ARCGIS URBAN TRANSFORMS DICKINSON: INNOVATIVE REDEVELOPMENT PLAN SPARKS RENEWAL

Background
Dickinson is a nearly built-out enclave community nestled amongst several much larger and actively developing communities. It prides itself on being a quiet working-class bedroom community. What commercial development exists in principally along IH 45 with a few smaller businesses sprinkled along SH 3 and FM 517.

Problem
In recent years, the community has been ravaged by major storm events cause severe flooding across large portions of the community. This, in turn, led to vacancies and disinvestment in flood prone areas. In particular, at the crossroads of SH 3 and FM 517 is an area that has acted as the city center. It too, experienced a loss of tenants leading to urban blight.

Summary
New leadership placed a higher priority on advanced planning and proactive economic development. Seeing the area not as a problem but as an opportunity, Kendig Keast Collaborative (our parent company) was hired to prepare a redevelopment plan. To gain the support of city leaders, business and land owners in the project area and nearby residents, ArcGIS Urban was used to build alternative scenarios to gauge reactions to different types and scales of development.

Outcomes:
- A two-dimensional conceptual site plan was developed through the course of stakeholder meetings and a design charette.
- An ArcGIS Urban model was constructed to visualize the plan in three dimensions and to test different use mixture and varying building heights.
- Metrics were generated by the Urban model to quantify housing units, total persons, square footages by land use type, parking demands, and other development factors.
- Using the preferred scenario, SketchUp building models were constructed and placed in the model and enhanced with streets and sidewalks, public spaces and buildings, and landscaping.
- Using ArcGIS CityEngine and other visualization techniques, a virtual real-world environment was simulated and produced as a fly-through video.
- The video was provided to the city for use in marketing the property to investors and developers.

REFERENCES

PROJECT LAUNCH:
June 2022

PROJECT LEAD:
Bret Keast, Owner | CEO

KEY PERSONNEL:
Sharon Cadena, Client Care & Operations Manager
Alexys Irwin, Lead Build Associate
Vanessa Otero, Designer
Irene Huseman, Project Associate
REFERENCE:
Mark Relph , City Manager | The City of Littleton, CO
City of Littleton, CO
✉ 2255 W. Berry Avenue Littleton, CO 80120
📞 (303) 795-3700
🌐 cmmjr@littletongov.org

The realism is extraordinary! This view reflects development of an entirely new city center with complete street design, a central park, food truck court, and space for tenants, residents and visitors.