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DISTINCT BY NATURE

# CLIVE

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# Discover Why Clive is **Distinct by Nature**

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**T**hink you know Clive? Think again. Mayor Scott Cirksema offers some surprising insights that reveal why Clive is one of Greater Des Moines' most vibrant, innovative communities.

**Q: What drew you back to Central Iowa and Clive?**

**A:** I grew up in West Des Moines and later lived in Portland, Ore., Fort Wayne, Ind., and Kansas City, Mo. When my wife, Julie, and I moved back to the Des Moines area in 2002, we chose to live in Clive. It offers a sense of community, desirable residential neighborhoods, thriving businesses, great access to the Des Moines metro, two excellent school districts that serve the community, an impressive greenbelt and trail system, and people who share a unity of purpose for Clive's future. I wouldn't want to live anywhere else.

**Q: What makes Clive distinct by nature?**

**A:** Clive has all the things that make a community great, like established businesses, dynamic startup

companies, excellent educational opportunities, one of the best public art collections in Iowa, many health and wellness amenities, great local restaurants and nonprofit organizations that support the community. For many years, Clive residents have also benefited from some of the lowest tax rates in the area, with a high level of services. All this adds up to a remarkable quality of life in Clive.

**Q: What's the biggest myth about Clive?**

**A:** People think we're landlocked and have no room for growth. Not true! Clive has approximate 700 acres yet to develop. We've got at least 15 to 20 more years of growth, especially residential growth in the northwest section of the city.

**Q: How do partnerships benefit economic development in Clive?**

**A:** City's leaders know we can do more together than we can do separately. The city works daily with the Clive Chamber of Commerce, which is located in Clive City Hall. In addition, we've retooled our economic development strategy to create the right framework for businesses to flourish. Public-private partnerships are also fueling Clive's growth and will help us take things to the next level.

**Q: How is Clive focusing on the future?**

**A:** City leaders recently developed the "Vision 2027: Desired Destination for Clive" strategic plan, which will guide Clive's growth for the next 15 years. Part of this includes revitalizing the 114th Street corridor and creating a unique Town Center that's a community destination and a focal point for Clive. All these efforts will help ensure that Clive remains a great place for people to live, work and start businesses for years to come. ■

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*Editor's note: Cirksema is a senior district sales manager for Kenworth Truck Co. He represents the city of Clive on the Metro Advisory Council, the board of Bravo Greater Des Moines, the Central Iowa Regional Drinking Water Commission, Dallas County Mayors, Mid-Iowa Association of Local Governments and the Dallas County Foundation. He is also a member of the Clive Lions Club, the Clive Historical Society and the Iowa Motor Truck Association.*







# Take Pride in Clive:

## Strategic Plan Defines a Bold Future

**P**resident Dwight D. Eisenhower once said, “Plans are nothing, but planning is everything.” Clive’s city leaders also understand the value of strategic planning and recently developed “Vision 2027: Desired Destination for Clive” to guide the city into the future.

“We know it takes a long-term vision to make big goals a reality,” said Mayor Scott Cirksena. “Clive is focused on both economic development and creating a place where people want to live.”

In 2012, Cirksena and the Clive City Council, along with the city’s management team, completed an extensive strategic planning process to determine the vision, mission statement, core beliefs and action items that the Clive will focus on for the next 15 years. The process also included survey results from a 2012 citizen satisfaction survey and input offered through a citizen summit held in June 2012.

All this input lead to the creation of “Vision 2027,” which says:

- Clive 2027 is a beautiful, safe, distinctive city with great residential neighborhoods.
- Clive 2027 provides exceptional family living and opportunities for personal wellness.
- Clive 2027 has the Clive greenbelt, a Town Center for all to enjoy and a revitalized 86th Street urban neighborhood.

To meet these goals, Clive’s city leaders are committed to serving the community’s best interests, finding innovative solutions and creating the right environment for people and businesses to flourish, Cirksena said. “We take pride in Clive and want to help the community grow,” he said. “When you have a solid strategic plan like ‘Vision 2027,’ good things will happen.” ■





“We know it takes a long-term vision to make big goals a reality. Clive is focused on both economic development and creating a place where people want to live.” — MAYOR SCOTT CIRKSENA

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GRAPHICS COURTESY OF  
REYNOLDS URBAN DESIGN

# Town Center

## Promises to Redefine Clive

Clive has hundreds of acres ready for development, including a unique area along the 114th Street corridor where an innovative new Town Center will transform the heart of the community.

“It takes people to make a community thrive, and the Town Center will become a destination and focal point in Clive,” said Mayor Scott Cirksena.

Defined as the area around Northwest 114th Street between Hickman Road and University Avenue, the compact mixed-use Town Center will feature a town square complete with commercial development and distinct neighborhoods with multistory residential living options. The family-friendly Town Center will also include the Clive Aquatic Center, a new city government center and strong connections to the Clive greenbelt.

Plans for the Town Center began to take shape early in 2013, when the city of Clive started developing a vision plan for the Town Center. City officials continue to work with Dennis Reynolds of Reynolds Urban Design in Des Moines to bring this vision to life.

Reynolds recently shared his perspective on how the Town Center can play a vital role in Clive’s future:

*Editor’s note: Dennis Reynolds has provided urban design services for major projects around the country and internationally. In the Des Moines metro area, he is currently providing urban design services on the Walnut Street redevelopment team and on multiple mixed-use projects in the East Village and downtown Des Moines, and he is working with Clive on the next phase of the Vision Plan and Town Center Neighborhood Master Plan.*

### Q: What are some of most appealing features of the Town Center?

**Reynolds:** It’s an exciting opportunity to live in a compact, sustainable, active neighborhood while being connected to the natural environment. The Town Center will reflect the site’s natural assets, such as the north-sloping topography that falls toward Walnut Creek and Clive’s greenbelt corridor. The Town Center will also connect with pathways and recreation features for miles in both directions.

### Q: How does the town center concept fit into urban development trends nationwide?

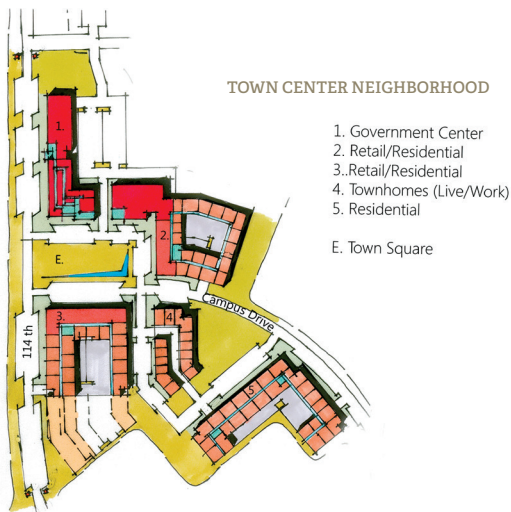
**Reynolds:** For the past 10 years, people have recognized that having a walkable neighborhood is one of the most important features of where they live. Studies have shown that people are healthier and more engaged in their community when they can walk and bike to multiple locations and significant destinations like parks, trail systems, shopping, restaurants, city services and schools. The most successful neighborhoods in communities around the nation, including Midwest metro areas like Minneapolis, Kansas City and Chicago, feature this walkable characteristic. Sometimes these areas are located in historic neighborhoods.

More recently, walkable neighborhoods are being included in new developments whose planners have been influenced by these thriving, walkable historic neighborhoods. Clive’s Vision Plan identifies some benchmark communities, such as Lake Forest, Ill., Worthington, Ohio, and Winterset, Iowa. They have aspects of successful town-center concepts Clive can adapt, including walkable, compact, mixed-use neighborhoods with diverse residential/retail/commercial opportunities, open spaces and parks.

### Q: How will the various neighborhoods within the Town Center enhance the community?

**Reynolds:** The Vision Plan identifies distinct neighborhoods with specific characteristics to suit a wide range of residents. Starting from the north and heading south to University Avenue, these neighborhoods include:





“It takes people to make a community thrive, and the Town Center will become a destination and focal point in Clive.”

- **The Greenbelt Corridor**, which offers a terrific opportunity to create an east-west connection just north of the Walnut Creek greenbelt. Development in this eco-focused mixed-use neighborhood will include connections to the greenbelt while ensuring the greenbelt’s long-term preservation with sustainable management practices. The Greenbelt Corridor neighborhood will expand and enhance how people in the Des Moines metro area feel about Clive—a place that is “Distinct by Nature.”
- **The Town Center Neighborhood**, which is located in the heart of the development, will offer something for everyone. This area will feature unique residential options, along with retail/service businesses and restaurants. The neighborhood will also house Clive’s new city government center and will include a town square for community events. Not only is the area linked with the Clive greenbelt, but it will also provide important connections for other neighborhoods in the area.
- **The Wellness Neighborhood** is focused on the existing health care services that are currently being provided in this area. We hope these services can continue to expand.
- **The Interstate Office Neighborhood** recognizes the long-term opportunity to develop this unique area, which provides terrific access and visibility near Interstates 80 and 35. This can become a key employment center for Clive, which will make this strategic collection of neighborhoods even more valuable and desirable.
- **The Park Neighborhood** provides an important transition between the existing single-family

neighborhood to the east, the existing senior housing in the area and the more compact and active Town Center. This neighborhood will include lower-density residential options with parks and open-space corridors.

- **The Hospitality/Food/Beverage Neighborhoods** to the south are designed to provide a safe, convenient destination area where people can walk to restaurants, hotels and parks. This will benefit not only residents, but visitors to Clive, too.

#### Q: Why is the Town Center such an important component of Clive’s future?

**Reynolds:** This project provides a unique opportunity to make sure a strategically located area in the heart of Clive can be developed in a way that benefits the entire community. The Town Center can become a place for people to come together for special events. It also creates an exceptional residential community that offers close proximity to local businesses and easy access to the Clive greenbelt, the Clive Public Library, the Clive Aquatic Center and Clive City Hall.

#### Q: How can the Town Center spur private development in the area?

**Reynolds:** Clive’s Vision Plan identifies a framework for development to occur that promotes logical systems of circulation for both cars and people, fingers of green space with strategically located parks and sustainable ways to manage storm water. Real estate developers appreciate the opportunity to see how high-quality, high-value neighborhoods can be developed over time, with the flexibility to adapt to ever-evolving market conditions. As a destination offering remarkable amenities and desirable living options, Clive’s Town Center will be uniquely positioned in the Des Moines metro area. ■



“Public art adds to the vitality of our community, and it’s exciting to see it become a key part of Clive’s growth.”



“DEVINE INTERTWINE” BY ANNA MODELAND





# Public Art Enlivens Clive

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**P**ublic art offers more than visual appeal; it creates a distinct sense of place. In Clive, an array of public art is transforming the city's trails, streets and other sites into vibrant expressions of human imagination that reflect the city's progressive character.

"Public art is a reflection of the quality of life in our community," said Scott Cirksema, Clive's mayor since 2009.

Clive City Manager, Dennis Henderson was inspired by the striking public art displayed in Mesa, Ariz., and wondered if Clive could do something similar. Other city leaders supported the idea, and the Clive Public Art Program debuted in December 2007. The Public Arts Advisory Commission was established to oversee the public art program and to advise the city council on matters pertaining to public art within the city.

Today, Clive boasts one of the most recognizable public art programs in Iowa, thanks to support from the community, the Iowa Department of Cultural Affairs, the Dallas County Foundation and Bravo Greater Des Moines, a nonprofit organization committed to strengthening art and culture in the metro area.

"Public art adds to the vitality of our community, and it's exciting to see it become a key part of Clive's growth," said Cirksema, who serves on the Bravo board.



## CLIVE ENCOURAGES YOUNG ARTISTS



Although art thrives in Clive year-round, it really shines during the Clive Festival, thanks to the “KIDS for ART in CLIVE” exhibition and reception.

The event, which is sponsored by NCMIC Group Inc. in Clive, offers young artists the opportunity to exhibit their artwork in the public spaces at Clive City Hall. During the summer of 2013, the Clive Public Arts Advisory Commission hosted the third annual “KIDS for ART in CLIVE” exhibition, which showcased 55 submissions from K-12 art students from the West Des Moines Community School District and area private schools. All of the artwork was displayed at the Clive Aquatic Center Events Building during the Clive Festival in July.

A panel of judges, including Clive Mayor Scott Cirksema, artist Anna Modeland and Nick Colletti from NCMIC Group, chose 18 winning pieces of art to display in the lobby at Clive City Hall for the remainder of the year.

“We look forward to this event each year and enjoy seeing the creativity that the students exhibit in their outstanding artwork,” Cirksema said.

## Artful distinctions enhance the beauty of Clive

The best public art challenges, delights, educates and illuminates. This is true in Clive, which showcases many impressive exhibits throughout the community, including:

- **“What We Love About Clive”** by Sarah Grant. Located at Northwest 86th Street and the Franklin Avenue crossing guard shelter, this vibrant piece was Clive’s first commissioned piece of public art. Its words and images reflect the community’s spirit and the fun, imaginative style of designer Sarah Grant, the creative force behind the nationally acclaimed Sticks Inc. art studio in Des Moines. Dedicated in 2009, “What We Love About Clive” was a joint project of the city of Clive and the West Des Moines Community School District.
- **“Prairie Engine”** by Marc Moulton. This distinctive sculpture, which is located at Northwest 86th Street and University Boulevard, was commissioned for Aasheim Plaza by the Clive Public Arts Program and was financially sponsored by Bravo Greater Des Moines and the Clive Historical Society. Dedicated in 2010, the piece recalls the early days of the railroad and its importance in Clive’s history. Crafted in stainless steel, “Prairie Engine” projects a sense of modernity and precision. The deep brown metal anchors it to the ground and suggests the richness of the Iowa earth and the steadfastness of its people. Abstracted cogs and gears symbolize the powerful mechanical movement of locomotives and the determined, hardworking people of the area. Global positioning coordinates, cut into the smaller sculpture, provide the location of a Clive landmark, the original railroad station.
- **“Black Diamond”** by Rebecca Ekstrand and Thomas Rosborough. Located at the corner of Douglas Parkway and Berkshire Parkway, the distinctive “Black Diamond” sculpture at Shuler Elementary School honors the sacrifices and courage of the families who were part of the Shuler coal mining community. In 1921, Shuler Coal Co. opened a coal mine a half mile east of Alice’s Road and north of Highway 6/Hickman Road. During its peak production, the mine employed more than 450 people and was one of Iowa’s largest underground coal mines. The mine closed in 1949, and today little physical evidence, other than a random piece of black coal, can be found on the site. “Black Diamond,” which was dedicated in 2011, is



designed to create a collective memory of the mine, the community that surrounded it and central Iowa's mining history.

• **"Paths Unite"** by James Anthony Bearden. As the 2012 winner of Clive's Art Along the Trail exhibit, the visually stunning "Paths Unite" sculpture became part of the city's permanent public art collection that same year. Area residents were asked to select their favorite 2012 Art Along the Trail exhibit, and "Paths Unite" received the most votes. The sculpture was installed on Oct. 26, 2012, near Clive City Hall along Northwest 114th Street.

### Art Along the Trail creates a sense of place

"Paths Unite" was part of an effort to make public art even more accessible. In 2012, the city of Clive introduced its Art Along the Trail program, which has proved popular with local residents and visitors. Bravo supports this temporary outdoor exhibit, which is displayed along Clive's landmark greenbelt park and trail system from May through October each year.

"I appreciate how Clive gives people a fun way to enjoy public art and experience new things through Art Along the Trail. There's no better place to showcase public art than Clive, with its beautiful parks and trails. People can find their own meaning in this remarkable artwork," said Anna Modeland, age 24, whose 2012 sculpture, "The Catch," and 2013 sculpture, "Divine Intertwine," were selected for Art Along the Trail.

In 2013, Clive's Art Along the Trail included:

- **"Mist of Time"** by John Brommel; University Boulevard and 78th Street trailhead.
- **"Devine Intertwine"** by Anna Modeland; 100th Street and Maddox Parkway trail access.
- **"The Red Coyote"** by Sue Berkey; Northwest 114th Street bridge over Walnut Creek.
- **"Prairie Breeze"** by Mac Hornecker; Campbell Park.
- **"Tranquility"** by James Bearden; Lakeshore Drive and Woodlands Parkway trail access.
- **"Hope"** by Hilde DeBruyne; Wildwood Park.

Clive continues to add public art each year throughout the community to enhance the city's remarkable quality of life and create a distinct sense of place, Cirkseña said. "Public art is not an afterthought in Clive—it's part of our planning right from the start. Public art invigorates our community and gives Clive a stronger sense of identity." ■





# Clive Makes the **Mind-Body-Spirit** Connection





“The thread that ties everything together is our signature greenbelt park and trail system that extend throughout the community.”

**B**alance is the key to leading a healthy lifestyle, especially in Clive. The community is distinct by nature, from its focus on balancing the many dimensions of wellness to helping people get more enjoyment out of life.

“Clive is a wellness community,” said Mayor Scott Cirksena, who values the city’s many health and wellness amenities. “We believe that true wellness involves the mind, body and spirit.”

Not only does Clive provide a well-stocked public library for lifelong learning and churches for spiritual growth, but the extraordinary beauty of Clive’s natural surroundings also enhances the mind-body-spirit connection.

“The thread that ties everything together is our signature greenbelt park and trail system that extend throughout the community,” said Cirksena, who noted that many of Clive’s newest high-end residential neighborhoods are connected to the greenbelt.

The greenbelt park and trail system is easily accessible from nearby neighborhood connections or at one of the seven trailheads with parking for vehicles. People can enjoy a stroll, ride their bike or jog as they enjoy all the natural scenery and abundant wildlife throughout Clive’s premier park and recreational trail system. The greenbelt trail, which offers more than 11 miles of paved surface, also provides convenient connections to major regional walking and bicycling paths.

### Rock’n Run through the greenbelt

Clive offers plenty of other recreational opportunities throughout the year, including the annual Clive Festival in July. The Clive Festival is proud to partner with Metro Arts Alliance of Greater Des Moines’ Jazz in July to bring a variety of live music to Clive’s community celebration, Cirksena said.



The city also hosts Metro Arts’ popular Rock’n Run race in September. People of all ages can rock out to local bands like The Nadas during this family-friendly event, which features a walk/run along the lush greenbelt trail that showcases some of Clive’s public art pieces. Rock’n Run also includes children’s activities and a festival showcasing local food vendors and microbrew beer. Prizes are awarded, and runners who are dressed like their favorite rock star or band will be eligible to win the “Run Like a Rock Star” award.

### Chill out at the pool

Looking for a more relaxed pace? Clive’s modern Aquatic Center features something for everyone, including a leisure pool with a zero-depth entry that offers a great place for children and young families to enjoy the water. This fun area also includes sprays, fountains, a toddler treehouse slide, shade seating and more.

The Aquatic Center’s lap pool swimming area is designed for advanced swimmers, adults and teenagers to enjoy. It includes a drop slide and diving board in the deep end. The pool’s six 25-meter swimming lanes are available at lap swim times and double as play space during open swim times. The lap pool also includes a basketball hoop and two tower water slides.

Don’t forget to take a ride on the Lazy River. Grab a tube at the Aquatic Center and float along this steady stream, which includes a few splashes of excitement along the way.

All these recreational opportunities in Clive add up to a remarkable quality of life in the community, Cirksena said. “We’re focused on total wellness here,” he said. “The mind-body-spirit connection enhances people’s personal growth and enriches all aspects of life in Clive.” ■

# Revitalizing a Community of Corridors

From University Avenue to Hickman Road and beyond, Clive is distinguished by many strategic corridors that connect the community. To ensure that these key thoroughfares enhance economic growth and reflect Clive's community pride, the city has undertaken ambitious revitalization plans for routes like the 86th Street corridor.

"When I was first elected to the Clive City Council in 2003, the city's goal was to improve the 86th Street corridor," said Scott Cirksena, who has served as Clive's mayor since 2009. "We knew this would be a long-term project."

Once known as Clive Road, Northwest 86th Street has played a key role in Clive's development from the community's settlement in the 1870s. Through the years, 86th Street has served as a major traffic route and commercial link for the Des Moines metro area. As commercial, residential and municipal uses became more spread out through the community, however, the 86th Street corridor struggled to maintain its prominence as other parts of the metro area developed and grew.

By investing in corridor planning and roadway improvements, Clive is ensuring that the 86th Street corridor remains an economically viable, diverse area with quality residential, commercial, service, employment and recreational uses that draw people to the corridor for many years to come, Cirksena said.

## Fostering a sense of place

Goals for the corridor have included improving traffic circulation and accessibility on Northwest 86th Street, consolidating the commercial land use within the corridor, promoting Clive's Greenbelt Park and creating a unique sense of place through the use of distinctive urban design elements and features. Investing in the 86th Street corridor is also helping to maintain and improve Clive's tax base, which can support future improvements throughout the community.



"PRAIRIE ENGINE" BY MARC MOULTON

To keep the momentum going, city leaders are turning their attention to the 114th Street corridor, where a distinctive Town Center will be developed to support retail, multistory residential development and more. "The Town Center is a game changer for this underutilized space and will make this area a destination for living, working and playing," Cirksena said.

Groundbreaking for the Town Center is expected to take place in 2014. Cirksena is confident that these efforts will enhance the progress that has been made throughout Clive at key locations, including the vibrant 86th Street corridor.

"All roads are leading to the positive for Clive," he said. "This community is definitely on the fast track to success." ■





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(515) 241-2500

#### Methodist West Hospital

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UnityPoint Clinic





VERONA HILLS





# Welcome Home to Clive

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**I**f you appreciate big-city amenities and small-town spirit, you'll find it all in Clive, which boasts some of the most exclusive neighborhoods in the Des Moines metro area.

There are many reasons Clive's population has soared from 752 people in 1960 to more than 16,000 residents today. Located in the heart of Des Moines' thriving western suburbs, this prosperous community is known for safe, comfortable neighborhoods with distinctive homes at a variety of price points.

As the town continues to grow, Clive has been issuing more than 100 building permits each year. "We're outbuilding most other suburbs in the Des Moines metro," said Matt McQuillen, Clive's assistant city manager.

Executive lots, custom homes and other attractive features distinguish many of Clive's newest neighborhoods, including Verona Hills, Shadow Creek and Woodlands Creek Reserve. Timbered settings offer a rustic ambience in a number of Clive's exceptional housing developments, many of which have been showcased in local home shows.





“We’re outbuilding most other suburbs in the Des Moines metro.”



SHADOW CREEK



THE WOODLANDS



Clive’s relaxed living allows you to get away from it all while staying connected. The city offers a convenient commute to downtown offices, as well as easy access to the best shopping, dining, and cultural attractions in Greater Des Moines.

The city’s magnificent greenbelt also enhances property values in Clive, which offers some of the lowest tax rates—and highest levels of services—in the area. The welcome mat is out in Clive, a community that’s distinct by nature. Discover why Clive offers the best addresses in Central Iowa at which to live, work and play. ■



# Distinctive Signs Enhance Clive's Identity

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Although Clive is located between much larger communities in the Des Moines metro area, eye-catching new signage makes it clear you've arrived in Clive.

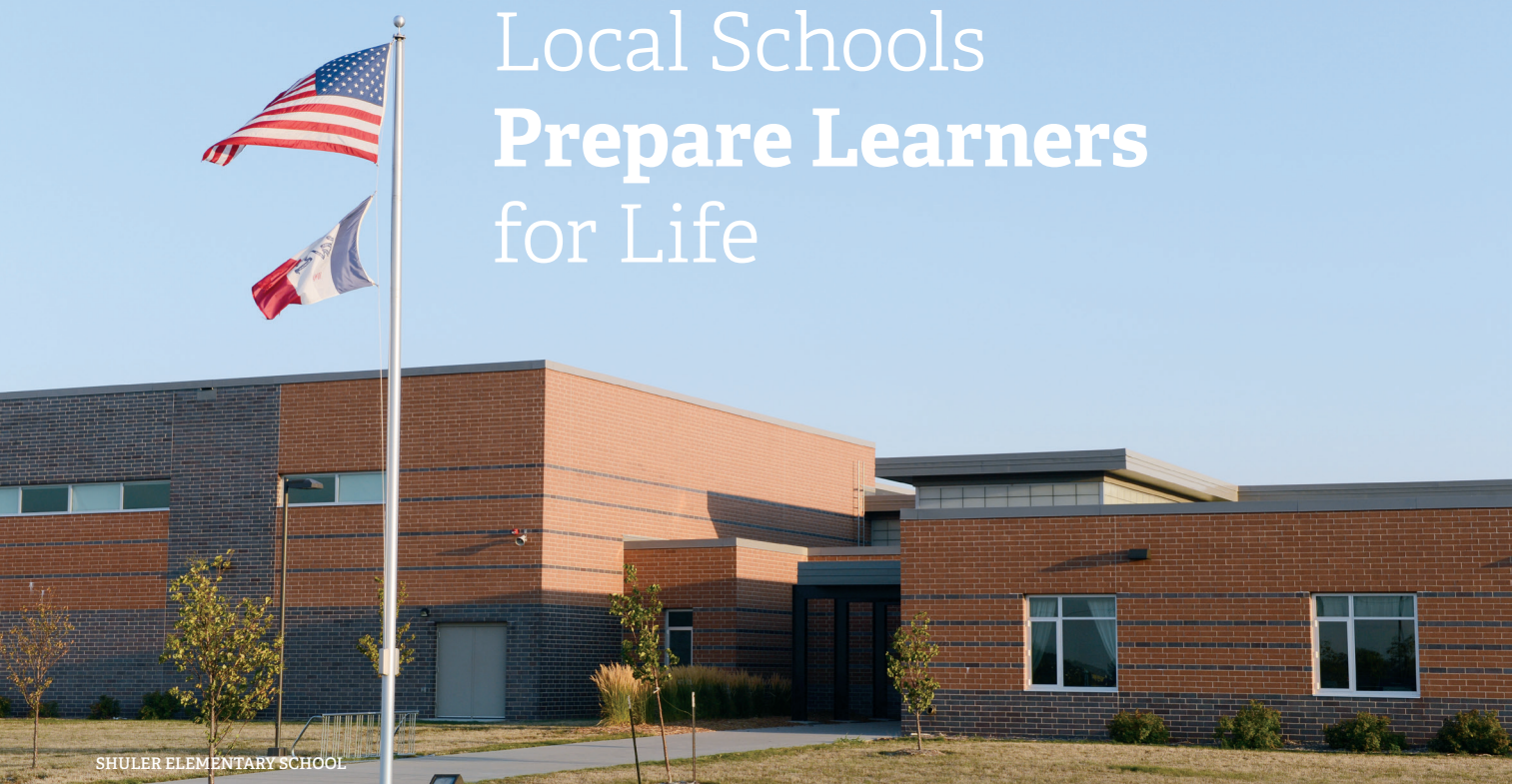
"The signs reflect our community pride, and we want people to know they are in Clive," said Mayor Scott Cirksena.

The attractive signs are part of a multiphase project that promotes Clive's new motto, "Distinct by Nature," and ties in with the city's Greenbelt Park and Trail system. New signs are located throughout the community, including Campbell Park, the bridge by Walnut Creek and the 86th Street corridor. Though the colorful artwork on Clive's water towers isn't considered signage, it has helped the towers stand out and become landmarks in their own right.

"All these things show that Clive is not just a pass-through area," Cirksena said. "This is a tremendous community that offers a distinctive sense of place." ■







# Local Schools Prepare Learners for Life

**S**trong schools create strong communities, and Clive is fortunate to be served by two of Iowa's leading public school districts: Waukee and West Des Moines.

"We're proud to be part of Clive and appreciate all the support we receive from the community," said Karen Allison, principal of Shuler Elementary School in Clive.

Shuler Elementary is part of the Waukee Community School District, which is one of the fastest-growing school districts in Iowa. The school welcomed the largest number of students in its four-year history when 685 students enrolled for the 2013-2014 school year. Approximately 50 certified instructors, along with dedicated support staff, serve Shuler students in kindergarten through fifth grade.

"We have an average ratio of 24 students to one teacher," said Allison, a former kindergarten and first-grade teacher who has been a school administrator for eight years. "We're committed to providing high-quality, personalized instruction in the classroom."

## Public art graces Shuler's campus

This instruction is enhanced by state-of-the-art technology and interactive learning communities, which are grouped in three "pods" for first- and second-graders, third- and fourth-graders, and fifth-graders. These pods are built outside of traditional classrooms

and provide a unique, spacious setting in which teachers and students can work together, Allison said.

Shuler Elementary, like other schools in the Waukee school district, benefits from an active Parent-Teacher Organization (PTO). The PTO purchases iPads for the classrooms, books for the library, playground equipment and more. Shuler Elementary also appreciates the support it receives from the city of Clive, which provides a school resource officer and offers opportunities to interact with the local fire department.

Shuler Elementary is also proud to showcase one of Clive's striking public art installations. Located at the corner of Douglas Parkway and Berkshire Parkway, the distinctive "Black Diamond" sculpture honors the sacrifices and courage of the families of the former Shuler coal mining community and reflects Central Iowa's mining history.

Public art is one of the many amenities that enhance the city, said Allison, who also cited the Clive Aquatic Center and the Clive Public Library's summer reading programs for children. "These are the things that attract families and make the city a community."

These amenities also enrich the quality of life for the students of Shuler Elementary, she added. "We're focused on helping our students succeed, and we want to do what's best for kids every day."



“We’re committed to providing high-quality, personalized instruction in the classroom.”



### West Des Moines students give back to the community

Helping students achieve is also the top priority at Indian Hills Junior High School in Clive, which is part of West Des Moines Community School District.

“When you come to West Des Moines schools, you know you’re going to get a good education,” said Indian Hills Principal Shane Christensen. “We also look for ways to get kids involved in activities and keep them engaged in the school community.”

As part of this process, Indian Hills’ teachers and guidance counselors work with each student to develop a customized action plan by the end of eighth grade. The plan maps out a course of study in high school and offers options after high school graduation, based on each student’s skills and interests.

“We have students take an aptitude inventory and interest inventory to help them identify career clusters, such as human services, where they might want to pursue a career,” Christensen said. “During our career day in April, we also partner with the Clive Chamber of Commerce to invite community members to talk about their jobs and help expose students to a wide variety of career options.”

Options like these have helped Indian Hills grow steadily each year. The school enrolled 680 seventh- and eighth-grade students for the 2013-2014 school year. Smaller learning communities help Indian Hills provide each student with more personalized attention and instruction.

“Students are placed in one of three learning communities in seventh grade and eighth grade,” Christensen said. “Each community is assigned to specific teachers, which allows the instructors get to know students and serve them more effectively.”

Connecting students with the Clive community is also important to Indian Hills’ administrators and instructors. “The kids have a strong desire to give back to something bigger than themselves,” Christensen said. Popular activities include:

- **I-CARE**, which allows students to participate in service-learning projects during their study hall. Students enjoy reading to younger students at Crestview Elementary School in Clive, visiting with senior citizens at local care centers and volunteering for many other community service projects.
- **Feed the POD**, which fights hunger in the local community. Each year at Thanksgiving, Indian Hills students collect food and nonperishable items in a PODS self-storage unit. The students donate more than 3,000 pounds of food for local charities each year, Christensen said.
- **Toys for Tots**. Students have been so successful at collecting toys during the holidays for underprivileged children that Indian Hills has become a Toys for Tots drop-off site for the community.

This spirit of community service also extends to people in the Clive community. Christensen appreciates the support Indian Hills receives from the Parent Advisory Committee, which partners with the school district on 10 different committees, including staff appreciation.

The Clive Chamber of Commerce and local businesses also celebrate Teacher Appreciation Week each spring and often bring treats to local schools. During the Clive Festival, an annual summer celebration, artwork created by students at Indian Hills and other schools in the West Des Moines district is showcased. Throughout the year, the district works with the Clive Parks and Recreation Department to host adult volleyball and basketball leagues, as well as youth camps, at school gymnasiums in Clive.

These strong ties that connect the school with the community make Clive a remarkable place to call home, Christensen said. “Clive offers strong schools, thriving businesses, safe neighborhoods, an amazing greenbelt and beautiful parks,” he said. “This is a place where people look out for each other, and it’s a great place to live and learn.” ■



# Back to School: William Penn University Caters to Working Adults



**A**ny working adult knows how challenging it can be to juggle a career, family and other commitments, let alone night classes to earn a college degree. That's why William Penn University has developed its innovative College for Working Adults (CWA) to make the process easier.

"We've served students from ages 24 to 74," said Dr. Marjorie Welch, vice president of William Penn University's CWA, which recently relocated to Clive. "Not only do we provide a solid academic curriculum, but our faculty members also emphasize leadership skills, ethical values and business expertise."

This mission reflects the heritage of William Penn University, which is one of Iowa's oldest and most respected institutions of higher education. Since the CWA opened in the Des Moines metro area in 1995, it has continued to refine its programs to help students succeed in today's competitive global economy.

"We are always looking for better ways to serve our students," said Welch, a William Penn graduate. "We don't want to get stuck thinking of the way things were when we were in college. We try to think outside the box."

## Clive offers room to grow

As the CWA finds innovative ways to serve adult students, administrators continue to evaluate options for adding more majors. The CWA also oversees an RN-to-BSN nursing degree program and plans to bring this curriculum to the Clive campus soon, Welch said.

The CWA's 60,000-square-foot building on 128th Street in Clive offers a prime location to serve more students and grow for the future, she added. Although the move from West Des Moines to this permanent location took place in July 2013, Clive already feels like home.

The area offers good visibility and convenient access, and its central location makes it easy for the CWA's staff and students to work closely with many leading companies throughout the Des Moines metro area, Iowa and beyond, Welch said.

The CWA's building also works well as a modern educational facility with wireless online access. Though the

CWA is currently located on the building's second floor, the spacious building will allow room for expansion.

"We are excited to be here in Clive, and we look forward to building new relationships that will help us serve William Penn students for years to come," Welch said. ■

“We are excited to be here in Clive, and we look forward to building new relationships that will help us serve William Penn students for years to come.”





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# Quality Care Close to Home:

## Mercy's Medical Services Promote Health, Wellness

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**T**he greatest wealth is health, and it's hard to put a price on the peace of mind that comes from convenient access to medical care. Clive offers high-quality care close to home, thanks to Mercy West Medical Clinic and the Mercy Wellness Campus.

"Mercy has been in Clive in a big way for approximately 30 years," said Joe LeValley, a senior vice president at Mercy Medical Center-Des Moines. "The wellness philosophies that the Clive community and Mercy share are a good fit."

When the Mercy West Medical Clinic was built on Northwest 114th Street in the mid-1980s, this established a revolutionary new option for health care in the Des Moines metro area. Medical facilities had traditionally been based in Des Moines, but Clive was located in the heart of one of the fastest-growing suburban areas in the state. The success of the Mercy

West Medical Clinic proved that this expansion was the right choice, LeValley said.

"Mercy West has been one of our busiest and most successful clinics," he said. "As Clive and surrounding communities continue to thrive, this creates a growing population with health care needs we're prepared to serve."


### **Mercy Wellness Campus flourishes in Clive**

The Mercy West Medical Clinic is a multispecialty clinic that includes family practice physicians, ENT (ear, nose and throat) specialists, orthopedic specialists and the Frederick & Ann Katzmann Breast Center. The clinic also provides a variety of outpatient services, urgent care, medical imaging and more.

"Clive's tremendous support for the Mercy West Medical Clinic has allowed us to offer additional health care services," LeValley said. This trend accelerated in 2002, when Mercy developed a long-range plan called Mercy Momentum. "We knew we needed to find new ways to improve our facilities and do things better to serve people more effectively," LeValley said.

This led to the creation of the Mercy Wellness Campus, a 24-acre site at the corner of 128th Street and University Avenue in Clive. Mercy's two-story Cancer Center opened in 2007 at the Wellness Campus, which now includes a Sleep Center, the West





“With its medical/fitness model, not only is it unique in the Des Moines metro, but it’s attracting nationwide attention.”

Lakes Surgery Center and Mercy Home Respiratory Care and Medical Supply.

“Mercy is strong in Clive, and our Wellness Campus allows us to meet people’s needs in new ways,” LeValley said. “Mercy’s Cancer Center, for example, offers some of the best physicians and latest medical equipment in the region.”

Mercy’s health care professionals have also built strong partnerships with the innovative YMCA Healthy Living Center in Clive. With its medically integrated approach, the Healthy Living Center brings together medical and fitness professionals to promote health and well-being.

“This facility is unlike other YMCAs and medical centers,” LeValley said. “With its medical/fitness model, not only is it unique in the Des Moines metro, but it’s attracting nationwide attention.”

Visitors from Texas, Oregon, Florida and beyond have traveled to Iowa to learn about the Healthy Living Center, which is connected to Clive’s extensive

trail system and offers a high level of medical expertise that’s rarely found at most fitness centers.

“Whether a person is undergoing treatment or recovering from an illness or injury, or is striving to improve his or her sports performance, the Healthy Living Center staff and medical partners are ready to help,” LeValley said.

### Clive offers room for growth

Partnerships like this have made Clive an ideal location for Mercy to grow in, LeValley noted. “Mercy enjoys an exceptional relationship with the city of Clive,” he said. “The mayor and city officials are great to work with, and we are proud to be partners with them in economic development.”

The most exciting part is that there’s still room to grow in Clive, LeValley added. “Mercy and Clive are truly partners in meeting the health care needs of people in the Clive community and the western suburbs,” he said. ■



# Healthy for Life:

## YMCA Takes a New Approach to Wellness in Clive



**W**hen Carole Means was hospitalized for three weeks in July 2010, she had reached the breaking point.

“I almost died,” said Means, 50, who weighed 520 pounds at the time. “I didn’t want things to end this way, however, because I have two grandbabies who mean the world to me.”

Means’ weight gain through the years had eroded her health and robbed her of the life she loved. Although she remained active even at 300 pounds, everything changed as additional weight gain turned her into an invalid. Means hadn’t worked since 2003, even though she had enjoyed her job as an insurance claims examiner. She rarely left her Urbandale home and depended on oxygen and at least 30 different medications and pain pills to get through the day.

After her nearly fatal episode in 2010, Means began

a physical therapy regimen from her hospital bed and limited her meals to 1,800 calories per day. As she slowly rebuilt her strength, her doctor recommended pool therapy at the YMCA Healthy Living Center in Clive.

“The pounds started coming off,” said Means, who dropped 175 pounds before undergoing gastric bypass surgery in 2011. Today, the 5-foot 8-inch Means weighs 117 pounds. Her dress size has shrunk from 5X to size 4. She credits the YMCA Healthy Living Center and its Weight Loss and Nutrition Center for transforming her life.

“I couldn’t have done it without them,” said Means, who works out at the Healthy Living Center seven days a week. “There’s no judgment, and the people here support you every step of the way.”

### Focusing on disease prevention

The Healthy Living Center is an innovative partnership between the YMCA of Greater Des Moines and Mercy Medical Center – Des Moines. Opened in 2009, the facility brings together medical and fitness professionals who promote health and well-being. Unlike other YMCAs designed for recreation, the Healthy Living Center offers medically integrated programs focused on rehabilitation, restoration and disease prevention.

“We have a health crisis in America, and disease prevention has to be a key component of the solution,”



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VERNON DELPESCE, CEO OF THE  
YMCA OF GREATER DES MOINES

“It takes people to make a community thrive, and the Town Center will become a destination and focal point in Clive.”

said Vernon Delpesce, CEO of the YMCA of Greater Des Moines. “The medical community works hand in hand with the wellness community at the Healthy Living Center to reach this goal.”

More than 900 physicians have written prescriptions to the Healthy Living Center, which offers an array of services that include weight loss, cardiac rehabilitation, stroke recovery, diabetes prevention, pain management, physical therapy, neuro-wellness and programs for people with Parkinson’s disease and multiple sclerosis.

The center also provides Livestrong programs to support cancer survivors’ pursuit of health and well-being. Participants are evaluated by medical or fitness professionals, and customized programs are designed to meet each person’s specific needs.

Livestrong also offers weekly education classes for cancer survivors and their families. Topics such as mammography, lymphedema and pain management are presented by Mercy Cancer Center staff and other health professionals. “The Healthy Living Center provides encouragement and support for people who are going through challenges in their lives,” said Delpesce, who noted that the center boasts 7,800 members.

### Center attracts nationwide attention

The Healthy Living Center’s medical/fitness model is unique not only in Greater Des Moines, but also in the nation. Visitors from Texas, Oregon, Florida and beyond, including representatives from more than 50 hospitals and YMCAs, have toured the 66,000-square-foot facility, which includes three swimming pools.

“This is one of the most innovative wellness facilities in America, and it’s moving the needle on

chronic disease management,” Delpesce said.

The Healthy Living Center continues to offer new programs, including Four Weeks to a Healthier You, which is geared toward diabetes prevention. The family-friendly Healthy Kids program provides interactive activities that help parents and children learn about making regular physical activity and healthful food choices part of their daily routine. “We’ll continue to add programs as we continue to grow,” Delpesce said.

The Healthy Living Center, which is connected to Clive’s extensive trail system, offers a high level of medical expertise that’s rarely found at fitness centers. It’s also one of six USA Triathlon Certified Training Centers nationwide that provides sports nutrition consultation, sports massage, video analysis and other services for the elite athletes of the USA Triathlon.

“Whether people are striving to improve their sports performance, or they’re undergoing treatment or recovering from an illness or injury, the Healthy Living Center’s staff and medical partners are ready to help,” said Delpesce, who appreciates the Clive community’s emphasis on healthy lifestyles. “I truly believe this is the future of wellness.”

As she continues her wellness journey, Means maintains her cardio/strength training exercise program at the Healthy Living Center. She uses the elliptical machine, free weights and other equipment and also speed-walks a mile. Each morning, she looks forward to seeing the people at the Healthy Living Center, who have become her second family.

“I’m healthy, strong and unstoppable,” she said. “I believe God has a plan for me, and that’s to inspire people who were in the same dark place as me and reassure them that if I can do this, they can, too.” ■



# We Take Care of Our Own: NCMIC Expands in Clive



“We want NCMIC to be a company that professionals can rely on today and in the years to come.”

NCMIC GROUP INC.

**W**hat started as a way for chiropractors to serve the business needs of fellow chiropractors has evolved into an innovative, Clive-based community that provides an array of professional services for 55,000 clients nationwide.

“We offer specialized solutions for doctors of chiropractic, physicians, dentists and attorneys,” said Jonathan Roth, vice president, chief marketing officer, NCMIC / Professional Solutions. “Our motto of ‘We Take Care of Our Own’ reflects the unique nature of this business.”

Founded in Webster City in 1946, NCMIC was formed by a group of chiropractors with the express purpose of offering malpractice insurance to chiropractors when no one else would. Today, NCMIC Group (the

overall holding company) employees nearly 200 people and has grown to become the largest provider of chiropractic malpractice insurance in the nation and has expanded into other products and other markets.

“With a focus on health care providers, professionals and businesses, we’ve diversified beyond our core chiropractic malpractice insurance business. We’re dedicated to serving our customers with insurance to protect their practice or their business, and with financial solutions to help them grow and to control their costs,” said Roth. Under our NCMIC brand, we service doctors of chiropractic as well as naturopathic physicians. And we serve physicians, dentists, lawyers, veterinarians, and local businesses under our Professional Solutions brand.





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## Location creates an inviting environment

While NCMIC has been located in the Des Moines metro area since 1964, it has flourished in Clive after relocating to the community from West Des Moines in 2003.

“Clive offers easy access to major roads and Interstate 80/35,” said Roth, who appreciates NCMIC’s convenient location along University Avenue. “Also, since our office is located in the Country Club Owners Association, it doesn’t feel like an office park here.”

When NCMIC constructed its spacious new building a decade ago, it designed the facility with energy efficiency in mind. Large windows, for example, allow plenty of natural daylight into the interior spaces, help reduce lighting costs and create a more inviting environment. The building was also designed to offer flexibility for the future.

In the meantime, NCMIC continues to grow its various lines of business and has expanded to offer a comprehensive portfolio of financial and insurance products and services. “What started as a malpractice only insurance company has expanded into a diversified insurance and finance company that offers malpractice insurance, equipment financing, credit card processing, a business credit card, and business insurance through its full-service insurance agencies,” said Roth, who noted that NCMIC and Professional Solutions has earned an “A” (excellent) rating from industry analyst A.M. Best. “We want to be a company that healthcare and other professionals can rely on today and in the years to come.”

This stability also allows NCMIC / Professional Solutions to support the local community by helping as the presenting sponsor for the John Stoddard Cancer Center “Rally Against Cancer” and the annual Junior Achievement Golf Classic, which raises money for Junior Achievement of Central Iowa. In addition, NCMIC Group provides a matching program throughout the year for employees who make charitable contributions to the organizations of their choice.

Giving back is important to the team at NCMIC / Professional Solutions, who are proud to be based in Clive, Roth said. “The City of Clive has been a good business partner, and we value the expansion opportunities we have here.” ■

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# Adventures in Vending:

## The Wittern Group Builds a Global Business From Clive

**Y**ou could call vending machines the “Rodney Dangerfields” of the retail world. They may not get any respect, but these workhorses are sales professionals that never sleep, engineering marvels that incorporate the latest computer technology and electronic canvases for bold, cutting-edge designs.

Developed in ancient Greece, some of the earliest examples of vending machines were urns that dispensed water in exchange for coins. North Dakota native F.A. Wittern may not have known this history when he launched his vending business in Des Moines in 1931, but he added his own contributions to the industry’s rich history, thanks to The Wittern Group in Clive.

“My grandfather was an innovator who held many patents in the vending industry,” said Heidi Chico, vice chairman of The Wittern Group, a global leader in the vending industry. “His peanut vending machine that could recognize the difference between a coin and a slug launched this business.”

Today, The Wittern Group is a privately held company and full-line manufacturer that designs and sells vending machines, manages a national vending service network, operates an authorized refurbishment center, supplies parts, provides vending management services and more.

“Since my grandfather started this business more than 80 years ago, my family’s passion for discovering great new ways to dispense products through vending machines hasn’t diminished one bit,” said Chico, who joined the company in 1988.

### Combining style with technology

In a competitive business like vending, The Wittern Group has carved a niche with the diversity of products and services it provides to customers in the United States, Europe, Latin America, Australia, the Middle East, Asia and Africa.

Because vending transactions are impulse purchases, machines must be bright, visible and

“Since my grandfather started this business more than 80 years ago, my family’s passion for discovering great new ways to dispense products through vending machines hasn’t diminished one bit.”



HEIDI CHICO, VICE CHAIRMAN  
OF THE WITTERN GROUP





“People are pretty hard on vending machines,” she said. “so we build ours to last at least 15 to 20 years.”

eye-catching to attract attention. Styling is especially critical for vending machines in Europe, Chico said, where sleek designs are important to both vending machine buyers and customers.

As vending machines become more like smartphones, consumers can also access timely information at their fingertips to make more informed choices. Optional touch-screen technology can display product information, calorie counts and advertising, said Mike McGillis, marketing manager for The Wittern Group, which has become an industry leader in touch-screen technology for vending machines.

The vending industry also has a practical side that’s much less dependent on visual appeal and trendy design. Wittern supplies controlled-dispensing units for a variety of customers who need inventory control, including medical industry professionals who use the machines to dispense such varied items as morphine and bandages.

In any industry, however, vending machines need to be durable, Chico noted. “People are pretty hard on vending machines,” she said. “so we build ours to last at least 15 to 20 years.”

### Growing with Clive

To remain a leader in the vending industry, The Wittern Group relies on more than 500 skilled employees, including engineers, finance professionals, marketing specialists, information technology experts, accounting staff, logistics specialists and sales professionals.

For decades, the company has been proud to call Clive home. Though F.A. Wittern founded the company on the east side of Des Moines, he acquired 15 acres west of the city and relocated the business to Clive in 1957. “Back then, Clive felt like a cornfield,” Chico said.

When the company moved into its new 30,000-square-foot building, the space was so large that Wittern and his son, Art, rented half of the facility to a freight company. Through the years, The Wittern Group grew and now has 300,000 square feet of space at its Clive headquarters. “Clive has also grown up around us, and we’ve working closely with the city as we’ve gone through multiple expansions,” Chico said.

Clive offers a prime location to run a business, she added. “The people in the area are hardworking, diligent and loyal, and Central Iowa is a great place to live and work,” she said. “The Wittern Group is glad to be here.” ■





# Looking Sharp: Mr. B's Clothing Helps People Dress for Success

MR. B'S CLOTHING

**I**n a world of throwaway fashion, Mr. B's focus on high-quality clothing and superior service has helped the Clive shop not just to survive but to thrive for the past 40 years.

"We used to be stereotyped as the place where you bought your suit, but we handle the whole gamut of men's clothing," said the store's owner, Tim Sitzmann. "Whether you want casual weekend dress, corporate dress or formalwear, we can help create the wardrobe you need."

Succeeding as a high-end specialty shop is no simple feat, considering the dramatic changes that have transformed the clothing business since Ron Burns founded Mr. B's in Urbandale in 1973. In the early 1970s, nearly every county-seat town in Iowa had one or two men's clothing stores. In Des Moines alone, there were nearly 20 men's specialty clothing stores, said Sitzmann.

The number of men's clothing stores dwindled as mass retailers, discount stores and a trend towards more casual dressing transformed the business. As times changed and growth in the Des Moines metro area began to accelerate in the western suburbs, Mr. B's relocated to Clive along 86th Street in 1984 to remain competitive. "It was a leap of faith to be so far out west," Sitzmann noted. "Eighty-sixth Street wasn't the thoroughfare it is today."

The move proved to be the right decision. Mr. B's expanded the business in 1986 and now serves customers all across Iowa. "We have a lot to offer and have become a destination for clients not only from Central Iowa, but from Iowa City, Waterloo and beyond," Sitzmann said.

## Growing with Clive

Sitzmann enjoys being based in Clive. "We take the long-term view when we find a place, and our roots run deep in Clive," he said.

Mr. B's is a member of the Clive Chamber of Commerce and is proud to support many local community events and organizations, including the Variety—The Children's Charity; Anawim Housing, which provides safe, affordable housing to low-income families; and The Principal Charity Classic golf tournament.

Giving back to the community also motivates Sitzmann to reinvest in his business through various remodeling projects to keep things fresh and show customers that Mr. B is focused on the future. He is pleased that Clive's city leaders share a similar philosophy, as evidenced by the city's recent enhancements to the 86th Street corridor.

"We believe the future is very bright here and plan to stay in Clive," Sitzmann said. "We want to make Mr. B's just as good, if not better, in the years to come." ■



# Cheers to Local Beer:

## 515 Brewing Co. Redefines Craft Beer



PARTNERS TOAST A SUCCESSFUL START-UP

Call it a hobby gone wild. Although Midwest natives Ryan Rost, Dave Ropte, Brandon Criger and Bailey Forrest had long shared an interest in brewing beer, they decided to take it to the next level when they opened 515 Brewing Co. in Clive in 2013.

"I love brewing beer and had always wanted to start a business," said Rost, 34, who has produced his own beer since 2004. "One of the big reasons we chose Clive is the trail system. Being located off the trailhead has been great for business."

The timing is right for a start-up like 515 Brewing, which is self-funded by the four business partners. Nationwide, Americans have been enjoying a beer

renaissance in recent years, thanks to the growing popularity of craft beer. Iowans are also gaining a taste for handcrafted India pale ales (IPAs) and other distinctive flavors, thanks to innovative entrepreneurs like the 515 Brewing Co. crew. "We obsess about our hop aroma and work hard to get it right," said Rost, who noted that all four of the business partners are avid home brewers.

515 Brewing is a nano-brewery (meaning it's even smaller than a microbrewery) and makes three barrels of beer at a time, which equates to roughly 93 gallons of beer. Since the business opened in the spring of 2013, best-sellers have included OJ IPA, a smooth



“The 515 Brewing Co. is for anyone who loves craft beer and local products.”



BEER	STYLE	ABV	GLASS	SIZE	PRICE
1 Castaway	COCONUT VANILLA PORTER	6.2%		14.75oz.	\$4.75
2 D.A.R.T. Dodger	WEST COAST IPA	6.5%		16 oz.	\$5.75
4 Lil' Tart	SOUP ALE	4.4%		14.5oz	\$4.75
7 COURT AVENUE Pointer Brown	AMERICAN BROWN ALE	6.0%		16 oz.	\$4.75
5 BACK POCKET Slingshot	DUNKEL MUNICH LAGER	5.3%		16 oz.	\$4.75
6 RACCOON RIVER Vanilla Cream Ale	CREAM ALE			16 oz.	\$4.75
3 MILLSTREAM Schild Brau Amber	VIENNA LAGER	4.9%		16 oz.	\$4.75
0 CONFLUENCE	GOLDEN	4.0%		16 oz.	

wheat IPA with orange citrus flavors, and Mexican Spring, a wheat beer brewed with agave and lime.

Brian Breuner of Ankeny jokes that OJ IPA is a “gateway beer.” “I used to drink darker malts like Samuel Adams and wasn’t an IPA guy at first,” he said. “I wanted to try what the 515 owners were brewing, though, because they are beer guys who know what they’re doing. I’ve developed a taste for IPAs now, and 515’s OJ IPA is fantastic.”

#### Four guys and a keg bring flavor to Clive

Though 515 Brewing Co.’s best-selling customer favorites stay in the lineup, the number of beer flavors at the watering hole is always changing. All the business partners have their own recipes, Rost noted. “We’ve done nearly a dozen types of beers and change out the flavors fairly often,” he said. “We also hope to expand our offerings.”

Because the four founders have kept their day jobs as information technology consultants, mortgage and insurance specialists and computer security consultants, they only open 515 Brewing from Thursday through Sunday each week.

Although 515 Brewing Co. doesn’t serve food to go with its craft beers, customers are welcome to bring in their own food or have food delivered. Children are also welcome at 515 Brewing at any time during regular

business hours, as long as they are accompanied by an adult. Saturday and Sunday afternoons are the most popular times for families, said Rost, who added that soft drinks and water are available if the kids want something to drink.

#### Trailhead provides prime location

The relaxed environment of 515 Brewing Co. reflects the small-town feel that makes Clive an ideal place to live and work, Rost said. The brewery’s prime location at the trailhead in Clive on University Boulevard also offers a natural fit for the company’s popular Beer Runs with Fitness Sports from Windsor Heights. Every few weeks during the warmer months of the year, people enjoy a group run on Clive’s trails and stop by for a cold beer at 515 Brewing, whose products are only available in Clive.

“The 515 Brewing Co. is for anyone who loves craft beer and local products,” said Rost, who has lived in Clive for five years.

Breuner makes a point to stop by 515 Brewing regularly, especially when there’s a new release to sample. He has even helped brew a few of the craft beers. “You’ve got to love four guys who started brewing beer in their basements and garages and came together to make a brewing company work,” he said. “Local businesses like 515 are important to the community, and I want to support them.” ■



# Trostel's Dish

## Serves a Taste of Iowa



TROSTEL'S DISH IN CLIVE

Seasonal foods and local ingredients enhance the delicious farm-to-fork connection at Trostel's Dish in Clive, where you can party like a foodie.

"Dish is meant to be fun," said Kate West, the restaurant's general manager. "We've removed all the starch and stuffiness from dining and assembled a team of really good people who want you to have a great time."

Known for its contemporary atmosphere and irresistible tapas, Trostel's Dish has offered fresh flavors from Iowa and around the globe since the restaurant opened in 2005.

Chef Jed Hoffman and sous chef Sarah Strong-Tuttle also expand and change the menu throughout the year to reflect the best the season has to offer.

"We work with area farmers whenever we can and use locally-grown foods as much as possible," West said. As a locally owned restaurant, Trostel's Dish supports other area businesses and is proud to serve Iowa-produced meat from Niman Ranch, prosciutto from La Quercia in Norwalk, fresh produce from

Maxwell Farms in State Center, high-quality lamb from Onion Creek Ranch in Ames and other locally grown ingredients.

### Distinctive drinks pair with culinary sophistication

An impressive list of wines offered by flights, glasses or bottles, along with specialty martinis, cocktails and beers, complements the menu at Trostel's Dish.

The restaurant has also carved a niche with its popular beer and wine dinners, which are held once a month. A Boulevard Brewing Co. Beer Dinner in July 2013 featured five of Boulevard's favorite brews, along with five courses of Chef Jed's finest pairings.

Beer and wine aren't the only drinks that make these themed-meals memorable at Trostel's Dish. "We're looking forward to hosting a Templeton Rye dinner soon," said West, referring to the premium whiskey first marketed by Carroll County, Iowa, farmers during Prohibition to supplement their income and supply legendary customers like Al Capone.





“The restaurant business allows us to meet new people and give back to the community. Success is all about building strong relationships, and that comes naturally in Clive.”

### Giving back to the community

Events like these have created many loyal customers for Trostel's Dish through the years. Clive has been the right place to grow the business, West added.

“Just like in real estate, location, location, location is a key to success in the restaurant business,” she said. “When we moved out here along University Avenue in 2005, we were next to a field. Since then, the community has continued to grow into a thriving, vibrant community, and University Avenue gives us great visibility.”

This visibility and easy accessibility make it convenient for newcomers and regulars who stop by at Trostel's Dish for signature items like the famous cracker-crust pizzas, which are only \$5 during happy hour from 4 p.m. to 6 p.m. Monday through Friday.

Guests can relax and enjoy a wide selection of gourmet flavors, ranging from Florentine pizza (with La Quercia prosciutto, roasted mushrooms, spinach and ricotta topped with grated Asiago cheese) to Graziano sausage (with Italian sausage, mozzarella cheese, marinara and fresh basil).

As a member of the Clive Chamber of Commerce, Trostel's Dish is proud to support many local organizations and charities, including United Way of Central Iowa, the March of Dimes, the Make-A-Wish Foundation and the Food Bank of Iowa's Combat Hunger program.

“The restaurant business allows us to meet new people and give back to the community,” West said. “Success is all about building strong relationships, and that comes naturally in Clive.” ■



# Top 10 Reasons We're Bullish on Clive: Chamber of Commerce Helps the Community Grow



**I**f a window of opportunity appears, don't pull down the shade," advises Tom Peters, a renowned business management author ("In Search of Excellence). The Clive Chamber of Commerce is not just raising the shade; it's throwing the door wide open.

"Promoting businesses for a vital and growing community is our mission," said Greg Bendinger, president of the Clive Chamber of Commerce. "We're poised for explosive growth."

Kristy Schmidt, executive director of the Clive Chamber of Commerce. "We started with 30 business members and now have 147," she said. "This growth continues as we find new ways to add value for our members and improve the quality of life in the community."

According to Schmidt and Bendinger, there are 10 reasons the future is bright for businesses in Clive:

**1. Personal connections.** People know you by name in Clive, said Bendinger, an independent financial adviser. "This is a friendly, civic-minded community where you know and trust your neighbors," he said. "Even though Clive has one of the highest per-capita incomes in the metro area, the people are down to earth and are willing to roll up their sleeves and help each other."

**2. The best of both worlds.** Clive is a thriving small community within a vibrant larger community. "What sets Clive apart is that we are small and don't try to be big," Schmidt said. "We offer a small-town atmosphere with the amenities of a metro area."

**3. An unbeatable location.** With its prime location along Interstates 35 and 80, Clive offers easy access and high visibility for companies. This has allowed the city to attract a number of new businesses in recent years, including Billion Auto, Luana Savings Bank, William Penn University and PepperJax Grill.

**4. A focus on growth.** With hundreds of acres still available for development, there's room to grow in Clive. Much of this expansion in the next 10 to 15 years will center on residential neighborhoods being developed in the northwest corner of the city, according to Schmidt. "Residential growth is extremely important to growing a strong business community in Clive," she said.

**5. The new Town Center.** Plans are underway to build an innovative Town Center located along Northwest 114th Street between Hickman Road and University Avenue. This compact, mixed-use area will feature a town square complete with commercial development and distinct neighborhoods featuring multistory residential living options. The family-friendly Town Center will also include the Clive Aquatic Center, a new city government center and strong connections to the Clive greenbelt. "The Town Center will be huge for Clive," Bendinger said. "It will give us an identity and a place to come together as a community."



“Promoting businesses for a vital and growing community is our mission.”



**6. A spirit of cooperation.** The Chamber of Commerce and city of Clive are housed in the same facility, which allows staff from both organizations to work closely together on projects ranging from Art Along the Trail dedications to business visits. “The mayor, city officials and I make a point to check in with local businesses on a regular basis,” Schmidt said. “We listen to their needs, update them on news from the city and the Chamber of Commerce and keep the lines of communication open.”

**7. Strong ties with the Greater Des Moines Partnership.** Members of the Clive Chamber of Commerce automatically become members of the Greater Des Moines Partnership. “This benefit often gets overlooked, but it’s an important way to plug into the community and be part of the Des Moines metro area’s success,” Bendinger said.

**8. Networking opportunities.** Members of the Clive Chamber of Commerce have many opportunities to connect with other businesses, as well as the mayor and city leaders. The inaugural Clive eXpo, slated for October 2013, is designed to help local businesses and organizations network with potential customers. The Chamber of Commerce also hosts

luncheons throughout the year to provide practical business insights for members. “We’ve covered topics ranging from social media strategies to making a great impression at networking events,” Schmidt said. “We want to give members helpful tips they can start using in their businesses.”

**9. Community pride.** Clive is distinct by nature, and the 14 Clive Chamber of Commerce Ambassadors are proud to share this story. “The Ambassadors are our welcoming committee,” Schmidt said. “These volunteers serve on committees, greet people at Chamber events and encourage networking to build and strengthen friendships throughout the community.”

**10. Investment in the future.** The Clive Chamber of Commerce is dedicating time, money and resources to help the organization and the community thrive, Bendinger said. “We continue to look for new solutions that offer local businesses even more value and increase opportunities for growth,” he said. Schmidt is ready to welcome new businesses to the Chamber of Commerce family. “Clive is progressive, and we’re working hard to make the city an even more desirable place for businesses,” she said. ■



# Breaking Through Autism:

## The Homestead Provides Innovative Solutions in Clive

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**B**y the time Christina Bebout's daughter, Isabella, turned 3, the child could read but couldn't say such simple phrases as "I want juice." Although the family knew it was unusual for Isabella to be nonverbal at this age, they were stunned when she was diagnosed with autism.

"We had no idea what to do," said Bebout, who lives in Ankeny. "I was glad when the doctor told us Isabella would be a good candidate for therapy, but I was disappointed when he gave us contacts in Minneapolis."

Then the Bebout's heard about The Homestead, which is based on the east side of Greater Des Moines and which opened a new facility in Clive in March 2013. "They've been a lifesaver," said Bebout, who takes Isabella, now 8, to The Homestead in Clive five days a week. "I hate to think of where we'd be without them."

During Isabella's daily 2 1/2-hour sessions, therapists provide intensive, one-on-one guidance to help her build communication and social skills and manage behavior issues. The lessons are tailored to Isabella's needs, Bebout said.

"The Homestead staff are experts who know how to teach these skills, and they are so patient," Bebout said. "Where Isabella was once nonverbal, she now approaches people and says, 'What's your name?'" Because people with autism tend to be inflexible when it comes to changes in their schedule, Homestead staff members modify Isabella's schedule daily so

she can adapt more successfully. Though Isabella's tendency is to run away when things don't go her way, The Homestead's specialists have taught her practical alternatives. These solutions have diminished the child's negative behavior episodes dramatically, said Bebout, who reinforces The Homestead's techniques at home.

Bebout was thrilled when Isabella, who is now in third grade, greeted her teacher and asked if she could have her schedule. "She didn't walk into class and get all frustrated," Bebout said. "Little things like this that most families take for granted are huge milestones that remind us how far Isabella has come."

### Learning to trust


These types of breakthroughs have the power to revolutionize people's lives, said Steve Muller, executive director of The Homestead.

"For people with autism, things that are common sense and comfortable to us may not be common sense or comfortable to them," he said. "We help them navigate what they perceive to be a confusing world."

The need for The Homestead's services has soared in recent years. In the early 1990s, the frequency of autism was thought to be one in 1,000 people. Now that number is one in 88 people, according to the Centers for Disease Control and Prevention. Although no one knows with certainty why this trend is occurring, new solutions are helping people manage autism.

The Homestead has achieved remarkable results





“We help children trust the learning process, and this has transformed these kids in ways we’ve never seen before.”





“The children and adults we work with are making great progress, and this gives you so much hope,” he said. “It’s also creating a diverse community that makes life more interesting for everyone.”

with applied behavior analysis, which is geared toward autistic children ages 3 to 8. Through one-on-one coaching five days a week, staff members teach children how to make eye contact, listen for key words and respond appropriately to help them develop their social skills and communication abilities.

“We help children trust the learning process, and this has transformed these kids in ways we’ve never seen before,” said Muller, who added that The Homestead would like to expand its applied behavior analysis to programs beyond the Des Moines metro area. “Some kids who were deemed mentally retarded are no longer classified this way.”

It’s critical for children to develop social and communication skills, because if they don’t, they will struggle for the rest of their lives, Muller noted. “We want to help people with autism function at a higher level so they can interpret what’s going on in the world around them,” he said. “We also want to equip them with skills they need to help reach their goals.”

### Creating a sense of community

The Homestead has been able to serve more people since it opened its Clive facility in the spring of 2013.

“We’ve had tremendous interest from families through the Des Moines metro to expand, and we wanted to be closer to the kids we serve,” Muller said. “Clive is a great location, because it offers easy access to major thoroughfares, offers great visibility along Interstates 35/80 and is easy to find. We also have good connections with local school systems.”

The Clive facility enhances the services offered

at The Homestead’s main campus near Runnells, which serves more than 175 people on a regular basis. The main campus offers many resources, including a unique community-supported agriculture (CSA) program that covers six acres of The Homestead’s 77-acre property. The men and women of The Homestead help raise 35 varieties of certified, naturally grown fruits, vegetables and herbs, which are sold to nearly 100 local CSA members.

Activities like this foster a sense of community that extends not just to The Homestead’s clients, but to the 220 staff members who work for the nonprofit organization. “There is a strong work ethic and servant heart among these folks, and it’s a blessing to work with them,” Muller said. “Their patience and understanding is uniquely calming and relaxing to the people we serve.”

These people include 24 men and women who live at the main campus, adults who live on their own in the community and families like the Bebouts who use the Clive facility. The Homestead also works with children in their homes and provides training to families and educators to help them understand autism and find innovative solutions.

The Homestead’s recent Clive expansion is setting the stage for new growth opportunities, said Muller, who noted that the nonprofit is looking to expand into eastern Iowa to serve more people with autism. “The children and adults we work with are making great progress, and this gives you so much hope,” he said. “It’s also creating a diverse community that makes life more interesting for everyone.” ■





BIG BROTHERS BIG SISTERS

# Changing Perspectives, Changing Lives: Big Brothers Big Sisters Thrives in Clive

**T**he best teachers are guided by the proverb “Tell me, I’ll forget. Show me, I’ll remember. Involve me, I’ll understand.” This same spirit motivates the many volunteers and mentors who are improving young people’s lives through Big Brothers Big Sisters of Central Iowa (BBBSCI).

“Our whole mission is based on volunteer mentors supporting children in need of caring adults,” said Kit Curran, CEO of the nonprofit organization, which has been based in Clive since 2001. “Without volunteers, we would not exist.”

Rooted in more than 100 years of history, BBBSCI continues to pursue the goal of changing kids’ perspectives and giving them new opportunities to reach their potential. In 2012, the group served 1,055 children in Polk and Jasper counties through school-based and community-based mentoring programs. “That means more than 1,000 volunteers committed themselves to our programming,” said Laura Palmer, resource development director for BBBSCI.

School-based matches between children and volunteers meet regularly at the child’s school to spend time playing games, helping with homework

or just talking—all while building a relationship to increase the child’s self-confidence and academic performance. Community-based matches spend time together through fun outings in the local area, where the volunteer and the child can enjoy spending time together.

“These matches provide children facing adversity with strong and enduring, professionally supported one-to-one relationships that change their lives for the better, forever,” Curran said.

## Inspiring role models leave a lasting impact

BBBSCI cites numerous success stories from this effective mentoring system, including a Central Iowa boy named Travis and his Big Brother, Todd Millang.

Travis was 4 years old when he was adopted by his foster mother, Vicki Frank. She knew Travis needed some sort of male role model in his life and enrolled Travis in BBBSCI after one of her co-workers introduced her to the organization. A match between Travis and Millang, a senior vice president with CBRE/Hubbell Commercial, proved to be the perfect fit.

“Travis and I don’t think there could have been





anyone better than Todd – he is just great,” Frank said.

Through the years, Millang has enjoyed spending time with Travis, whether they go out for dinner, ride bicycles or play basketball together. “Travis has helped me remember all the little things that are fun about growing up,” Millang said. “He has also taught me to be grateful for the life I live.”

Millang hopes his match with Travis will make a lifelong impact. “I’ve always loved the shellfish story that sums up the thought that if you can have a meaningful impact on just one person, you’ve helped this world become a better place.”

### Partnerships promote success in school and life

Research has shown that positive relationships between children and the adults who mentor them have a direct, measurable impact on the children’s lives, Palmer said. According to the 1995 study “Making a Difference: An Impact Study of Big Brothers Big Sisters,” Little Brothers and Sisters who are mentored show:

- An **86 percent increase** in self-confidence.
- An **81 percent improvement** in decision making.
- A **75 percent increase** in academic performance.
- A **69 percent improvement** in relationships with family and friends.

These youths are also 52 percent less likely to skip school, said Curran, who added that these benefits require teamwork. “We partner with parents or guardians and volunteers and hold ourselves accountable for each child in our program achieving greater confidence, better relationships, higher aspirations, avoidance of risky behaviors and educational success,” she said.

BBBSCI is also partnering with United Way of Central Iowa on its 2020 Education goal to cut by half the number of high school students who do not graduate on time. “Longer and stronger mentoring relationships through BBBSCI help keep these kids on task to graduate from high school and become productive members of our community,” Curran said.

### Community support proves invaluable

The organization’s office in Clive allows it to meet these goals more effectively while serving a broad base of people, Palmer said. “We decided to relocate to Clive more than 10 years ago, because a building with the appropriate square footage and amenities was available in our price range,” she said. “Clive is also centrally located among the different areas of the city we serve and has been a wonderful fit for us.”

Palmer also appreciates the community’s strong commitment to BBBSCI. “Our experience with the Clive Chamber of Commerce has been wonderful,” she said. “The chamber’s members are so willing to support each other, and we appreciated how a group from the chamber participated in our annual Bowl for Kids’ Sake fundraiser.”

These contributions are vital, because the need for the organization’s services remains strong. “We are always in need of mentors,” said Palmer, who noted that 138 children were on BBBSCI’s waiting list in August of 2013.

Beyond mentoring, other opportunities to support the group include the annual Big Shots FORE BBBSCI golf event, which has been hosted in both Polk County and Jasper County, and the Adopt-a-Family program, which helps provide holiday gifts for families in need. These activities help the organization change lives and strengthen communities throughout Central Iowa, Curran said.

“Our vision of successful mentoring relationships for all children who need and want them contributes to better schools, brighter futures and stronger communities,” she said. ■



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