

63RD STREET AND HICKMAN ROAD:
VISION PLAN & MARKET ANALYSIS
Windsor Heights, Iowa



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ACKNOWLEDGEMENTS

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INTRODUCTION

The city of Windsor Heights acquired 7.6 acres of land south of Hickman Road and west of 63rd Street in 2008 and 2009. The property had been previously used for the following land uses:

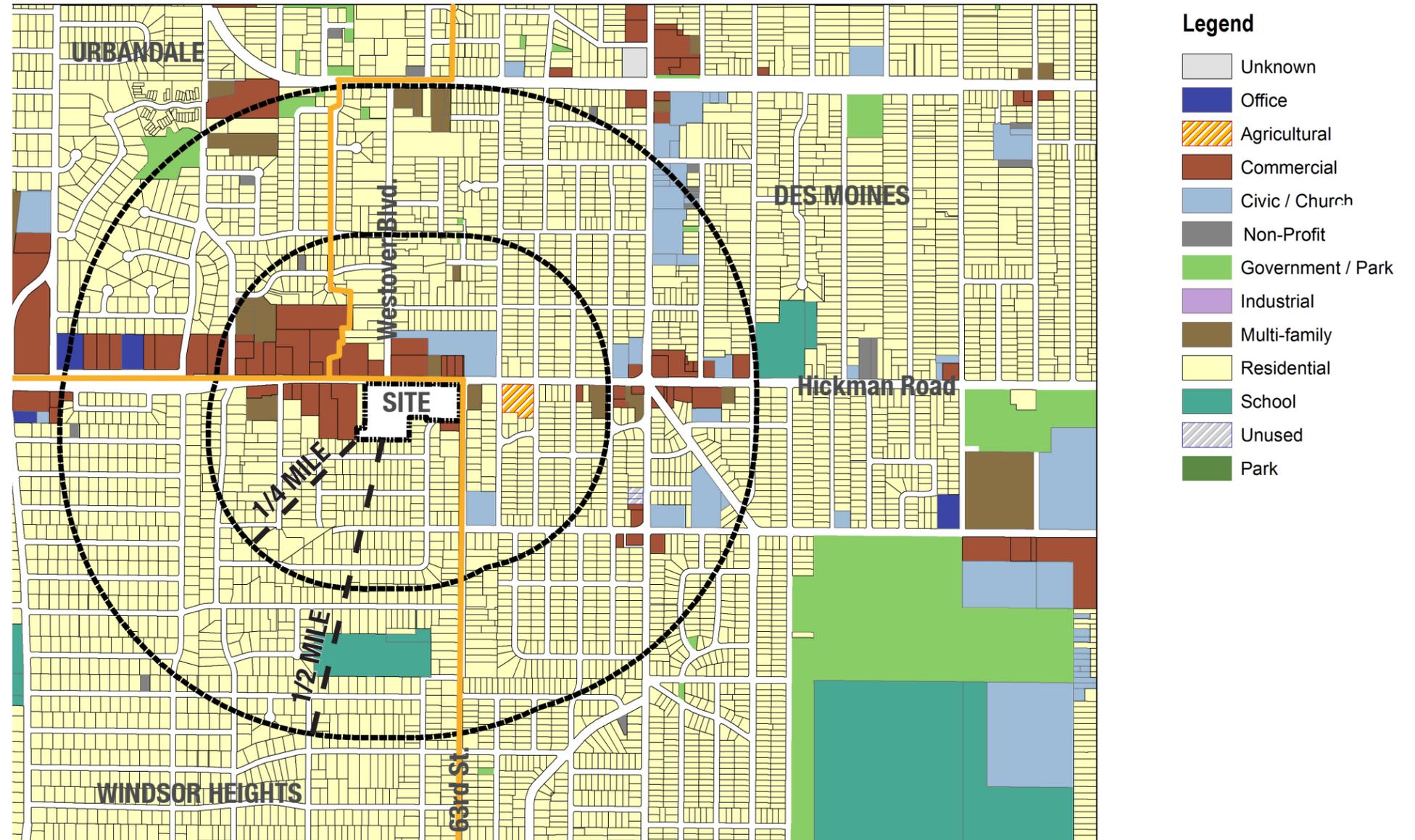
- Gas station
- Small box retail store
- Bar
- Office
- Apartments
- Mobile home park

The city completed the widening of the Hickman Road and 63rd Street as well as the signalization of the intersection of Westover Boulevard and Hickman Road in 2011. In the fall of 2011, the city selected RDG Planning & Design (hereafter referred to as the planning team) to prepare a market analysis report and create a vision plan for the property that illustrated a plan matching the city's objectives and reflecting the concerns of the community. This document is intended to summarize the results of this effort.

SITE ANALYSIS

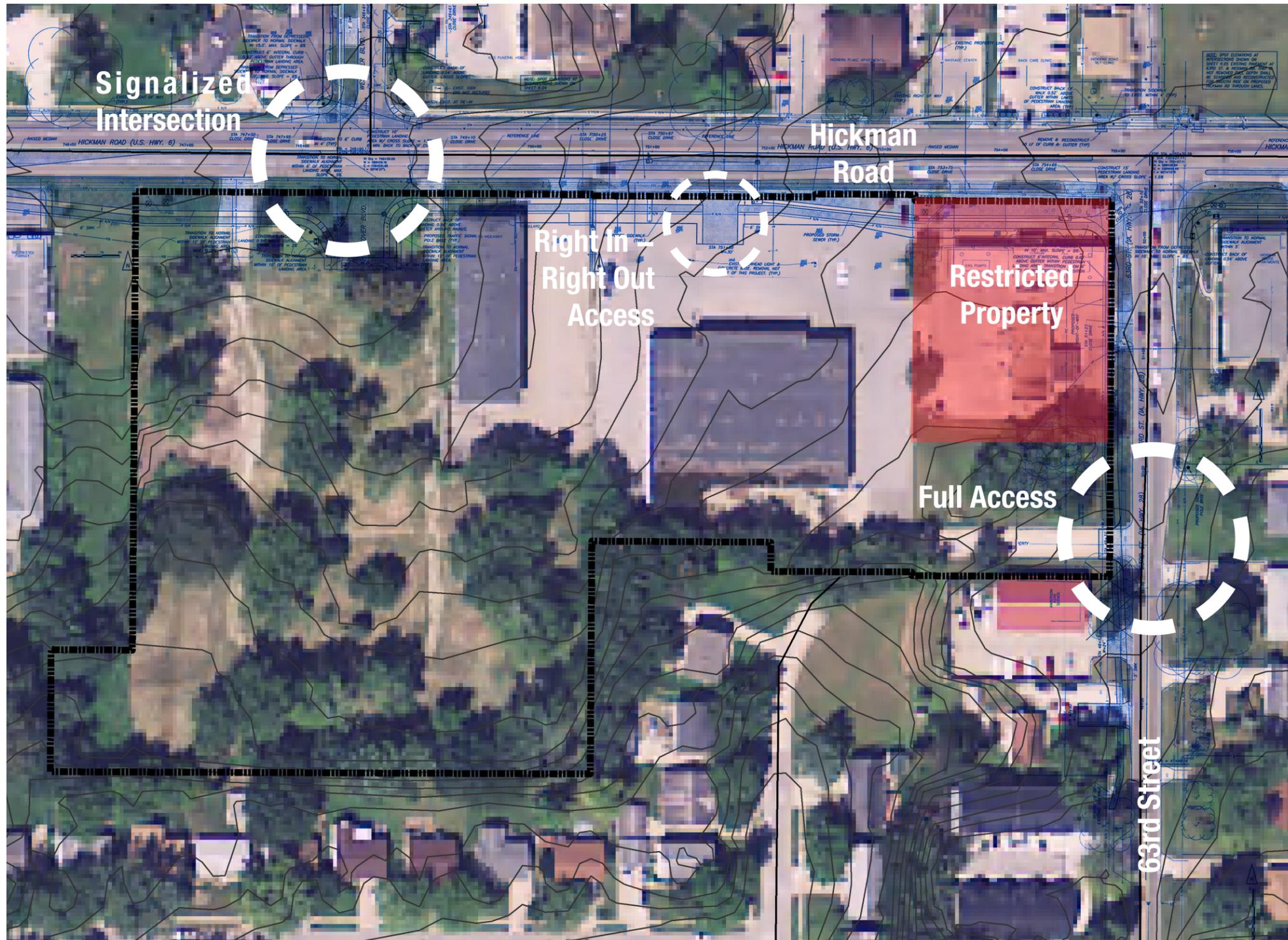
Site Context

The site is located at the northeastern corner of Windsor Heights and is a key gateway into the city. The site is surrounded primarily by single family residential development to the south and commercial or multi-family development along Hickman Road. Notably absent from the context is open space with no public open space opportunities within one-quarter mile of the site and limited opportunities within one-half mile of the site.



Land Use Context

The above graphic describes the existing land uses around the site.



Site Circulation & Access

The site currently has excellent exposure to the high traffic volumes that occur on Hickman Road and 63rd Street as further described in the Market Analysis. Access to the site from Hickman Road and 63rd Street is as follows:

- Full signalized intersection at Westover Boulevard.
- Right In–Right Out access between Westover Boulevard and 63rd Street.
- Full access on 63rd Street at the existing southern entry point.
- Based on conversations with the Iowa Department of Transportation, it is not likely that these access points can be changed based on intersection distances.

Pedestrians access the site via sidewalks along Hickman Road and 63rd Street, as well as via an informal pedestrian connection to the neighborhood to the south at the vacant lot.

Property Restrictions

The former gas station site at the corner of 63rd Street and Hickman Road is no longer being monitored for underground contamination. However, this portion of the property (shown in red at left) shall not have the following uses until 2024:

- Child care
- Elder care facility
- Nursing home facility or hospice
- Medical or dental facility
- Church
- Park
- Hospital

The restricted property area can be used for parking for the above uses.

Existing Property

The above graphic illustrates the existing property with 2' contours overlaid, the recent road widening project (shown in blue) and the restricted portion of the property (shown in red). All buildings on the site have now been removed from the property.

Environmental Characteristics

The site generally consists of gently sloping topography (0 – 10%) based on LIDAR contour information. The eastern half of the site drains to the southeast and ties to a small detention area on-site and the storm sewer system. The western half of the site drains to the south towards the existing neighborhood.

The western portion of the site has ample mature shade trees that should be preserved where possible.



Existing Slope & Drainage Patterns



ABOVE: Existing Site

ABOVE & ABOVE RIGHT: Existing Site Context

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COUNCIL VISIONING

On December 13, 2011, the Windsor Heights' City Council and the planning team met to establish a narrative vision statement and goals for the redevelopment of this property. The property is subject to the Hickman Corridor Overlay District Standards found in the city's zoning code. This overlay district's purpose is to encourage a walkable, mixed-use corridor along Hickman Road. The planning team and council used the intent and goals of this overlay district as the initial framework for the property and made additions to these goals to result in the visioning statements to the right and on the adjacent page.

PLAN VISION

The overall objective is to have an atmosphere that is **safe, convenient, energetic, and attractive** through the **integration of uses** including a pocket park and **eclectic architecture** and to creatively handle storm water drainage issues in an **environmentally sound** manner. **Neighborhood input** is critical.

PLAN GOALS

Public Space. To preserve, enhance, or create a variety of forms of publicly accessible open space, such as parks, plazas, tree-lined streets, and community gathering area.

Compact Mixed Use. To create a compact concentration of land uses within each development through multiple uses in a single building or in the same general area.

Street Aesthetics. To encourage an attractive and aesthetically pleasing environment, which will draw customers and residents and will help enhance and maintain the City's safe and superior quality of life.

"Green" Friendly. To reduce the amount of impervious parking in general and the amount of visible impervious parking specifically by utilizing shared parking, pedestrian pathways, permeable paving alternatives and creative, attractive landscaping.