



City of
Urbandale
Iowa

Economic Development Newsletter

Early Investment Momentum in the Urban Loop

The Urban Loop was launched September 2017. Since then, the Urban Loop development area has seen a number of significant projects, including: R & R Realty's Paradigm Building, John Deere Intelligent Solutions Group's office building, a 53,000 square foot flex building and more. [Access a project map and learn more](#) about these Urban Loop projects!

The Urban Loop has over 700 acres of development-ready land for office, retail and industrial uses. Its common element is the six miles of Interstates 35 and 80 between Merle Hay Road and Hickman Road in Urbandale. It provides unparalleled border-to-border and coast-to-coast access.

The Urban Loop references the fact that the ninety-degree turn in the freeway is a common element in many transportation "loops" through Urbandale and throughout the Metro area.

Urban Loop Interchanges Construction Update

Construction on the 100th Street interchange is in its third and final stage and will open this fall 2018. The Iowa Department of Transportation will start the Meredith Drive half-diamond interchange and Iowa 141 flyover ramp this summer with final design and taking of bids. These projects are planned for completion in 2020. A [map of the area](#) details the projects and their timing.



Traffic Volume Growing in Urbandale

The Iowa Department of Transportation conducts average daily traffic counts for cities in Iowa on a four-year cycle. A [map](#) of the 2016 IDOT Average Daily Traffic shows interstate traffic volumes through Urbandale ranging from almost 90,000 vehicles per day to over 115,000 through the Merle Hay Road to Hickman Road corridor. A study prepared in conjunction with the Urban Loop interchange work indicated projected volumes of about 101,000 to 121,000 in the corridor in 2020, growing over 30% from 2016 to a range of approximately 125,000 to 150,000 in 2040.

New Investments Meeting Residential Growth

Several projects in the vicinity of 156th Street and Meredith Drive and at 142nd Street and Hickman Road respond to rapidly growing residential populations in the western part of the city. In the last five years, hundreds of single-family multi-family units have been constructed in the expanding western part of Urbandale. With this growth has come commercial investment to serve those areas. In 2015, CVS Pharmacy was the first investment in a new development area at the northwest quadrant of Hickman Road and 142nd Street and a new professional office is underway now in the development.

In the 156th Street and Meredith Drive neighborhood, the Walnut Crest retail building is a 7,500 square foot multi-tenant building. At the northeast corner, Hy-Vee has an approved site plan for an approximately 17,000 square foot store with services including grocery, pharmacy, medical and fitness. Just east of the intersection, the City of Urbandale will be constructing a third fire station to maintain rapid response times throughout Urbandale.

Approved, Issued and Opened

Site plan approved for construction of a two-story 134,000 square foot office building on approximately 16 acres at 9505 Northpark Drive. This building will be the principal offices of John Deere Intelligent Solutions Group.

Preliminary and Final Plat approved for four commercial lots totaling 34.39 acres at 9431 to 9599 Northpark Drive. The lots are northeast of the future 100th Street interchange with I-35/80 and one of the lots will be the site of the John Deere ISG project (above).

Site plan approved for construction of a 7,600 square foot retail building at the corner of Northpark Drive and Northpark Court, just west of 86th Street in the Urban Loop development area.

Site plan approved for construction of a Casey's General Store on approximately 2 acres at 100th Street and Northpark Drive in the Center Pointe Business Park at the northwest quadrant of the future 100th Street and I-35/80 interchange.

Site plan approved for Traditions Children's Center at 4462 128th Street, near the intersection of 128th Street and Meredith Drive. The building is proposed to be approximately 9,600 square feet in size with a 10,500-square foot fenced play area.

Preliminary plat and site plan approved for Orchard View Townhomes consisting of seven townhomes at the southeast corner of Meredith Drive and 100th Street.

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