



City of
URBANDALE
Department of Economic Development

January 26, 2017

Last Approval Complete for Interchange at Meredith Drive and Iowa 141 Flyover Ramp

The City received final approval this month for I-35/80 access at Meredith Drive and reconfigured access at Iowa Highway 141. When complete, there will be a half-diamond ramp on the south side of Meredith Drive, allowing northbound freeway traffic to exit and providing an entrance point for southbound I-35/80 traffic. A dedicated ramp will move northbound Iowa 141 traffic over the mainline interstate traffic and merge into the state highway north of the interstate. These projects are expected to significantly increase traffic safety and efficiency in the interstate corridor. Construction is expected to begin in 2019. Stay up to date on this project by visiting: www.urbandale.org/interchanges

Ethics & Corporate Citizenship Educational Series Begins in February

Urbandale businesses attending the 2017 Workforce Development Series can expect to learn ways that the principles of Character Counts can positively impact relationships with employees, clients and the larger community. Series attendees will learn more about principles-based business leadership and corporate citizenship as an employee attraction, engagement and retention tool. Also, many Urbandale business managers express a desire for their businesses to be more engaged in the community. In the last session in the series, there will be an opportunity to meet Urbandale nonprofits and learn about opportunities to engage in their work. There is no cost to attend the sessions. The first session is Thursday, February 16 from 8:00 - 9:30 AM at City Hall. Visit the [Economic Development Department website](http://www.urbandale.org/economic-development) to get more information and to RSVP.

City and Chamber to Support Urbandale Entrepreneurs in UI's Venture School Program

Venture School is an intense six-week program for entrepreneurs developed by the University of Iowa's John Pappajohn Entrepreneurial Center. The next Des Moines cohort will get started in February. The program is led by experienced entrepreneurs and increases the chances of a company's success by driving the startup process. The City and Chamber will sponsor an Urbandale entrepreneur, if they are selected to participate in the program. Apply by February 6 at <http://www.iowajpec.org/entrepreneur-support/venture-school/entrepreneur-application/>. Visit www.venture-school.com for additional information.

City Council Approves \$209 Million Five-Year Capital Improvements Program

The Urbandale City Council approved the 2017-2022 Capital Improvements Program (CIP) this month. The CIP represents the City's multi-year plan for the construction, maintenance and improvement of public infrastructure. Major upcoming projects in 2017 include grading of the ramps for a full interchange at 100th Street and the expansion and urbanization of Meredith Drive between 128th and 142nd Street. In November, a bond referendum will be held to determine support for a third fire station. Urbandale's unique approach to the CIP process utilizes a nine-member citizen board that makes infrastructure recommendations to the City Council. Another unique aspect of Urbandale's process is that one percent of bonded debt issued for projects in parks, city facilities and arterial street projects is dedicated to the acquisition of public art. The CIP can be found on the City's website [at this link](#).

Approved, Issued, Opened in Urbandale

Urbandale provides many opportunities for commercial and residential investment. Below are some recent projects:

Opened: [Brokers International](#) leased approximately 30,000 square feet at 4121 NW Urbandale Drive.

Opened: Chicago Dog leased approximately 1400 square feet at the northwest corner of Douglas Avenue and 70th Street.

Opened: Scooter's Coffee opened a drive-through location at the northwest corner of 100th and Hickman Road.

Open(ing): Revitalization of Parkwood Plaza as the rebranded Urban Town Center continues. Open tenants include: Get Air Trampoline Park, Planet Fitness (expanded and reopened), Bark Shop, Next Level Extreme Fitness, Appare Japanese Restaurant, Kelly Services, Venom PC Fyzical Therapy and Balance. Opening in 2017 includes Radiant Complexions Dermatology, Painting with a Twist, Taco Hangover, Breakout Games and Rita's Ice.

Open(ing): Heritage Park Retail opened to tenants in 2016 and currently is home to Caribou Coffee & Einstein's Bagels, Cryo Spa, Jimmy John's, Five Star Nutrition, Fresh Fit Meals, Glamour Nails and Great Clips (opening 2017).

Site Plan Approved for Waukee Community School District's [Radiant Elementary School](#), a nearly 100,000 square foot building at 170th Street and Waterford Road. This is the second Waukee CSD building in Urbandale and is named for a former coal mine in the area.

Site Plan Approved for an indoor, multi-level storage facility of approximately 140,000 square feet at the northwest corner of Meredith Drive and NW Urbandale Drive.

Zoning Amendment Approved to allow 16 acres of retail development at the southeast corner of Center Pointe, formerly known as Frampton Farm (NW quadrant of 100th Street and I-35/80). The development totals 85 acres and will be accessible via the new 100th Street interchange, expected to open in 2018

Curtis Brown, CEcD

Director of Economic Development

cbrown@urbandale.org

Katie Gieszler

Economic Development Specialist

kgieszler@urbandale.org

City of Urbandale Economic Development Department Website

www.urbandale.org/econdev

Online Available Site and Building Database

www.urbandale.org/224/Available-Properties

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