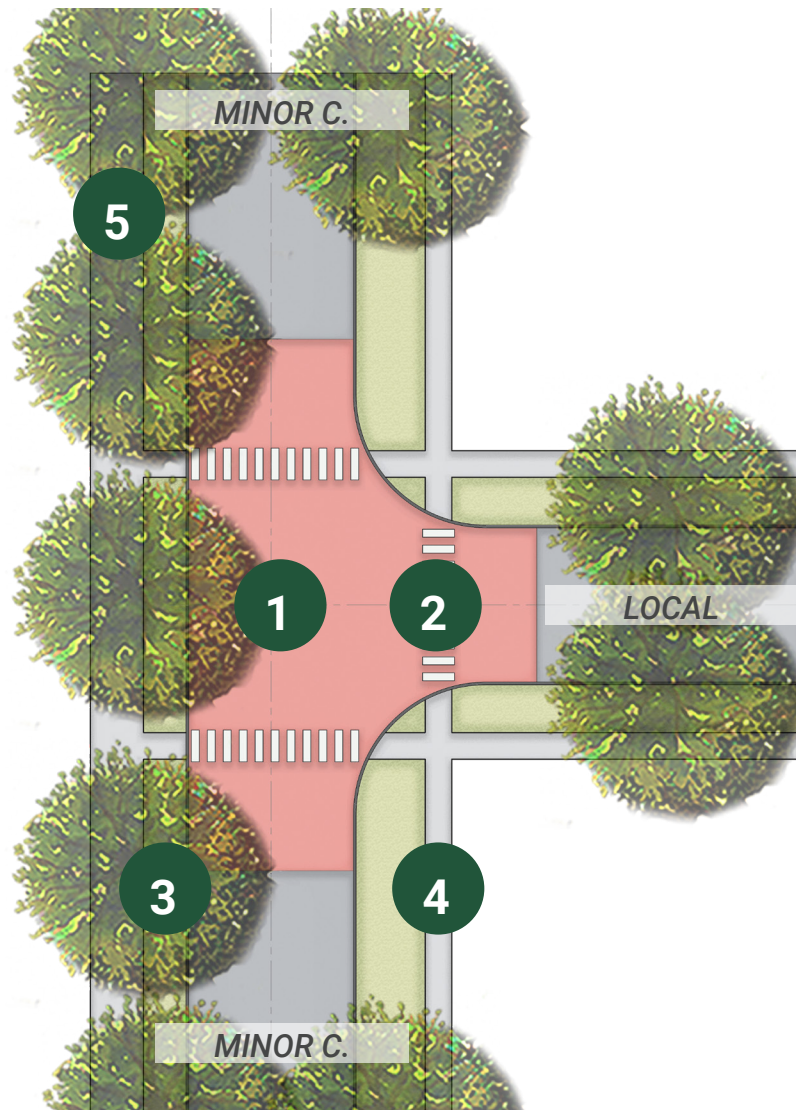
- 1 Raised Speed Table
- 2 Marked pedestrian crossing
- 3 Streetscaping
- 4 5-foot-wide sidewalks
- 5 10-foot-wide trails
- 6 Stormwater Infrastructure



Major Collector to Minor Collector Intersection

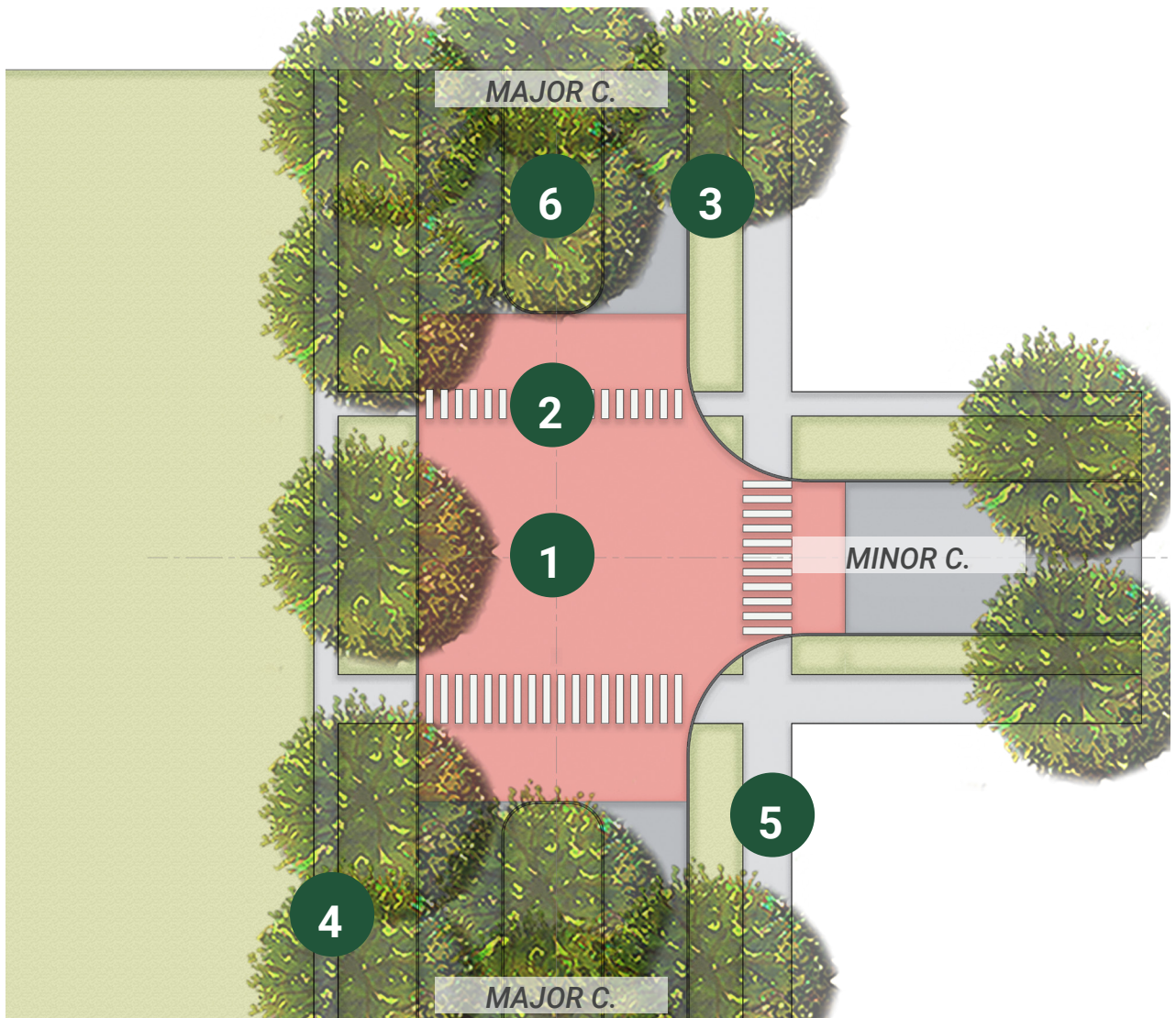
- 1** Raised Speed Table
- 2** Marked pedestrian crossing
- 3** Streetscaping
- 4** 5-foot-wide sidewalks
- 5** 10-foot-wide trails
- 6** Stormwater Infrastructure

LIVE



Local Road to Minor Collector T-Intersection

- 1 Raised Speed Table
- 2 Marked pedestrian crossing
- 3 Streetscaping
- 4 5-foot-wide sidewalks
- 5 10-foot-wide trails



Major Collector to Minor Collector T-Intersection

- 1** Raised Speed Table
- 4** 5-foot-wide sidewalks
- 2** Marked pedestrian crossing
- 5** 10-foot-wide trails
- 3** Streetscaping
- 6** Stormwater Infrastructure

CONNECT

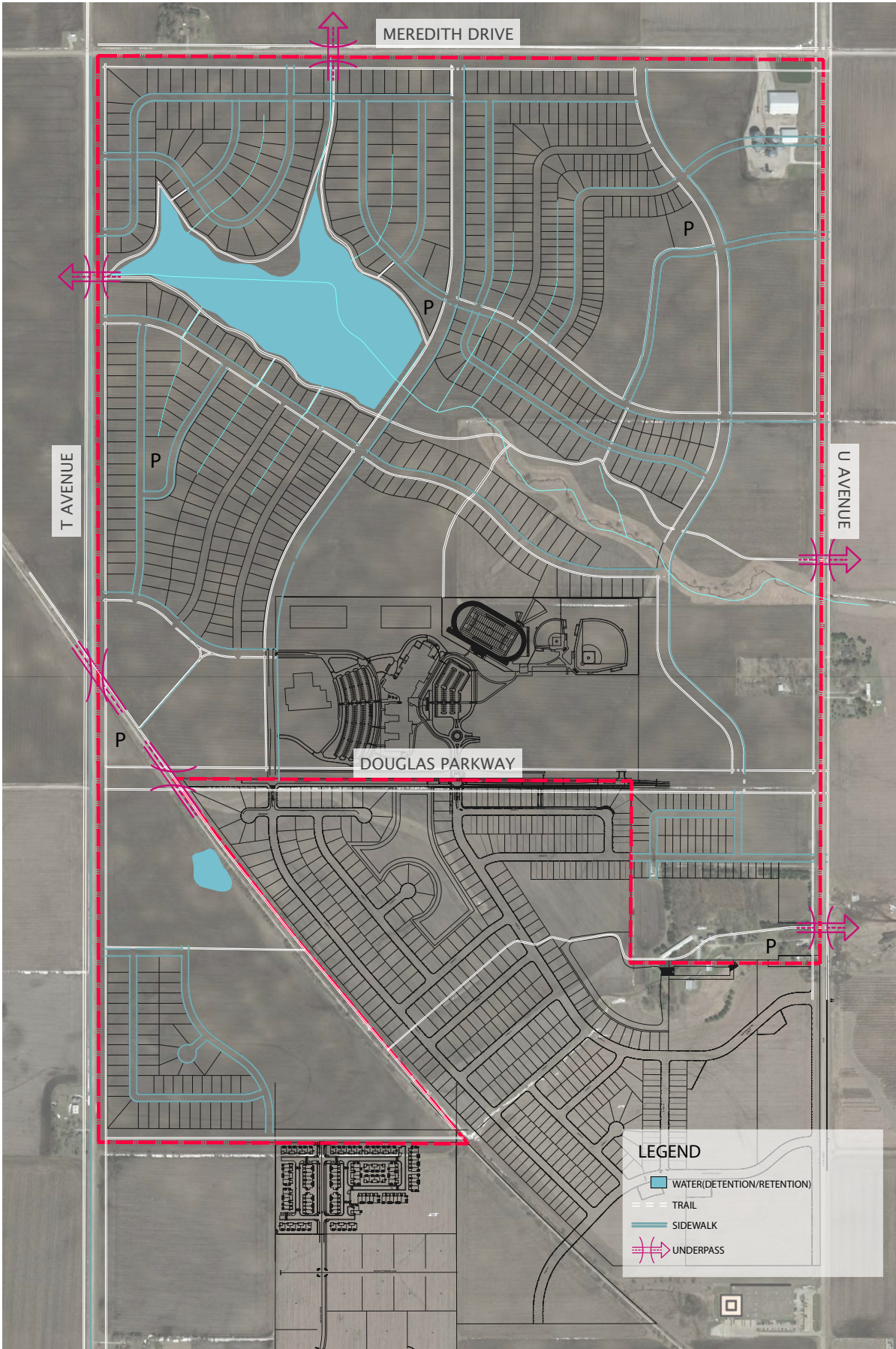
WALKABILITY + BIKEABILITY

This neighborhood redefines the street hierarchy and gives priority to pedestrians and bicyclists. A well-connected network of trails, sidewalks, and crosswalks shields and protects pedestrians and bicyclists and ensures all residents have access to pocket parks, open spaces, recreational opportunities, and can connect to adjoining developments.

Sidewalks will be defined throughout the entire development, regardless of street classification. Sidewalks are to be a minimum of 5 feet wide to allow for ADA accessibility. Trails, shown as the white pathway on the opposite page, tie back into the existing trail lines to the east and expand to the west. The sidewalks and trail network strive to establish a well-connected, healthy, and accessible neighborhood.



WALKABILITY + BIKEABILITY



LEGEND

- Water (Detention/Retention)
- Trail
- Sidewalk
- Underpass



CONNECT

WALKABILITY + BIKEABILITY

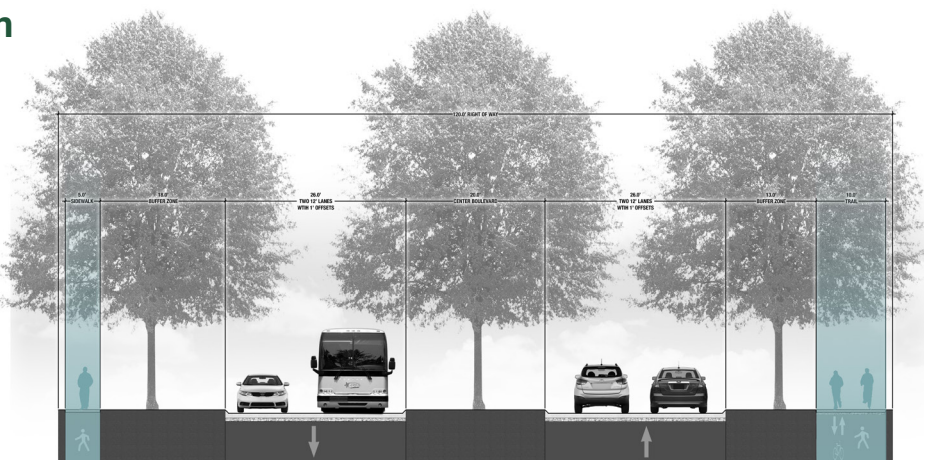
Each street typology, as defined by the Waukee Street Design Guide prepared by Snyder & Associates, will include baseline amenities based upon each guiding principle. These amenities, differing by street type, are detailed in the following text.

Collector Street Section

The Minor and Major Collector Streets features a 5-foot-wide sidewalk on one side of the street, while a 10-foot-wide trail is on the opposite side. The availability of two types of pathways expands access to bicyclists as well.

Arterial Street Section

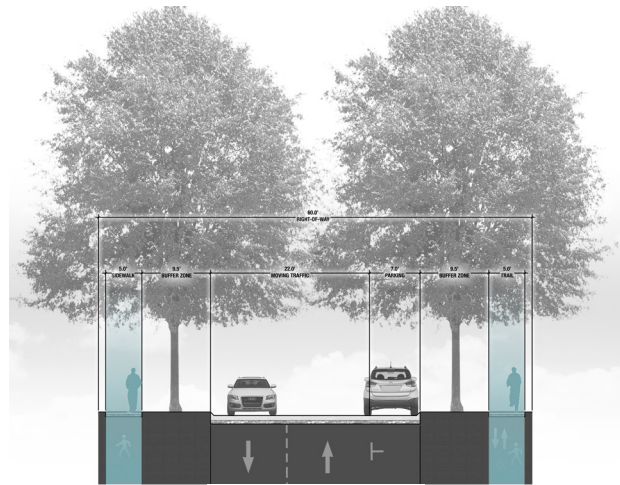
Minor Arterial Streets, similar to the Collector Streets, feature a 5-foot-wide sidewalk on one side of the street, while a 10-foot-wide trail is on the opposite side. Major Arterial Streets feature 10-foot-wide trails on either side of the street. These streets extend the farthest, connecting into the surrounding area.



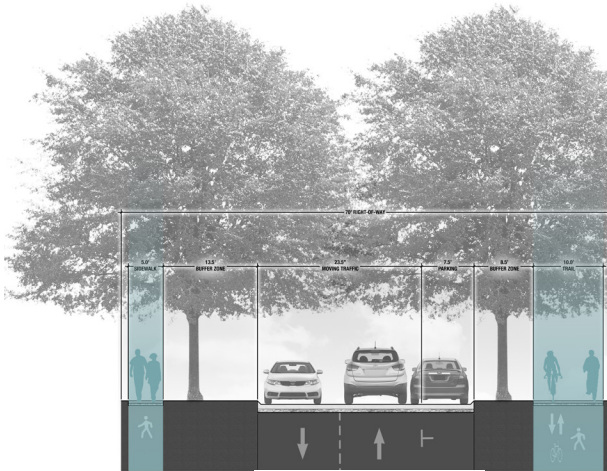
Minor Arterial Section

Local Street Section

The Local Streets found throughout the Northwest Neighborhood will have a 5-foot-wide sidewalk on each side of the street. Pedestrians traveling through this network will connect to other residences and larger street types in the neighborhood.



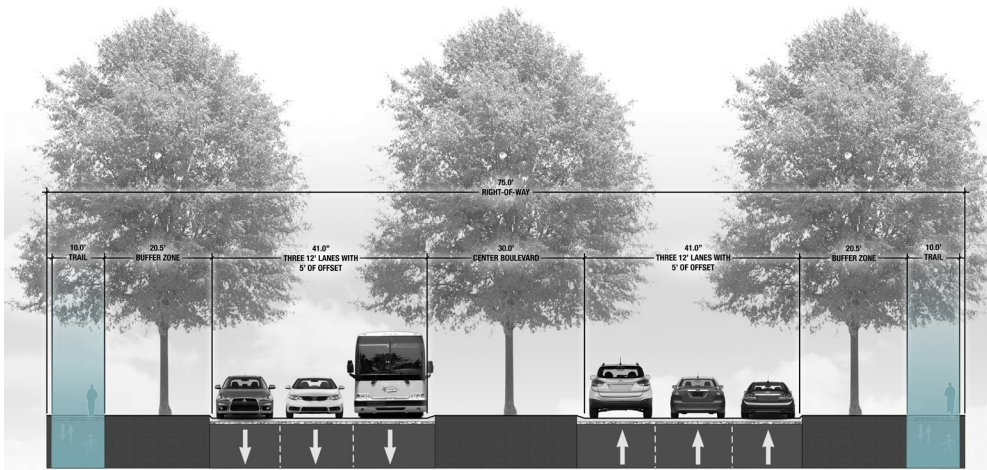
Local Street Section



Minor Collector Section



Major Collector Section



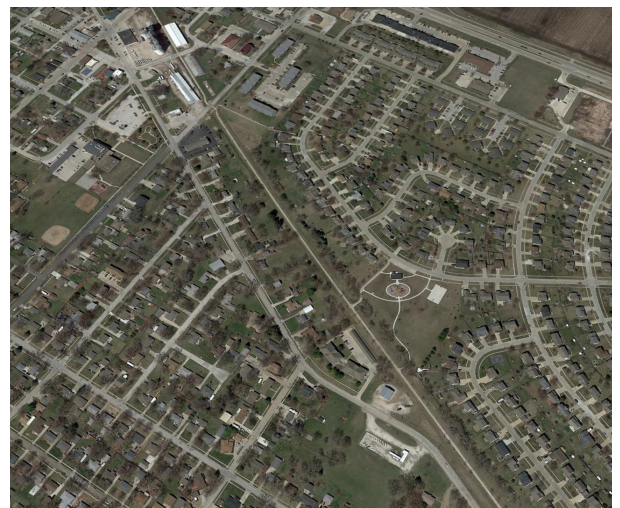
Major Arterial Section

CONNECT

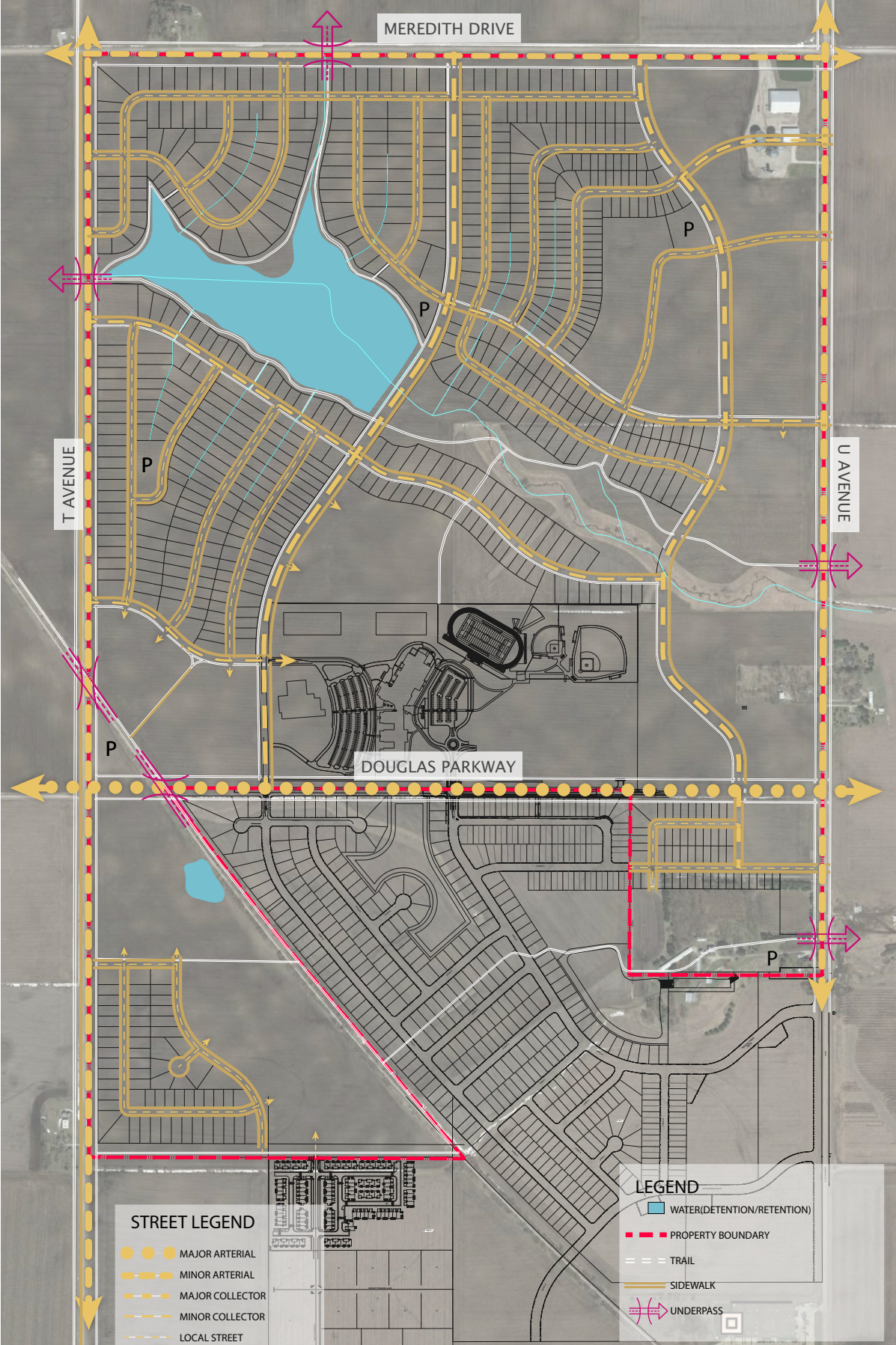
CONNECTIVITY

A major features and amenity of the Northwest Neighborhood is the extensive connectivity in and around the development. Linking streets, trails, and sidewalks to the surrounding area provides access to a variety of modal types.

Similar to the walkability and bikeability principle, connectivity revolves around the well-connected sidewalks and trails. In addition to these, local, connector, and arterial streets extend from existing city limits to the Northwest Neighborhood to welcome visitors and provide a passage home to residents.



CONNECTIVITY



STREET LEGEND

- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL STREET

LEGEND

- WATER (DETENTION/RETENTION)
- PROPERTY BOUNDARY
- TRAIL
- SIDEWALK
- ↔ UNDERPASS



CONNECT

CONNECTIVITY

Each street typology, as defined by the Waukee Street Design Guide prepared by Snyder & Associates, will include baseline amenities based upon each guiding principle. These amenities, differing by street type, are detailed in the following text.

Collector Street Section

The Minor and Major Collector Streets features a 5-foot-wide sidewalk on one side of the street, while a 10-foot-wide trail is on the opposite side. Minor Collector Streets have two lanes for vehicles and on-street parking on one side. Major Collector Streets have two lanes for traffic that are separated by a central boulevard.

Arterial Street Section

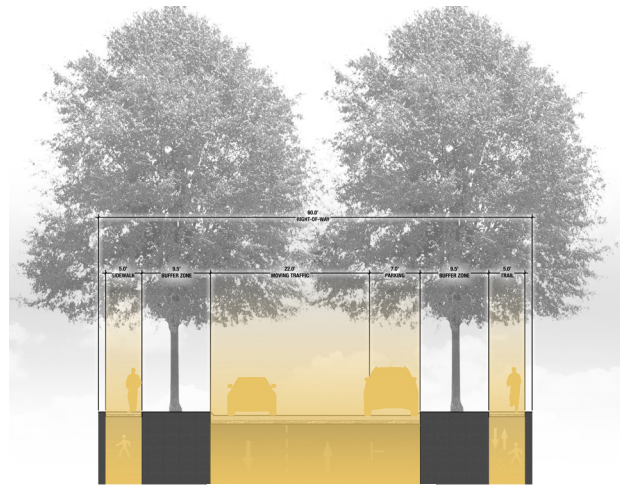
Minor Arterial Streets have one 5-foot-wide sidewalk and one 10-foot-wide trail on opposite sides of the road. Two lanes of vehicular traffic are separated by a central boulevard. The central boulevard adjusts for turning lanes at major intersections. Major Arterials have two 10-foot-wide trails on either side of the road and four lanes of vehicular traffic.



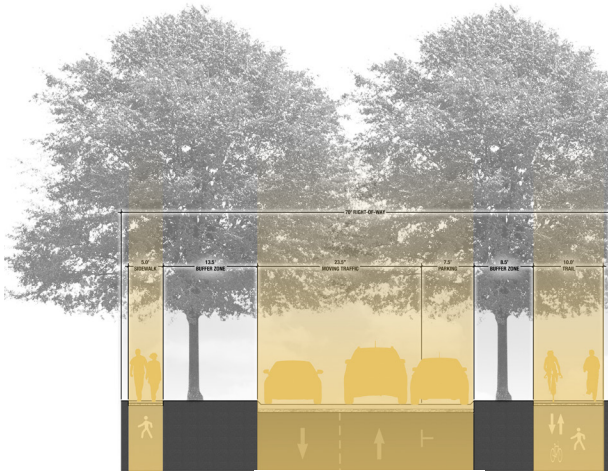
Minor Arterial Section

Local Street Section

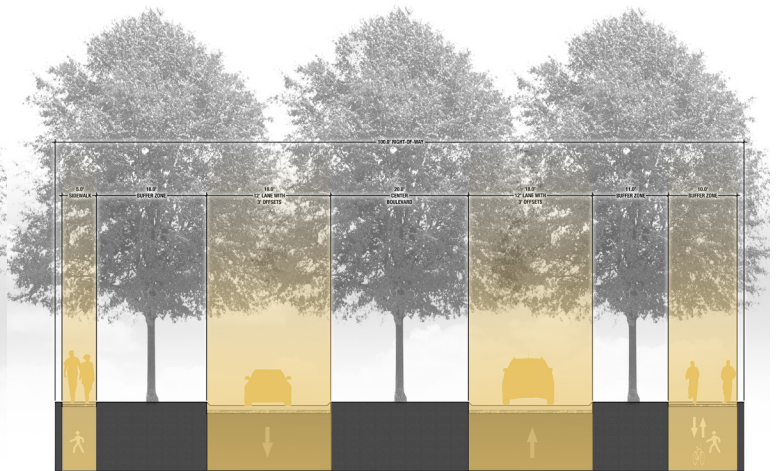
The Local Streets will include 5-foot-wide sidewalks on either side of the street. Three lanes for vehicles include two lanes for diverging traffic and one lane for parking.



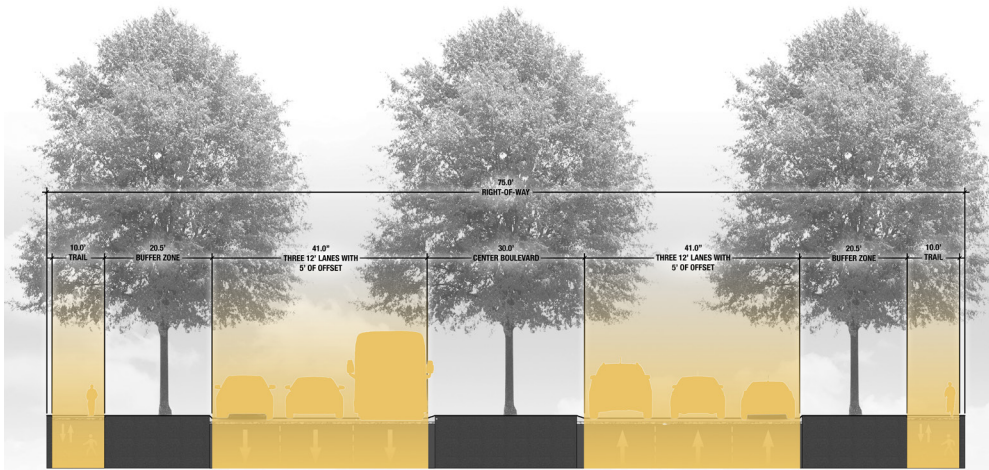
Local Street Section



Minor Collector Section



Major Collector Section



Major Arterial Section

CONNECT

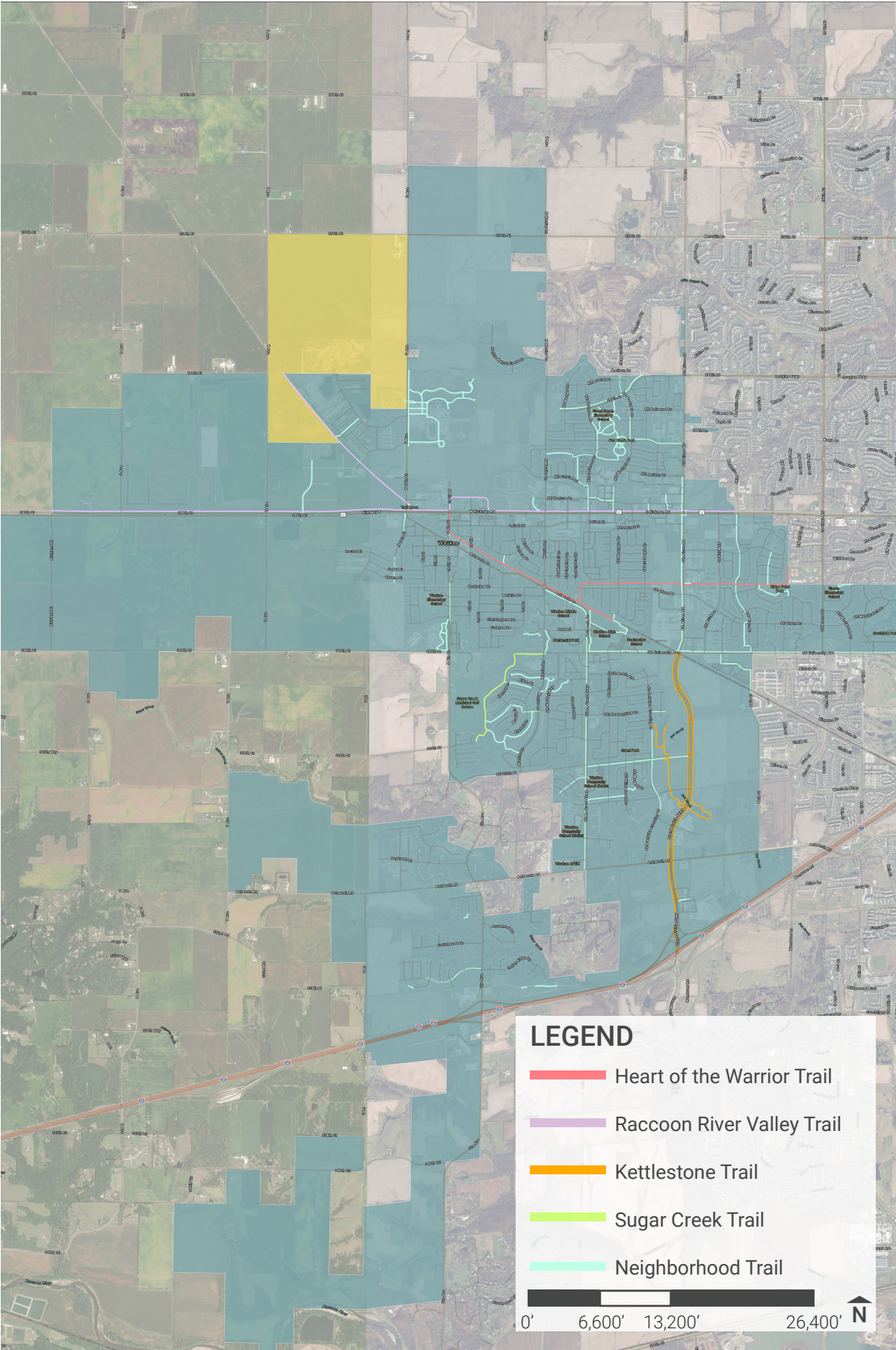
TRAIL CONNECTIONS

The City of Waukee currently has an extensive trail network that services Waukee and surrounding communities. Today, there are four defined trails- Heart of the Warrior Trail, Raccoon River Valley Trail, Kettlestone Trail, and Sugar Creek Trail. In addition to these four trails, there are neighborhood trails linking the interior of Waukee. The Northwest Neighborhood Plan proposes linking into the Raccoon River Valley Trail to expand the Waukee Trail network as the community continues to grow. In addition to the planned link, the Northwest Neighborhood is planning for the future by including trails along the perimeter of the neighborhood allowing future growth to connect and further expand the trail network.



Photos courtesy of the City of Waukee

CONNECTIVITY TO REGIONAL + LOCAL TRAILS



GROW

PRIORITY FOR OPEN SPACE, PARKS + LANDSCAPING

The Northwest Neighborhood prioritizes parks, recreation, and open spaces. Seen as an essential amenity to sustain a healthy community, parks are scattered throughout the neighborhood so each quadrant of the development has its own designated park and recreation space. Each park within the Northwest Neighborhood is a stand alone space with a variety of differing amenities. The collective park system is intended to be easily accessible and well-connected to allow residents to move from park-to-park with comfort and ease. Serving both a recreation and environmental purpose, the retention pond provides opportunities for fishing and kayaking, as well as landscaped wetland for stormwater management.

Parkland Dedication

The following are approximate acres of the following land area for the Northwest Neighborhood Plan as designed:

- Total area: 757.45 acres
- Water: 32.74 acres (4.32%)
- Parkland: 26.97 acres (3.56%)
- Open Space: 89.82 acres (not included parkland) (11.86%)

Estimated Dwelling Units by Type:

- Single Family: 679 lots
- Townhome: 341 units
- Multifamily: 2,196 units

Estimated Parkland Dedication Requirement:

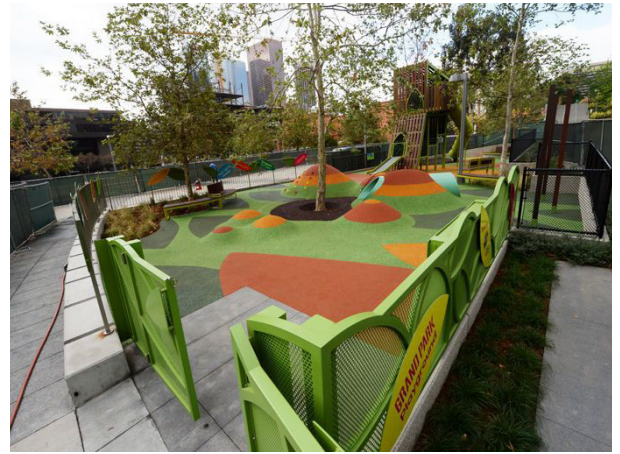
- 679 Single Family lots x 3 per household: 2,037 residents
- 341 townhomes x 2.25 per household: 767 residents
- 2,196 Multifamily residents x 1.75 per household: 3,843 residents

6,647 total residents x 6.5 acres/1,000 = 43.2 acres of required parkland dedication

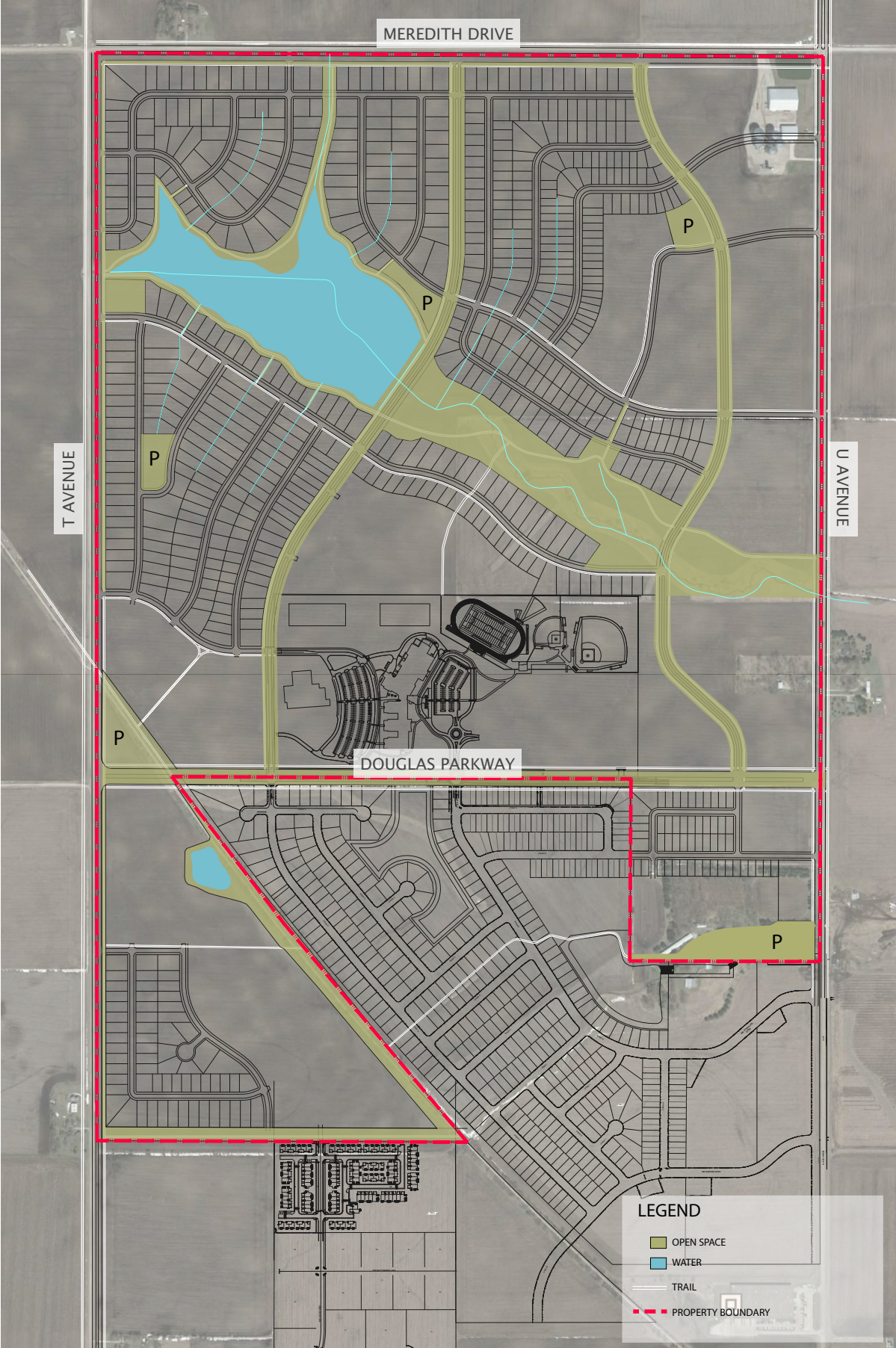
Estimated Parkland Dedication:

- 26.97 acres of parkland
- 89.82 acres of open space (equivalent to 22.46 acres of parkland)

TOTAL: 49.43 ACRES OF PARKLAND



PRIORITY FOR OPEN SPACE, PARKS + LANDSCAPING



GROW

PRIORITY FOR OPEN SPACE, PARKS + LANDSCAPING

An extensive list of approved local, collector, and arterial street trees can be found in the Waukee Neighborhood Design Guidelines. Native plants approved within the Northwest Neighborhood are provided below.

Native Plants

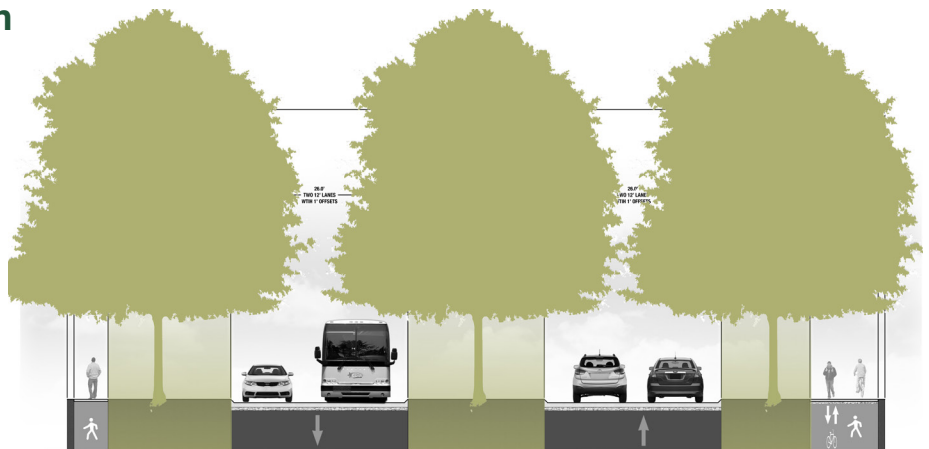
- Purple Coneflower, *Echinacea purpera*
- Black-Eyed Susan, *Rudbeckia hirta*
- Coreopsis
- Great Blue Lobelia, *Lobelia siphitica*
- Little Bluestem, *Schizachyrium scoparium*
- Big Bluestem, *Andropogon gerardi*
- Switchgrass, *Panicum virgatum*
- Sideouts Grama, *Bouteloua curtipendula*
- Prairie Dropseed, *Sporobolus heterolepis*
- Canada Wildrye, *Elymus canadensis*
- Wild Bergamont, *Mondarda fistulosa*
- Columbine, *Aquilegia vulgaris*
- Fasl Indigo, *Baptisia australis*

Collector Street Section

Minor Collectors are similar to Local Streets for their use and location of streetscaping and native plantings. Major Collectors have the same buffers as Minor Collectors, as well as a landscaped boulevard.

Arterial Street Section

Minor and Major Arterial Streets share the same amenities as Major Collectors with two buffers of streetscaping and native plantings and one landscaped boulevard.



Minor Arterial Section

Local Street Section

Priority for Open Space, Parks + Landscaping includes streetscaping and native plantings along the buffers of Local Streets. These approved trees and plantings can be found in the bulleted list to the left.



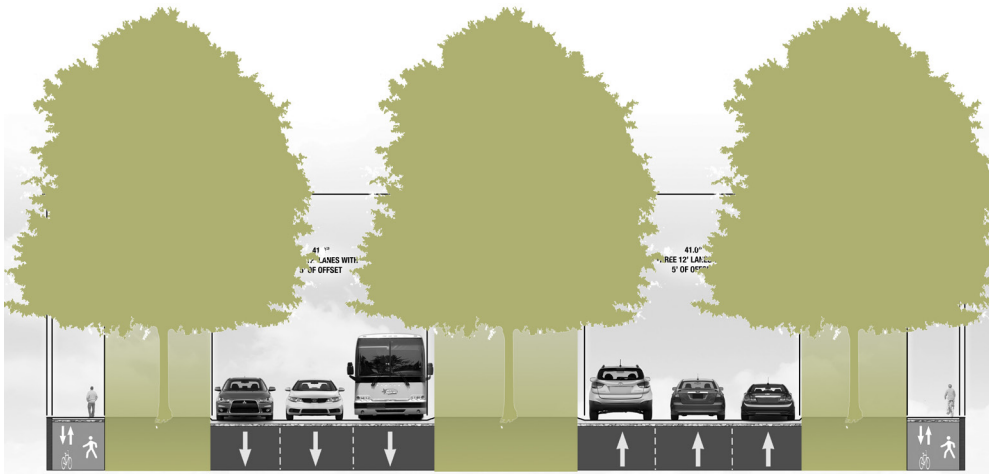
Local Street Section



Minor Collector Section



Major Collector Section



Major Arterial Section

GROW

PRIORITY FOR OPEN SPACE, PARKS + LANDSCAPING

Each park in the neighborhood is intended to provide to the neighborhood residents, while also working as part of a larger park system. It is recommended to vary amenities at each park location within the Northwest Neighborhood. This eliminates the need for each park to be larger to accommodate the needs and desires of the entire community, as well as off-street parking. Additionally, it is recommended to consider the inclusion of adult play and fitness spaces to provide benefits to more members of the community. Each park in the Northwest Neighborhood is intended to vary in amenities as well as size. Ranging from small neighborhood parks up to large recreational parks, each one will cater to a different member of the community.

The image to the right illustrates an example for potential programming for one of the Northwest Neighborhood parks. Amenities for this park include a basketball court, small shelter, adult fitness, and playground. Following the recommendation provided earlier, amenities at neighboring parks would differ from those found at this example park. The uniqueness of each park will ensure that it is serving as many members of the community as possible.



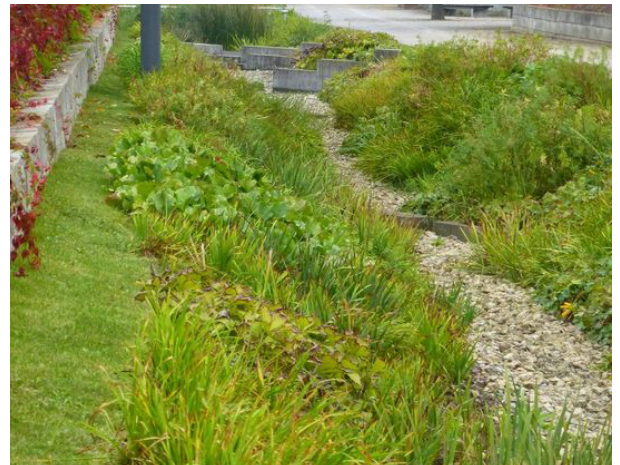


GROW

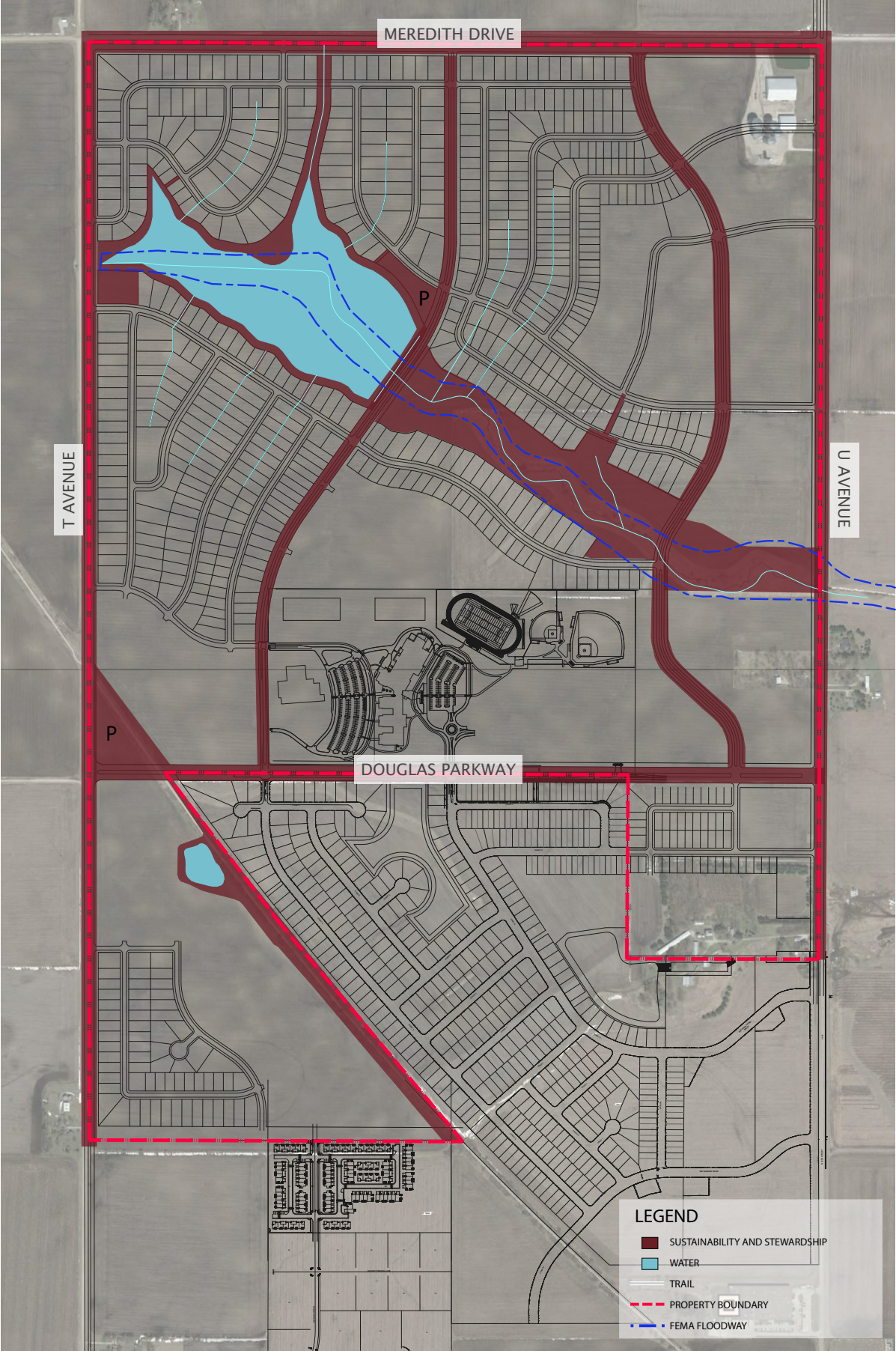
SUSTAINABILITY AND ENVIRONMENTAL STEWARDSHIP

Throughout the Northwest Neighborhood, there is a diverse scheme of open spaces, wetlands, and a recreational pond. The open spaces in the neighborhood are not merely vacant parcels of land, but intentional, planned tools for controlling water runoff and recharging aquifers. The wetland of the Northwest Neighborhood contribute to both the visual aesthetic of the residential neighborhoods and overall floodplain maintenance.

The aforementioned boulevards that are integrated into the street designs for Major Collectors, Minor Arterials, and Major Arterials are a primary contributor to the environmental stewardship of this neighborhood. The boulevards leverage inventive stormwater infrastructure with recessed catch basins along the perimeter that allow for the collector of runoff.



SUSTAINABILITY + ENVIRONMENTAL STEWARDSHIP



GROW

SUSTAINABILITY + ENVIRONMENTAL STEWARDSHIP

The Northwest Neighborhood plan incorporates stormwater management into the street typology defined by the Waukee Street Design Guide prepared by Snyder & Associates. Integrating stormwater management practices in the forms of rain gardens and bioretention cells into Boulevards creates environmental benefits to the community in addition to those provided by providing open space.

Intentional stormwater management systems built into the community streetscape and open space can provide additional benefits to the community in addition to general aesthetics.

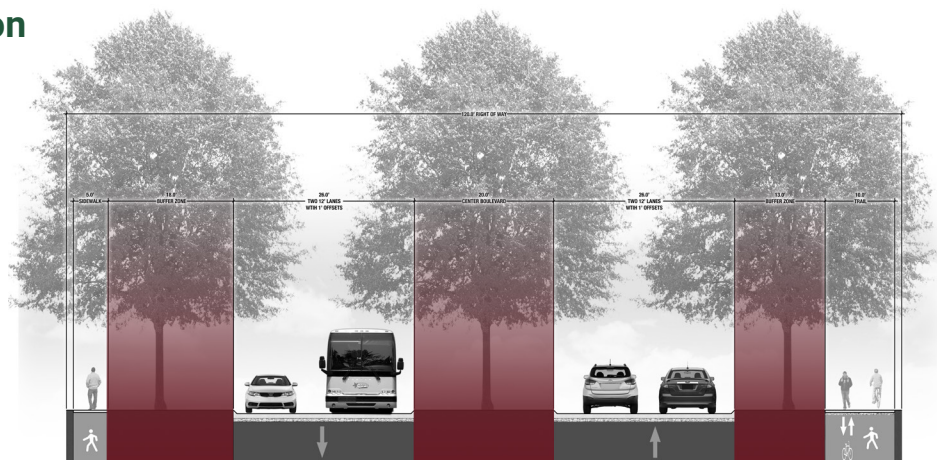
As the city has already dedicated efforts to creating landscape boulevards, it is our suggestion that the boulevards within the Northwest Neighborhood be bio-retention cells. As the city has already committed to dedicating open space into their streetscape plan, the inclusion of best management practices into the existing plan provides the city without taking additional room to help mitigate stormwater.

Collector Street Section

Minor Collectors are similar to Local Streets for their use and location of streetscaping, native plantings, and bio-cells. Major Collectors have the same amenities as Minor Collectors, as well as a boulevard that serves as stormwater infrastructure.

Arterial Street Section

Minor and Major Arterial Streets share the same amenities as Major Collectors with two pods of streetscaping, native plantings, and bio-cells and one boulevard for stormwater infrastructure.



Minor Arterial Section

Local Street Section

In addition to the streetscaping and native plantings mentioned in the previous section, Local Streets will include bio-cells for stormwater infrastructure.



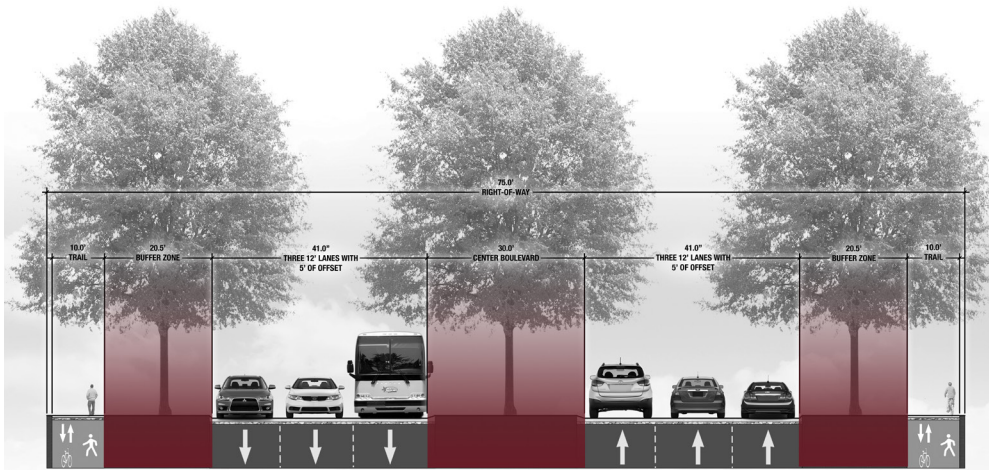
Local Street Section



Minor Collector Section



Major Collector Section

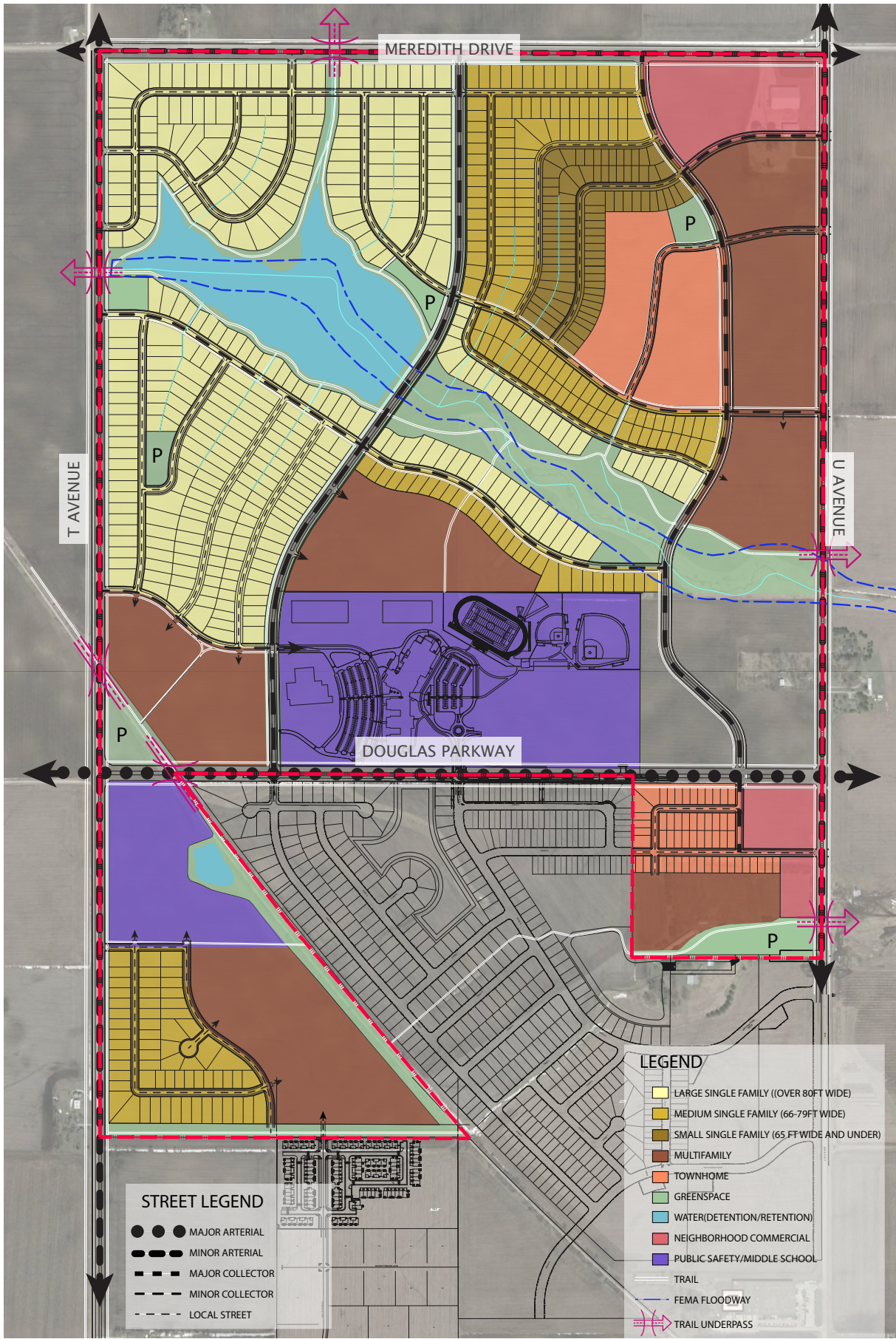


Major Arterial Section

IMPLEMENTATION

APPLICATION

In order to implement the vision of the Northwest Neighborhood Phase 1 Plan, the City and the owners and developers of this property should enter into a development agreement detailing the timelines, phasing, and the responsibilities of each party for certain infrastructure construction and land dedication. Guidance on development responsibilities and potential City assistance is provided within these the Waukee Neighborhood Design Guidelines. This Master Plan and the Waukee Neighborhood Design Guidelines should be adopted and utilized as a supplement to the standard zoning districts.



STREET LEGEND

- ● ● MAJOR ARTERIAL
- — — MINOR ARTERIAL
- - - MAJOR COLLECTOR
- - - MINOR COLLECTOR
- - - LOCAL STREET

LEGEND

- LARGE SINGLE FAMILY (OVER 80FT WIDE)
- MEDIUM SINGLE FAMILY (66-79FT WIDE)
- SMALL SINGLE FAMILY (65 FT WIDE AND UNDER)
- MULTIFAMILY
- TOWNHOME
- GREENSPACE
- WATER (DETENTION/RETENTION)
- NEIGHBORHOOD COMMERCIAL
- PUBLIC SAFETY/MIDDLE SCHOOL
- TRAIL
- FEMA FLOODWAY
- ↔ TRAIL UNDERPASS





Waukee
THE KEY TO GOOD LIVING