



**Waukee**  
THE KEY TO GOOD LIVING

# WAUKEE CIVIC MASTER PLAN



## REPORT BOOKLET

An innovative, sustainable vision for Waukee's new Civic Campus, creating a vibrant and diverse center for the entire community.

**DATE CREATED**  
January 22, 2025

**WAUKEE, IA**



**CONFLUENCE**

## ACKNOWLEDGMENTS

The City of Waukee would like to sincerely thank all individuals, organizations, and teams who assisted in drafting the Waukee Civic Master Plan. Your expertise, commitment, and collaboration have been instrumental in shaping this comprehensive vision.

Special appreciation goes to the City of Waukee staff and leadership for their guidance and support throughout the process. Your dedication has ensured that this plan reflects the highest standards of excellence and serves as a roadmap for the future development of our community.

Thank you for your hard work and contributions to this important project.

### STEERING COMMITTEE

- » Brad Deets / City Administrator
- » Nick Osborne / Assistant City Administrator
- » Andy Kass/ Community Development Director
- » Rudy Koester/ Public Works Director, City Engineer
- » Matt Jermier / Parks & Recreation Director

### CITY COUNCIL MEMBERS

- » Courtney Clarke / Mayor
- » Ben Sinclair / Council Member
- » Chris Crone / Council Member
- » Rob Grove / Council Member
- » Charlie Bottenberg / Council Member
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SVPA ARCHITECTS Foth

CE Golf Design

### COLLABORATING FIRMS:

waters edge AQUATIC DESIGN

SHIVEHATTERY ARCHITECTURE+ENGINEERING



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# 1

## SECTION ONE / PROJECT UNDERSTANDING

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# EXECUTIVE SUMMARY

## PLAN OVERVIEW & PURPOSE

The Waukee Civic Master Plan serves as a strategic framework to guide the development and enhancement of Waukee's civic core. Positioned at a critical juncture of growth within the Des Moines metropolitan region, Waukee is experiencing rapid expansion in both population and infrastructure. This Master Plan aims to align the city's vision with actionable steps that foster community engagement, sustainable growth, and long-term civic vitality. It provides a roadmap for creating vibrant public spaces, while respecting the city's character and heritage.

## PROJECT SUMMARY

-  Location: Waukee, IA
-  Study Area: 216 Acres  
Area+Golf:360 Acres
-  Start Date: January 1, 2024
-  Contact : City of Waukee Development Services (515) 978-9533



The purpose of the Master Plan is to address Waukee's evolving needs while maintaining a balanced approach to development. The Plan prioritizes efficient land use, infrastructure investments, and thoughtful integration of cultural, recreational, and administrative functions. By consolidating these elements, the city seeks to create a cohesive and dynamic civic hub that meets the demands of current and future residents.



*This plan outlines strategic growth, enhanced public spaces, and development guidelines to support Waukee's long-term goals for vibrant, resilient, and inclusive urban spaces*

## KEY OBJECTIVES

### Establish a Civic Identity

Create a centralized, recognizable civic district that reflects the community's values and aspirations. This includes integrating key municipal buildings, public spaces, and landmarks to strengthen Waukee's identity.

### Enhance Accessibility and Connectivity

Improve pedestrian, bicycle, and vehicular access throughout the civic district, connecting it seamlessly to adjacent neighborhoods and regional infrastructure.

### Support Community Engagement

Develop spaces that encourage public participation, cultural activities, and social interaction, fostering a sense of belonging and pride within the community.

## CONCLUSION

The Waukee Civic Master Plan is a proactive response to the city's rapid growth and increasing demand for civic services and amenities. By addressing immediate needs while anticipating future challenges, the Plan ensures that Waukee remains a thriving and cohesive community. This document serves as a blueprint for the city's vision, fostering a legacy of collaboration, innovation, and excellence for generations to come.

# STUDY AREA OVERVIEW

## OVERALL RELATIONSHIP TO REGION

At a regional scale, the site is located within the Des Moines metropolitan area, west of Des Moines and near cities like Urbandale, Clive, and West Des Moines. Its strategic position along key transportation routes, including Interstate 80 and Hickman Road, provides excellent regional connectivity and access to economic and cultural hubs. Waukee's role as a rapidly growing suburban community within this dynamic region makes the site a critical anchor for future development, aligning with broader metropolitan growth trends. The site's accessibility positions it as an ideal location for fostering connections between Waukee and neighboring communities while supporting regional mobility and economic activity.

Within Waukee, the site lies on the city's southern edge, adjacent to residential neighborhoods and expanding commercial areas. It serves as a transition between urbanized zones and the open, agricultural landscapes to the west and south, making it a gateway for balanced growth. Surrounded by parks, and green spaces, the site offers an opportunity to create a vibrant civic hub that integrates recreational, cultural, and community-focused functions.

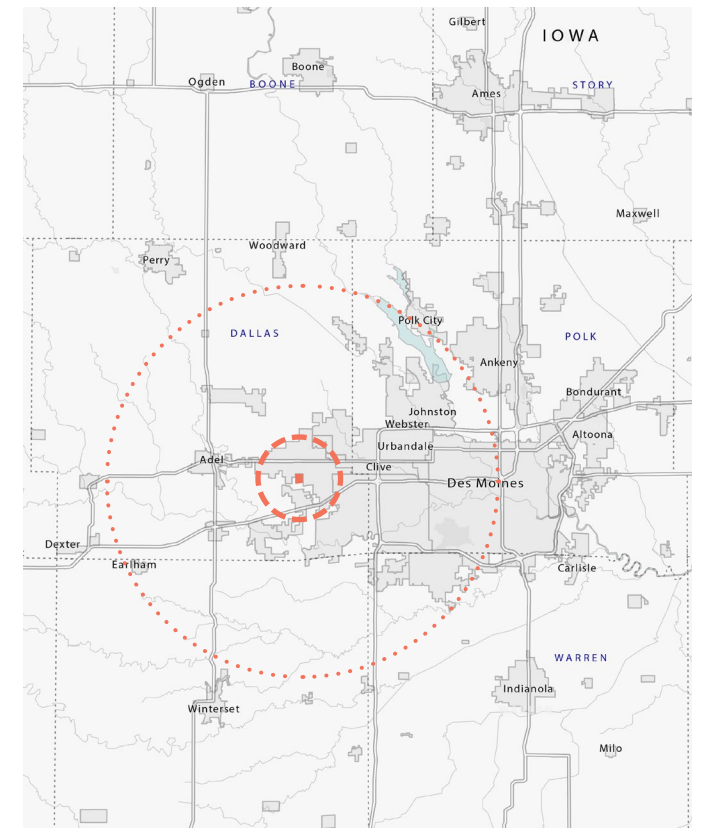


FIGURE 1.2 / STUDY AREA IN RELATION TO REGION

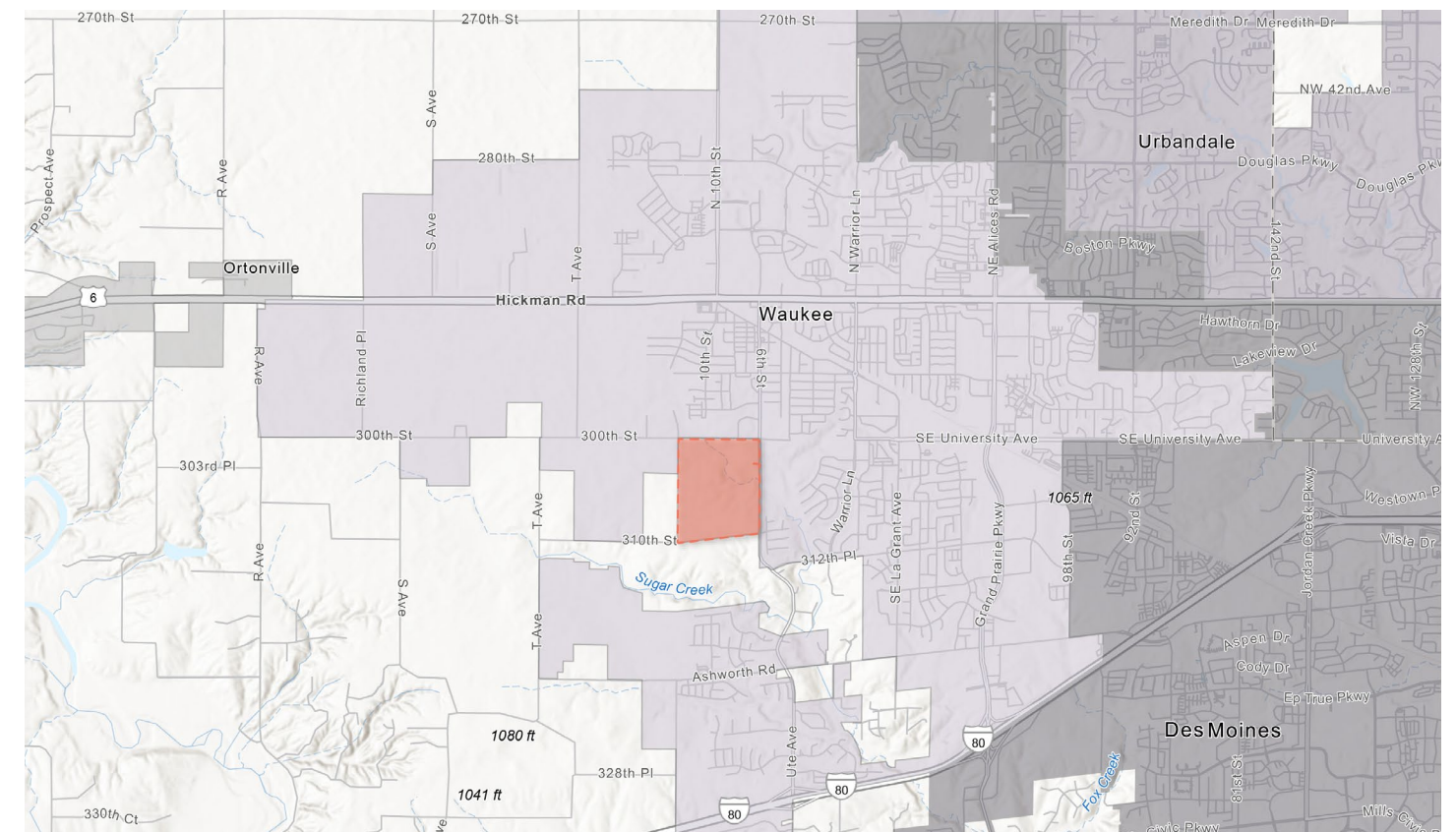


FIGURE 1.3 / STUDY AREA IN RELATION TO WAUKEE CITY LIMITS

## RELATIONSHIP TO WAUKEE 2040 COMPREHENSIVE PLAN

### PREFERRED LAND USE MAP

The highlighted project area, as depicted in the Waukee 2040 Comprehensive Plan Preferred Land Use Map, is predominantly designated for Park (green) and Open Space (light green). This area prioritizes the preservation of natural features and recreational amenities, creating opportunities for community engagement, outdoor activities, and ecological conservation. Its integration into the city's urban fabric supports the vision of a livable and sustainable community, offering accessible green spaces that enhance the quality of life for residents. Additionally, its proximity to Medium Density Residential areas ensures that the parks and open spaces serve as essential amenities for nearby neighborhoods, fostering a harmonious balance between development and natural preservation.

### KEY DISTRICTS IN WAUKEE

#### "Civic Campus (A Mixed Use Town Center)"

The project area was highlighted as a pivotal element in the Imagine Waukee 2040 Plan, designated as the "Civic Campus," envisioned to serve as a vibrant, mixed-use town center and community hub. Two major conceptual alternatives have been proposed for its development. Both alternatives aim to provide a central location for municipal, cultural, and recreational facilities, ensuring a well-integrated space for the community. Predicted uses include a City Hall, library, performing or arts center, aquatic center, ice skating arena, field house, adult softball complex,

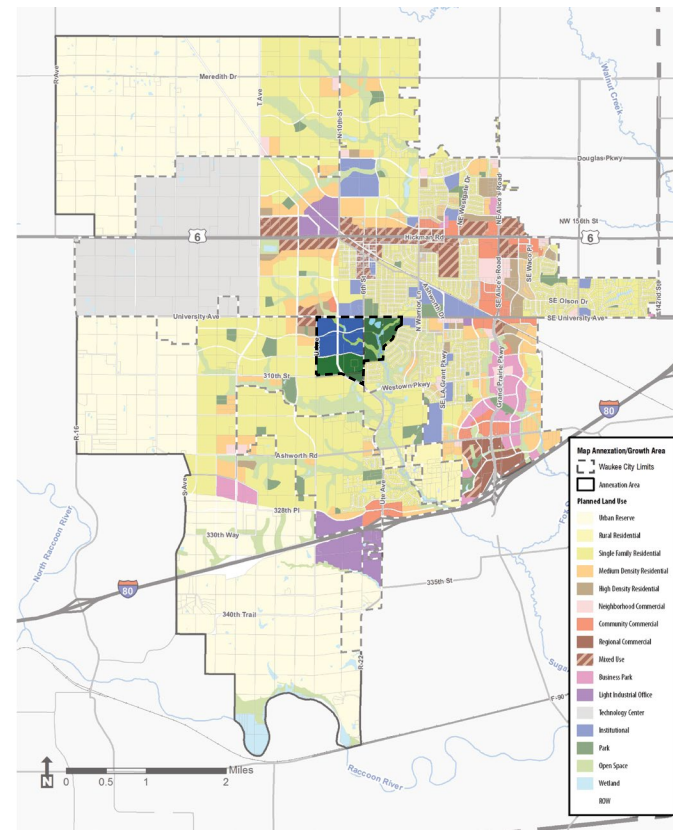


FIGURE 1.4 / 2040 LAND USE PLAN, WAUKEE COMPREHENSIVE PLAN

and the potential addition of a soccer complex. The Civic Campus is also expected to expand the Sugar Creek Golf Course and integrate parks, trails, and open spaces to create a central destination for events and activities. It is intended to be the heart of the Sugar Creek area, supporting various office and service uses while connecting neighborhoods and enhancing community life.

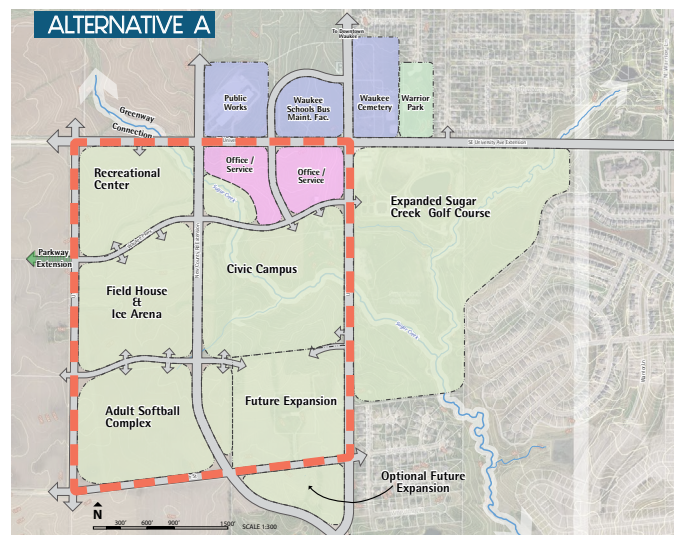


FIGURE 1.5 / CIVIC CAMPUS ALTERNATIVE A



FIGURE 1.6 / CIVIC CAMPUS ALTERNATIVE B

*Waukee Civic Master Plan booklet provides a comprehensive and visually engaging overview of the planning and design process for Waukee's new civic area. The planning process engaged with property owners, developers, and city stakeholders to shape a vision that aligns with the city's goals for sustainable growth, community integration, and aesthetic continuity.*

### VISIONING AND CONCEPTUAL PLANNING

The Waukee Civic Master Plan was shaped through a collaborative visioning and conceptual planning process. This phase focused on aligning community goals with a framework for civic growth, emphasizing a vibrant, inclusive, and functional urban environment. Conceptual plans outlined ideas for land use, connectivity, public spaces, and infrastructure. The visioning process included a charrette and stakeholder interviews. During the charrette, stakeholders and landscape architects presented, discussed, and refined various concepts. Alongside this, interviews with stakeholders provided additional insights to ensure the selected design reflected their aspirations and aligned with future growth priorities. This phase established a cohesive strategy integrating residential, commercial, and public realms, prioritizing flexibility, accessibility, and cultural vibrancy to enhance community interaction and quality of life.

### PROGRAM REQUIREMENTS

Program requirements, based on visioning outcomes, guide the Master Plan's implementation. These include provisions for single-family and multi-family housing to support future recreational uses, and expansion of the golf course and an associated hotel to boost local tourism and economic growth. The plan emphasizes creating multi-functional civic spaces and integrating mixed-use developments to foster dynamic and sustainable growth. Connectivity enhancements, including pedestrian and bike-friendly networks, are prioritized to link residential, commercial, and recreational areas effectively. The program underscores the importance of balancing development with natural features, ensuring that new projects align with Waukee's character and growth objectives. By focusing on adaptability, the Master Plan provides a framework for meeting current demands while preparing for future opportunities. In summary, the program requirements outline a strategic path to achieving a cohesive and resilient civic environment that supports vibrant community life and sustainable development.



### LAND USES

- » Balance residential, commercial, recreational, and civic uses.
- » Encourage mixed-use developments near key civic and recreational areas.
- » Integrate parks and open spaces into planning to enhance community interaction.
- » Preserve natural features and ensure compatibility with the city's growth strategy.



### SUSTAINABILITY

- » Provide adaptable spaces to accommodate long-term recreational and community needs.
- » Ensure efficient land use and infrastructure planning to support future expansion.
- » Incorporate sustainable practices in large-scale projects such as housing and recreational facilities.



### CONNECTIVITY

- » Develop pedestrian and bike-friendly pathways connecting neighborhoods, civic hubs, and recreational spaces.
- » Enhance roadway systems with improved signage and traffic flow for greater accessibility.
- » Promote alternatives to car travel, focusing on walkable and accessible designs.



### INFRASTRUCTURE

- » Support expansion of multi-family and single-family housing to meet diverse needs.
- » Provide flexible open spaces for future recreational and community uses.
- » Expand and modernize civic facilities, including enhancements to the golf course.

# SITE ANALYSIS

## GENERAL CONDITION

The project site is located south of University Avenue between 6th Street and U Avenue. Predominately rolling agricultural fields slope toward Sugar Creek flowing southeast at a diagonal through the northern portion of the site. Minimal tree cover follows existing windbreaks as well as the creek corridor. There are 2 existing houses with several associated outbuildings.

Surrounding features include:

1. Single family residential to the southeast.
2. Agricultural fields planned for future development to the south and west.
3. A public 9 hole golf course (Sugar Creek) to the east.
4. Waukeez Public Works and School Bus maintenance facility to the north.



FIGURE 1.7 / GENERAL CONDITION MAP

# SITE ANALYSIS

## SITE ELEVATION

The Digital Elevation Model (DEM) provides critical elevation information that is essential for understanding the topography of the site. By using DEM data, this analysis accurately depicts the variation in terrain, highlighting areas of higher and lower elevation across the study area. Such information is crucial for site planning, hydrological studies, and understanding drainage patterns, as well as determining appropriate locations for construction and landscaping.

The site has an elevation range of 81.3 feet with the highest portion located in the southwest area at 1044.2 feet and the lowest area located in the east at 962.9 feet where Sugar Creek flows east under 6th Street. Such a gradient could indicate a natural drainage flow towards the lower-lying green regions, making these areas more prone to potential water accumulation.

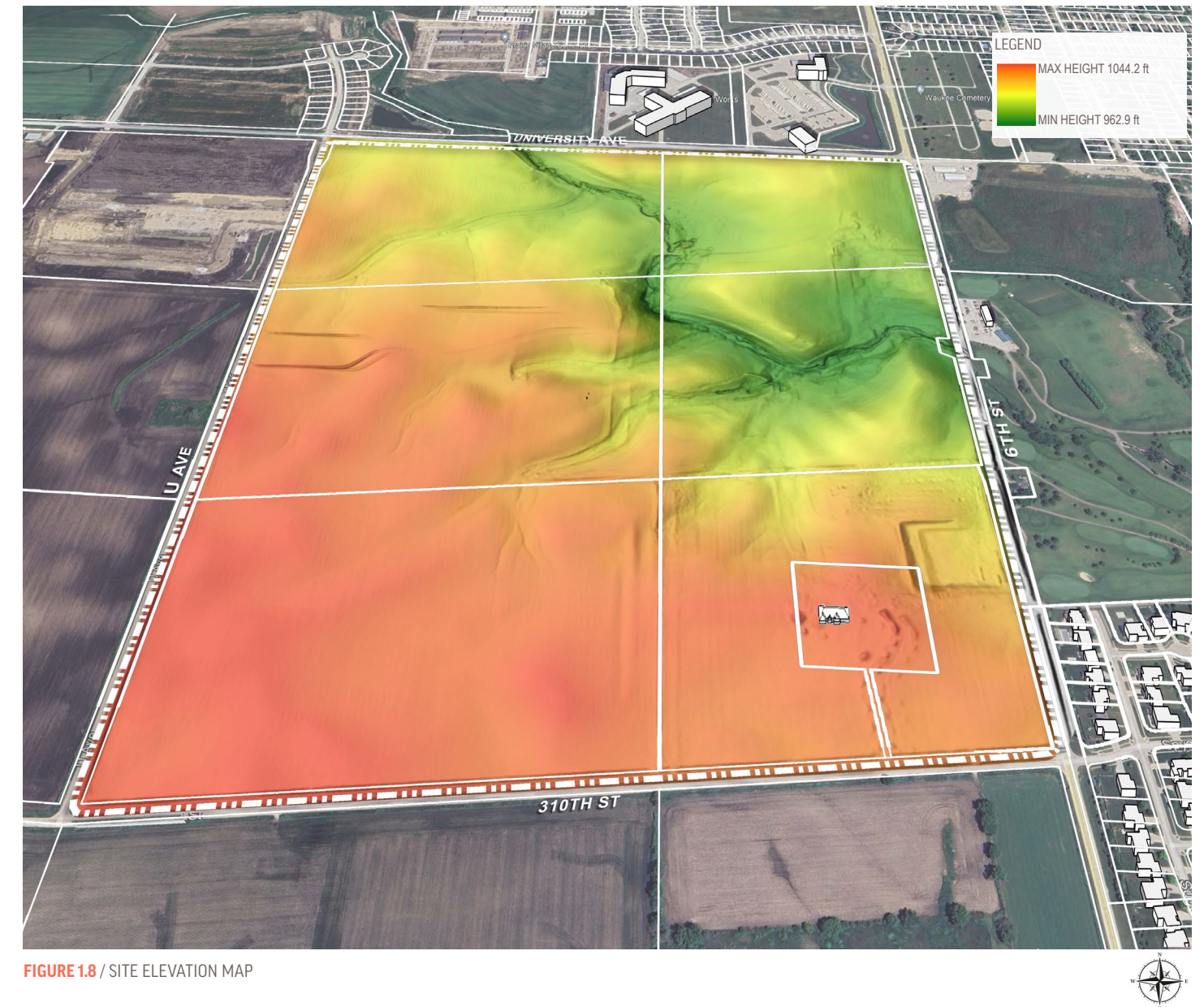


FIGURE 1.8 / SITE ELEVATION MAP

# SITE ANALYSIS

## SLOPE

The slope map is essential for understanding the site's topography and identifying gradient variations. It helps determine areas suitable for construction, assess drainage patterns, and evaluate potential erosion risks, aiding effective planning and decision-making.

Topography in the site ranges from very flat in the southwestern portion of the site to gentler slopes as drainage courses collect field runoff toward the creek. Along the banks of the creek the slopes increase with

some eroded bank areas along the meander of the main channel. These sections shown in yellow to red, concentrated towards the center and northwest, suggest potential erosion or drainage flow paths that need careful consideration.



FIGURE 1.9 / SLOPE MAP



# SITE ANALYSIS

## SOIL

The soil map is crucial for understanding the types of soils across the site, which influences land suitability for construction, vegetation, and stormwater management. Knowing soil properties helps in planning grading, determining foundation requirements, and identifying areas prone to erosion or requiring specific stabilization.

Clarion / Nicollete / Webster soil association dominates the majority of the site. These soils are among the most productive prime class A soils in Iowa for crop production

with CSR ratings in the 85-100 range. They have deep profiles and excellent water holding capacity although they commonly have poor drainage. The Coland soils found along the creek tend to have deep, poorly drained profiles formed in alluvium.

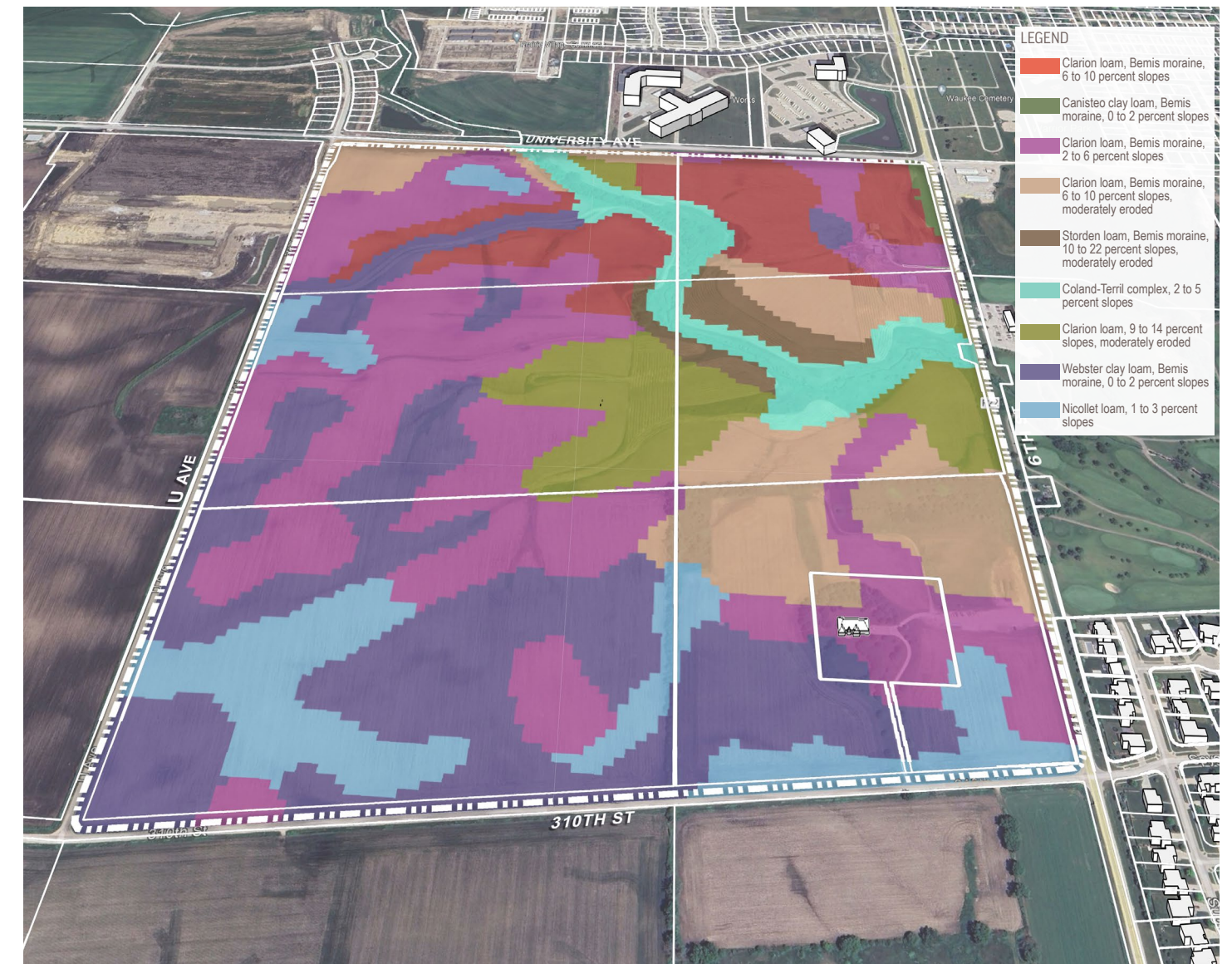


FIGURE 1.10 / SOILS MAP



# PRECEDENT PROJECTS

## CIVIC

The Waukee Civic Campus is proposed to include a new city hall, library, and large public park surrounding a new 23 acre lake. The master plan considers location, orientation, and interconnecting spaces for new civic buildings as well as connections to adjacent park elements.

In addition to creating interesting architecture, building relationships to safe pedestrian routes and expanded urban plaza areas are intended to promote active programming of exterior spaces.

Each location depicted on this page was visited during one of the group tours in 2024.



FIGURE 1.13 / CIVIC PLAZA IN LENEXA, KS



FIGURE 1.14 / LIBRARY WITH COMMUNITY VENUE IN OLATHE, KS



FIGURE 1.11 / MERRIAM, KS CIVIC COMPLEX



FIGURE 1.12 / COMMUNITY CENTER IN MAPLE GROVE, MN

# PRECEDENT PROJECTS

## COMMERCIAL / MIXED USE

Planning for a variety of commercial areas is a key component to ensure a vibrant and active community center during days, evenings, and weekends. A mix of office and residential uses within elevated floors or nearby buildings enrich the diversity of spaces where Waukee residents can work and live.

Architectural styles that compliment each other but allow for variety of colors and scales add visual interest and create an environment where people can enjoy spending a few hours exploring.

Close proximity to site elements such as the lake, green mall, or a wide shopping street adds to the experience with trails providing safe and comfortable interconnections.



FIGURE 1.17 / VARIETY OF USES ALONG LAKE



FIGURE 1.15 / THOUGHTFUL DESIGN OF "BETWEEN" AREAS



FIGURE 1.18 / POTENTIAL FOR MULTIPLE STORIES



FIGURE 1.19 / FLEXIBILITY FOR EVENTS



FIGURE 1.16 / VARIETY AND COHESION OF DESIGN ELEMENTS



FIGURE 1.20 / ALTERNATIVE DESIGN FOR STREET PARKING

# PRECEDENT PROJECTS

## RESIDENTIAL & SENIOR LIVING

Multi-family buildings that offer premium style and finishes while enjoying easy access to all the amenities of the new civic campus will appeal to a wide variety of people. Trail connections to and from parks and commercial areas enhance the feeling of being a part of the community.

Incorporating areas for high quality senior housing ensures that the area that the area remains active and vibrant while increasing weekday use of all the amenities. Overlooking a pond, lake, and golf course will attract retirees who are ready to give up the daily upkeep of a house and enjoy living in a community with so many nearby options. Senior facilities with a range of comprehensive care levels can make a single facility suitable for people of all abilities and needs. Residents of all ages will be attracted to the close proximity of parks, trails, shopping, restaurants, and

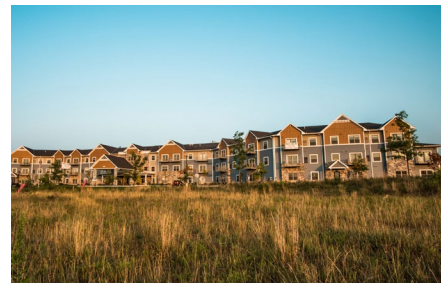


FIGURE 1.21 / EXAMPLE OF MULTI-FAMILY



FIGURE 1.22 / EXAMPLE OF SENIOR FACILITY



FIGURE 1.22 / CREATING ADJACENT OPEN SPACES THAT PEOPLE ENJOY USING



FIGURE 1.23 / EXAMPLE OF MULTI-FAMILY ALONG GOLF COURSE

# PRECEDENT PROJECTS

## PARK AMENITIES

People visit parks for many reasons. The more variety a park offers, the more attractive it will be to residents. With ample parking and easy access via trails, bridges, and underpasses, the entire community can safely visit and explore the campus. With options for active users and peaceful scenic areas for relaxation, residents of all ages can find multiple reasons to spend time in the area.

Proposed amenities could include:

- \* Boat house with watercraft rental
- \* Large open lawn space
- \* Fishing Piers
- \* Sport courts / pickleball
- \* Multiple rentable park shelters
- \* Skate Park
- \* Community Garden
- \* Sculpture / Art Installations



FIGURE 1.26 / EXAMPLE OF PEDESTRIAN BRIDGE



FIGURE 1.27 / OUTDOOR ACTIVITIES FOR ALL SEASONS



FIGURE 1.24 / BOAT HOUSE WITH WATERCRAFT RENTAL



FIGURE 1.28 / LARGE OPEN PARK SPACES NEAR LAKE



FIGURE 1.25 / WATER ACCESS AND BICYCLE PARKING



FIGURE 1.29 / SPORT COURTS FOR ACTIVE USERS

# PRECEDENT PROJECTS

## LAKE & TRAILS

The proposed lake is approximately 23 acres in size. A large island in the north portion will add interest and provide additional shoreline access as well as a wind buffer near the proposed boat house. A variety of shoreline treatments will include hardscape and natural edges. People need access to, across, and on the water but in targeted locations to minimize cost and encourage the majority of the lake to have a natural shoreline appearance.

Trails will be provided throughout the campus with internal site connections as well as routes to the rest of Waukee. Trail widths may widen in areas of higher expected use such as around the civic center or pavilion area. In some areas, trails may be split or provide color distinction to separate bike and pedestrian traffic.



FIGURE 1.30 / VARIETY OF EDGE LAKE EDGE TREATMENTS



FIGURE 1.31 / VALUE OF WIDE UNDER BRIDGE CONNECTION



FIGURE 1.32 / USE OF COLOR TO DISTINGUISH ROUTES



FIGURE 1.33 / EXAMPLE OF STONE EDGE



FIGURE 1.34 / SEPARATION OF BIKE AND PEDESTRIAN



FIGURE 1.35 / REASONS TO BE ON OR NEAR WATER

# PRECEDENT PROJECTS

## PLAZA, PAVILION, & FESTIVAL SPACES

Creating the spaces and structures to host large gatherings for city wide festivals is a major feature of the park area. A community pavilion will provide a large sheltered space for hosting farmer's markets, art fairs, and many other programmed events. Large open lawn areas sloping toward the lake will provide a great space for concerts or firework displays.

A large urban plaza located between City Hall and the Library will be centered on the main view axis and serve as the hub for most large events. With amazing views across the lake and down toward the commercial core, this plaza will be the iconic center of the campus.



FIGURE 1.38 / LARGE OPEN SPACE FOR EVENTS



FIGURE 1.39 / URBAN PLAZA



FIGURE 1.36 / LAKESIDE DINING PATIOS



FIGURE 1.40 / EVENT STAGE



FIGURE 1.37 / ABLE TO HOST CITY FESTIVALS



FIGURE 1.41 / COMMUNITY PAVILION

# DESIGN CHARETTE SUMMARY

## PLANNING PROCESS

Working with City staff to establish basic design parameters, Confluence organized a company wide charette to allow 8 teams of Landscape Architects and Planners to come up with 8 unique Master Plan concepts.

The event was held in March of 2024 and each team presented their ideas and concept to members of the City Council, staff, and steering committee members.

After review of all the ideas presented, 2 were chosen to develop into detailed concepts, although elements of several other designs were considered for incorporation into the plan.



FIGURE 1.42 / CHARETTE GROUP PRESENTATION



FIGURE 1.43 / CHARETTE GROUP PRESENTATION



FIGURE 1.44 / DISCUSSION AND CONVERSATION DURING THE CHARETTE



FIGURE 1.45 / CHARETTE GROUP PRESENTATION

# DESIGN CHARETTE SUMMARY



FIGURE 1.46 / DISCUSSION AND CONVERSATION DURING THE CHARETTE

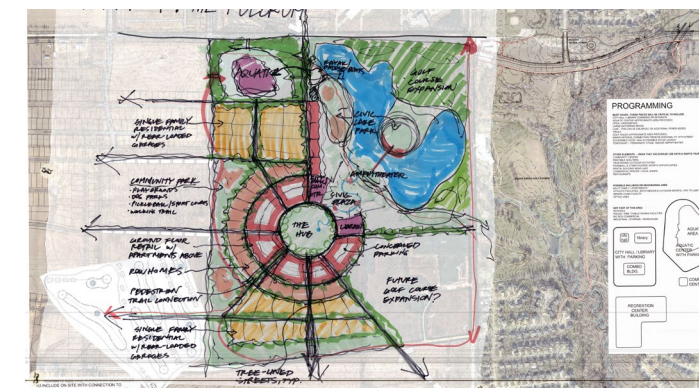


FIGURE 1.47 / DESIGN CHARETTE IDEA SKETCH- GROUP 1



FIGURE 1.49 / DESIGN CHARETTE IDEA SKETCH- GROUP 2



FIGURE 1.48 / DESIGN CHARETTE IDEA SKETCH- GROUP 3



FIGURE 1.50 / DESIGN CHARETTE IDEA SKETCH- GROUP 4



FIGURE 1.51 / DESIGN CHARETTE IDEA SKETCH- GROUP 5



FIGURE 1.53 / DESIGN CHARETTE IDEA SKETCH- GROUP 6

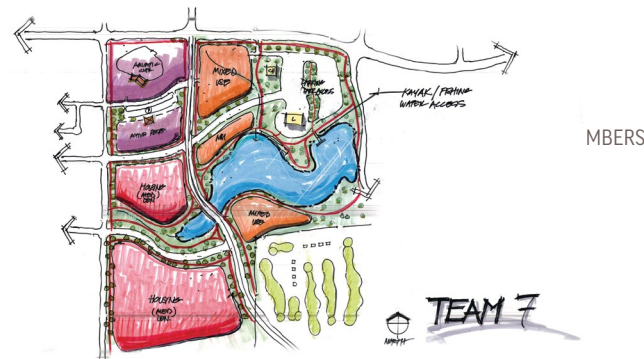


FIGURE 1.52 / DESIGN CHARETTE IDEA SKETCH- GROUP 7

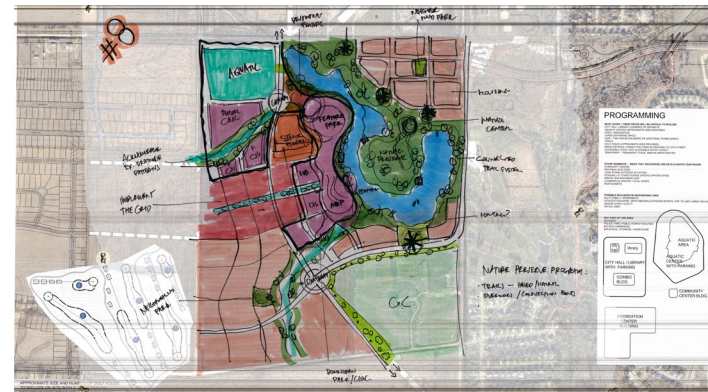


FIGURE 1.54 / DESIGN CHARETTE IDEA SKETCH- GROUP 8

# STAKEHOLDER INTERVIEWS

## PROCESS

In March of 2024, several individual and small group interviews were conducted with key stakeholders for the City of Waukee. Community leaders including elected officials, and department directors met with members of the design team to share their thoughts and vision for the new Civic Campus.

## INTERVIEWED:

- Courtney Clarke**, Mayor
- Anna Bergman Pierce**, Council Member
- Ben Sinclair**, Council Member
- Charlie Bottenberg**, Council Member
- Chris Crone**, Council Member
- Rob Grove**, Council Member
- Brad Deets**, City Administrator
- Nick Osborne**, Assistant City Administrator
- Andy Kass**, Community Development Director
- Rudy Koester**, Public Works Director
- Matt Jermier**, Parks & Recreation Director
- Kristine Larson**, Library Director

## SUMMARY

- Vision: Common themes for an overall vision include:
- Destination and central location for Civic Uses
  - Large park area surrounding lake with civic uses to include City Hall and Library
  - Welcoming and walkable with bridges and underpasses for connectivity
  - Vibrant and diverse spaces to encourage activity throughout the week + evenings
  - Room to grow, sensible phasing
  - Expansion of Sugar Creek Golf Course to 18 holes

## ELEMENTS

Based on insights gathered from stakeholder interviews, the following uses are being considered:

- A** Civic buildings such as City Hall and Library
- B** 23 acre lake with additional ponds, water features, and kayak launch / boat house
- C** Rentable Shelters & Spaces, Community Pavillion, Recreation Facilities
- D** Commercial, Residential, Mixed Use, & Senior Housing strategically located
- E** Space for community festivals, farmers market, community garden, pickleball
- F** Aquatic Center, Golf Course, Hotel, Restaurants



The Charette and Stakeholder Interviews resulted in a vision for vibrant, connected civic spaces with parks, community amenities, and mixed-use developments.

# TRIP SUMMARIES

## MINNEAPOLIS / ST. PAUL TOUR

In May of 2024, The design team, including City staff, toured 6 locations in the twin cities. Sites were chosen to examine areas where a variety of land uses surround central lake features.

Locations included:

- Cobblestone Lakes - Apple Valley
- Viking Lakes - Eagan
- Highland Bridge - St. Paul
- Arbor Lakes - Maple Grove
- Excelsior & Grand - St. Louis Park
- Centennial Lakes - Edina

The group studied design features that included the following:

- \* Building Scale & Setbacks
- \* Open Space Size / Location
- \* Multi-Purpose Trails
- \* Bridge Features
- \* Lake edge treatments

Additional information and imagery can be found in the appendix.



FIGURE 1.55 / HIGHLAND BRIDGE (OLD FORD MOTORPLANT) IN ST. PAUL, MINNESOTA



FIGURE 1.56 / ARBOR LAKES / TOWN GREEN / CENTRAL PARK IN MAPLE GROVE, MINNESOTA



FIGURE 1.57 / CENTENNIAL LAKES / PROMENADE - EDINA, MINNESOTA



FIGURE 1.58 / VIKING LAKES - EAGAN, MINNESOTA

# TRIP SUMMARIES

## KANSAS CITY TOUR

In September of 2024, The design team, including City staff and several members of City Council, toured 9 locations in the Kansas City Area. Sites were chosen to focus on Civic buildings and there surrounding uses.

Locations included:

- Kauffman Legacy Park
- Merriam Community Center
- Lenexa City Center
- Olathe & Johnson County Civic Campus
- Meadowbrook Park
- Prairie Village Civic Campus
- Raymore City Hall
- Paragon Star
- Lee's Summit Market Plaza

The group studied design features that included the following:

- \* Building Design & Adjacent Uses
- \* Streetscape & Parking design
- \* Smaller Scale Retail
- \* Lake edge treatments
- \* Sports and Recreation Facilities

Additional information and imagery can be found in the appendix.



FIGURE 1.59 / COMMERCIAL IN NEW LONGVIEW



FIGURE 1.62 / KAUFFMAN LEGACY PARK / KANSAS CITY, MO



FIGURE 1.60 / CORPORATE WOODS / OVERLAND PARK, KS



FIGURE 1.63 / LENEXA CITY CENTER / LENEXA, KS



FIGURE 1.61 / MEADOWBROOK PARK / PRAIRIE VILLAGE



# 2

## SECTION TWO / MASTER PLANNING

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## EVOLUTION OF MASTER PLAN CONCEPTS: APRIL 2024 - JANUARY 2025

The Waukee Civic Master Plan represents a culmination of collaborative efforts undertaken between April 2024 and January 2025. This process was guided by a vision to create a sustainable, well-connected, and community-oriented development. By engaging city officials, stakeholders, and the public, the master plan evolved through iterative refinements of initial concepts into a final design that integrates diverse land uses, promotes accessibility, and enhances quality of life.

The planning process began with a charrette in March 2024, where the foundational ideas for Concepts A and B were developed. These initial concepts explored varying approaches to land use zoning, circulation, and community integration. Throughout the following months, these concepts were revised in response to feedback gathered during stakeholder meetings and city consultations. A third concept, Concept C, was introduced in October 2024, incorporating new ideas emphasizing sustainability, walkability, and public engagement. By January 2025, the final concept was completed, blending the strongest features of all three concepts into a cohesive and strategic plan.

## KEY DATES AND MILESTONES

### 1- APRIL 4, 2024 - INITIAL CONCEPT DEVELOPMENT:

Concepts A and B were developed during the charrette, offering distinct visions for the site's layout and functionality.

Concept A focused on a balanced mix of commercial and residential spaces, while Concept B emphasized residential development with community-oriented spaces.

### 2- AUGUST 24, 2024 - CONCEPT REFINEMENT:

Updated versions of Concepts A and B were presented, addressing stakeholder priorities and improving integration between land uses and community spaces.

Pedestrian accessibility and circulation were key focus areas during this phase.

### 3- OCTOBER 24, 2024 - INTRODUCTION OF CONCEPT C:

Concept C was unveiled, introducing a vision centered on sustainability, green spaces, and walkability.

Concepts A and B were further refined independently to reflect feedback from stakeholders.

### JANUARY 22, 2025 - FINAL CONCEPT:

The final concept synthesized elements from all three initial concepts, achieving a balanced mix of residential, commercial, and civic spaces.

Sustainable practices and community engagement were prioritized, ensuring the design aligned with long-term goals for a vibrant, connected community.

## PLANNING PROCESS HIGHLIGHTS

This iterative planning process was instrumental in addressing functional, spatial, and aesthetic needs for the site. The integration of stakeholder feedback ensured that the evolving designs aligned with the aspirations of the community while adapting to site-specific conditions. Each concept iteration brought new insights, resulting in a master plan that prioritizes sustainability, connectivity, and livability for Waukee's residents.

### Attachments:

Concept A and B (April 24, 2024)

Concept A and B (August 24, 2024)

Concept A, B, and C (October 24, 2024)

Final Concept (January 22, 2025)



FIGURE 2.1 / CONCEPT A- APRIL 2024



FIGURE 2.2 / CONCEPT B- APRIL 2024

**2. AUGUST 24, 2024 - CONCEPT REFINEMENT (CONCEPT A AND B)**  
 August 24, 2024 – New Concepts (Concept A and Concept B)  
 In August 2024, new versions of Concept A and Concept B were created in response to updated stakeholder feedback and more detailed site analysis. These concepts addressed new priorities and adjusted the original strategies to better align with the project's goals.

**CONCEPT A:**  
 This concept continued to emphasize a mixed-use development, but with revised layouts that more effectively integrated commercial, residential, and public space areas.  
 The circulation system was optimized for better accessibility, with enhanced pedestrian connections and road networks that encouraged walking and cycling.

**DEVELOPMENT FOCUS:**  
 The key focus of this phase was to better integrate community spaces and improve accessibility between land uses. The aim was to provide better connectivity and more livable spaces based on evolving stakeholder priorities.



FIGURE 2.3 / CONCEPT A- AUGUST 2024

**2. AUGUST 24, 2024 - CONCEPT REFINEMENT (CONCEPT A AND B)**  
**CONCEPT B:**  
 Focus shifted to increase the amount of community-oriented space, including parks and public squares designed to foster social interaction.  
 Commercial areas were more integrated with the residential spaces to improve convenience for residents, creating a more cohesive community experience.



FIGURE 2.4 / CONCEPT B- AUGUST 2024

**3. OCTOBER 24, 2024 - INTRODUCTION OF CONCEPT C, ALONG WITH CONCEPT A AND B**

In October 2024, Concept C was introduced, providing a new vision for the site, while Concept A and Concept B were presented as new, independent concepts.

**CONCEPT A:**

This concept continued to emphasize a mixed-use development, but with enhanced pedestrian networks and more integrated community spaces. It focused on making the site more walkable and ensuring better connections between residential, commercial, and recreational areas.

More attention was given to incorporating sustainable design features, such as green roofs and stormwater management solutions.

**DEVELOPMENT FOCUS:**

Concept A and Concept B in October were generated independently, focusing on the needs of residential communities and commercial integration based on the feedback received.

Concept C was developed to integrate new ideas related to sustainability, walkability, and community involvement. It was an attempt to create a green and connected environment that encourages pedestrian mobility and reduces car dependency.



FIGURE 2.5 / CONCEPT A- OCTOBER 2024

**3. OCTOBER 24, 2024 - INTRODUCTION OF CONCEPT C, ALONG WITH CONCEPT A AND B**

**CONCEPT B:**

This version focused on the development of a residential-centric community with increased open spaces and recreational amenities designed for residents. Commercial areas were kept at the edges to preserve the residential character, while enhancing community gathering spaces within the center of the site.



FIGURE 2.6 / CONCEPT B- OCTOBER 2024

**3. OCTOBER 24, 2024 - INTRODUCTION OF CONCEPT C, ALONG WITH CONCEPT A AND B**

**CONCEPT C:**  
 Concept C proposed a more environmentally sustainable layout with a greater emphasis on public transit, community-oriented spaces, and walkability. It introduced larger green spaces, more pedestrian pathways, and areas dedicated to community engagement. Public spaces such as parks and plazas were given priority to enhance social interaction.



FIGURE 2.7 / CONCEPT C- OCTOBER 2024

**4. JANUARY 22, 2025 - FINAL CONCEPT**

The final concept, developed in January 2025, integrates the best features of Concept A, Concept B, and Concept C, bringing together the distinct approaches in a cohesive design. The goal was to create a sustainable, well-connected, and community-focused development.

**FINAL DESIGN FEATURES:**  
 The final layout reflects a balanced mix of residential, commercial, and civic spaces, ensuring functional integration of all zones. Pedestrian pathways and green spaces were integrated throughout the site to ensure accessibility and enhance the overall living experience. The design incorporated sustainable practices and prioritizes public spaces, public transport, and community hubs.

**DEVELOPMENT FOCUS:**  
 The final concept was developed by integrating the strongest elements of all previous concepts, creating a cohesive master plan that addresses sustainability, connectivity, and community needs. The design reflects a careful balance of land use, circulation systems, and public spaces, ensuring that the site functions as a vibrant, connected, and sustainable community.



FIGURE 2.8 / FINAL CONCEPT- JANUARY 2025

### FINAL CONCEPT NARRATIVE

The Final Concept for the Waukee Civic Master Plan represents the culmination of extensive stakeholder feedback, iterative design processes, and site analysis. Developed to meet the growing demands for residential, commercial, and civic spaces, the final design prioritizes community engagement, sustainability, and mobility. The plan fosters a vibrant and interconnected community, creating spaces for residents to live, work, and engage with nature. This concept integrates the diverse needs of future residents with environmental, social, and economic considerations, ensuring a balanced and sustainable development.

### LAND USE AND ZONING

The Final Concept incorporates a diverse range of land uses to ensure that the community is dynamic and functional. The site is divided into clearly defined zones: Residential, Commercial, Civic, and Recreational, each designed to serve the evolving needs of the community.

**RESIDENTIAL ZONES:** The residential areas are carefully distributed throughout the site, with a balanced mix of single-family housing, multi-family housing, and senior housing. These areas are strategically placed to offer a range of living options to meet the diverse needs of residents while ensuring close proximity to key amenities such as parks, schools, and retail centers. Multi-family housing areas are concentrated in more central parts of the site to provide easy access to commercial and civic spaces. Single-family housing and senior housing are located in quieter areas, ensuring peaceful residential environments with scenic views of the surrounding green spaces.

**COMMERCIAL ZONES:** The commercial areas are positioned to provide easy access for both residents and visitors. These areas include a variety of retail spaces, offices, and services designed to create a lively town center. The commercial zones are strategically placed along key transportation routes to promote connectivity and ease of access. The integration of commercial spaces within walking distance of residential neighborhoods encourages a live-work-play environment, reducing the need for long commutes and fostering local economic growth.

**CIVIC SPACES:** Central to the final concept are civic spaces designed to foster a sense of community and provide essential services. These areas include community centers, healthcare facilities, and public gathering spaces. These

spaces are located close to residential areas, ensuring that residents have convenient access to services and opportunities for social interaction. Parks and open spaces are incorporated into the civic areas, providing places for relaxation and outdoor activities.

**RECREATIONAL AREAS:** The final design places a strong emphasis on recreational areas. A variety of outdoor spaces such as parks, walking trails, playgrounds, and sports facilities are distributed across the site. These recreational spaces are linked through a network of pedestrian and bicycle pathways, creating an interconnected environment where residents can easily access green spaces and outdoor amenities. Water features, green corridors, and tree-lined streets are incorporated to enhance the overall aesthetic appeal and ecological value of the site.

### CIRCULATION AND MOBILITY

A key feature of the final concept is its emphasis on improving connectivity and mobility across the site. The circulation system is designed to prioritize pedestrians and cyclists while providing efficient routes for vehicles and public transportation.

**PEDESTRIAN AND BICYCLE CONNECTIVITY:** Pedestrian-friendly pathways are integrated throughout the site, ensuring safe and convenient access to parks, schools, and commercial areas. The network of bicycle paths connects key destinations, promoting cycling as a sustainable transportation option. These paths are carefully integrated into the landscape to encourage physical activity and reduce reliance on cars.

**ROAD NETWORK:** The road network is designed for optimal traffic flow, with main arteries providing quick access to key areas of the development. Secondary roads and local streets are designed with calming measures to ensure safe access to residential neighborhoods and community spaces. The road system is balanced to ensure that vehicles can circulate efficiently without dominating the streetscape, allowing pedestrians and cyclists to move freely.

**PUBLIC TRANSPORTATION:** The final concept also includes provisions for future public transportation, with designated bus stops and transit hubs integrated into the design. These hubs are located at strategic points within the site to ensure that public transportation is accessible

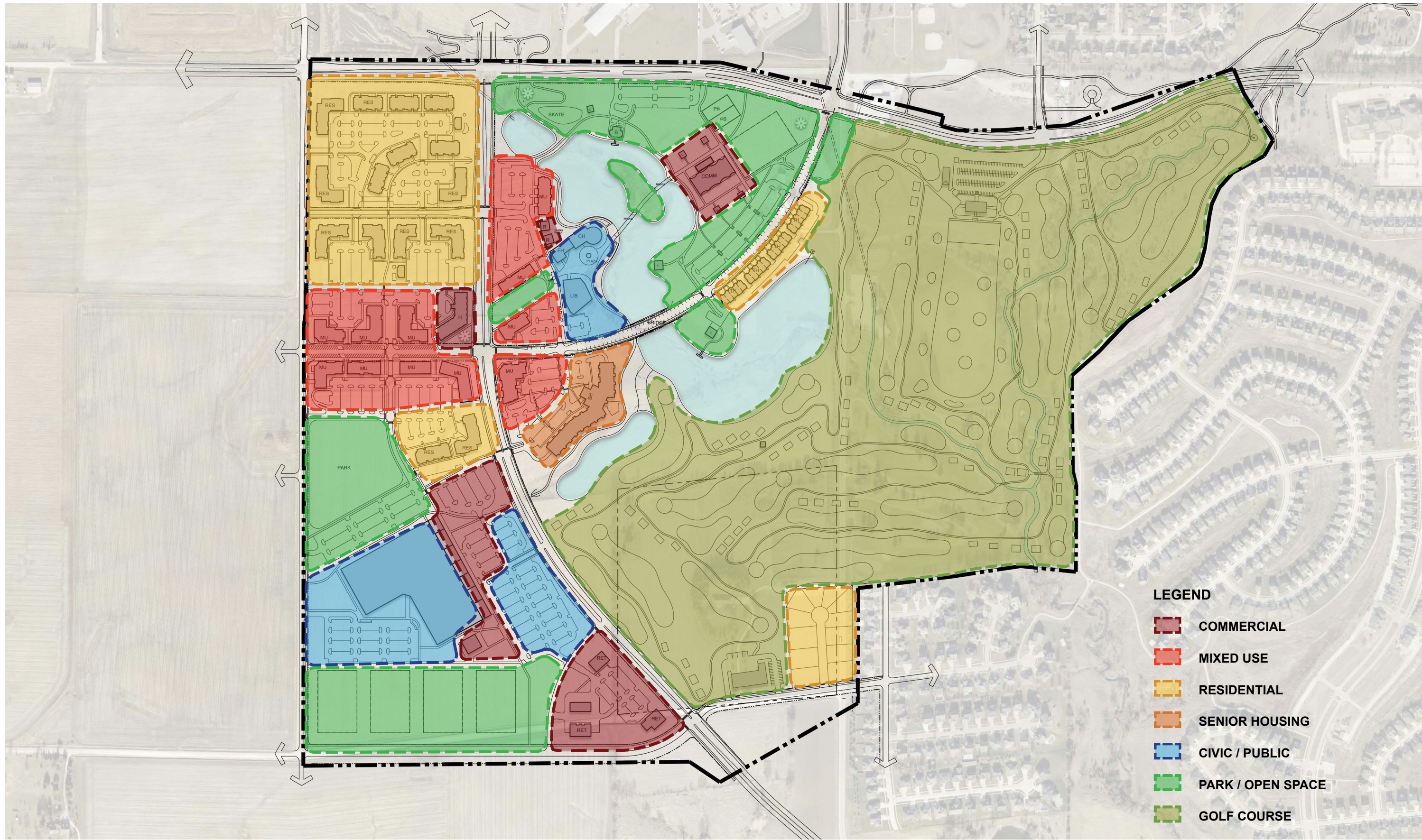


FIGURE 2.9 / OVERALL FINAL CONCEPT - LAND USE DIAGRAM

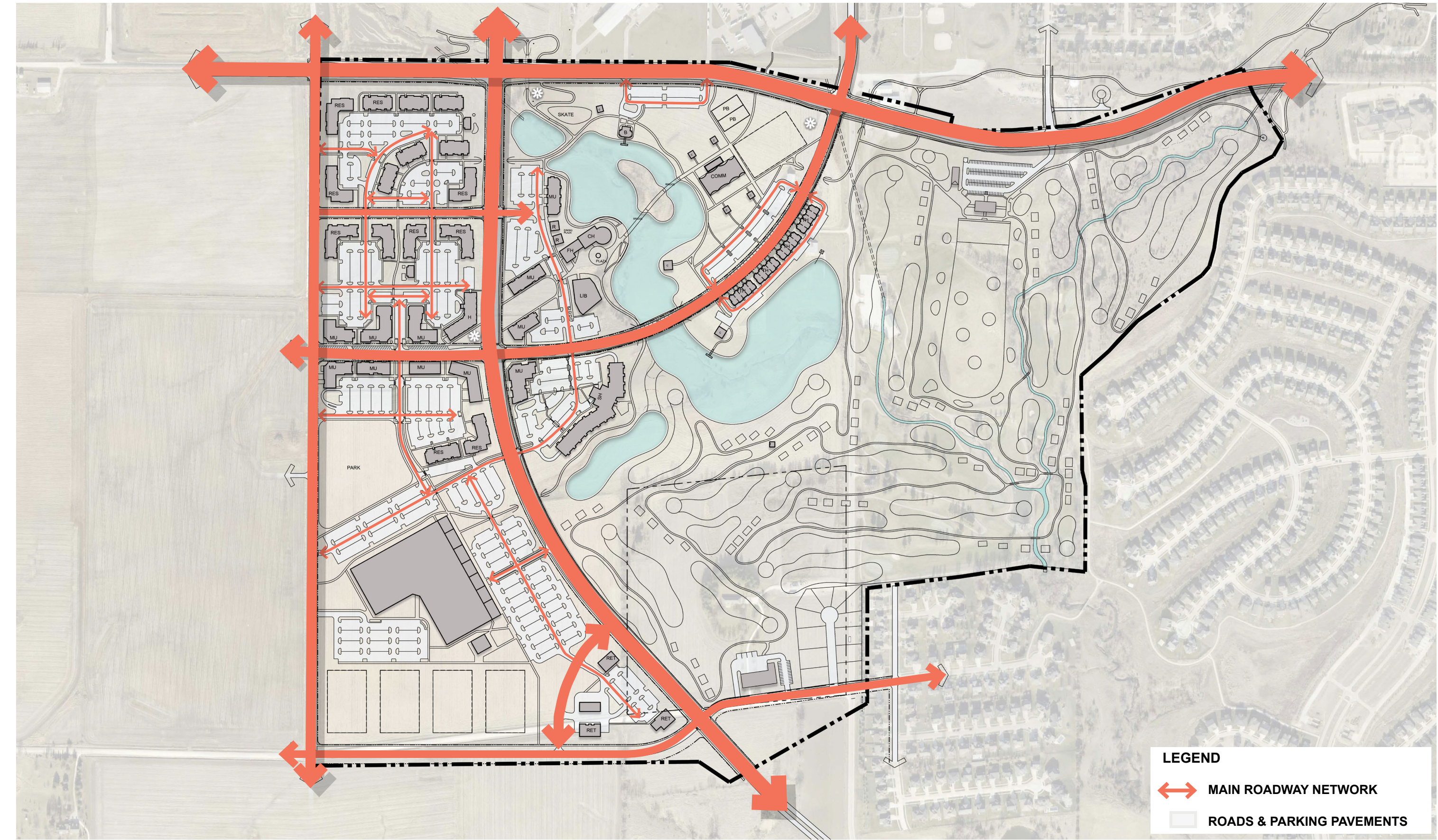


FIGURE 2.10 / OVERALL FINAL CONCEPT - ROADWAY NETWORK DIAGRAM

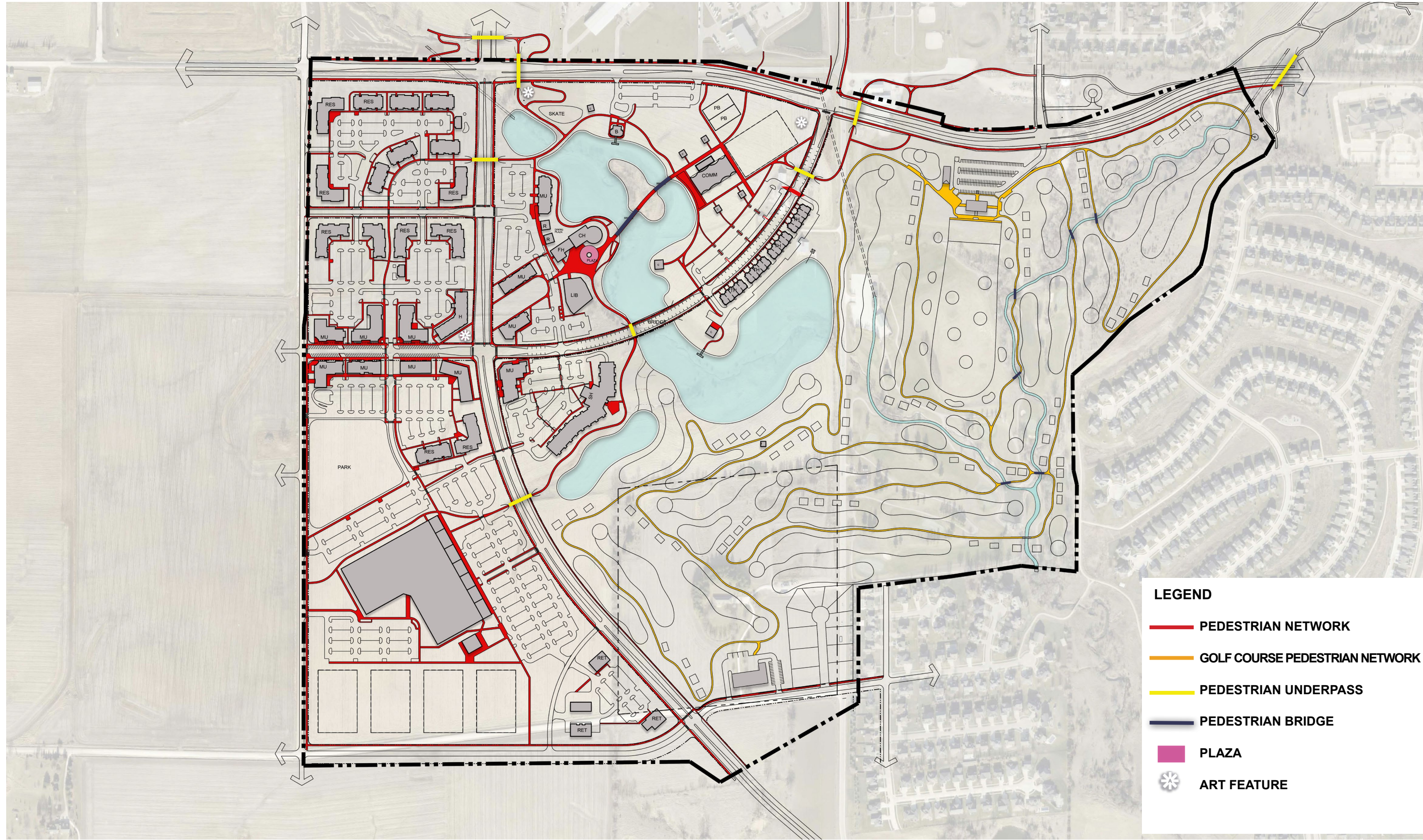


FIGURE 2.11 / OVERALL FINAL CONCEPT - PEDESTRIAN CIRCULATION



FIGURE 2.12 / OVERALL FINAL CONCEPT - TREE CANOPY DIAGRAM

## KEY AREAS OF THE PLAN

The Waukee Civic Master Plan envisions a dynamic and interconnected community by focusing on eight key areas, each contributing to the city's growth, vibrancy, and quality of life. This plan integrates recreational, civic, residential, and commercial spaces to create a balanced and thriving environment.

The Park Area serves as a recreational hub with pickleball courts, a skate park, trails, and spaces for community events, promoting physical activity and social engagement. The Civic Area includes a new City Hall, a library, and an incubator space, fostering civic pride, cultural exchange, and economic development. The Northwest Residential Area offers medium-density housing with seamless access to parks and trails, ensuring a balance of urban living and natural beauty.

The West/Central Mixed-Use Area blends residential, commercial, and recreational spaces, designed as a pedestrian-friendly landmark at a key intersection. The Athletics/Indoor Sports Facility provides indoor and outdoor spaces for diverse sporting events, complemented by retail and ample parking for convenience.

The Southwest Retail Commercial Area enhances accessibility to daily essentials, including dining options and a modern gas station, strategically located near high-traffic zones. The Senior Living and Townhomes section offers tranquil, high-end housing near a golf course and lake, designed for connectivity and accessibility. Lastly, the Golf Course serves as a recreational and ecological asset, integrating sustainability with opportunities for community engagement and tourism.

Together, these areas reflect Waukee's commitment to thoughtful design, sustainability, and community well-being, forming the foundation for a vibrant future.



FIGURE 2.13 / OVERALL FINAL CONCEPT - KEY AREAS

## 1. PARK AREA

In the heart of Waukee, a new park space will be developed to create a vibrant hub for recreation, events, and community gatherings. This park will provide a multitude of amenities designed to cater to diverse interests and needs, making it a place for everyone to enjoy. The park will include facilities for Pickle Ball, a Skate Park, an Open Events Space, a Boathouse, Water access, and a Covered Pavilion that can host various indoor and outdoor events. Additionally, a network of trails will connect the park to the surrounding community, ensuring safe and convenient access for pedestrians.

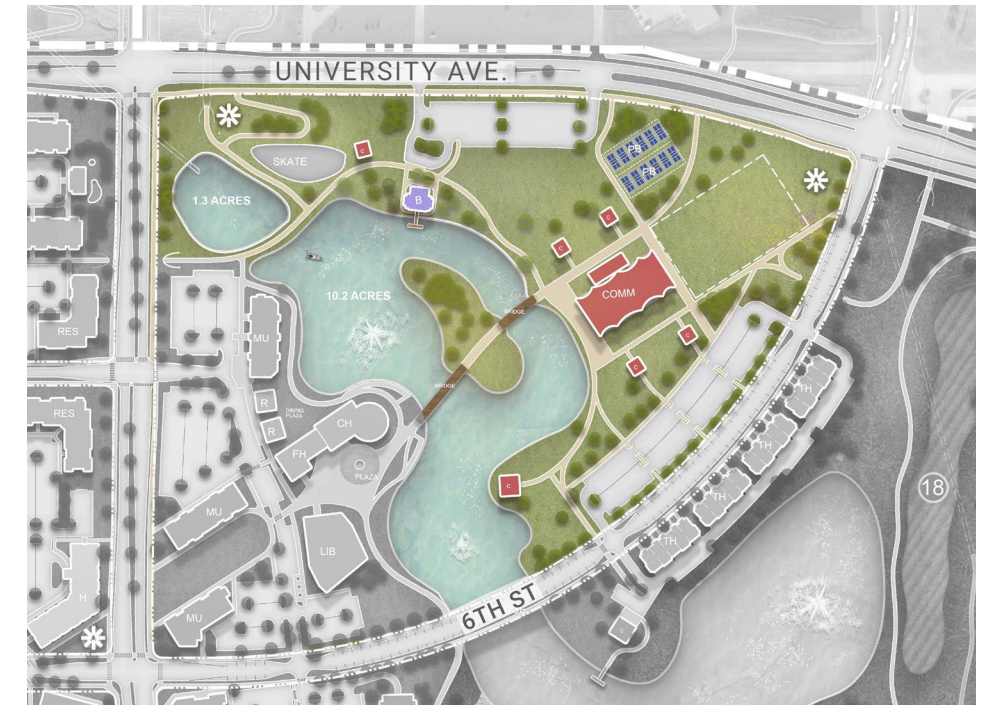


FIGURE 2.14 / OVERALL FINAL CONCEPT - PARK AREA

### PICKLE BALL COURTS

Pickle Ball, a rapidly growing sport that combines elements of tennis, badminton, and ping-pong, will have dedicated courts in the new park. These courts will provide a space for both casual play and competitive tournaments, encouraging physical activity and social interaction among players of all ages and skill levels.



FIGURE 2.15 / PICKLE BALL COURTS

### SKATE PARK

The Skate Park will be a dynamic area designed for skateboarders and rollerbladers. With a variety of ramps, rails, and bowls, designed as a linear experience, the Skate Park will cater to beginners and experienced riders alike. This area will promote an active lifestyle and provide a safe environment for enthusiasts to practice and hone their skills.



FIGURE 2.16 / SKATE PARK

### OPEN EVENTS SPACE

A versatile Open Events Space will be a central feature of the park, offering a large, flexible area for hosting various community events. From outdoor concerts and movie nights to art exhibits and community fairs, this space will be a focal point for cultural and social activities, fostering a sense of community and engagement.

# ENLARGEMENT AREAS / PARK AREA

## BOATHOUSE AND WATER ACCESS

The Boathouse will provide storage and rental facilities for kayaks, canoes, and paddle boards, giving park visitors easy access to water activities. With a launch area and docks, the Boathouse will be a hub for water-based recreation, promoting a healthy lifestyle and an appreciation for the natural environment.

## COVERED PAVILION

The Covered Pavilion will be an architectural marvel, offering a versatile space for hosting a wide range of events. Whether it's farmers' markets, bazaars, hockey games, soccer matches, weddings, or music concerts, the Pavilion will be designed to accommodate both indoor and outdoor events. Its thoughtful design will include features such as climate control, sound equipment, and seating arrangements, ensuring comfort and convenience for all attendees.

## CONNECTIVITY AND ACCESSIBILITY

A comprehensive network of trails will seamlessly connect the new park space to the surrounding community. Through the use of underpasses and bridges, pedestrians will be able to access the park safely without having to cross busy roads. This connectivity will encourage walking and biking, reducing traffic congestion and promoting a healthier, more sustainable lifestyle. The development of this new park space will bring numerous benefits to the community, enhancing the quality of life for residents and visitors alike.



FIGURE 2.18 / BOATHOUSE AND WATER ACCESS



FIGURE 2.19 / COVERED PAVILION



FIGURE 2.20 / COVERED PAVILION



FIGURE 2.21 / WATER ACCESS



FIGURE 2.17 / WATER ACCESS

# ENLARGEMENT AREAS / PARK AREA

## PROMOTING PHYSICAL ACTIVITY

With facilities for sports and recreation, such as Pickle Ball courts and a Skate Park, the park will encourage physical activity and fitness. This will have positive impacts on public health, reducing the risk of chronic diseases and improving mental well-being.

## FOSTERING SOCIAL INTERACTION

The park will serve as a gathering place for people of all ages and backgrounds, fostering social connections and a sense of community. Events and activities at the Open Events Space and Covered Pavilion will provide opportunities for cultural exchange and community engagement.

## ENHANCING ECONOMIC DEVELOPMENT

By attracting visitors and hosting events, the park will stimulate local businesses and contribute to economic growth. The presence of the Boathouse and water-based activities will also boost tourism, bringing in revenue and supporting local enterprises.

## ENVIRONMENTAL SUSTAINABILITY

The park's design will incorporate sustainable practices, such as the use of native plants, water conservation measures, and green building materials. The emphasis on walking and biking will reduce carbon emissions, contributing to a cleaner and greener environment.



FIGURE 2.22 / WATER ACCESS



FIGURE 2.23 / WATER ACTIVITIES



FIGURE 2.24 / WATER ACCESS AND CONNECTIVITY

# ENLARGEMENT AREAS / CIVIC AREA

## 2. CIVIC AREA

Waukee Civic Campus will become a vibrant and active hub for the community. This ambitious project will include a new City Hall, a state-of-the-art Library, and a connected incubator space that will provide crucial support to small businesses. The campus aims to offer a lively and engaging environment for residents and visitors alike, active at most hours of the day.

### CITY HALL

The new City Hall will be a cornerstone of the Civic campus, embodying the architectural character of stateliness and grandeur. It will serve as the administrative center of Waukee, housing essential city services and providing a central meeting place for civic engagement. The building will be designed to be both functional and

aesthetically pleasing, reflecting the community's values and aspirations.

### LIBRARY

Adjacent to the City Hall, the new Library will be a beacon of knowledge and learning. It will offer a wide range of resources, including books, digital media, and community programs. The Library will be a modern and inviting space, equipped with the latest technology to meet the needs of all residents. It will also feature quiet reading areas, collaborative workspaces, and areas for children and teens, fostering a love of learning and exploration.

### INCUBATOR SPACE

A key component of the Civic campus is the connected incubator space, designed to support small businesses and entrepreneurs. This space will provide affordable office facilities, mentorship programs, and networking opportunities, helping new businesses to thrive. By supplementing the City's services, the incubator space will play a vital role in driving economic growth and innovation within the community.

### CENTRAL PLAZA AND GREEN SPACE

At the heart of the Civic campus will be the Central Plaza, located on the water between the main buildings. This plaza will be a vibrant and active area, featuring green



FIGURE 2.25 / OVERALL FINAL CONCEPT - CIVIC AREA



FIGURE 2.26 / INDOOR SOCIAL SPACES



FIGURE 2.27 / CIVIC BUILDING CORE

# ENLARGEMENT AREAS / CIVIC AREA

spaces, seating, and public art installations. The design will encourage social interaction and community events, making it a focal point for residents and visitors. The plaza will extend to 10th Street, seamlessly integrating with the surrounding urban landscape.

### ADJACENT RETAIL AND MIXED-USE BUILDINGS

The Civic campus will also include adjacent retail and mixed-use buildings that will further activate the space. These buildings will offer a mix of shops, restaurants, and office spaces, creating a lively and dynamic environment. By providing convenient amenities and services, the adjacent buildings will enhance the overall experience of the Civic campus and contribute to its vibrancy.

### DESIGN AND ARCHITECTURAL CHARACTER

The architectural character of the Civic campus will be stately and elegant, reflecting Waukee's commitment to quality and excellence. The buildings will feature timeless design elements, with a focus on durability and sustainability. High-quality materials and craftsmanship will be used throughout the campus, ensuring that it remains a cherished landmark for generations to come.

### PUBLIC HEALTH AND WELLNESS

The design of the Civic campus will promote public health and wellness by encouraging physical activity and outdoor recreation. The green spaces and walking paths will provide opportunities for exercise and relaxation, contributing to the overall well-being of the community. Additionally, the campus will host a variety of events and activities that will engage residents and promote a healthy lifestyle.



FIGURE 2.28 / OUTDOOR COFFEE SHOPS AND SEATING SPACES

### ECONOMIC DEVELOPMENT

The Civic campus will be a catalyst for economic development in Waukee. By attracting visitors and hosting events, it will stimulate local businesses and create new opportunities for growth. The incubator space will support the development of new enterprises, contributing to a diverse and resilient economy. The presence of retail and mixed-use buildings will further enhance the economic vitality of the area.

### SUSTAINABILITY AND ENVIRONMENTAL STEWARDSHIP

Sustainability will be a core principle of the Civic campus design. The buildings will incorporate green building practices, such as energy-efficient systems, water conservation measures, and the use of sustainable materials. The landscaping will feature native plants and green spaces that support biodiversity and reduce environmental impact. By promoting walking and biking, the campus will also contribute to reducing carbon emissions and creating a cleaner environment.



FIGURE 2.29 / CENTRAL PLAZA

# ENLARGEMENT AREAS / NW RESIDENTIAL AREA

## 3. NORTH WEST RESIDENTIAL AREA

The proposed medium density residential area will offer a harmonious blend of urban living and natural beauty, creating a vibrant and cohesive community. This development is flexible and could feature a variety of residential options, including townhomes, modern apartments, and condos. Each housing unit should be crafted with a focus on high-quality architecture, ensuring a timeless and visually appealing aesthetic.

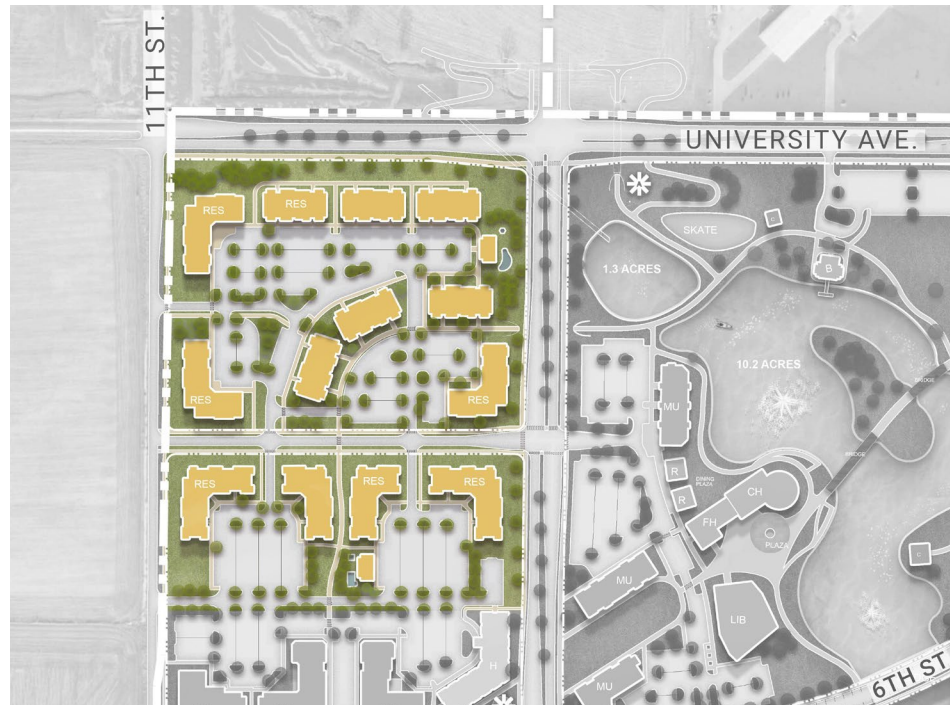


FIGURE 2.30 / OVERALL FINAL CONCEPT - NORTH WEST RESIDENTIAL AREA

### QUALITY ARCHITECTURE AND DESIGN

The architectural design of the residential area will reflect a commitment to excellence, incorporating durable materials and sustainable building practices. The buildings will showcase a blend of traditional and contemporary styles, with features such as large windows, open floor plans, and beautifully landscaped surroundings. Attention to detail in craftsmanship will ensure that each home is not only functional but also a joy to live in.

### CONNECTIVITY TO PARKS AND TRAILS

One of the key highlights of this residential area is its seamless connection to a network of parks and trails. Residents will have easy access to green spaces, walking paths, and recreational areas, promoting an active and healthy lifestyle. The parks will offer a variety of amenities, including playgrounds, picnic areas, and sports facilities, making them ideal for families and individuals alike. The trails will provide scenic routes for walking, jogging, and biking, encouraging outdoor activity and fostering a sense of community.

### COMMUNITY AND LIFESTYLE

The medium density of the residential area will create a lively and dynamic environment, fostering a sense of community among residents. The presence of townhomes, apartments, and condos will attract a diverse population,



FIGURE 2.31 / RESIDENTIAL AREA



FIGURE 2.32 / RESIDENTIAL AREA

# ENLARGEMENT AREAS / NW RESIDENTIAL AREA

enhancing the vibrancy of the neighborhood. Shared amenities such as community gardens, fitness centers, and social spaces will provide opportunities for residents to connect and engage with one another.

In summary, the medium density residential area connected to parks and trails will offer a high standard of living with its quality architecture and thoughtful design. By integrating natural elements and providing access to outdoor recreational spaces, it will promote a balanced and fulfilling lifestyle for its residents. This development will not only enhance the urban fabric of the area but also contribute to the overall well-being of the community.



FIGURE 2.35 / RESIDENTIAL AREA



FIGURE 2.33 / RESIDENTIAL AREA



FIGURE 2.36 / RESIDENTIAL AREA



FIGURE 2.34 / RESIDENTIAL AREA

# ENLARGEMENT AREAS / MIXED-USE AREA

## 4. WEST & CENTER MIXED - USE AREA

The envisioned mixed-use district at the key intersection of 10th Street and 6th Street is set to become a prominent landmark, connecting seamlessly to the Waukee Civic campus. This development aims to create a vibrant and dynamic environment that harmoniously integrates living, working, shopping, and leisure activities. The district will offer a unique blend of urban amenities and natural beauty, making it an ideal destination for residents and visitors alike.



FIGURE 2.37 / OVERALL FINAL CONCEPT - WEST / CENTER MIXED - USE AREA

### PRIME LOCATION AND CONNECTIVITY

Strategically positioned at the major intersection of 10th Street and 6th Street, the mixed-use district will serve as a gateway to the Waukee Civic campus. The location ensures excellent accessibility, making it a central hub for the community. With the possibility of a hotel anchoring this intersection, the district will attract business travelers, tourists, and locals, enhancing its appeal and vibrancy.

### WALKABLE URBAN DESIGN

The district will be characterized by its pedestrian-friendly design, encouraging walkability and outdoor activities. Wide sidewalks, tree-lined streets, and well-placed light poles will create an inviting atmosphere for strolling, shopping, and dining. Outdoor dining areas will be a key feature, allowing patrons to enjoy meals in a pleasant and lively environment. The integration of signage will provide clear navigation and enhance the district's identity.

### RESIDENTIAL AND COMMERCIAL SPACES

The mixed-use district will offer a variety of residential options, including modern apartments and townhomes, catering to diverse demographics. These residential units will be designed with a focus on quality architecture, incorporating both traditional and contemporary styles. On the commercial side, the district will boast a range of retail spaces, from boutique shops to smaller retail and restaurants.



FIGURE 2.38 / OUTDOOR WALKABLE URBAN SPACE



FIGURE 2.39 / OUTDOOR WALKABLE URBAN SPACE

# ENLARGEMENT AREAS / MIXED-USE AREA

## COMMUNITY AND LIFESTYLE

The new district aims to foster a strong sense of community among its residents. Shared amenities such as community gardens, trails, and social spaces will provide opportunities for interaction and engagement. The blend of residential, commercial, and recreational spaces will create a lively and dynamic environment, promoting a balanced and fulfilling lifestyle. In summary, the new vibrant mixed-use district at the intersection of 10th Street and 6th Street will be a landmark development, connecting to the Waukee Civic campus and offering a high standard of urban living. With its walkable design, diverse residential and commercial spaces, and seamless integration of green areas, the district will promote a balanced and fulfilling lifestyle. This development will not only enhance the urban fabric of the area but also contribute to the overall well-being of the community, making it a place where people want to live, work, and play.



FIGURE 2.41 / OUTDOOR WALKABLE URBAN SPACE



FIGURE 2.42 / OUTDOOR WALKABLE URBAN SPACE



FIGURE 2.40 / OUTDOOR WALKABLE URBAN SPACE



FIGURE 2.43 / OUTDOOR WALKABLE URBAN SPACE

# ENLARGEMENT AREAS / SW RES. & POOL RESERVE

## 5. SOUTH WEST RES. & POOL RESERVE

The new medium density residential area located near 10th Street offers high-quality apartment-style living, designed to cater to a variety of residents seeking a modern, urban lifestyle. This development emphasizes quality construction and thoughtful design, aimed at providing a comfortable and aesthetically pleasing living environment.

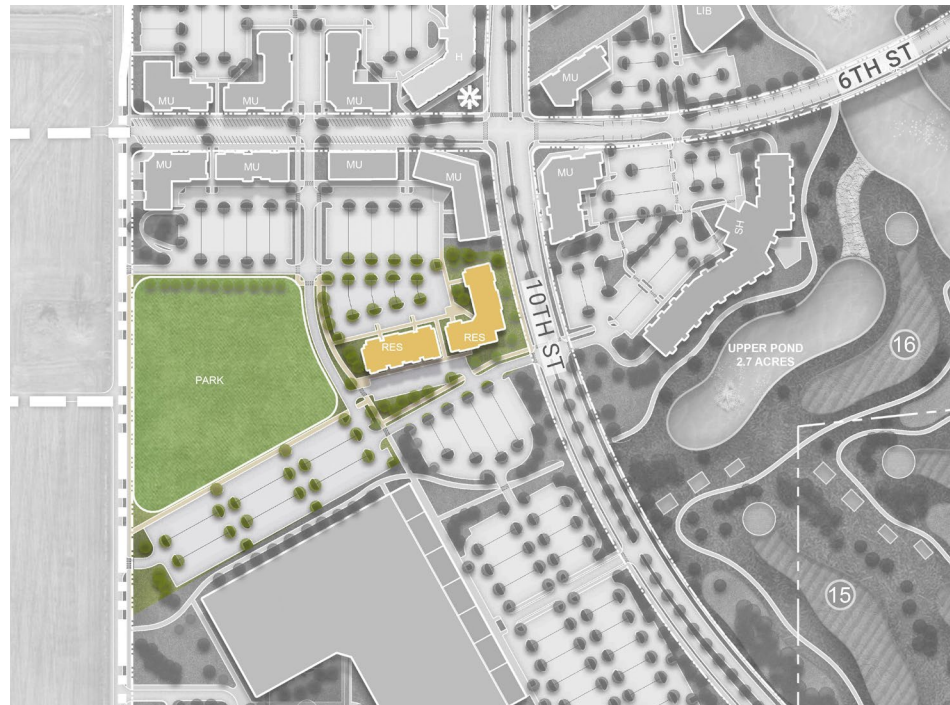


FIGURE 2.44 / OVERALL FINAL CONCEPT - RESIDENTIAL / WATER PARK SPACE

### RESIDENTIAL FEATURES

The residential units in this area are characterized by their high standards of architecture and design. Modern apartments will be equipped with state-of-the-art amenities and finishes, ensuring a luxurious and convenient living experience. The architectural style should blend both traditional and contemporary elements, creating a visually appealing skyline while harmonizing with the surrounding urban fabric.

### INTEGRATION WITH GREEN SPACE

A key highlight of this residential area is its seamless integration with green spaces. Residents will have direct access to well-maintained parks and gardens, promoting a healthy and active lifestyle. These green spaces will be perfect for leisurely strolls, picnics, and outdoor activities, fostering a strong sense of community and connection to nature.

### TEMPORARY PARK SPACE AND FUTURE DEVELOPMENTS

The western half of the site is currently designated as an open park space, providing residents with additional recreational opportunities. This area is temporarily reserved but is planned for future development into an outdoor aquatic center. This forward-thinking approach ensures that the community will continually benefit from enhanced amenities and facilities.



FIGURE 2.45 / RESIDENTIAL AREA



FIGURE 2.46 / RESIDENTIAL AREA

# ENLARGEMENT AREAS / SW RES. & POOL RESERVE

## FUTURE OUTDOOR AQUATIC CENTER

The proposed outdoor aquatic center will be a significant addition to the community, offering a variety of water-based recreational activities. One of the key advantages of this development is its strategic planning for shared parking with the adjacent future athletic facility. Due to the opposite busy seasons of the aquatic center and athletic facility, shared parking will maximize the efficient use of available space, ensuring convenience for visitors and minimizing the need for additional infrastructure.



FIGURE 2.47 / FUTURE OUTDOOR AQUATIC CENTER



FIGURE 2.48 / FUTURE OUTDOOR AQUATIC CENTER



FIGURE 2.49 / FUTURE OUTDOOR AQUATIC CENTER

## 6. ATHLETICS & INDOOR SPORTS

This large space will develop slowly, and the current scope of the athletic facility has not been fully defined. However, the anticipated project promises to offer a comprehensive and dynamic environment for various sporting events and activities, catering to the needs of the community and promoting an active lifestyle.

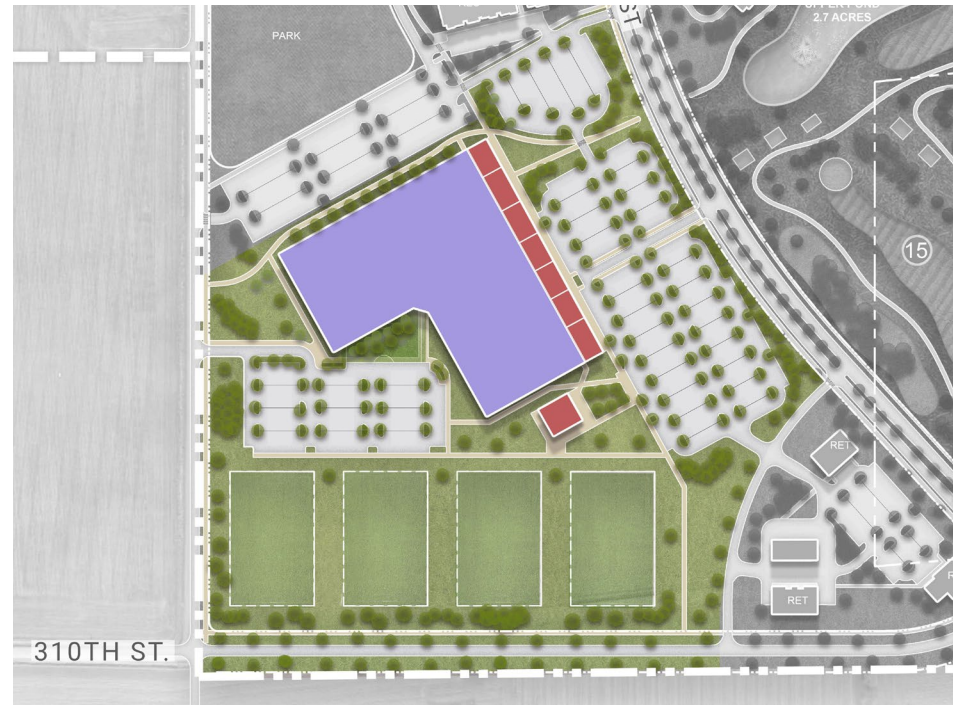


FIGURE 2.50 / OVERALL FINAL CONCEPT - TREE CANOPY DIAGRAM

### FACILITY OVERVIEW

The proposed facility is assumed to include three to four outdoor athletic fields, which will serve as versatile spaces for sports such as soccer, football, lacrosse, other outdoor activities. These fields will be complemented by indoor sports facilities capable of housing a wide array of events including hockey, soccer, basketball, volleyball, and pickleball. This multi-functional approach ensures that the facility can accommodate different types of sports, providing year-round opportunities for athletes and enthusiasts.

### INTEGRATED RETAIL SPACES

In addition to the athletic facilities, the development plans incorporate several attached retail spaces facing 10th Street. These retail establishments are designed to cater to the traffic generated by the athletic activities, while also serving the daily needs of the community. Potential businesses could include nail salons and sandwich shops, offering convenience and variety to visitors and residents alike.

### PARKING AND ACCESSIBILITY

To support the influx of visitors, the facility is anticipated to include parking accommodations for up to 1,500 cars. This extensive parking capacity ensures that visitors can easily access the athletic fields and retail spaces without



FIGURE 2.51 / ATHLETIC FACILITY

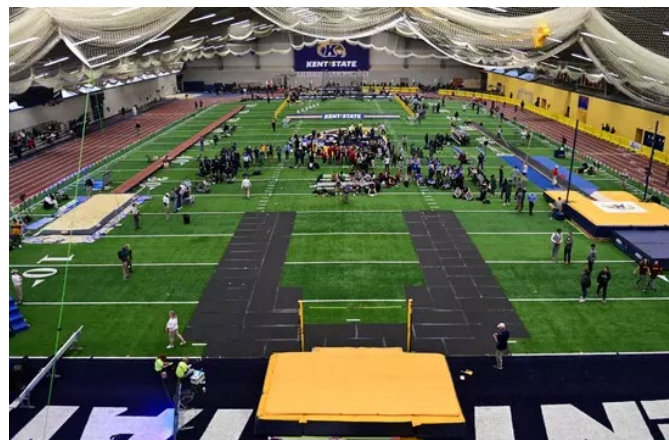


FIGURE 2.52 / ATHLETIC FACILITY

facing congestion or delays. The strategic planning of the parking area aims to maximize efficiency and convenience, enhancing the overall experience for users of the facility.

### DEVELOPMENT AND COMMUNITY IMPACT

The development of this indoor-outdoor athletic facility represents a significant investment in the community's infrastructure and recreational offerings. By providing modern, high-quality spaces for sports and social activities, the project aims to foster a stronger sense of community and promote a healthy, active lifestyle among residents. As the facility gradually takes shape, it will likely become a central hub of activity, contributing to the growth and prosperity of the surrounding area.

In conclusion, while the final details of the proposed indoor-outdoor athletic facility are still being defined, the vision for the project is clear. It aims to deliver a state-of-the-art environment for sports and recreation, seamlessly integrating retail spaces and ensuring ample parking for visitors. This forward-thinking development is poised to become a cornerstone of the community, offering diverse opportunities for engagement and enjoyment.



FIGURE 2.54 / ATHLETIC FACILITY

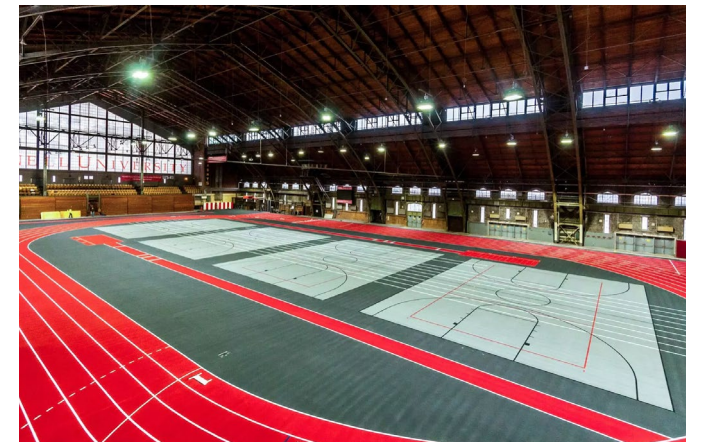


FIGURE 2.55 / ATHLETIC FACILITY



FIGURE 2.53 / ATHLETIC FACILITY

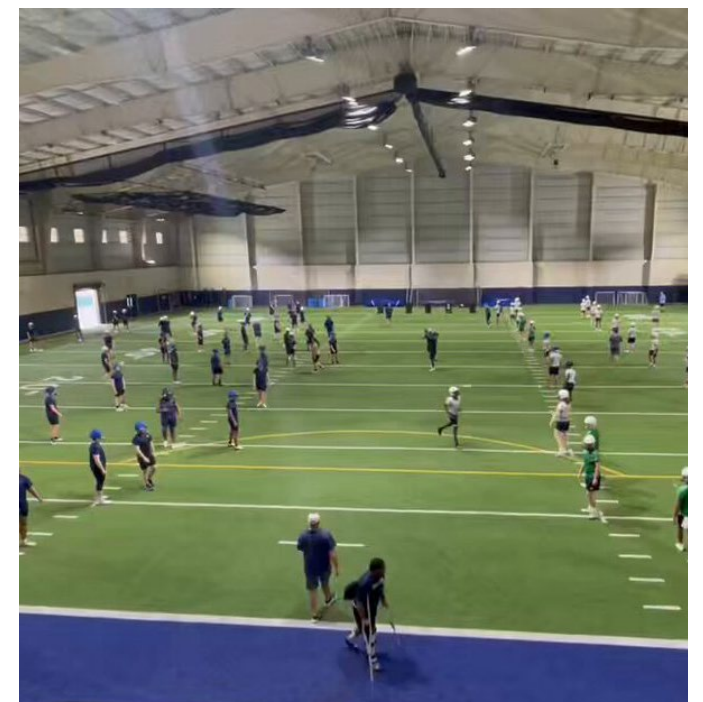


FIGURE 2.56 / ATHLETIC FACILITY

## ENLARGEMENT AREAS / SW RETAIL COMMERCIAL

### 7. SOUTH WEST RETAIL COMMERCIAL

The envisioned mixed-use district at the key intersection of 10th Street and 6th Street is set to become a prominent landmark, connecting seamlessly to the Waukee Civic campus. This development aims to create a vibrant and dynamic environment that harmoniously integrates living, working, shopping, and leisure activities. The district will offer a unique blend of urban amenities and natural beauty, making it an ideal destination for residents and visitors alike.

The proposed new retail district is strategically located at a key intersection and adjacent to the future athletic facility. This development is poised to become a bustling hub of activity, catering to both the everyday needs and

leisure desires of the community. One of the central features of this district is a modern gas station, designed to provide efficient and convenient service for residents and visitors alike. Alongside the gas station, there could be a fast food. Additionally, a standalone restaurant could offer a sit-down dining experience with a more diverse menu.

The retail district's proximity to the athletic facility is a key advantage,



FIGURE 2.57 / OVERALL FINAL CONCEPT - SOUTH WEST RETAIL



FIGURE 2.58 / CONVENIENCE STORE



FIGURE 2.59 / RETAIL AREA

## ENLARGEMENT AREAS / SW RETAIL COMMERCIAL

fostering a seamless integration of services and amenities that support an active lifestyle. This thoughtful planning ensures that visitors to the athletic facility have easy access to fuel, food, and dining options, enhancing their overall experience. This intersection, will be known for its high traffic, will see improved connectivity and convenience, making the new retail district an essential part of the community's growth and prosperity.



FIGURE 2.60 / RETAIL AREA



FIGURE 2.61 / RETAIL AREA



FIGURE 2.62 / RETAIL AREA



FIGURE 2.63 / RETAIL AREA

## 8. SENIOR LIVING & TOWNHOMES

### SENIOR LIVING

The Senior Living area is strategically situated near the lake and the nearby golf course, providing a tranquil and scenic environment for its residents. This region will feature a large senior center that will bring vibrancy to the area during the day. The center will be well-connected by trails and underpasses, facilitating easy access to the park and Civic Campus across the street. Additionally, the design should accommodate golf cart parking, enhancing mobility and convenience for the senior residents.

### MIXED USE

At the southeast corner of 10th and 6th Street, a mixed-use building will serve as a cornerstone for this prominent

intersection. This structure will feature high-profile architecture on all four corners, making it a significant landmark within the district. The mixed-use building will blend residential, commercial, and possibly community spaces, creating a vibrant and dynamic environment that caters to a variety of needs and activities. Its strategic placement will bolster the overall development of the area, adding both aesthetic and functional value.

### TOWNHOMES

The townhomes in this district will front 6th Street and are designed to be high-end, catering to those seeking luxurious living spaces. These townhomes will back onto the golf course, offering residents' picturesque views and easy access to recreational amenities. Each unit will feature tuck-under parking, ensuring a seamless and attractive street presence. The walkable design of the townhomes will promote connectivity and encourage a pedestrian-friendly atmosphere, enhancing the overall appeal and livability of the neighborhood.



FIGURE 2.64 / OVERALL FINAL SENIOR LIVING / TOWNHOMES



FIGURE 2.65 / TOWNHOMES



FIGURE 2.66 / SENIOR LIVING



FIGURE 2.67 / MULTI-FAMILY



FIGURE 2.68 / SENIOR LIVING



FIGURE 2.69 / SENIOR LIVING



FIGURE 2.70 / MIXED USE



FIGURE 2.71 / SENIOR LIVING



FIGURE 2.72 / SENIOR LIVING

## 9. GOLF COURSE

As the largest green space in the proposed City Center Master Plan, the new golf course and lake will be the environmental anchor for this center. The proposed 150-acre golf course will encompass the existing Sugar Creek Golf Course property while expanding to new land surrounding the existing course. Our vision for expanding the golf course from 9 holes to 18 holes was driven by the popularity of the game today. Golfers today want golf courses that are core courses, or one piece of property not separated with individual holes routed through homes. Golfers want courses that are challenging for all levels of golfers and are fun to play. They are not concerned about the total length of the course as much as they are about the condition. A shorter course that fits with the natural topography of the site



FIGURE 2.73 / OVERALL FINAL CONCEPT - GOLF COURSE AREA

is what Golfers are seeking to play. Our vision was to create a golf course master plan that encompassed some of the existing golf course holes while discovering new golf holes that highlight the beauty of the natural site.

The reason many popular golf courses are continually enjoyed by golfers is because they were designed to accommodate a wide variety of shots. The key is to balance the difficulty and variety in shots which makes the course playable for all golfers. We have routed the golf course to have balanced distance for each nine that will play as a par 70 from 6,300 yards to 4,500 yards in total length. The easiest way to make the golf course playable is to have multiple tees and we are proposing a four-tee system for the proposed course distances. The main feature that impacts the course difficulty is the size and contouring of the putting surfaces. We envision greens that will average 6,000 square feet per hole which can accommodate a variety of pin locations while managing 40,000 rounds of golf per year. If the greens are too small, it will create agronomic problems which lead to poor turf conditions for the greens. Having quality greens is the most essential element to any golfer when it comes to determining which golf course to play.



FIGURE 2.74 / GOLF COURSE AREA



FIGURE 2.75 / GOLF COURSE AREA



FIGURE 2.76 / GOLF COURSE AREA

Besides the tees and greens, the natural topography and water features will be a key feature of the new course. We have a natural creek in the northeast corner of the site which will bisect the course bringing the water into play on seven golf holes. In addition to the creek, we will have water hazards with the new lakes on the last three finishing holes of the golf course. This will make for a great finish for the golfers as they close out their round of golf. The natural elevation changes of over 50' across the property and 10 golf holes that have the presence of water as a hazard leads us to a challenging course before we even factor in the design of sand bunkers. Every golf course architect will use sand bunkers as part of their design for the golf course. Sand bunkers are used to protect greens or define landing areas while directing golfers where to hit their next shot. Sand bunkers can also be overused on golf courses by golf course architects. Properly placed and designed sand bunkers will help to define the character of the course without being a maintenance burden to the operating budget. We envision minimal sand bunkers for

the golf course since we have so many natural hazards with the creeks, lakes and natural topography. Another design element will be the establishment of natural areas throughout the golf course. These natural areas reduce the overall maintained turf areas while creating natural buffers to separate golf holes. Since the site has limited trees, these natural areas will create separation while adding color contrast to the course. These areas will also be natural habitats for wildlife that live on the golf course. All these natural features are what will make the golf course aesthetically beautiful for the golfers and people visiting the City Center to experience.

Golfers today are concerned with golf course maintenance, as much or more so than at any other time in the past. Course conditioning is something that most golfers perceive and criticize without understanding the basic concepts of maintaining a golf course. Sustainability will be very important to the design of the golf course.

## DETAILED ENLARGEMENT AREAS

The biggest part of sustainability is water management which is both water applied and water removed for the turf areas to create the best turf conditions possible. We are proposing to use the new lake as our water supply for the irrigation system. As with any golf course, water is a valuable resource that needs to be used responsibly. The irrigation system will be designed to maximize control over the amount of water applied to the course. Proper course drainage and irrigation system will make all the difference in the course condition and the budget it takes to maintain the golf course. We only have one time to get both elements installed right with the design and construction of the new course.

The challenge with implementing a new golf course project at an existing golf facility is trying to keep it open for play to avoid the downtime or course closure. We feel that we can limit this downtime by building a majority of these course improvements in multiple phases. Since we have open ground to the north and northeast of the existing golf course, these areas could be built while the existing course remains open. This work could be done in conjunction with the University Avenue improvements in order to balance the earthwork for the 4-5 golf holes, clubhouse, golf cart facility, parking lot and practice tee in this area. We have roughly 7-8 golf holes and a maintenance facility west of 6th street which could be built with the City Center lake and street improvements.

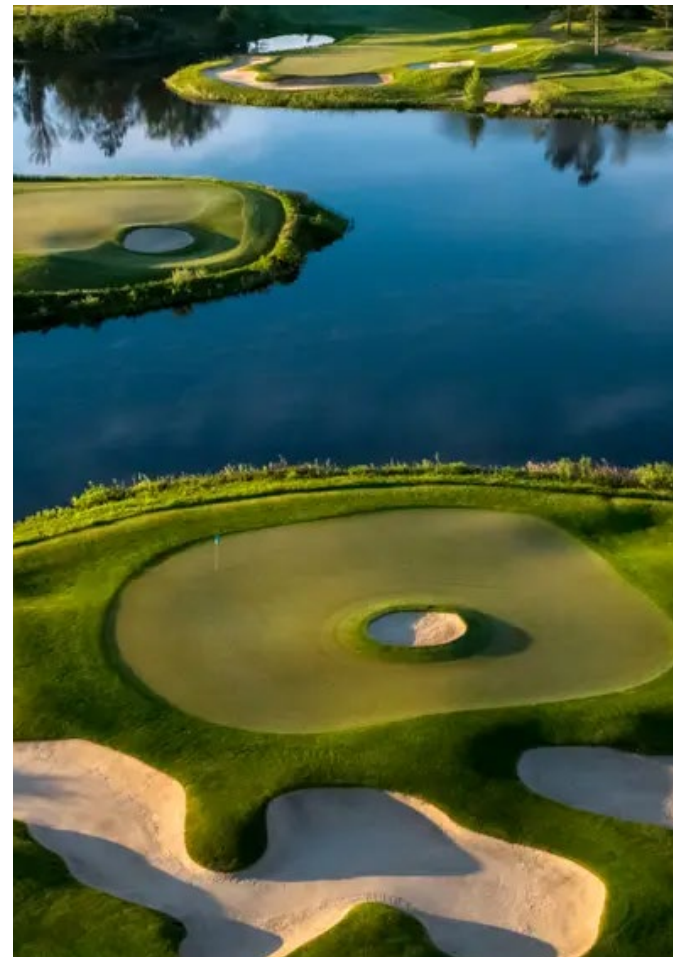


FIGURE 2.77 / GOLF COURSE AREA



FIGURE 2.78 / GOLF COURSE AREA

## DETAILED ENLARGEMENT AREAS

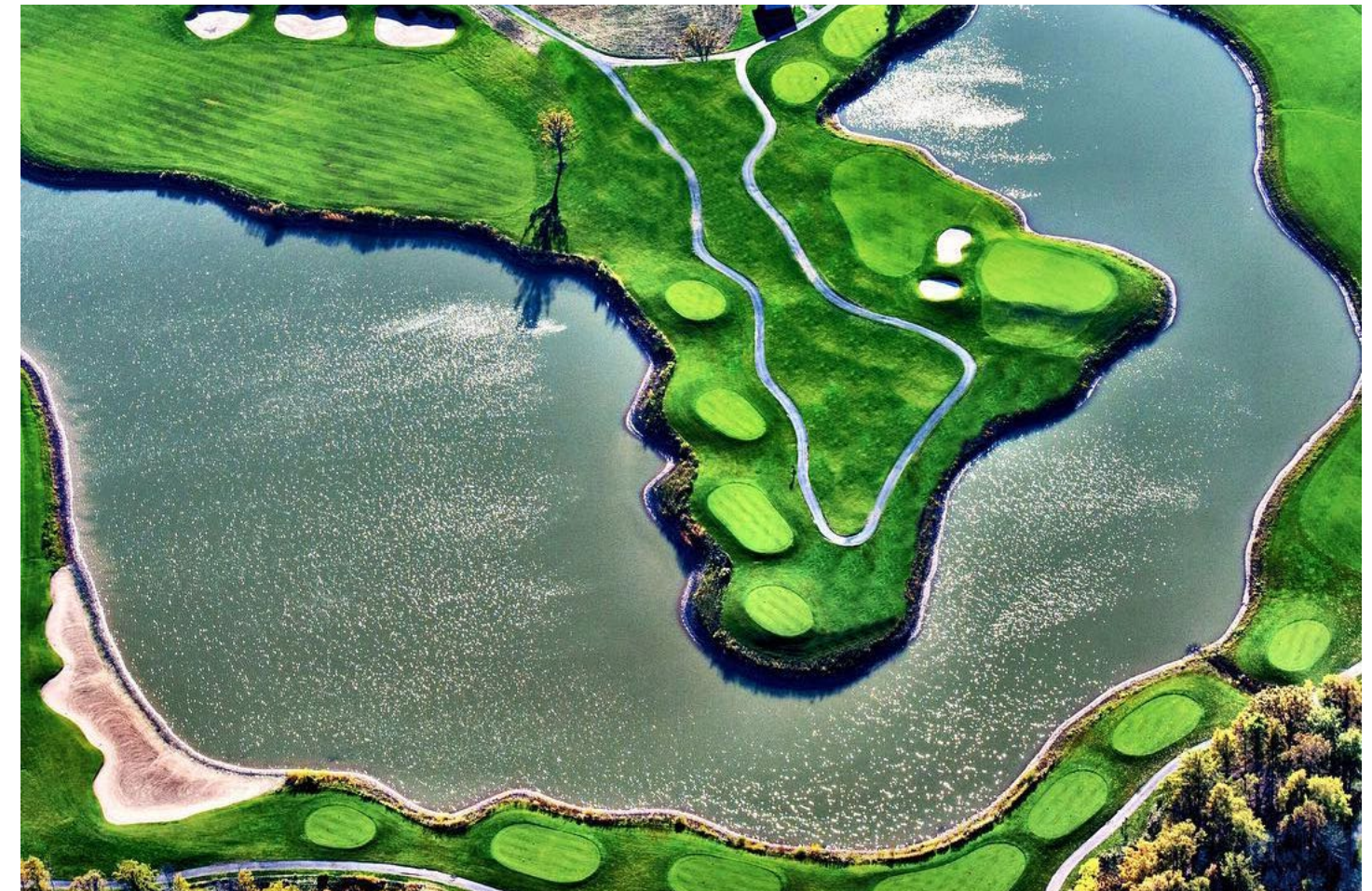


FIGURE 2.79 / GOLF COURSE AREA

At the end of these two phases of improvements we would have the clubhouse, golf cart facility, parking lot, maintenance facility and approximately 12-13 holes built before we would have to close the existing golf course. This would greatly reduce downtime and loss of revenue which comes with closing the existing golf course.

The new 18-hole golf course for the will be a tremendous recreational asset for the residents of Waukee and the Des Moines area. We have purposefully not designed a championship level golf course due to the fact it would take more property to have a longer golf course which could potentially cost more to operate while being too difficult for the average golfer to enjoy. We envision a sustainable golf course that is a positive recreational asset for the City that will be fun to play for any level of golfer for many years.



FIGURE 2.80 / GOLF COURSE AREA



# 3

## SECTION THREE / PHASING & IMPLEMENTATION

---

- 3-1 / PHASING SEQUENCE & DIAGRAMS 68
- 3-2 / ARCHITECTURAL THEMING 72
- 3-3 / ARCHITECTURAL BENCHMARKING 75
- 3-4 / SUSTAINABILITY THEMING 76

# PHASING SEQUENCE

## PHASING AND TIMELINE

A phased timeline was developed to ensure structured and efficient implementation of the Master Plan. Phase 1 focuses on critical improvements, including municipal facilities and public infrastructure. Phase 2 emphasizes community-oriented projects, such as parks and cultural

spaces. Subsequent phases are aimed at long-term development, ensuring flexibility for future adjustments. The phased approach ensures that priorities are addressed in alignment with available resources and evolving community needs.

TABLE 3.1 / PHASING AND TIMELINE TABLE

TIME FRAME	PHASE	ITEM
2025-26	1A	10TH STREET / UNIVERSTIY INTERSECTION
2025-26	1A	DEVELOPMENT RFP FOR NW CORNER - LAND SALE
2025-26	1A	PARK AREA SCHEMATIC DESIGN INCLUDING PAVILLION
2025-26	1A	CITY HALL / CIVIC PLAZA DESIGN + LIBRARY AND FOOD HALL SCHEMATIC DESIGN
2025-26	1A	PARTIAL PURCHASE OF SOUTH 40 ACRES - ROAD R.O.W + NEIGHBORING PARCELS NECESSARY
2026-27	1B	10TH STREET: UNIVERSITY SOUTH
2026-27	1B	10TH STREET: WESTOWN PKWY TO STREET B (BRIDGES, ABUTMENTS, TRAILS, ETC. INCLUDED)
2026-27	1B	PARKS PLANNING FINALIZED (CD'S COMPLETED) BID SPRING OF 2027 (ALL SITE WORK. SKATE PARK, PICKLE BALL, SHELTERS, RESTROOMS, ETC.)
2027-28	1C	COMPLETE CD'S FOR BOATHOUSE AND PAVILLION PROJECT
2027-28	1C	DEVELOPMENT RFP FOR MIXED USE DISTRICT AND WEST MULTI-FAMILY (START WORK IN 2027)
2027-28	1C	ALL GRADING COMPLETED ON SITE FOR ROADWAY PROJECTS
2027-28	1C	UNIVERSITY AVENUE: PUBLIC WORKS TO 3RD STREET AND 6TH STREET CONNECTION TO 10TH STREET (INCLUDES BRIDGE CROSSING OF THE LAKE)
2028-29	1D	CONSTRUCT PAVILLION AND BOATHOUSE / COMPLETE BY FALL
2028-29	1D	PARKS PROJECTS AND PAVILLION - COMPLETED / OPENED
2028-29	1D	DEVELOPMENT RFP FOR ROW HOMES FACING THE GOLF COURSE
2028-29	1D	DEVELOPMENT RFP FOR SENIOR HOUSING AREA + 1 MIXED USE BUILDING
2028-29	1D	UNIVERSITY AVENUE: 3RD STREET TO ST. BONIFACE CHURCH + STREAM RENOVATIONS
TIME FRAME	PHASE	ITEM
2030-31	2A	FINAL CD'S FOR CITY HALL COMPLETED
2030-31	2A	BID CITY HALL / CIVIC PLAZA
2030-31	2A	6TH STREET BETWEEN 10TH & 11TH
2030-31	2A	11TH STREET FROM UNIVERSITY 2000' SOUTH
2030-31	2A	DEVELOPMENT RFP FOR MIXED USE AREA AROUND CITY HALL
2031-32	2B	OPEN CITY HALL / CIVIC PLAZA
2031-32	2B	COMPLETE CD'S FOR LIBRARY PROJECT
2031-32	2B	CONSTRUCT LIBRARY
2031-32	2B	SPORTS DISCUSSION / CITY OWNED LAND
2032-33	2C	FINALIZE PURCHASE OF REMAINING SOUTH 40 ACRES
2032-33	2C	COMPLETED LIBRARY PROJECT

Table continues on the next page

# PHASING STATEMENT

2032-33	2C	CONSTRUCT SOUTH STREET (NW OF 10TH & 310TH)
2032-33	2C	PLANS FOR PARKS MAINTENANCE / GOLF COURSE MAINTENANCE AREA
2032-33	2C	SOUTH RESIDENTIAL LOTS AVAILABLE
2033-34	2D	DESIGN PARKS MAINTENANCE / GOLF COURSE MAINTENANCE AREA
2033-34	2D	CONSTRUCT PARKS MAINTENANCE / GOLF COURSE MAINTENANCE AREA
2033-34	2D	CONSTRUCT SKATE PARK / PICKELBALL / REMAINING NE PARK SHELTERS
2033-34	2D	SOUTH COMMERCIAL AVAILABLE (NW OF 10TH & 310TH)
2033-34	2D	COMPLETE CD'S FOR SUGAR CREEK GOLF COURSE
TIME FRAME	PHASE	ITEM
2035-36	3A	COMPLETE CD'S FOR FOOD HALL / INCUBATOR SPACE
2035-36	3A	BUILD WEST 9 HOLES OF SUGAR CREEK GOLF COURSE
2035-36	3A	BUILD FOOD HALL / INCUBATOR SPACE
2036-37	3B	BUILD NEW CLUBHOUSE / DRIVING RANGE
2036-37	3B	DESIGN OF WEST PARK
2036-37	3B	DESIGN OF SW SPORTS
2036-37	3B	FINALIZE PURCHASE OF REMAINING ROW FOR 310TH & 11TH
2036-37	3B	SWITCH 9 HOLES TO WEST COURSE AND NEW CLUB HOUSE - CONSTRUCT EAST 9 HOLES
2037-38	3C	CONSTRUCTION OF REMAINING 310TH & 11TH
2037-38	3C	CONSTRUCTION OF SW PARK
2037-38	3C	CONSTRUCTION OF SW SPORTS
2038-39	3D	OPEN FULL 18 HOLE GOLF COURSE

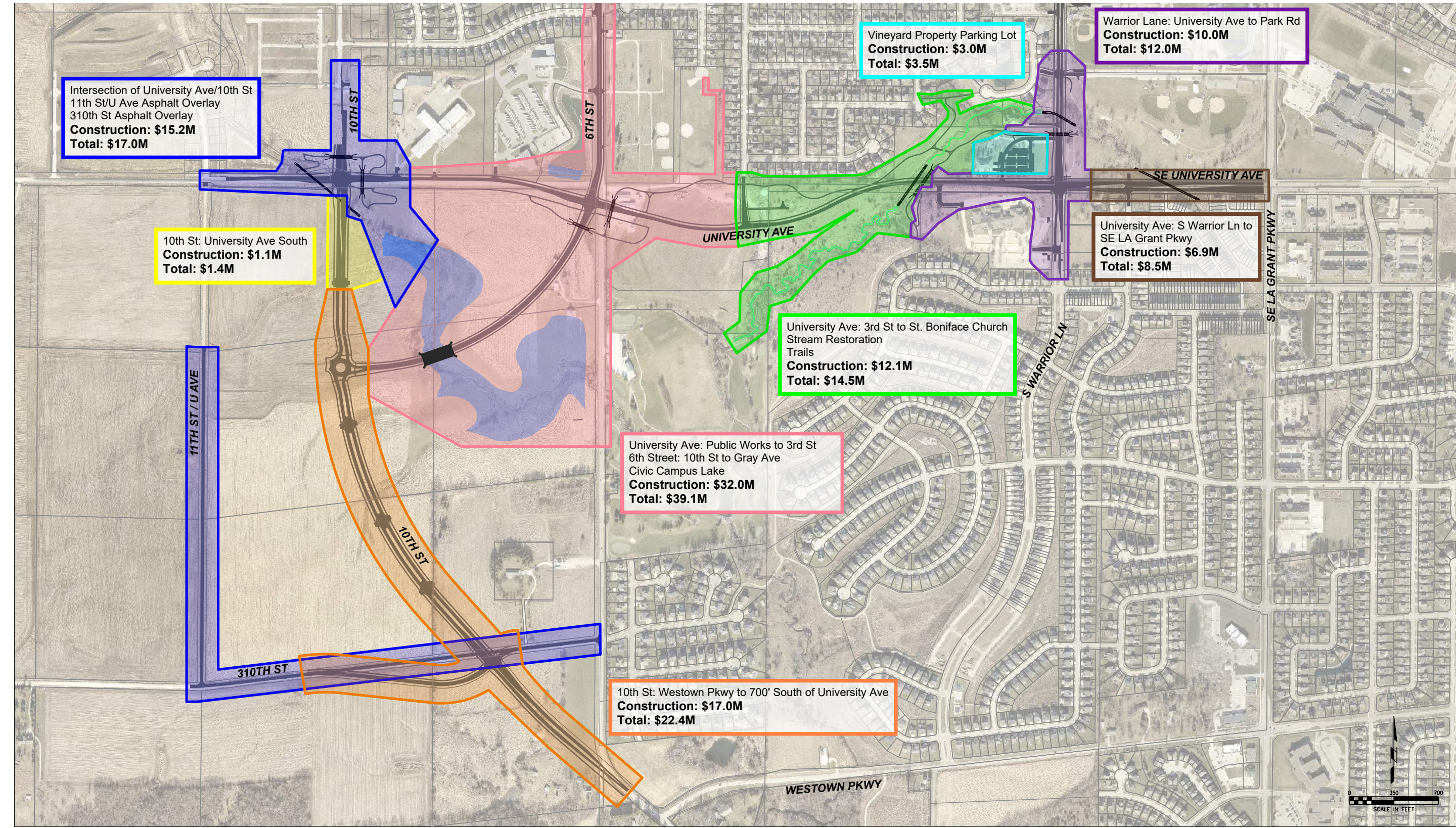
Projects in Red are currently planned roadway projects in the CIP

Future Public Construction Projects

Projects in Blue would be revenue generating

Items in Purple are acquisitions

# ROADWAYS / PUBLIC IMPROVEMENTS



# PROPOSED PHASING DIAGRAM

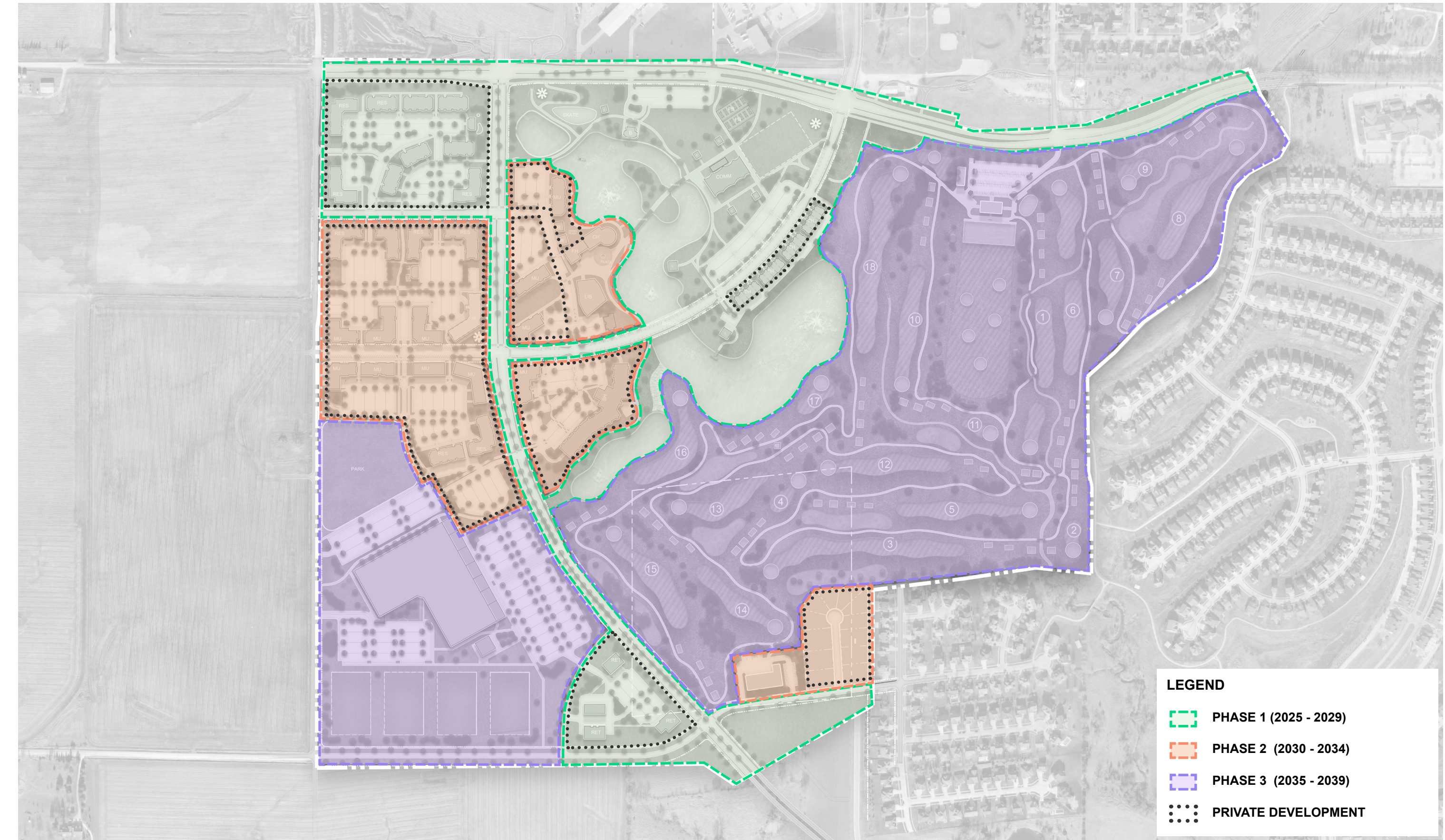


FIGURE 3.2 / OVERALL PHASING DIAGRAM

# ARCHITECTURAL THEMING / CITY HALL

On September 26, 2024, The design team met with City staff to focus on Architectural Style. Several precedent images were presented for each civic building type. These images showed a wide variety of exteriors, colors, and materials. City staff provided guidance on which styles are preferred. The images included on this page reflect a focused range of architectural appearances and styles that honor the preferences indicated by City staff.



FIGURE 3.3 / COLUMBUS METROPOLITAN LIBRARY



FIGURE 3.4 / NEWARK CIVIC CENTER



FIGURE 3.5 / VAUGHAN CITY HALL



FIGURE 3.6 / COLUMBUS LIBRARY



FIGURE 3.7 / EASTON CITY HALL



FIGURE 3.8 / WAUKEGAN CITY HALL



FIGURE 3.9 / WAUKEGAN CITY HALL

# ARCHITECTURAL THEMING / CITY LIBRARY



FIGURE 3.10 / FAYETTEVILLE PUBLIC LIBRARY



FIGURE 3.11 / OAK CREEK LIBRARY



FIGURE 3.12 / JOHNSON COUNTY LIBRARY



FIGURE 3.13 / KENMORE LIBRARY



FIGURE 3.14 / MORRISVILLE COMMUNITY LIBRARY

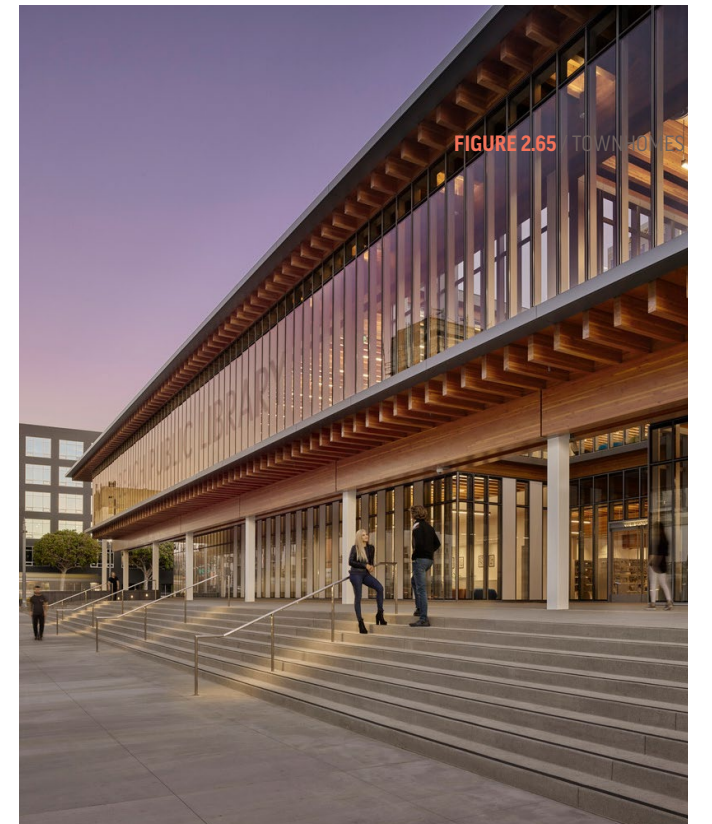


FIGURE 3.15 / JEAN KING LIBRARY



FIGURE 3.16 / PAVILLON DU MICRORÉSEAU LAC-MÉGANTIC



FIGURE 3.20 / MEADOWS PARK SHELTERS



FIGURE 3.17 / COMMUNITY ICE CENTER



FIGURE 3.21 / MEADOWS PARK SHELTERS



FIGURE 3.18 / FESTIVAL PARK



FIGURE 3.23 / HOLLABAUGH PARK PAVILION



FIGURE 3.19 / HOLLABAUGH PARK PAVILION

## 30 YEAR STAFF PROJECTIONS

SVPA was provided population projections for 2060 at 68,000 residents. Office staff will need to grow in response to that increase in population. The City Hall is projected to include various departments including Administration, Economic and Community Development, HR, Finance, IT, and a portion of Parks and Recreation. The current population of staff in those departments requiring a designated location is around 54 housed in a variety of buildings.

SVPA conducted a series of meetings with department leaders to strategize growth compared to population projections. Based on the data received it is anticipated the new City Hall could include 100 to 125 employees with designated office space.

The intention would be to employ strategies to allow for growth and expansion within the initial building size of 25,000 to 30,000 s.f.. The city hall benchmark numbers also include community space such as council chambers, meeting rooms, lobby space and other required support spaces for both the public and staff uses.

An alternate program was studied to include business incubator space which might add an additional 10,000 s.f.

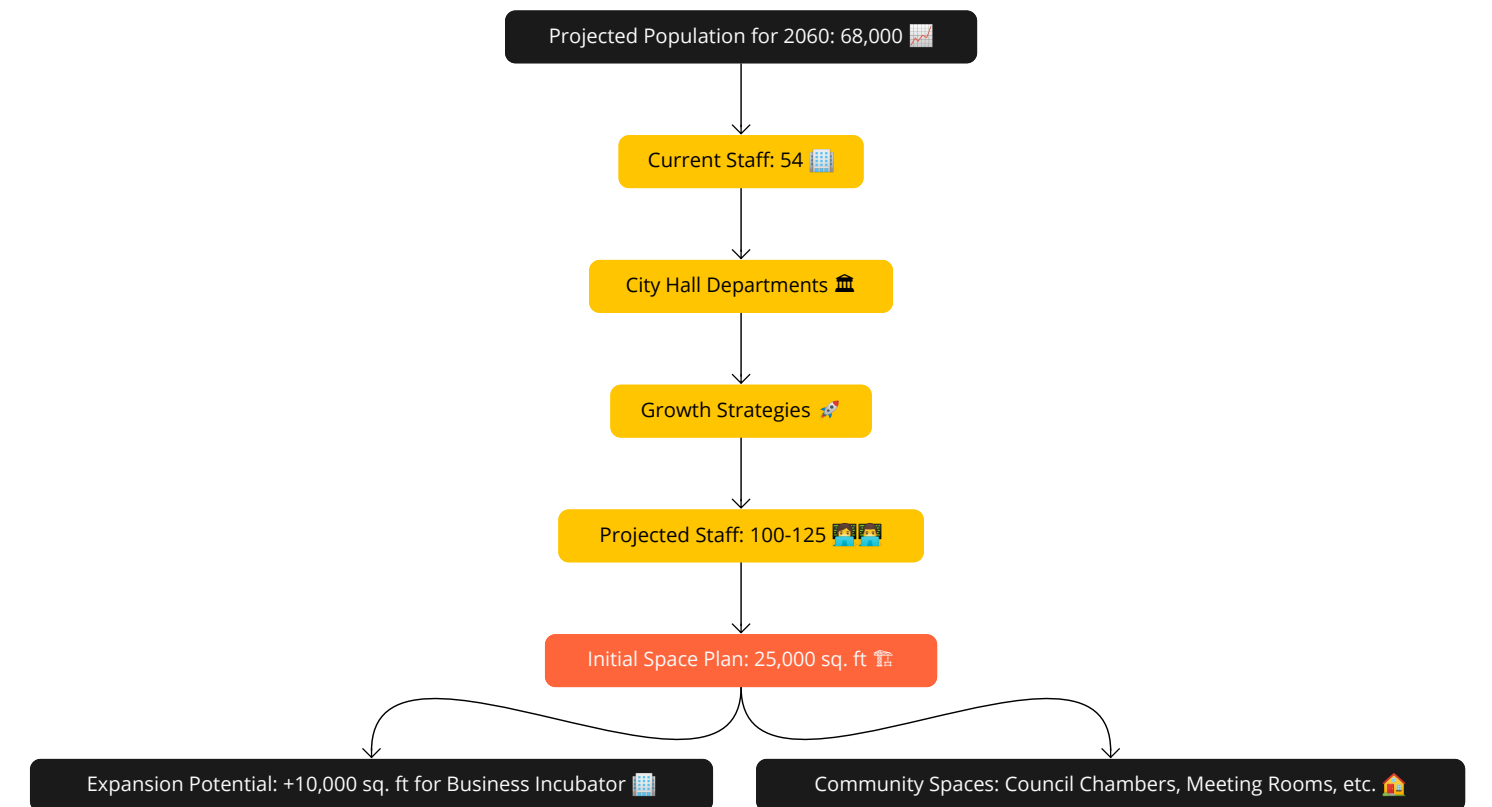


FIGURE 3.24 / 30 YEAR STAFF PROJECTIONS

## GREEN INFRASTRUCTURE AND STORMWATER MANAGEMENT

### INTRODUCTION / SUMMARY

The Waukee Civic Campus's Green Infrastructure and Stormwater Management plan should emphasize sustainable design elements aimed at managing stormwater runoff while enhancing the urban environment. Green streets will incorporate bioretention areas, rain gardens, and permeable pavements, alongside strategically placed street trees in engineered soil to promote healthy growth. Enhanced tree cover will consist of diverse native species to increase resilience, improve air quality, and mitigate urban heat. Slope protection measures will include planting native vegetation, implementing terracing, and incorporating bioswales to manage erosion and filter runoff. The design will prioritize natural drainage systems,

minimizing the reliance on traditional piped systems and incorporating a forebay in the main lake to pre-treat stormwater. In addition to stormwater management, the plan incorporates energy efficiency through the installation of solar panels on buildings and the consideration of green roofs for civic structures. These green roofs will provide insulation, absorb rainwater, and create habitats for pollinators. The implementation of this sustainability strategy will involve a phased plan, regular monitoring, and maintenance of green infrastructure elements, along with educational programs to engage the community. Performance metrics will track the effectiveness of stormwater runoff reduction, energy production, and air quality improvements, ensuring ongoing success and adaptation of the campus's sustainable initiatives. Each of these initiatives are highlighted in the next few pages.

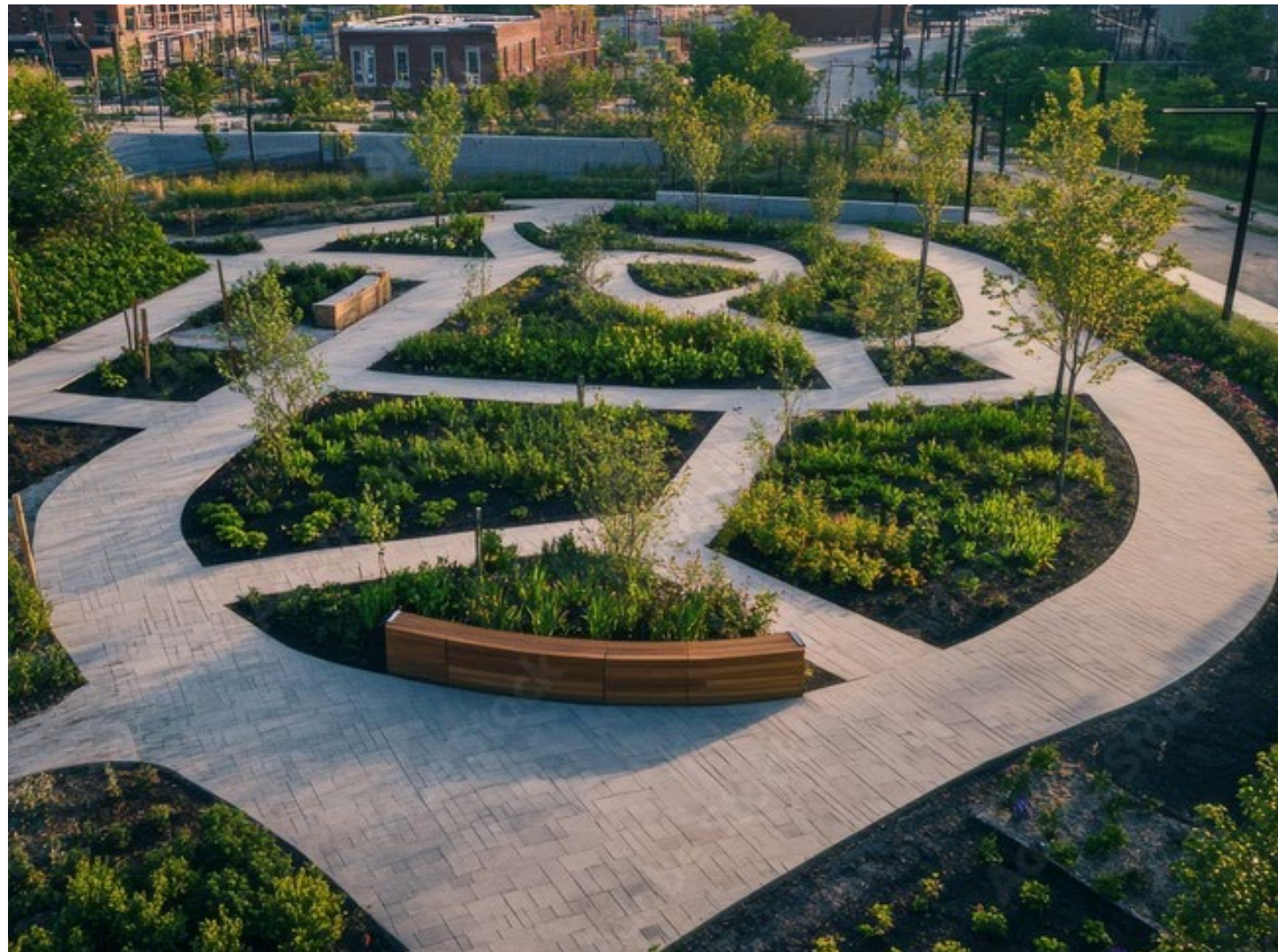


FIGURE 3.25 / RAIN GARDENS INCORPORATED IN LANDSCAPE DESIGN

## GREEN STREETS

The campus will feature green streets throughout, incorporating various elements to manage stormwater runoff and enhance the urban environment. These streets could include:

- **Bioretention areas and rain gardens along sidewalks and in medians**
- **Street trees in engineered soil volumes to ensure healthy growth**
- **Permeable pavement for sidewalks and parking areas**

## ENHANCED TREE COVER

A robust urban forest will be established across the campus. Diverse native species will be planted to increase resilience

- **Trees will be strategically placed to provide shade, reduce the urban heat island effect, and improve air quality**
- **Structural soils and silva cells could be used to support healthy root growth in paved areas**

## SLOPE PROTECTION

To prevent erosion and manage runoff on sloped areas:

- **Native vegetation will be planted on slopes**
- **Terracing will be implemented where appropriate**
- **Bioswales will be incorporated to slow and filter runoff**

## PERMEABLE PAVING

Permeable paving will be used extensively throughout the campus:

- **When appropriate parking lots will use permeable asphalt or concrete in key areas. (Entire lots should not be permeable)**
- **Walkways can use recycled granular materials and plazas will feature permeable pavers as part of the design.**
- **Portions of all paved surfaces should use materials that will allow stormwater to infiltrate, reducing runoff and recharging groundwater**

## POND/LAKE FOREBAY

The main lake shall have a forebay will be constructed to:

- **Capture and pre-treat stormwater before it enters the main retention pond**
- **Remove sediment and pollutants, improving water quality**
- **Enhance the aesthetic appeal of the campus**

## MINIMIZING PIPE USAGE

The campus design will prioritize natural drainage systems:

- **Bioswales and rain gardens will convey stormwater across the site**
- **Underground infiltration galleries will be used where surface solutions are not feasible**
- **This approach will reduce the need for traditional piped stormwater systems**



FIGURE 3.26 / BIOSWALES IN STREET LANDSCAPING

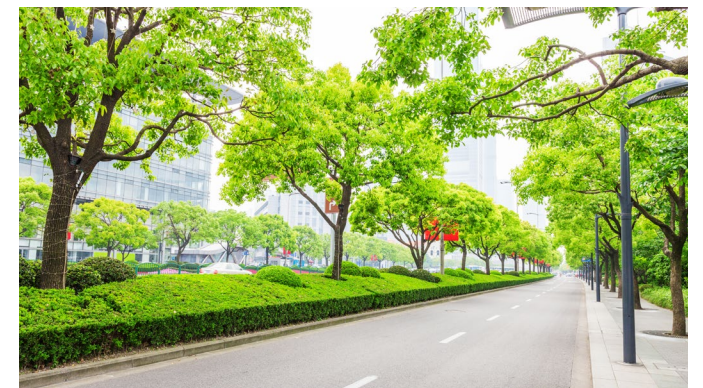


FIGURE 3.27 / STREET TREES



FIGURE 3.28 / NATIVE PLANTS IN STREET-SCAPES



FIGURE 3.29 / LAKE S IN CITY LANDSCAPE

# SUSTAINABILITY BENCHMARKING

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## ENERGY EFFICIENCY AND RENEWABLE ENERGY

### SOLAR FOR BUILDINGS

Buildings within the civic campus will be equipped with rooftop solar panels when appropriate:

- Solar arrays will be designed to maximize energy production
- Battery storage systems will be integrated to provide resilience during power outages
- When possible; excess energy will be fed back into the grid, potentially generating revenue for the city

### GREEN ROOFS FOR CIVIC BUILDINGS

City of Waukeee buildings shall consider green roofs as part of the design.

- These will provide additional insulation, reducing heating and cooling costs
- They will absorb rainwater, further reducing stormwater runoff
- The green roofs will create habitat for pollinators and improve air quality

## IMPLEMENTATION AND MONITORING

To ensure the success of this sustainability strategy:

- A** A phased implementation plan will be developed, prioritizing key elements.
- B** Regular monitoring and maintenance schedules will be established for all green infrastructure elements.
- C** Educational signage and programs will be created to engage the public and explain the benefits of these sustainable features.
- D** Performance metrics will be tracked, including stormwater runoff reduction, energy production, and air quality



FIGURE 3.30 / GREEN ROOFS INCORPORATED IN URBAN DESIGN

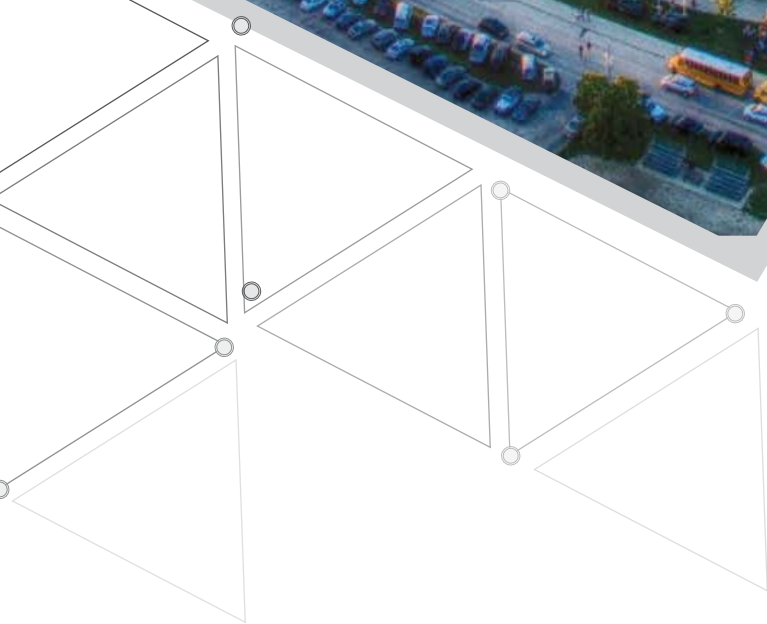
By incorporating these elements, Waukeee's new Civic Campus will serve as a model for sustainable urban development, demonstrating the city's commitment to environmental stewardship and resilience.



FIGURE 3.31 / COMPLETE STREETS DESIGN

## Phased Sustainability

This approach includes phased implementation, regular maintenance, public education, and tracking of key metrics like water management, energy generation, and air quality improvements.



# 4

## SECTION FOUR / BENCHMARKING

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4-2 / FINANCIAL ANALYSIS	84

## PLAN RELATIONSHIP TO COMPREHENSIVE PLAN

The adopted comprehensive plan identifies the Waukee Civic Master Plan area as generally Institutional and Park related land uses. These land use designations include a variety of civic and governmental services along with public parks and recreational facilities. The proposed Master Plan expands upon these designations by including a variety of residential and commercial uses along with civic recreational use and open spaces. The addition of

residential and commercial uses within the Master Plan area both takes advantage of the synergy that will be created by the planned civic and recreational uses and brings its own beneficial synergy to energize the City's civic center. The Master Plan further respects the existing and proposed land uses within the surrounding neighborhood, edge-matching planned uses so not to conflict but instead accelerate the positive, continued development of this area of Waukee.

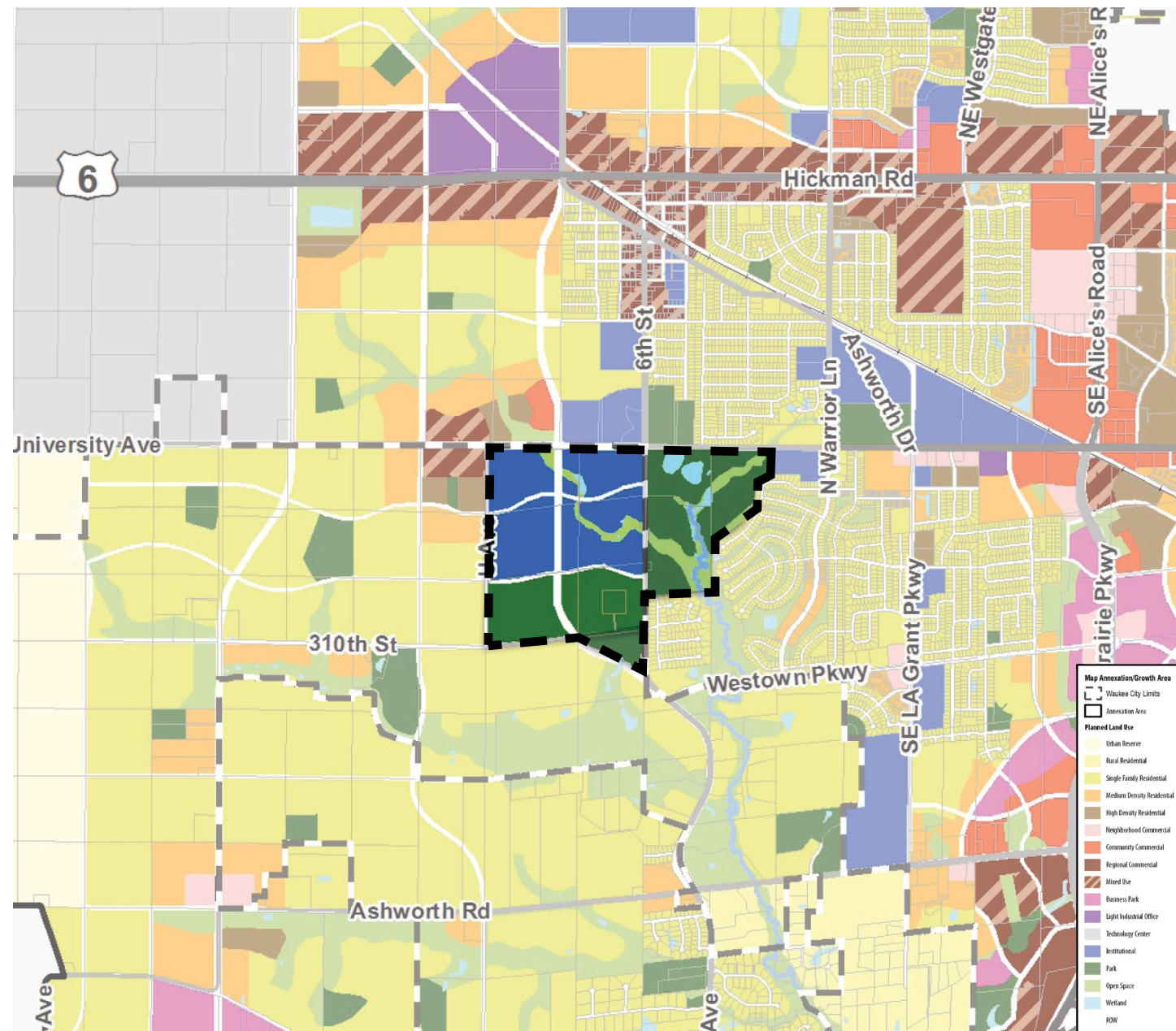


FIGURE 4.1 / WAUKEE FUTURE LANDUSE- 2040 COMPREHENSIVE PLAN

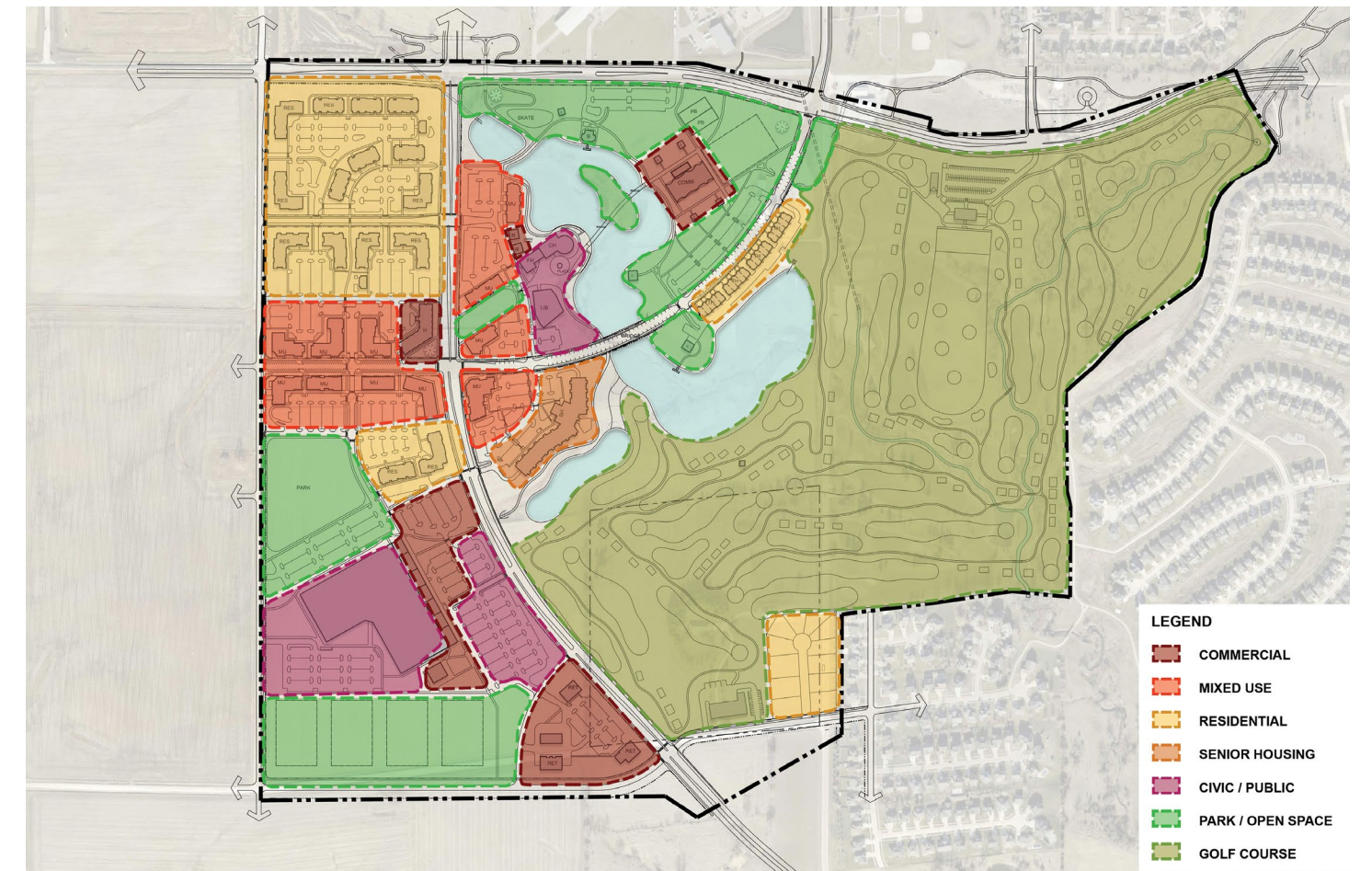


FIGURE 4.2 / PREFERRED WAUKEE FUTURE LANDUSE PLAN

In summary the Comprehensive Plan Future Land Use map provides a broad regional context, outlining various zoning categories such as residential, commercial, mixed-use, industrial, parks, and open spaces across a larger area. This broader framework translates into the Preferred Waukee Future Land Use Plan, which focuses on a specific area within the Waukee Civic Master Plan. The preferred plan refines the comprehensive vision by providing detailed

allocations for mixed-use, residential, commercial, parks, open spaces, and a golf course. It emphasizes creating synergy between civic and recreational spaces while fostering community integration. The comprehensive plan serves as the foundation, while the preferred plan develops a more precise and focused vision tailored to the community's needs and connectivity.



FIGURE 4.3 / RELATIONSHIP BETWEEN WAUKEE CIVIC MASTER PLAN PROPOSED LANDUSE & COMPREHENSIVE PLAN

## VACANCY RATES & BUILDING PERMIT TRENDS

The City of Waukee has experienced rapid growth over the past decade. Currently, low vacancy rates for multi-family residential, commercial and office space prove there is unmet demand and as the Waukee population continues to grow, this demand will further increase. This positive trend is unlikely to change unless impacted by an external force such as an increase in lending interest rates or changes to property tax regulations that limit the ability of cities to grow.

In consideration of the City's current growth rate and the positive catalyst of the planned amenities within the Waukee Civic Master Plan, it can be anticipated that residential areas will develop quickly, building out in a few years following the extension of public infrastructure. As the population of the immediate area increases, the development of the mixed-use and commercial areas will follow, likely taking five or more years to be completely buildout. This buildout rate will be accelerated by the traffic and energy brought by the planned civic and recreational uses within the Master Plan.

TABLE 4.1 / WAUKEE BUILDING PERMIT TREND TABLE

	SINGLE FAMILY		TOWNHOME		MULTI-FAMILY		COMMERCIAL		TOTAL PROPERTY	
YTD	411	173,447,849.26 \$	270	75209425.9 \$	630	82,240,229.52 \$	19	79794836.65\$	1897	439565838.82 \$

Single Family Residential Permits Issued: December 2024

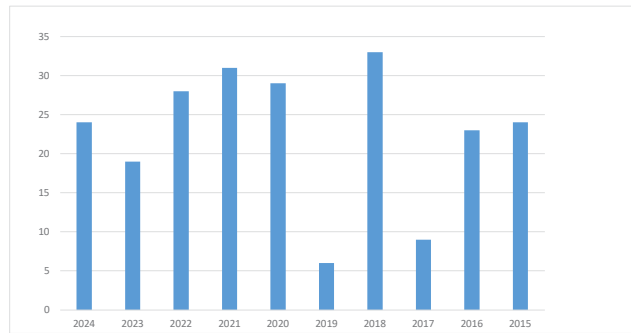


FIGURE 4.1 / WAUKEE BUILDING PERMIT TREND TABLE

## OFFICE BUILDINGS

Based on CoStar data, the Waukee office market shows a stable inventory of 555,000 SF, with no new construction underway. Net absorption over the past 12 months is significantly down by 92.2%, totaling only 5,900 SF, while the vacancy rate remains low at 1.7%, reflecting high occupancy levels of 98.3%. Market asking rents have increased by 2% to \$26.25/SF, and the market sale price

per square foot has decreased by 5.1% to \$127. Despite the dip in sales prices, the market cap rate has risen slightly to 11.9%. The 12-month leased SF totals 13,600, indicating steady demand, with an average asking price per SF of \$422 in the past year. These figures highlight a well-leased market with minimal speculative construction activity.



FIGURE 4.3 / VACANCY RATE - WAUKEE OFFICE BUILDINGS

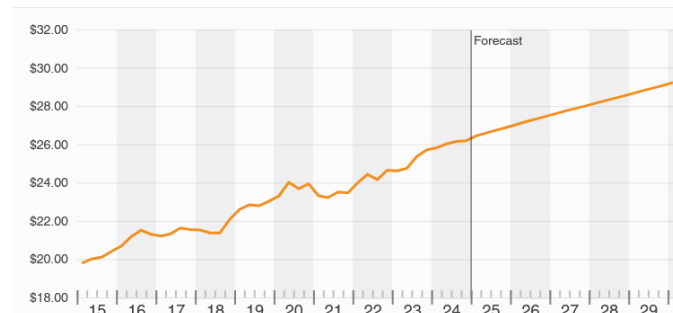


FIGURE 4.4 / MARKET ASKING RENT PER SF - WAUKEE OFFICE BUILDINGS

## RETAIL AND ENTERTAINMENT & SPORTS

Based on CoStar data, the Retail and Entertainment & Sports market demonstrates a robust inventory of 1.7M SF, with under-construction space decreasing by 20.3% to 550,000 SF. Net absorption over the past 12 months has surged by 556.1% to 354,000 SF, while the vacancy rate remains low at 1.8%, reflecting a high occupancy rate of 98.2%. Market asking rents have risen by 1.3% to \$19.93/SF,

and the market sale price per square foot remains steady at \$194. The market cap rate has improved by 10.2% to 7.5%. Over the past year, 12-month leased space totaled 306,000 SF, with an average asking price per SF of \$370 and a sales volume of \$27.7M. These figures highlight a thriving market with strong demand and a stable investment environment.

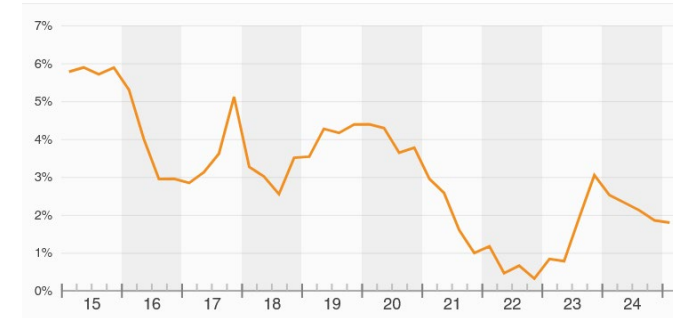


FIGURE 4.5 / VACANCY RATE - WAUKEE RETAIL AND ENTERTAINMENT & SPORTS



FIGURE 4.6 / MARKET ASKING RENT PER SF - WAUKEE RETAIL AND

## MULTI-FAMILY

Based on CoStar data, the Multi-Family market in Waukee shows growth in inventory units, increasing by 24.3% to 5,301 units, with 84 units currently under construction, a decline of 92.5% from the prior period. The 12-month net absorption has surged by 738.5% to 760 units, while the vacancy rate has slightly risen to 19.3%. The market rent/unit has decreased by 1.7% to \$1,359, while the market

sale price per unit has increased by 4.4% to \$133,000. The market cap rate remains steady at 8.0%. Over the past year, total sales volume reached \$23.4M, with an average asking price per unit of \$174,000. These figures reflect a dynamic market with notable absorption but high vacancy, pointing to opportunities for stabilization.

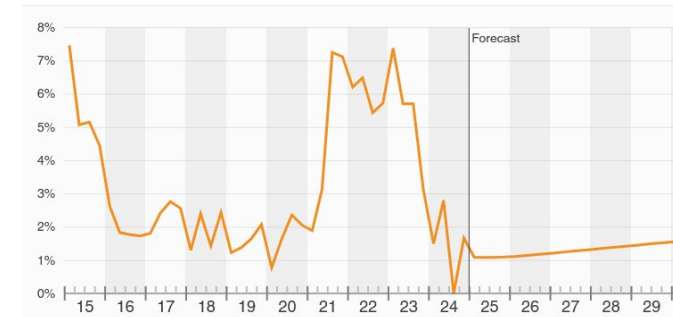


FIGURE 4.7 / VACANCY RATE - WAUKEE MULTI-FAMILY

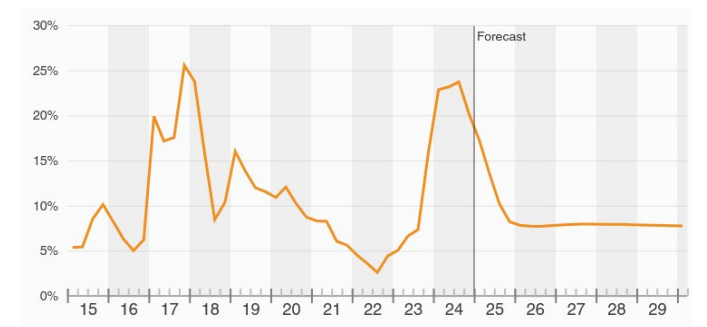


FIGURE 4.8 / MARKET ASKING RENT PER SF - WAUKEE RETAIL AND



# 5

## SECTION FIVE/ APPENDIX

- 5-1 / KANSAS CITY TRIP BOOKLET 88
- 5-2 / MINNEAPOLIS TRIP BOOKLET 144
- 5-3 / CHARETTE IMAGES 172



# KANSAS CITY METRO AREA / BUS TOUR

## FIELD GUIDE

PREPARED FOR THE CITY OF WAUKEE



Waukee  
THE KEY TO GOOD LIVING



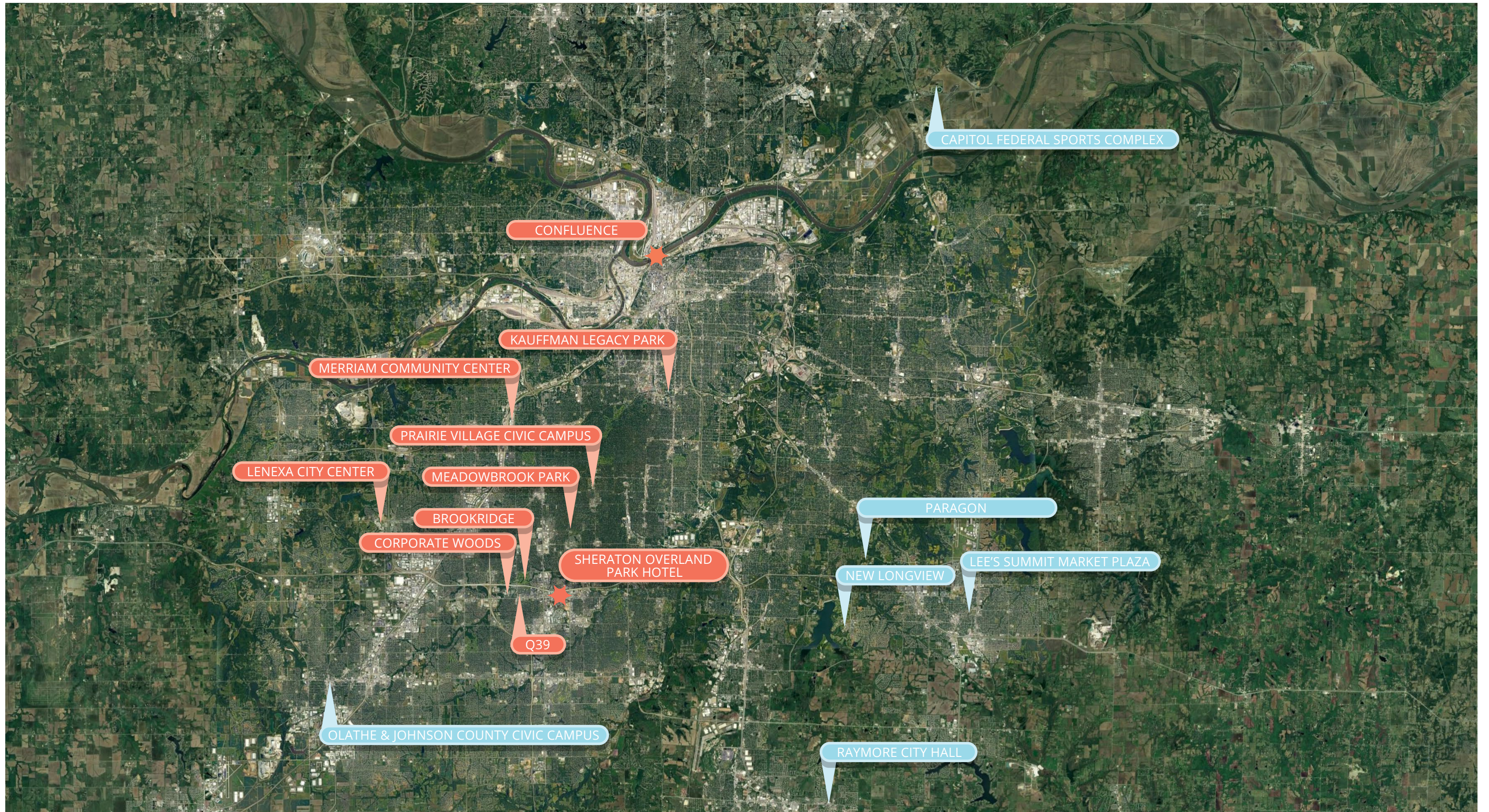
CONFLUENCE

## ITINERARY + ACCOMMODATIONS

<b>6:30AM</b>	DEPART FROM WAUKEE CITY HALL	<b>7:30AM</b>	DEPART FROM HOTEL
<b>9:30AM</b>	KAUFFMAN LEGACY PARK	<b>8:00AM</b>	PRAIRIE VILLAGE CIVIC CAMPUS
<b>10:30PM</b>	MERRIAM COMMUNITY CENTER	<b>9:00AM</b>	RAYMORE CITY HALL
<b>11:30PM</b>	LUNCH AT MCCLAINS MARKET	<b>9:45AM</b>	NEW LONGVIEW
<b>1:00PM</b>	LENEXA CITY CENTER		
<b>2:30PM</b>	OLATHE & JOHNSON COUNTY CIVIC CAMPUS		
<b>4:00PM</b>	MEADOWBROOK PARK		
<b>5:00PM</b>	CHECK IN TO HOTEL - <i>SHERATON OVERLAND PARK CONVENTION CENTER</i>		
<b>6:15PM</b>	DEPART HOTEL		
<b>6:30PM</b>	BROOKRIDGE + CORPORATE WOODS <i>(OPTIONAL)</i>		
<b>7:00PM</b>	DINNER AT Q-39		
<b>8:30PM</b>	SERV <i>(OPTIONAL)</i>		

# REFERENCE MAP

## SECTION 5



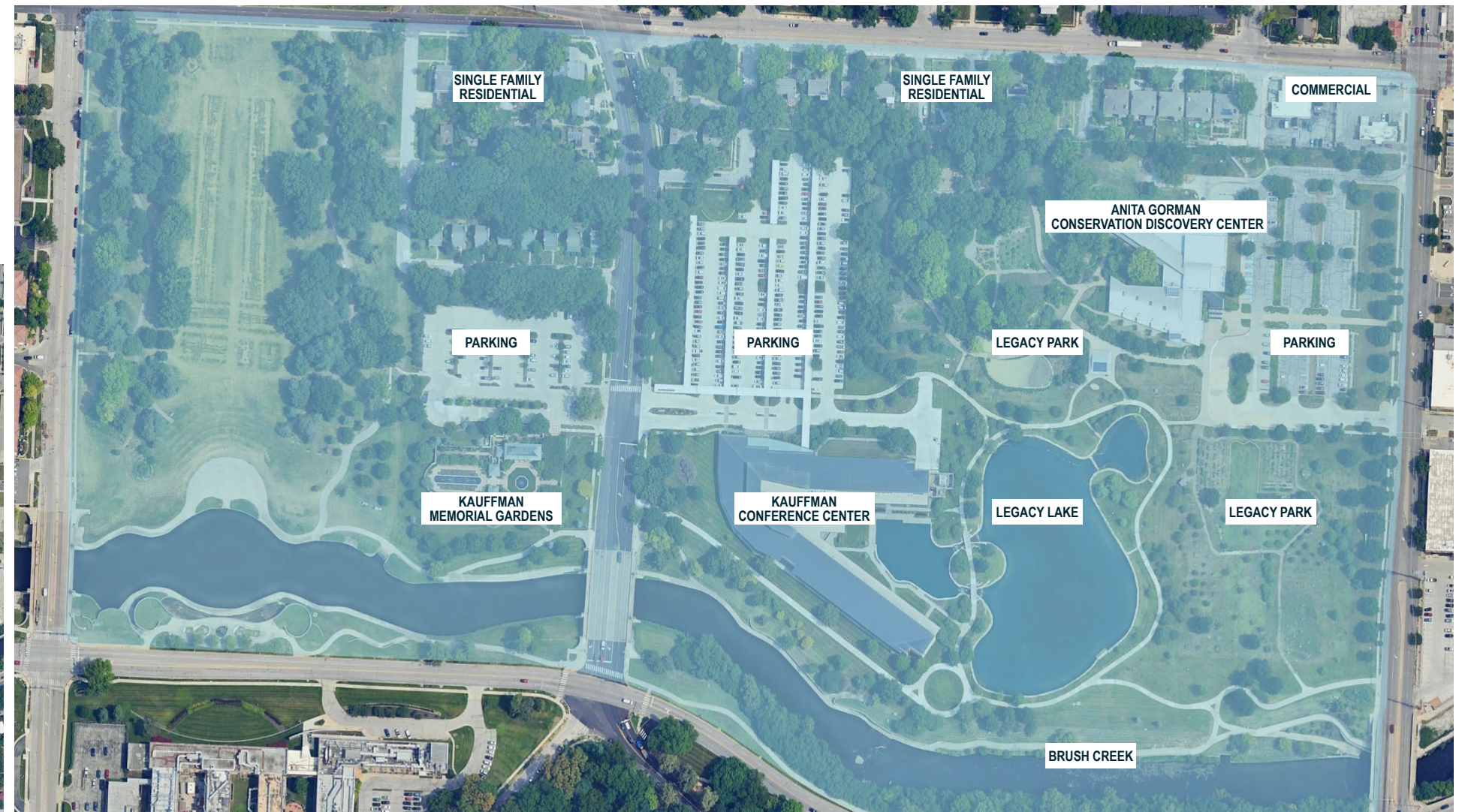
# KAUFFMAN LEGACY PARK | KANSAS CITY, MO

## OVERVIEW

Kauffman Legacy Park memorializes the Kauffman's and their philanthropies through its welcoming design that brings a sense of peace. The civic area includes multiple parkers, Kauffman Memorial Gardens and Kauffman Conference Center, and the Anita Gorman Conservation Discovery Center. Surrounding the main civic area is single family housing and a creek that runs across the south portion of the area. The Discovery Center and Conference Center provide spaces for gatherings, meetings, and educational trips, while the parks are often used for recreation throughout the day.

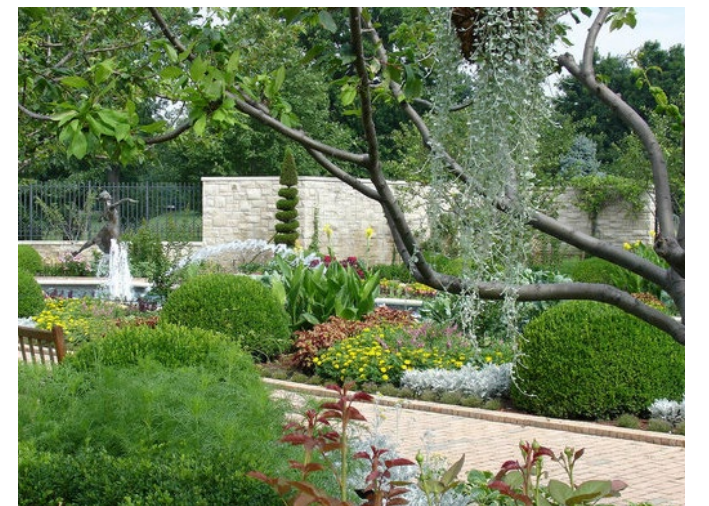
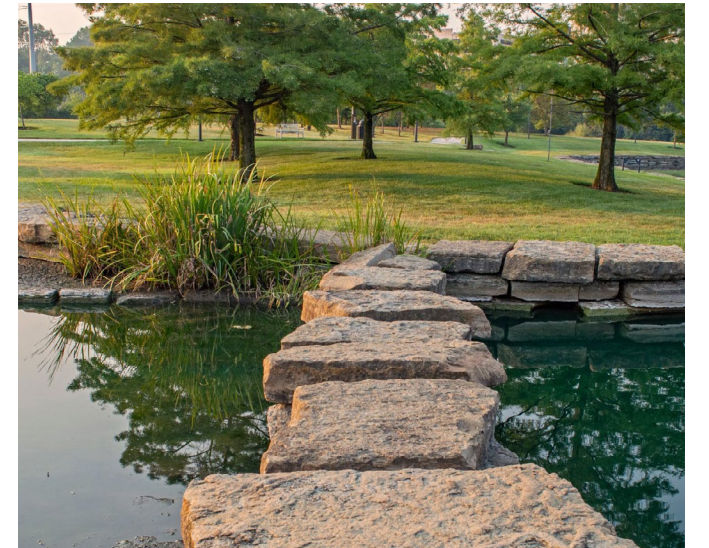
- <https://www.kauffman.org/our-campus/legacy-park/>
- <https://mdc.mo.gov/discover-nature/places/anita-b-gorman-conservation-discovery-center>
- <https://kcparks.org/places/theis-park/>

## SECTION 5



# KAUFFMAN LEGACY PARK | KANSAS CITY, MO

SECTION **5**



# MERRIAM COMMUNITY CENTER | MERRIAM, KS

## OVERVIEW

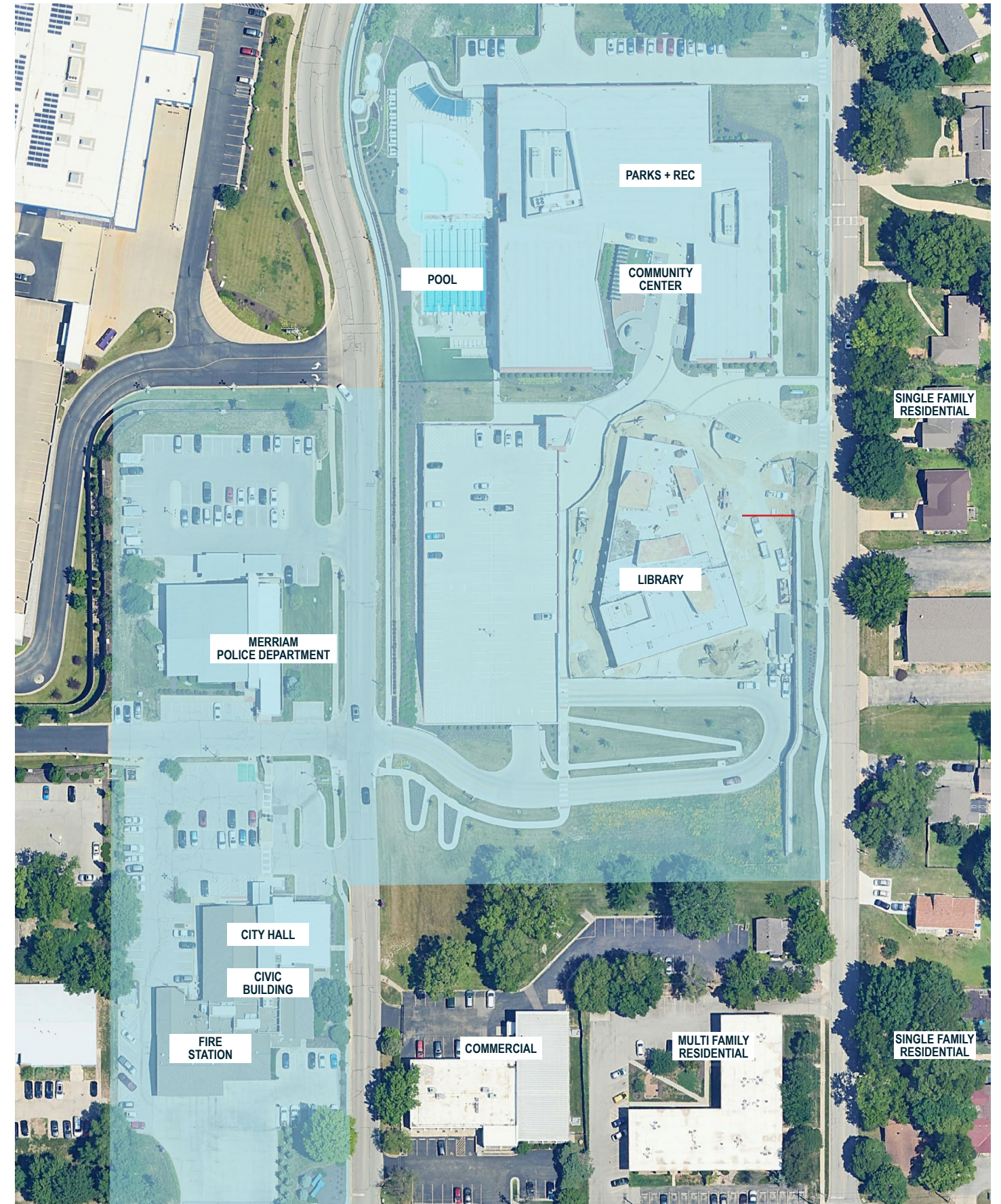
Merriam is a suburb to the southwest of Kansas City, Kansas. Its foundation was laid with the construction of the City Hall and Fire Station, followed by the establishment of the police station in 2003. The landscape transformed in 2006 with the demolition of highway frontage housing to pave the way for progressive development. Over the years, the commercial sector has experienced steady growth, complemented by recent additions such as the Library and Community Center, enhancing the city's amenities and fostering a vibrant atmosphere.

- <https://www.jocogov.org/best-times/march-april-2024/merriam-plaza-library-opens-march-20>

- <https://www.merriam.org/Government/Departments/Parks-Rec/Merriam-Community-Center>

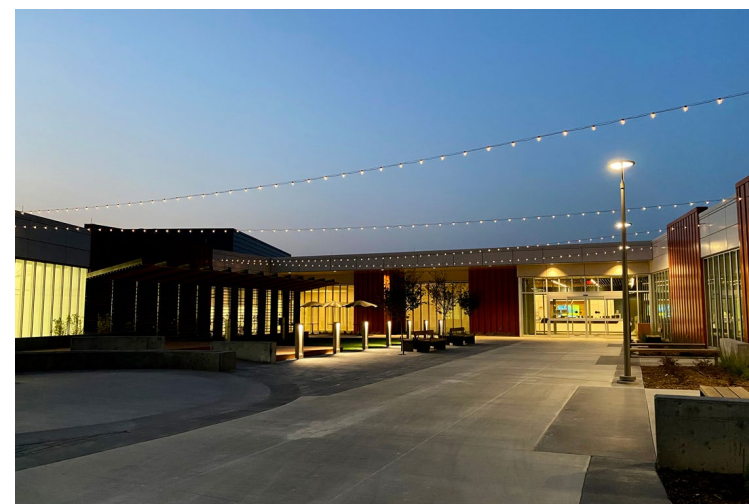
## DEVELOPMENT RESULTS

- Opening of IKEA in 2015 spurred development in this area
- New Community Center, parking garage and new pool built in 2021
- New Library completed in 2024



# MERRIAM COMMUNITY CENTER | MERRIAM, KS

SECTION **5**



# LENEXA CITY CENTER | LENEXA, KS

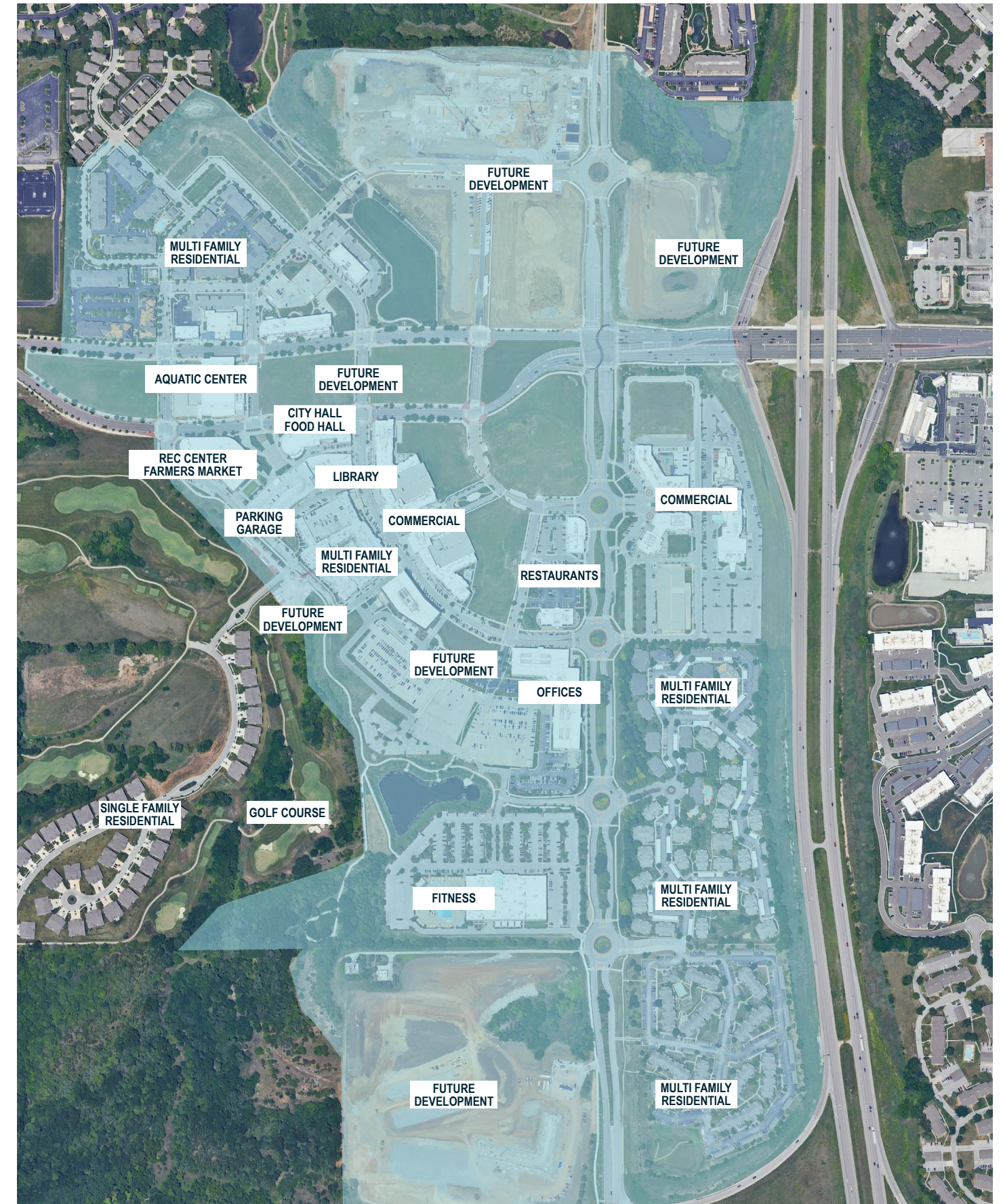
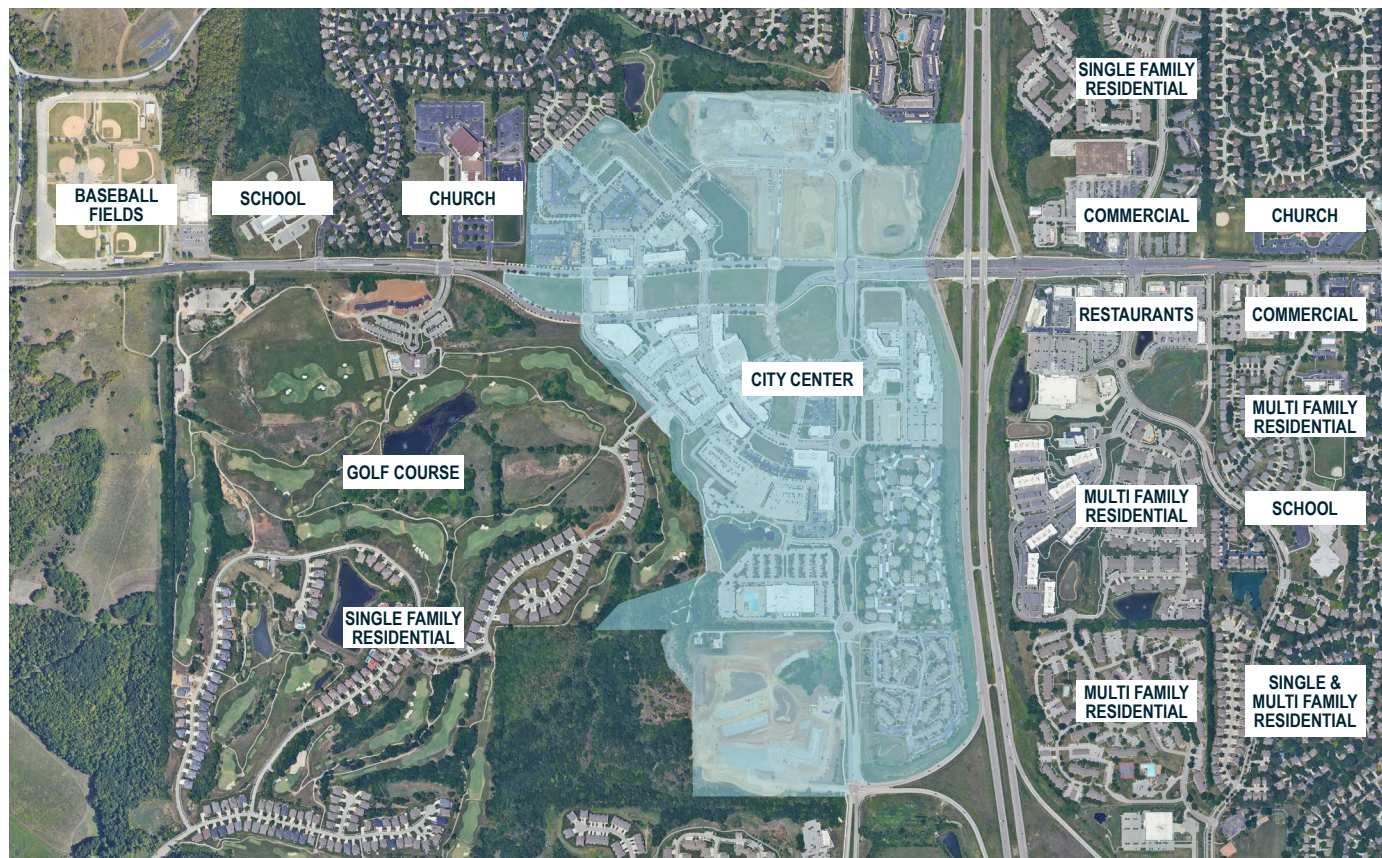
## OVERVIEW

Lenexa, situated in the southeast suburb of Kansas City, KS, boasts a vibrant civic campus sprawling across approximately 24 acres. Commencing its construction in 2014 and inaugurated in 2017, this campus seamlessly blends recreational and commercial elements, fostering community engagement and connectivity. Featuring a library, diverse dining options, and a range of housing choices within and around its premises, the civic campus serves as a focal point for fostering a closely-knit community within Lenexa.

- <https://www.copaken-brooks.com/our-properties/city-center-lenexa/>

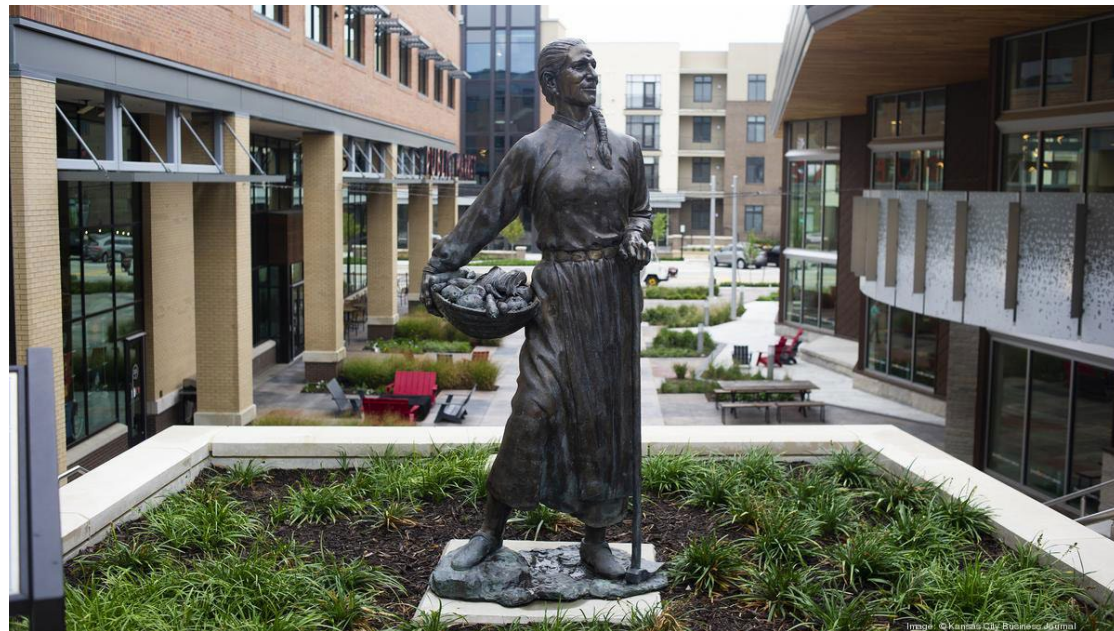
## DEVELOPMENT RESULTS

- Further development of the open parcels including "Restaurant Row" with an anticipated open in the fall of 2024
- Construction of a hospital and medical office is underway and set to finish completely in 2031



# LENEXA CITY CENTER | LENEXA, KS

## SECTION 5



# OLATHE & JOHNSON COUNTY CIVIC CAMPUS | OLATHE, KS

## OVERVIEW

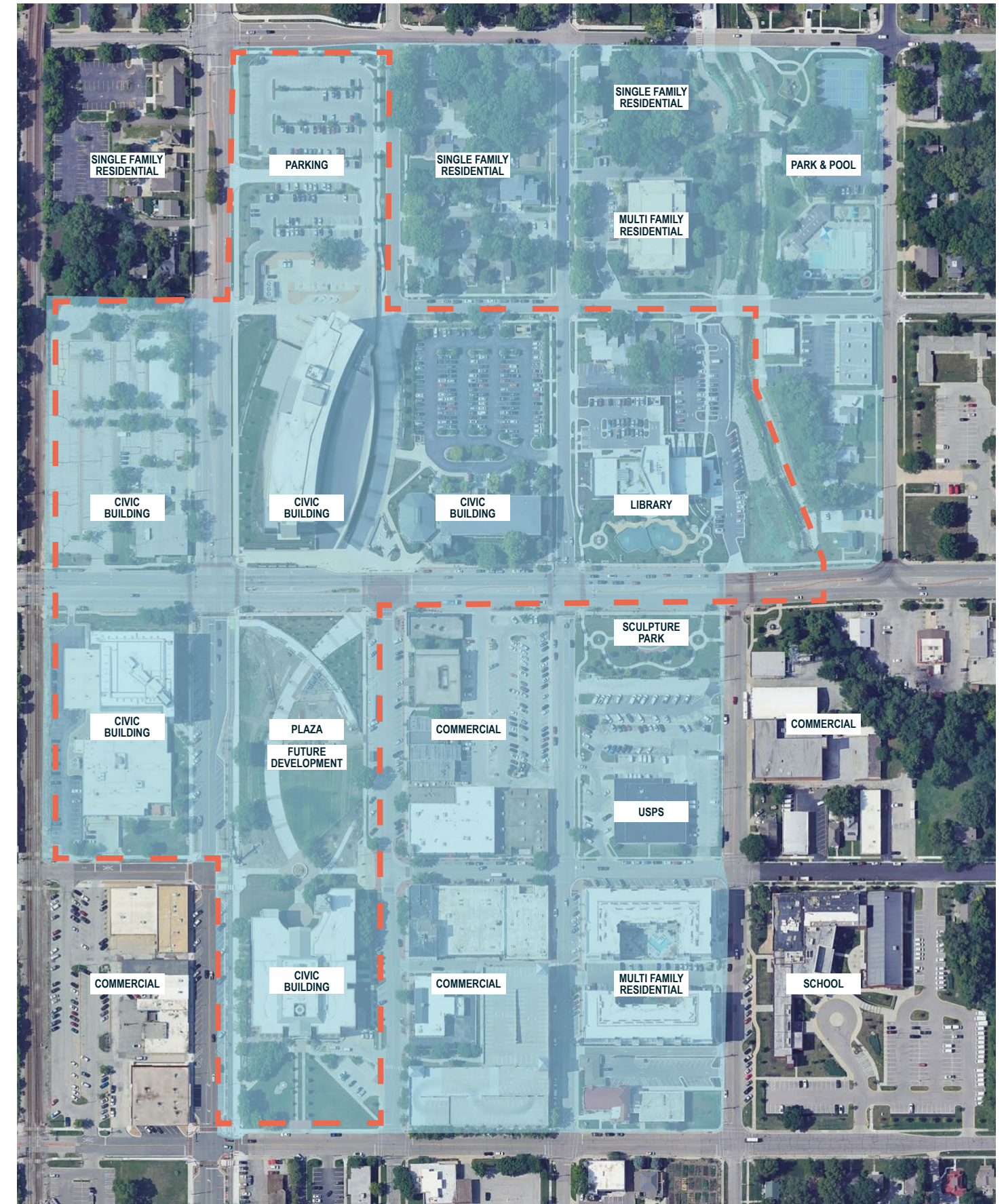
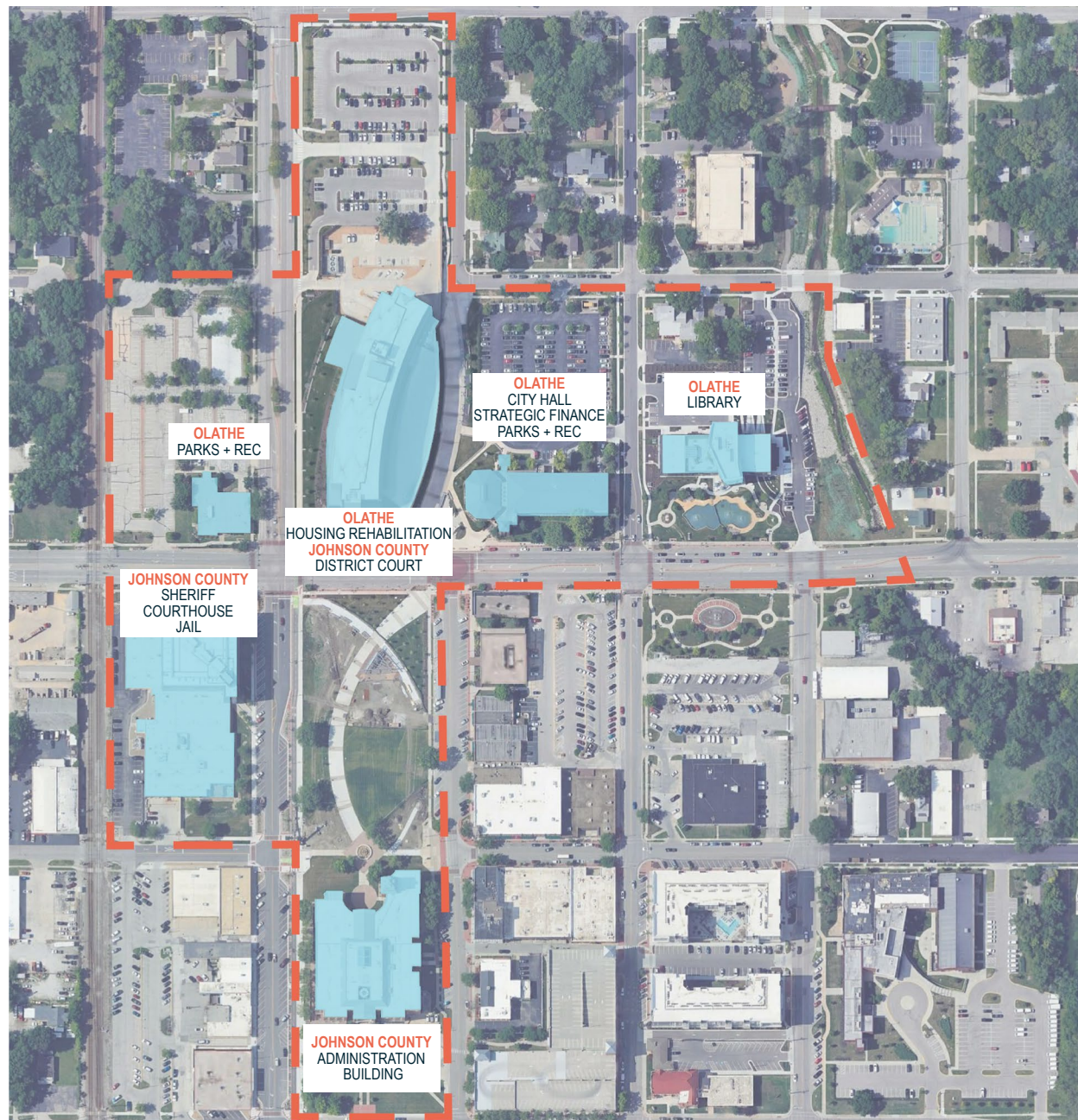
Olathe, situated southwest of Kansas City, Kansas, is a bustling center for government, professional services, unique small businesses, restaurants, historical neighborhoods, and cultural opportunities. The focus of civic life in their community and the recent investments made in the heart of their city demonstrate a strong commitment to nurturing their downtown core.

- <https://www.olatheks.gov/residents/community-resources/downtown-olathe>

- <https://www.jocogov.org/department/county-managers-office/county-projects/facility-projects/johnson-county-square-project>

## DEVELOPMENT RESULTS

- Courthouse and plaza completed in 2021
- Current development of the Johnson County Square



# OLATHE & JOHNSON COUNTY CIVIC CAMPUS | OLATHE, KS

SECTION 5



# MEADOWBROOK PARK | PRAIRIE VILLAGE

## OVERVIEW

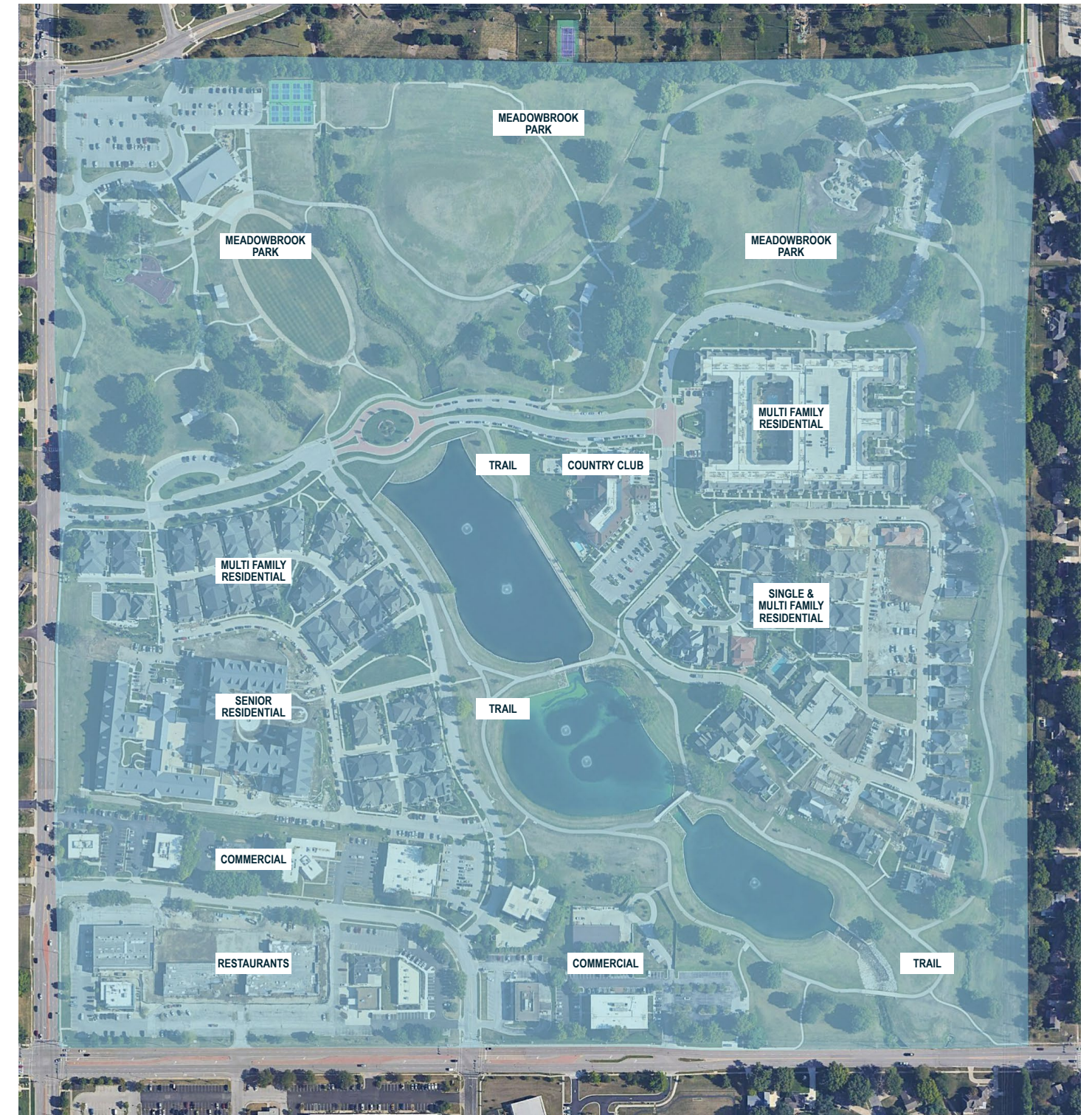
Meadowbrook Park is a new development in Prairie Village, a suburb of Kansas City. This development includes single and multi family housing and a large park. Within the park is trails, pickleball courts, multiple playgrounds, and multiple shelters. This park then connects through a trail that wraps around a small lake that cuts through the housing.

- <https://meadowbrookpark.com/>

- <https://www.jcprd.com/Facilities/Facility/Details/Meadowbrook-Park-98>

## DEVELOPMENT RESULTS

- Converted golf course
- 52 single family homes, 70 twin villa homes, luxury apartments, a boutique hotel, and upscale senior living, working trails, lake amenity



# MEADOWBROOK PARK | PRAIRIE VILLAGE

SECTION 5



# BROOKRIDGE REDEVELOPMENT | OVERLAND PARK, KS

## OVERVIEW

Brookridge is a mixed-use density-driven development that is arranged to produce a walkable environment for most individuals. The master plan includes a walkable retail, office and residential center, potentially two to three executive hotels, and approximately 2,000 residential apartment units. The experience of the development will be a cohesive mixed-use neighborhood with attractive degrees of variation.

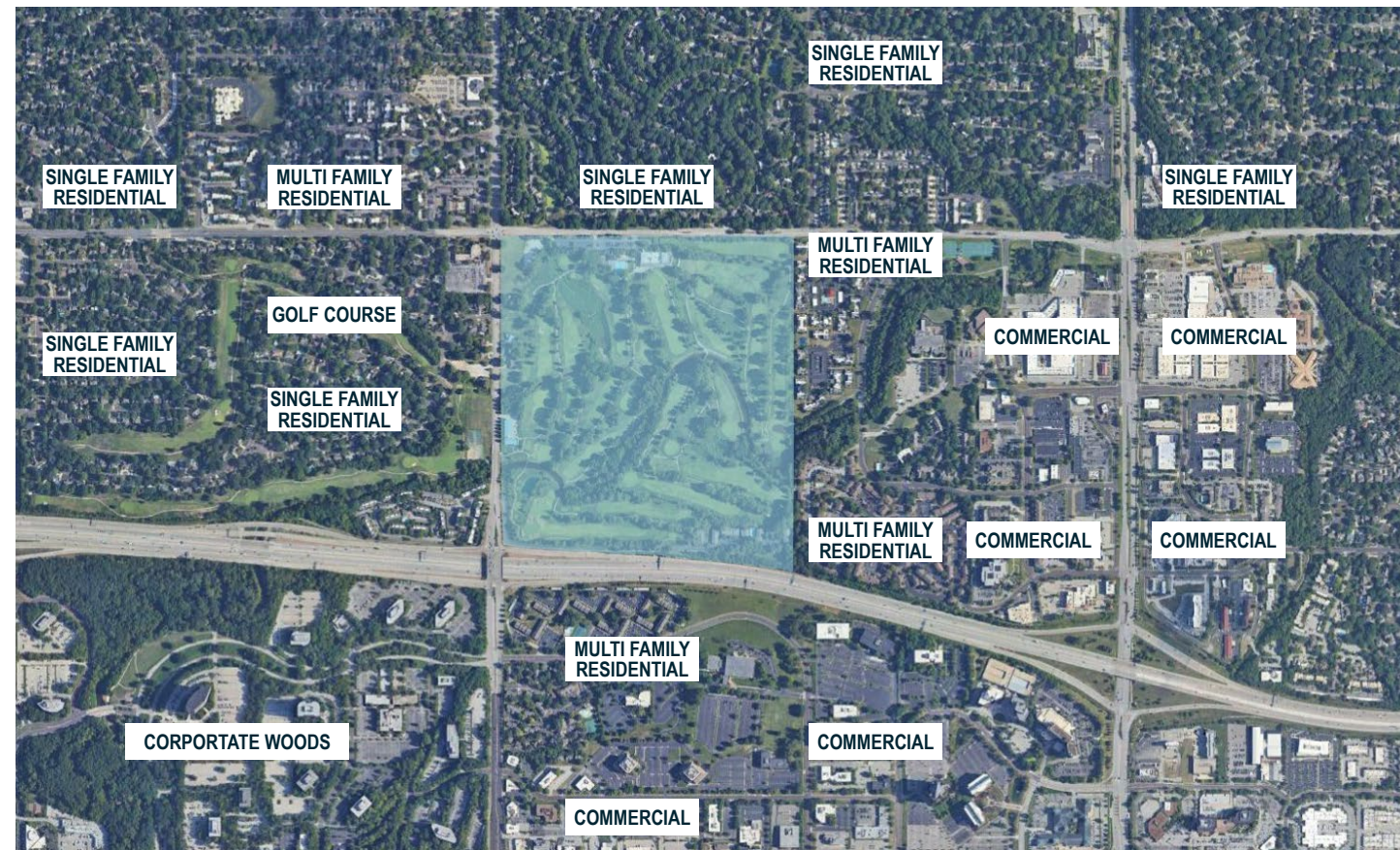
Locally, the new urban quarter will provide high quality, high value services to the existing community. Vehicular access to I-435 heightens the economic and cultural impact of the project by making it readily available to the entire KC metropolitan region by motor vehicle. The civic program of public spaces taken with tightly knit neighborhoods in walking distance to Class A Office will develop a talent draw from local universities including Kansas State University and The University of Kansas and attract tourists from the entire state of Kansas and multi-state region.

- <https://www.curtinpropertycompany.com/project-facts>

- <https://governor.kansas.gov/governor-kelly-breaks-ground-on-2b-redevelopment-in-overland-park/>

## DEVELOPMENT RESULTS

- Converted golf course
- 2,000 residential units, 16,000 anticipated jobs
- 2028 completion date



# BROOKRIDGE REDEVELOPMENT | OVERLAND PARK, KS



# CORPORATE WOODS | OVERLAND PARK, KS

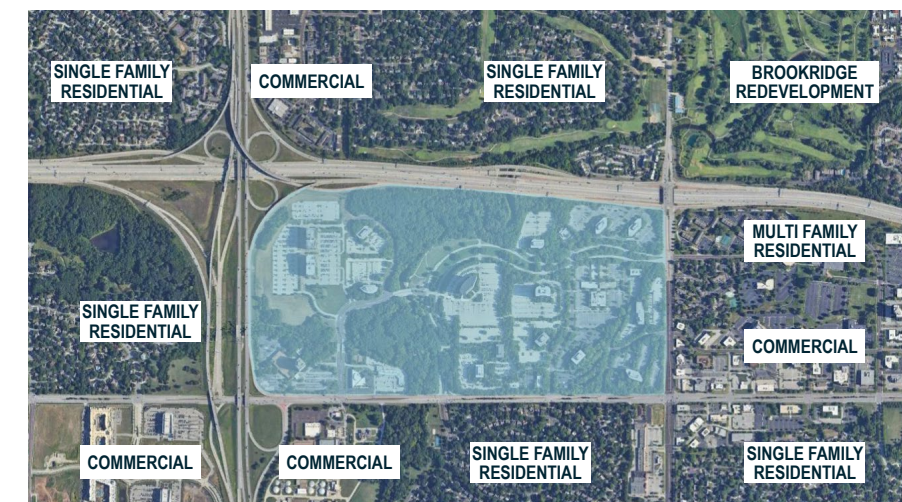
SECTION 5

## OVERVIEW

Corporate Woods Office Park is located on College Blvd. between I-69 and Antioch Road. The 2.1 million square foot office park boasts beautiful wooded and green areas interspersed between buildings to offer a serene setting for tenants.

## DEVELOPMENT RESULTS

- 2.1 million sqft of office realestate throughout 29 buildings
- Accessible hiking/biking trails to Indian Creek
- PGA regulation-sized putting green
- Monthly tenant events



# CORPORATE WOODS| OVERLAND PARK, KS



# PRAIRIE VILLAGE CIVIC CAMPUS | PRAIRIE VILLAGE, KS

## OVERVIEW

Prairie Village, a suburb situated south of Kansas City, Kansas, offers a diverse array of amenities in its surroundings. Within its vicinity, you'll find a pool complex, park, school, Fire Station, and YMCA. Civic infrastructure encompasses essential establishments like the City Hall and Police Station. Presently, the city is contemplating replacing the YMCA with a new Community Center and Library, potentially situated within the park. Additionally, plans for

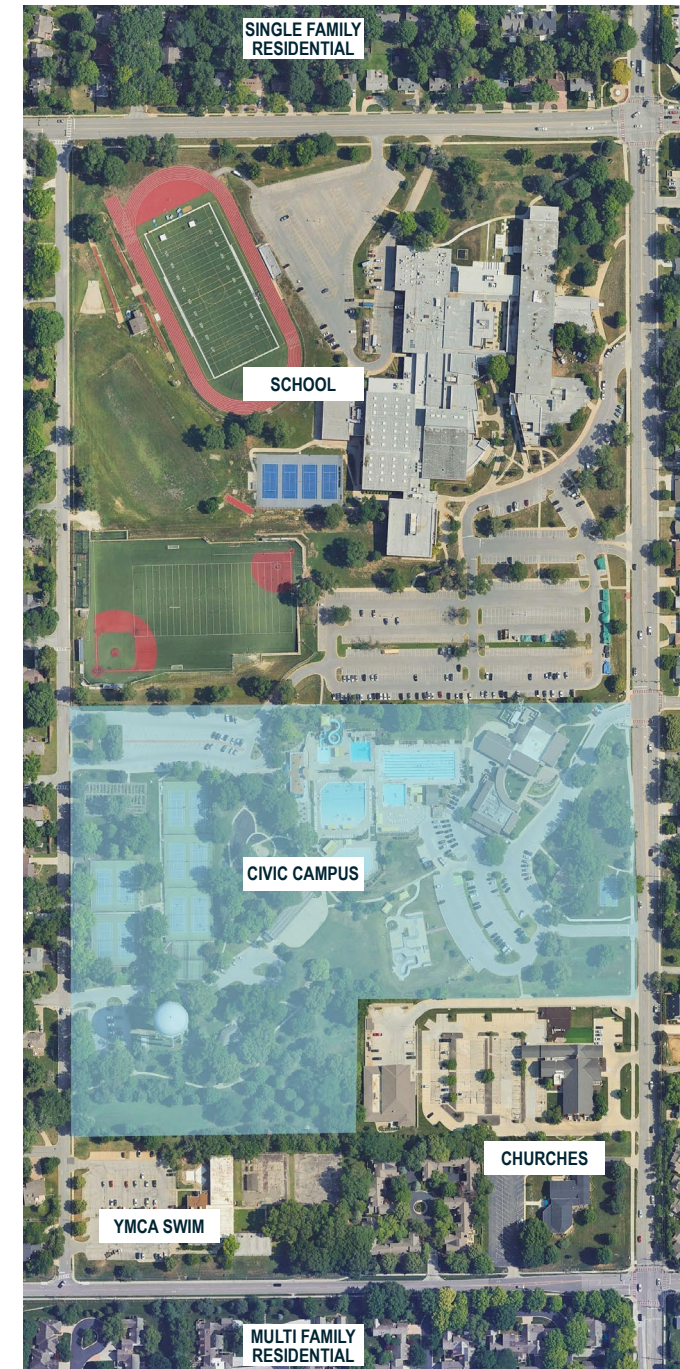


the renovation of their civic buildings are currently in the developmental stages.

- <https://www.pvkansas.com/departments/projects/municipal-complex-renovations-new-construction>

## DEVELOPMENT RESULTS

- The campus is older and has been landlocked by adjacent residential development
- Plans to redevelop the civic buildings on site



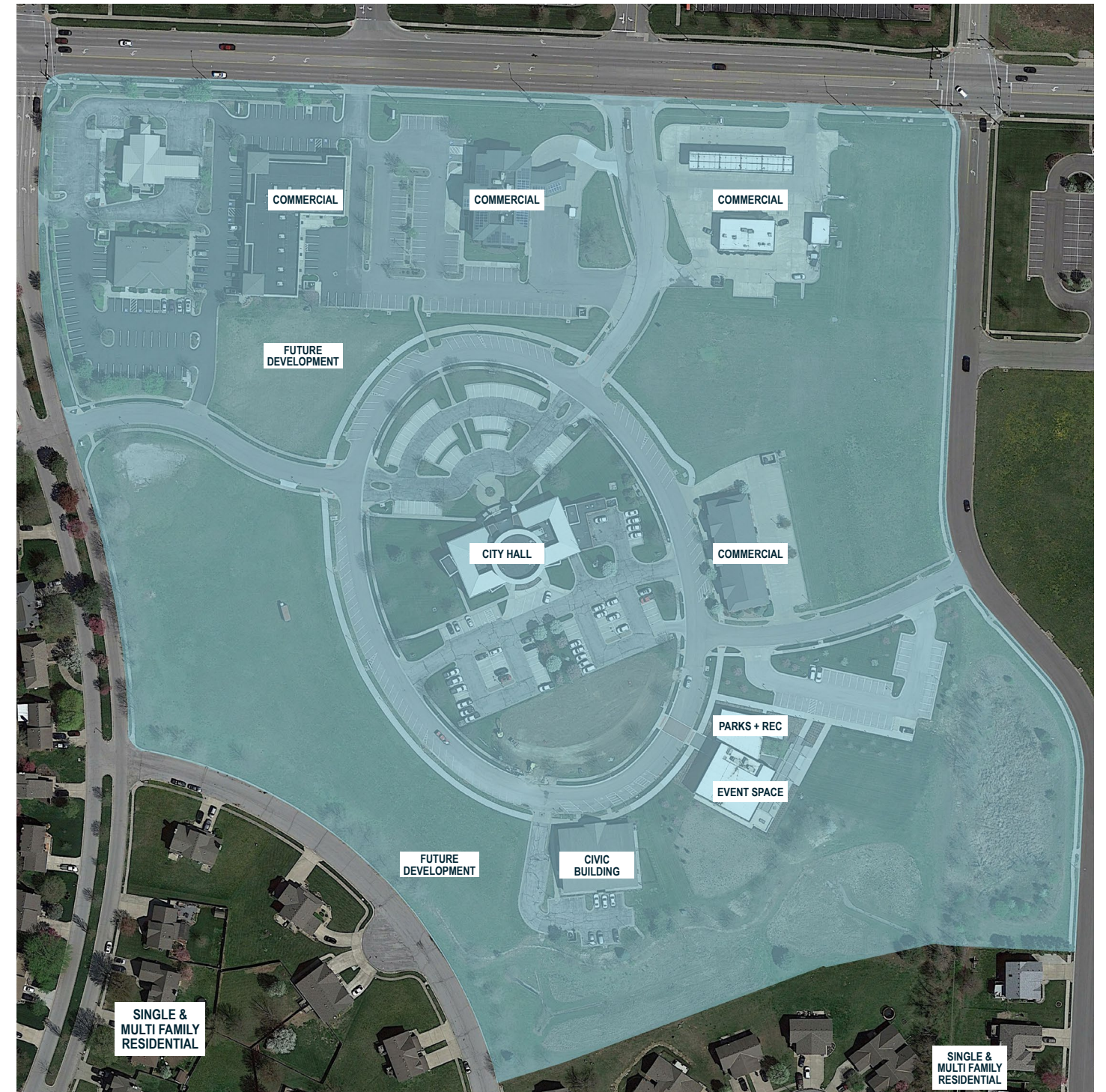
# RAYMORE CITY HALL | RAYMORE, MO

## OVERVIEW

Raymore, situated south of Kansas City on the Missouri side, boasts a distinctive civic campus spanning approximately 28 acres, with ample adjacent space for development. Presently, the campus features a commercial strip, city hall, parks and recreation building, and a versatile multi-purpose event venue. Notably, the event space harmonizes with its surroundings, leveraging the adjacent environment to seamlessly integrate with the plaza in front

## DEVELOPMENT RESULTS

- Municipal Circle Drive and City Hall built in 2003, Adjacent road infrastructure added 2004, Small office building developed 2005
- Development along 58 Highway has slowly infilled over time
- Centerview Community Center added in 2017
- Multifamily duplex development added in 2022 and parcels are still available



# RAYMORE CITY HALL | RAYMORE, MO



# NEW LONGVIEW | LEE'S SUMMIT, MO

## OVERVIEW

Located at 3rd St. and View High Rd., New Longview combines classic Kansas City architecture with the magnificent beauty of the R.A. Long estate. Transforming significant historical structures into usable community centers and landmarks is the signature of the community. Choices are abundant, with over 1,100 residences, 600,000 square feet of office and retail space, park land and modern conveniences inspired by traditional neighborhood design. In 2019 the Lee's Summit City Council approved a Community Improvement District for the area. While development is still in the works, plans include a one acre event space that will host special events and public concerts. The addition is expected to break ground in 2020.

## DEVELOPMENT RESULTS

- Provided new housing options for the community college students
- Room for growth
- Close connection to the waterfront



# NEW LONGVIEW | LEE'S SUMMIT, MO

SECTION 5



# PARAGON STAR VILLAGE AND SPORTS COMPLEX | LEE'S SUMMIT, MO

SECTION 5

## OVERVIEW

Located near I-470 and View High Drive, Paragon Star will be a \$250 million sports-complex anchored project. The sports complex will include 10 regulation soccer fields and is expected to be complete by Summer 2020. Plans for Paragon Star also include a commercial development, Paragon Star Village, which will include a 390-unit luxury multifamily complex, 100,000 square feet of Class A office space, two hotels, 90,000 square feet of retail and a 12,000 square foot entertainment venue.

Upon completion, The Village entertainment district will include luxury apartments, hotel lodging and office space, as well as an entertainment district surrounding an inviting open-air plaza - all nestled into a lush, natural landscape intertwined with the Little Blue River and bordered by the Little Blue Trace and Rock Island Trails.

## DEVELOPMENT RESULTS

- FIFA compliant turf fields, pickleball, sand volleyball, and multi-level ropes course
- 35,000 sf of office space
- 35,000 sf of retail space
- 2024 completion date
- Future luxury apartment development in southwest area



# PARAGON STAR VILLAGE AND SPORTS COMPLEX | LEE'S SUMMIT, MO

SECTION 5



# PARAGON STAR VILLAGE AND SPORTS COMPLEX | LEE'S SUMMIT, MO

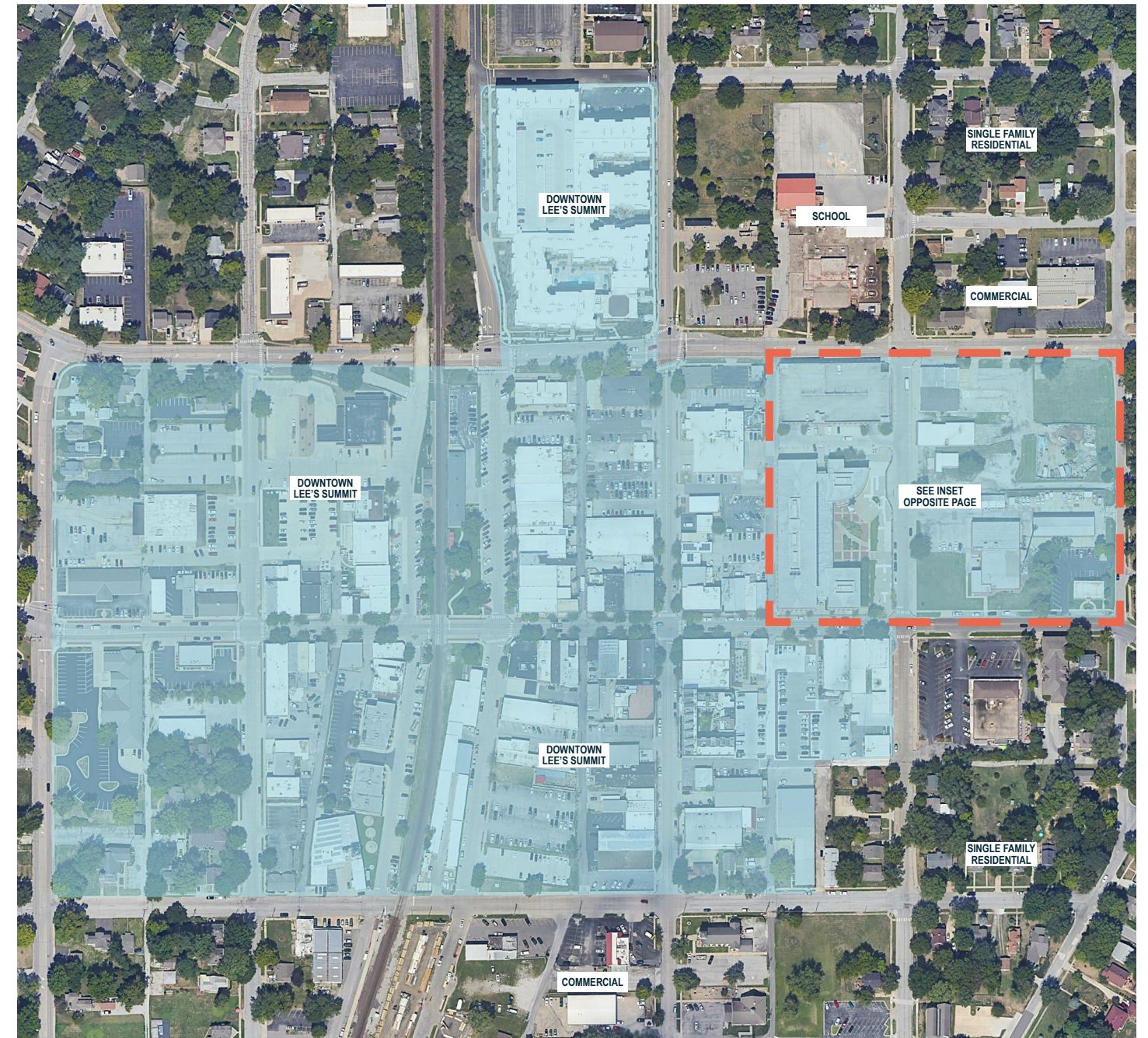
## OVERVIEW

Lee's Summit is a suburb to the south east of Kansas City, MO. They embarked on a transformative journey in 1989 with the establishment of a community-centric downtown initiative. Since then, the city has successfully preserved its historic architecture, lending its downtown area a distinctive charm. Spanning approximately 40 acres, Downtown Lee's Summit stands as a testament to this preservation effort. Presently, the city is actively engaged in a forward-looking development project slated for completion in 2025, adjacent to its city hall. This endeavor aims to revitalize a previously unused block, fostering a more pedestrian-friendly environment, including the introduction of a pedestrian-only street, thereby enhancing the downtown experience.

- <https://downtownls.org/dlsms/>
- <https://cityofls.net/downtown-market-plaza>

## DEVELOPMENT RESULTS

- 109 new businesses since 2009
- Civic campus development - City Hall with an integrated streetscape pavilion, farmers market and event space, outdoor performance area, boutique hotel and retail, future multi-family housing
- New pedestrian street



# PARAGON STAR VILLAGE AND SPORTS COMPLEX | LEE'S SUMMIT, MO

SECTION 5



# CAPITOL FEDERAL SPORT COMPLEX OF LIBERTY | LIBERTY, MO

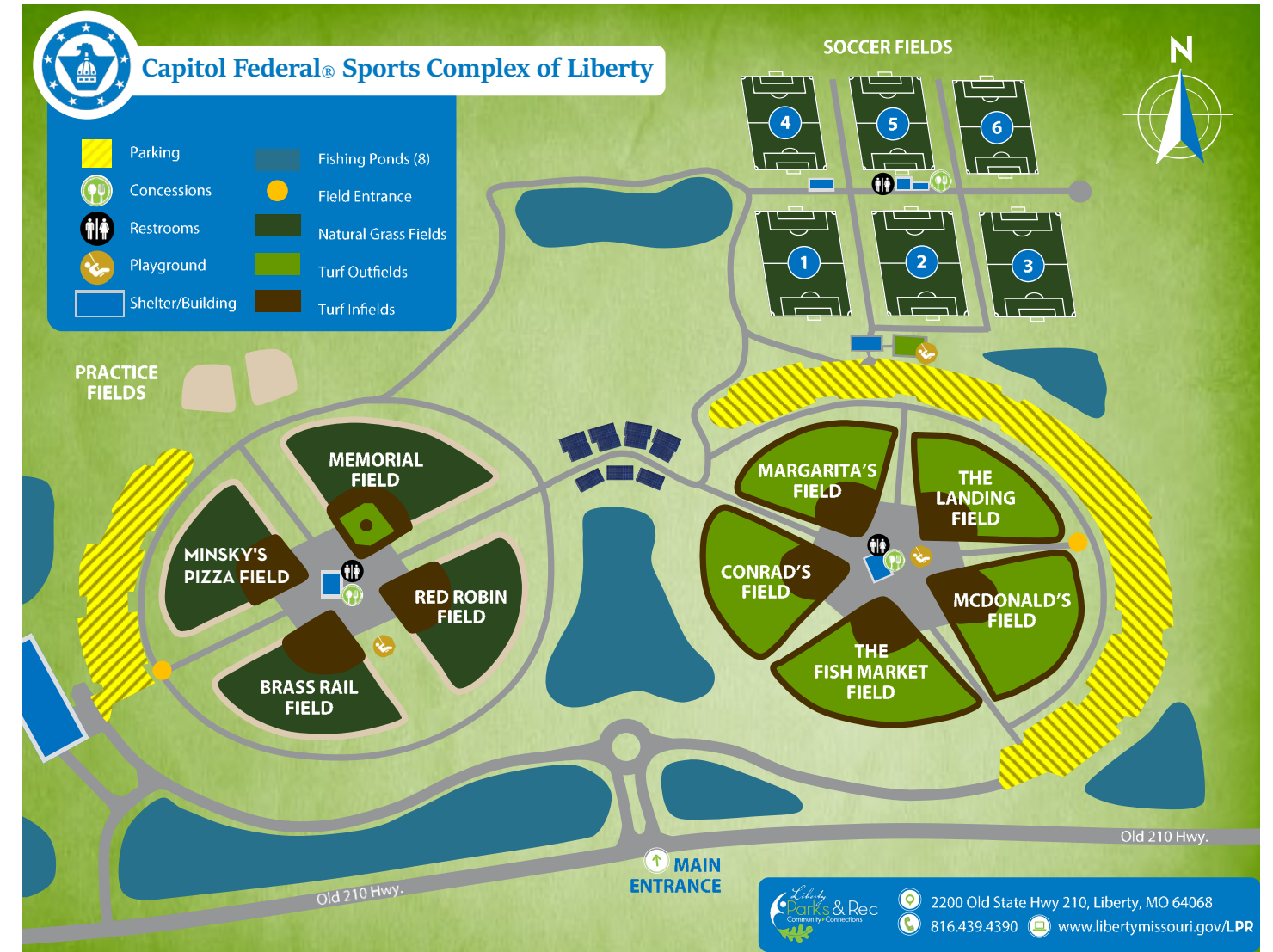
SECTION 5

## OVERVIEW

Opened in June 2002 as Fountain Bluff Sports Complex, this multi-million dollar facility offers various sporting events on the 146-acre site. In addition to the recently turfed baseball/softball fields, the complex also includes six grass, regulation sized soccer fields, eight stocked ponds that are used to irrigate the fields; more than two miles of walking/jogging trails; playgrounds; and concession stands.

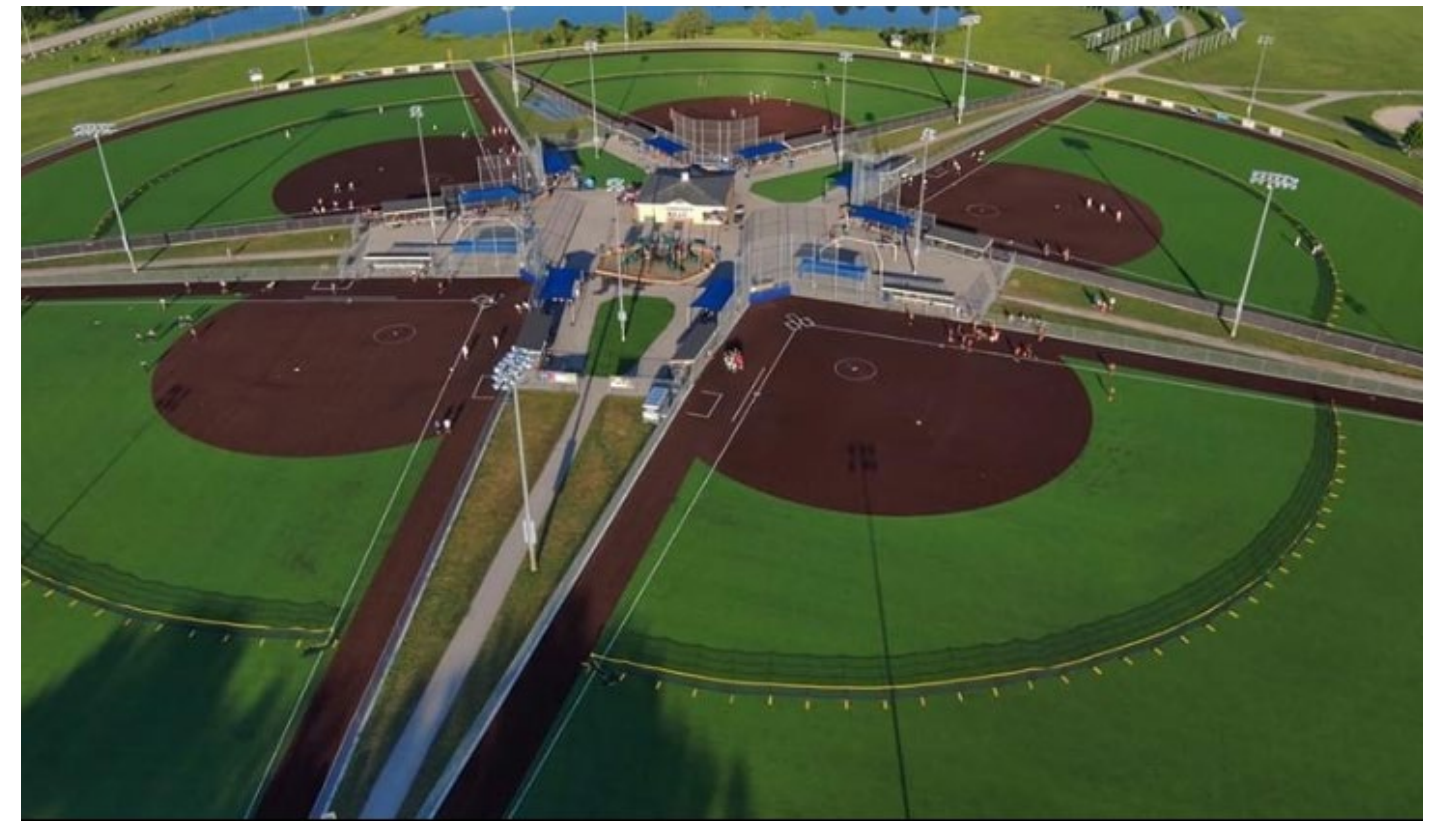
## DEVELOPMENT RESULTS

- Over 2 miles of paved walking/biking trails
- Over 200,000 visitors every year
- Extended playing seasons
- 8 fishing ponds



# CAPITOL FEDERAL SPORT COMPLEX OF LIBERTY | LIBERTY, MO

SECTION 5



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## MINNEAPOLIS METRO AREA / BUS TOUR

### FIELD GUIDE

PREPARED FOR THE CITY OF WAUKEE



Waukee  
THE KEY TO GOOD LIVING



CONFLUENCE

# COBBLESTONE LAKE - APPLE VALLEY

## OVERVIEW

Cobblestone Lake is an enclave of neighborhoods drawn together by streetscapes of architectural harmony, a centerpiece lake with miles of shoreline surrounded by a unique park & trail system including recreational facilities and a variety of neighborly amenities. Located 20 miles south of both Minneapolis and St. Paul, the "Master-Planned" community consists of 323 acres accommodating 2000 to 2500 single-family and multi-family homes plus a neighborhood commercial area anchored by a the new Super Target, providing opportunity for charming neighborhood shops and businesses giving the

development a sense of community. The "Traditional" architecture of Cobblestone Lake accentuates classic styles emphasizing streetscapes and front porch amenities etc. The area is highlighted by a centerpiece 36-acre lake, miles of recreation trails and sidewalks, as well as public and private parkland, and open green-space for every ones enjoyment.

## DEVELOPMENT RESULTS

- Variety of Housing Types - Senior Living, Apartments, Single Family variety
- Extensive Public realm w/Interconnected double trail Pedestrian Environment
- Adjacent connected suburban retail concept





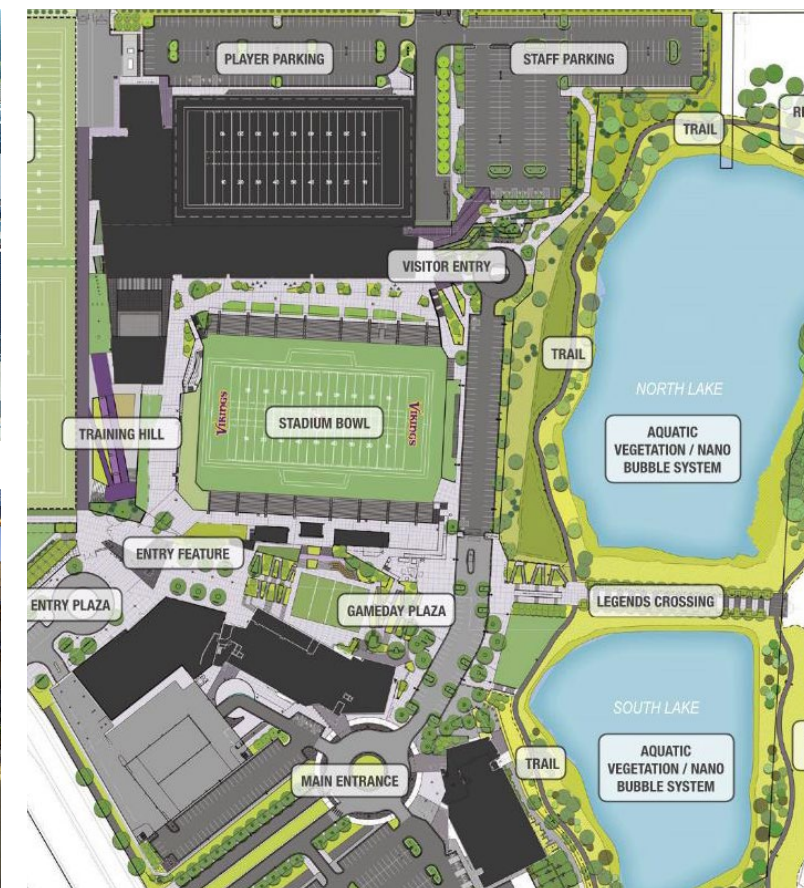
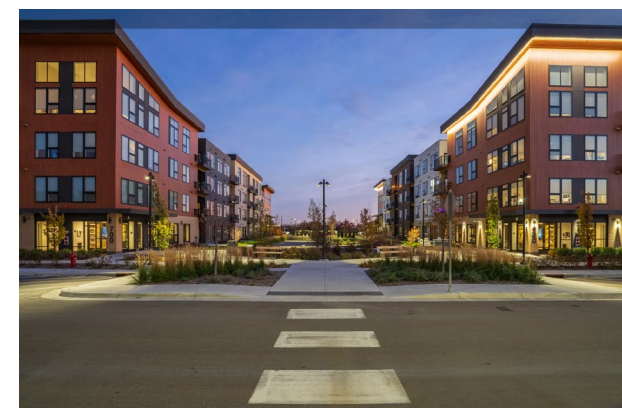
# VIKING LAKES - EAGAN

## OVERVIEW

As one of Thirty Two teams that play in the National Football League, the Minnesota Vikings wanted to create a world class facility that would put their organization under one roof, attract and retain top talent, accommodate their fan base in a new way, and ultimately provide an asset to the community. The result was Viking Lakes and the Twin Cities Orthopedics Performance Center, in Eagan, Minnesota, a 200-acre master planned community. The Landscape Architect's role was critical in helping the client see a grander vision than the initial scope of a corporate headquarters and training facility - leading site master planning, creating development guidelines, introducing sustainability and ecological restoration, and emphasizing the importance of the public realm through design, pedestrian circulation, programming and branding.

## DEVELOPMENT RESULTS

- Variety of Housing Types - High Amenity Apartment Living
- Elite training / rehab facility for college / highschool athletes
- Extensive Public realm w/Interconnected Pedestrian Environment
- Future Event / destination focused amenities
- World Class Facility and Hotel

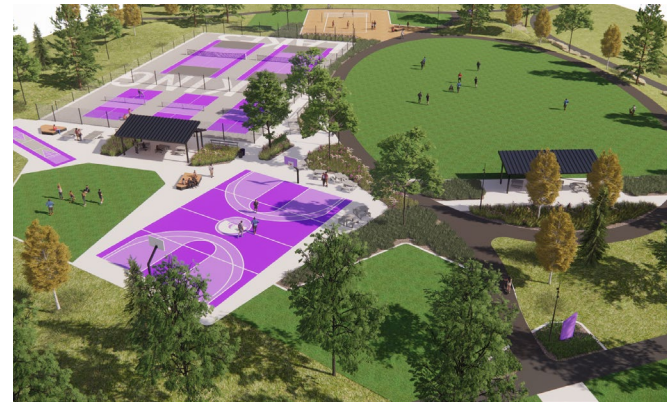


BEFORE



TODAY

# VIKING LAKES - EAGAN



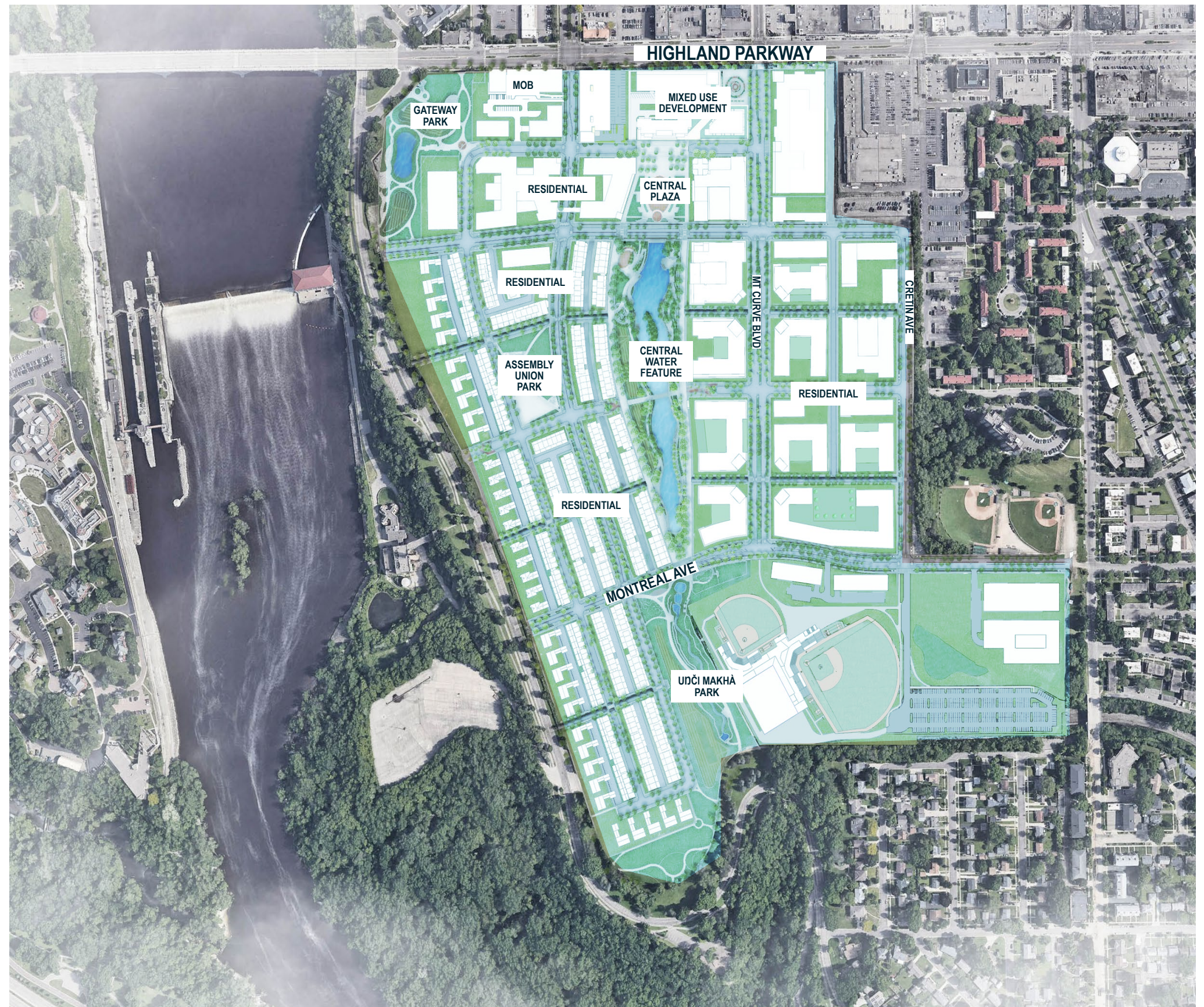
# HIGHLAND BRIDGE - ST. PAUL

## OVERVIEW

A 122-acre former brownfield site know as Highland Bridge in Saint Paul Minnesota, traditional home to the Dakota people and most recently a decommissioned Ford Assembly Plant, this site aims to promote economic, environmental and social sustainability. The public realm at Highland Bridge serves as the catalyst to promote and encourage adjacent development as the remainder of the site continues to be built out.

## DEVELOPMENT RESULTS

- Variety of Housing Types - Senior Living, Apartments, Single Family, and Brownstones
- Blend of Public and Privately owned Public realm w/Interconnected Pedestrian Environment featuring Park amenities
- Continued development and demand (Higher ROIs than anticipated)
- Stormwater treatment as a focal element of the development



# HIGHLAND BRIDGE - ST. PAUL



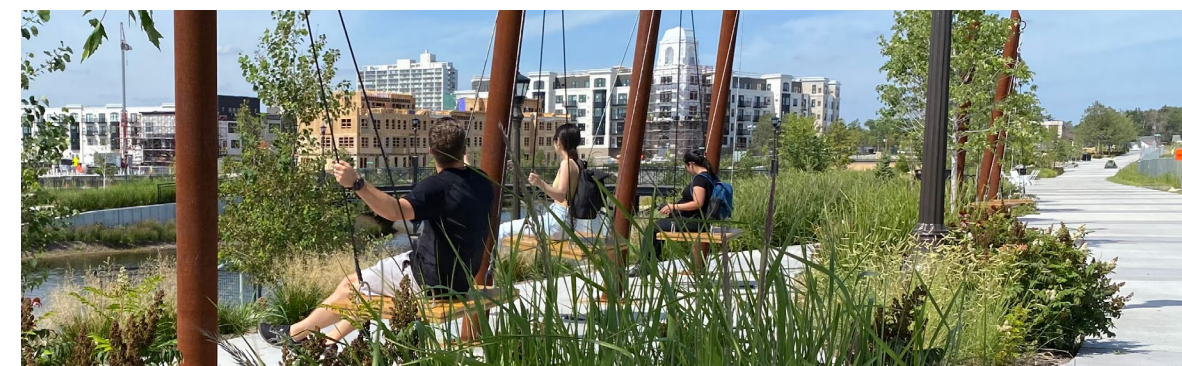
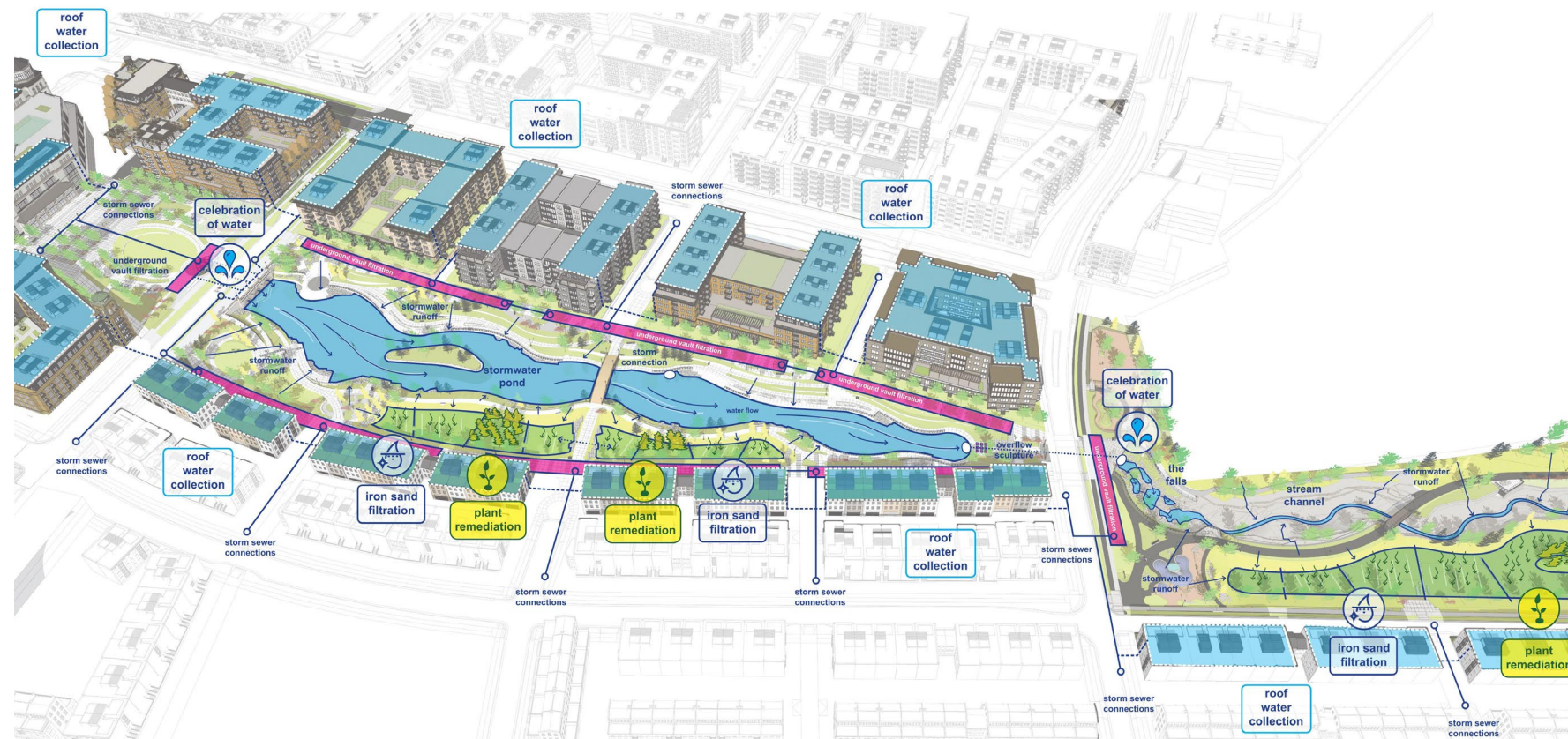
## Sustainable Stormwater Management for Highland Bridge

Improving water as it flows through Highland Bridge into Hidden Falls and the Mississippi River



- Legend**
- Highland Bridge Project Boundary
  - Water Diversion Structure
  - ← Water Flow Direction
  - Rain Gardens
  - Open Water
  - Underground Stormwater Treatment

Note: Building footprints are based on 2020 conceptual plans, constructed building design may vary from what is shown



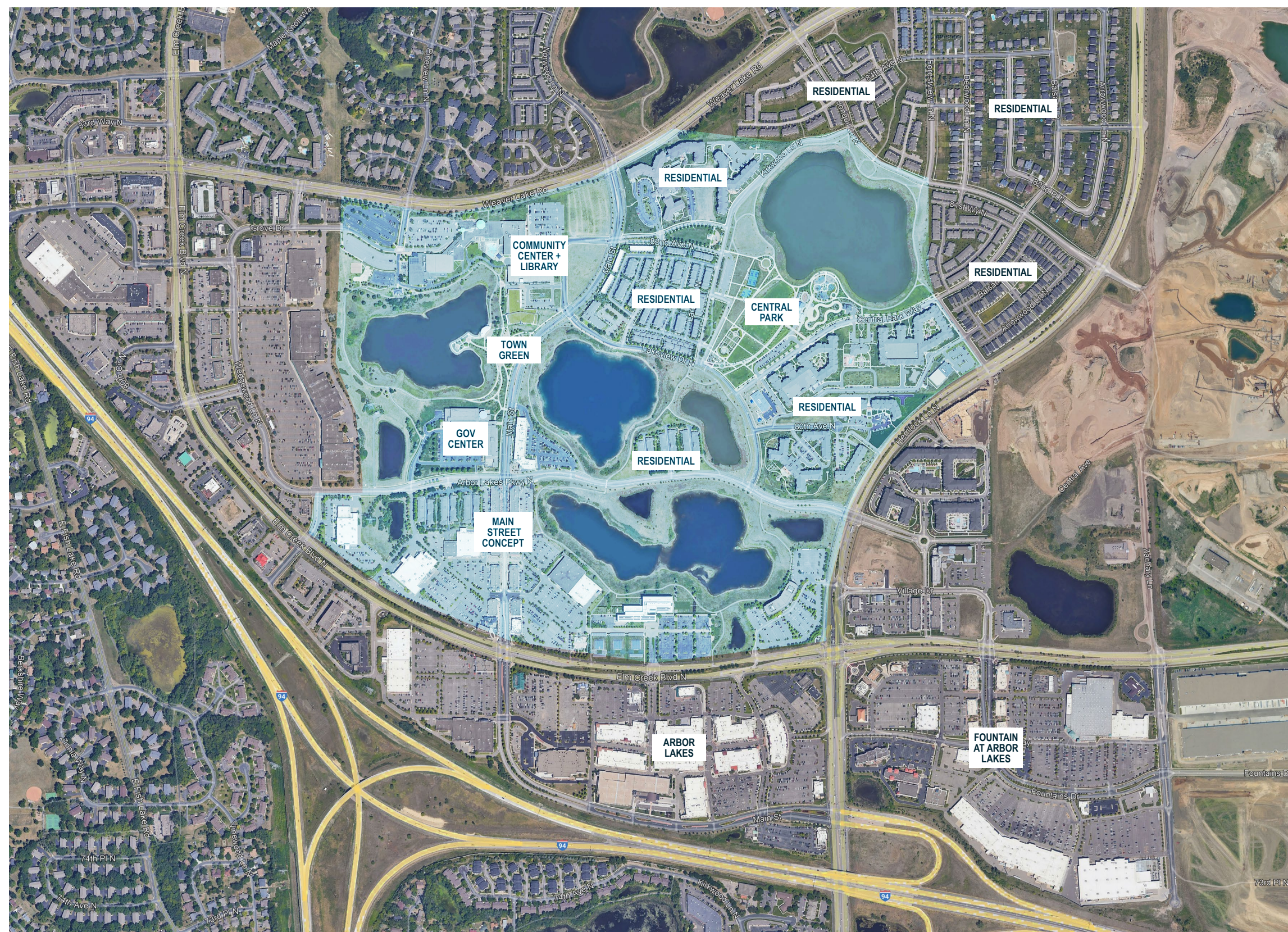
# ARBOR LAKES TOWN GREEN - MAPLE GROVE

## OVERVIEW

Maple Grove is a northwestern suburb of the Twin Cities. Within the City of Maple Grove there is an area defined as the Maple Grove Gravel Mining Area (GMA). This area encompassed approximately 2,100 acres and has been actively mined for construction aggregates since the 1920s. The vision of the landowners and the Gravel Mining Area Planning Task Force was to create a distinctive environment that blended the desirable elements of typical suburban life with the character and pedestrian scale of more traditional urban neighborhoods. Multiple phases of what became regionally recognized as Arbor Lakes have been implemented and the vision is being achieved with spectacular results serving as a destination attraction in the Twin Cities metro.

## DEVELOPMENT RESULTS

- Variety of housing types - medium to high density, senior living,
- Civic campus - Government Center, community center with an ice arena, an aquatic center and a fitness center for the Maple Grove community, county library
- Over 2,000,000 SF of new retail and office space including the Shoppes of Arbor Lakes and the Fountains of Arbor Lakes.
- Town Green civic commons and 40 acre Central Park.



# ARBOR LAKES TOWN GREEN - MAPLE GROVE



# EXCELSIOR & GRAND / WOLFE PARK - ST. LOUIS PARK

## OVERVIEW

Built in 2002, Excelsior & Grand is a premier redevelopment project located on the 15-acre Park Commons redevelopment site along Excelsior Boulevard between Monterey Drive and Quentin Avenue. Centered along a 600 ft. town green that connects Excelsior Boulevard to the neighboring 30-acre Wolfe Park, the \$160 million project aimed to revitalize Excelsior Boulevard and create a community focal point or downtown environment for St. Louis Park.

## DEVELOPMENT RESULTS

- Variety of Housing Types - Apartment / Condominiums
- Mixed Use Development with integrated parking and retail
- Extensive Public realm w/Interconnected Pedestrian Environment between private and civic uses - Community Center, Wolfe Park, and Aquatics Facility
- Covered Multi-use Plaza for various events



# EXCELSIOR & GRAND / WOLFE PARK - ST. LOUIS PARK



# CENTENNIAL LAKES - EDINA

## OVERVIEW

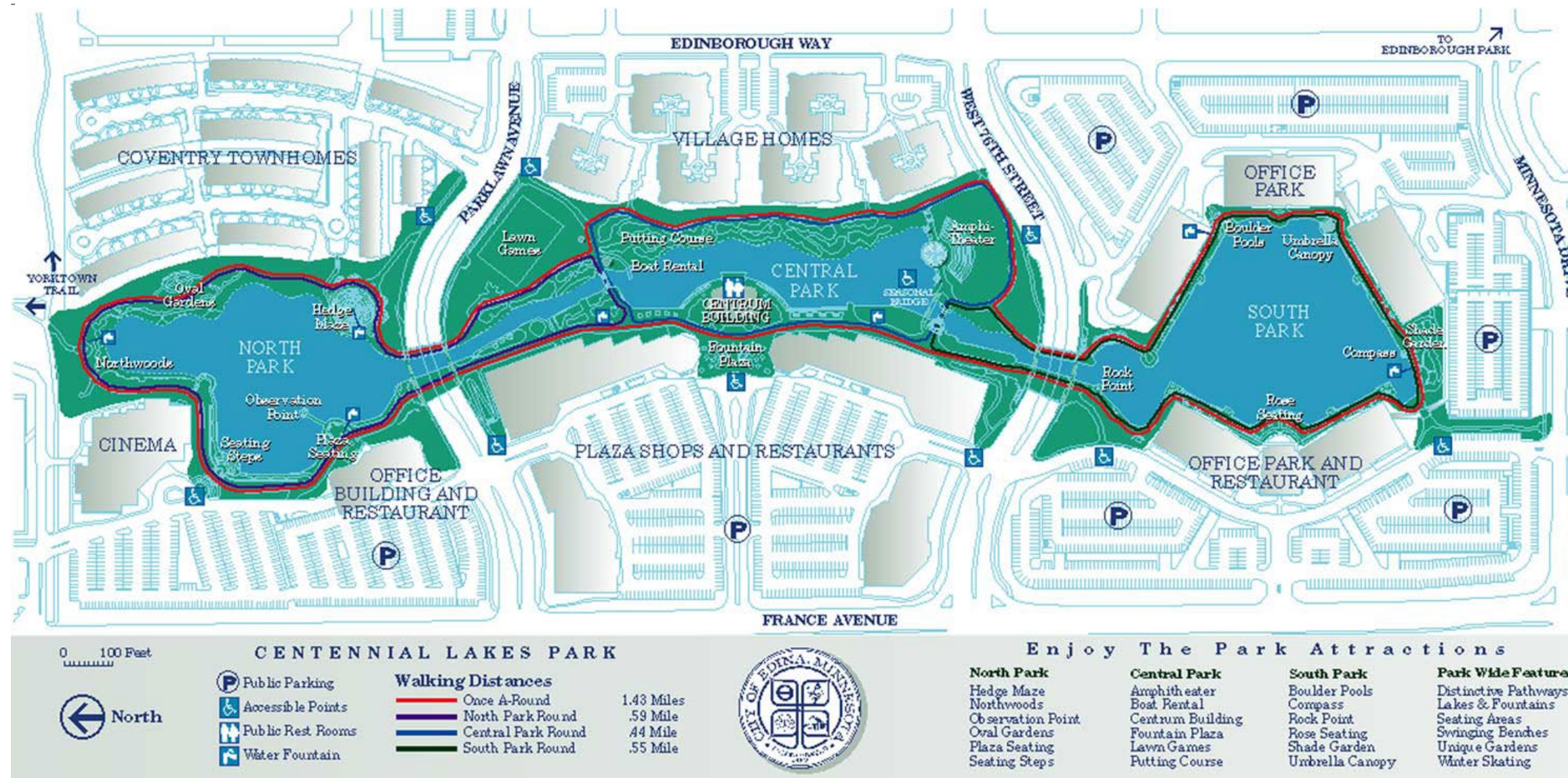
Centennial Lakes is retail, commercial, and residential gem within Edina. The backbone of this development is a city park and greenspace. The park features more than 1.5 miles of paved pathways meandering around a 10-acre lake interspersed with beautifully landscaped grounds, formal and informal seating areas, swinging benches and fountains.

Centennial Lakes is also linked to the Edina Promenade which weaves it's way to to the north connecting additional residents and businesses to this feature.

Confluence is actively involved in development projects around Centennial Lakes and Promenade. This amenity is cherished and creates a desirability and continues to attract development proposals as adjacent buildings have begun to reach their lifespan.

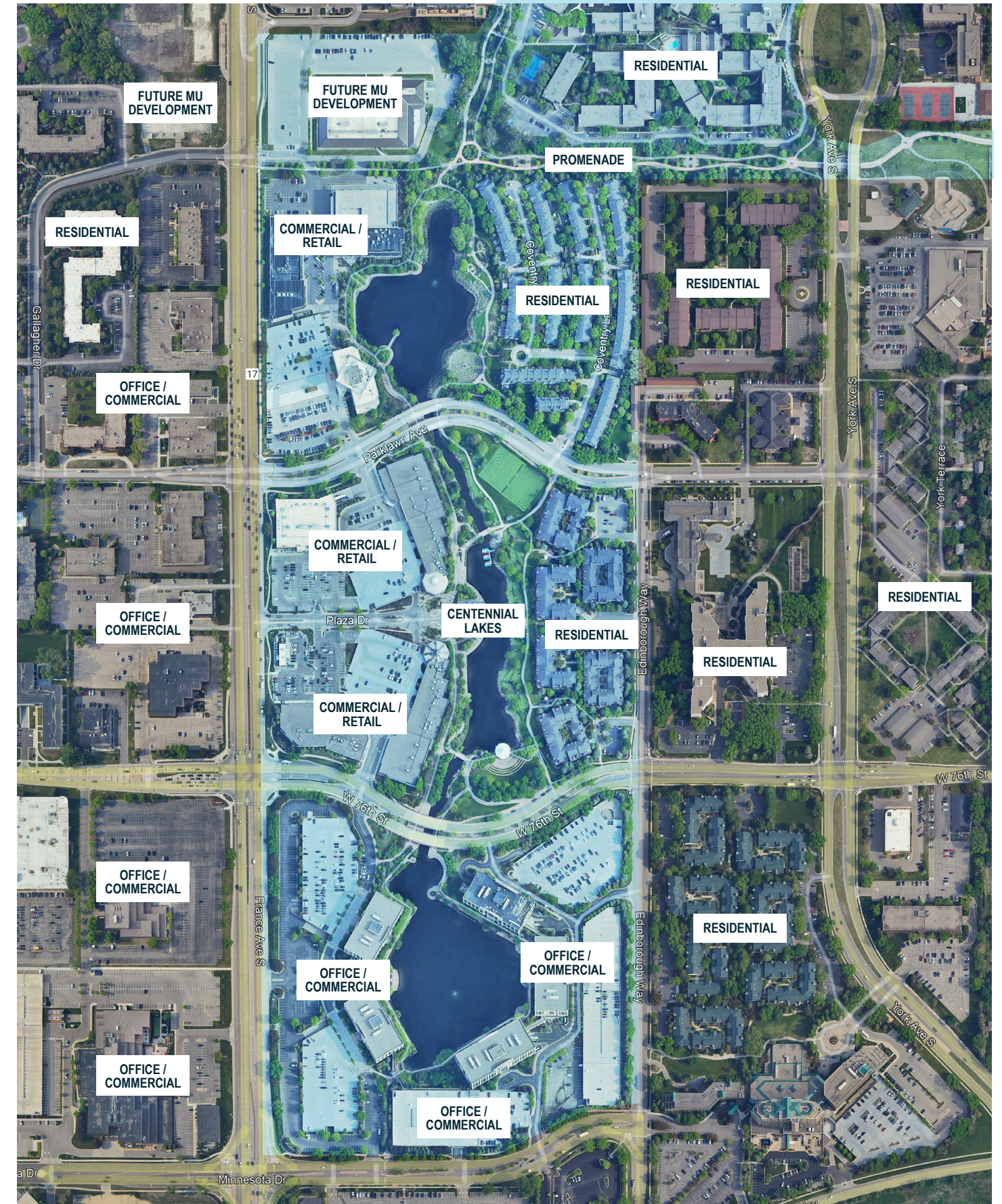
## DEVELOPMENT RESULTS

- Variety of housing types - medium to high density, senior living, rowhomes
- Extensive Public realm w/Interconnected Pedestrian Environment with a variety of amenities - paddleboats, fishing, remote control sailboats, lawn games, bent grass putting course, weekly farmers market, labrynth, performance amphitheatre.
- Commercial Office park and Retail activity

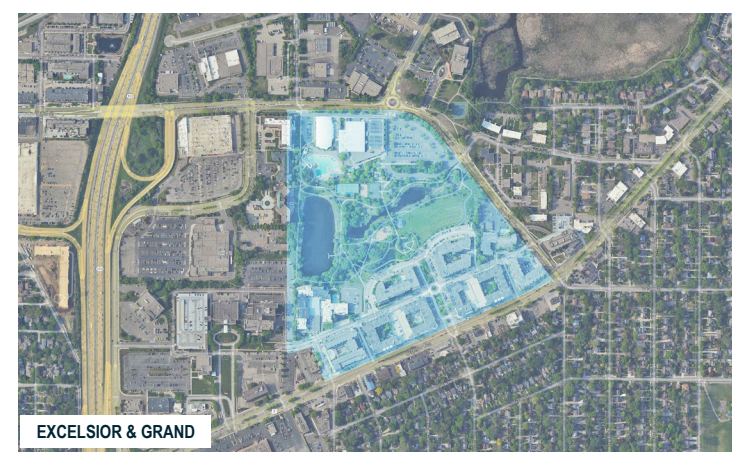
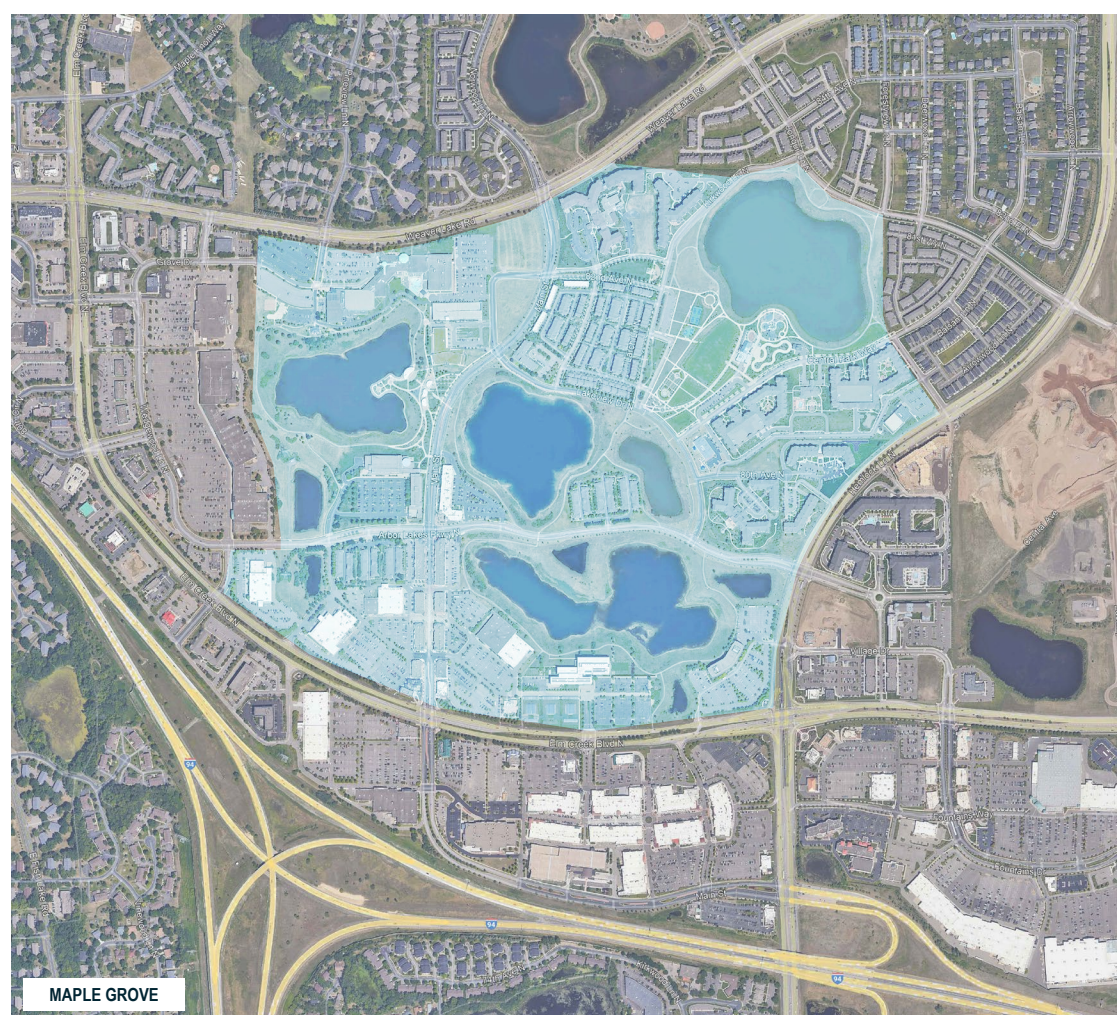
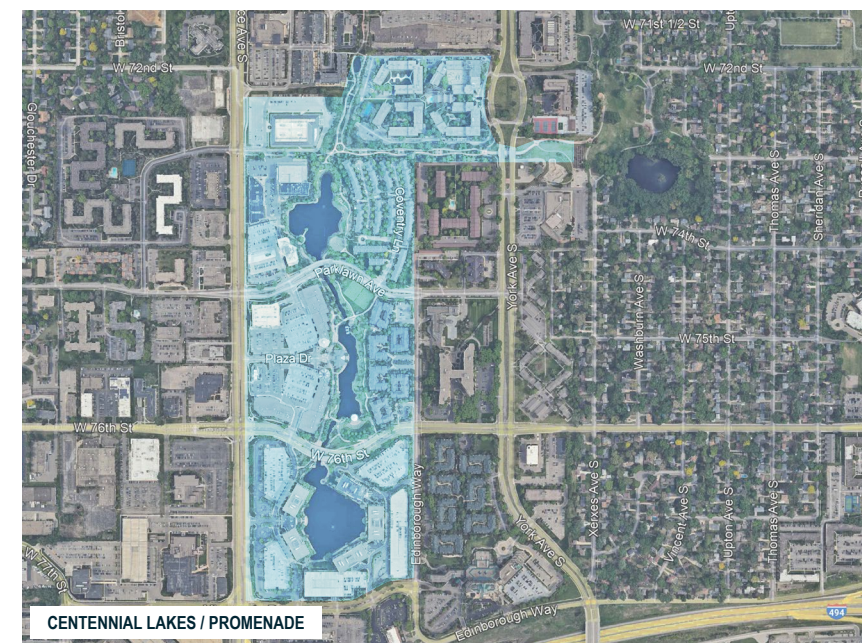


# CENTENNIAL LAKES - EDINA

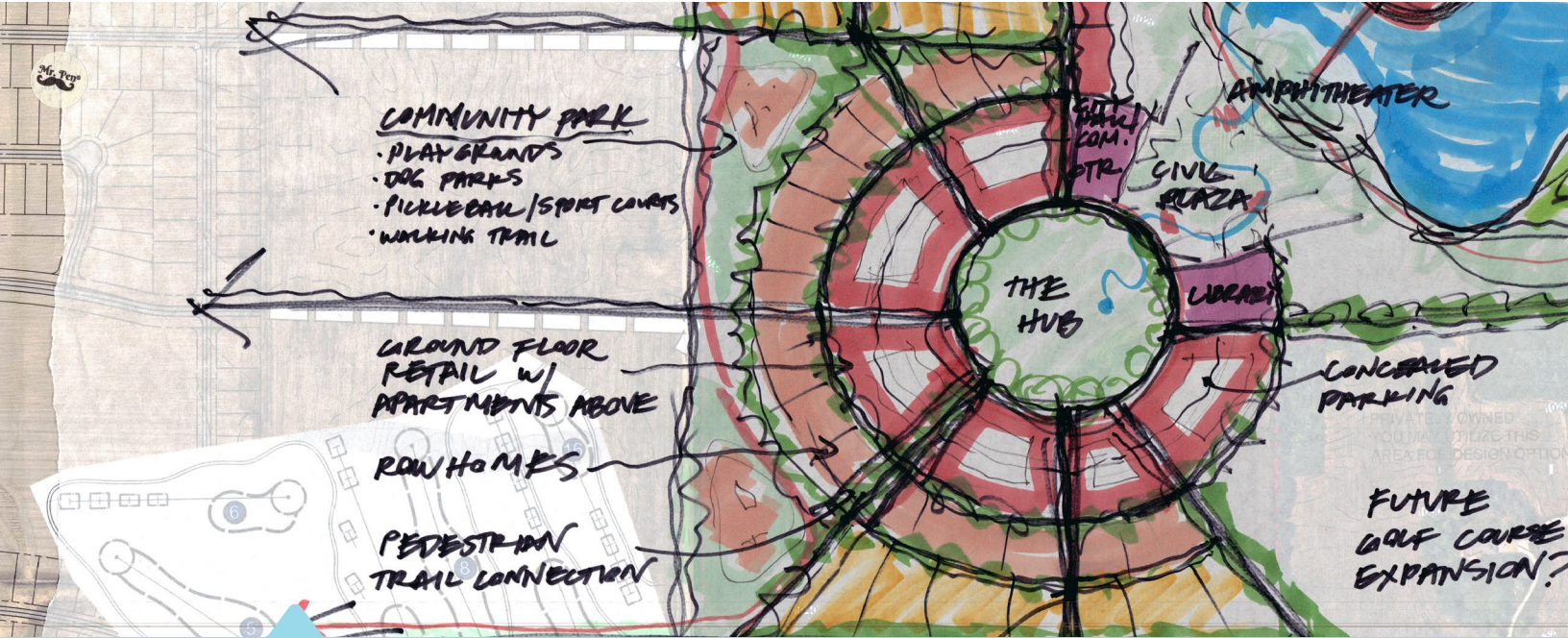
## SECTION 5



# DEVELOPMENT SCALE COMPARISON



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# WAUKEE CIVIC MASTER PLAN CHARRETE

23 MARCH 2024

PREPARED AT HOTEL FORT DES MONIES- DES MONIES, IA



CONFLUENCE

# CHARRETTE / GROUP 1

## SECTION 5

### GROUP 1

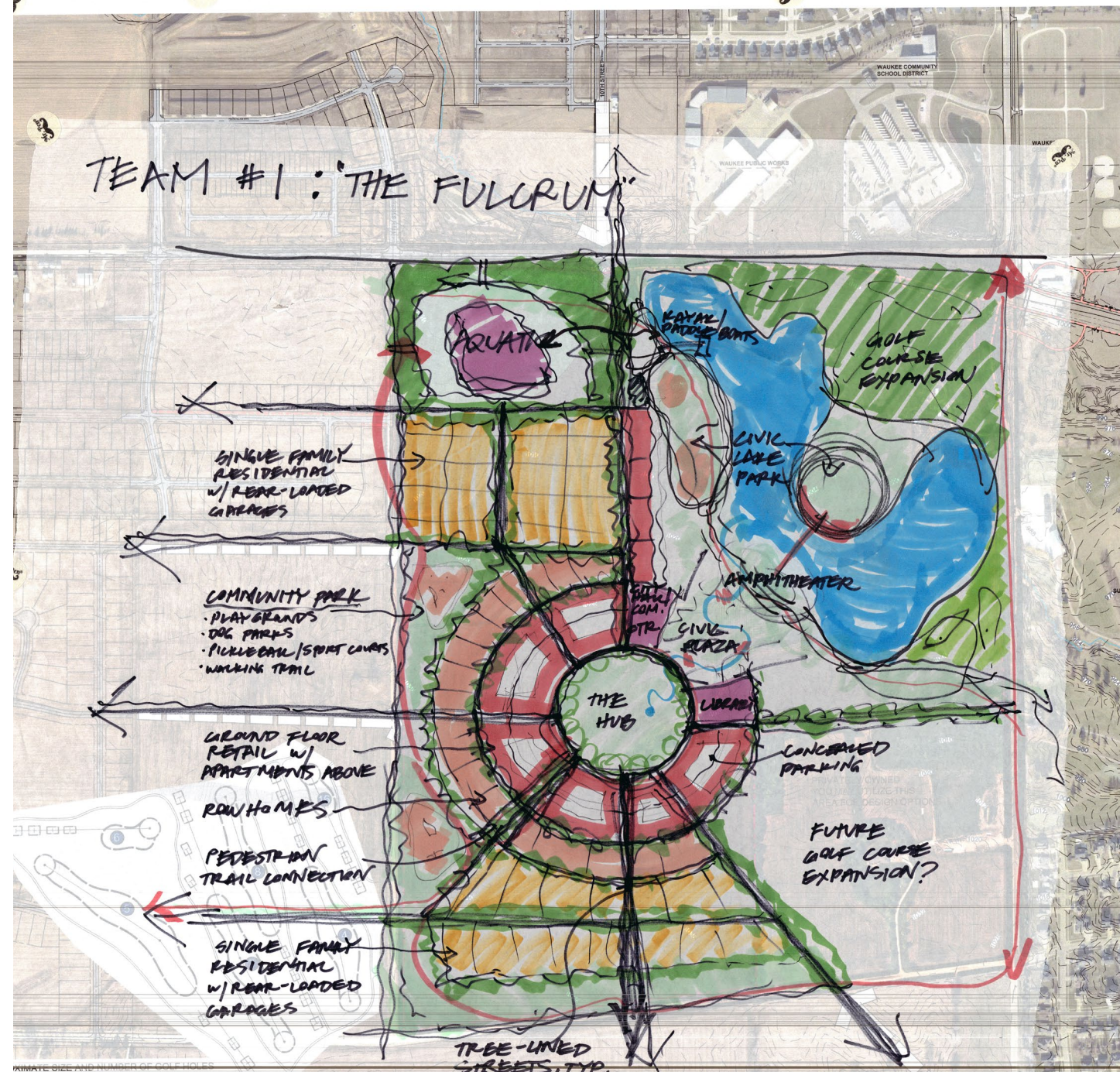


FIGURE 5.1 / GROUP 1 PROPOSED PLAN

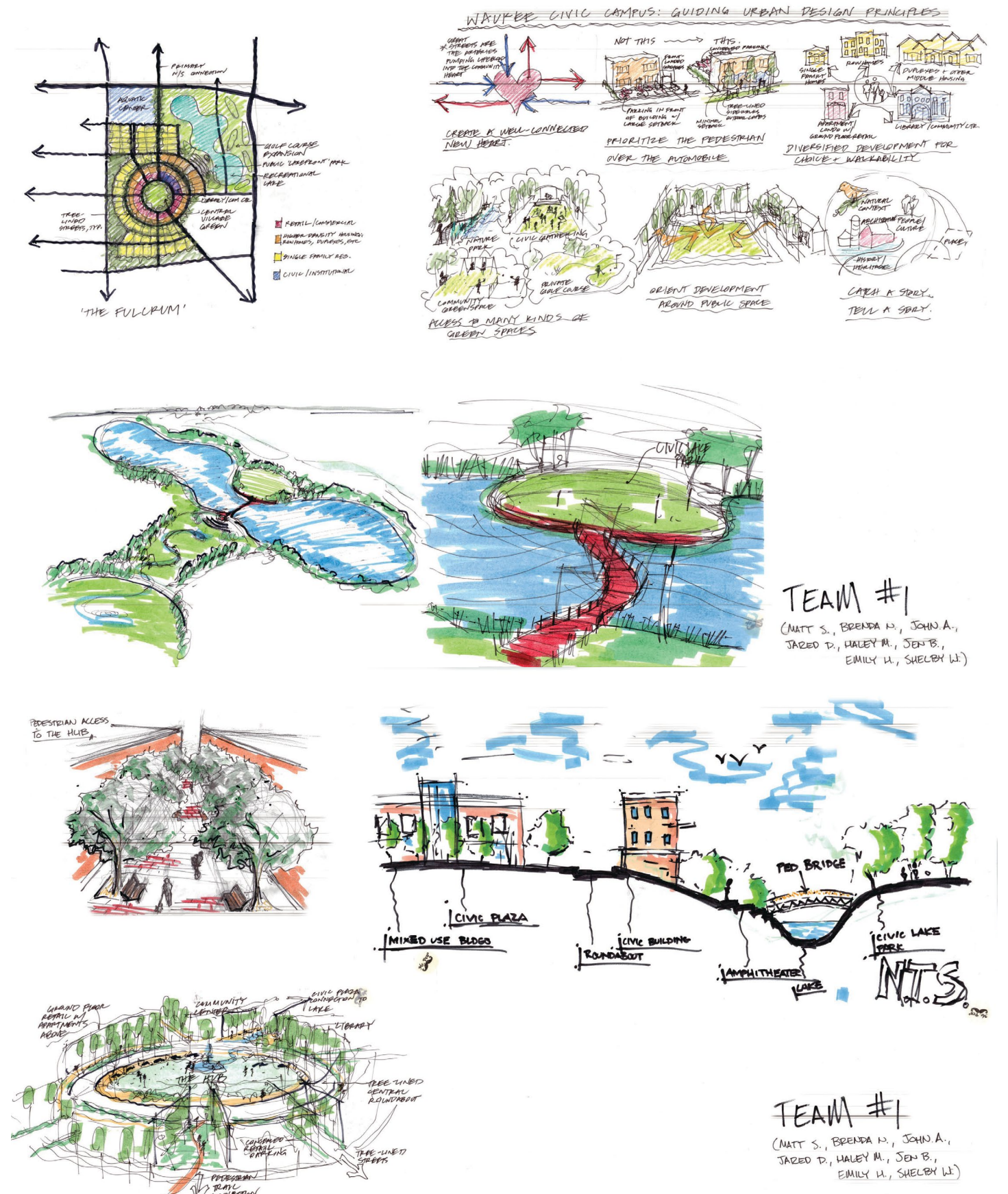


FIGURE 5.2 / GROUP 1 PROPOSED SKETCHES

TEAM #1  
 (MATT S., BRENDA M., JOHN A., JARED D., HALEY M., JEN B., EMILY H., SHELBY W.)

TEAM #1  
 (MATT S., BRENDA M., JOHN A., JARED D., HALEY M., JEN B., EMILY H., SHELBY W.)

# CHARRETTE / GROUP 2

## SECTION 5

### GROUP 2



FIGURE 5.3 / GROUP 2 PROPOSED PLAN

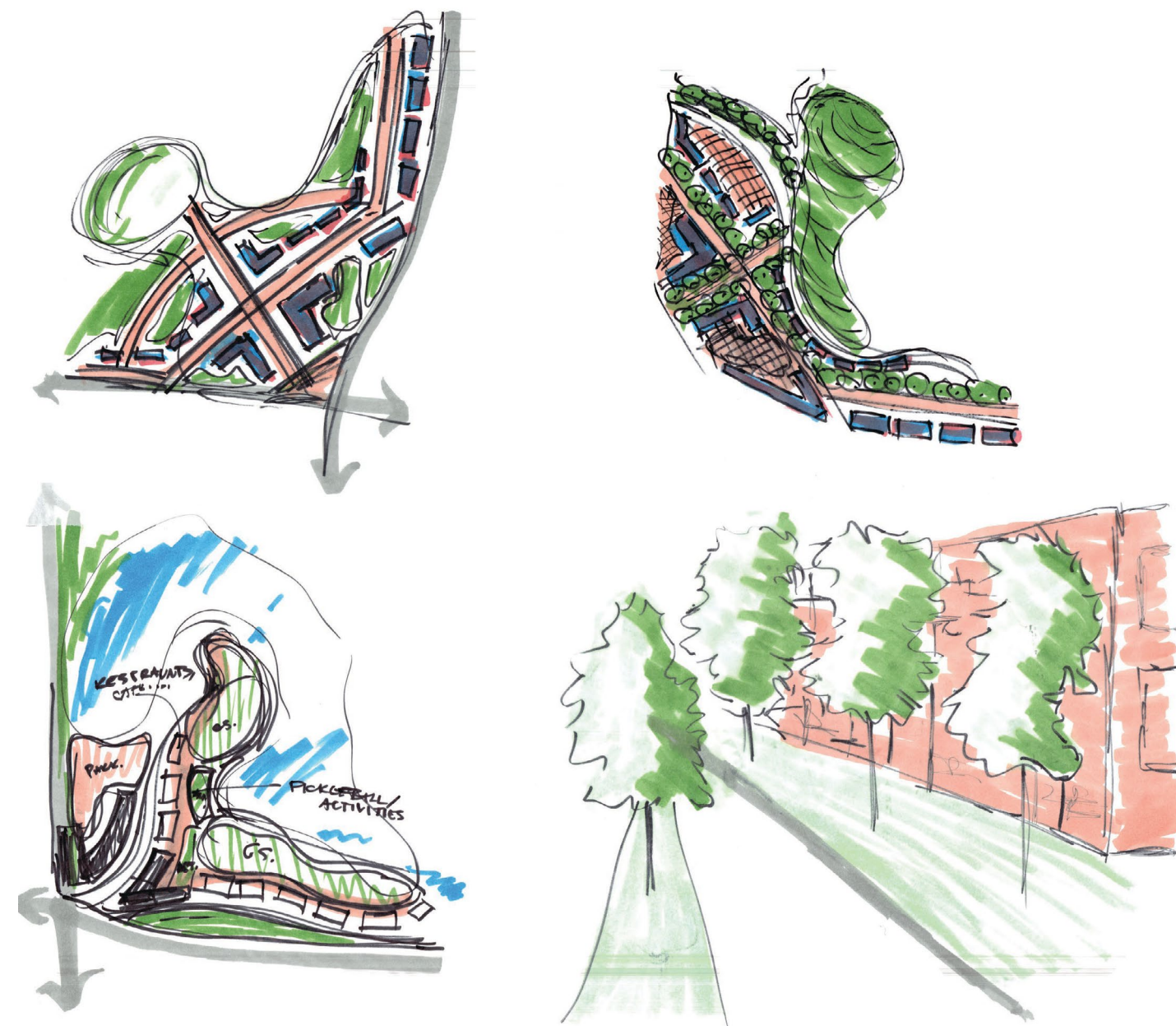


FIGURE 5.4 / GROUP 2 PROPOSED SKETCHES

CHARRETTE / GROUP 3

GROUP 3



FIGURE 5.5 / GROUP 3 PROPOSED PLAN

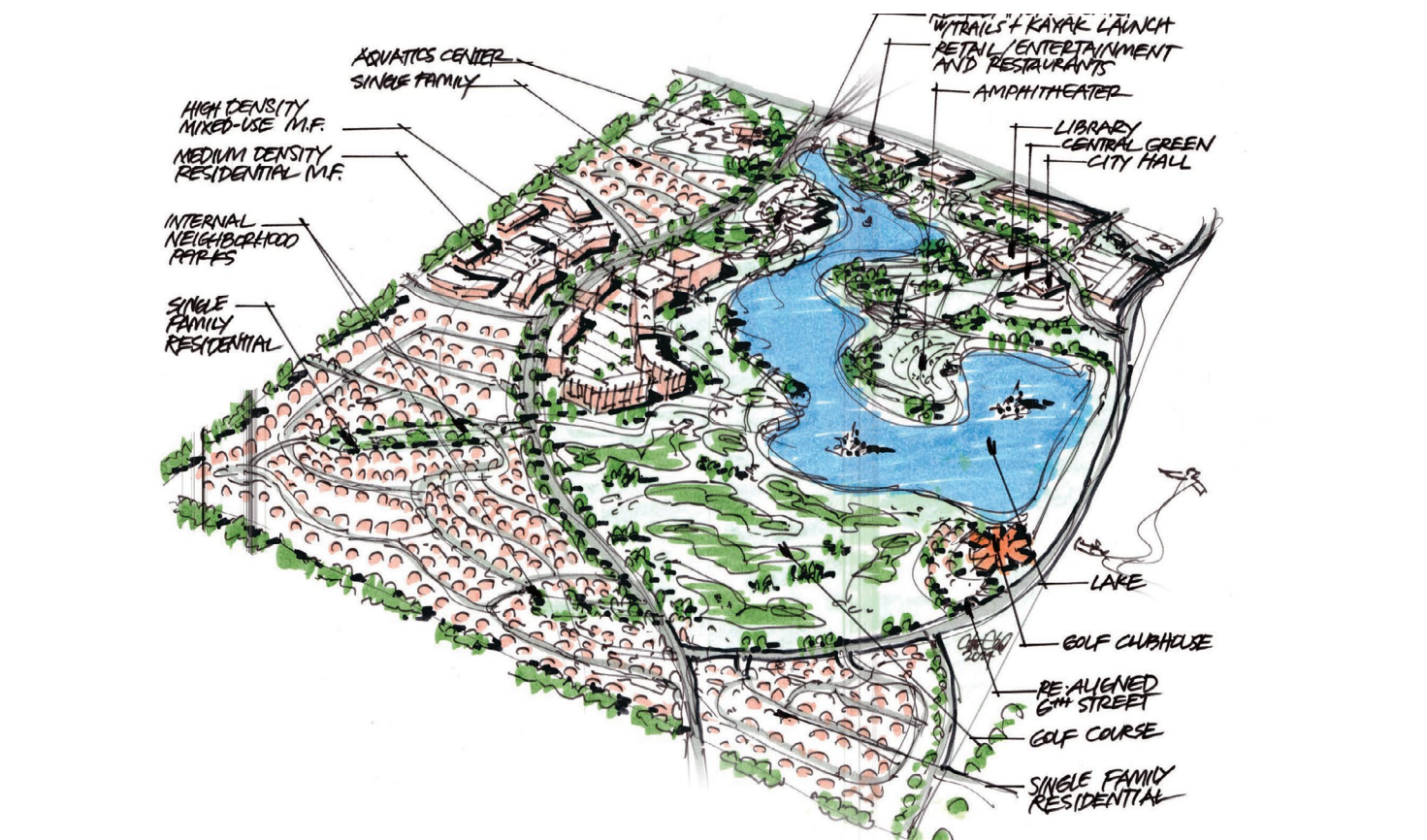
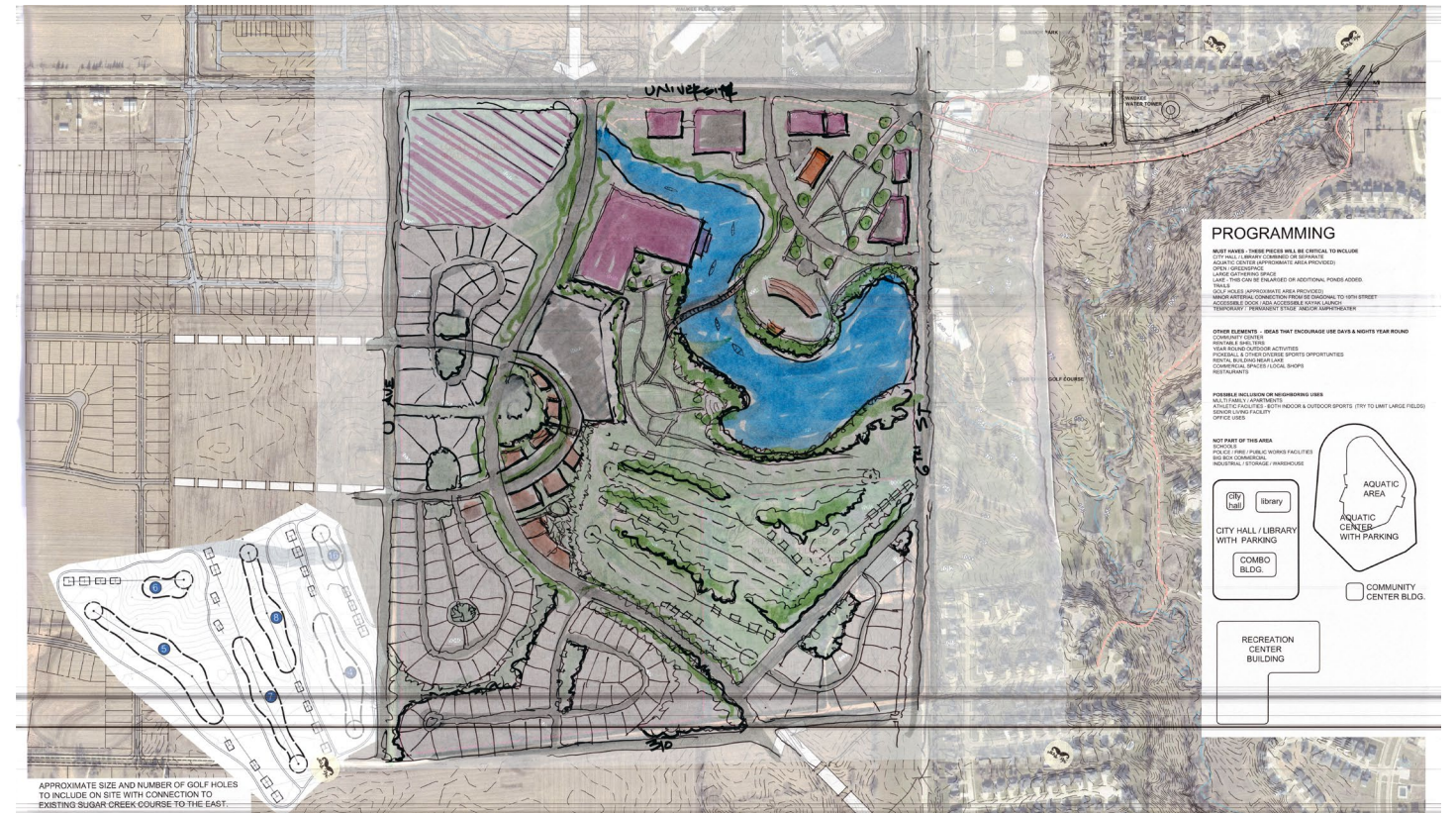


FIGURE 5.6 / GROUP 3 PROPOSED SKETCHES

# CHARRETTE / GROUP 4

# SECTION 5

## GROUP 4

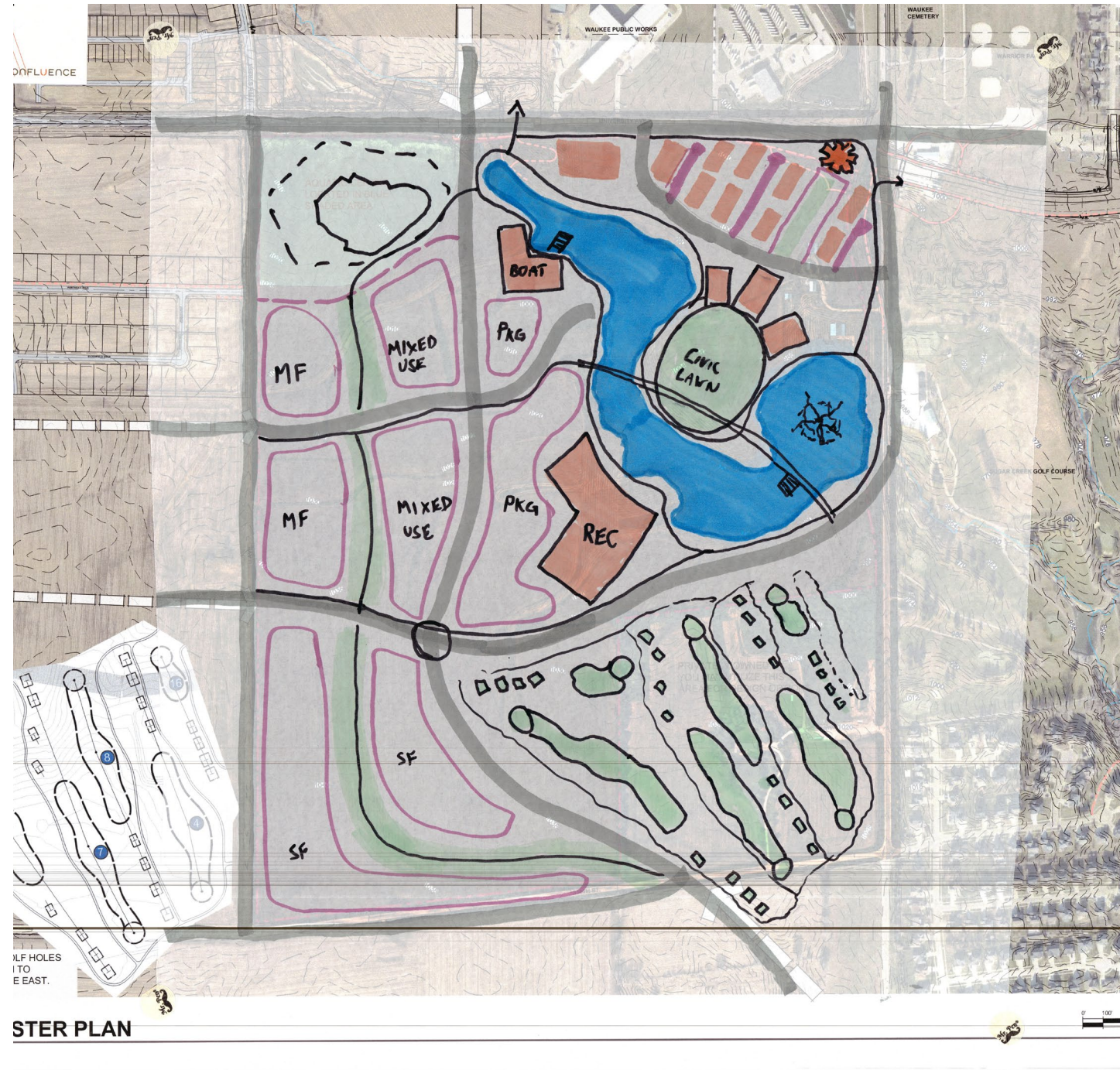


FIGURE 5.7 / GROUP 4 PROPOSED PLAN

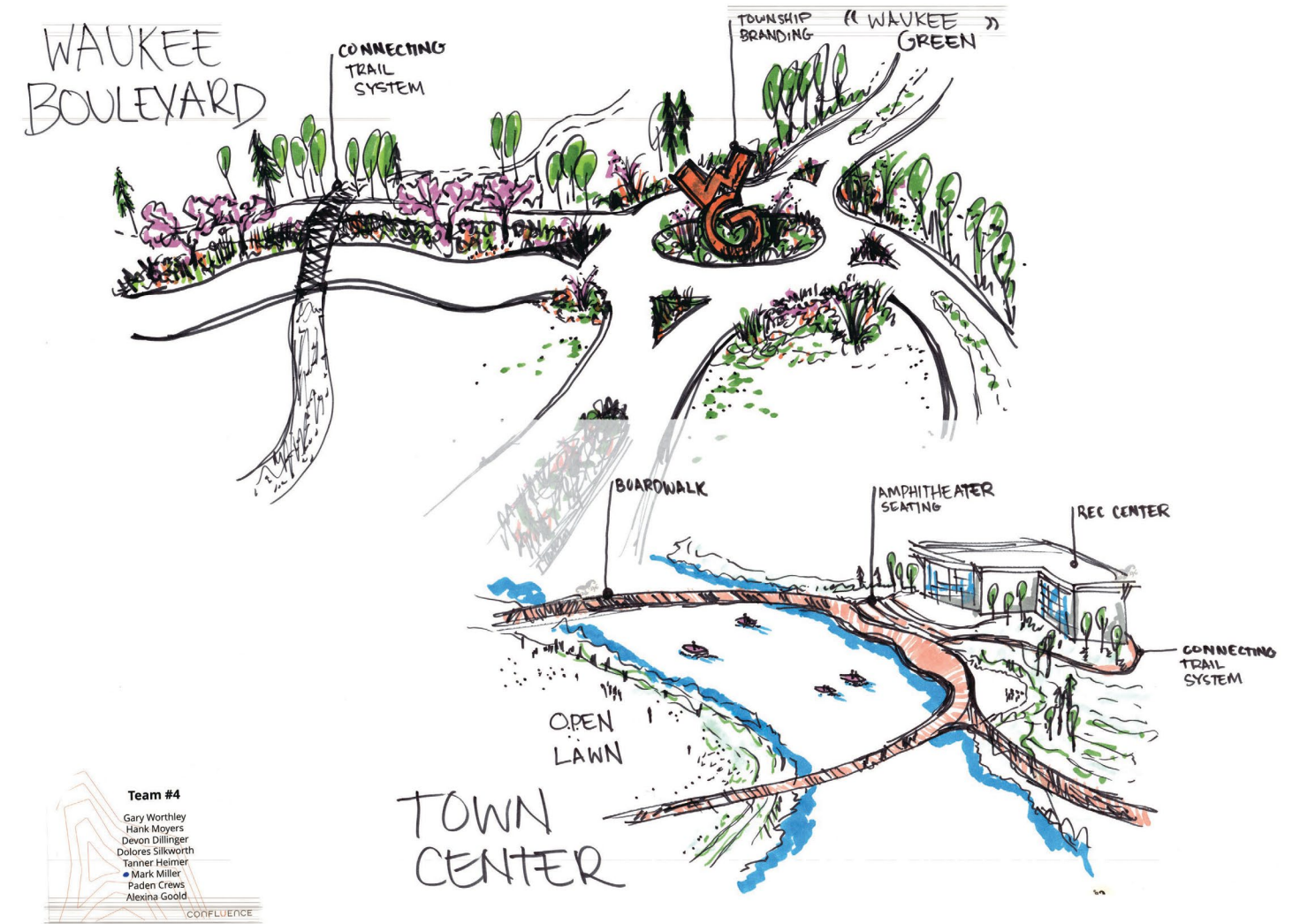


FIGURE 5.8 / GROUP 4 PROPOSED SKETCHES

# CHARRETTE / GROUP 5

## SECTION 5

### GROUP 5



FIGURE 5.9 / GROUP 5 PROPOSED PLAN

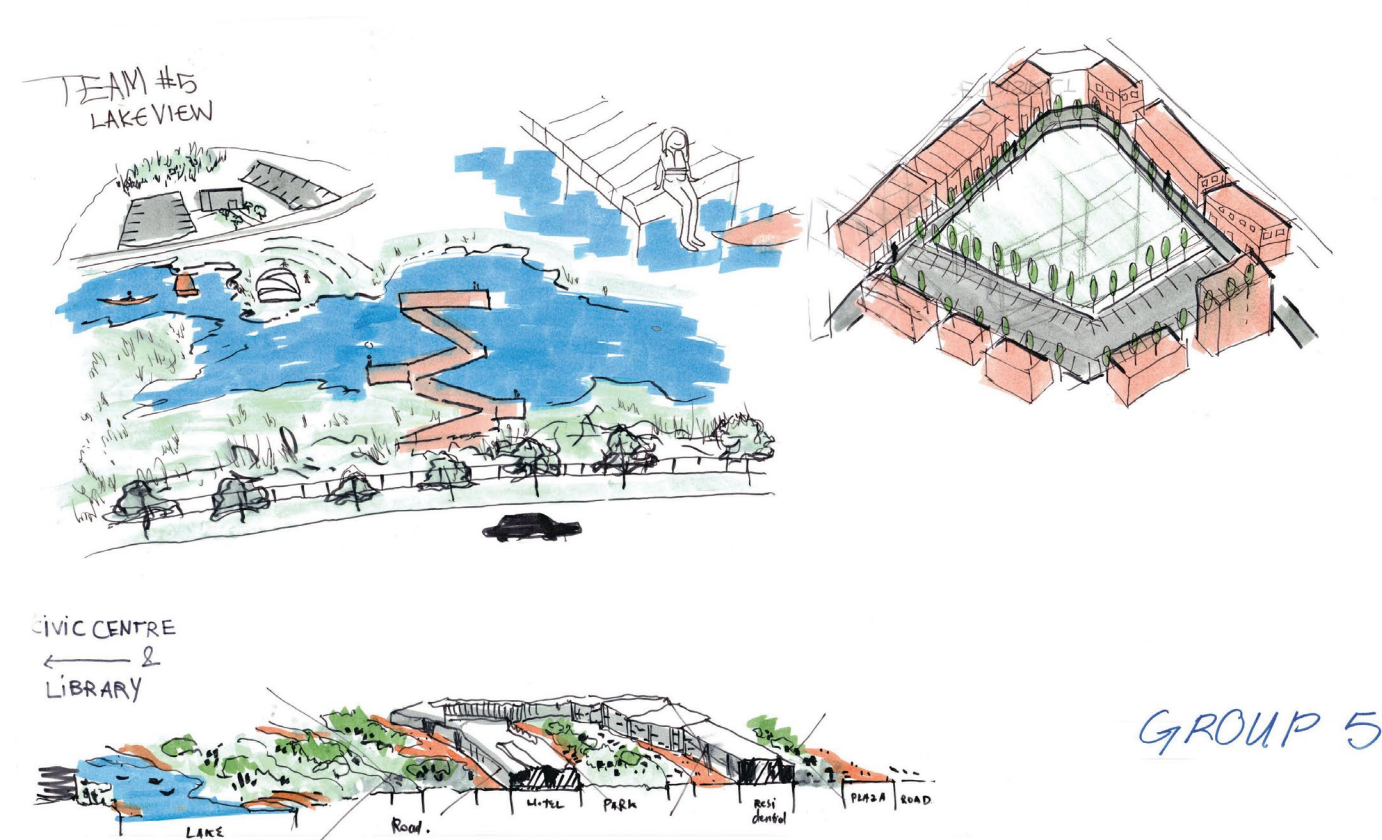


FIGURE 5.10 / GROUP 5 PROPOSED SKETCHES

# CHARRETTE / GROUP 6

## SECTION 5

### GROUP 6



FIGURE 5.11 / GROUP 6 PROPOSED PLAN

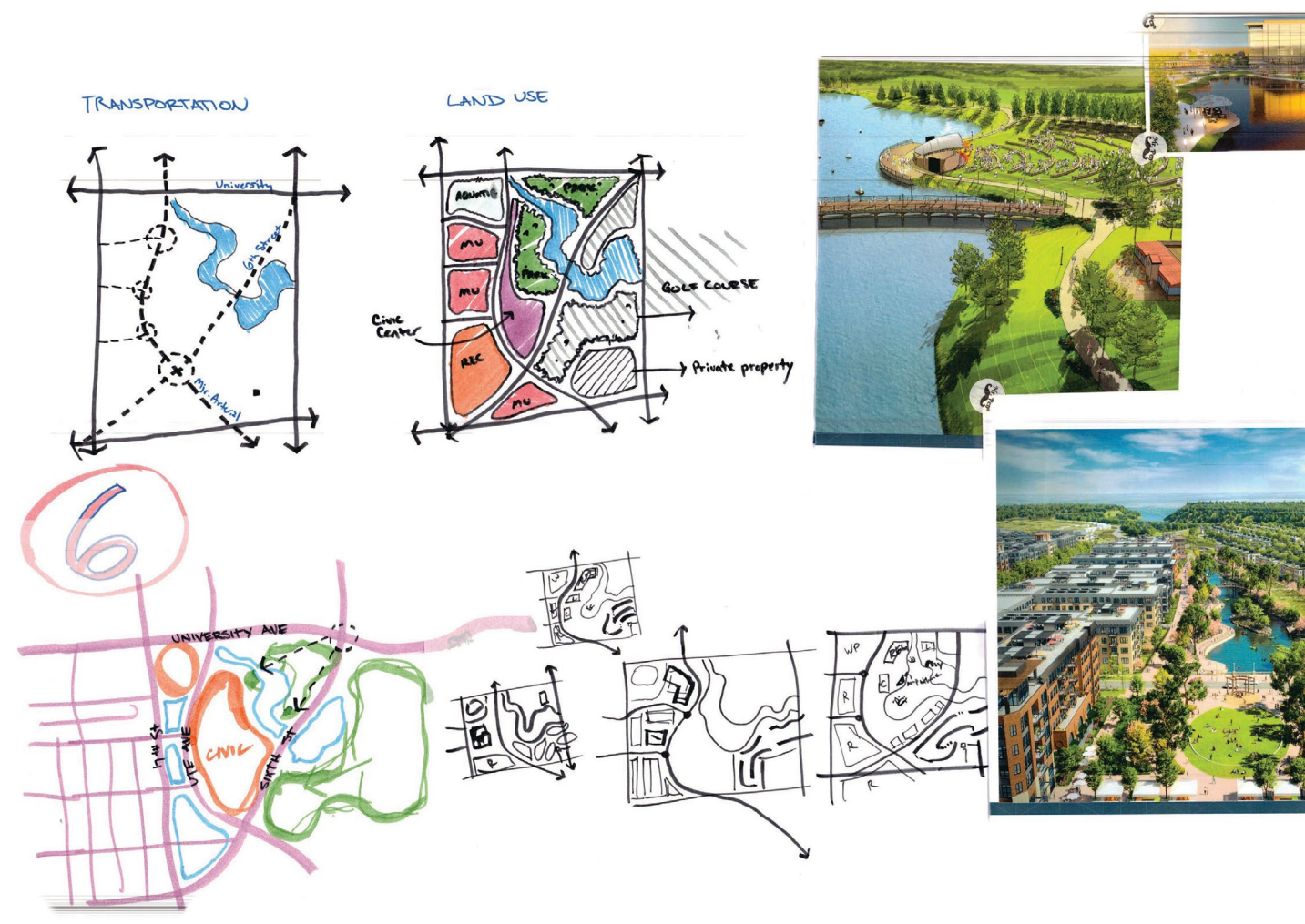


FIGURE 5.12 / GROUP 6 PROPOSED SKETCHES

# CHARRETTE / GROUP 7

## SECTION 5

### GROUP 7

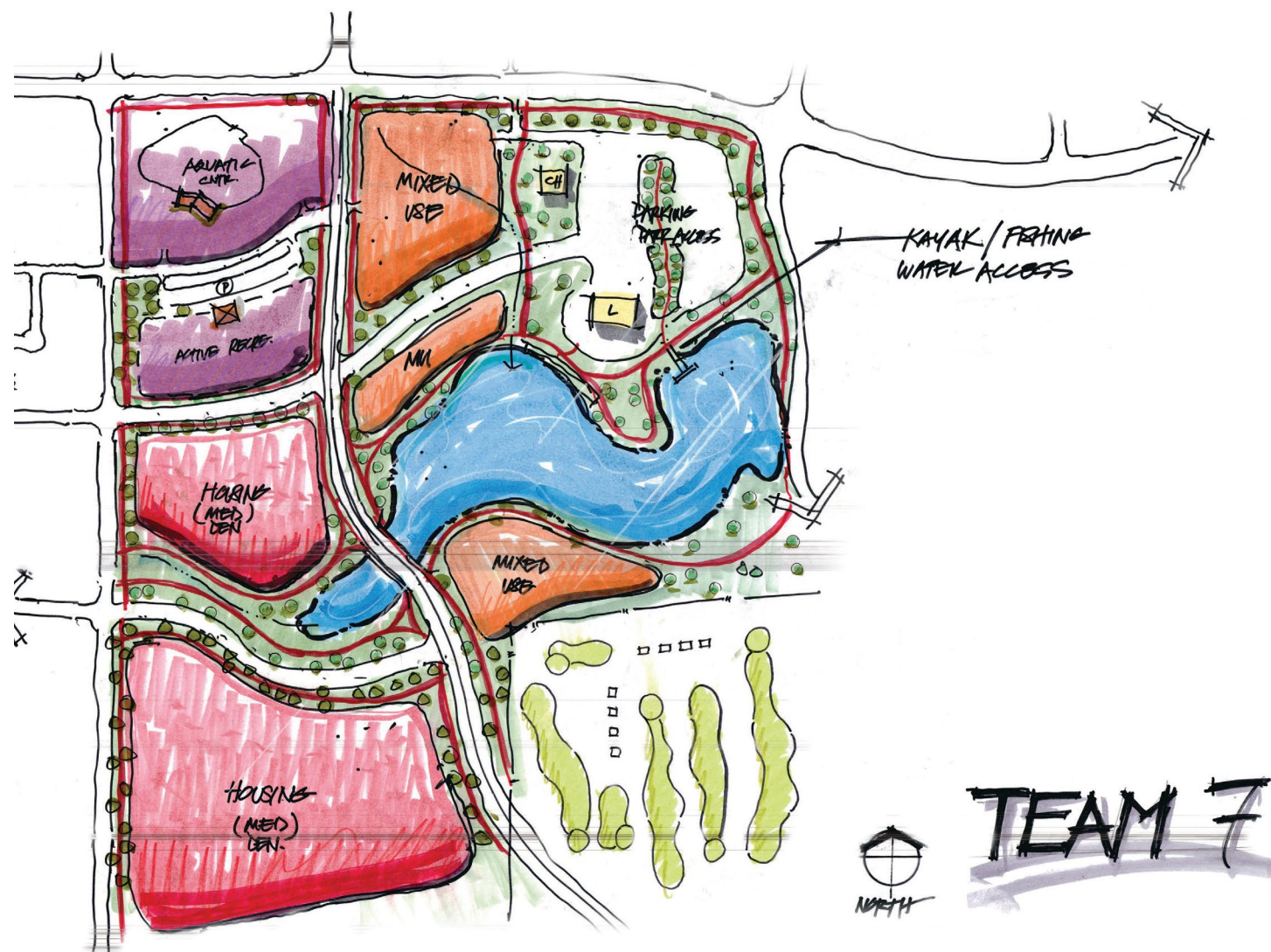


FIGURE 5.13 / GROUP 7 PROPOSED PLAN

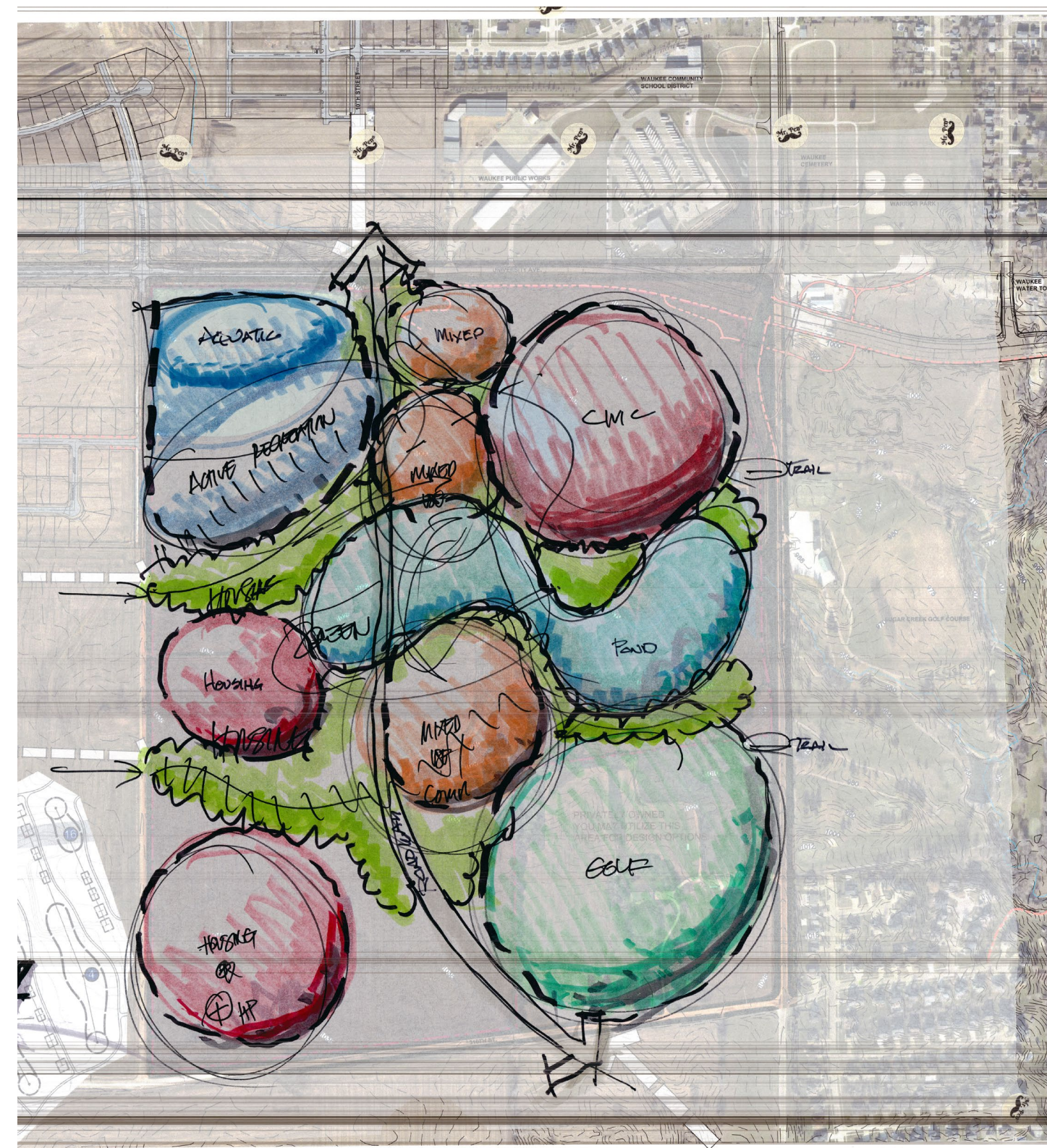


FIGURE 5.14 / GROUP 7 PROPOSED SKETCHES

# CHARRETTE / GROUP 8

## SECTION 5

### GROUP 8

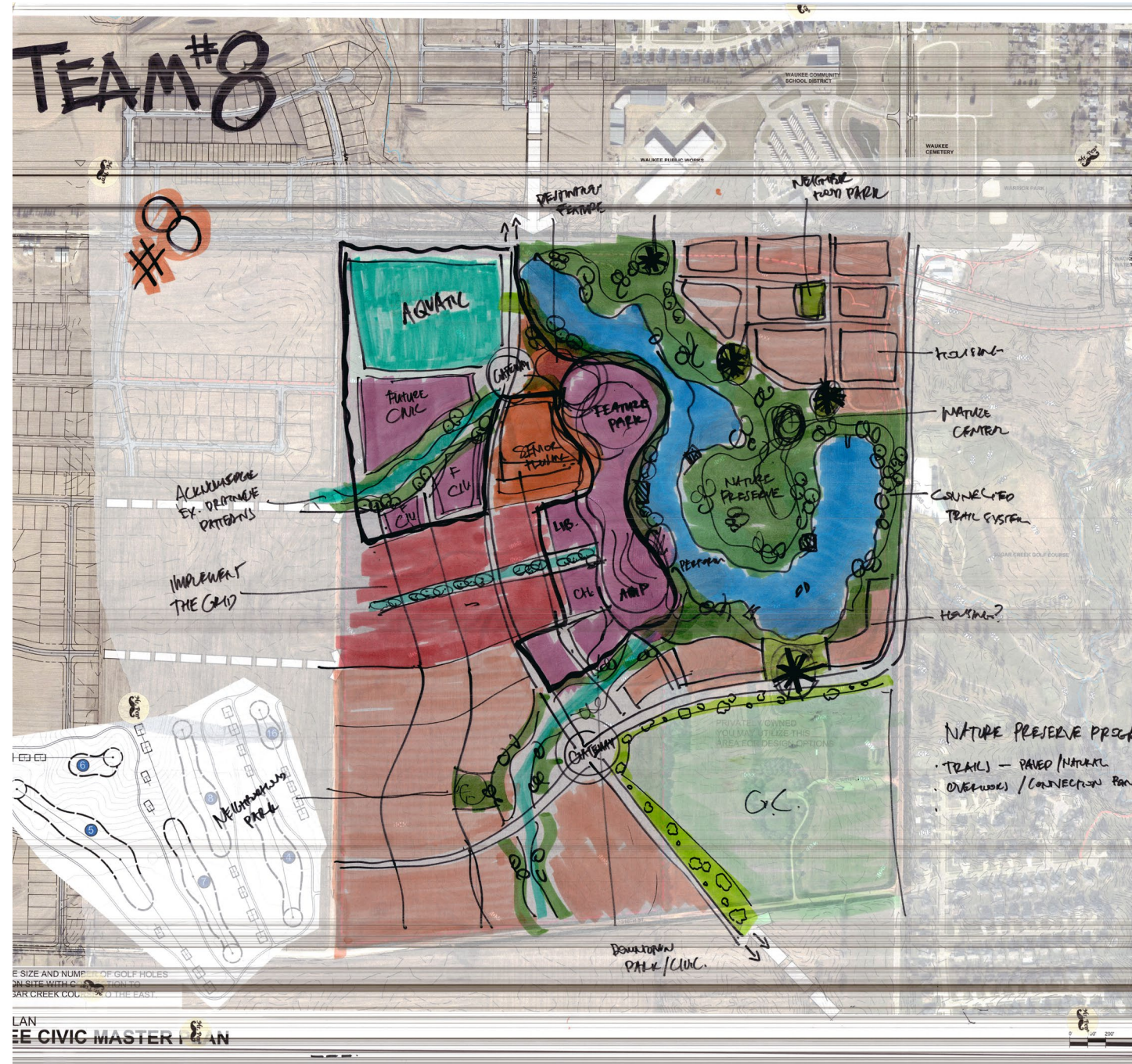


FIGURE 5.15 / GROUP 7 PROPOSED PLAN

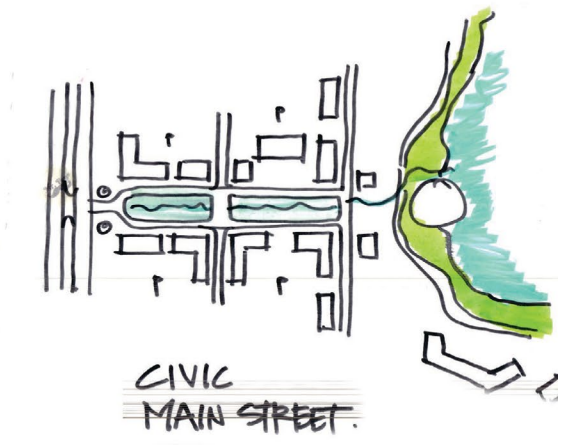
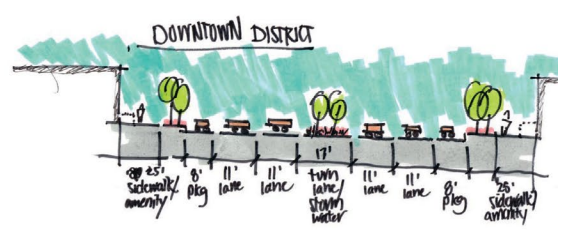
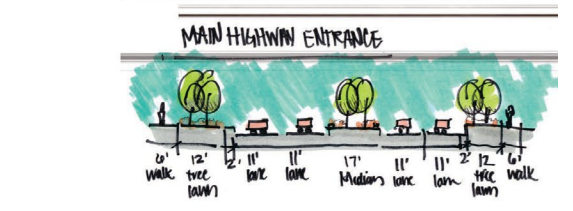
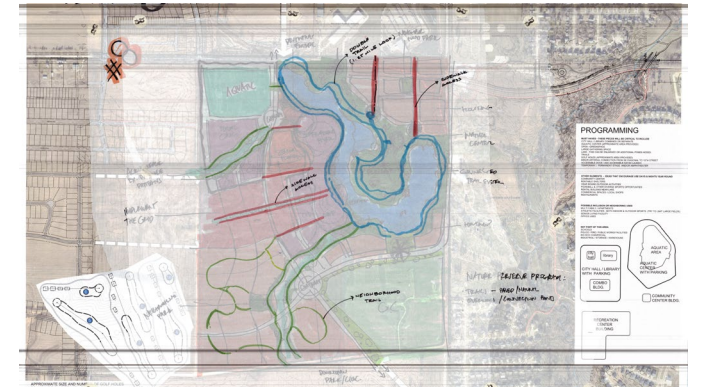


FIGURE 5.16 / GROUP 7 PROPOSED SKETCHES

# CHARRETTE / GROUP 9

# SECTION 5

## GROUP 9

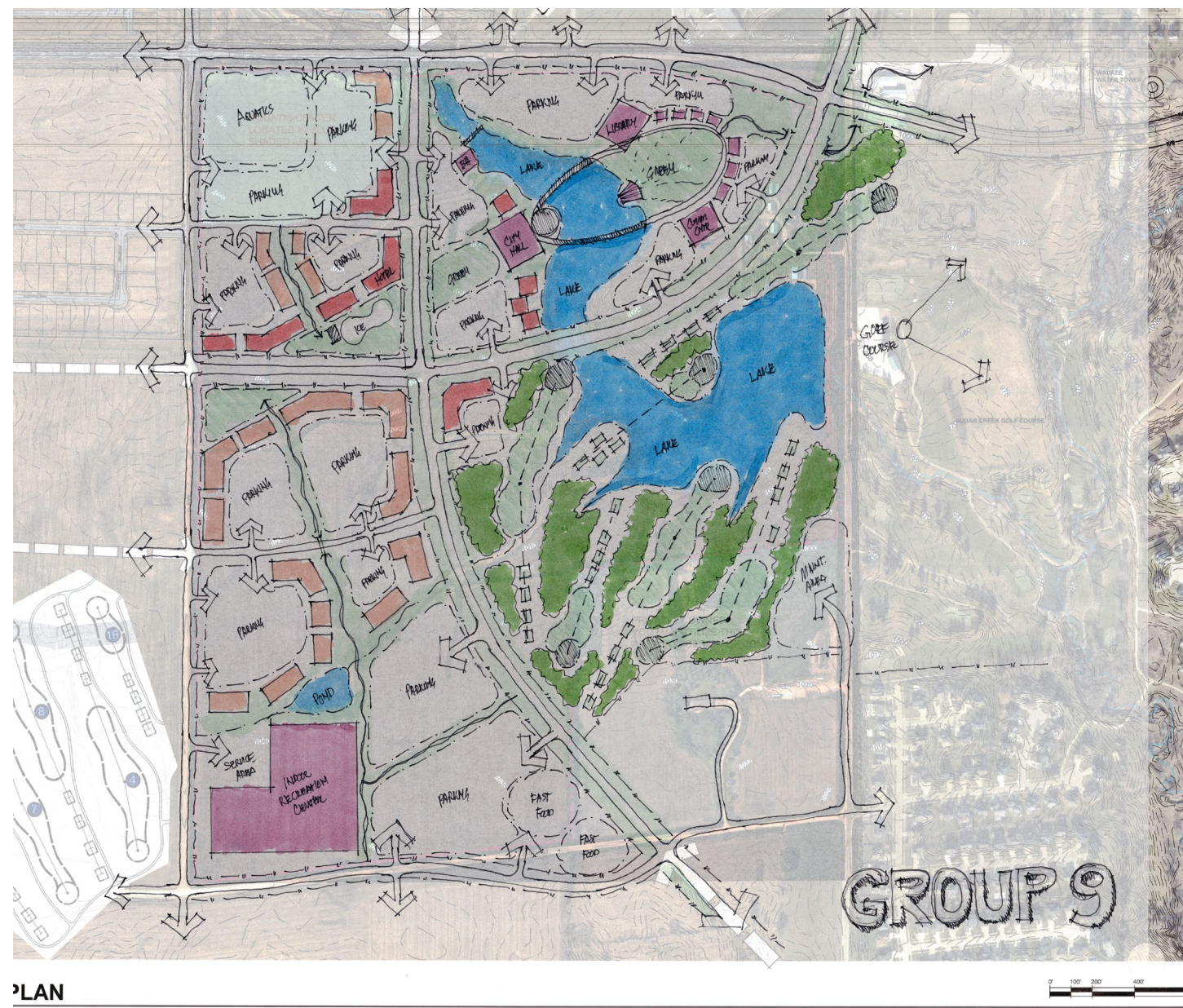


FIGURE 5.17 / GROUP 9 PROPOSED PLAN

## GROUP 10



FIGURE 5.18 / GROUP 10 PROPOSED SKETCHES