



**Waukee**  
THE KEY TO GOOD LIVING



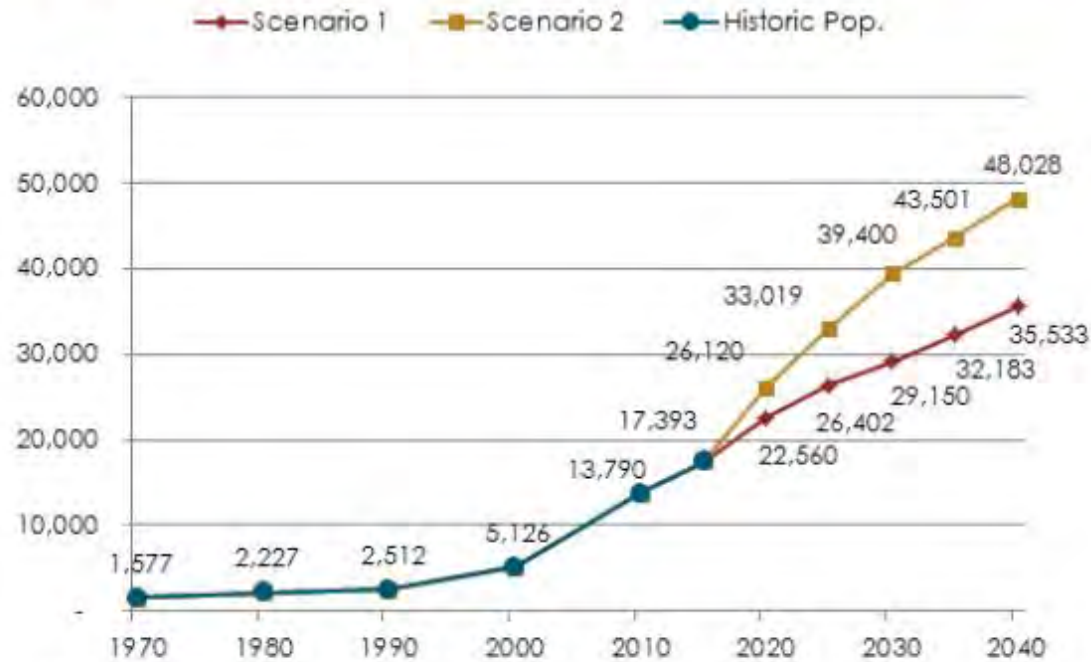
Waukee Update  
December 8, 2021

# Continued Growth

- Dallas County
  - 4<sup>th</sup> fastest growing county in the U.S. 99,672 (51%)
- Waukee
  - 2020 Census – 23,940 (74%)
  - Recognized as fastest growing City in Iowa since 2010 – 74% growth (for Cities larger than 20,000)

# Population Projections

## City of Waukee Population Projections

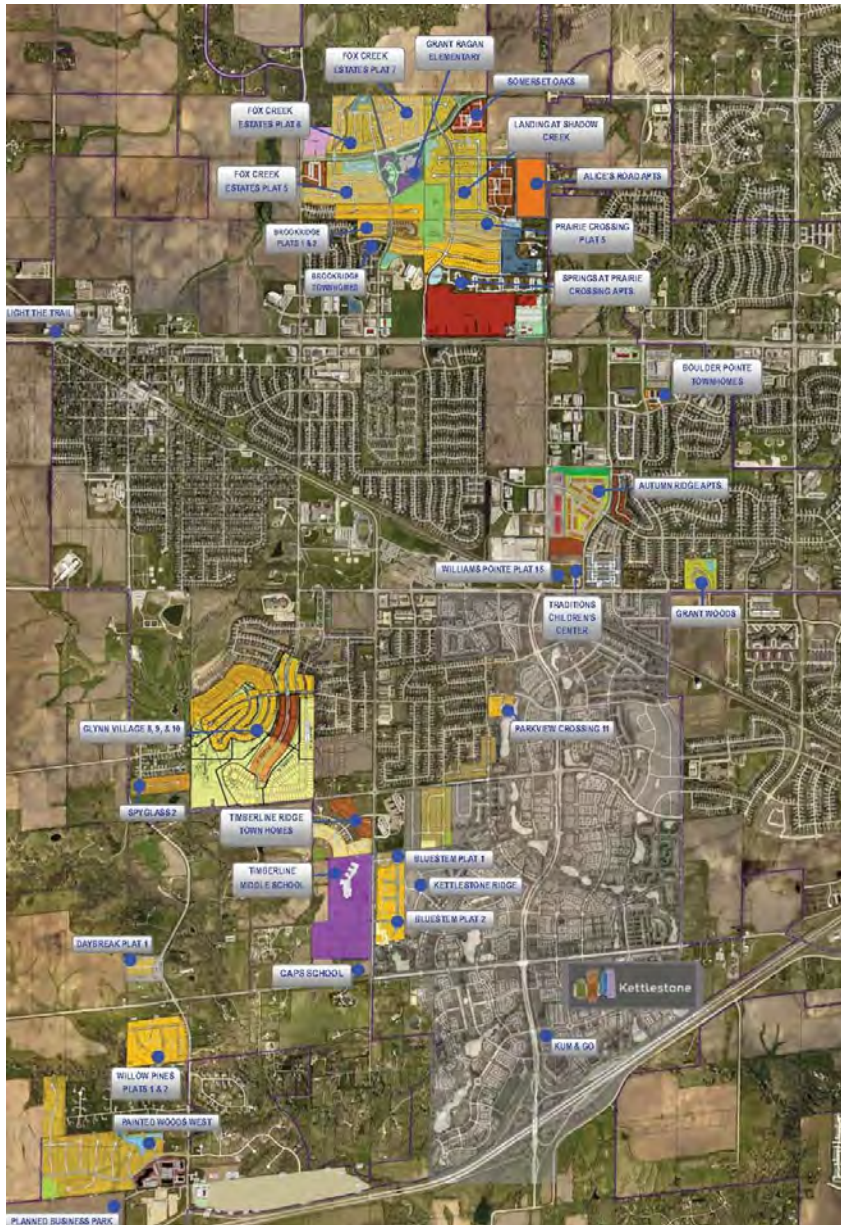


Source: City of Waukee, US Census

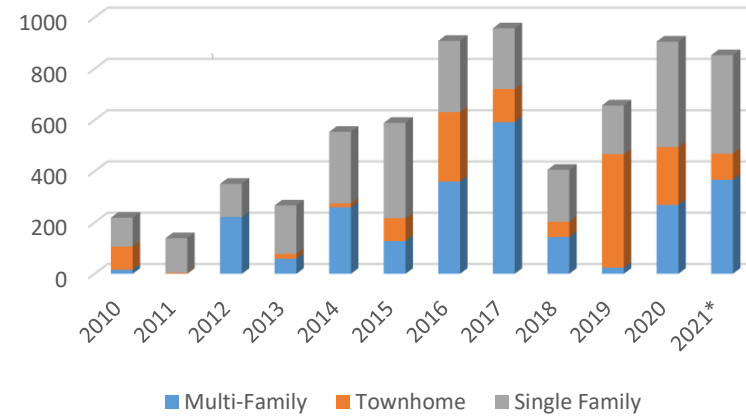




# Development Activity



Waukee Residential Growth



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021*	TOTALS
<b>Multi-Family</b>	16	0	222	59	260	128	360	592	144	24	269	367	<b>2,441</b>
<b>Townhome</b>	90	4	0	19	15	89	271	129	59	443	226	102	<b>1,447</b>
<b>Single Family</b>	113	135	129	189	279	372	278	237	203	190	411	594	<b>3,130</b>

594 Single Family Permits issued in 2021

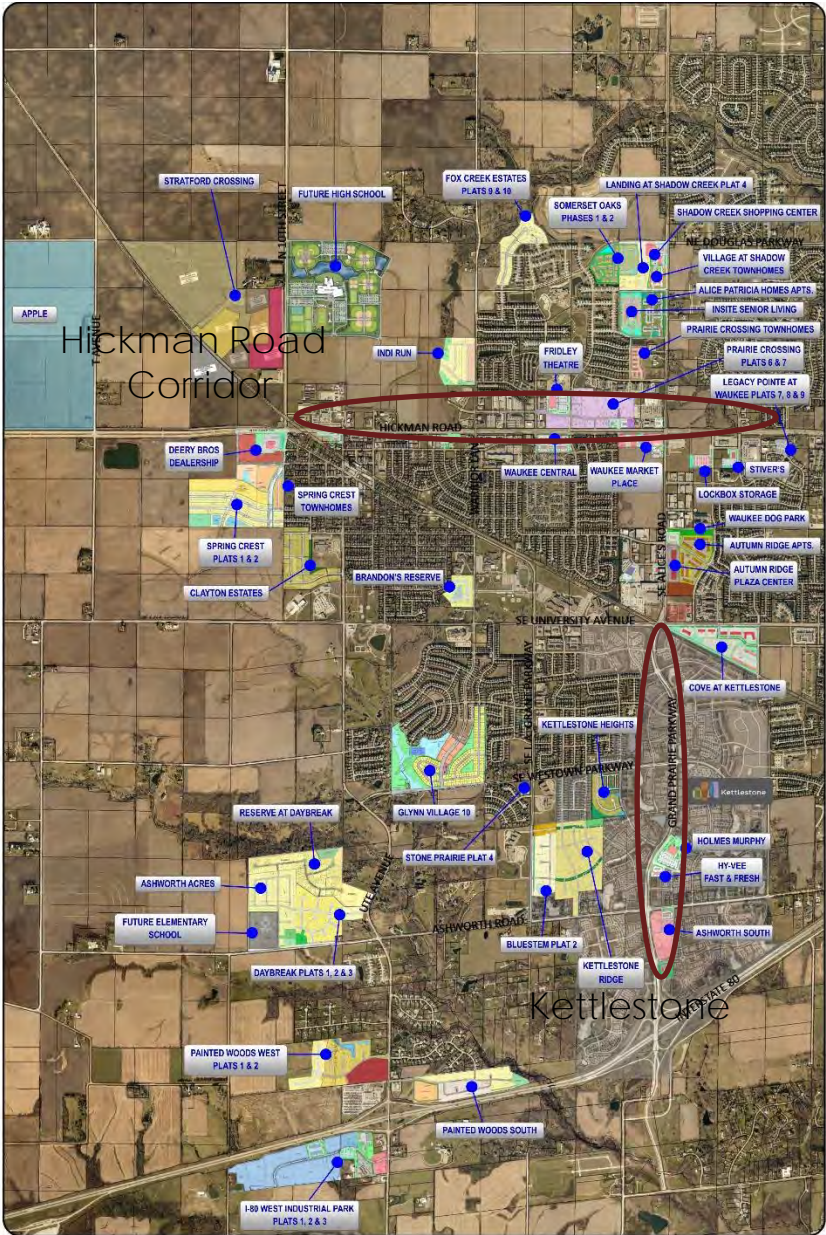
Total Housing Units (2010 Census): 4,902  
 New Housing Units (2010 – 2021): 7,018

\*permit data through December 2021

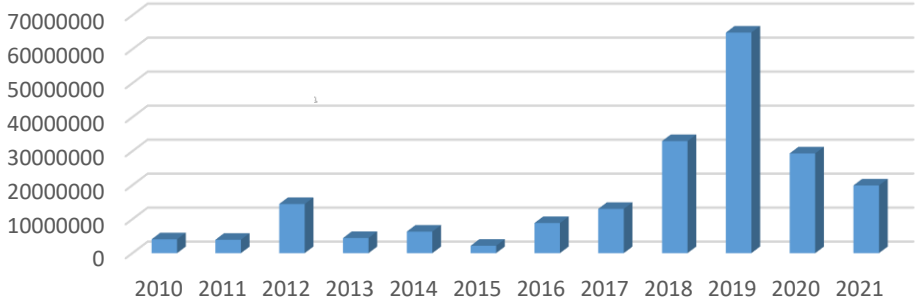




# Development Activity



Commercial Growth



Year	Commercial Valuation
2010	\$4,085,296
2011	\$3,930,806
2012	\$14,456,953
2013	\$4,446,451
2014	\$6,329,742
2015	\$2,168,423
2016	\$8,853,192
2017	\$13,017,211
2018	\$32,954,092
2019	\$64,891,028
2020	\$29,347,062
2021	\$19,919,121
TOTAL	\$182,666,590







# Northwest Waukee Progress

- Northwest High School
- Triumph Park
- Public Infrastructure Development
- Apple Data Center



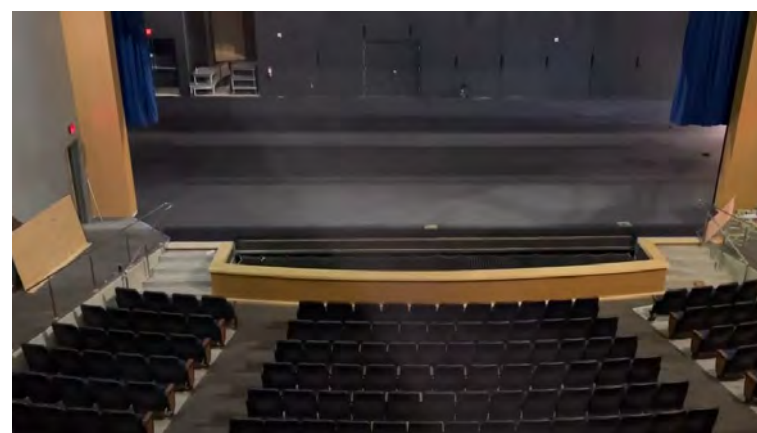


# Northwest High School/Triumph Park





# Northwest High School Progress





# Northwest High School/ Triumph Park





# Triumph Park





# Triumph Park

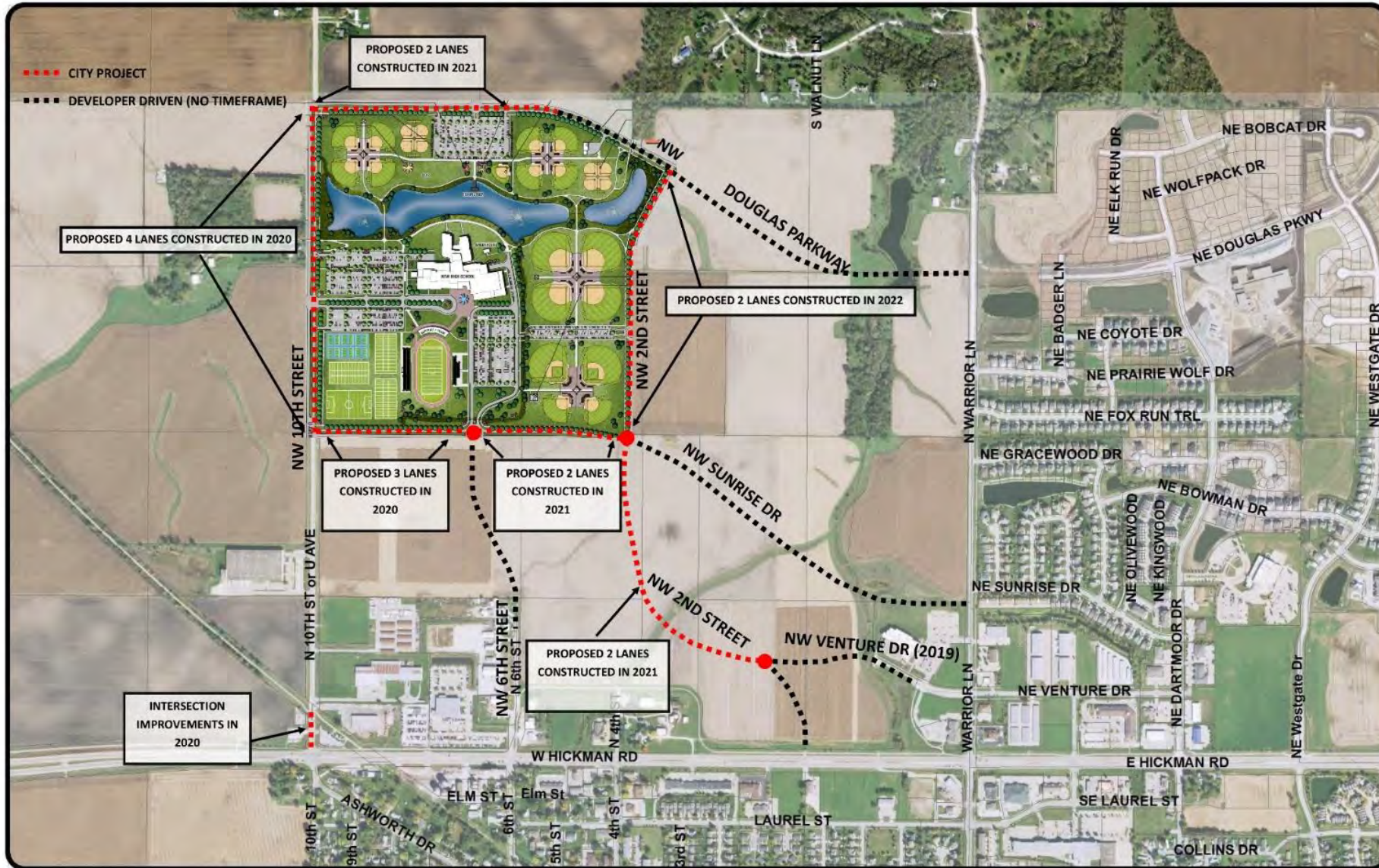


**Waukee**  
Betterment Foundation



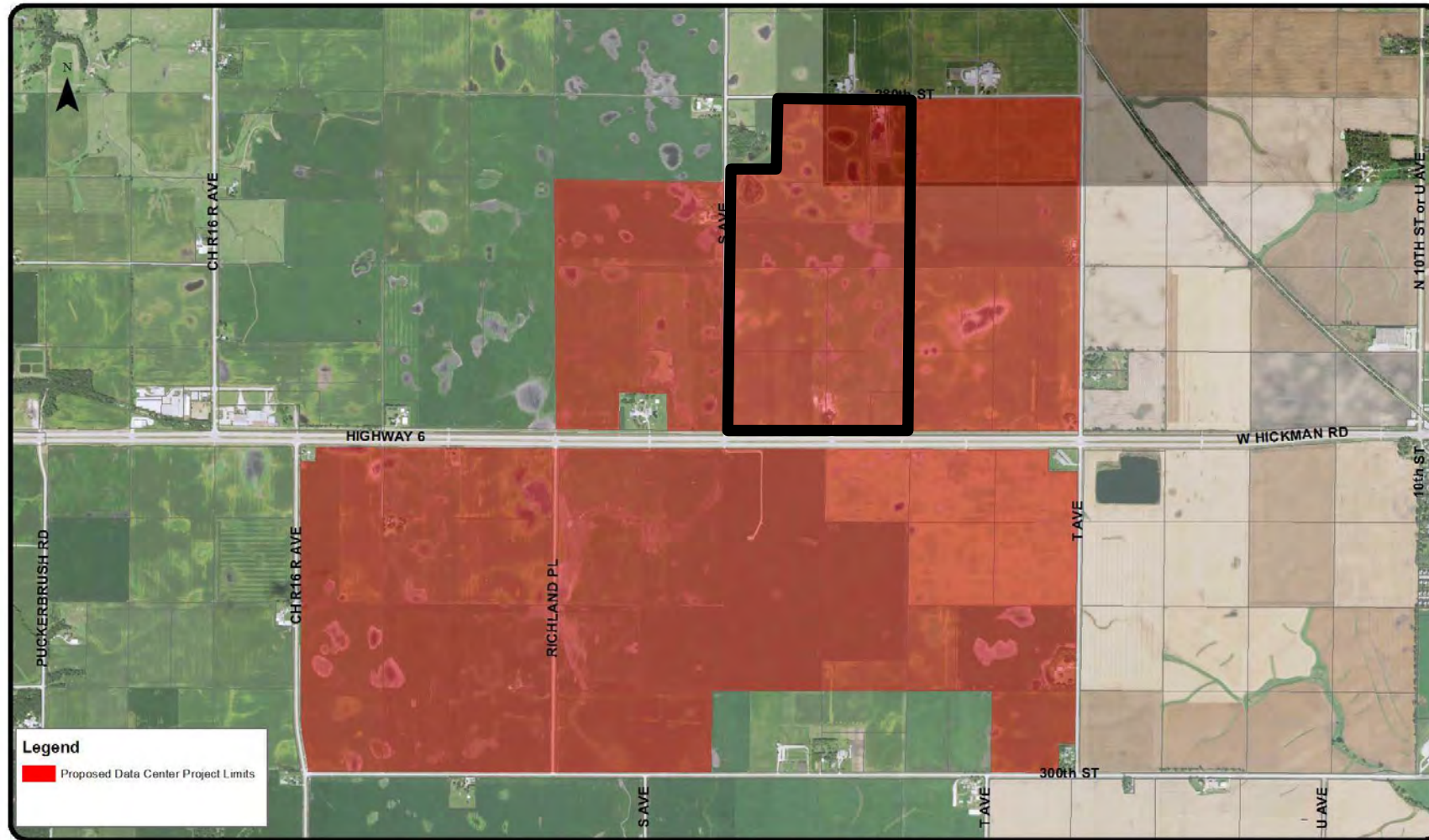


# High School Roads





# Apple Update



# Apple Update







# Kettlestone Progress

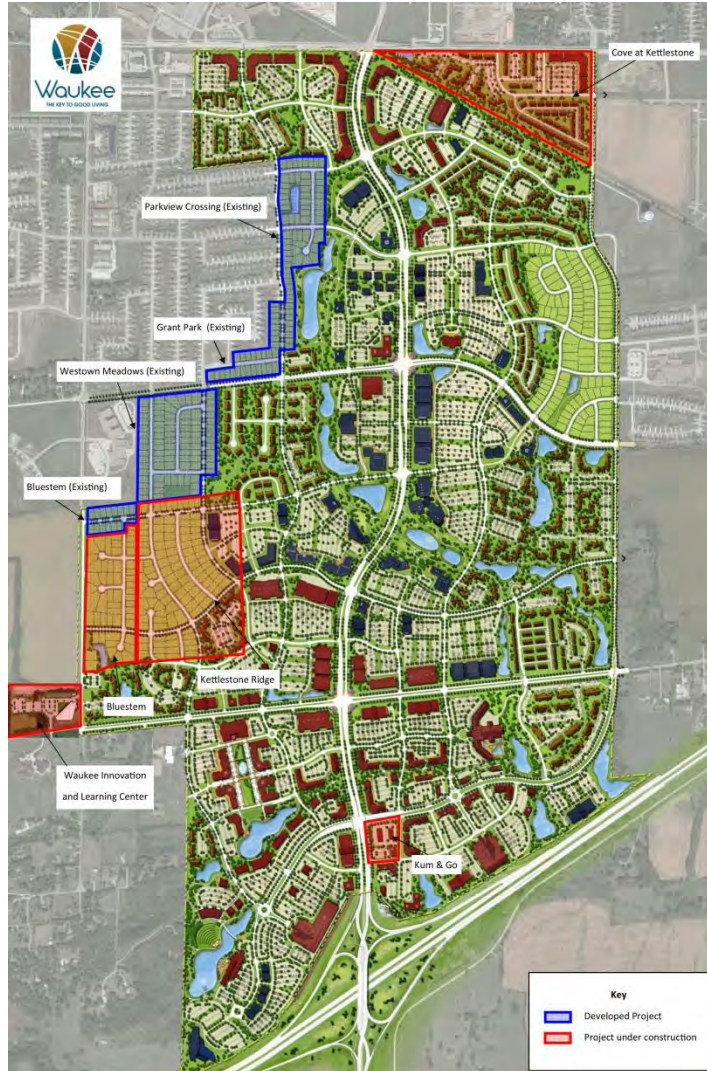
- Kettleview Office
- KeeTown Loop
- Trail Amenities





# Kettlestone Development

New Businesses added in  
2020/2021



- City Row
- The Nest Pediatric Dentistry
- Myriad Advisor Solutions
- Downing Construction
- Bing Bang
- Iowa DOT Waukee Driver's License Station
- Hy-Vee Fast and Fresh
- Smokey Row
- Fleet Farm
- Sleep Inn/Mainstay Suites
- Elite Eye Car
- Shine Shop Car Wash
- Encompass Holdings
- Lush Dental



ACTIVITY	TOTAL (S.F.)	PER DECADE (S.F.)
Commercial Development		
Retail/Commercial	2,000,000	600,000
Office/Employment	3,200,000	650,000
Lodging (rooms)	700	290
Total – Square Feet	5,200,000	1,250,000



Kettlestone

## ECONOMIC IMPACTS COMMERCIAL

### ACTUAL ECONOMIC DEVELOPMENT TO DATE (5 YEARS)

ACTIVITY	TOTAL (S.F.)	VALUATION
Retail/Commercial	379,439	\$64,200,000
Office/Employment	155,109	\$36,900,000
Lodging	77	\$6,300,000
TOTALS:	534,548	\$107,400,000



# Kettleview and KeeTown Loop



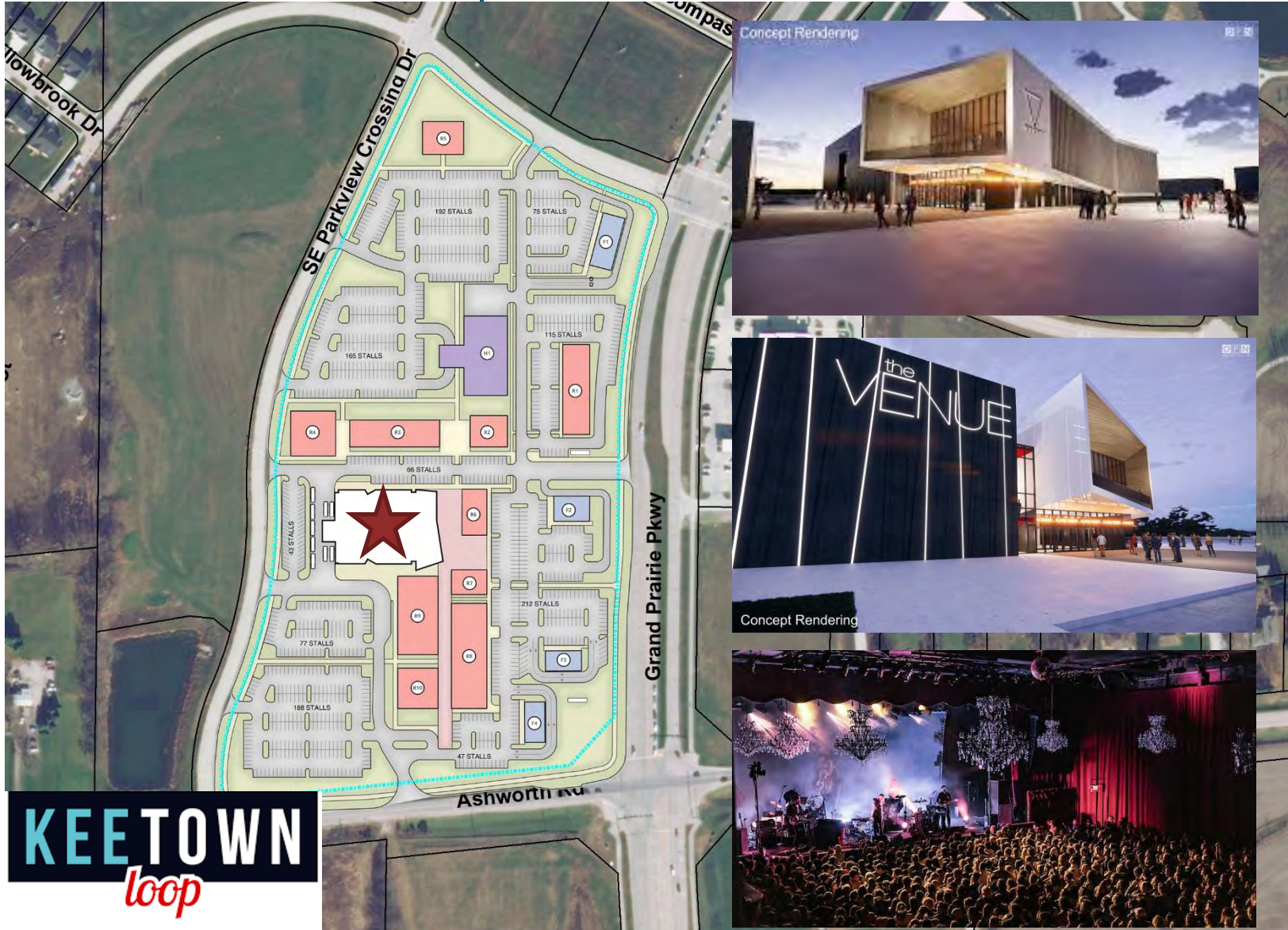


# Kettleview Office Development





# KeeTown Loop Entertainment District



**KEETOWN**  
*loop*



# KeeTown Loop Entertainment District



**KEETOWN**  
*loop*





# Kettlestone Greenbelt Improvements





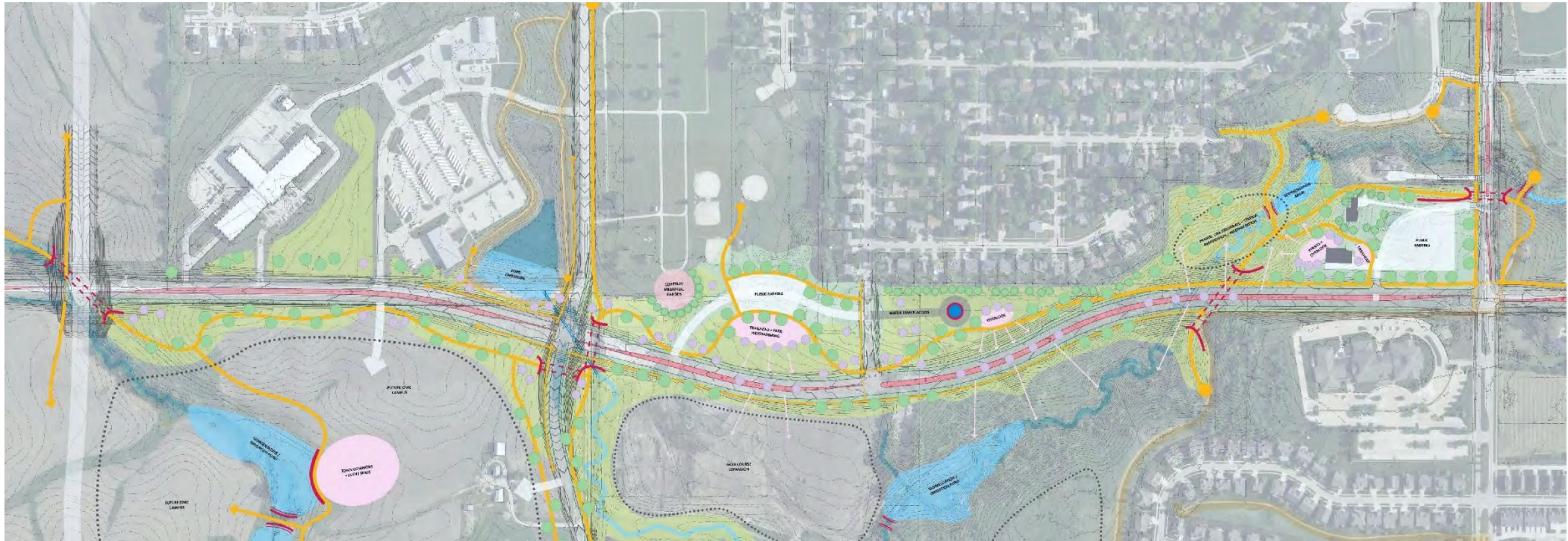


# Western Waukee Progress

- University Avenue Corridor
- Future Civic Campus Planning



# University Avenue Corridor





# Civic Campus Planning





# Vineyard Property Redevelopment







# Waukeee

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Thank You