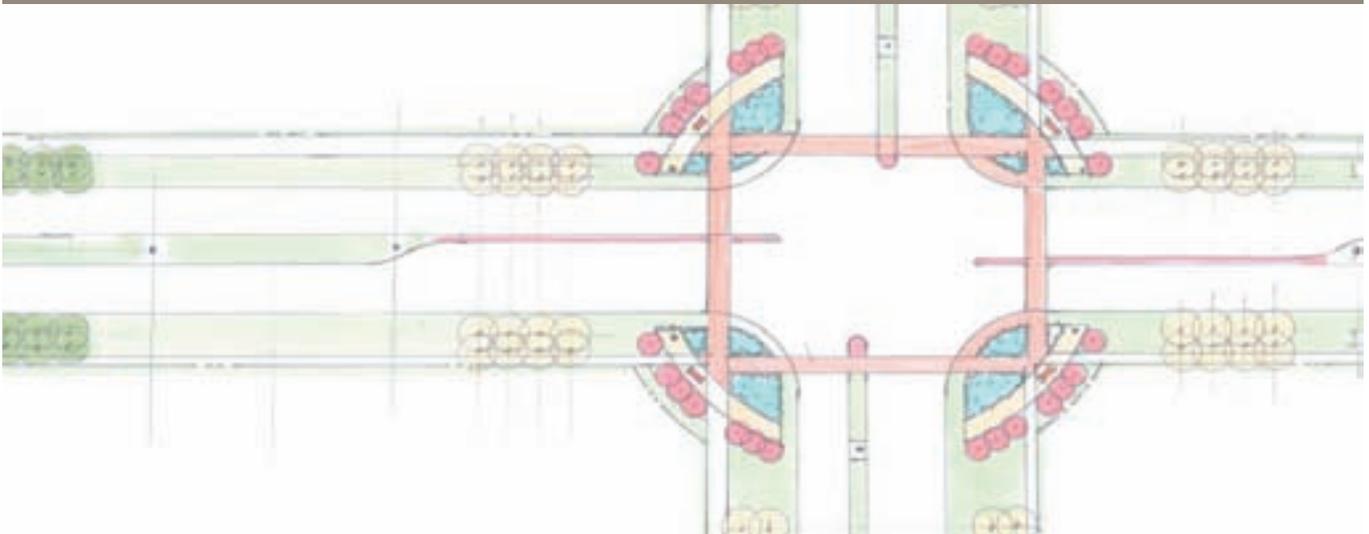


**CITY OF WAUKEE**

**Key Intersection Improvements  
Concept Development Summary Report**

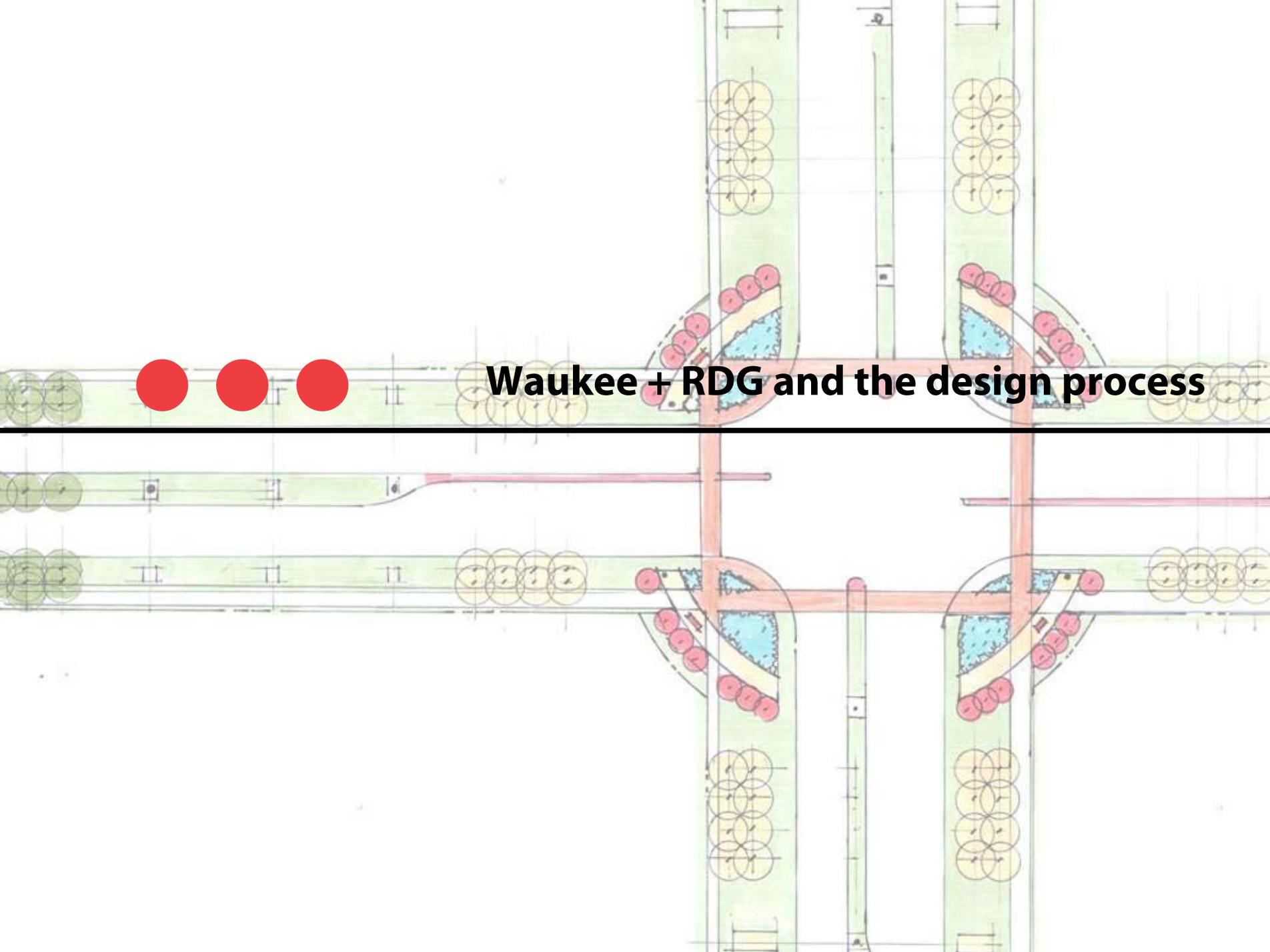
August 28, 2006

Prepared by:  
RDG PLANNING & DESIGN  
301 Grand Avenue  
Des Moines, IA



- 01 *project summary and schedule*
- 02 *workshop summaries*
- 03 *preliminary design concepts*
- 04 *refined design concepts*
- 05 *final proposed design concepts and enhancements*
- 06 *preliminary opinion of probable construction costs*
- 07 *related project news and press*





**Waukee + RDG and the design process**

- **Rich Gardner, ASLA**
  - Principal of Project Planning and Design
- **Scott Crawford, ASLA**
  - Project Designer, Landscape Architect
- **David Dalhquist**
  - Project Artist
- **David Raver, IESNA, IALD, LC**
  - Lighting Designer





- First project meeting
  - City Staff, Ad-Hoc Committee, RDG Planning & Design
- Review projects similar in scope
- Reviewed design process and project schedule
- Established project goals
- Discussed Waukee Community values
  - Education
  - Community; sense of home
  - Culture
- Historical significance
  - Coal mining Community
  - Railroad
  - Downtown 'Triangle'
  - Nizzi family; Alice's Spaghetti . . . Alice's Road
- 'Old' Waukee image vs. 'New' Waukee image



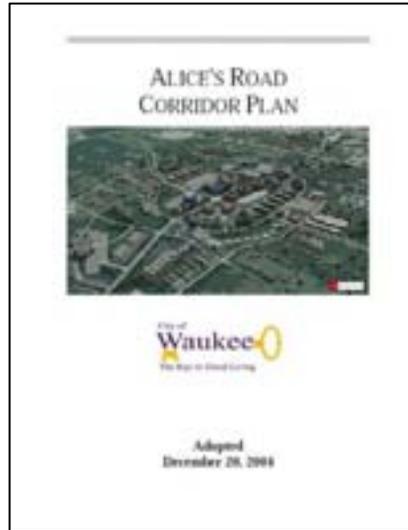
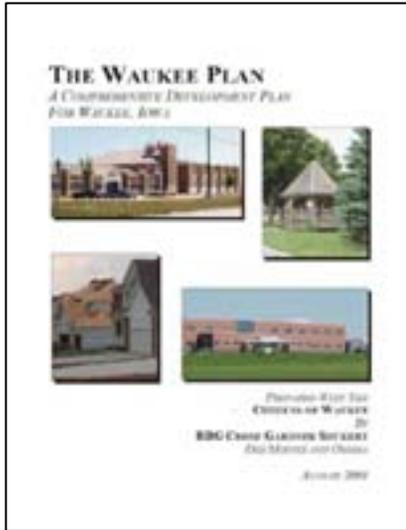
- Reviewed six Gateway Intersections
  - Opportunities and challenges of each site
  - Importance of future corridor(s) development and Community connectivity
  - Current existing 120ft and 160ft R.O.W. requirements vs. additional R.O.W. that might be required for the Gateway enhancements



Waukeec Gateway Intersections  
Gateway Intersection Locations

RDg... Waukeec

- Previous efforts and macro context

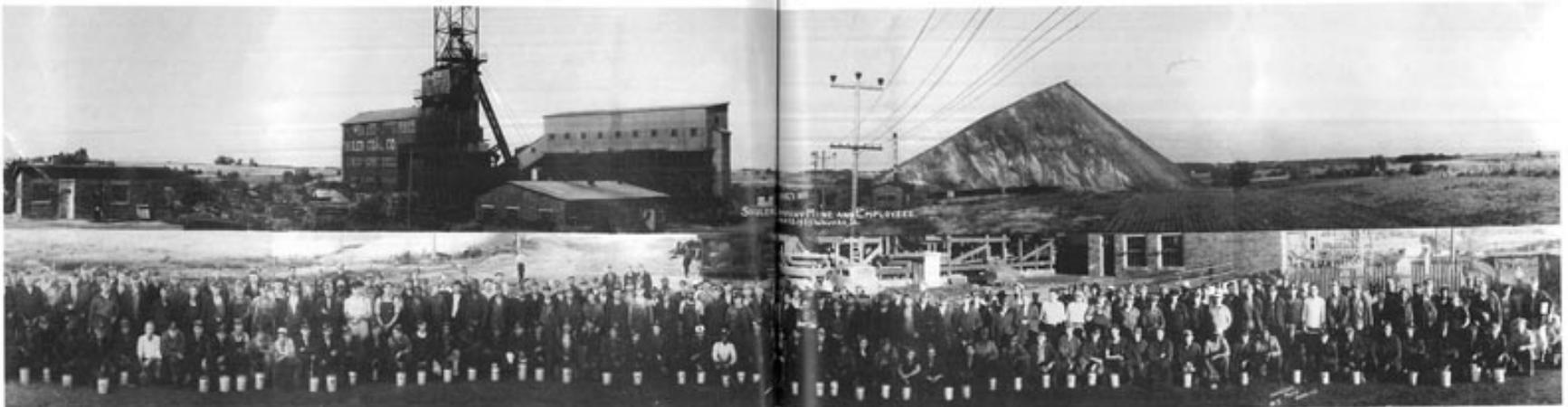




- Second project meeting
  - City Staff, Ad-Hoc Committee, RDG Planning & Design
- Discussions on the future 'Image' of Waukee
  - Family values
  - Environment
  - Multi-generational families
  - 'The Key to Good Living' . . . May or may not remain as slogan
  - Waukee is a place to live . . . Des Moines Metro is a place to work
  - Quality of education
  - Waukee does not want to be 'just another Des Moines suburb'
- Vehicular vs. Pedestrian relationship
  - Safety and perception of safety
  - Accessibility
  - Regional pedestrian access; trials
- Discussions regarding budget
  - Consensus is that budget will not drive the creative process
  - RDG will develop a preliminary cost opinion of the Gateway enhancements as part of the final design package



- Waukee Historical significance/inspiration



The Shaker coal mine was built in 1921 east of Waukee. It employed 500 men and could produce six tons of coal a day. It was the last major shaft mine in Waukee. This photo is of employees taken during shift change in 1939. People identified in the picture include: Gildo Ori, Sano Ceretti, Rudy Host, Gino Brazoli, Angelo Pedretti, Nels Anderson, Bino Delazzer, Lawrence Ceretti, Art Ceretti (Bear), Jake Angaran, Mack Angaran, Bartolo Nizzi, Oscar R. Caido Barbieri, Pete Guzzetti, Roy Host, Paul Anderson, Primo Rossi, Angelo Angaran Sr., Julio Brugioni, Pete Nizzi, Len Tollari, Mario Delacca, Victor R. Andriani, Tom Wilson, Fred Dlahos, Bass Clark, Desidero Andriani, Mat Horn, Ernie Ori, Ray Wilson, Tony Dellaca, Burt Guzzetti, John Riley, John Reil, Battista Andriani (Pete), James Vignaroli, Lawrence Rossi, Jack Kennedy, Bill Kennedy, Terzo Fiori, Carlo Ravoni, Carlo Vignaroli, John Bernardi. Photo courtesy of the Waukee Library.

The west side of the triangle in Waukee in the late 1910's included the bank/grocery and post office. Upstairs was the telephone office/apartments and, at one time, a doctor's office. The building burned in the spring of 1941. The drug store and barber were on the corner. Photo submitted by Richard Nesselroad of Waukee.



- Waukee Historical significance/inspiration



The Chicago, Milwaukee and St. Paul depot, which was located at the end of Sixth Street. This picture looks east. Beside the depot is Mr. John Kudej, who was the station agent at this time. On the hand car from left to right: Ted Finnane, section foreman; Ed Huston, Giant (Earl) Hoeye, & Bill Finnane.



- Waukee Historical significance/inspiration





- Third project meeting
  - City Staff, Ad-Hoc Committee, RDG Planning & Design
- Discussions of the Waukee Community
  - Scope of enhancements needs to extend beyond the identified 'Gateway' intersections
  - Community connectivity and a comprehensive design approach
  - Future implementation of design guidelines along connecting corridors will be important to maintain the Waukee 'image'
- Review of preliminary design concepts
- Discussion of ideas
  - Consensus of Committee was to move forward with several preferred design concepts.

**Waukee Key Intersection Improvements**  
**City of Waukee, IA**

proj. no.: 25406.00  
 date: February 2, 2006



Dec 2005	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	June 2006	July 2006	Aug 2006	Sept 2006	Oct 2006
	<ul style="list-style-type: none"> <li>Jan. 23 – City of Waukee approves retaining RDG for Professional Design Services</li> </ul>	<p><b>Owner/Consultant Contract Negotiation</b></p>  <ul style="list-style-type: none"> <li>Feb. 13 – City of Waukee approves Contract and gives RDG notice to proceed</li> </ul>	<p><b>Step One: Discovery and Programming</b></p>  <ul style="list-style-type: none"> <li>Feb. 15 – Work Session #1: City Staff, Stakeholders and Design Team</li> </ul>	<p><b>Step Two: Concept Development, Establishment of Values/Prioritization, Preliminary Budget</b></p>  <ul style="list-style-type: none"> <li>Mar. 8 – Work Session #2: City Staff, Stakeholders and Design Team</li> <li>Apr. 5 – Work Session #3: City Staff, Stakeholders and Design Team</li> </ul>	<p><b>Step Three: Final Concepts, Design Guidelines, Establish Project Budget, Summary Report</b></p>  <ul style="list-style-type: none"> <li>May 10 – Work Session #4: City Staff, Stakeholders and Design Team</li> </ul>	<ul style="list-style-type: none"> <li>Jun. 28 – Final Design Presentation to Waukee City Council, Planning &amp; Zoning Commission, Stakeholders and Genral Public</li> </ul>				
Schedule prepared by RDG Planning & Design										
 Indicates duration of project activity										

# meeting memo

<b>Date:</b>	February 15, 2006	<b>Date of Issuance:</b>	February 20, 2006
<b>Project:</b>	<b>Waukee Gateway Intersections</b>		
<b>Project No.:</b>	25406.00	<b>File No.:</b>	C.4
<b>Present:</b>	Brad Deets* Jeff Mertz* Darlene Stanton* Joe Schmidt* Brian Mook* Rich Gardner* David Dahlquist* Scott Crawford*		City of Waukee, Director of Planning City of Waukee, City Council City of Waukee, City Council City of Waukee, Planning & Zoning City of Waukee, Planning & Zoning RDG Planning & Design RDG Planning & Design RDG Planning & Design
<b>Distribution: (PDF via email)</b>	*those indicated above		

Comments, additions, or corrections to this memo should be communicated in writing to RDG Planning & Design within seven (7) days of issuance. If no comments are received within that period, this memo will be assumed accurate and filed as a part of the permanent record for this project.

## Discussion:

- 1) Introductions of the Design Team and Waukee Stakeholders.
- 2) RDG reviewed similar project portfolio for background and reference.
- 3) RDG reviewed general process and calendar of events for Waukee Gateway Intersections project.
  - a) Consensus was to have an additional meeting in the Discovery Phase to further analyze and prioritize the scope and intentions of the project prior to proceeding with preliminary design concepts.
  - b) Upon completion of the preliminary design concepts the Design Team will facilitate an Open House for the Public to review the design concepts.
  - c) Decision was made to meet with potential property developers upon completion of the preliminary design concepts, prior to the Open House for the Public to review design concepts. The Design Team and Stakeholders will determine at a later date if this meeting will take place at one of the regularly scheduled 'Developers Roundtable' or will be a separate meeting.
- 4) Overall project discussion:
  - a) Waukee Zoning Ordinance is currently being redeveloped and the Overland Park, KS Zoning Ordinance is being used as a model.
    - i) The design guidelines developed as part of this project for the Gateway Intersections will provide the framework for newly adopted Ordinances for the City of Waukee.
  - b) Stakeholders stated the fountains at R & R Property located at the Jordan Creek Parkway & Vista Drive intersections are appealing.
  - c) Stakeholders stated the landscape plantings at the Hubbell Development located at Glynn Village are appealing.
  - d) Everyone agreed the entire Design Process needs to keep in mind the macro scope of the project as it relates to future design guidelines and requirements throughout the City of Waukee.

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- e) The Alice's Road Corridor will ultimately be developed in conjunction with the new interchange at Interstate 80 will need to be considered throughout the design process of the Gateway Intersections. The concept developed for the Gateway Intersections should be capable of being applied in a linear respect along future corridors as well.
  - f) The concepts developed for the Gateway Intersections may need to consider the historic 'old' Waukee and the perceived 'new or future' Waukee.
  - g) Stakeholders stated Waukee has a strong multi-generational family population.
  - h) An Environmental Impact Study is currently underway for the Alice's Road Corridor and the proposed interchange at Interstate 80. The results of this study may influence the location/alignment of some of the Gateway Intersections.
- 5) Six Gateway Intersection site discussions:
- a) Alice's Road & University Avenue
    - i) This intersection will be the first intersection to have all Gateway enhancements completed.
    - ii) Roadway plans are currently undergoing final review for this intersection widening/realignment.
    - iii) Anticipated construction of this intersection and widening of University Avenue west of Alice's Road will begin in the Spring of 2006.
    - iv) A storm water detention basin will be located on the NE corner of this intersection.
  - b) Alice's Road & Hickman Road
    - i) This intersection will most likely be the second intersection to have all Gateway enhancements completed.
    - ii) A PUD has been completed for the property at the SW corner of this intersection.
    - iii) The NW corner of the intersection is currently owned by KNAPP Properties.
    - iv) The NE corner of the site is owned by Wright Tree Service. No plans currently exist for development of this property.
    - v) The Coca Cola facility is located at the SE corner of the intersection. Coca Cola also owns the property immediately south of the current facility along Alice's Road.
    - vi) The Raccoon River Valley Trail is adjacent to the north side of Hickman Road and crosses Alice's Road at this intersection.
  - c) Alice's Road & Westown Parkway
    - i) This intersection does not currently exist.
    - ii) This intersection will be located within the newly developed Alice's Road Corridor in conjunction with the new interchange at Interstate 80.
  - d) Alice's Road & Ashworth Road
    - i) This intersection currently exists at Ashworth Road & Vermillion Court as a three way intersection.
    - ii) The exact alignment of this intersection is not yet determined and may depend upon the current land/home owner's willingness to relocate.
    - iii) Plans may have roadway alignment bypassing existing houses.
  - e) Ashworth Road & Ute Avenue
    - i) Ute Avenue may be realigned to the north of Ashworth Road to accommodate increased traffic volume along this corridor.
  - f) Hickman Road & 10<sup>th</sup> Street
    - i) This intersection currently serves as a western 'Gateway' to the Waukee Community. This may change as growth begins to move from the east side of Waukee to the west side.
    - ii) The NW corner of this intersection serves as a trailhead and facilitates off-street parking for Raccoon River Valley Trail users.
    - iii) The Raccoon River Valley Trail is adjacent to the north side of Hickman Road and crosses 10<sup>th</sup> Street at this intersection.
- 6) Potential concepts of inspiration for the Gateway Intersections discussed:
- a) Waukee's historical significance as a coal mining community.
  - b) Waukee's railroad significance.
  - c) Alice Nizzi, Alice's Spaghetti and Alice's Road history.
  - d) The native environment of portions of Waukee as swamp land.
  - e) The concept of 'old' Waukee vs. 'new' Waukee.



- 7) Action items:
- a) City of Waukee (Brad Deets) will provide the following information to RDG:
    - i) City of Waukee Major Streets Plan.
    - ii) Roadway plans for the Alice's Road & University Avenue intersections reconstruction.
    - iii) Preliminary plans and/or plats for any of the properties adjacent to the Gateway Intersections.
    - iv) City of Waukee Zoning Ordinance (final or draft of the recently revised Ordinance).
    - v) City of Overland Park, KS Zoning Ordinance the City of Waukee has been using as a model.
    - vi) Preliminary roadway plans/alignments for any of the intersections.
  
  - 8) Next meeting set for Wednesday, March 1, 2006 from 5:00 – 7:00 PM. Location to be determined by City of Waukee Staff.

END OF MEMO



## meeting memo

<b>Date:</b>	March 8, 2006	<b>Date of Issuance:</b>	March 15, 2006
<b>Project:</b>	<b>Waukee Gateway Intersections</b>		
<b>Project No.:</b>	25406.00	<b>File No.:</b>	C.4
<b>Present:</b>	Brad Deets* Jeff Mertz* Darlene Stanton* Joe Schmidt* Brian Mook* Dave Wilkerson* Margaret Stone Rich Gardner* David Dahlquist* Scott Crawford		City of Waukee, Director of Planning City of Waukee, City Council City of Waukee, City Council City of Waukee, Planning & Zoning City of Waukee, Planning & Zoning Waukee Community School District Waukee Resident RDG Planning & Design RDG Planning & Design RDG Planning & Design
<b>Distribution:</b> (PDF via email)	*those indicated above		

### Discussion:

- 1) Introductions of the Design Team and Waukee Stakeholders.
- 2) RDG reviewed similar project portfolio for background, imagery and reference.
- 3) The following discussion questions were posed to the Stakeholders:
  - a) What is the image you want to create for the Waukee Community?
    - i) Waukee is about 'family'.
    - ii) Waukee is about 'environment', i.e. – rapidly growing community with a small town feel.
    - iii) Waukee is known for and proud of the exceptional role the School District plays in developing future generations.
    - iv) Waukee's identity slogan 'The key to good living' has been established and may or may not remain as a major theme for the Community.
    - v) Waukee has strong Community-based roots.
    - vi) The 'triangle' form integrated into the City of Waukee symbol was developed as part of a previous Waukee branding effort. The triangle form is representational of the historic downtown Waukee 'triangle' area and 'Triangle Park'.
    - vii) The comment was made that 'Waukee is a place to live, while Des Moines is where a Waukee Resident works.'
  - b) Is there a particular perception or image you do not want to create for the Waukee Community?
    - i) Waukee does not want to be known as 'just another Des Moines suburb'.
    - ii) Waukee Community needs to have its own identity.

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- c) Are there preconceived budget expectations?
  - i) The consensus amongst the Stakeholders and the Design Team is that during the preliminary design phase budget will not drive the creative process. The Design Team will remain cognizant of 'real costs' during the preliminary stages of design, but will not allow and preconceived notions of budget constraints to limit the creative process.
  - ii) Opinion of probable construction costs will be included as part of the final design concepts. project budget and consider multiple
- 4) Each of the 'Gateway Intersections' will have a vehicular vs. pedestrian relationship. Many of the intersections will have the opportunity to provide social gathering spaces for pedestrians, bicyclists and other visitors to engage any of the Gateway elements present at each intersection.
- 5) The design concept will clearly define spatial requirements needed to completely implement the proposed enhancements to enable the City of Waukee to require any dedicated R.O.W. from adjacent land developers.
- 6) The consensus amongst the Stakeholders and the Design Team is that once the design concepts become refined enough to communicate a clear design intent, the ideas will be presented to the public via the Waukee website, press release and potentially a public review of the design concept. The intent of this is to provide the general public with an idea of the design concept and obtain support.
- 7) Next meeting for review of preliminary design concepts is set for 4:00 – 6:00 PM on Wednesday, April 5.

END OF MEMO



## meeting memo

<b>Date:</b>	April 5, 2006	<b>Date of Issuance:</b>	April 18, 2006
<b>Project:</b>	<b>Waukee Gateway Intersections</b>		
<b>Project No.:</b>	25406.00	<b>File No.:</b>	C.4
<b>Present:</b>	Brad Deets* Jeff Mertz* Darlene Stanton* Joe Schmidt* Brian Mook* Dave Wilkerson* Margaret Stone* Denny Dolmage* Rich Gardner* David Dahlquist* Scott Crawford		City of Waukee, Director of Planning City of Waukee, City Council City of Waukee, City Council City of Waukee, Planning & Zoning City of Waukee, Planning & Zoning Waukee Community School District Waukee Resident Waukee Resident RDG Planning & Design RDG Planning & Design RDG Planning & Design
<b>Distribution: (PDF via email)</b>	John Gibson David Raver *those indicated above		City of Waukee, Director of Public Works/Interim City Admin. RDG Planning & Design

### Discussion:

- 1) RDG reviewed the scope of the Gateway Intersections Project and reiterated the importance of the 'big picture' as development of Alice's Road Corridor progresses and Waukee as a Community continues to grow.
- 2) RDG presented preliminary concepts for enhancements along the roadway corridors, including but not limited to the Alice's Road Corridor, and how these elements could provide an opportunity to unify the various 'Key Intersections' or nodes throughout the Community.
- 3) RDG presented several different concepts for the potential enhancements at the Gateway Intersections, including major elements, and how these concepts might echo the rich historical context of Waukee and provide a modern or contemporary aesthetic.
- 4) The consensus amongst the Stakeholders and the Design Team is that the following elements potentially be included as part of the Gateway Intersections project scope:
  - a) Plant materials; trees, shrubs, perennials, annuals, ornamental grasses, groundcover, etc.
  - b) Signage; way-finding, identification, directional, pedestrian, traffic.
  - c) Identity markers/monuments
  - d) Art; sculpture, historic tiles
  - e) Water features; detention pond(s) with art elements integrated:
    - i) The NE corner of the Alice's Road & University Avenue intersection will have a detention area for the Regency Development to the north and east of this intersection. The possibility of developing this detention area as a pond with a consistent water elevation with an adequate grade relationship to the adjacent intersection to

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enable an art element in the pond to be clearly visible from the roadway and adjacent pedestrian trails. Brad Deets will verify the status of this detention area with the Waukee P & Z and Regency Development.

- ii) Water features at other 'Key Intersections' will be considered.
  - iii) Detailed review/analysis of each individual site will be necessary to determine potential impact of various types of water features.
  - f) Pavers and/or colored concrete; potentially at the intersection corners, crosswalks, center islands to narrow for plantings adjacent to turning lanes.
  - g) Lighting; roadway lighting, pedestrian lighting, accent lighting.
- 5) RDG will confirm the sight distances/vision triangles at each intersection corner to verify the proposed enhancements at the Gateway intersections will not encroach on these areas.
- 6) The Stakeholders wanted to reiterate the importance of 'quality' and 'uniqueness' to this project as the enhancements for this project will project the image and identity of the Waukee Community for generations to come.
- 7) The attached exhibits illustrate several of the preferred concepts for the gateway intersections based on consensus of the Stakeholders.
- 8) RDG will refine the Gateway Intersection concepts to present at the next Stakeholders Meeting.
- 9) Next meeting for review of concept refinements is set for 4:00 – 6:00 PM on Wednesday, May 10.

encl.

END OF MEMO



# WATKINS

# BIG PICTURE

# THE ENTRANCES/  
GATES

- # ASHINGTON & ALICE'S RD
- # WESTOWN & ALICE'S RD
- # UNIVERSITY & ALICE'S RD
- # HICKMAN & ALICE'S RD
- # OTHERS ??

# THE CORRIDOR - ALICE'S RD

# KEY POINTS ??

- o INTERSTATE
- o CORPORATE LIMIT MARKERS

# THE ELEMENTS

# LANDSCAPE IDENTITY

# TREES / SHRUBS / GRASSES / ANNUALS / PERENNIALS

# SIGNAGE: WAYFINDING.

# LIGHTING

- o VEHICULAR / PEDESTRIAN
- o AESTHETIC.

# WATER - FOUNTAINS / WATER-BODIES

# MARKERS / ART.

IDENTITY - HOW DO WE USE THESE TO MAKE WATKINS UNIQUE

- # COAL / MINING & THE KEY
- # TRANCE: # QUALITY OF LIFE
  - o EDUCATION
  - o RECREATION
  - o FAMILY.
- # PAUL PONS.
- # SOMETHING NEW.
- # LANDSCAPE (INDIGENOUS) - PRAIRIE
- # WATKINS - THE NAME

## meeting memo

<b>Date:</b>	May 10, 2006	<b>Date of Issuance:</b>	May 24, 2006
<b>Project:</b>	<b>Waukee Gateway Intersections</b>		
<b>Project No.:</b>	25406.00	<b>File No.:</b>	C.4
<b>Present:</b>	Brad Deets* Jeff Mertz* Joe Schmidt* Brian Mook* Rich Gardner* David Dahlquist* Scott Crawford		City of Waukee, Director of Planning City of Waukee, City Council City of Waukee, Planning & Zoning City of Waukee, Planning & Zoning RDG Planning & Design RDG Planning & Design RDG Planning & Design
<b>Distribution: (PDF via email)</b>	*those indicated above John Gibson Darlene Stanton Dave Wilkerson Margaret Stone Denny Dolmage David Raver		City of Waukee, Director of Public Works/Interim City Admin. City of Waukee, City Council Waukee Community School District Waukee Resident Waukee Resident RDG Planning & Design

### Discussion:

- 1) RDG reviewed the process City Staff, Stakeholders and the Design Team have been through the past few months as the project has evolved, including a summary of the preliminary concepts and the desirable concepts based on Stakeholder consensus.
- 2) RDG again reiterated the importance of the 'big picture' as these future enhancements are implemented at each of the identified 'Gateway Intersections'.
  - a) The 'big picture' concept in essence applies similar design guidelines, concepts, materials, forms, public art and historical significance to the entire Waukee Community, including but not limited to the Alice's Road Corridor.
  - b) This comprehensive use of these design guidelines will enhance not only the identified 'Gateway Intersections', but also provide a sense of connectivity and place throughout the Waukee Community.
- 3) RDG presented the refined concepts for enhancements at the identified 'Gateway Intersections'. The following is a list of materials proposed to be used as part of the intersection enhancements:
  - a) Concrete and/or brick pavers
    - i) Pedestrian crosswalks
    - ii) Corners of intersections
    - iii) Center median/island in areas adjacent to the intersections where planting turf is not feasible due to narrow width of the median/island, i.e. – adjacent to turn lanes.
  - b) Concrete bands – concrete grey, integral colored concrete or stained concrete
    - i) Horizontal bands as defining edges of crosswalks and other areas with concrete and/or brick pavers.

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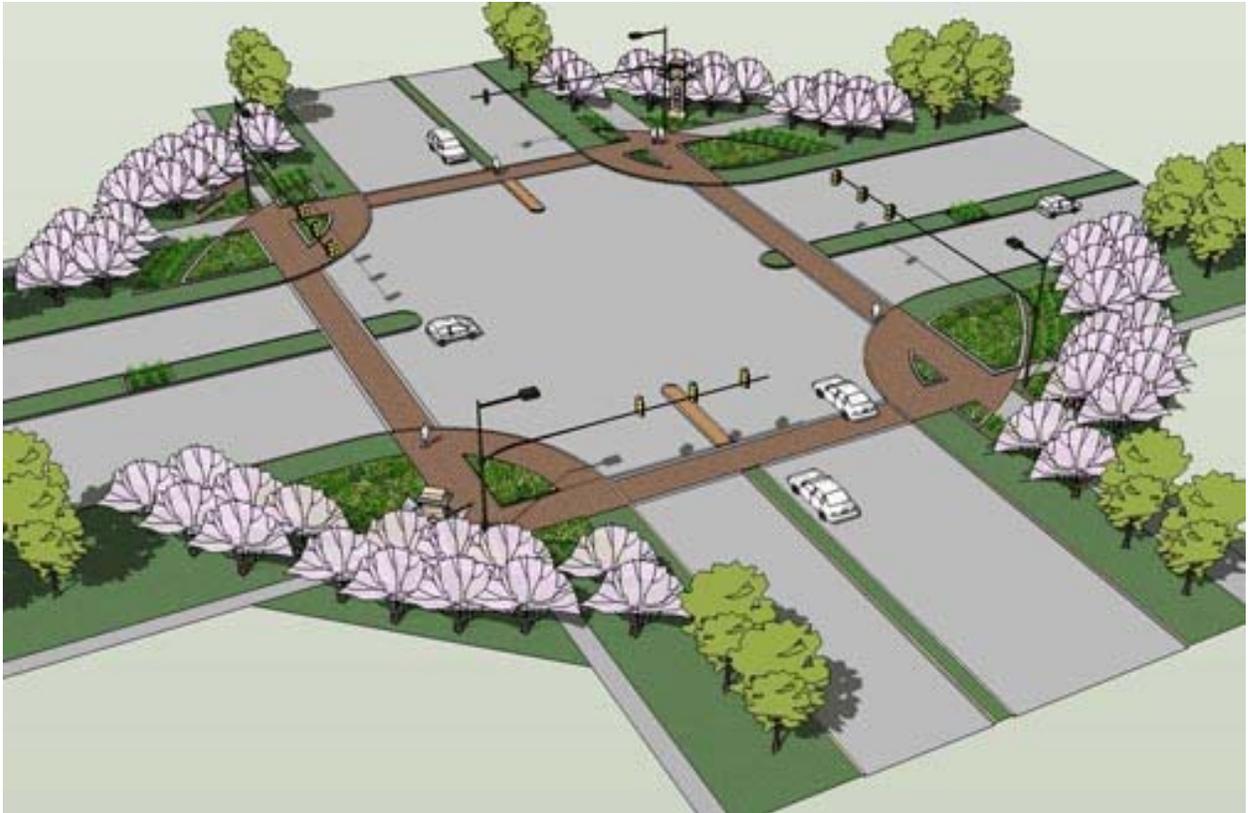


- c) Limestone edger
    - i) Edger to be used around all planting beds at intersection corners.
    - ii) Edger to be used around planting beds within the center median/boulevard containing perennials, annuals or ornamental grasses.
  - d) Overstory/shade trees
    - i) Groupings of these trees are to be used along the corridors in a uniform repeating interval on both sides of the roadway as well as in the center median/boulevard.
  - e) Ornamental trees
    - i) Grouping of these trees are to be used at the corners of the 'Gateway Intersections' to define the circular form at each corner throughout the intersection and provide a backdrop for the enhancements. The bottom of the tree canopies will be pruned up to a height of 6 ft. when these trees reach maturity.
  - f) Ornamental grasses
    - i) Groupings of ornamental grasses are to be used at the corners of the 'Gateway Intersections' to echo the circular form in front of the ornamental trees at each corner throughout the intersection.
    - ii) Grouping of ornamental grasses are to be used along the corridors in a uniform repeating interval on both sides of the roadway as well as in the center median/boulevard.
  - g) Perennials and/or annuals
    - i) Groupings at each corner of the 'Gateway Intersections'.
  - h) The various Community Markers will consist of, but are not limited to the following elements:
    - i) Limestone
    - ii) Corten steel
    - iii) Stainless steel
    - iv) Historic terracotta/echo tiles
    - v) Historic glazed image tiles
    - vi) Lighting
- 4) The Stakeholders wanted to reiterate the importance of 'quality' and 'uniqueness' to this project as the enhancements for this project will create the image and identity of the Waukee Community for generations to come.
- 5) The attached exhibits illustrate refined concepts presented at the May 10, 2006 meeting.
- 6) RDG will further refine the Gateway Intersection concepts based on comments received from City Staff and the Stakeholders and present the final concepts at the next meeting.
- 7) Next meeting for review of the final concepts is set for 7:00 PM on Wednesday, June 28. This will be a joint meeting with the Waukee City Council, Planning & Zoning Commission, Project Stakeholders and the General Public.

encl.

END OF MEMO

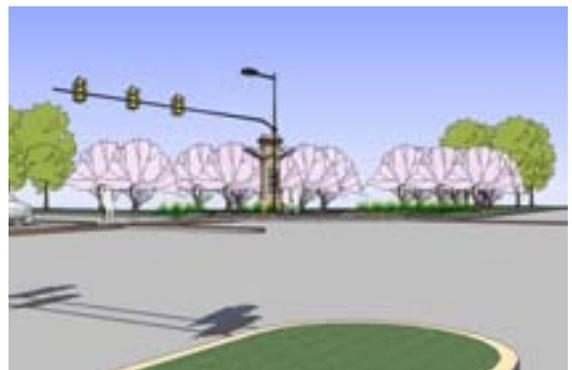




**Gateway Intersection Enhancements Perspective View – Typical Intersection (160 ft. & 120 ft. R.O.W.'s)**



**Intersection Character View**



**Intersection Character View**





**Intersection Corner Character View**



**Intersection Crosswalk Character View**



**Intersection Crosswalk Character View**





**Intersection Corner Character View – Community Monument Marker**



**Community Monument Marker View**



**Community Monument Marker View**





**Intersection Corner/Corridor Character View – Community Monument Marker (corner) and ‘Slag Heap’ (corridor)**



**Roundabout Intersection Concept Character View – Alice’s Road & Westtown Parkway w/ Mine Shaft Sculpture**





**Roundabout Intersection Concept Character View – Mine Shaft Sculpture**



**Roundabout – Mine Shaft Sculpture View**



**Roundabout – Mine Shaft Sculpture View**





**Roundabout – Mine Shaft Sculpture View**



**Roundabout Intersection Concept Character View – Alice's Road & Westtown Parkway w/ Mine Tower Sculpture**





**Roundabout Intersection Concept Character View – Mine Tower Sculpture**



**Roundabout – Mine Tower Sculpture View**





**Roundabout – Mine Tower Sculpture View**



**Corridor Character View**





**Corridor Character View**



**Corridor and/or Gateway Feature from I-80 – ‘Slag Heap Marker’**

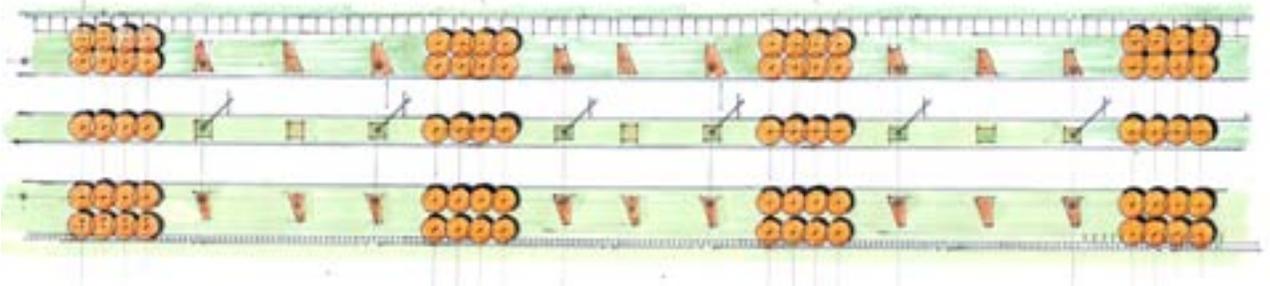




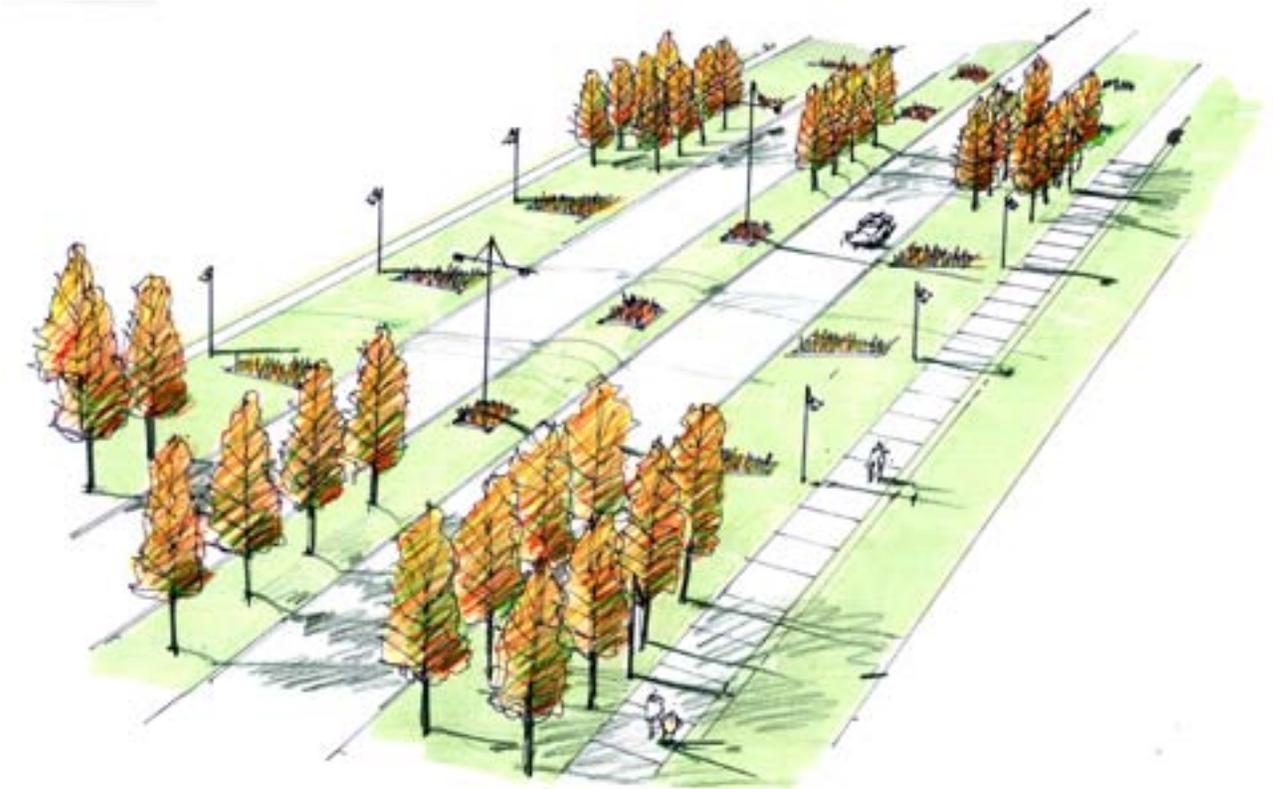
**Corridor Vertical 'Triangle Marker'**



# preliminary concept sketches

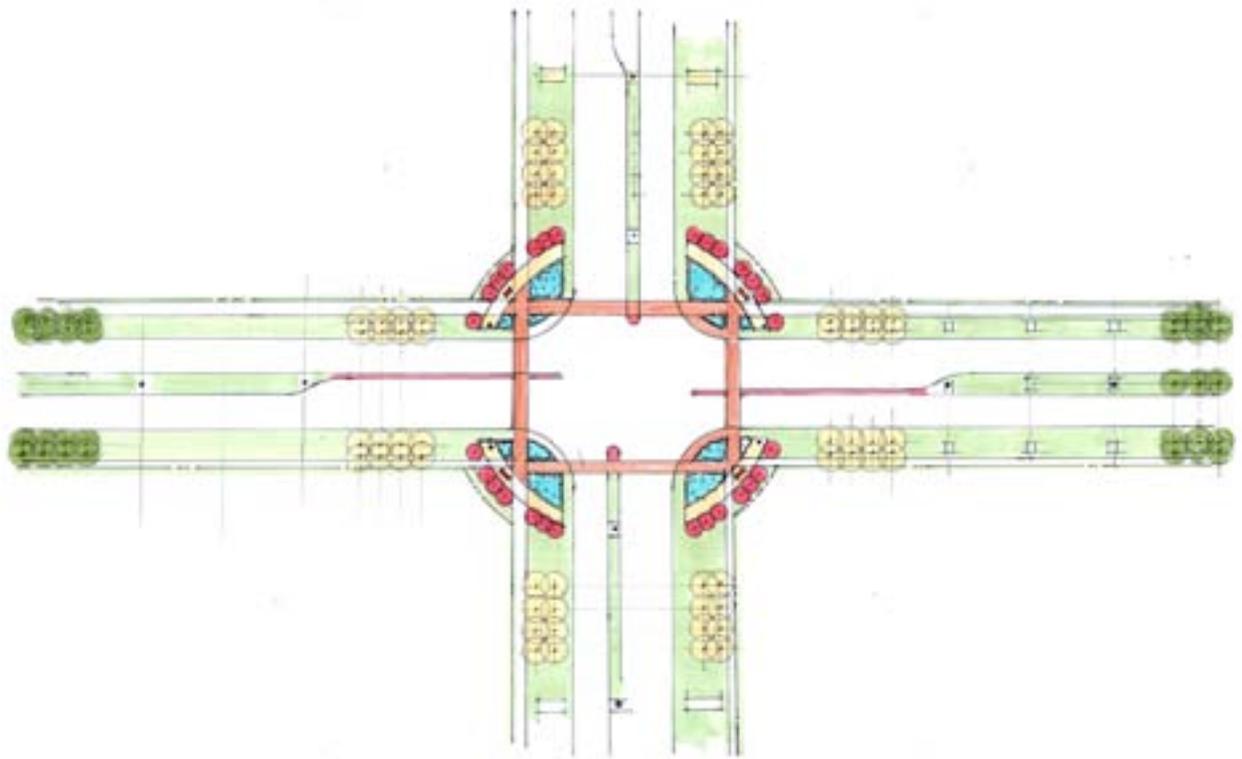


**Corridor Plan View**

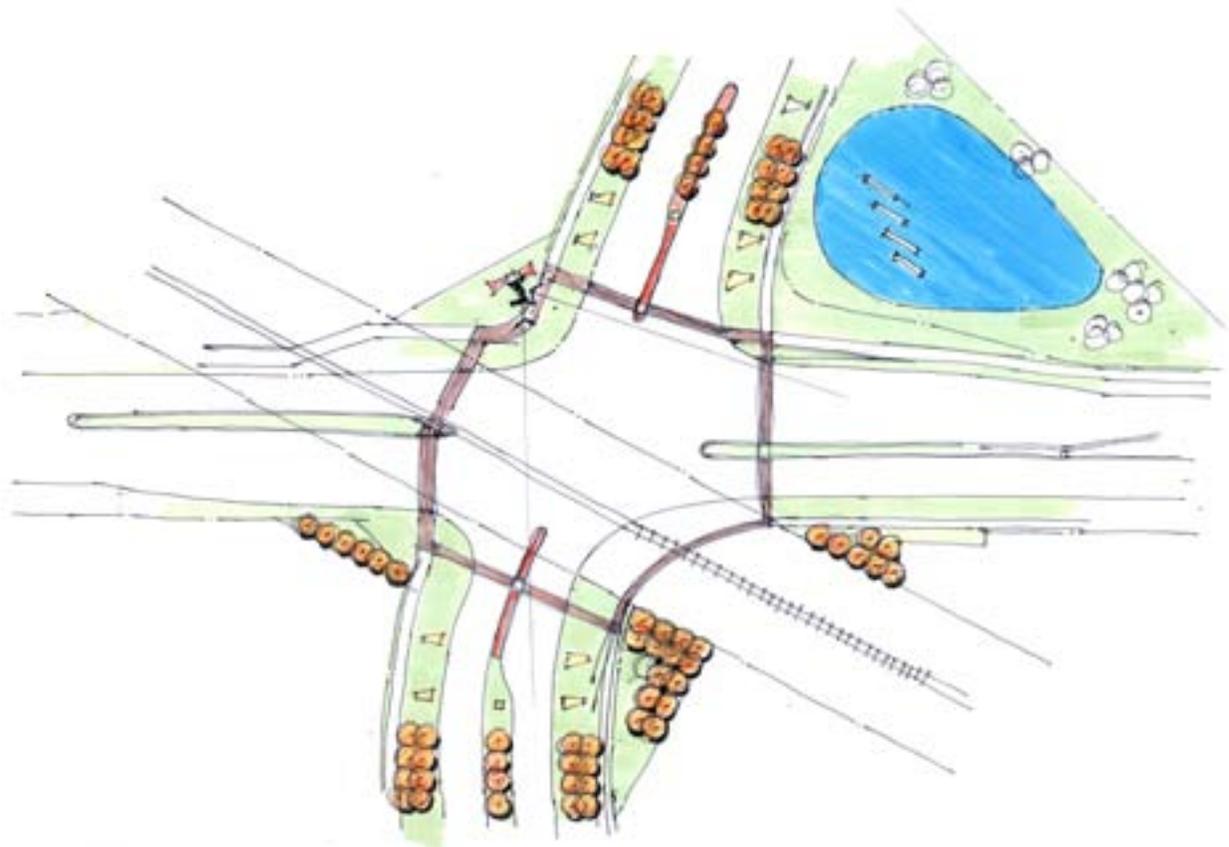


**Corridor Perspective View**



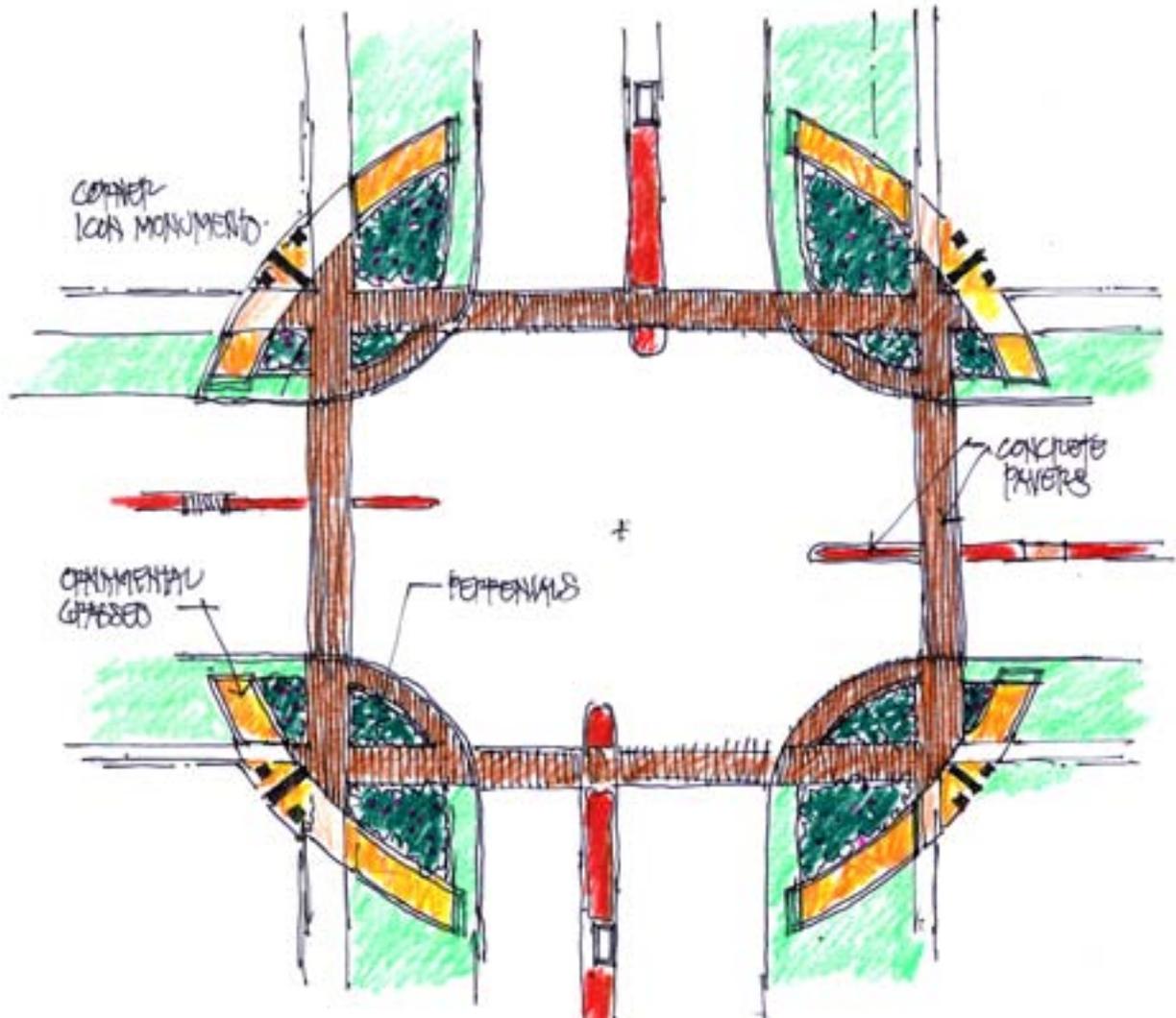


**Gateway Intersection Enhancements Character Sketch**

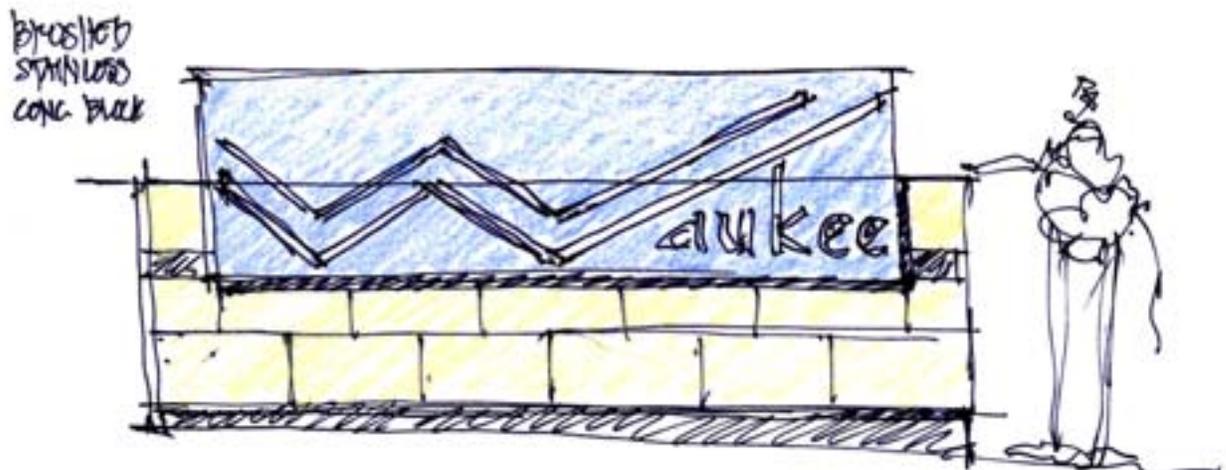


**Gateway Intersection Enhancements Character Sketch**



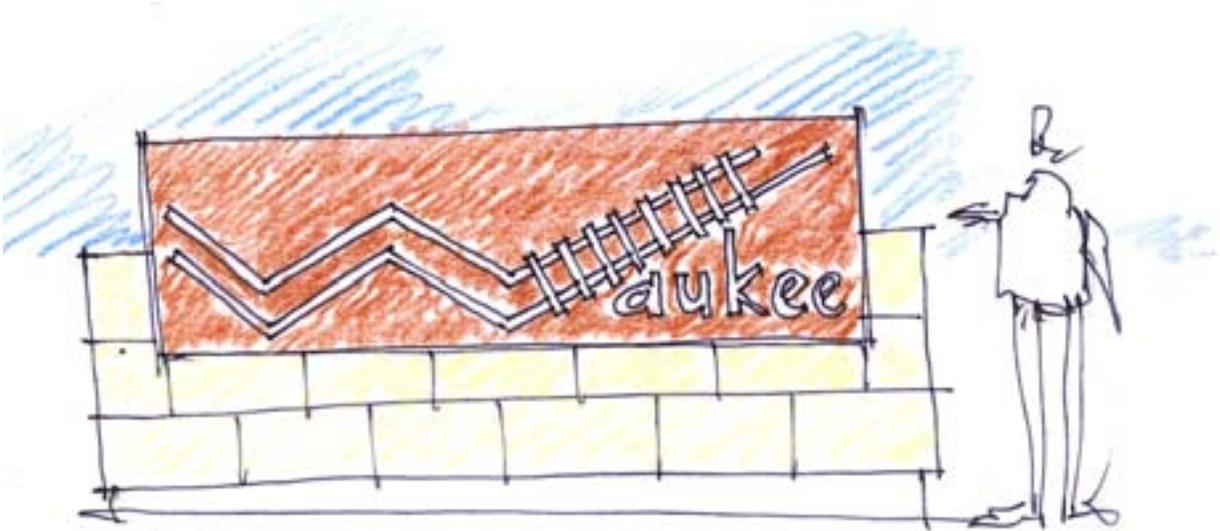


Gateway Intersection Enhancements Character Sketch

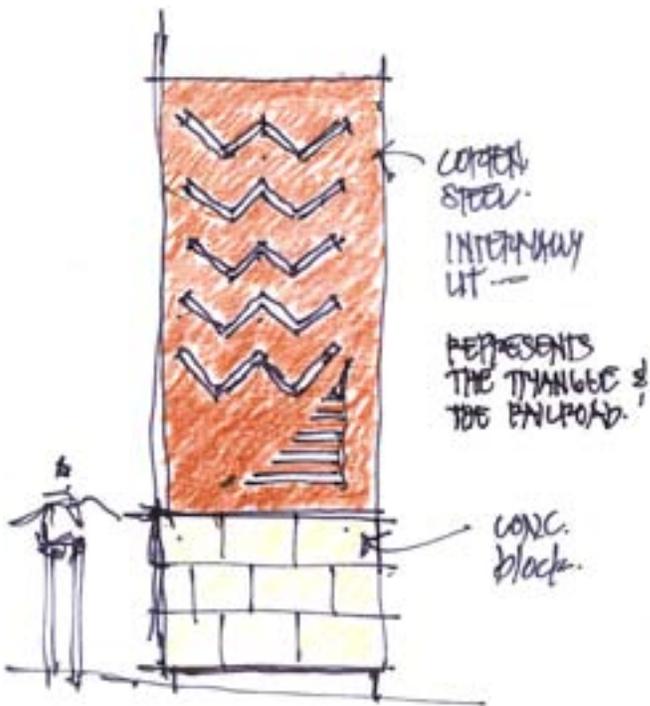


Identity Sign Concept

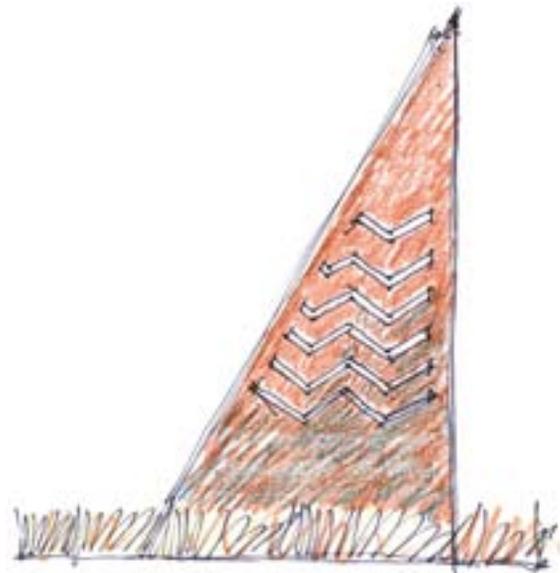




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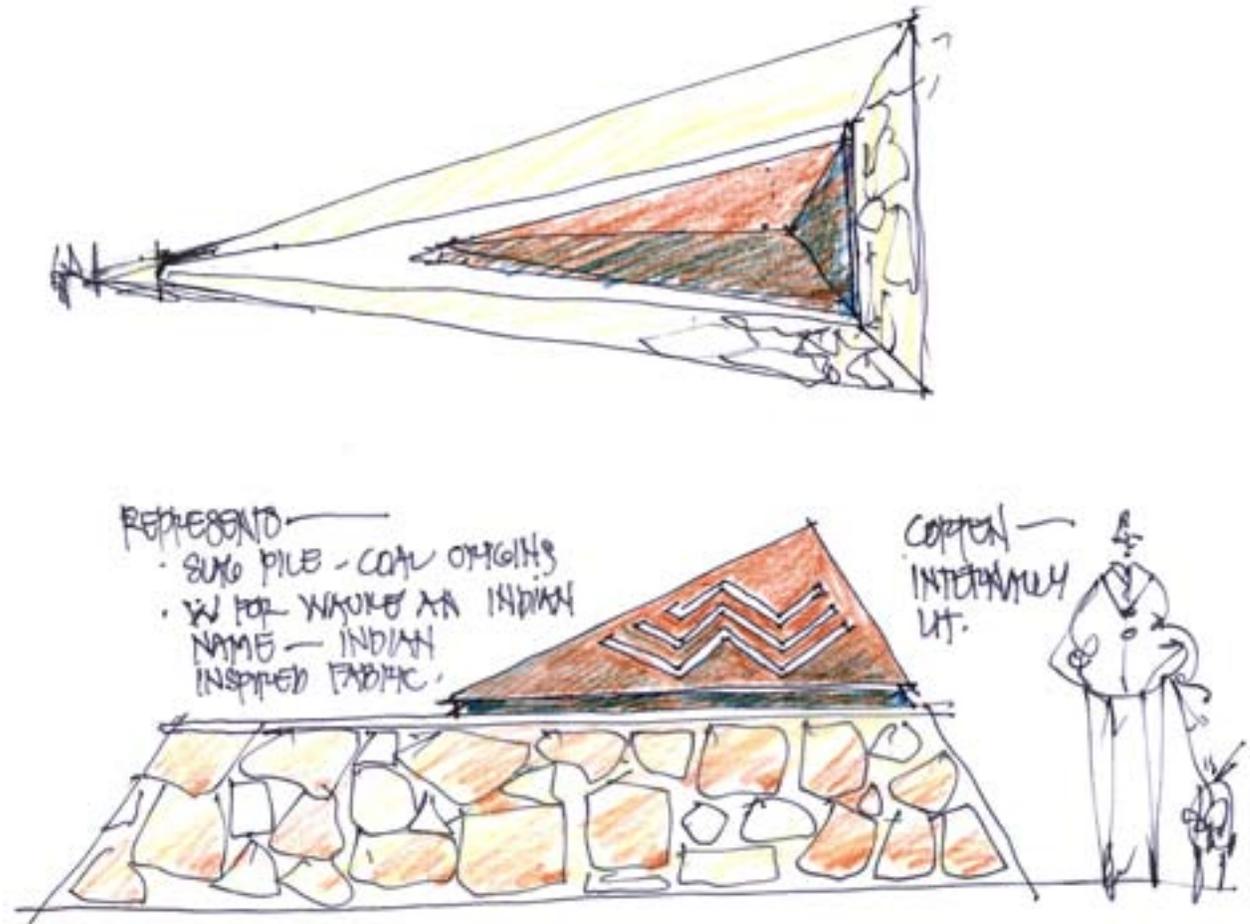


**Community Node Marker Concept**

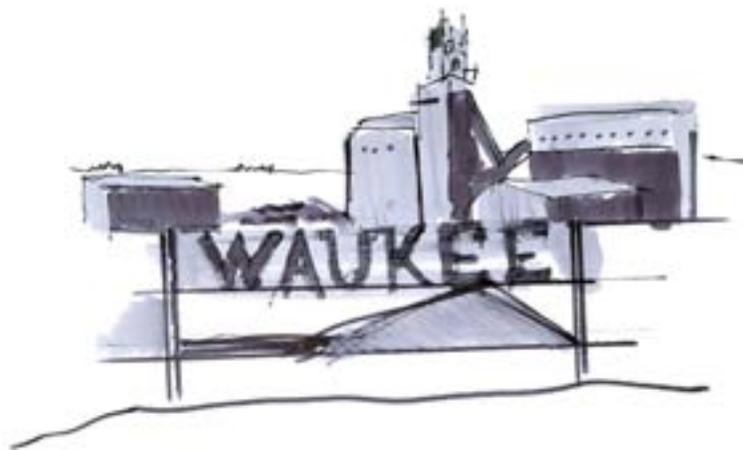


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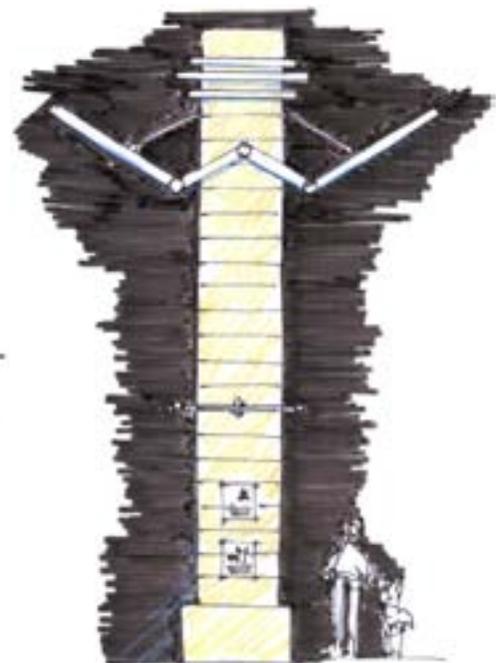




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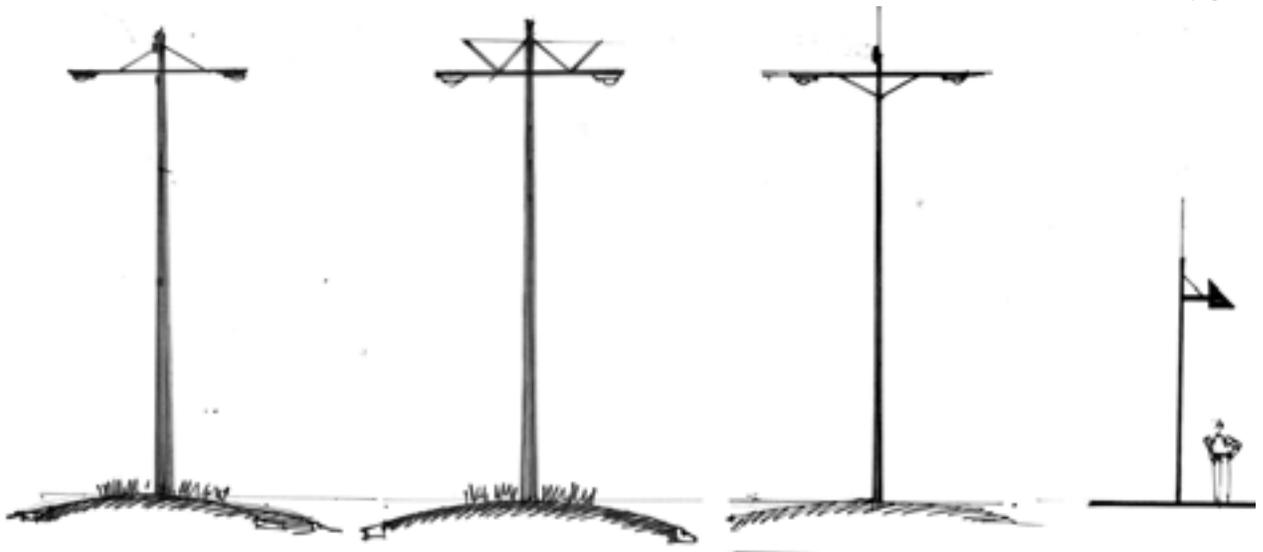


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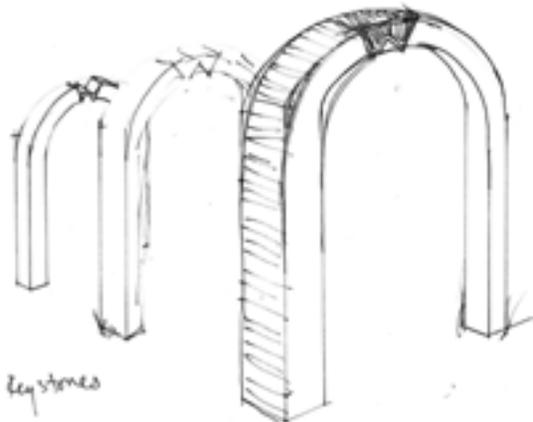


**Community Node Marker Concept**





**Lighting Element Character**



**Community Node Marker Concept**



**Community Node Marker Concept**

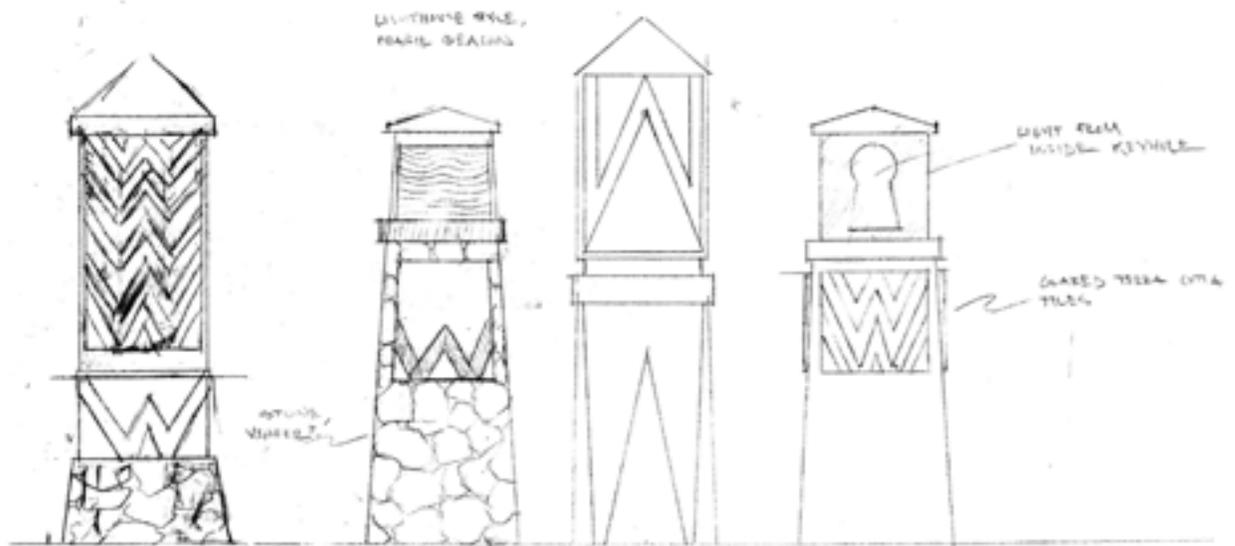


**Character Study**

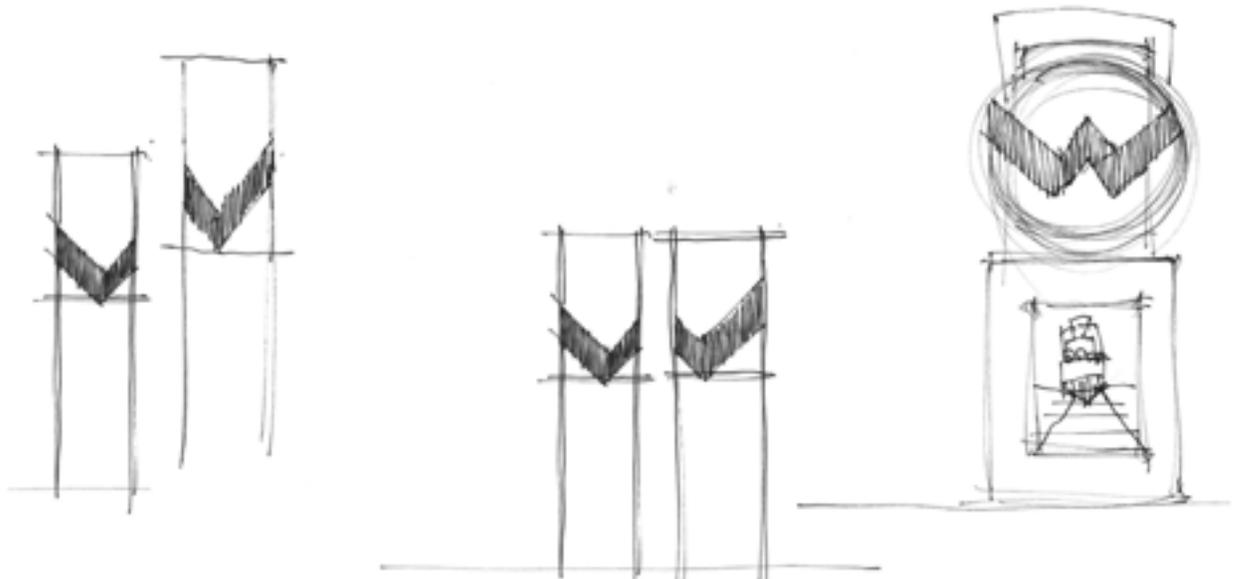


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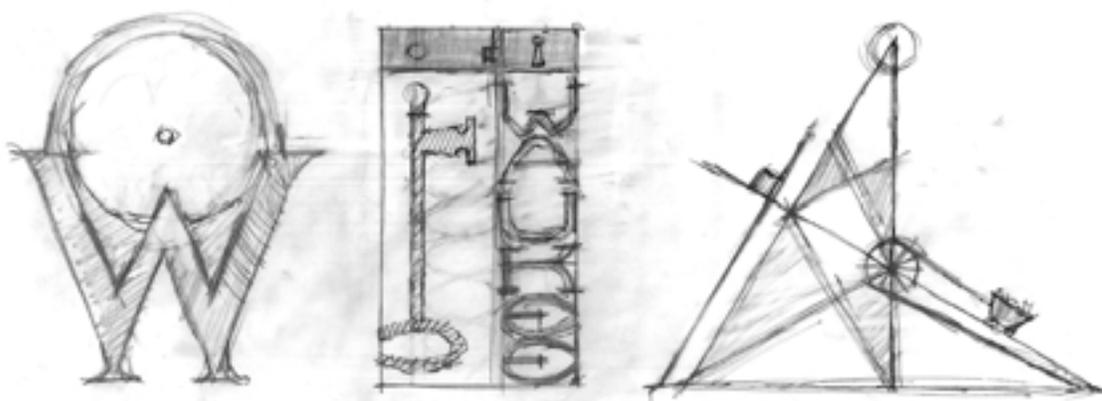




**Community Node Marker Concept**

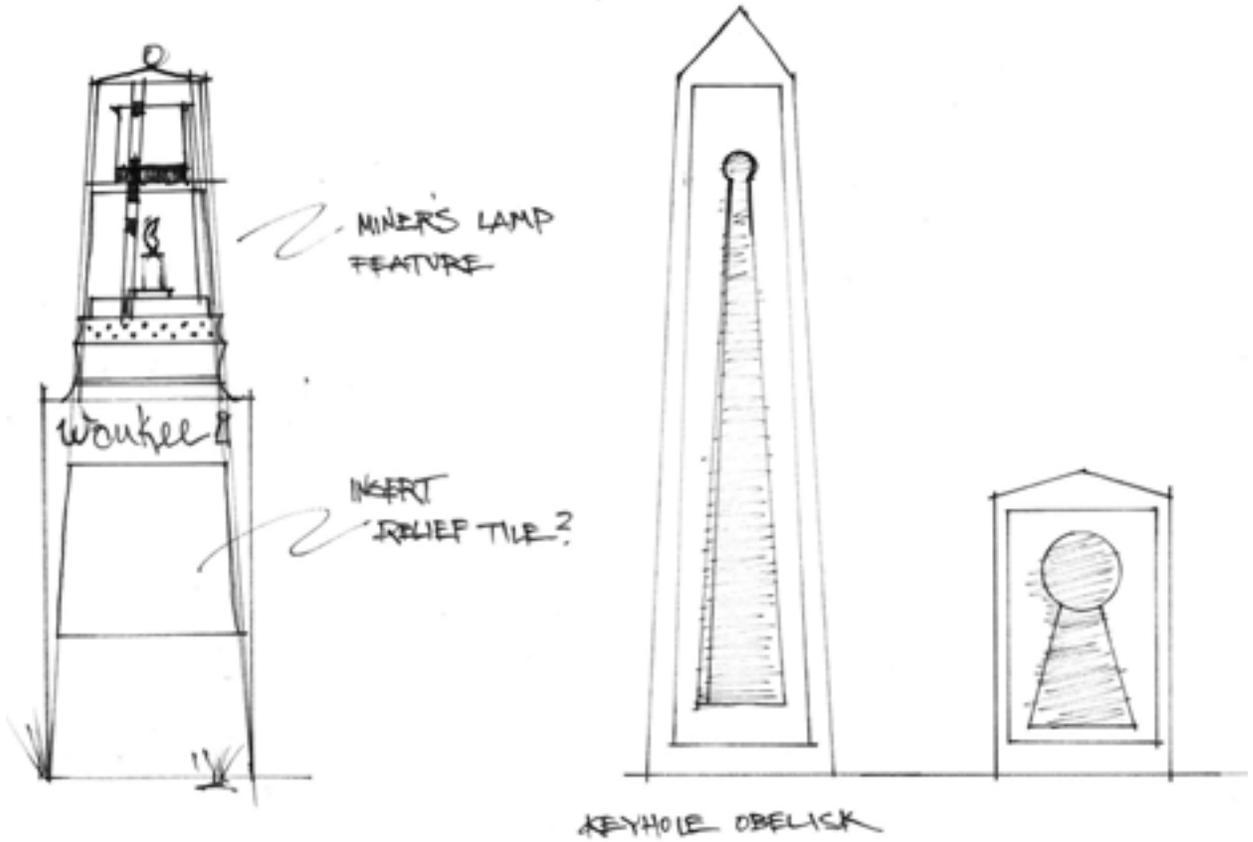


**Signage Character Studies**

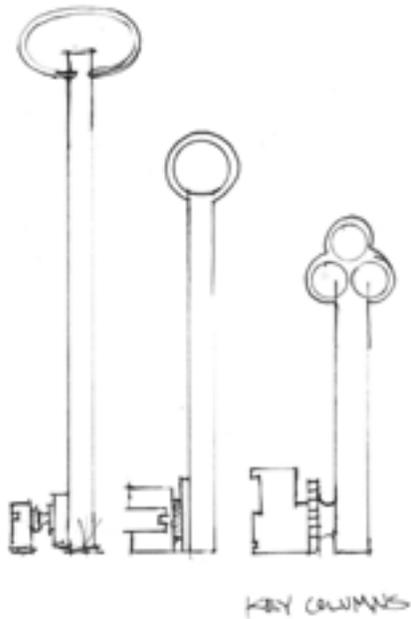


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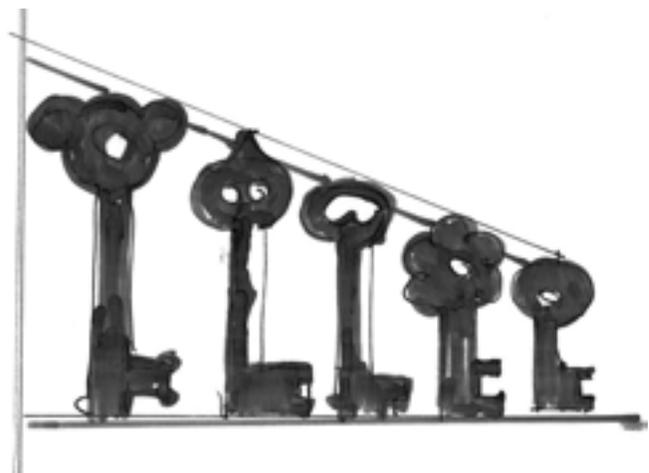




**Community Node Marker Concept**

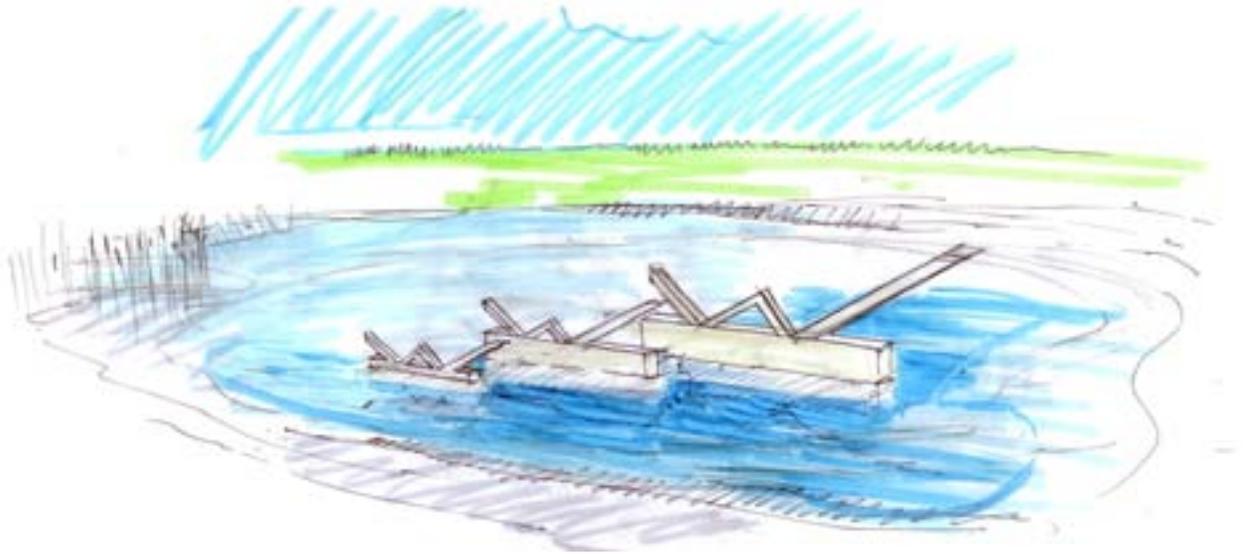


**Lighting Element Character**

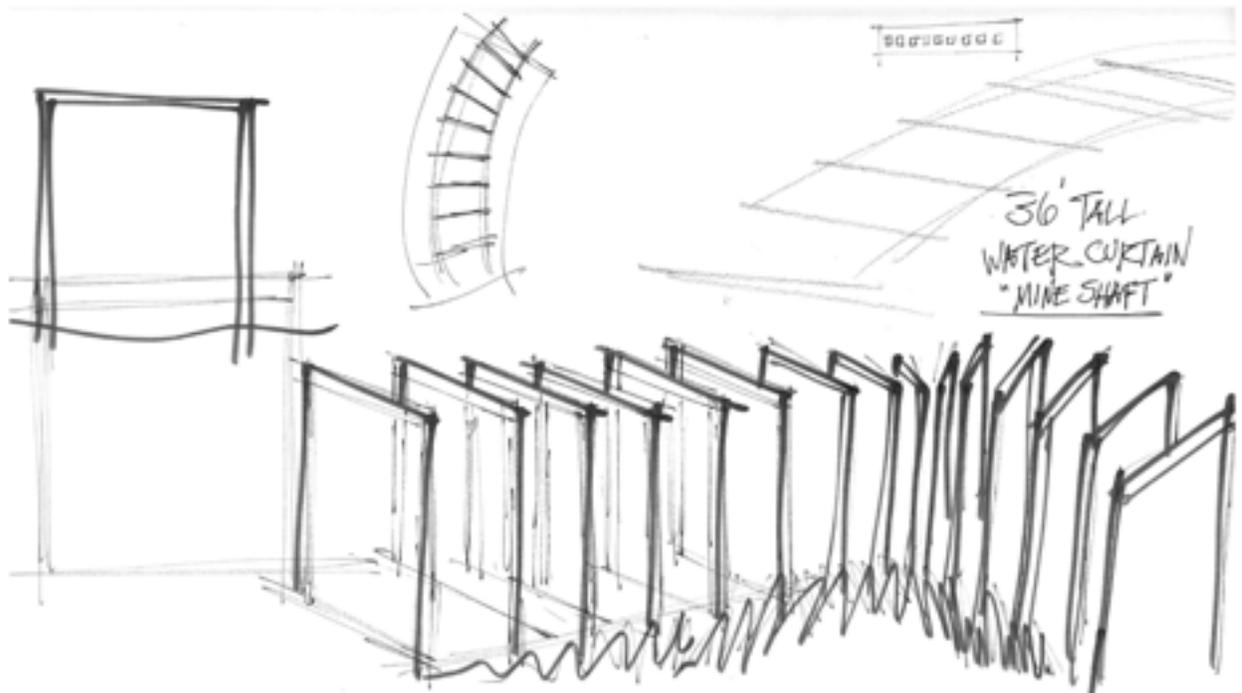


**Character Study**



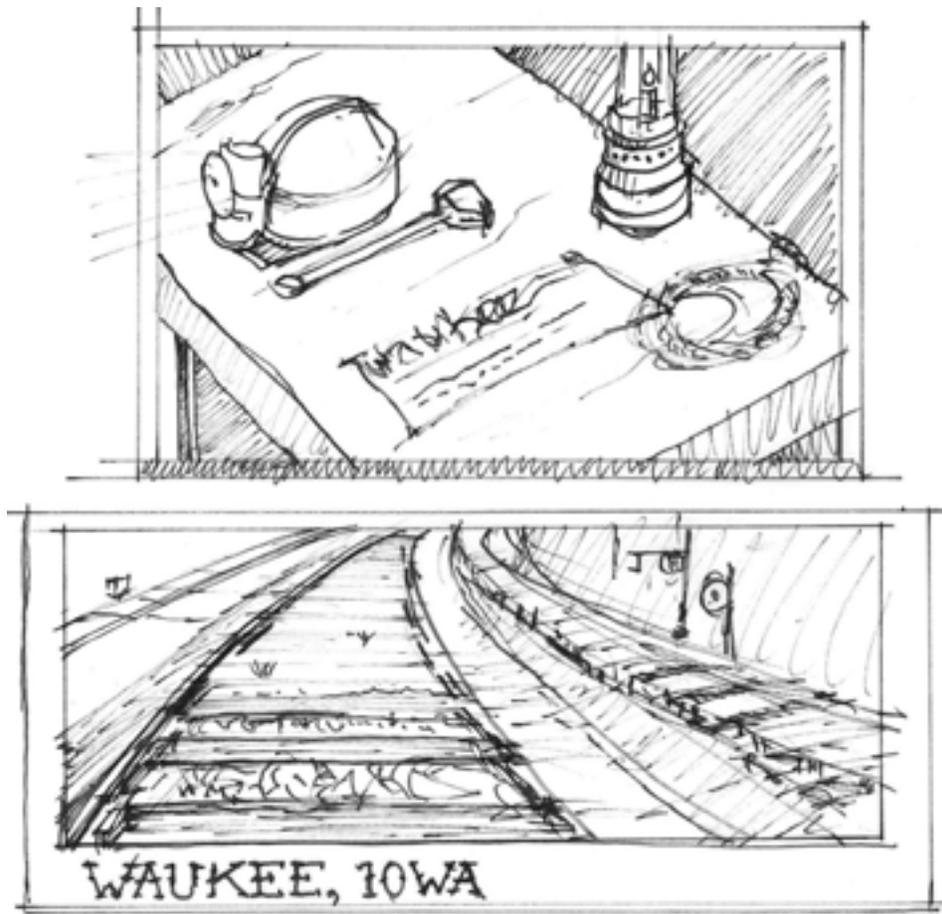


**Water Feature Concept Character**



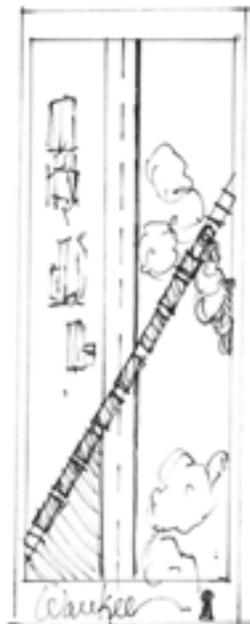
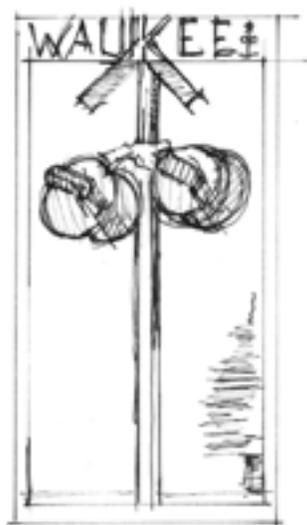
**Water Feature Concept Character**





Historic Echo Tiles Character

RELIEF TILE STUDIES



Historic Echo Tiles Character





**Gateway Intersection Enhancements Perspective View – Typical Intersection (160 ft. & 120 ft. R.O.W.'s)**

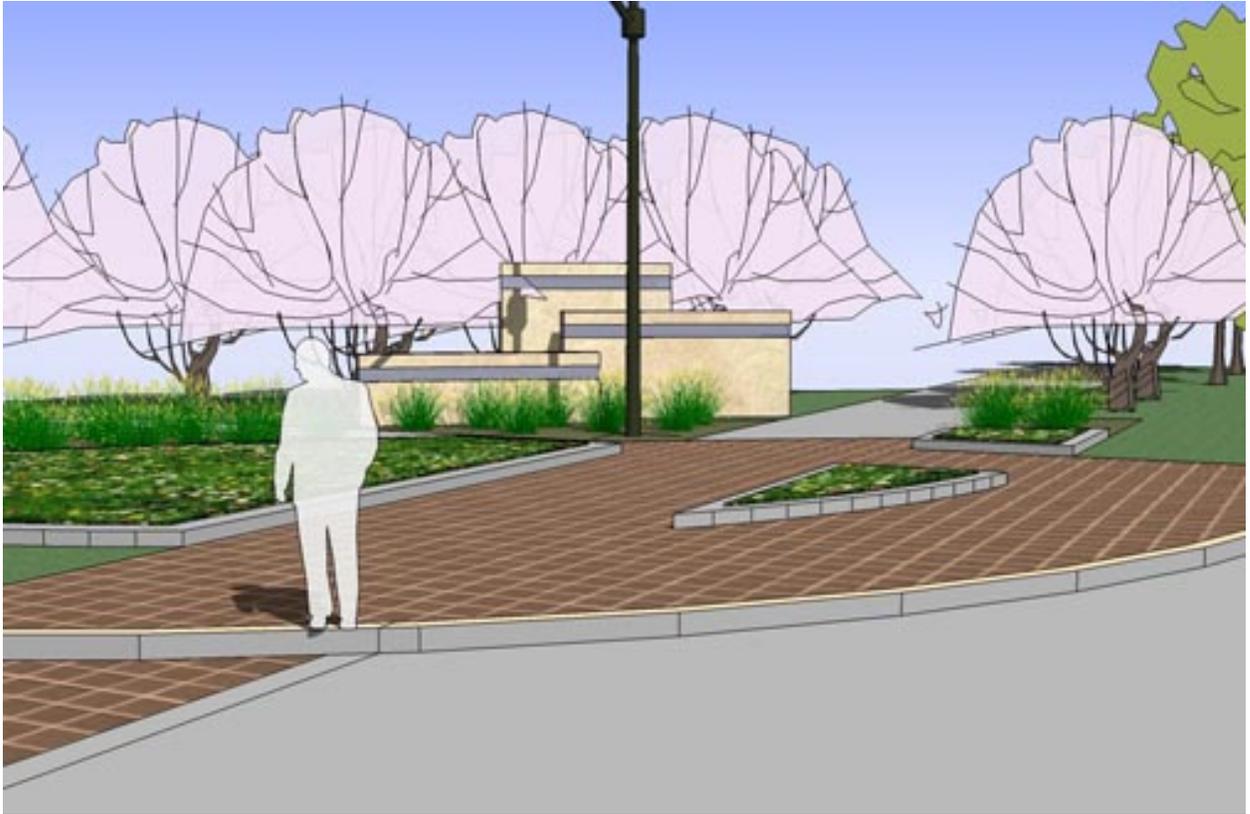


**Intersection Character View**



**Intersection Character View**





**Intersection Corner Character View**



**Intersection Crosswalk Character View**



**Intersection Crosswalk Character View**





**Intersection Corner Character View – Community Monument Marker**



**Community Monument Marker View**



**Community Monument Marker View**





**Intersection Corner/Corridor Character View – Community Monument Marker (corner) and ‘Slag Heap’ (corridor)**



**Roundabout Intersection Concept Character View – Alice’s Road & Westtown Parkway w/ Mine Shaft Sculpture**





**Roundabout Intersection Concept Character View – Mine Shaft Sculpture**



**Roundabout – Mine Shaft Sculpture View**



**Roundabout – Mine Shaft Sculpture View**





**Roundabout – Mine Shaft Sculpture View**



**Roundabout Intersection Concept Character View – Alice's Road & Westtown Parkway w/ Mine Tower Sculpture**





**Roundabout Intersection Concept Character View – Mine Tower Sculpture**



**Roundabout – Mine Tower Sculpture View**





**Roundabout – Mine Tower Sculpture View**



**Corridor Character View**





**Corridor Character View**



**Corridor and/or Gateway Feature from I-80 – ‘Slag Heap Marker’**





**Corridor Vertical 'Triangle Marker'**



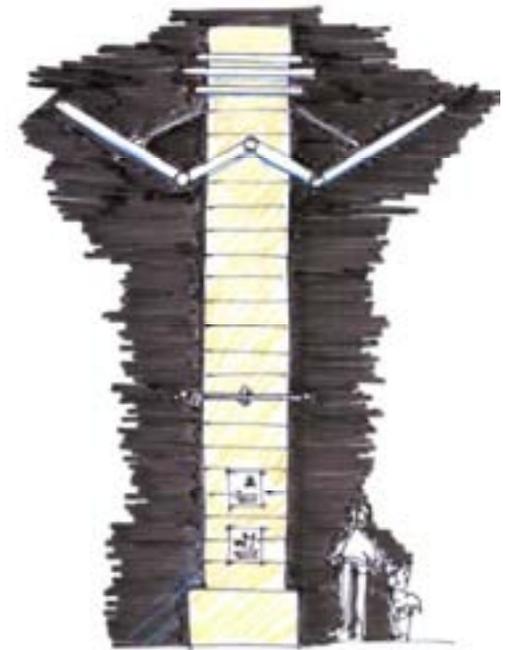
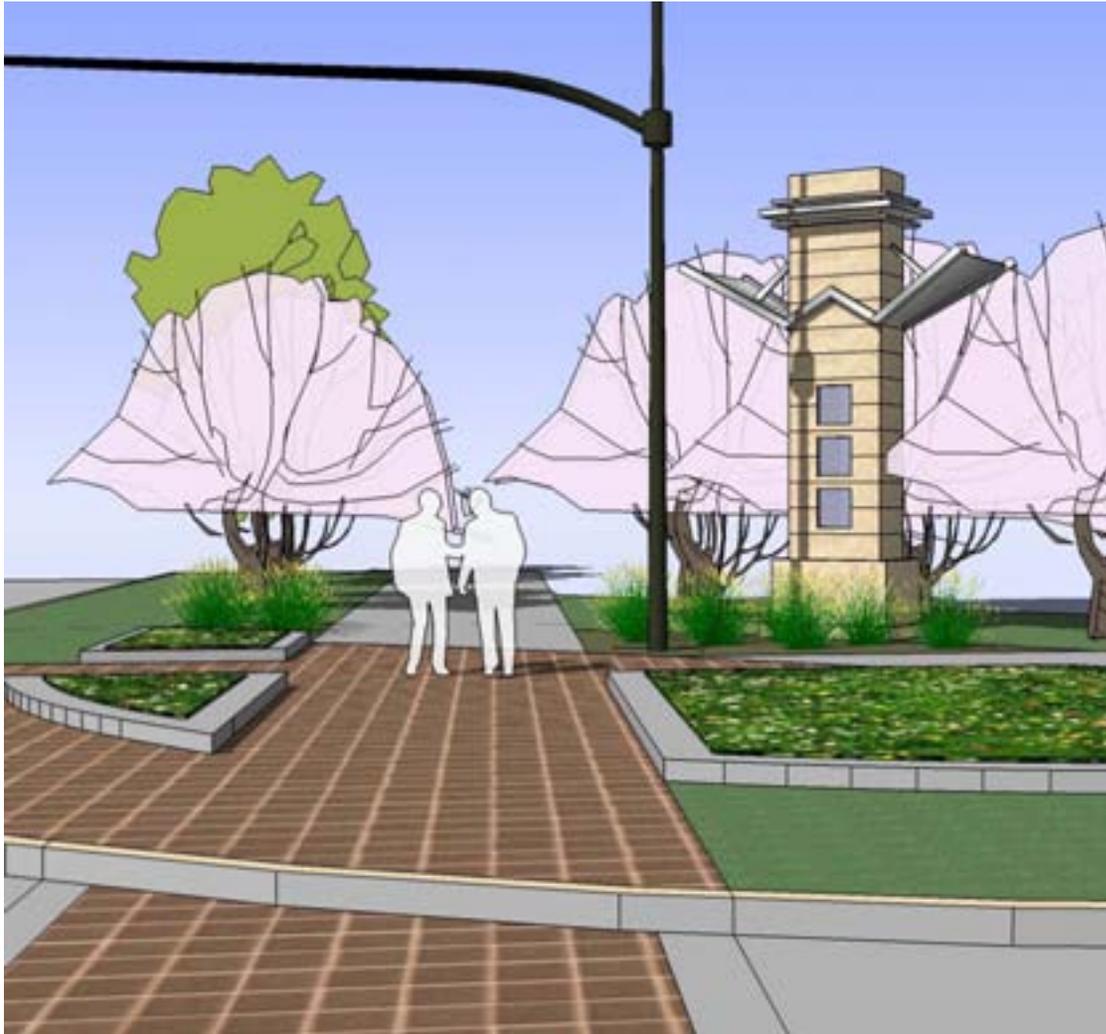
- Final Design Concepts
  - Typical Intersection (160 ft R.O.W. & 120 ft R.O.W.)



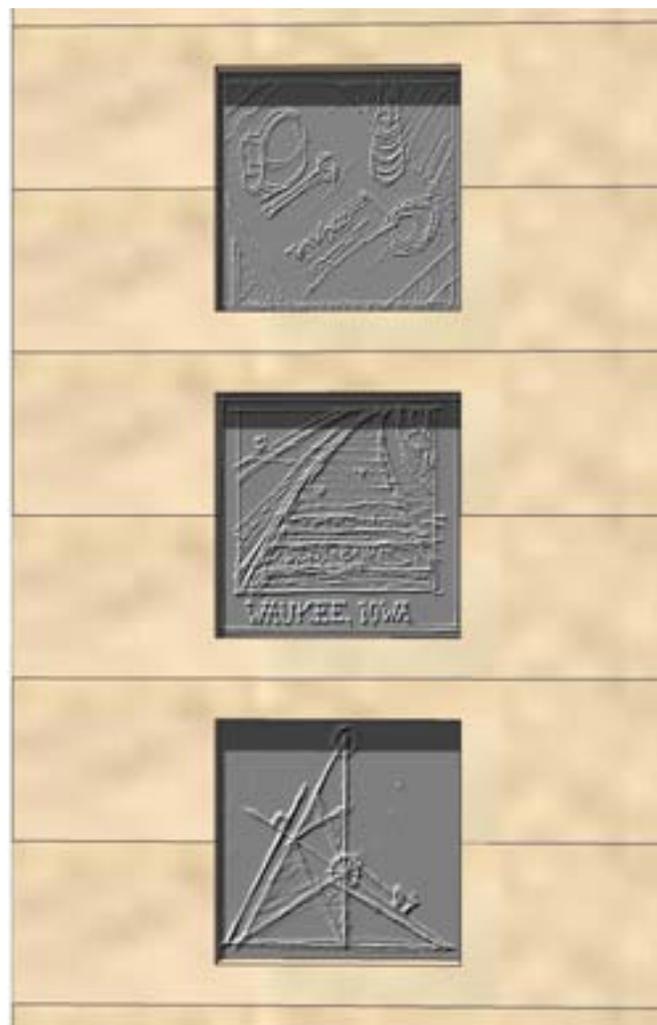
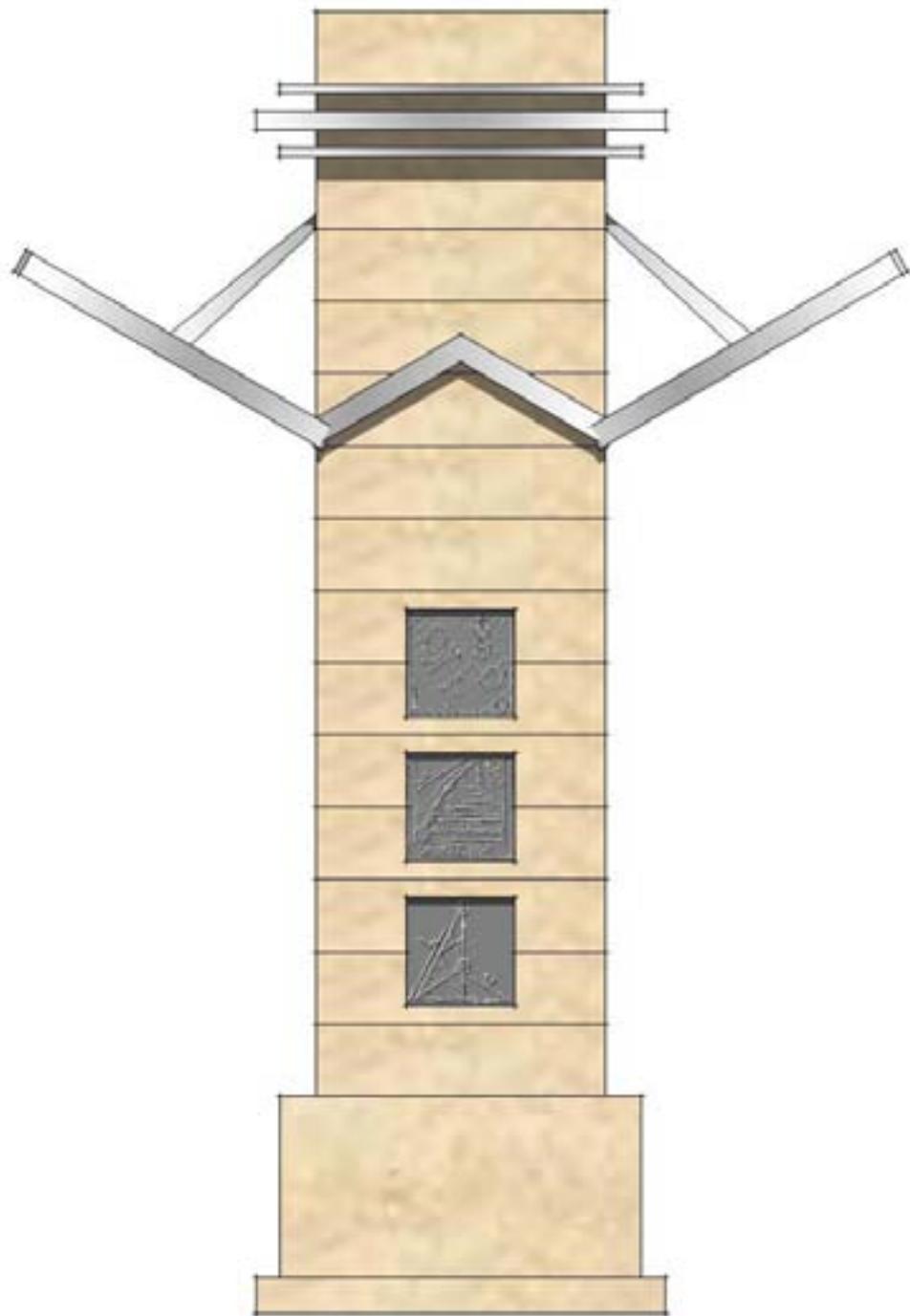
- Final Design Concepts
  - Typical Intersection (160 ft R.O.W. & 120 ft R.O.W.)



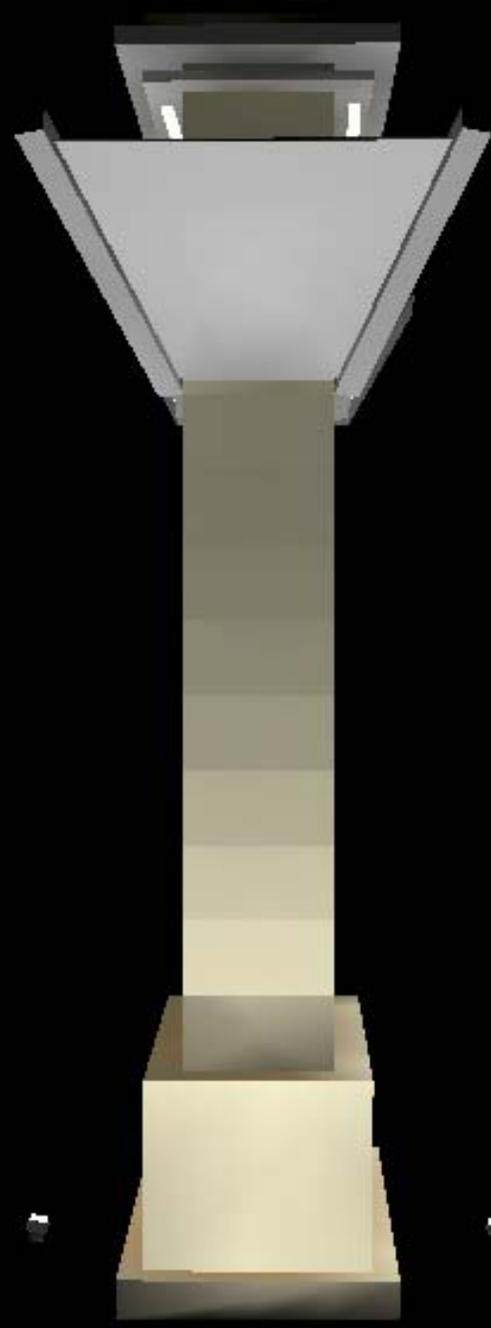
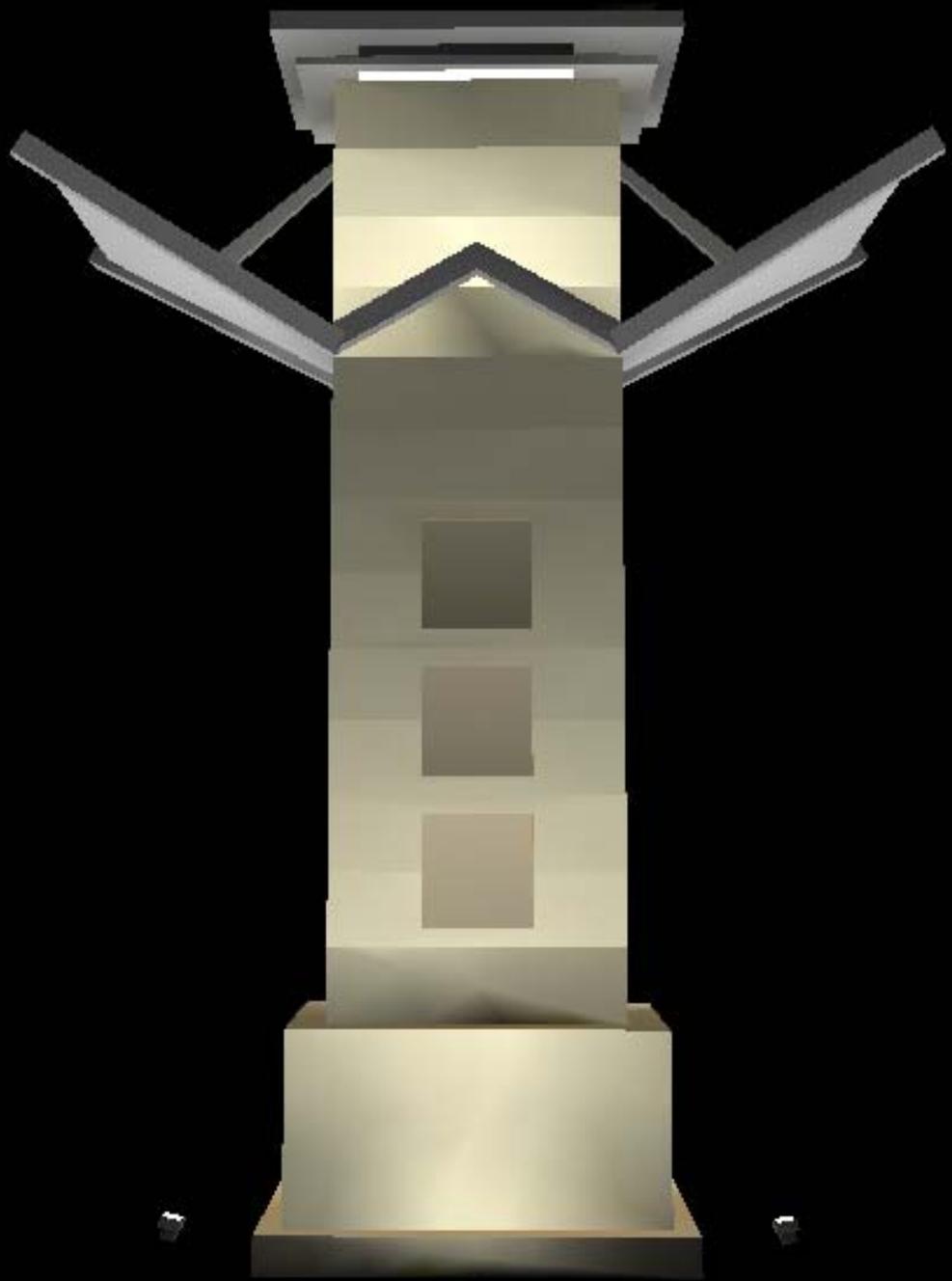
- Final Design Concepts
  - Typical Intersection (160 ft R.O.W. & 120 ft R.O.W.)







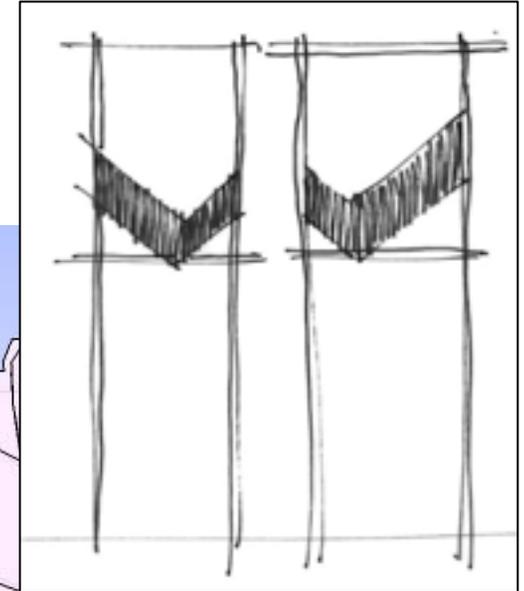


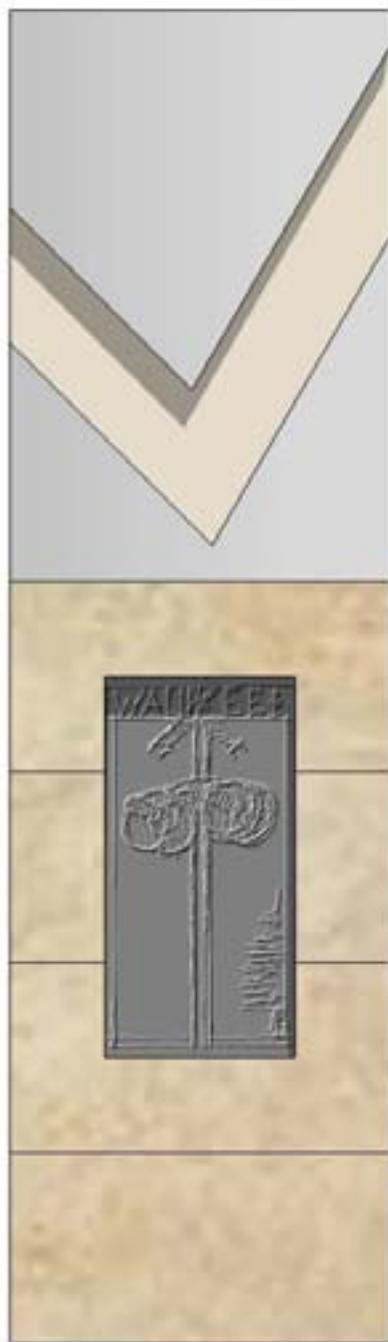
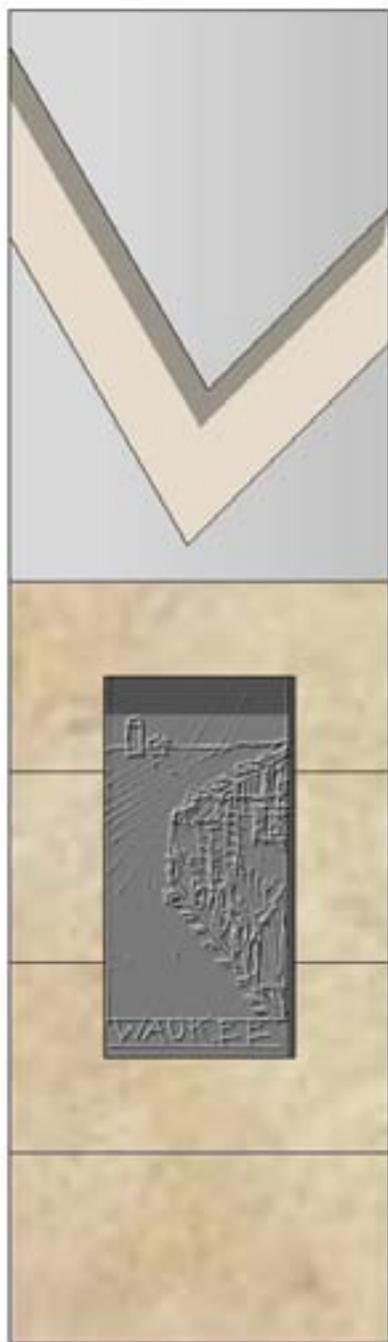


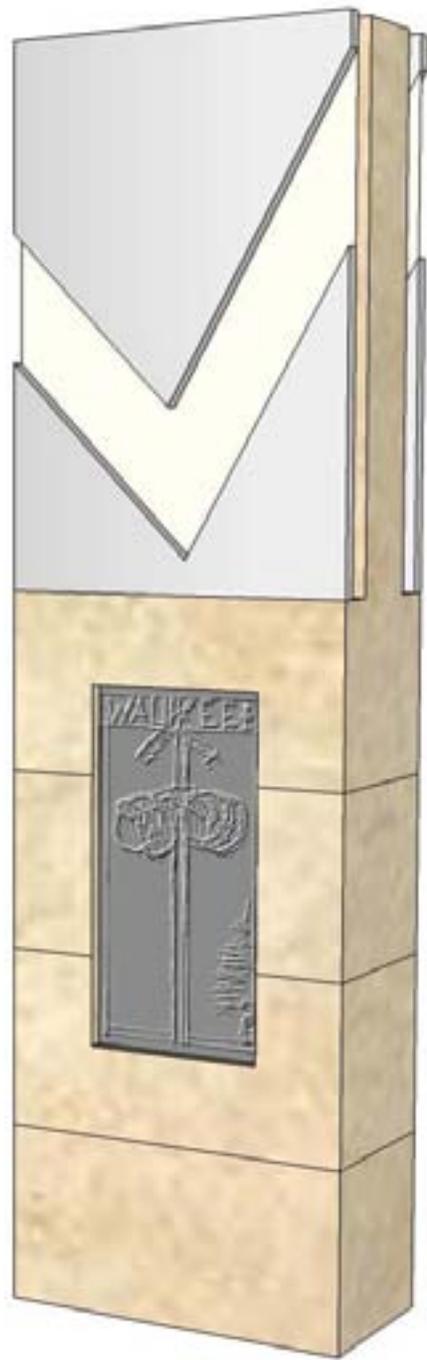
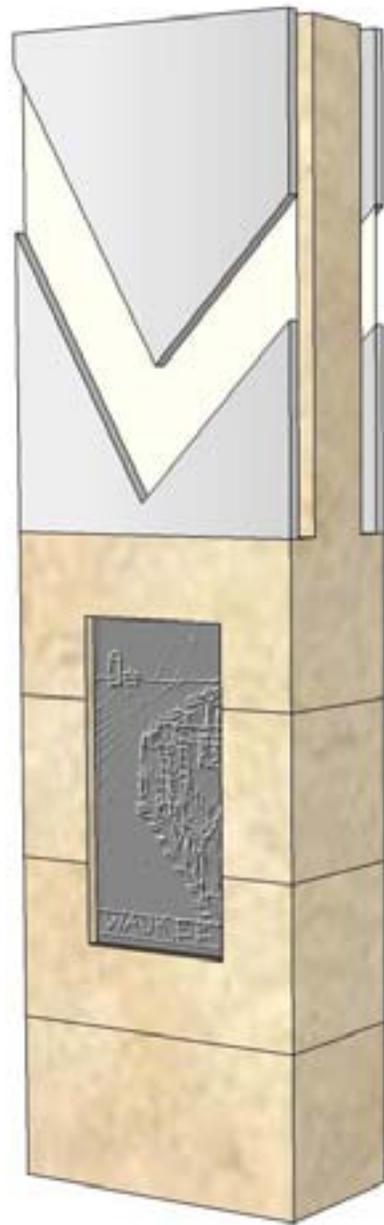
- Final Design Concepts
  - Typical Intersection (160 ft R.O.W. & 120 ft R.O.W.)

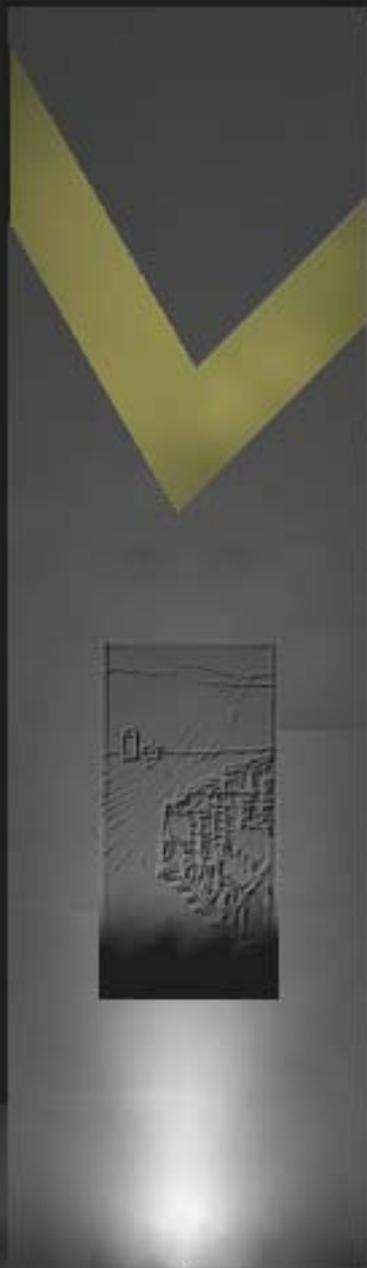


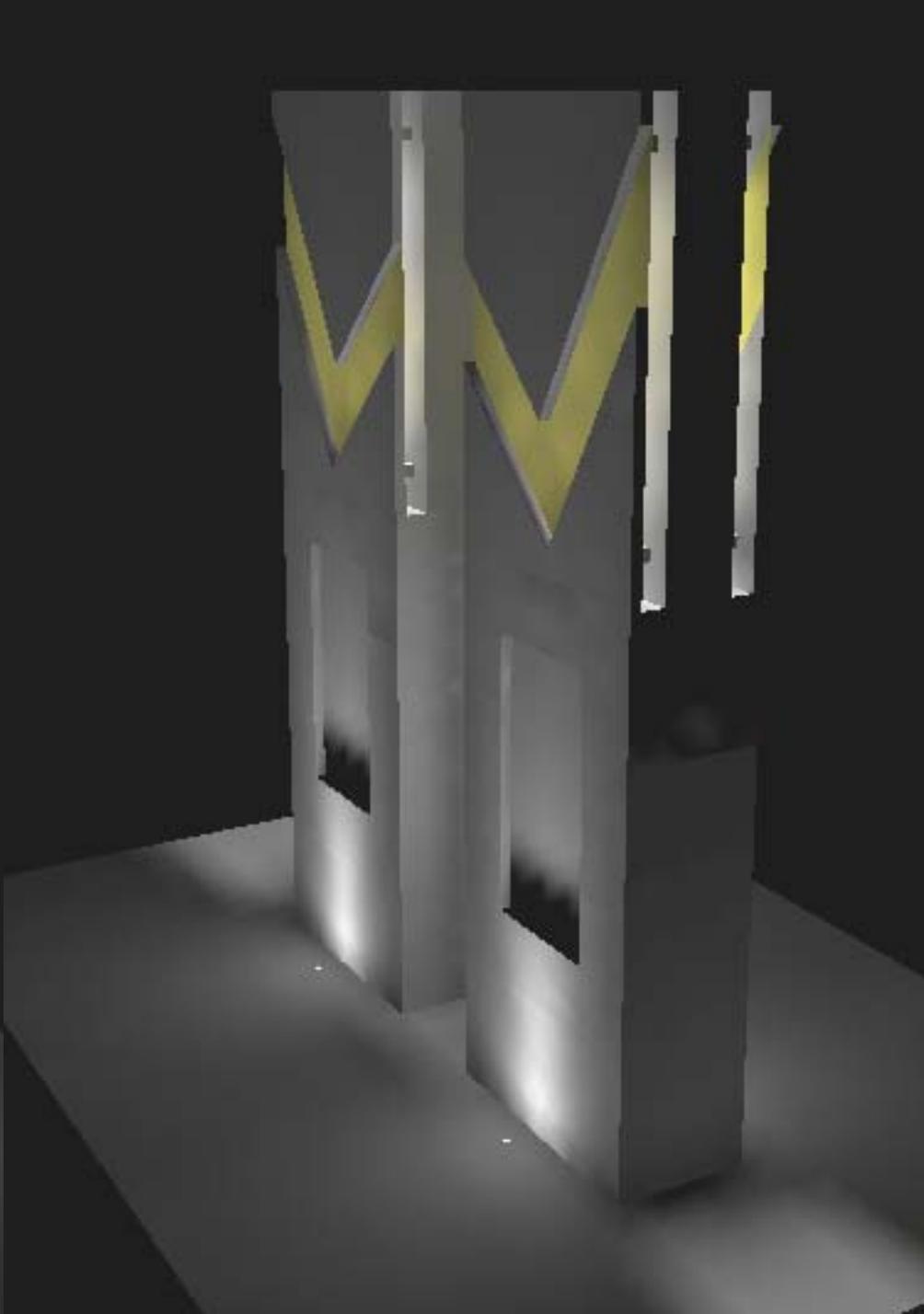
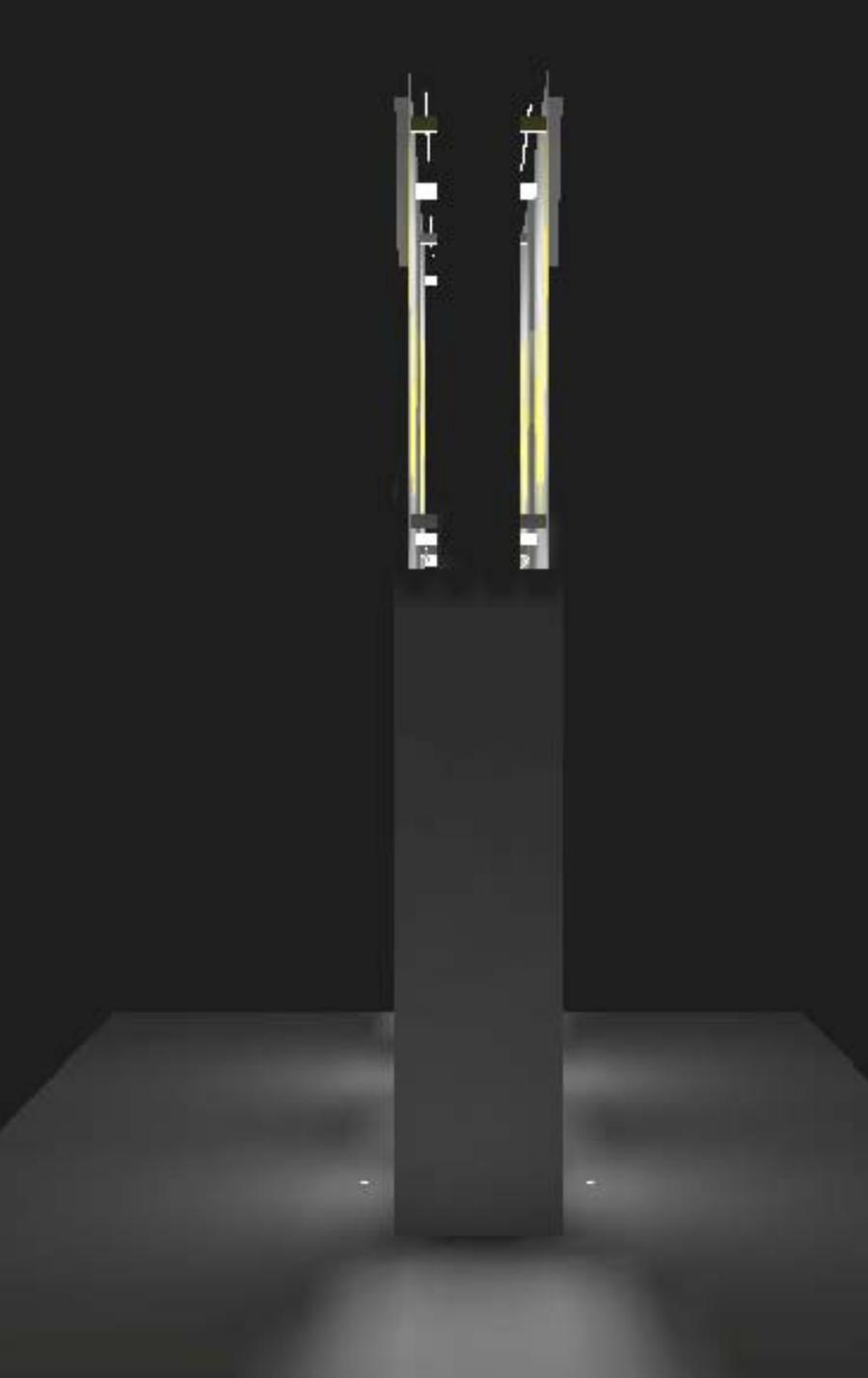
- Final Design Concepts
  - Typical Intersection (160 ft R.O.W. & 120 ft R.O.W.)











- Final Design Concepts
  - Typical Intersection (160 ft R.O.W. & 120 ft R.O.W.)



- Final Design Concepts
  - Typical Intersection (160 ft R.O.W. & 120 ft R.O.W.)



- Final Design Concepts
  - Roundabout Intersection @ Alice's Road (160 ft R.O.W.) & Westtown Parkway (120 ft R.O.W.)



- Final Design Concepts
  - Roundabout Intersection @ Alice's Road (160 ft R.O.W.) & Westtown Parkway (120 ft R.O.W.)
  - Mine Shaft Sculpture



- Final Design Concepts
  - Roundabout Intersection @ Alice's Road (160 ft R.O.W.) & Westtown Parkway (120 ft R.O.W.)
  - Mine Shaft Sculpture

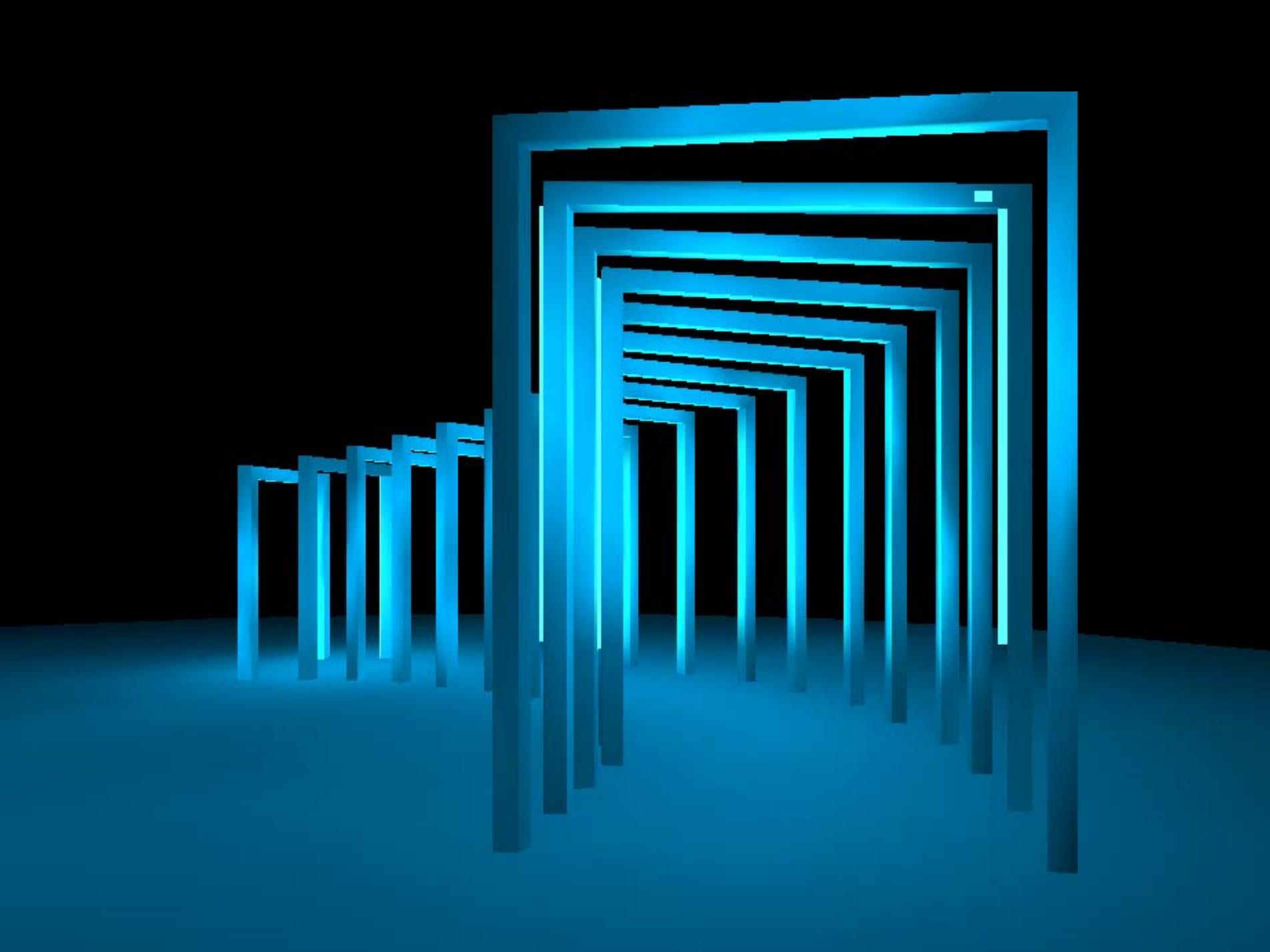






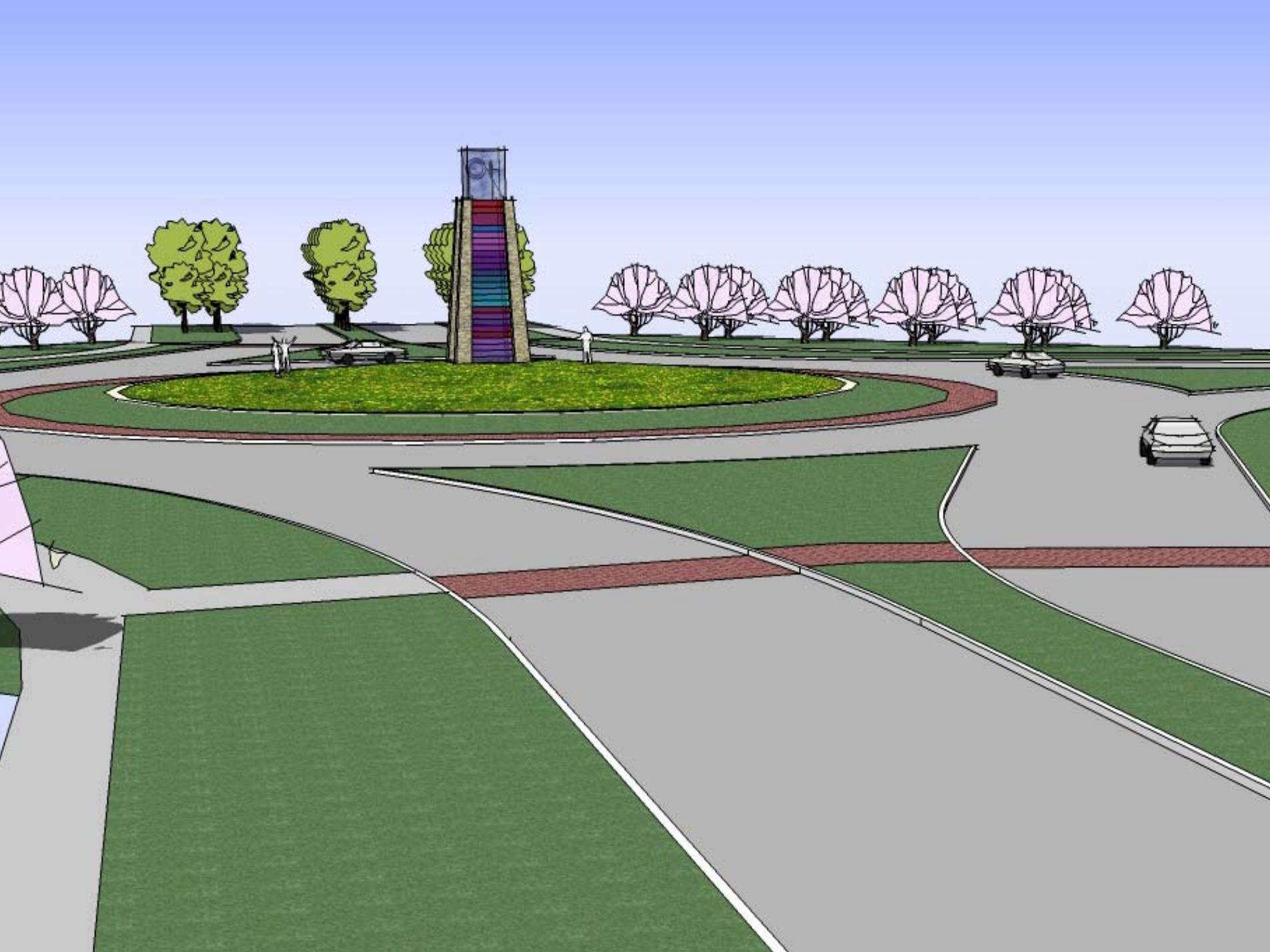




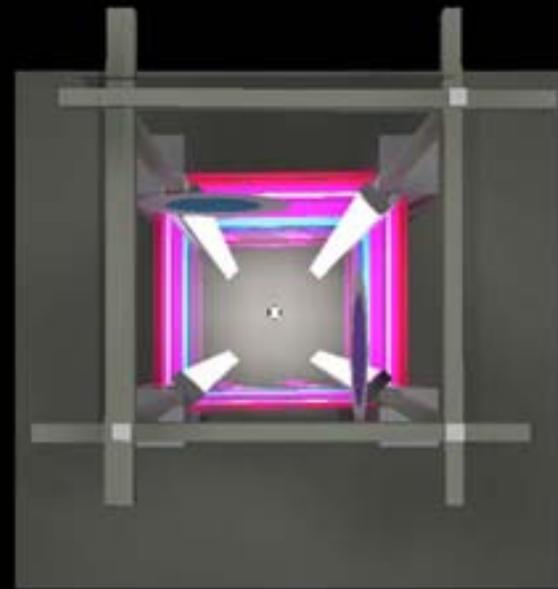
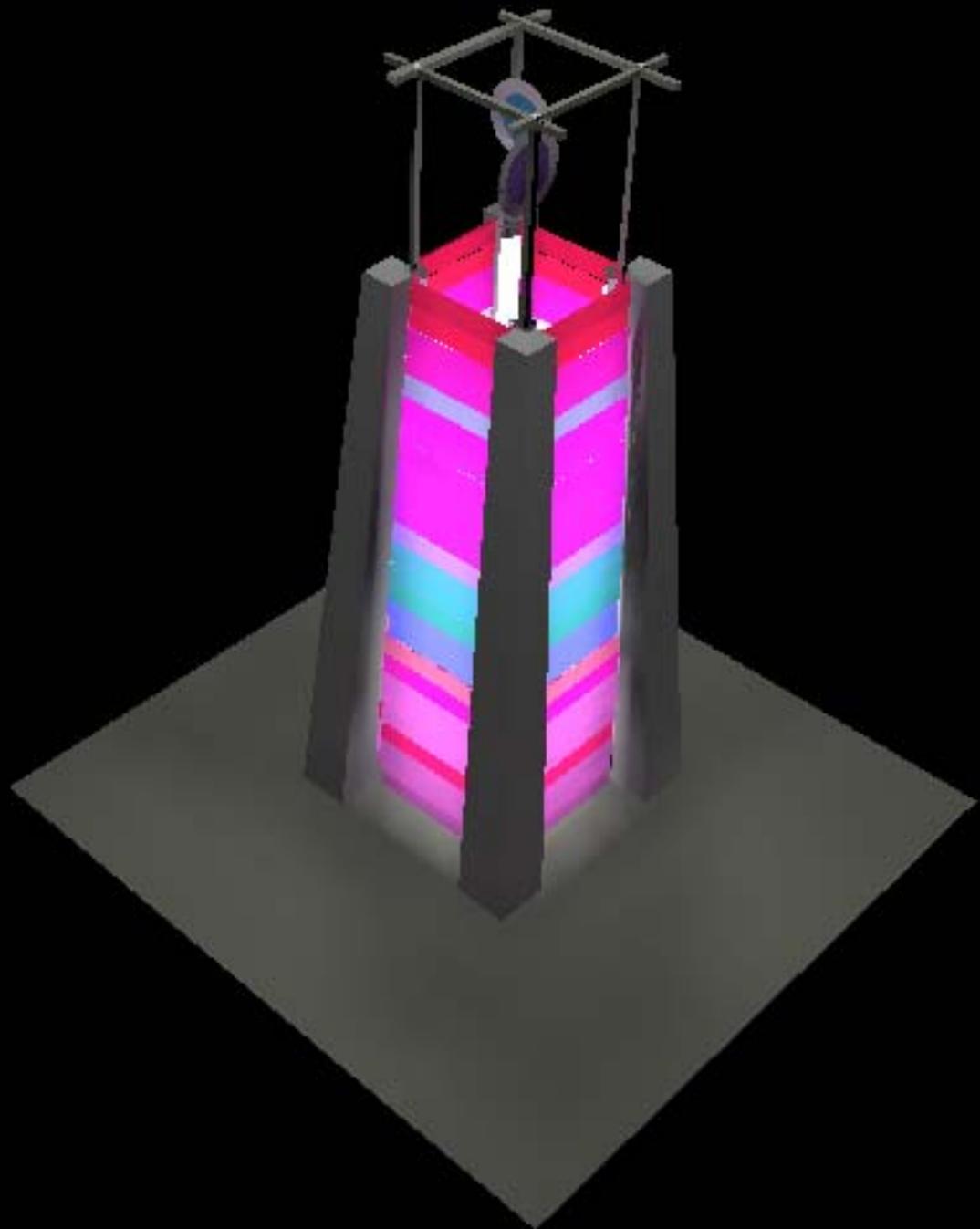


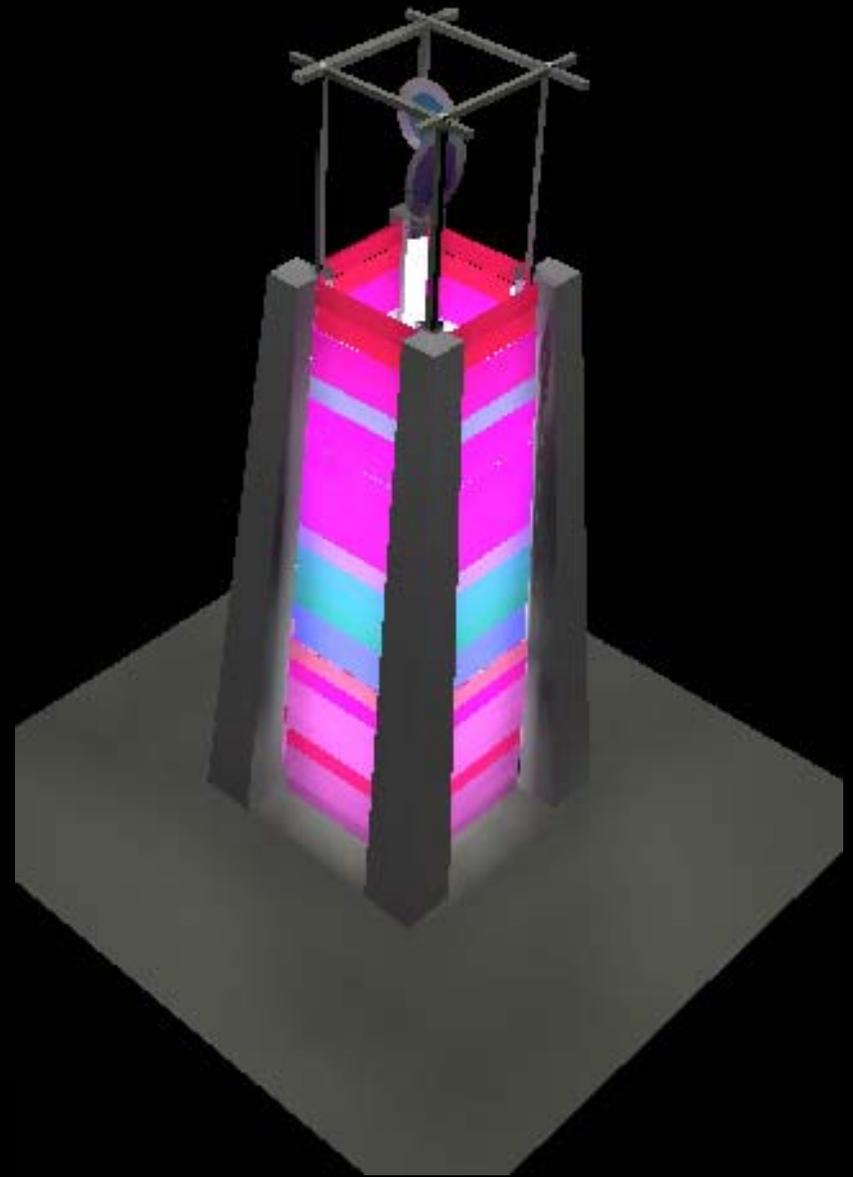
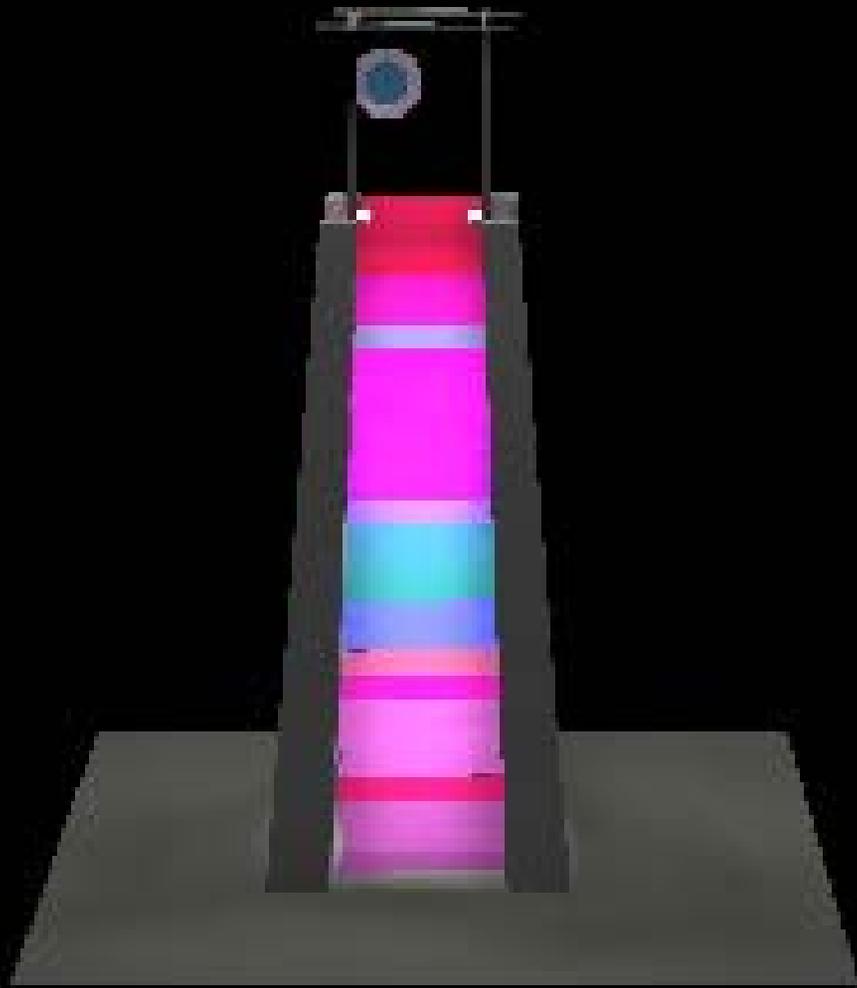
- Final Design Concepts
  - Roundabout Intersection @ Alice's Road (160 ft R.O.W.) & Westtown Parkway (120 ft R.O.W.)
  - Mine Tower Feature

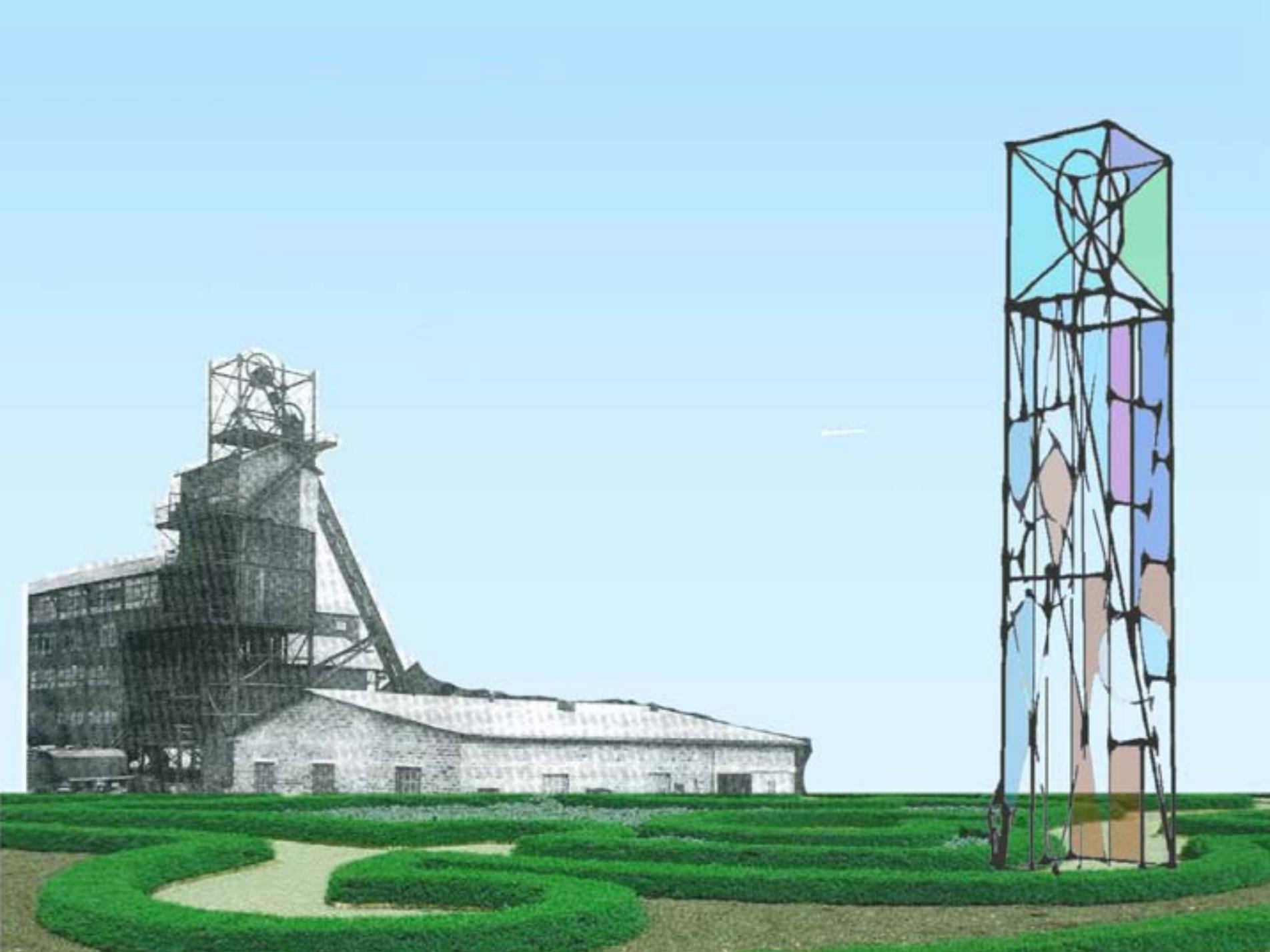
















- Final Design Concepts
  - Roundabout Intersection @ Alice's Road (160 ft R.O.W.) & Westtown Parkway (120 ft R.O.W.)
  - Slag Heap Features

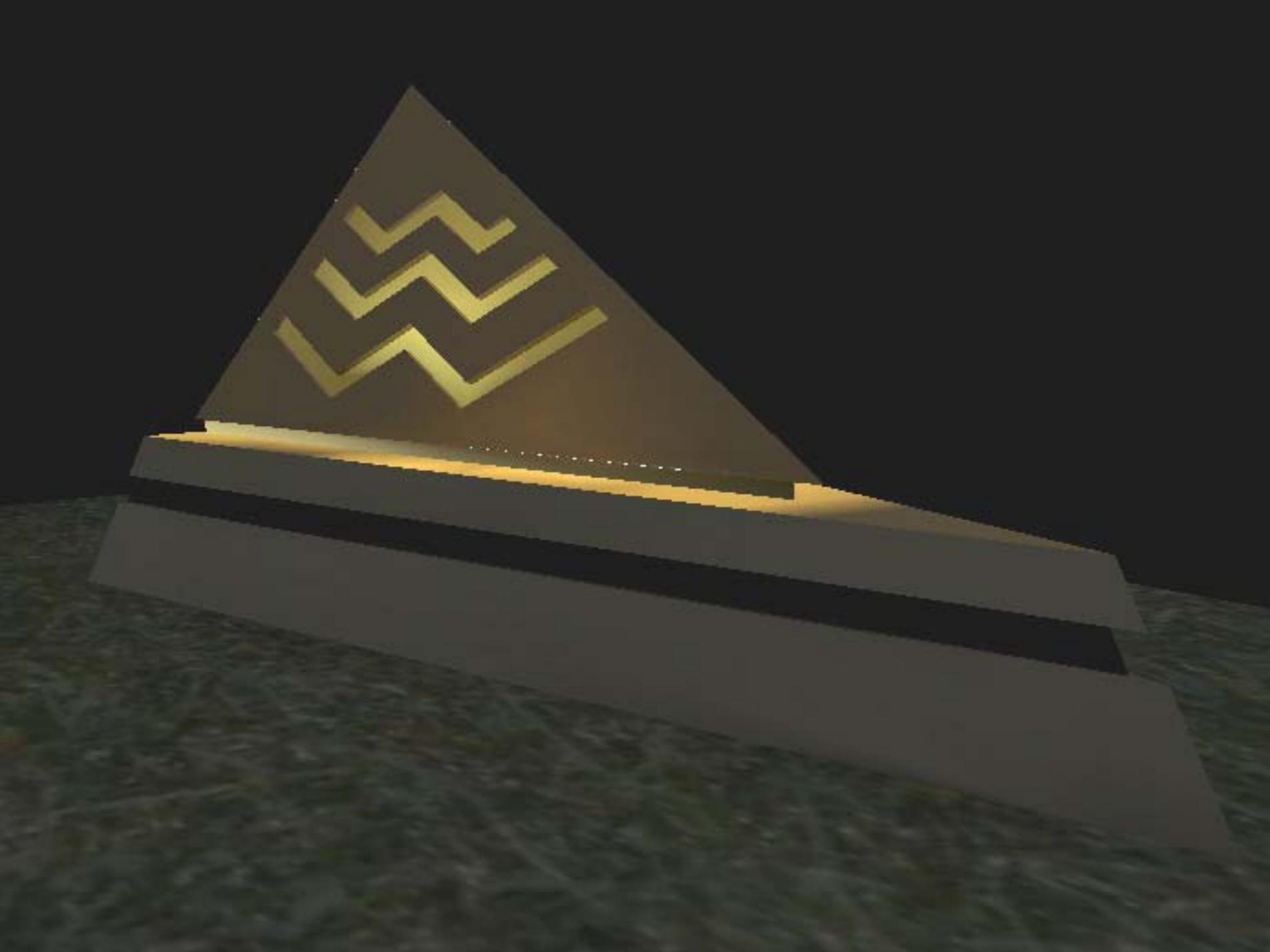


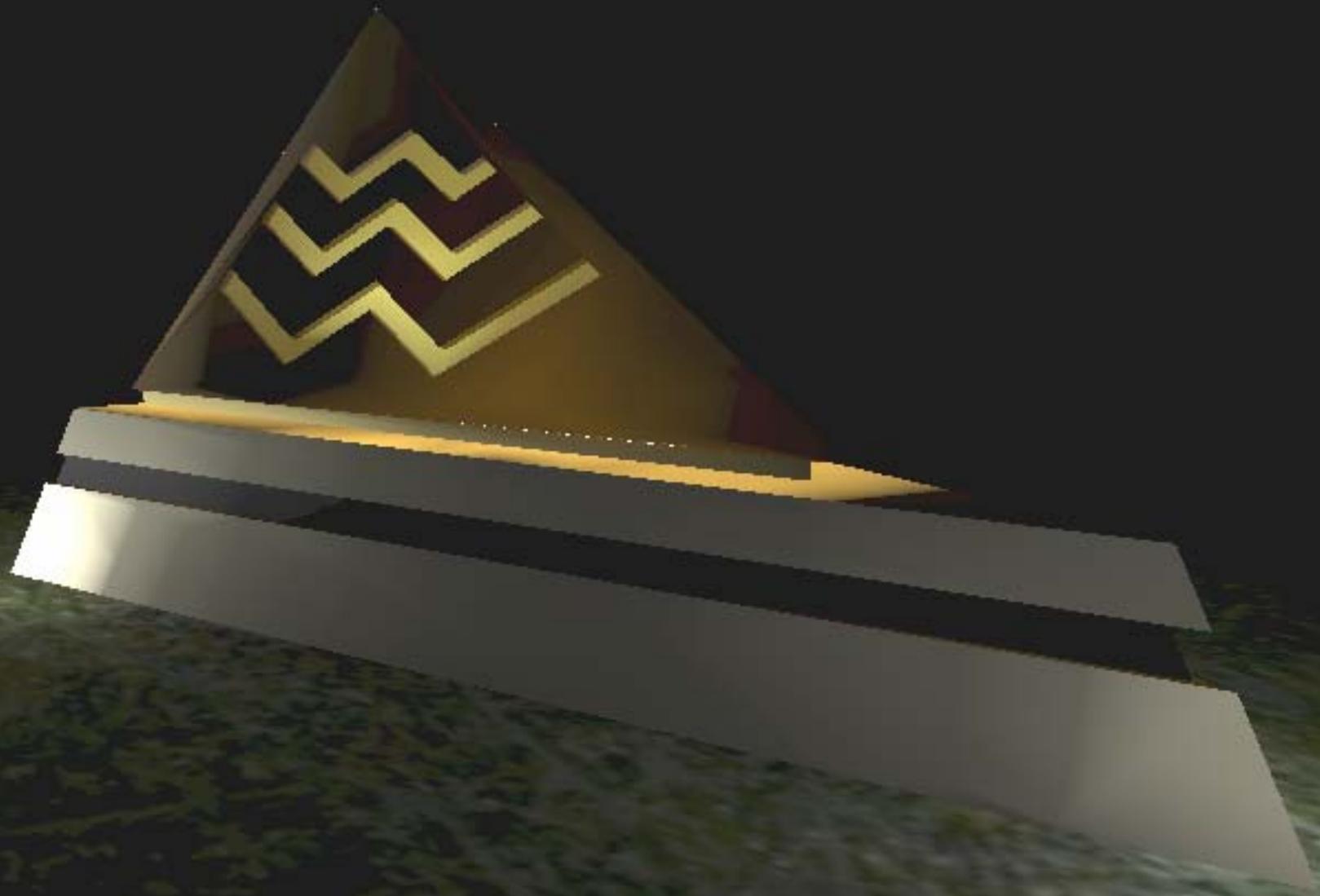
















- Final Design Concepts

- Roundabout Intersection @ Alice's Road (160 ft R.O.W.) & Westtown Parkway (120 ft R.O.W.)
- Slag Heap Features



- Final Design Concepts
  - Corridor Enhancements (160 ft R.O.W.)



- Final Design Concepts
  - Corridor Enhancements (160 ft R.O.W.)



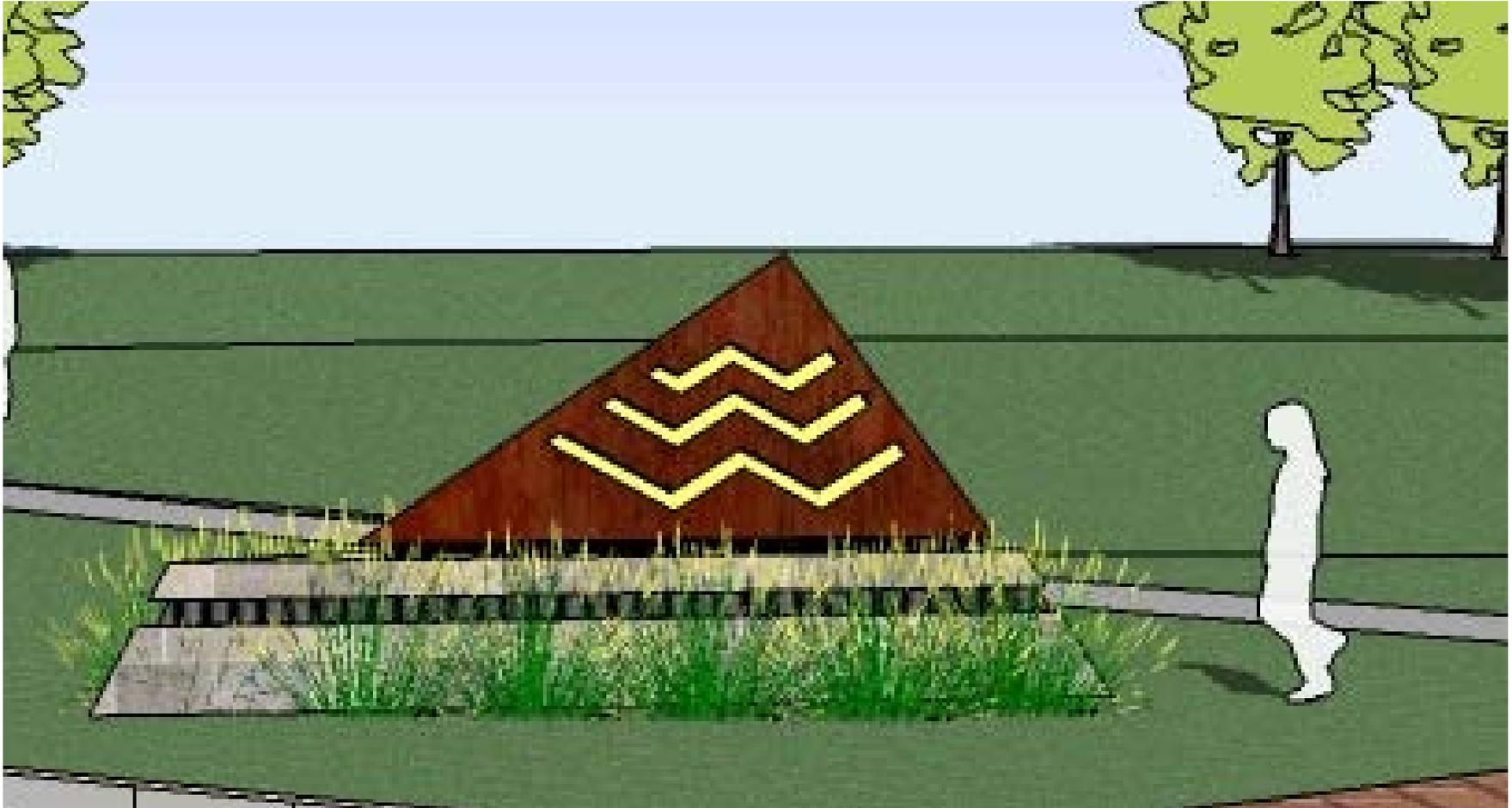
- Final Design Concepts
  - Alice's Road Corridor Gateway Entrance (from I-80)



- Final Design Concepts
  - Corridor Enhancements (160 ft R.O.W.)
  - Slag Heap



- Final Design Concepts
  - Corridor Enhancements (160 ft R.O.W.)
  - Slag Heap



- Final Design Concepts
  - Corridor Enhancements (160 ft R.O.W.)



# preliminary opinion of probable construction costs

## Waukee Key Intersection Improvements

Date: July 2006  
proj. no.: 25406.00

### Typical Intersection (160 ft R.O.W. & 120 ft R.O.W.)

ITEM DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	REMARKS
<b>CROSSWALKS</b>					
1 Concrete Pavers w/ HMA Setting Bed	6,750	SF	\$ 14.00	\$ 94,500	PCC Base included w/ roadway
2 Detectable Warning Pavers	250	SF	\$ 10.00	\$ 2,500	
<b>SUBTOTAL</b>				<b>\$ 97,000</b>	
<b>LANDSCAPE PLANTINGS</b>					
3 Overstory Trees	24	EA	\$ 500.00	\$ 12,000	
4 Ornamental Trees	60	EA	\$ 300.00	\$ 18,000	
5 Ornamental Grasses	300	EA	\$ 15.00	\$ 4,500	
6 Perennials, Annuals, Groundcover	2,000	SF	\$ 5.00	\$ 10,000	
7 Stone Edger	320	LF	\$ 8.00	\$ 2,560	
8 Lawn Seed and/or Sod	0	SF	\$ 0.50	\$ -	included w/ roadway
<b>SUBTOTAL</b>				<b>\$ 47,060</b>	
<b>COMMUNITY MARKERS</b>					
9 Monument Community Tower	2	EA	\$ 75,000	\$ 150,000	includes lighting
10 Curved Stone Walls w/ Tiles (per corner)	2	EA	\$ 18,000	\$ 36,000	3 walls varying heights
11 Vertical Stone/Steel Monuments w/ Tiles		EA	\$ 7,500	\$ -	includes lighting
12 Triangle Steel Sculpture – 8' HT.		EA	\$ 3,000	\$ -	painted or corten steel
<b>SUBTOTAL</b>				<b>\$ 186,000</b>	
<b>IRRIGATION</b>					
13 Irrigation	1	LS	\$ 20,000	\$ 20,000	
<b>SUBTOTAL</b>				<b>\$ 20,000</b>	
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 350,060</b>	
<b>OTHER COSTS</b>					
Master Plan Design Contingency			10%	\$ 35,006	10% of Construction Subtotal
Subtotal				\$ 385,066	
Professional Design Fees			12%	\$ 46,208	
<b>ESTIMATED PROJECT TOTAL (2006 dollars)*</b>				<b>\$ 431,274</b>	
<b>ESTIMATED PROJECT TOTAL (2007 dollars)*</b>				<b>\$ 452,838</b>	escalated 5% for construction inflation
<b>ESTIMATED PROJECT TOTAL (2008 dollars)*</b>				<b>\$ 475,479</b>	escalated 5% for construction inflation

\*The limits of this estimate include intersections enhancements within the R.O.W. from the center point of the intersection to a distance 160 ft. along the centerline of each of the four roadways. Additional R.O.W. requirements will be necessary to complete the enhancements at the corners of the intersections.

\*\*This estimate has been prepared by RDG using 2006 costs and Preliminary Master Plan Documents. Costs should be escalated to account for annual increases from inflation. It should also be noted that anecdotal information available indicates that construction costs around the country are showing increases of 10–20% due to material shortages, natural disasters, world conflicts, and labor shortages. How this may affect this estimate is not known.



# preliminary opinion of probable construction costs

## Waukee Key Intersection Improvements

Date: July 2006  
proj. no.: 25406.00

### Roundabout Intersection @ Alice's Road (160 ft R.O.W.) & Westtown Parkway (120 ft R.O.W.)

ITEM DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	REMARKS	
<b>CROSSWALKS &amp; TRUCK APRON</b>						
1	Concrete Pavers w/ HMA Setting Bed	7,800	SF	\$ 14.00	\$ 109,200	PCC Base included w/ roadway
2	Detectable Warning Pavers	250	SF	\$ 10.00	\$ 2,500	
				<b>SUBTOTAL \$</b>	<b>111,700</b>	
<b>LANDSCAPE PLANTINGS</b>						
3	Overstory Trees	24	EA	\$ 500.00	\$ 12,000	
4	Ornamental Trees	60	EA	\$ 300.00	\$ 18,000	
5	Ornamental Grasses	400	EA	\$ 15.00	\$ 6,000	
6	Perennials, Annuals, Groundcover	4,000	SF	\$ 5.00	\$ 20,000	
7	Stone Edger	400	LF	\$ 8.00	\$ 3,200	
8	Lawn Seed and/or Sod	0	SF	\$ 0.50	\$ -	included w/ roadway
				<b>SUBTOTAL \$</b>	<b>59,200</b>	
<b>COMMUNITY MARKERS</b>						
9	Mine Shaft Sculpture w/ Lighting	1	LS	\$ 400,000	\$ 400,000	corten or painted, LED lighted
10	Coal Mine Tower Monument		LS	\$ 375,000	\$ -	includes LED lighting
11	Slag Heap Monuments – 8' HT.		LS	\$ 100,000	\$ -	includes 4 slag heaps
				<b>SUBTOTAL \$</b>	<b>400,000</b>	
<b>IRRIGATION</b>						
12	Irrigation	1	LS	\$ 20,000.00	\$ 20,000	
				<b>SUBTOTAL \$</b>	<b>20,000</b>	
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$</b>	<b>590,900</b>	
<b>OTHER COSTS</b>						
	Master Plan Design Contingency			10%	\$ 59,090	10% of Construction Subtotal
	Subtotal				\$ 649,990	
	Professional Design Fees			12%	\$ 77,999	
<b>ESTIMATED PROJECT TOTAL (2006 dollars)*</b>				<b>\$</b>	<b>727,989</b>	
ESTIMATED PROJECT TOTAL (2007 dollars)*				\$	764,388	escalated 5% for construction inflation
ESTIMATED PROJECT TOTAL (2008 dollars)*				\$	802,608	escalated 5% for construction inflation

\*The limits of this estimate include intersections enhancements within the R.O.W. from the center point of the intersection to a distance 160 ft. along the centerline of each of the four roadways. Additional R.O.W. requirements will be necessary to complete the enhancements at the corners of the intersections.  
 \*\*This estimate has been prepared by RDG using 2006 costs and Preliminary Master Plan Documents. Costs should be escalated to account for annual increases from inflation. It should also be noted that anecdotal information available indicates that construction costs around the country are showing increases of 10–20% due to material shortages, natural disasters, world conflicts, and labor shortages. How this may affect this estimate is not known.



# preliminary opinion of probable construction costs

## Waukege Key Intersection Improvements

Date: July 2006  
proj. no.: 25406.00

### Average Lineal Foot Cost for Corridor Enhancements (160 ft R.O.W.)

ITEM DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	REMARKS	
<b>LANDSCAPE PLANTINGS</b>						
1	Overstory Trees	20	EA	\$ 500.00	\$ 10,000	
2	Ornamental Grasses	90	EA	\$ 15.00	\$ 1,350	
3	Stone Edger	600	LF	\$ 8.00	\$ 4,800	
4	Lawn Seed and/or Sod	0	SF	\$ 0.50	\$ -	included w/ roadway
<b>SUBTOTAL</b>				<b>\$</b>	<b>16,150</b>	
<b>COMMUNITY MARKERS</b>						
5	Triangle Steel Sculpture – 8' HT.	2	EA	\$ 3,000	\$ 6,000	painted or corten steel
6	Slag Heap Monuments	0	EA	\$ 40,000	\$ -	
7	Vertical Stone/Steel Monuments w/ Tiles	0	EA	\$ 3,000	\$ -	
<b>SUBTOTAL</b>				<b>\$</b>	<b>6,000</b>	
<b>LIGHTING</b>						
8	Pedestrian Light	4	EA	\$ 2,500	\$ 10,000	included in corridor enhancements
9	Roadway Light	0	EA	\$ -	\$ -	included w/ roadway
<b>SUBTOTAL</b>				<b>\$</b>	<b>10,000</b>	
<b>IRRIGATION</b>						
10	Irrigation	1	LS	\$ 10,000	\$ 10,000	
<b>SUBTOTAL</b>				<b>\$</b>	<b>10,000</b>	
<b>CONSTRUCTION SUBTOTAL (per 240 ft. typical section)</b>				<b>\$</b>	<b>42,150</b>	
<b>OTHER COSTS</b>						
	Master Plan Design Contingency			10%	\$ 4,215	10% of Construction Subtotal
	Subtotal				\$ 46,365	
	Professional Design Fees			12%	\$ 5,564	
<b>ESTIMATED TOTAL (per 240 ft. typical section)</b>				<b>\$</b>	<b>51,929</b>	
<b>ESTIMATED LINEAL FOOT COST (2006 dollars)*</b>				<b>\$</b>	<b>216.37</b>	
<b>ESTIMATED LINEAL FOOT (2007 dollars)*</b>				<b>\$</b>	<b>227.19</b>	escalated 5% for construction inflation
<b>ESTIMATED LINEAL FOOT (2008 dollars)*</b>				<b>\$</b>	<b>238.55</b>	escalated 5% for construction inflation

\*This estimate is based on a enhancements along a 240 ft typical segment of the corridor to arrive at an approximate LF cost for the enhancements throughout the corridor.  
 \*\*This estimate has been prepared by RDG using 2006 costs and Preliminary Master Plan Documents. Costs should be escalated to account for annual increases from inflation. It should also be noted that anecdotal information available indicates that construction costs around the country are showing increases of 10–20% due to material shortages, natural disasters, world conflicts, and labor shortages. How this may affect this estimate is not known.



## Families frustrated by tax dispute

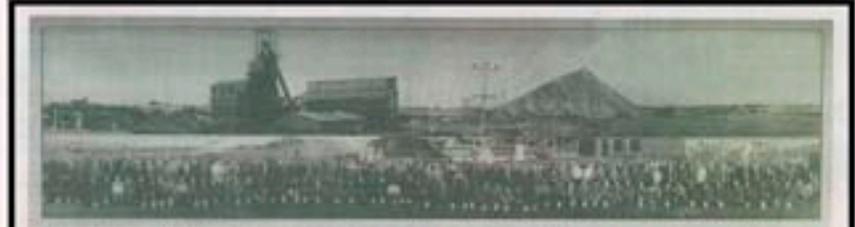
Parents' Taxpayer (after loss) (Photo courtesy, Joe Anderson/Photography.com for Iowa Public Television)

**By JIM WILSON**  
Staff Writer  
Iowa Public Television

Parents' Taxpayer (after loss) (Photo courtesy, Joe Anderson/Photography.com for Iowa Public Television)

It's not just the tax dispute that has frustrated families in the "State of the Strider" district of the Waterloo Public Library. It's the fact that the tax dispute has been ongoing for so long. The families in the district are frustrated because they have to pay taxes on their homes, but they don't get any services from the library. The families are frustrated because they have to pay taxes on their homes, but they don't get any services from the library.

Parents' Taxpayer (after loss) (Photo courtesy, Joe Anderson/Photography.com for Iowa Public Television)



This photo of employees of the Waterloo Coal Co. mine in September 2005 is on display at the Waterloo Public Library. The mine was abandoned and is now a ghost town. The photo shows the large industrial structures and the surrounding landscape.



## Old coal mine camp slowly disappears beneath houses

Families grew up as fathers worked nearby



As the old coal mine camp slowly disappears beneath houses, families in the area grew up as fathers worked nearby. The camp was built in the early 1900s and was used by workers from the Waterloo Coal Co. mine. The camp was abandoned in the 1950s, but the structures remained and were eventually buried under the houses built on top of them.

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## Police call spate of car vandalism 'hate crimes'

Police in Waterloo are calling a spate of car vandalism incidents "hate crimes." The incidents occurred in the area around the Waterloo Public Library. The police are investigating the incidents and are looking for anyone who may be involved.



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## Rose gains fans, but 'I take no joy in this'

Rose gains fans, but "I take no joy in this." The article discusses the popularity of a certain type of music or performance. The author expresses their own feelings about the popularity of the music and how it affects them.

For your health and the health of others. TIME Telecare Inc. is a medical instrument. Includes information about telecare services and contact information.

50% OFF. Includes a photo of a woman and promotional text for a business or service.

ANNIVERSARY SALE! 20% OFF Framed Art, 10% OFF All Gift Items. Includes a list of items and prices.

Buress Home Solutions. Includes a photo of a house and contact information for home services.

OPTIFAST and OPTITRIM. Includes a photo of a person and promotional text for weight loss programs.

Generac so smart, they find faces. Includes photos of Generac generators and promotional text.

## METRO COMMUNITIES

METRO RECORD. Includes a photo of a man and promotional text for Metro Communities.



## Camp vanishing into memories of past residents

Linda Mark, the Waterloo Library director, said the story of the "State of the Strider" district at the Waterloo Public Library was told from the family of Fred O'Brien. The story is about the old coal mine camp and how it has been forgotten by most people.

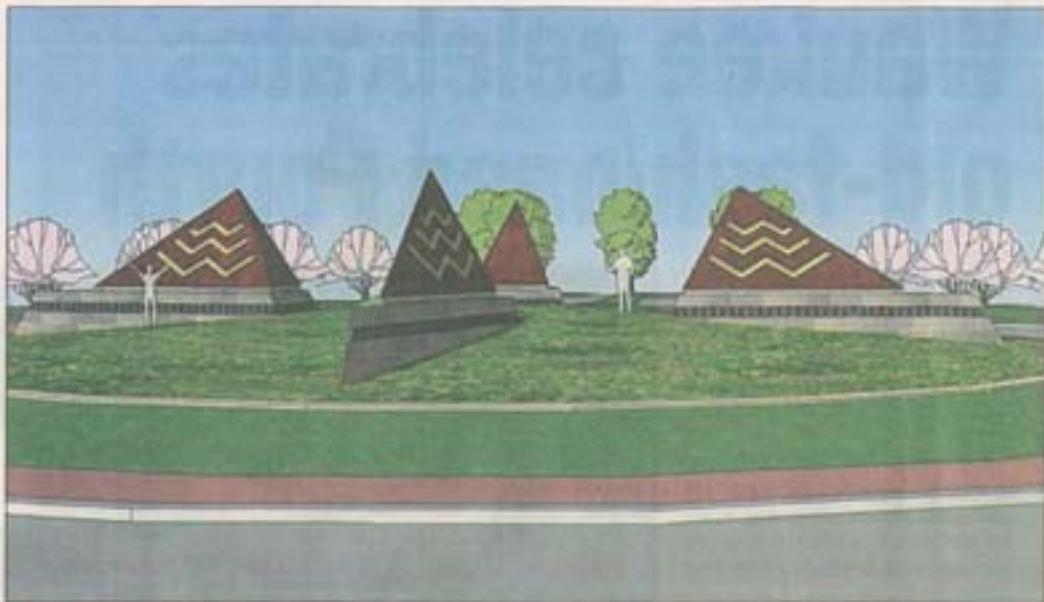
The story is about the old coal mine camp and how it has been forgotten by most people. The camp was built in the early 1900s and was used by workers from the Waterloo Coal Co. mine.

The story is about the old coal mine camp and how it has been forgotten by most people. The camp was built in the early 1900s and was used by workers from the Waterloo Coal Co. mine.

Study on libraries, internet released today. Includes information about a study on the use of libraries and the internet.

Going to Tarkenton Smiths? Plan will raise. Includes information about a plan to raise money for a specific cause.

Local news items and short articles.



RENDERINGS COURTESY OF RDG PLANNING &amp; DESIGN OF DES MOINES

Roundabouts featuring sculptures and stone columns are among the designs being considered for several Waukee intersections. Colored pavement is also being studied.

## Unique design ideas unveiled for Waukee intersections

By CHRISTINA SMITH  
REGISTER STAFF WRITER

Roundabouts, tree-lined roads, stone columns on corners and lighted sculptures installed to tell the history of Waukee could become standard fixtures at major city intersections.

During a joint Waukee City Council and Planning and Zoning Commission meeting last week, architect firm RDG Planning & Design of Des Moines unveiled several potential streetscape and landscape designs to more than 30 residents and city leaders.

Six major intersections are targeted for redevelopment under the project:

- Alice's Road and Hickman Road.
- Alice's Road and University Avenue.
- The future intersection of Alice's Road and Westown Parkway.
- The future intersection of Alice's Road and Ashworth Drive.
- Hickman Road and 10th Street.
- Ute Avenue and Ashworth Drive.

The biggest design change is potentially for the future intersection at Alice's Road and Westown Parkway. Under the new design, the intersection would be a roundabout, which forces traffic to slow as cars circle through the intersection.

City Councilwoman Darlene Stanton said city leaders should think about building more roundabouts at intersections.

"They are cost-effective and safe. They make sense," Stanton said.

Waukee resident Nick Gruber



said he liked the idea of every intersection potentially having a different look and features unique to Waukee.

"It makes it exciting and different from everyone else," Gruber said. "We only get one chance with development, and I think this is unique and that's what we need to do."

Several sculpture ideas were also unveiled that could be placed inside the roundabout, including a mine shaft, which could be made of steel and created in a spiral to resemble going into a mine shaft.

The design concepts ranged from incorporating modern themes with references to Waukee's symbols such as the giant "W" and the key. Many of the plans also referred to Waukee's coal-mining history from the early 1900s and the railroad that ran through Waukee.

Proposed designs showed trees and other landscape features, including flowers, grasses, stone columns and seat walls for pedestrians. The intersections featured

colored concrete paving at the crosswalks. Architects also emphasized lighting many of the features, including the sculptures.

For several months, a committee of city officials and Waukee residents have worked with the architect on the plans.

Brad Deets, director of planning for Waukee, said the committee and architect will work on final designs, along with a plan for implementing the possible changes. It is not known when the final plans will be presented to city officials.

Deets said the designs will likely be constructed at the intersections as development, especially along Alice's Road, occurs.

All plans will have to be approved by the city's Planning and Zoning Commission and City Council before being implemented. Improvement costs have yet to be determined.

Reporter Christina Smith can be reached at 639-7820 or chrsmith@dmreg.com

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