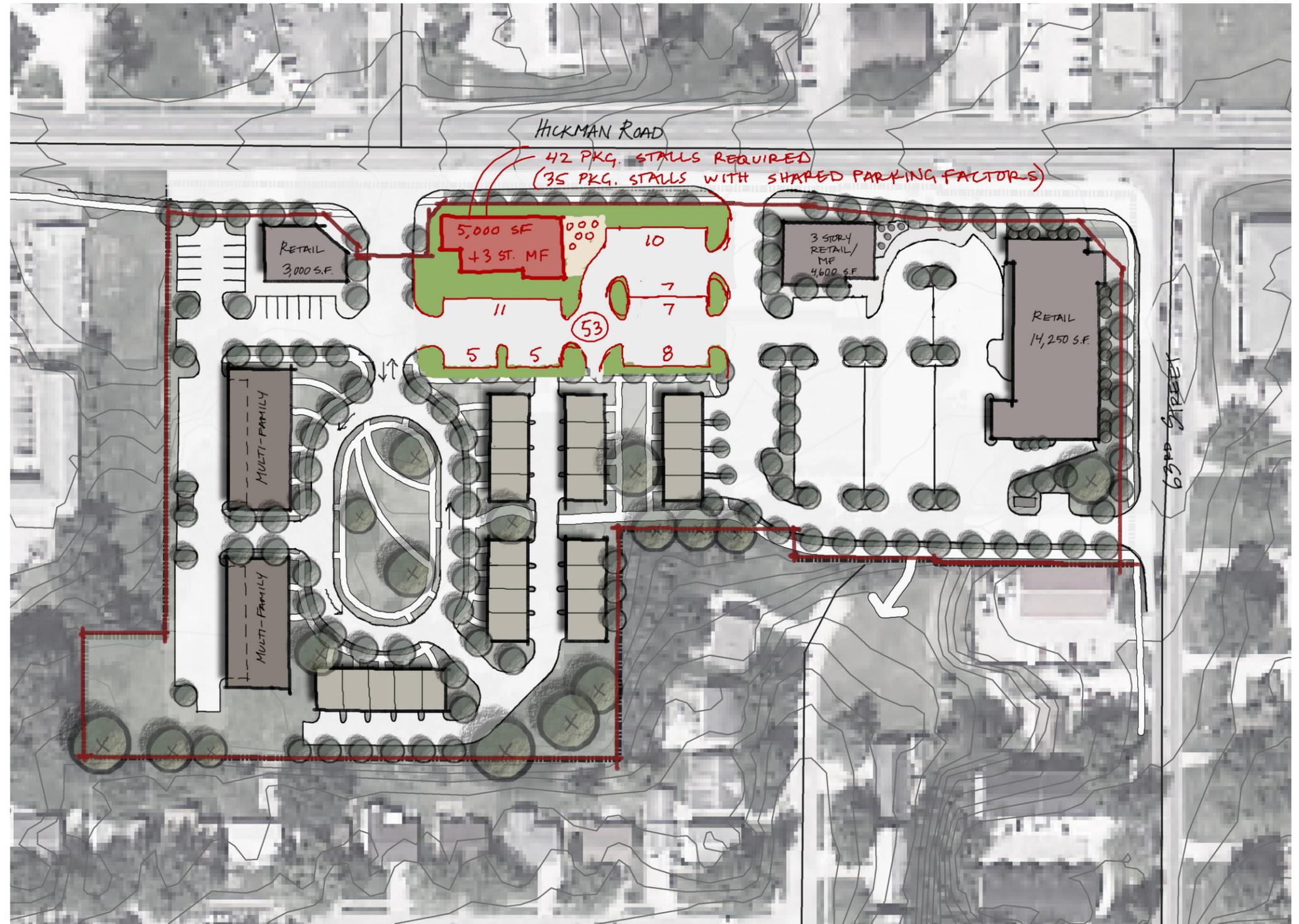


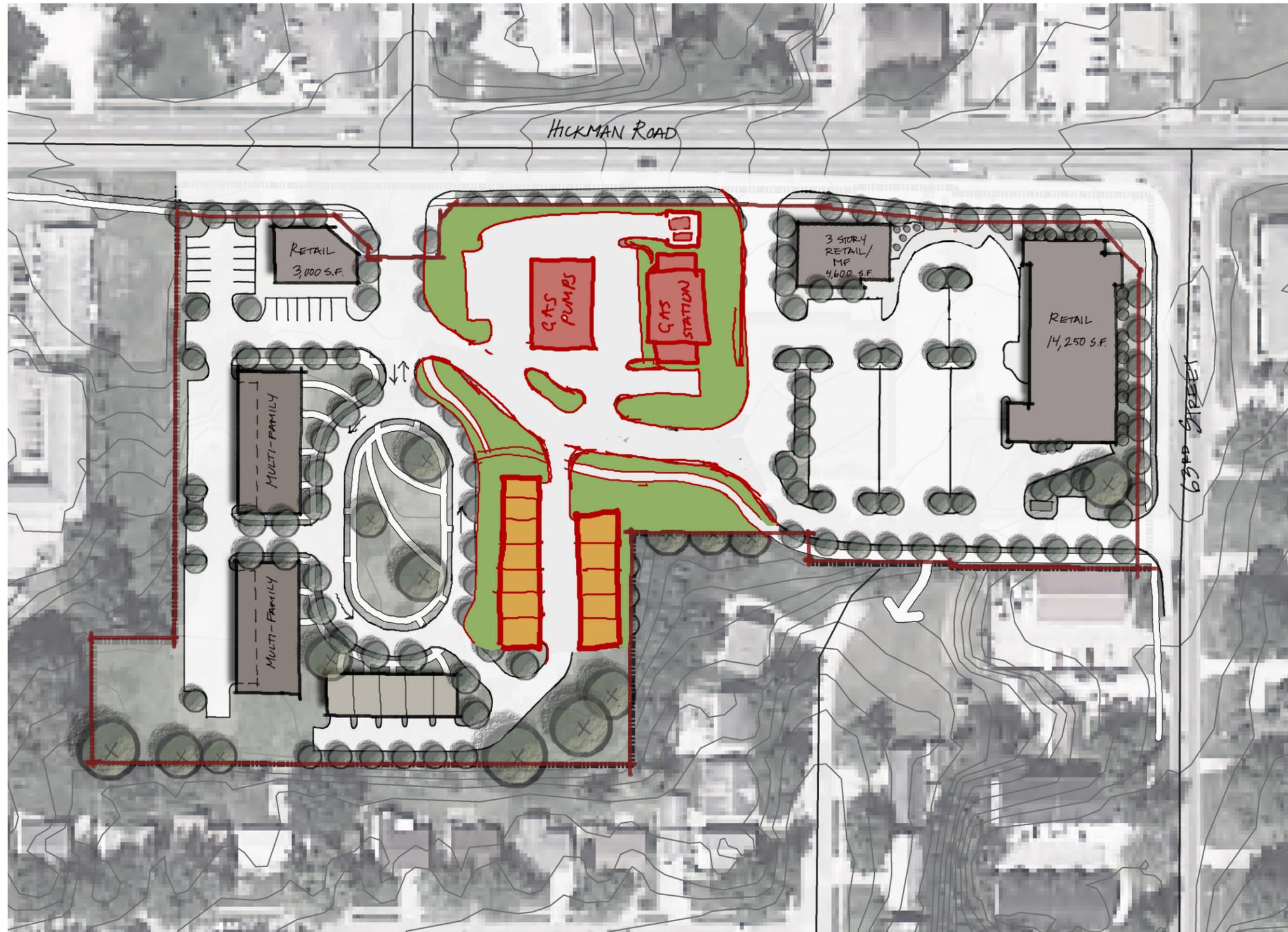
Preliminary Concept 1E Sketch

Plan presented at February 2, 2012, public open house.



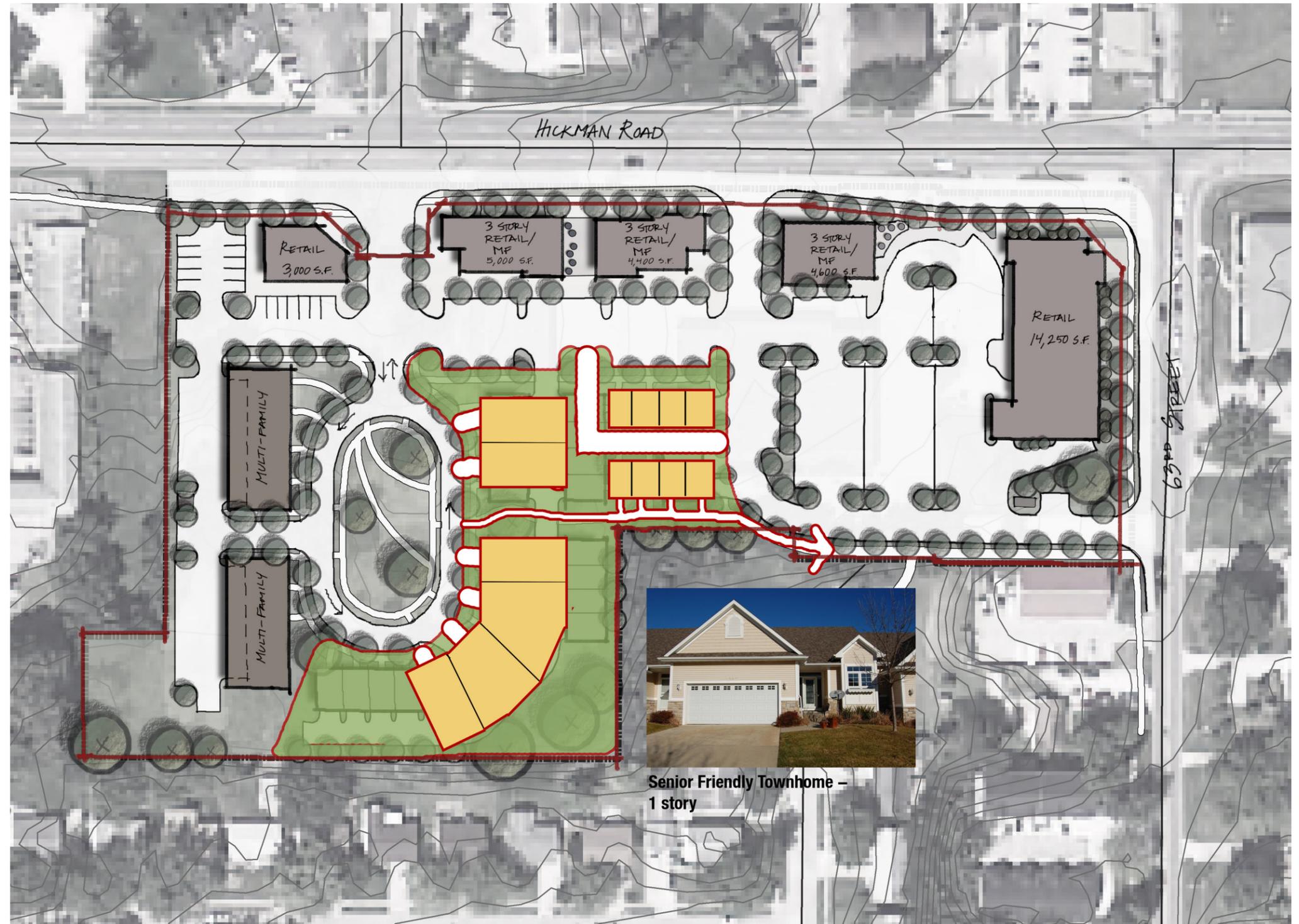
Preliminary Concept 1F Sketch

Plan presented at February 2, 2012, public open house.



Preliminary Concept 1G Sketch

Plan presented at February 2, 2012, public open house.



Preliminary Concept 1H Sketch

Plan presented at February 2, 2012, public open house.

Public Input from February 2, 2012, Public Open House & Meeting

Comments

- Karen Williams, Windsor Heights: Windsor Heights at is dwelling unit size?
- Paul McCollom, Windsor Heights: Price range of proposed housing. Concepts show over-abundance of retail. Retail square footage not moving now. Too much activity for a senior area.
In residential area, consider ranch style bi-attached all the way north to Hickman.
- Edith Munro, Windsor Heights: Problem with single family is that it is not as much tax base. Connect neighborhood to the south to the park more inviting.
- Jerry Reno, Windsor Heights: Hills are an issue for seniors. Need senior accessibility. Sienna Ridge example is good for seniors. Plumwood example. Not in favor of single family detached homes. There are plenty of ranches in Windsor Heights. Elwood, Green Meadows are good examples of senior housing.
- Cindy Chamberlin, Windsor Heights: Original discussion included green space. Also, senior-friendly housing. In Windsor Heights, are we focused on retail? Concept should be less retail and more senior housing and green space. Sherwood Forest should be the focus for retail – 73rd and Hickman.
- Drug store option much better than a gas station.
- Olsen, Windsor Heights: Should be focused on senior housing and green space.
- Plumwood has 4 stories, elevator, underground parking.
- Ron Hurd, Urbandale: Interested in residential component of the project. Have built multi-family affordable rental housing in the metro area. See value in affordable housing that is rental.

PUBLIC SURVEY

The City of Windsor Heights solicited feedback from the public about the vision for the property and appropriate land uses to be included on the property via an online survey. The results of this effort are included for reference on the following pages.

If a business were to locate in this area, what kind of business would you personally use and how often would you use that business?

Answer
Good (local family) italian restaurant - 2x/week for lunch, 1x/week for dinner Other breakfast/lunch restaurant (ala Waveland cafe) - 2x/week Gas station - seldom, there are plenty already Whole Food store - 2-3x weekly Barnes & Noble or other larger bookstore 2x weekly Starbucks - 3x/week Walgreens - 1x/week Outdoor ice-rink/rollerblading center - 1x/week Bowling Alley - 1x/month Theater like the Fleur "art films" - 1x/week My in-laws who live in Urbandale would like a independent/assisted/nursing home facility
I would love to see Farway locate here. I would shop there at least weekly, if not more frequently.
This site should be used for a mixed combination of office, retail, and housing (high density) development. A mix of national and local retailers would be desirable, including service businesses, and it should be accessible by cars, bikes, and pedestrians. Bring the development closer to the street and move more of the parking to the rear. Screen this development properly from the neighborhood, but also make it compatible with architectural standards that blend in to the community and address a theme that respects the history of the community. Pay attention to the streetscape edges of the property, and be sure access to the site is appropriate for the final mix of development (i.e., don't create traffic problems for the neighborhood).
1. In door firing range, both firearms & archery. Daily 2. Strip mall, depending on businesses, weekly 3. Restaurant. Something nice, that would draw people to Windsor Heights, or of our community. 4. Arcade, laser tag facility. 5. Climb Iowa type facility. 6. Indoor, outdoor miniature golf 7. Large park, with running, walking, disc golf.
I dont think we need a business to move into this location. Thats one of the draws of living in WH, we can drive 5-10 minutes in any direction and find all the good eats in DSM
I think that area needs a Casey's or Kum & Go, coupled with other mix use retail businesses in a strip mall like fashion, maybe a restaurant (local).
I do not feel I am in need of any additional business facilities in the area
I would love to see a place where I can get gas and pick up some groceries, like milk, bread, etc.
I also would like some kind of not-too-high priced restaurant (but not fast food.)
Local restaurant. Wine shop/ bar. Monthly
Grocery store - Fareway! We would use this 3 times per week.
What about an aquatic center? Many of us travel to other suburbs to use their aquatic services during the summer.
Restaurants, coffee shops we would use weekly and sometimes a few times per week.
Fareway Grocery Would use it weekly
Dunkin Donuts Burger King
we need sit down resteraunts! NOT FAST FOOD JOINTS! grocery store = Fairway or Whole Foods or Trader Joes
Coffee shop
Retail with apartment over perhaps Grocery store Fareway or HyVee We would patronize it weekly or more often.

Olive Garden Restaurant or similar national chain.
We would go there monthly depending on the chain.

Senior housing.
I would like to see either a small shopping/resturant location or possibly a gas station.
Like I said I don't want any businesses in that space. A casey's would be the only business I would agree to, but enough with the businesses.
Resturant, decorator place, hair cutter, something that would bring in tax revenue NOT PARKS OF ANY KIND NOR ANY NO NO NO DOG PARK, WE NEED TO LOOK LIKE WE ARE A TOWN WHERE PEOPLE WOULD LIKE TO LIVE. NO BUDGET STORAGE OR NO BARS, OR NO MOTELS, NO TANSIENT PLACES, NO RENTALS FOR LIVING, NO, NO, NO. I do not see anyone walking down to this area, due to busy street. PLEASE TAKE DOWN THE MOTEL/BAR, OR PUT UP A TALL WALLL OR TALL EVERGREENS TO BLOCK THE VIEW OF THOSE EYESORES OF THE BAR AND MOTEL.
Create ambiance with landscaping in front and around the area. Boutique type shops.
We wish there was a gas station & car wash there also.
I am retired and it would have to be something that would interest me.
I want a FAREWAY RIGHT there...hyvee is expensive..save me a trip to valley west...i would use this twice a week
No real thought. Depends on what it was as to whether I'd personally use and how often, obviously.
Sandwich shop (weekly), coffee shop (3-5 times weekly), Walgreens or similar drug/convinience store (3-5 times weekly),
coffee shop (possibly 2-3X per week), independent and locally-owned stores (as needed)
Restaurant. We would visit it often. However my first choice would be to leave it a green space to enjoy and possibly have a connection to a bike trail.
One that would serve a purpose of longevity. We need something that gives us convienence but also capitalizes on our community. Edgy and quaint, a place that can house many types of businesses, restaurants, for the young and old with some housing included. I think there is ample space for both.
Something unique and interesting or a group of small independent shops like you'd find in Valley Junction or East Village. Local artisans, etc. Perhaps a venue that showcases local live music.
It should be a 'destination' location. A place locals take their out-of-town guest to.
Whatever you do, I hope you can save as many of the mature trees already in place.
Fast food restaurant, like Taco John's or Hardees or McDonalds. It's a busy corner and there's a lot of traffice there. I still don't understand why you had to remove the one really good use of that corner: the BP gas station/convenience store. After losing the station on 73rd and Hickman it was a really great place and not just a quicky like Quik Trip. Or senior housing that is truly affordable for a typical senior, namely someone on a low fixed income not someone who is already independently well off, someone who wants to live alone and not have to worry about yard upkeep; but then you can't even fill the place you just had to build on 66th & University. In a few yeasers I'll be looking for a place like that to live and I'd frequent a fast food place weekly if it were closer than having to go to Urbandale or West DesMoines.
I would not support a retail business in this area. The traffic is heavy and congested. I would support senior housing and mixed generational housing. I believe we need to avoid another "short term" long stay motel.
I could support spciality businesses like the tax service that was previously on the property.
restaurant, would use at least monthly or 2x a month
Perhaps it would be more constructive to look at a broader perspective, and ask what type of land use would be desireable for this area? What land uses would be beneficial to area residents and neighboring residents of Urbandale & Des Moines. By thinking about land uses first, before specific business types, this opens up the possibilities.
locally owned and operated small businesses-clothing, arts, eateries
It would be nice to see a small commercial are like Beavertdale. Would like to see resturant, cofee shop, nail salon, specialty shops. Would love a Panera.
another gas station option would be good, or even grocery store.

I would use fast food and a convenience store. I would probably use them every other week at most.
I have lived in this area for 56 years and have seen things come and go. What I would like to see is something that will increase revenue and keep property taxes low. I think something that will be here for a long time. Town homes, medical clinics, hospice home.I myself would use.
Pharmacy - once a week
convenience store - twice a week
restaurant - monthly
Senior Housing
CASEY'S
STRIP MALL WITH RESTARUANT
FAREWAY GROCERY STORE Use 2-3 times/wk
Small pharmacy use weekly
Dry cleaners use monthly
Family sit down restaurant (Not a fast food drive thru)use 1-2 times/month
Walgreens Drug.
I honestly don't know. Maybe food service or professional service.
I would like to see small specialty/gift shops with apartments above... Maybe a small grocery store.
Unique to Iowa store.
Depends on the kind of business - I buy groceries once or twice a week, gas every other week. Given the traffic situation, I do not think we should target businesses that draw heavy traffic.
A business that neighbors could walk to instead of driving would be preferable.
professional office, pharmacy, restaurant (not fast food), retail (clean, no gas station)
as often as I could
Retail shopping/services and restaurants. I would use at least weekly.
Restaurant: Windsor Heights needs a good,sit-down,mid-level one (somewhere between Mustards and 66). Either here or on University in the 65th block.
Use: Once every 2 weeks
Restaurant, hardware store, neotraditional retail development, senior housing like the reserve
Dog park with a park for kids on this end of town. Maybe some skateboarding or activities for older kids. Lion's park is a place for city workers to have lunch and it is beautiful. Colby park is mostly for younger kids. Give us something for older kids.
When you rebuilt the intersection the reason was to cut down on the car emissions. There are good trees there that should be saved and enjoyed by W.H. residents
How about developing it as a green space with walking paths with trees, flowers, and fountains. I would think that would draw people to the area and then they would do business with stores, etc already in the area.
Drug Store
Restaurant
Medical office
Condo's
Apple Store
Casey's
I have no need for a business at this location since all my needs are met by businesses already in Windsor Heights.
A great deli with premium, healthy meats, organic produce, whole grain breads - perhaps a "mini" Gateway Market-West. Not another gas station.
Small Strip Mall
Senior housing
Another entry way to Windsor Heights with Large Signs
I would like to see a business that would be assessed at a commercial rate. I do not care what kind of a business. I

would expect the additional dollars would help reduce the tax burden on Windsor Heights citizens.

If this is a TIF property, I would further emphasize the importance of a TAX PRODUCING building be placed on the property. Windsor Heights is not a growing community and we need something to keep our community viable and the taxes competitive.

There is no drive-through Taco restaurant nearby. The Taco Bell at 56th & Douglas was too small and closed. There are Taco John's at 100th & Douglas or 4th & Grand in WDM. Taco Bell's are near Drake, and 22nd in WDM. We have a son in college who would be very happy with a Taco Bell nearby & we like it too.

We would also like to have a Waffle House in the metro somewhere.

I think it would have been a good spot for Whole Foods, but they are going into WDM. Fareway is a possibility.

It would also be a good spot for more of the townhouses like those built just south of there on 63rd. There is not enough housing for seniors who want to stay in the area, but not have the work of owning a home.

It doesn't need a business. The surrounding communities have everything we need. I just dont want to use I 235 to get places because of the revenue generating traffic cameras.

Small retail (not generic strip centers with fast food and nail salons), technology incubators, affordable housing units to attract young to middle-aged families. A quality sports bar/restaurant to cater to families. Green spaces and parking.

I would not personally use a business at this location. It is a very busy intersection and not easy to walk to from the other end of Hickman. It is isolated by apartments and an eye sore of a bar and sleezy hotel.

When you look around the area near Hickman Road and 63rd Street, what kind of businesses are missing and what kind of businesses are in abundance?

Answer

Plenty of gas stations
 Need more moderately priced restaurants
 Need more food stores with more locally baked, grown, produced foods
 Need a Walgreens
 Need a coffee shop with drive-through

I think we need to get rid of the eyesores like the motel and the budget storage. Please no more bars either.

Unique retail; national boutique retail. Convenient service retail. Office combinations that appeal to leasing standards for smaller businesses. Higher density housing mix with several options available for prospective residents, including rental and condominium. Consider the needs of empty nesters that want to stay in the community for the housing component.

A nice restaurant, like a steak house or a sit down family restaurant.

I can't think of any of the businesses on that corner other than the church, a computer repair shop, and a chiropractor. Then, the dry cleaner a block or so down. That said, I don't think anything is in abundance, but my recommendation is above.

I do not know

I know there is a Quick Trip down the street further, but the gas station at this corner was used a lot.

I don't think there should be any more chiropractor offices. There seem to be a lot already.

Also, I think the apartments along there by the funeral home are kind of gross looking.

Food is missing. Service is in abundance

Restaurants are missing in my opinion.

Grocery store would also be nice.

Grocery store, Quick martB

No bars! Nice resteraunts need to be seen in that area!

No retail at all currently at the location

Grocery stores are missing as well as restaurants.

I think there is a lack of businesses in that general area. More residential than anything.

Why do you keep talking about businesses? Is the park thing not even an option?

apartments, ugh, church, no more please since they do not pay taxes. No apartments, too many. Lunch type restaurants, no Perkins type, but more quaint style ones. It would be nice to have townhomes, but the area is too noisy.

abundance: auto repair shops, gasoline stations, storage.

Missing: Pharmacy Chain not in area. Senior housing if demand is there.

Too many bars ...family restaurants there are zero on that strip of road....i think one gas station convenient store is plenty on Hickman

Nothing immediately comes to mind as missing.

Missing: See above.

Abundance: ???

Too much housing and specialty businesses (insurance, medical offices, etc.) We need businesses that are open later and can serve lots of different kinds of people.

Too many convenience stores. Since it has such an odd way to get in and out, it should be a business that would not cause traffic issues.

There is a plethora of businesses in the area however, they are run down or not needed to myself. A funeral home, laundry mat, vet and a back pain specialist is not something I use on a regular basis or if at all. A nice shop, book store, coffee shop would be wonderful.

Unique gift/hobby type shops are missing. We don't need another restaurant or bar in the area unless it features local music.

There is already a good mix of bars, restaurants, vet clinic gas stations housing, storage units, etc. in the area.

There are no businesses, it's a dead piece of land now! Missing are brand name gas stations, fast food, grocery, nice restaurant.

Unfortunately we do not have a competitive gas station close to the area and but I am not in favor of another convenience store! I do think a restaurant could do well in the area. With the high senior population in the area a sit down restaurant might do very well. Please, not a fast food restaurant. The traffic situation would become cumbersome.

Shopping and dining are missing, seems to be a lot of misc. businesses and services in unattractive buildings with poor signage. I see a few bars, and a run down motel

Presently there is a mixed use zone consisting of residential and commercial. Examples are medium density residential, bars, auto repair businesses, a laundry, veterinarian, commercial greenhouse a few blocks away, and a church.

there are too many empty buildings, just fill them up.

There are a lot of car repair shops and related businesses. I think a taco fast food, like Tasty Tacos would be great.

In this area we have enough storage units and bars which I don't think we need. There are too many empty strip malls and food establishments come and go so I really think townhomes, medical clinics, hospice facilities would be a good thing.

To many bars.

Need more every day businesses

Missing--those mentioned above

In abundance: Bars, Convenience stores, Car washes & laundry mats. PLEASE NO MORE of these and especially, NO MORE BARS or tattoo shops either!

Gas Station.

nothing.

Not much that I can't get nearby

I think that area has enough bars. Great location for small specialty shops though!

Church and poor stores.

Given the poor performance of small businesses on the north side of Hickman at 68th St., I'm not sure what businesses might succeed in this location.

I would argue against any kind of auto repair, dog grooming, laundrette, or self-storage, all of which we have in excess. I would also try to avoid businesses that are externally sterile, such as a nursing home - they don't contribute to a vibrant streetscape.

A neighborly restaurant/cafe/bakery would be nice, although we have several choices like this within a half-mile or so. professional office, pharmacy, restaurant (not fast food), retail (clean, no gas station)

there are already enough gas stations, storage facilities and fast foods

Missing: Retail shopping/services and bars/restaurants.

Abundance: Office, storage, residential.

There is an abundance of nothing at that intersection.

We already have senior housing near 235, A nice place to eat or a specific activity like mini golf that does not negatively impact on residents in the area like Budget Storage did.

Green space.

Missing:
 Drug Store
 Restaurant
 Medical office
 Condo's

Apple Store

Abundance:
 Casey's, Kum & Go, Quick Trip

Most of the area is empty and there is no over duplicate of business types.

Provide for drainage so that homes to the south do not get flooded with runoff. The business should not be noisy or attract tons of traffic. No, I don't live near there, but let's, please, be ultra-considerate of those living nearby.

Businesses in general are missing. Let's be realistic about the area. It is a main thoroughfare. You will have gas stations and bars. The mall is right down the street. What has worked in the past? What businesses are a hot commodity in the area right now? Let's put something that will be an add to the community. Perhaps even look at putting a manufacturing facility of some sort..or a start up office space with cheap rent. However, Windsor Heights has enough vacant space on University. Do NOT put something that conflicts with existing businesses on University. How about a car dealer?

Let's be realistic about the businesses Windsor Heights could draw. Also look at what businesses may help BOLSTER infrastructure because of what they need to function and be profitable.

Drive-through Taco restaurant

There used to be gas stations at 63rd & Hickman and 63rd & University and several around 63rd & Grand. There are now none until 63rd & Railroad.

None, you can have access to any service within 10 minutes of this location. Why not ask businesses to fill vacancies in Sherwood Forest, Apple Valley, or 6500 University?

In a perfect world, what would be your ideal uses for the development? Would you like to see single family homes, townhouses, an apartment buildings, a convenience store or a fast food or sit down family restaurant, etc?

Answer
A film theater and a sit-down restaurant like Latin King open for lunch and dinner, and a small bagel shop.
Again, a Fareway grocery store would be perfect. If not that, then small commercial retail businesses other than bars or rental storage areas.
I do not think senior housing is a good fit for the area. We need it to be more vibrant to attract young, taxpayng families and income earners to the area.
See responses to #3 and #4.
Convenience store, sit down family restaurant, or park.
Green Space
I think it is a perfect spot for a locally owned restaurant since it is a high traffic corner. Other thoughts are above.
We would suggest some type of town house or apartments for senior all on one level. Like the Fair Meadows complex in Vine street in West Des Moines.
Windsor Heights is definitely lacking in this area. We are residence of Windsor Heights and are over 75 years old and have been looking for something to downsize to in Windsor Heights, and there just isn't anything.
There are many Seniors in Windsor Heights that will be looking for something like this, but we need to go to West Des Moines, Clive or Urbandale to find anything.
convenience store sit down restaurant
town houses would look good there - on the side by the other houses

I WANT MY GAS STATION AND CAR WASH BACK. ONE DAY A WEEK THEY WOULD COME OUT AND PUMP GAS FOR THE ELDERLY AND DISABLED. WAS ALSO WANTING A FAREWAY FOR THIS AREA. A DOG PARK WOULD ALSO BE NICE.
Green space. Restaurant. If apts, town homes
Sit down family restaurants would be preferred.
Or a grocery store.
Fareway Grocery
Senior Housing
NO apartments because they wuld just turn into dumps anyways...
No to convenience - we have plenty
No apartments unless there is some commmercial/retail as well
No single family housing - not an appropriate place for that
No fast food = enough already
Grocery store
Sit down family restaurant

A park would be ideal, however a shopping area of some sort would be great.
None of those, why do you keep asking the same question?
PUD, or high density, NO rental places like apartments, they do not add to the tax base and the renters do not add to the community, but rather drain on it. NO more convenience stores, we already have 2 and that is enough. Our HyVe grocery is open 24/7 so why go elsewhere. Nothing should be added that does not pay taxes or value, rather draw late nite traffic. A sit down family restaurant may work, but the Tavern, that we already have is not what is needed. Some place that provides soup, sandwiches, salads, not expensive dinners, like Baru, which is not adding to anyone in WH. With the way the north side of Hickman Rd looks now with the flop house(motel) with more than derelicks in the motel and bar, I am not sure any decent place would want to locate there. That is the biggest problem. No office buildings.
No sit down family restaurant. Fast food? apartment buildings fluxuate according to the number of vancies overall.
No apartments ...just got rid of bad element with the exit of the trailer park...grocery store or family local restaurant
Single family homes appeal to me the least. I am not excited about convenience store nor a fast food place.
I know it is always nice if WH can get the benefit through added taxes. If housing, intergenerational would be best.
Ideally, the land is suitable for mixed use, commercial along the road, some kind of buffer, then mid-high density multi-family similar to then newer row townhomes nearby on 63rd. I think a well-known, mid-size anchor (Walgreens, etc.) would help the development.
Park away from the street, then a coffee shop/ice cream shop and possible sit down restaurants or funky independent shops that are open in the evenings. We need traffic in this area at all hours!
A beautiful restauant overlooking the woodded area would be nice. Single family homes would also be nice. If the town homes are nice, that would be a good idea, also.
I think some or a mixture of all would be welcomed.
How about a high-rise affordable condo project that is a mixture of retirement and entry-level use for young people. The multi-generational commmunity could have benefits. Perhaps there could be a day-care facility the residents could use and volunteer at.
A unique blend of local artisan shops, coffee shop, etc. would be good.
I would like some senior housing and park for handicap
Affordable senior housing not something high-end that the typical senior can't afford. Sit down family restaurant that on the order of Village Inn or Bakers Square; both of those are a good ways away for our residents; perhaps with a bar option but not real expensive food, like a Red Lobster or steak place which would draw from the busy intersection and make people recognize WH for the friendly community it is. We don't need another convenience store but a fast food place would be great but not something we already have like Burger King, maybe Hardees or Taco John's.
As stated earlier, townhouses and a sit down restaurant would be my preference. The apartments like on the Des Moines side of 63rd would be acceptable but the aptment complex on the Urbandale side is an eyesore and dangerous.
sit down and a fast food would be nice along with an attractive apartment building. The apartment building and other comercial property would seem to bring more tax generation that a few single families.
I have recently moved back home to Windsor Heights after more than 40 years away. My sense is that things are very convenient--I don't see a need for additional commercial enterprises. I do see a great lack of green space. We lived in Dubuque, which has a fabulous arboretum, cared for by volunteers. I would use something like that very often--daily in nice weather, since I could walk there, but can't think of a single commercial enterprise that I could say I'd use at all.
Anything that increases tax revinue. No City Park. A professional business park, accountant, law offices, bank, service station, bar and grill, medical services.
I'm glad to see this survey and the effort to get the Windsor Heights residents on board as to how this area may be developed. The traffic on Hickman needs to be taken into account. I honestly can't see residential along this area, unless there is a substantial vegetative buffer with mixed trees, shrubs, tall grasses, and a 6-foot wood ornamental fence. I would like to see Windsor Heights take a serious look at on-site stormwater management. Make this a priority please!
Townhouses, small grocery, small local restaurants, clothing shops
A small shopping area like Beaverville.
I think a sit down restaurant would be good, but I am not sure how good it would do, Merle Hay Road is close and has lots of sit down restaurants. I think a green development would be fun, something with all sustainable building

products, features, etc.

More single family homes.

Again,townhomes,medical clinics, hospice facility.I think the people on Lincoln would not mind the quiet instead of a bar or food establishment and all the trash,litter and noise you would get with that. You also have the tree area which would be a perfect area for that. We really need to take this slow and think carefully to make sure what ever goes in it will bring revenue and keep our property taxes low and is resident friendly and stays put. We don't need something empty and not make revenue.

convenience store
sit down family restaurant
senior housing

SIT DOWN RESTAURANT

Ideally a Fareway store, small pharmacy & dry cleaner(similiar in size to those on Franklin & Merle Hay). A small senior townhouse development in the back away from Hickman would be nice; but only if the Fareway & pharmacy were also located there.

A Walgreens Drug store would serve the community well.

In a perfect world I vision...

A park in the center of the location.

Sr friendly townhomes with small specialty/gift shops near by.

Complete with a family restaurant!

Green space, skatepark, not a dog park! How about Windsor Heights central park.

Please see answer #1. I would prefer a mix of housing, significant green space, and perhaps some offices or a cafe, all to encourage pedestrian use of the space. I would not want either a fast food with drive-through or a convenience store, both of which would add to the traffic burden to serve transient, rather than neighborhood, business -- and both of which could become magnets for loitering, etc.

I don't think single family homes would be a good use - you sacrifice too much land per unit -- but low-rise apartments might be good.

in a perfect world a park or public use facility would be wonderful, but that is not practical.

large senior living campus?

i read Whole Foods is looking for a second location?

is the elevation suitable for a wind farm??? there are subsidies available and the revenue might be enough to eventually make such an enterprise pay

try to stay away from fast foods/ gas stations and the sort of businesses that will end up giving the property the same look that it had before

Sit down restaurants.
Organic food grocer.
Fast food.
A variety of small retail shops.
Possibly a movie theater.
Public art project.
Small park.
Fountain.
Apartments on the south portion of the site.

A good sit down family restaurant.

No fast food. They smell bad, have unhealthy food and would have more negative effects on the residents who live near the intersection.

green space
Mixed use!!!

In a perfect world I would like to see this as green space.

Perhaps a restaurant with mid prices and a retail outlet. We donot need another grocery store--- we have HY VEE,

Walmarts and Sam's now. A larger bakery-- or moce the one we have and enlarge it. I would like to see a small service station with garage for convenience, instead of going to another area for each.

Agai, I 'd like a deli with heatly foods - like a mini Gateway Market. Would also like a flat walking park geared for seniors.

The ideal world would be for the city to sell the property to someone so its no longer on citizens to pay for the land or be responsible for it.

Let's look at what businesses are close by--one restaurant. Windsor Heights has no restaurants--that would be nice. Apartment buildings are taxed at residential--do you really want more residential properties in the city?

drive-through taco restaurant

townhouses

conference center & rooms to use for weddings, etc.

something like the Krueger's/Taco Bell on SW 7th just south of downtown DM

Leave it as green space. Until the economy starts turning around leave it alone.

Single-family homes (think affordable garden-style homes) for younger and single buyers. Locally owned restaurants.

I would love to see a small town center that could bring together this area of the neighborhood. A place that could have townhome, senior or smaller residential, that are all around a gathering place for the community. That place could be a small park with outlying shops/eatery establishments or an open air market place. Please no more strip malls or apartments.

Please share any final comments. Thank your for helping grow Windsor Heights.

Answer

Thank you for asking!

Please no retiree housing or budget rental storage spaces. We need ammenities to attract families and young professionals. Use the limited real estate wisely. If a poor decision is made, we will be stuck with it for decades.

Best of luck in creating a plan for the highest quality development for this site. Please insist that the developer do it all together, not piecemeal, and enforce high quality design standards. Preserve some of the leftover trees and green space for a mini-park for the patrons, office workers, and residents that could eventually occupy the site.

That intersection is a nightmare, even with the new improvements, adding a store or resturant will simple compound this problem

Lets keep Windsor Heights citizens in Windsor Heights.

I hope the city will do something about that gross looking hotel right next to this property. I am sad that nothing has been done yet.

I am pleased to see Windsor Heights take an active role in redeveloping the property. It was an eye sore before. Traffic flow is also much better since the additional lanes and traffic signals have been added. Thank you for asking for our input!

we need something that will appeal to walkers and drivers

multi use but no convenience stores - they just seem to be a magnet for trouble.

The traffic light on Westover and Hickman is a great improvement. Thank You

The spaces on University cannot be filled, even if you don't own it is not the point. We are in a time of a recession. Please don't put anything in there that would harm the homes behind them. Please think of the residents that live near this area.

We have to have value for our home owners, not the business owners. We need to increase our residential tax base, to offset the lack of enough homes to spread the tax base. We need a uniform look to the buildings, so they look more like homes, whether it be a restaurant or townhomes. We need to look upscale, rather then a mess like the motel and bar, which are dreadful. We need to look forward for long term reasons to come to WH.

We need design quality, not cheap cut rate places.

Parks would be nice, but we need property tax paying properties. Do not build anything similar to the structure on 64th and University. Any idiot can see driving around the building the sidewalks are narrow and the the front access is even worse.

You need families to live in Windsor Heights in order for Windsor Heights to survive you need SIDEWALKS SIDEWALKS SIDEWALKS ...there is no where for kids to ride bikes and it will keep the old people out of the street

I would like to hear of proposals before a final decision would be made and then react to proposals.

We have plenty of housing in Windsor Heights. We need to focus on bringing people into our city. What makes us unique? Let's make it a family-friendly, youth-friendly, older-adult friendly city! Add businesses that are open in the evenings and weekends that appeal to young and old. Avoid chains that can be found anywhere! Make Windsor Heights unique by investing in people and their need to congregate and communicate. A park and coffee shop with wifi at minimum would appeal to all age groups.

Windsor Heights has excellent leadership and I am sure you will find the right thing to do with this land. My final comment would be, since we are so very land-locked, whatever you choose should really look beautiful as this is a main thoroughfare to the city and should represent us, well! Thanks!

Thanks for the opportunity to provide feedback. I hope you do something unique and appealing with this land.

I love Windsor Heights, have lived here since moving to Des Moines 40 years ago. We sometimes give others the idea that we are a snobbish community because we enforce our traffic laws but people clamor to buy property here to raise their kids and with our senior population decreasing we need to attract even more young families who don't need to go to West DesMoines to get a nice meal that doesn't break their budget or keep our seniors here instead of going to the western suburbs in their retirement years, something that the NORMAL senior can afford. I would love to stay here when I have to leave my home because I can't afford to move to any of those retirement communities out west and many of my friends say the same thing. We may not have a lot of money but we have a LOT of loyalty.

Let's make it happen without giving away the farm on property tax incentives.

Make it profitable.

WE feel the bar with the unsightly row of chairs outside on the eastside of the building and the lawn mower are unsightly. If we have to many police calls for that bar in the future we should not renew any liquor license. It would also be nice to be rid of the Extended Stay Motel. I think this area would add to the area already being thought of.

This development will reflect the small town family centered community of WH. Thus, family owned service business such as those mentioned above would fit well.

A big part of business success is location, location,location, plus easy in and easy out.

The only ingress and egress is the new light at Westover. The new islands do make it more difficult for customer access to any business.

I have always loved the Windsor Heights community. I have rented the Windsor Heights Community & Events Center and everyone loved it!

to me, letting gas stations/ fast foods etc., locate there substantially defeats the the purpose and all the effort expended to date

wait for a good, clean use - even if we have to pay more taxes

Develop an architectural theme and require strict design requirements for all of the buildings to make the area feel like a special area. Include heavy landscaping as part of the overall plan.

An arts component would give it class. Such as a large fountain, large sculpture or community space to hold events such as farmers markets, art & book fairs, performances, gatherings etc.

Be willing to offer incentives and invest tax dollars to truly make the area special so that it avoids a level of mediocrity. This truly is an opportunity to show the Metro area how smart and contemporary the City of Windsor Heights truly is!

Work with Urbandale too. Including a cohesive design on both sides of Hickman would make the area larger and feel more like a destination or "district".

I am glad that Windsor Heights is developing this area but hope that the city does not forget about the area between Center St and Buffalo. That area looks horrible and worse when motorists see people walking the road and/or the railroad tracks in all sorts of weather along 73rd. A good looking bike/pedestrian path along there would greatly enhance the looks of the city to the thousands of people who travel past that area each day of the year. Right now (and for the 21+ years I have lived here) it looks like something from the back areas in the South.

Look at the demographics, senior housing with supporting retail...restaurant and services that would support a higher density development like the reserve over by Cobblestone. Alot of older WH residents will be moving from their homes on the next ten years and would like to stay close.

The impact of city decisions on the residents never seems to be foremost. Lets keep as much grass and trees as we can with what little land we have left. Lets NOT go for the most money but do something that says we in W.H. are trying to go GREEN.

consider green space

What ever you do don't allow the ulgy, ulgy Self Storage place being built across the street in Urbandale!

I question the viability of further commerical development in Windsor Heights. Look at the complete and total failure of the combination retail/residential three story building on University Avenue. It has never had a single tenant and has stood vacant since the day construction ended. Why would a commerical project on Hickman succeed when the building was University has failed utterly?

Windsor Heights is a wonderful place to live--- I have resided here, first in a home and now in an independent apartment, for 30 years. i has the small town feel, friendly people, but close to other Metro areas, the Freeway, Interstates, etc. Keep the image as it is, but utilize any space--- such as 6rd. St.

Good Luck!

Just make it beautiful and make sure whoever moves into the area does it and keeps there portion beautiful

I would encourage Windsor Heights to develop the property with long term in mind. Windsor Heights will have a problem with sustainability if the city continues to attempt to grow the size of government but does not grow population.

Windsor Heights needs to be practical. We are isolated and have great pride for being a small community. However, Windsor Heights doesn't always act like a small community. Its imperative to spend like a small community and to develop areas to BENEFIT the taxpayers. If there is an opportunity for a business to come in, I would encourage the council NOT to reject it based on what that business may be. Zone the area commercial, provide some incentives, and get that area filled. If we need to contract with someone who can "sell" all W. Heights has to offer, then lets do it.

I want to live in Windsor Heights for a long time, but am afraid taxes will go up and quality of property will go down unless the city takes action.

Unfortunately the type of mixed-use development at 6500 University is not the answer. It's sad to see a new building sit empty and deteriorate. Make sure the deals (homeowners, retail, tenants) are in place before breaking ground.

The forethought to build University Ave. into a community pride area was great. It took time and will continue to take efforts into the future. As the City plans out for Hickman Road, don't pass up this opportunity. Don't give into easy money or strip mall mentality. You can not control the area around it in the other cities, but you can make it a gateway of pride for our City.