



# BUILD JOHNSON COUNTY

City-County Updates | March 11th, 2025

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**Jeff Schebler**, First Vice President Commercial Banking



**MidWest***One*  
**Bank**®

# **DOUG BOLDT**

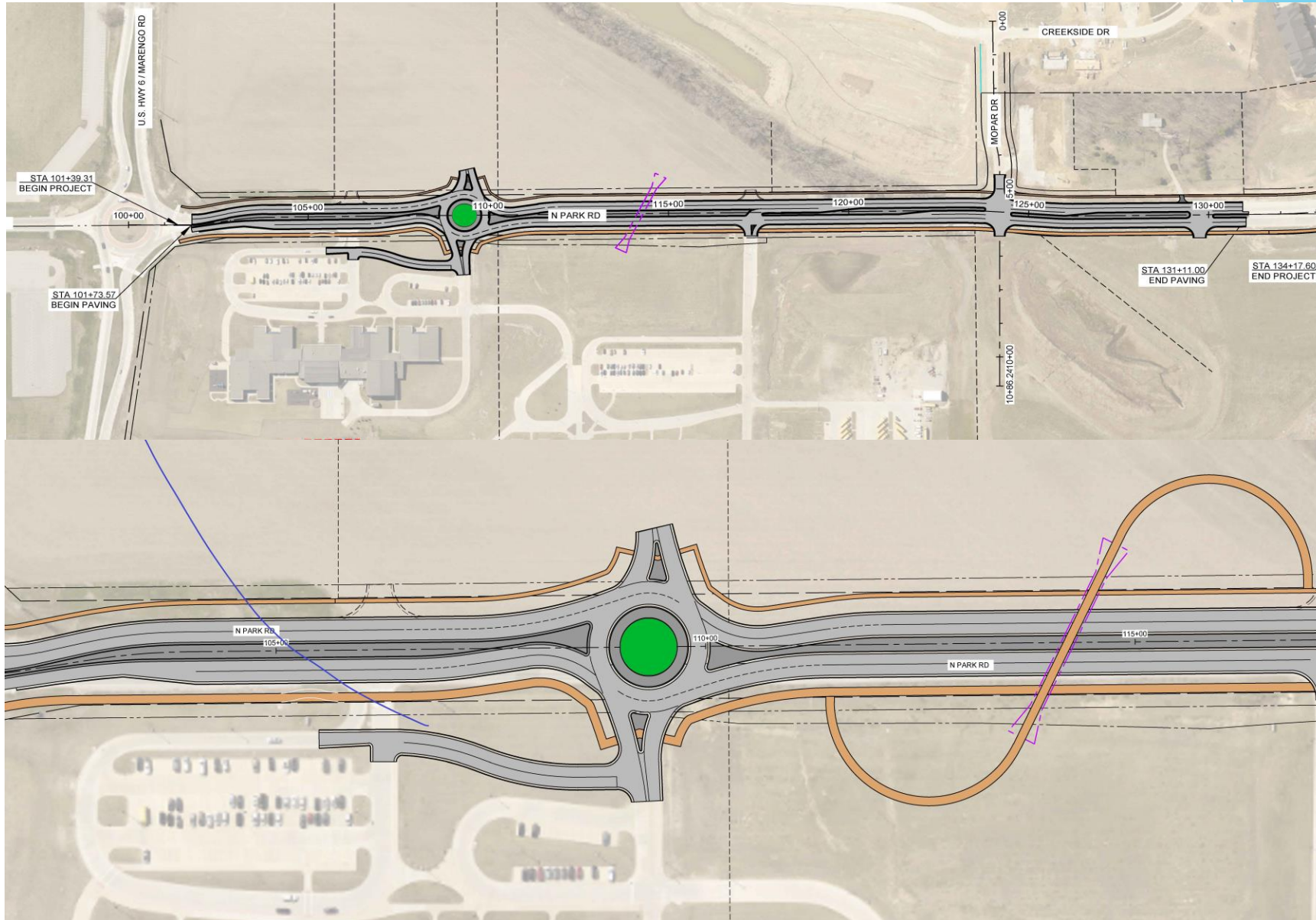
City Administrator, Tiffin







# North Park Road Urbanization



Engineering plan view of the intersection of Kimberlite Street and Iowa State Highway No. 6. The drawing shows the intersection with 36-inch and 30-inch streets, stationing along the highway, and property boundaries. A table in the top right corner lists H4 (62651) and H5 (62776).

|    |       |
|----|-------|
| H4 | 62651 |
| H5 | 62776 |



# Recreation/Wellness Center

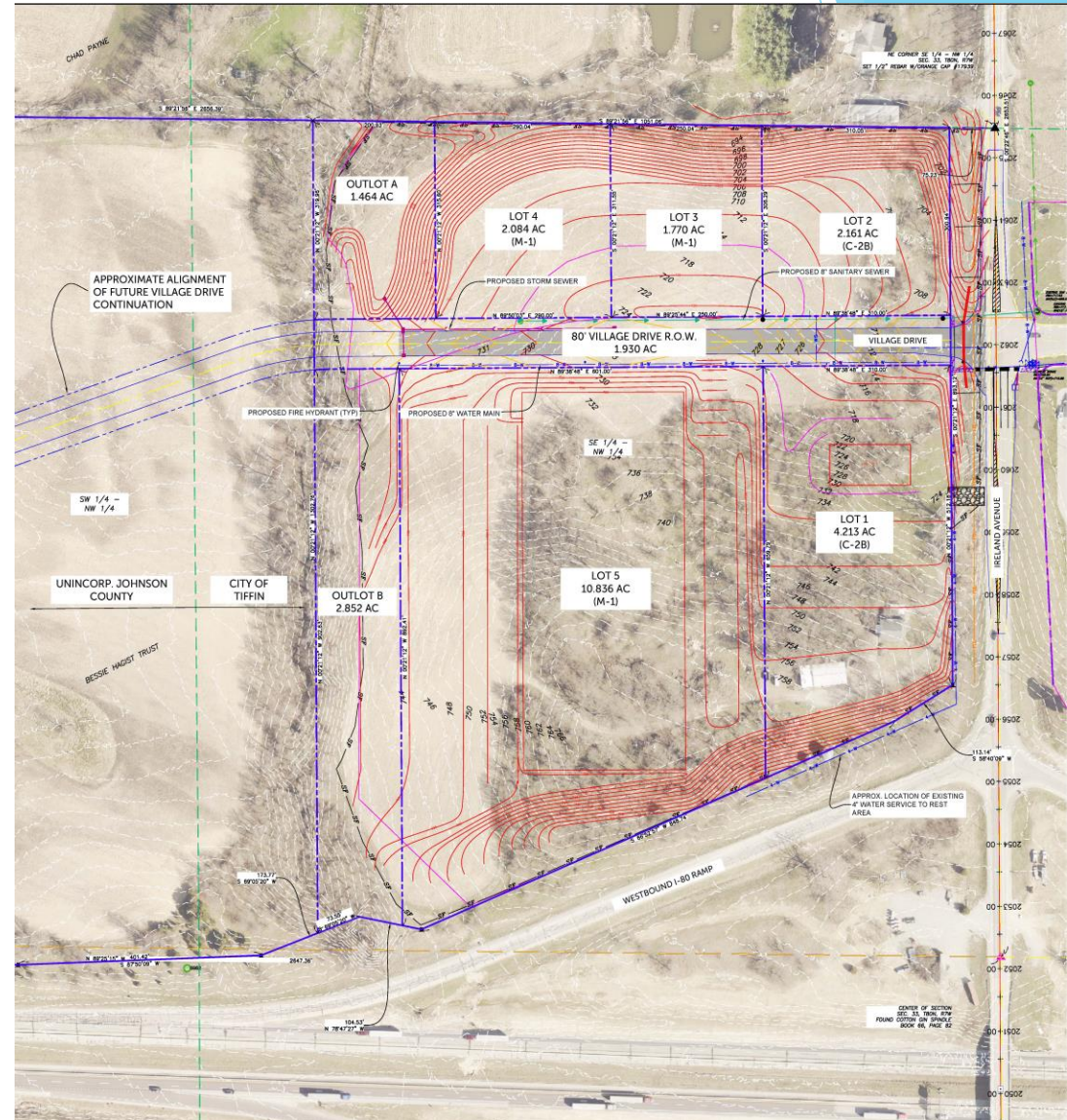


[illegible]

- $\Delta = 16^{\circ}53'40''$   
 $R = 1071.00'$   
 $L = 315.80'$   
 $T = 159.05'$   
 $C = 314.66'$



# Tiffin West





# Baltic at Park Place



# Boardwalk at Park Place





# I-80 Commerce Park

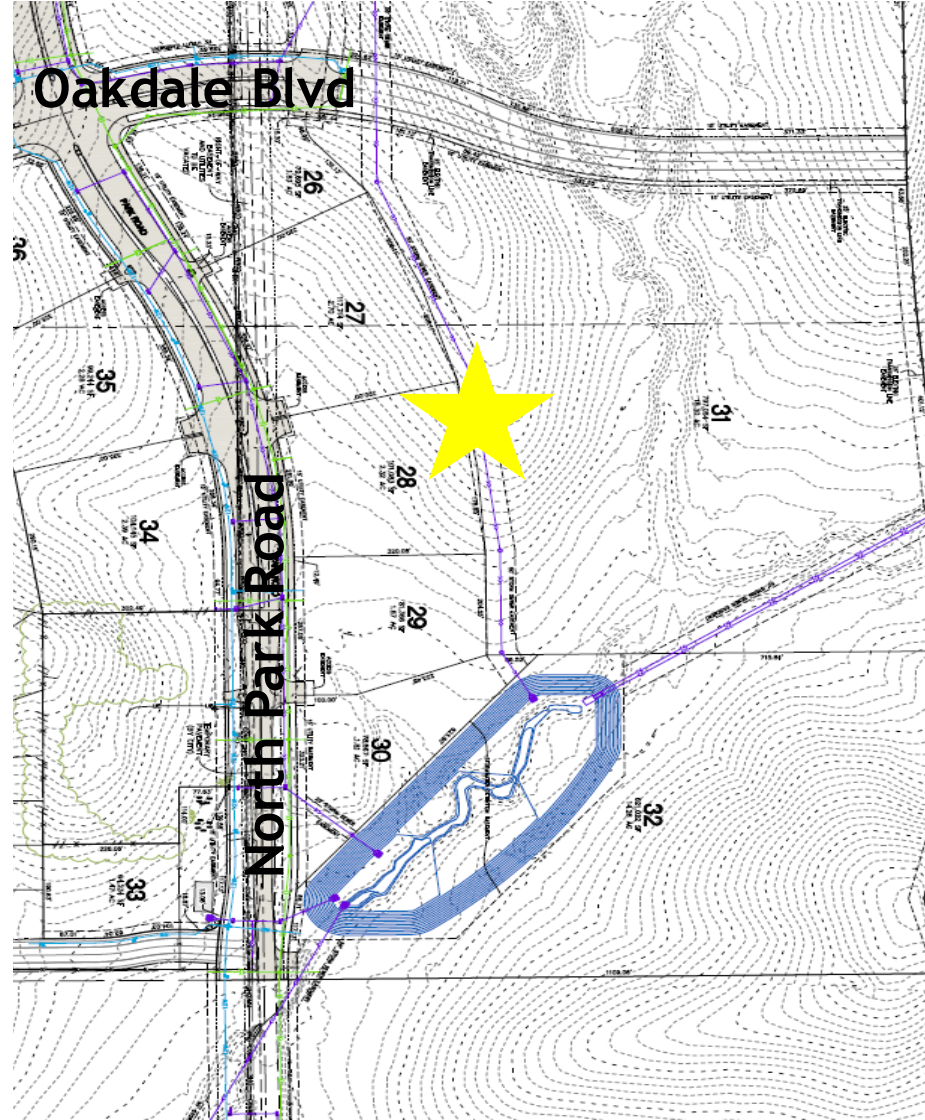


Commercial and Multi-Family Development





# Homemakers®





**Thank You!**

# **JOSH BUSARD**

Director, Johnson County PDS





**JOHNSON  
COUNTY**

*Planning, Development  
& Sustainability*

## **Home Builders Association**

**Josh Busard, AICP**

**Director, Planning, Development & Sustainability Office  
Johnson County**

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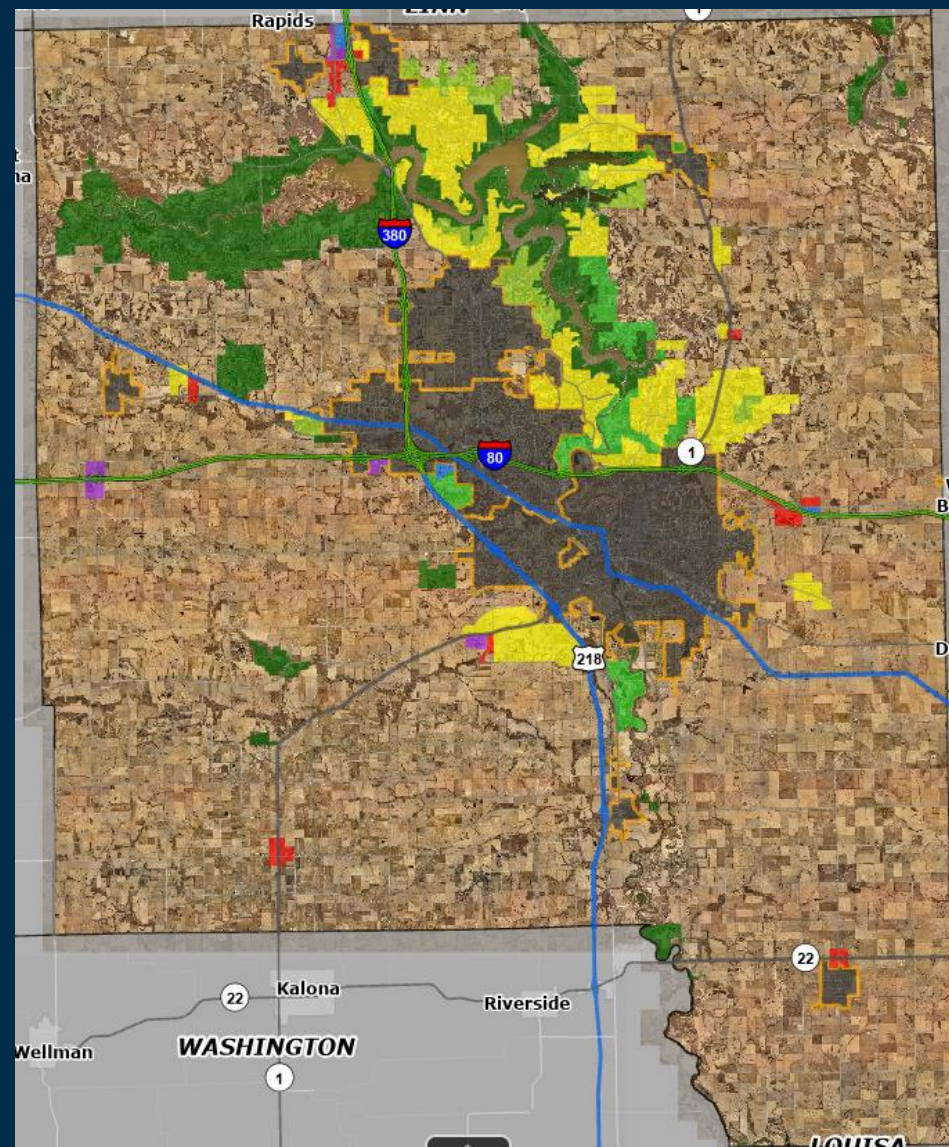
**March 2025**



## Ongoing Developments

### 2024 County-wide Developments

- 26 residential and 2 commercial subdivisions for a combined 424 acres subdivided in unincorporated Johnson County.
- 102 buildable lots created
- 20 rezonings on approximately 162 acres were also finalized in 2024.
- 80.68 Acres of Residential
- 80.92 Acres of Commercial/Ag-Tourism



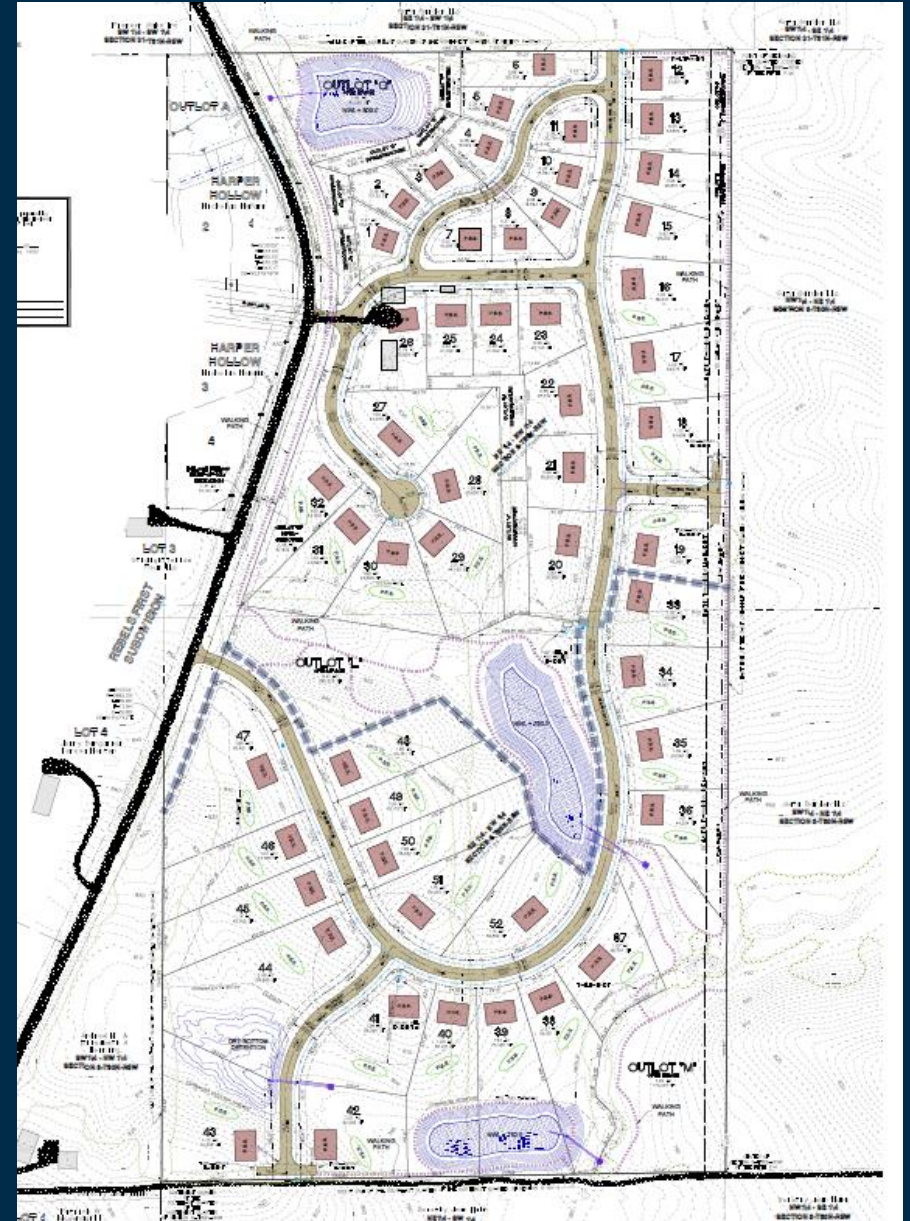




# Ongoing Developments

## **Spartan Hollow Subdivision**

- Preliminary plat approved March 2022
- Average lot size: 0.95 acres
- Road will be widened and chip sealed, turn lanes on Hwy 1 NE
- Phase One final plat approved January 2024
  - 32 buildable lots



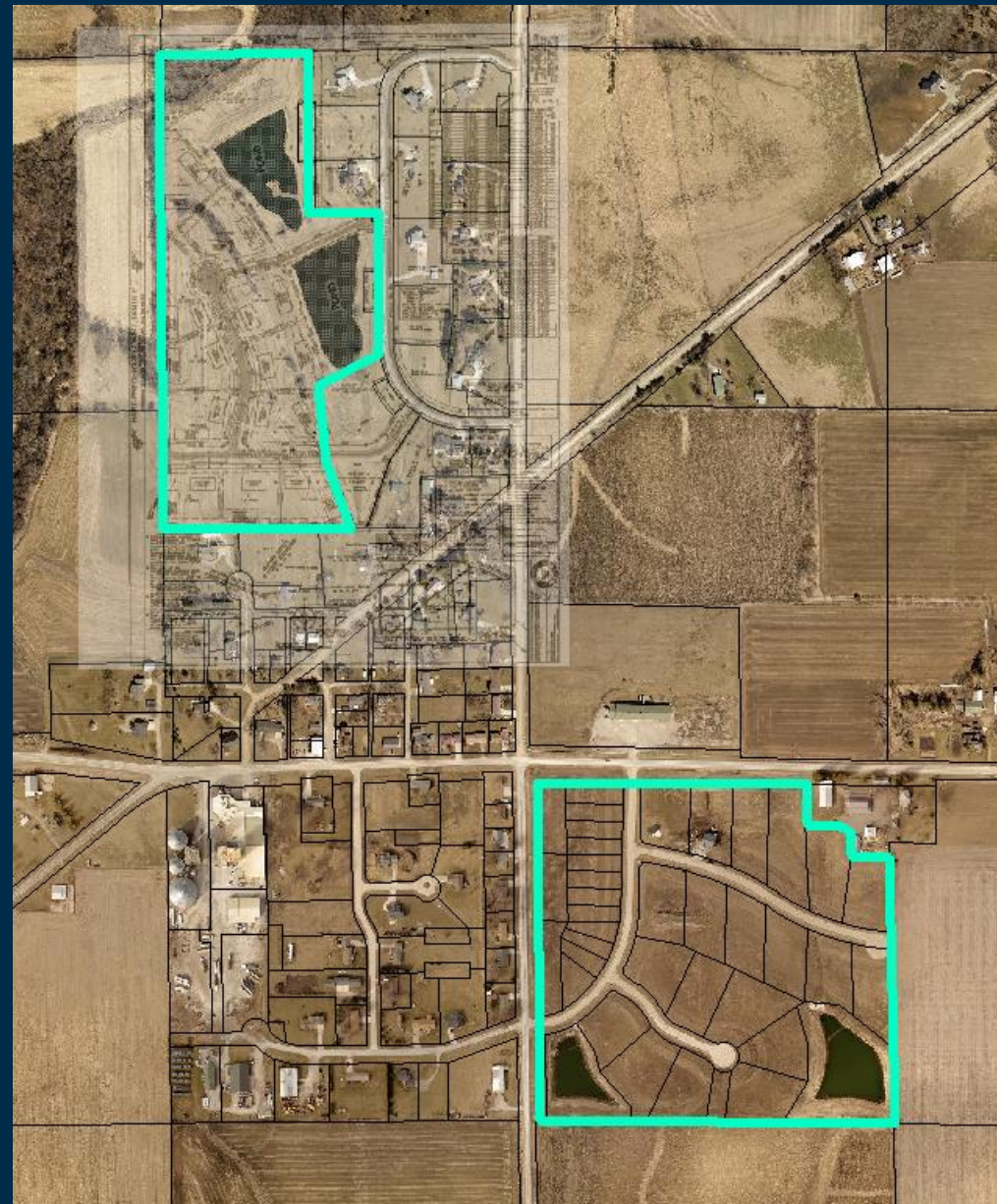




## Ongoing Developments

### **Frytown Residential**

- Preliminary plat for 11 buildable lots approved May 2024
- 25 of 31 lots in Troyers Meadow still un-built



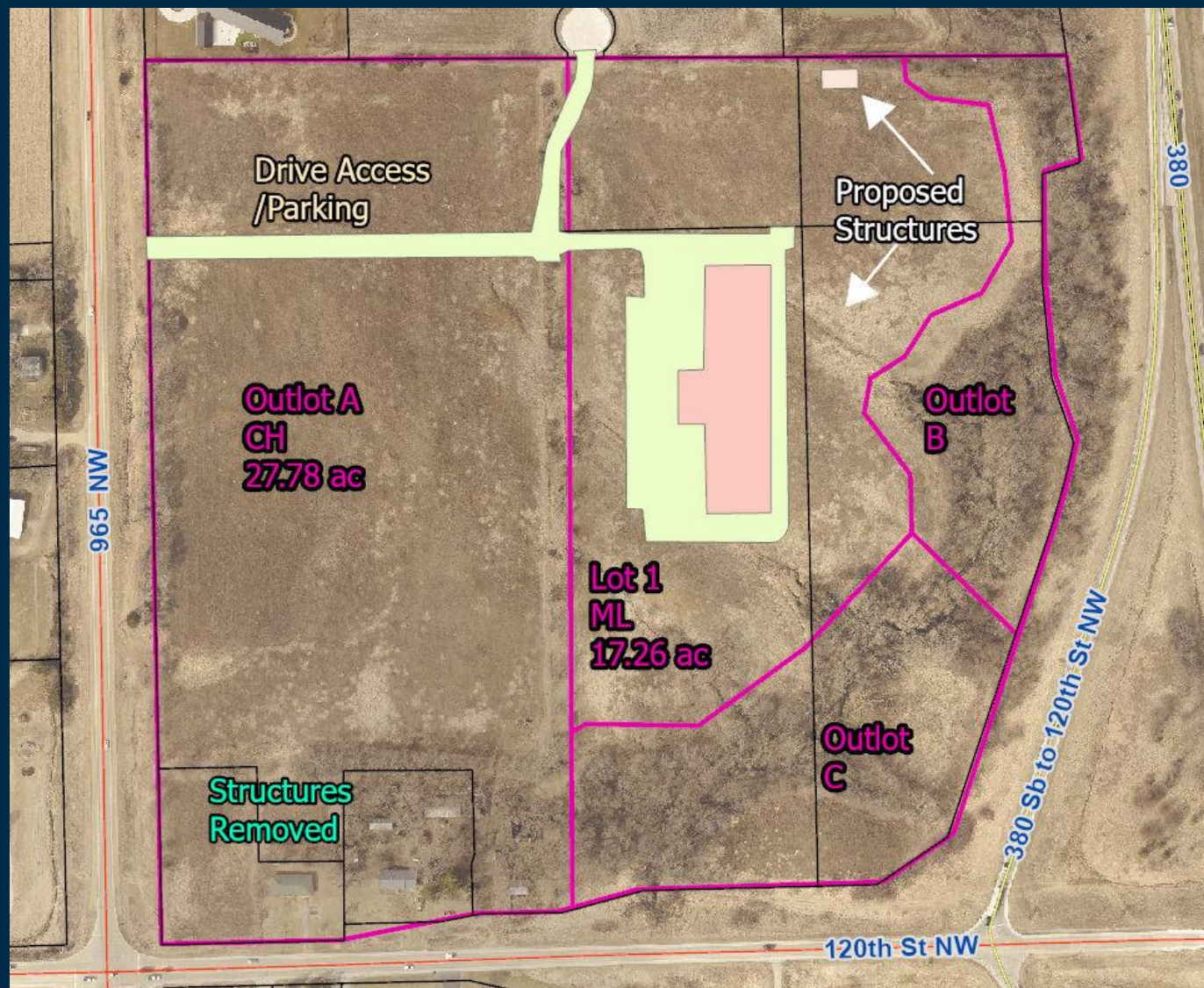




## Ongoing Developments

### Swisher 60 Light Industrial Subdivision

- Final Plat approved October 2024
- One buildable commercial lot, one future development outlot
- Programmed for RV Dealership / Repair on the eastern portion
- West side is "future development" TBD



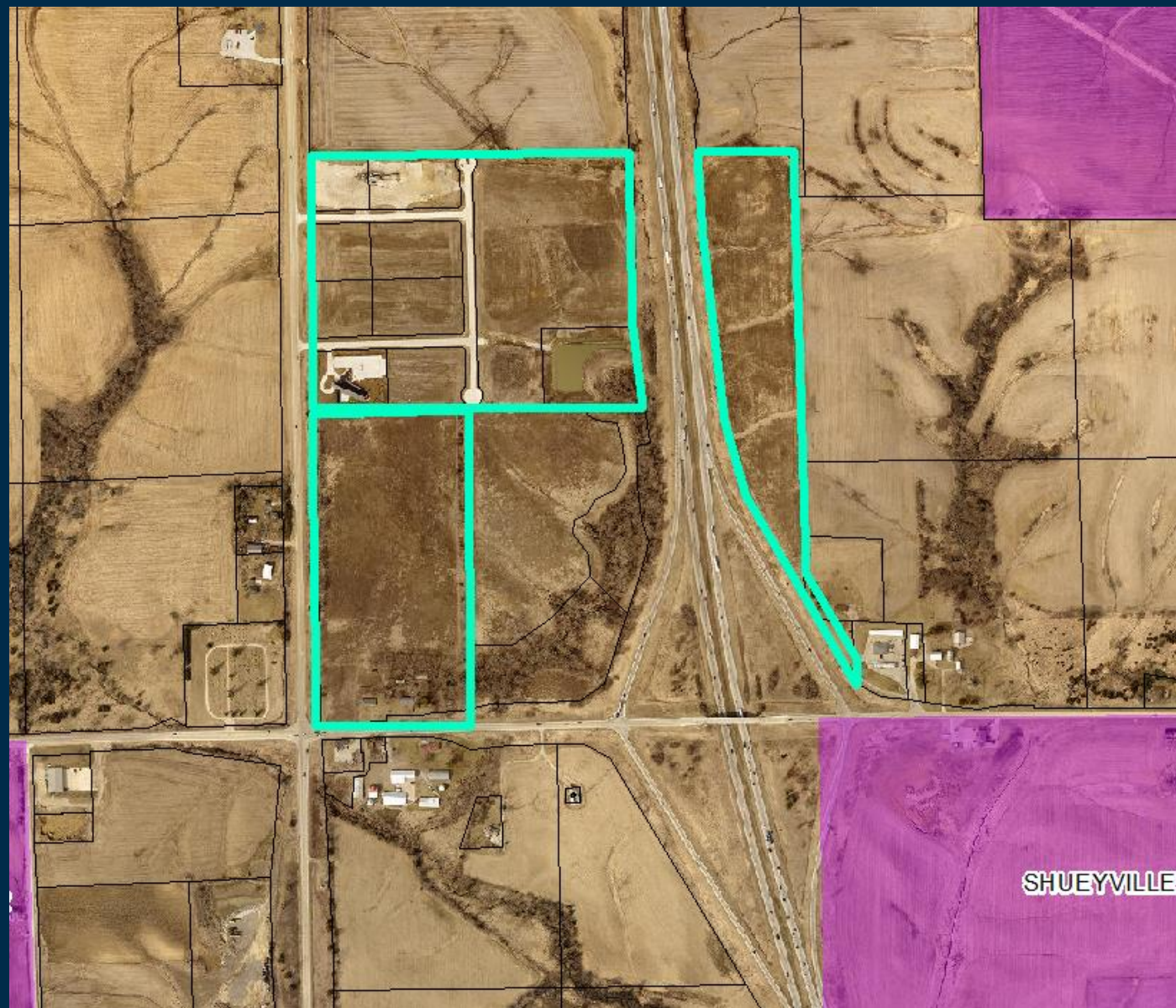




## Ongoing Developments

### **Hwy 965 NW Commercial**

- 7 light industrial lots unbuilt in JoCo 50 Subdivision
- 4 light industrial lots planned in Belvedere Addition
- 27 acres of Highway Commercial land in Swisher 60





## Ongoing Developments

### Solar Energy

- 17-acre MidAm facility approved
  - In operation
- 50-acre PCR facility approved December 2023
  - Yet to be built
- 3-acre FEC facility approved September 2023
  - In operation



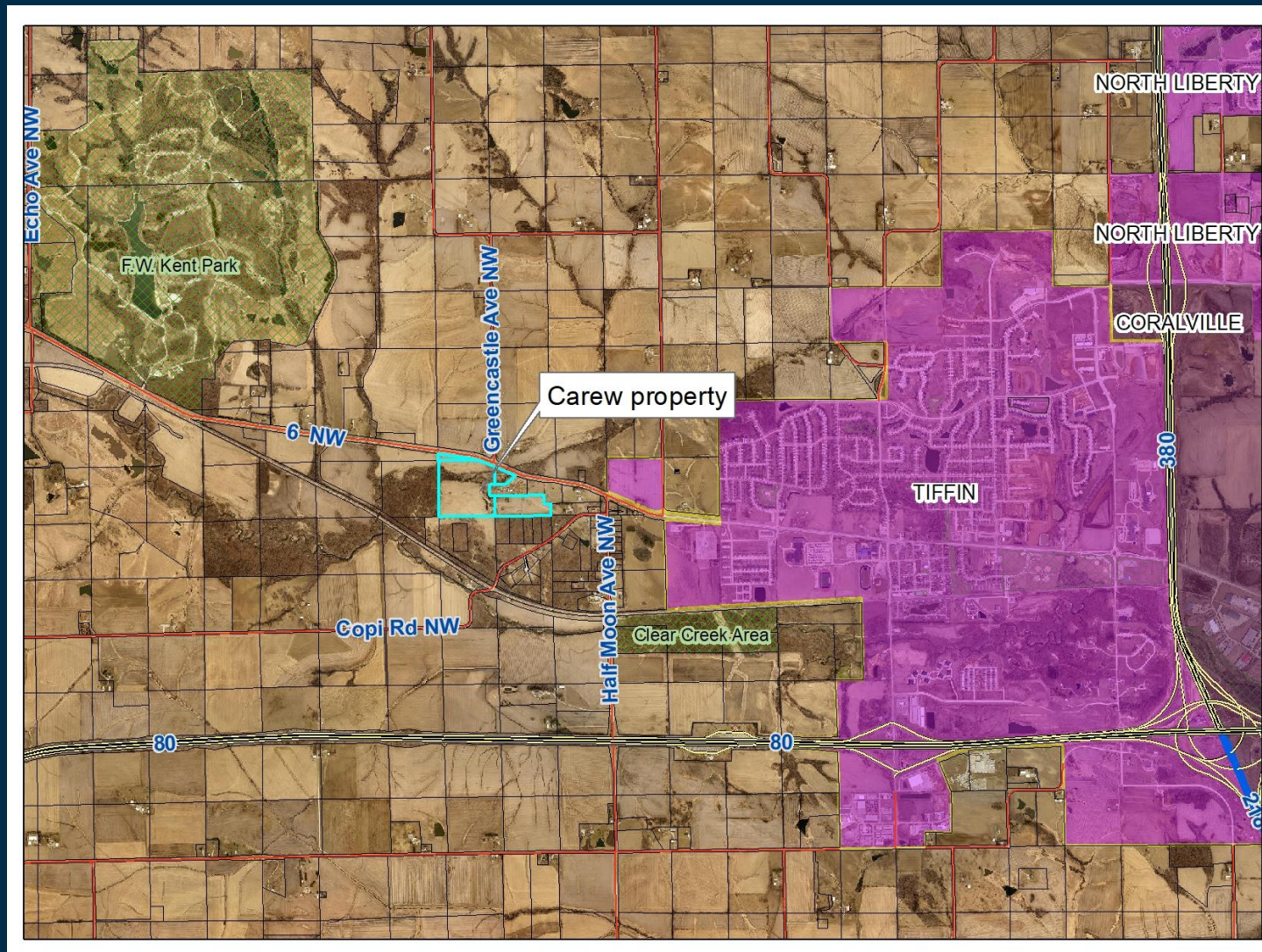
*MidAm facility, April 2022 (Joseph Cress, Iowa City Press-Citizen)*





# Anticipated County Developments

- Carew property (Hwy 6 NW)
  - 57 acres zoned Residential in 2024
- Oak Grove Hills (Mehaffey Bridge Rd NE)
  - Preliminary plat for 24 residential lots

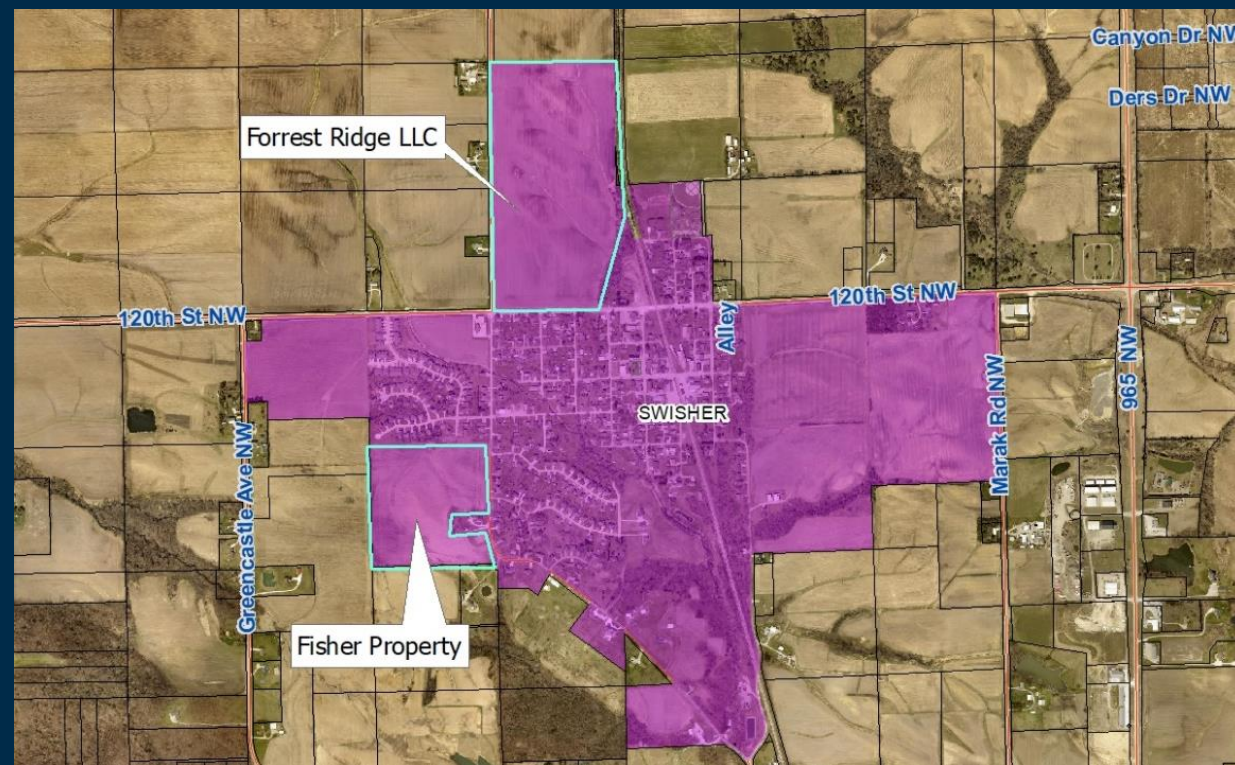






## Anticipated Developments

- Swisher annexation (120<sup>th</sup> St NW)
- Forrest Ridge LLC  
80 acres being developed  
Landowner / city working together
- Fishers Property (30 acres)  
No immediate development plan



# TRACY HIGHTSHOE

Neighborhood & Development Services Director





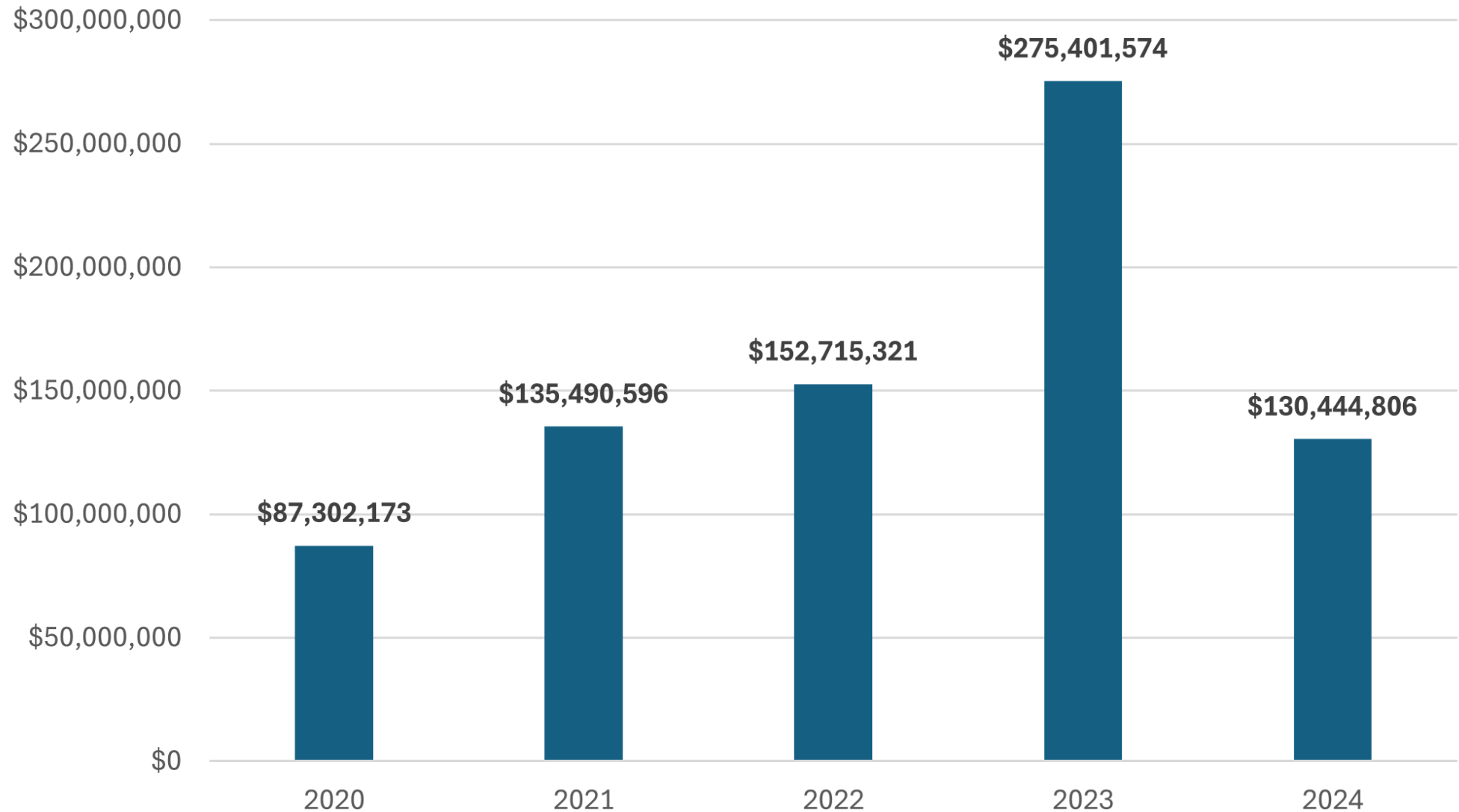


# Iowa City Development Update

March 2025



# 2020-2024 Total Value of Construction





# Replay Iowa City

291 Units/648 Beds







# Oaknoll

## 1201 WEST BENTON



Alpla, Inc.

## | Learning and Development Facility

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\$13 million capital investment

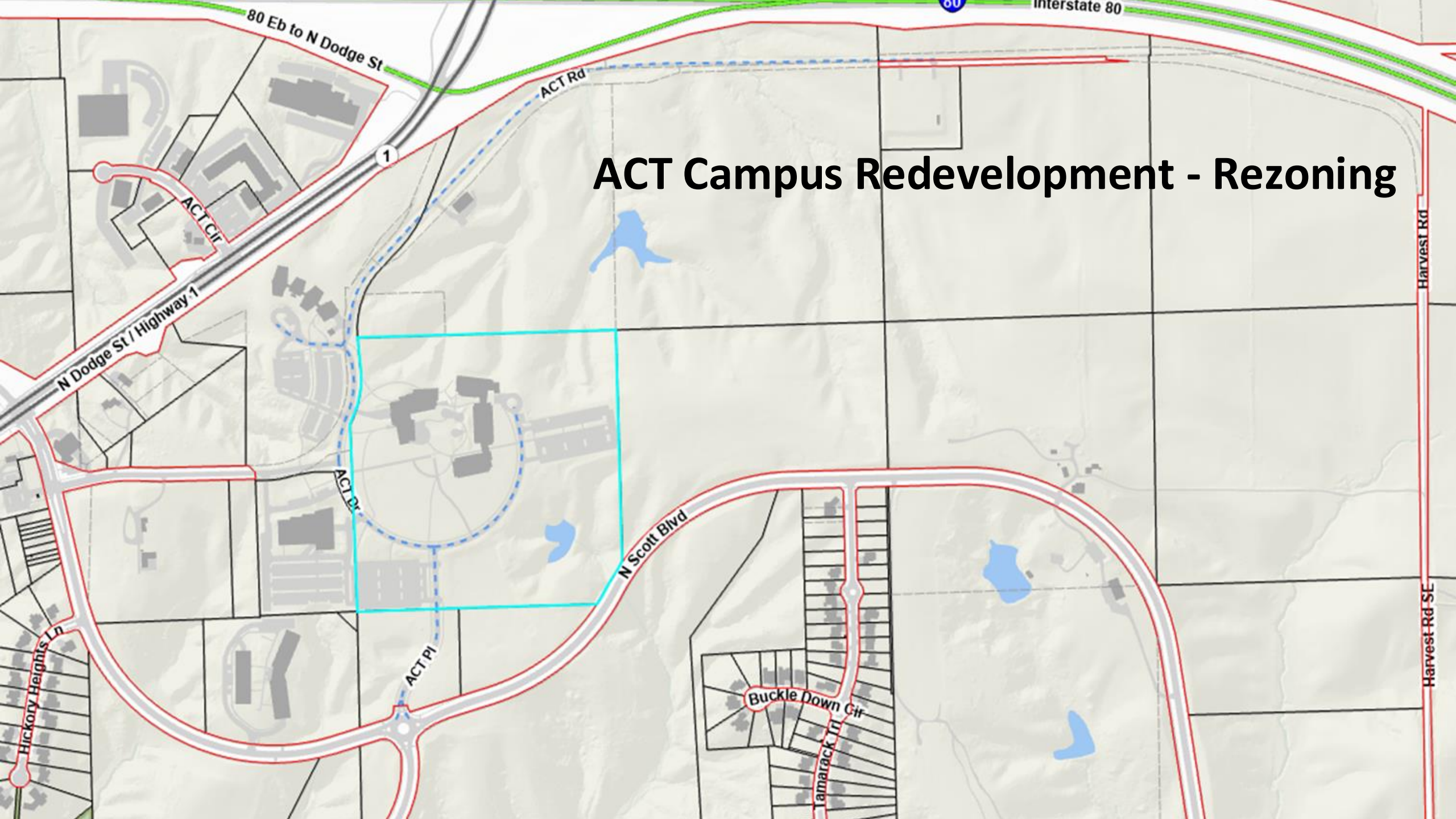
Expected to create 36 jobs

Anticipate opening in mid 2025

Awarded tax benefits through the High Quality Jobs (HQP) program



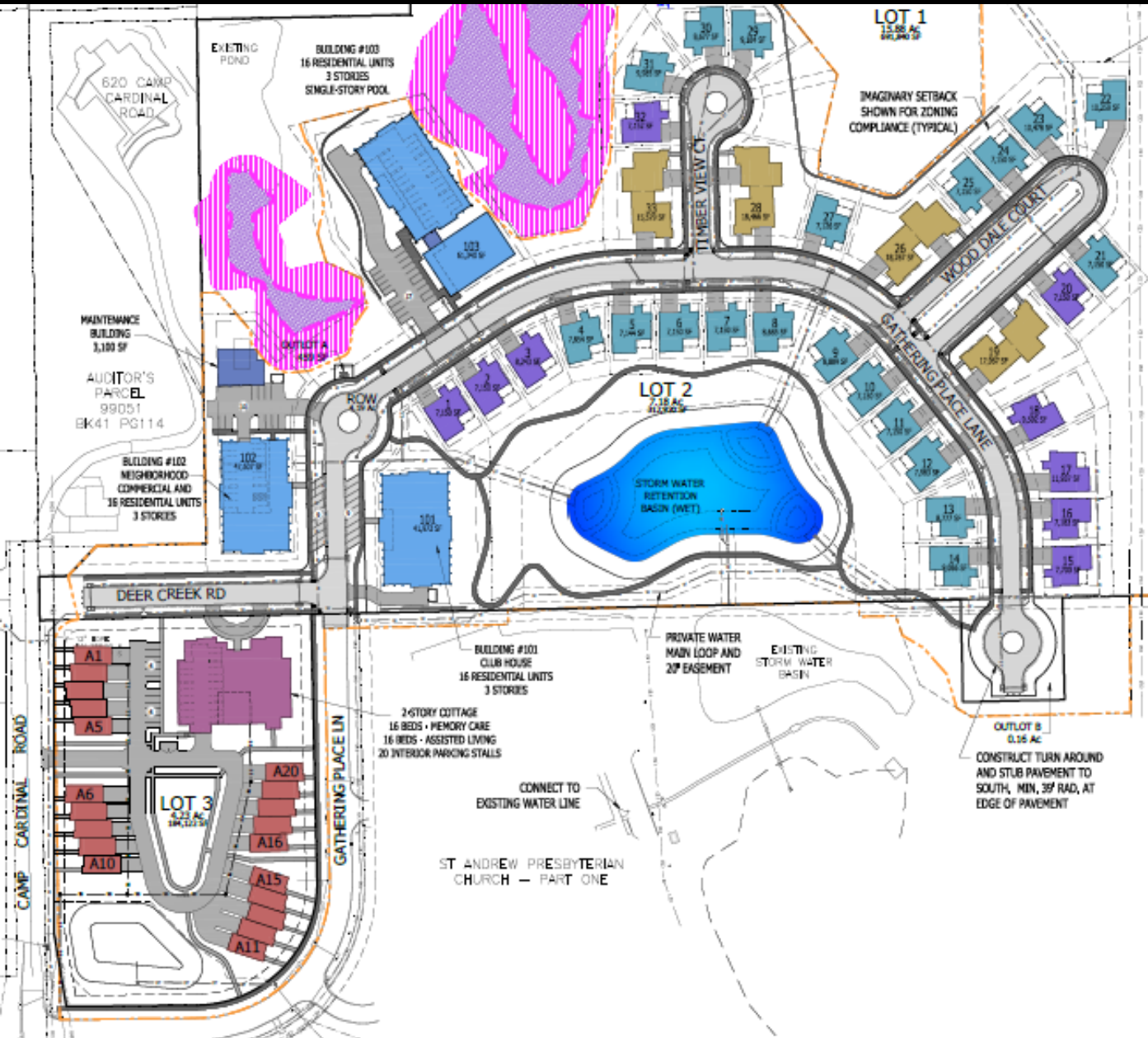




# ACT Campus Redevelopment - Rezoning



# Western Home Rezoning – 31.65 Acres



Senior Living Community

1 Assisted living with 32 beds

29 Single family homes

8 Duplexes

3 – MF Buildings  
(48 units)

20 Townhomes





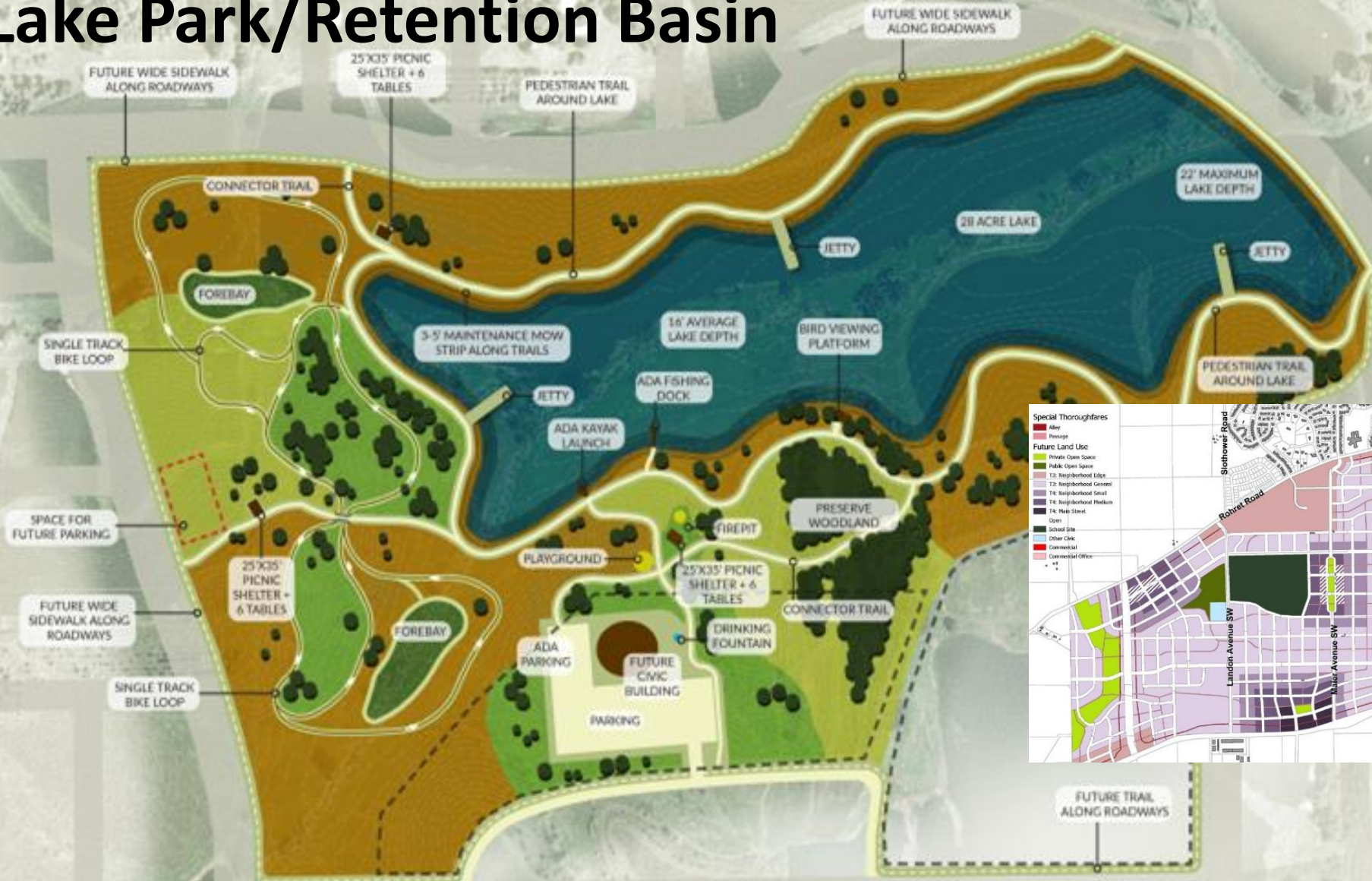


# City Park Pool Replacement Est. \$18 million





# Carson Lake Park/Retention Basin



VEGETATION KEY:





21 S. Linn Street —  
former US Bank site

3 Proposals for  
Council  
Consideration







Taft Avenue



Taft Ave. from American Legion Road to Lower West Branch









## Burlington St. Bridge Replacement

Includes the repair/replacement  
of the existing pedestrian  
overpass at Riverside Dr.

Since June, 10 homes awarded grants,  
most scores falling in low 50s.

Home built by ICH received a remarkable  
score of 26!

Student Built House, a collaboration  
between City, HBA, and The Housing  
Fellowship scored 46.

Program to continue in 2026.

No limit to how many times a builder can  
receive the award.

**\$1800 Award**

NEW Builder Incentive

## Building a better house?

The City of Iowa City offers \$1800 awards to  
builders for new residential construction that  
obtains a Home Energy Rating System (HERS)  
score of 52 or better.

To claim your funding:

- 1 Receive a HERS rating from a certified Home Energy Rater  
anytime between project start and drywall installation.
- 2 Submit your HERS certification (and W9 if first-time  
applicant) to [ClimateAction@iowa-city.org](mailto:ClimateAction@iowa-city.org).
- 3 Receive your award in two weeks or less.

Single-family, duplex, and townhomes eligible

For more information, contact:

Sarah Gardner | [SGardner@iowa-city.org](mailto:SGardner@iowa-city.org) | 319-887-6162









Converted 30,000 SF of existing space + added 11,250 SF to increase brewery's production.



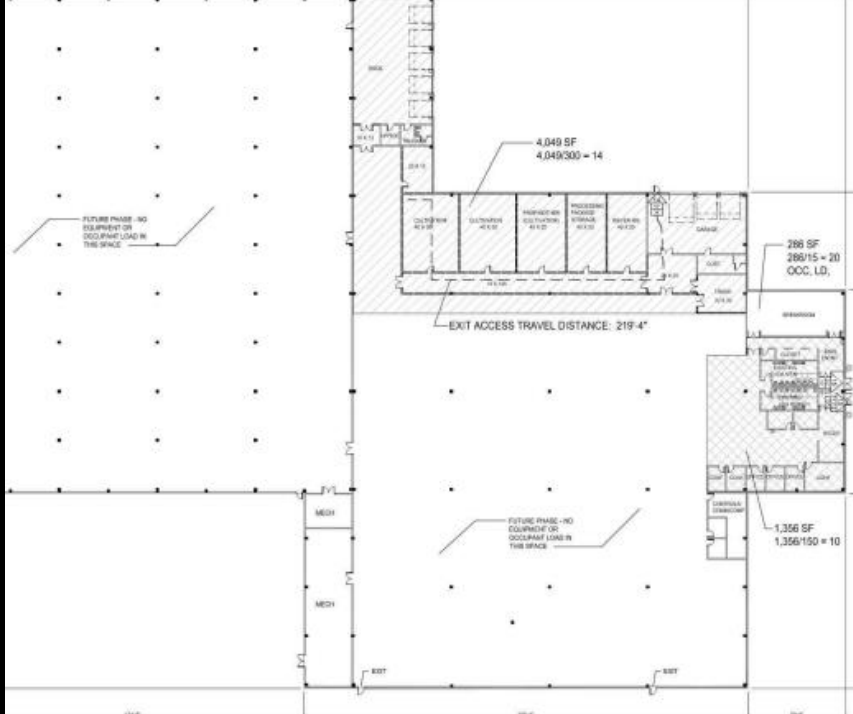


# Iowa Cannabis Company

Holds 3 of 5 retail licenses in Iowa to dispense medical cannabis THC & CBG products.

Dispensary at 322 Highway 1 W.

1 of 2 licensed manufacturers in Iowa.



# Thank You!

**City of Iowa City**

Tracy Hightshoe 319-356-5244

[thightshoe@iowa-city.org](mailto:thightshoe@iowa-city.org)



# **DAVE JOHNSON**

Community Development Director,  
City of Coralville



# CORALVILLE UPDATE

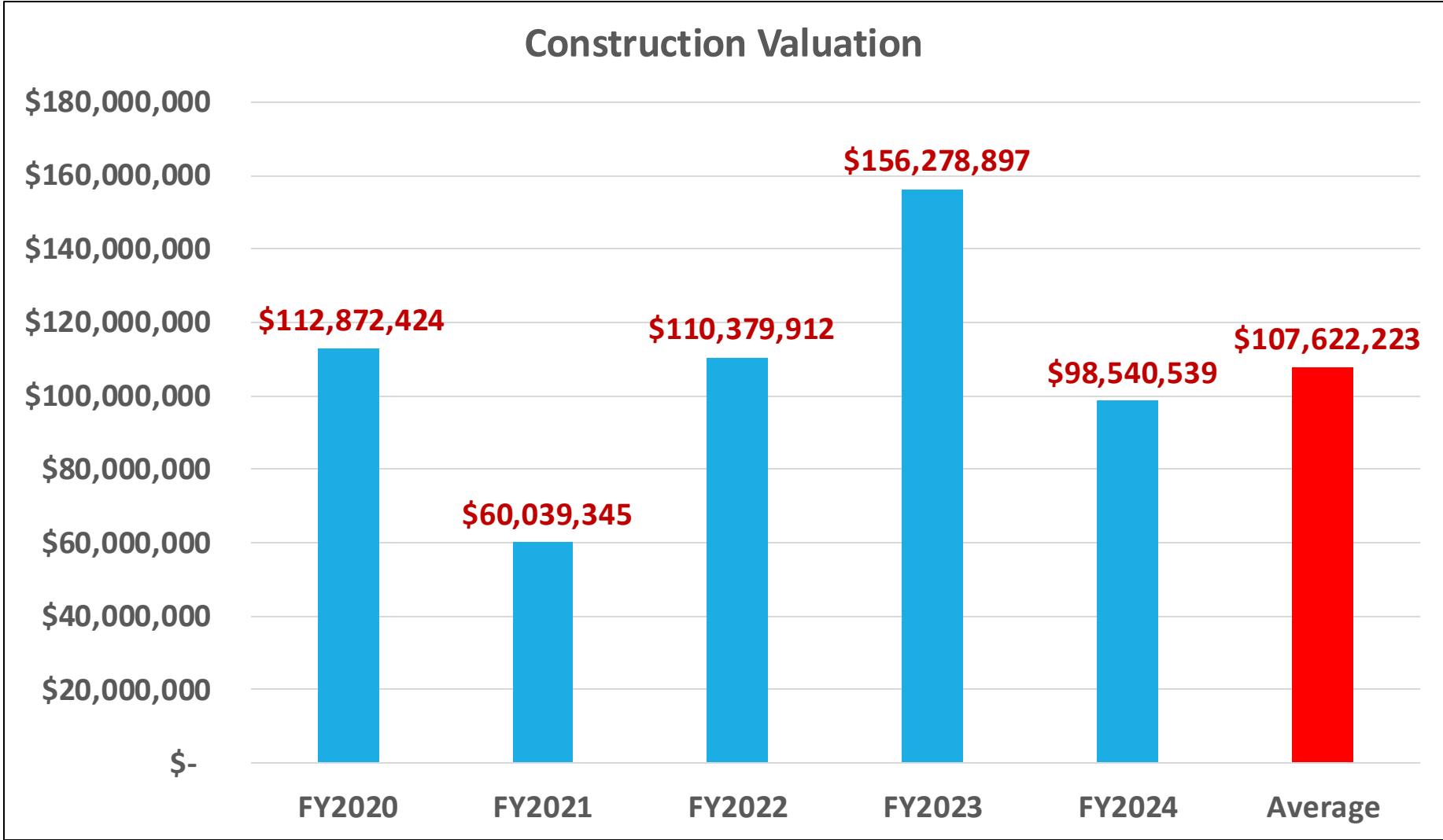
DAVID JOHNSON  
COMMUNITY DEVELOPMENT DIRECTOR

[www.coralville.org](http://www.coralville.org)





# BUILDING DATA



# IN PROGRESS | CIVCO MEDICAL SOLUTIONS

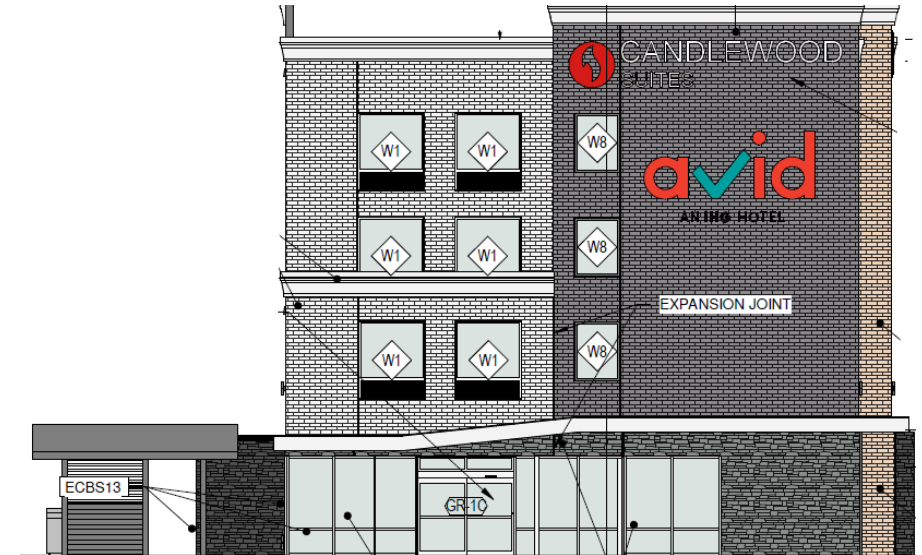
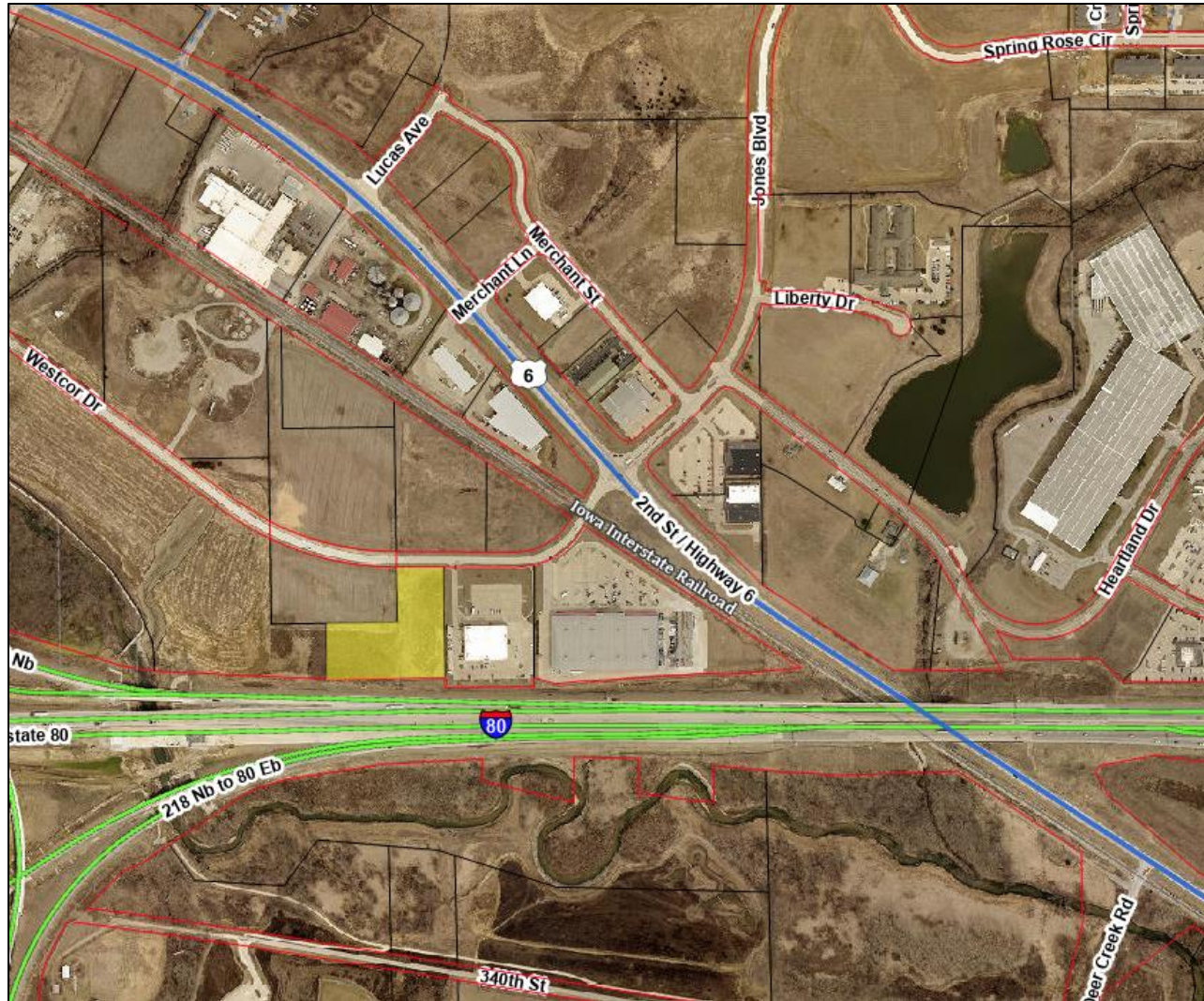


- 750 Acorn Drive
- 11 Acres
- 96,000 square feet
- Office and medical equipment manufacturing
- Nearing full occupancy





# IN PROGRESS | AVID/CANDLEWOOD HOTEL



- 140 and 160 Westcor Drive
- 3.84 Acres
- 65,000 square foot hotel
- 139 Rooms
- 3,600 square foot retail building
- Nearing completion





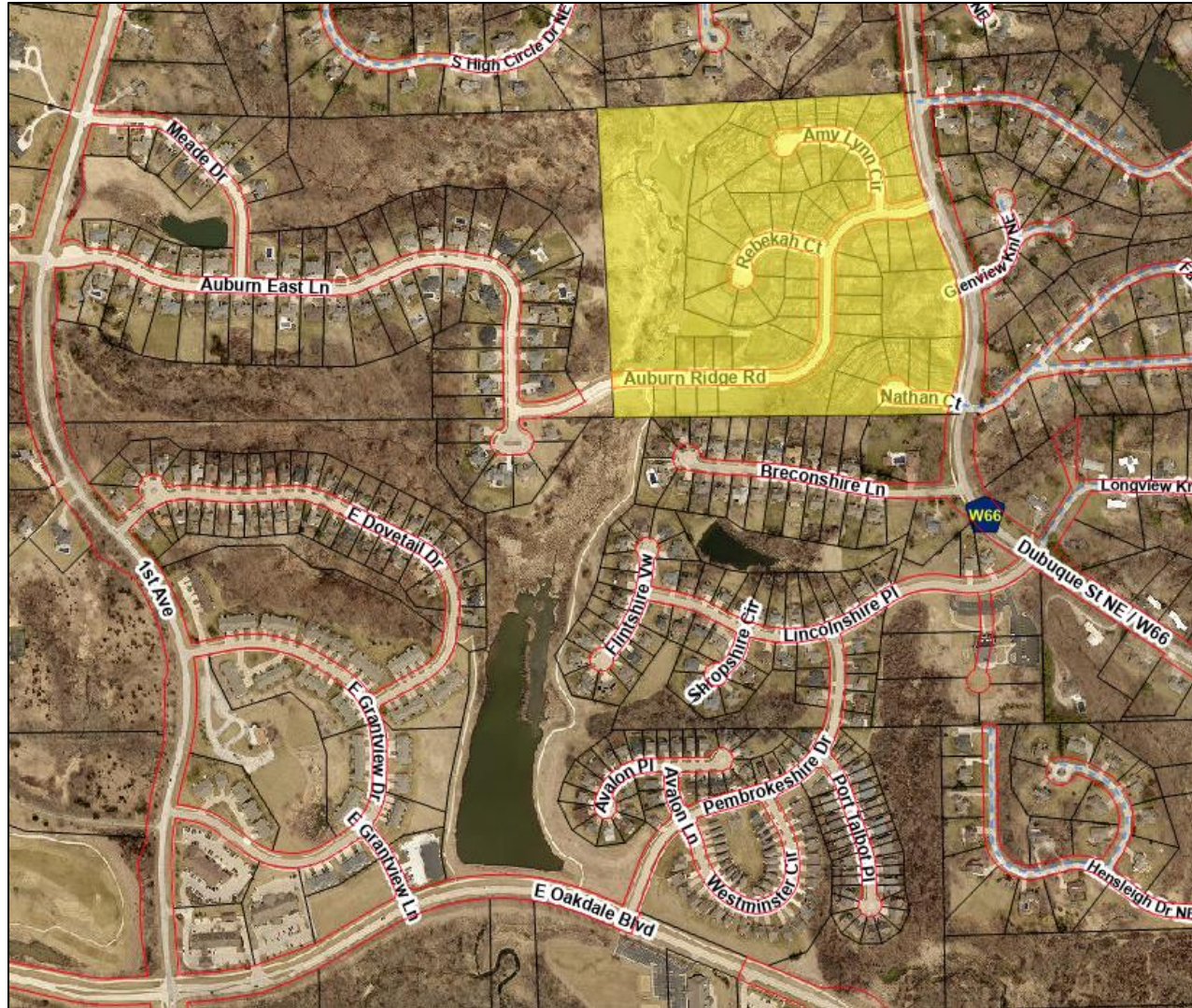
# IN PROGRESS | RIDGEVIEW ADDITION



- Crossing Ridge Drive and Jones Blvd.
- 12.36 acres
- 117 Units
- Duplexes – 5-plexes
- In progress



# IN PROGRESS | AUBURN RIDGE SUBDIVISION

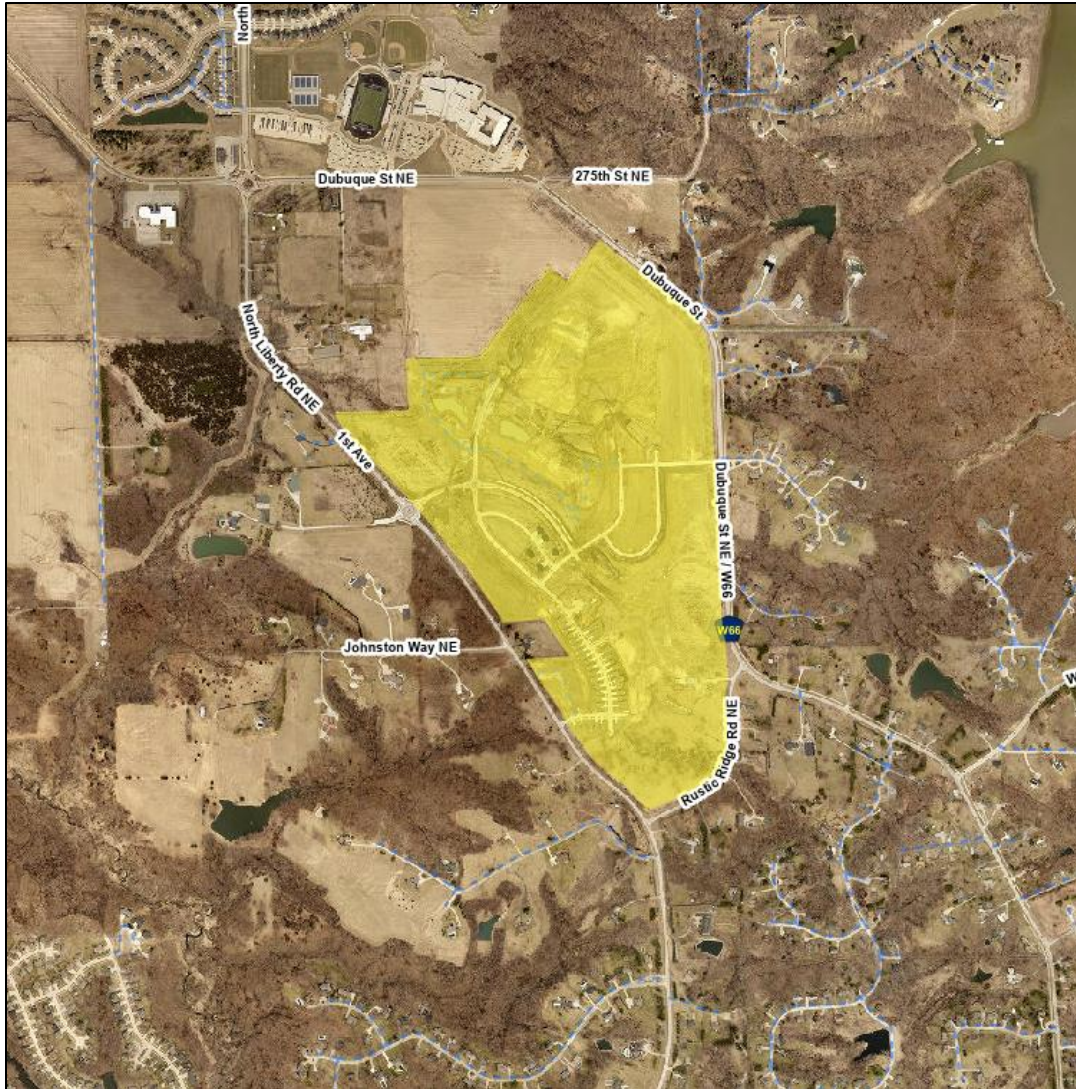


- Dubuque Street an Auburn Ridge Road
- 43 Acres
- 52 single-family Units
- 2 acres of open space
- In progress





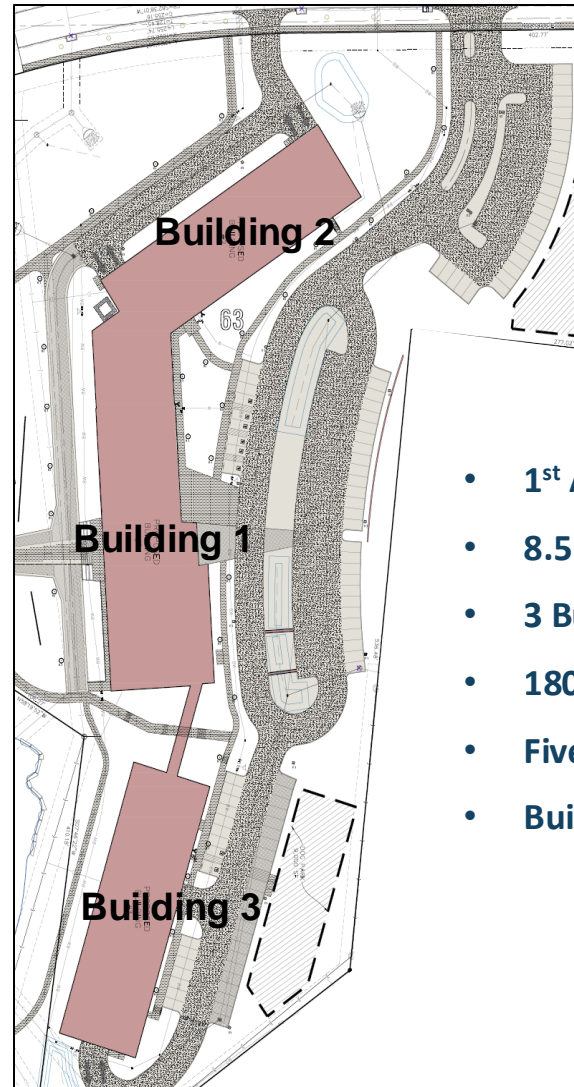
# IN PROGRESS | FOREVERGREEN HEIGHTS



- Dubuque Street and 1<sup>st</sup> Avenue
- 208 Acres
- 328 single-family detached homes
- 442 zero lots and townhomes
- 232 multi-family units
- 12 Acre park
- 3 Acres of outdoor recreation space
- 6 phases over 6 years
- Phases 1, 2 and 3 in progress



# IN PROGRESS | BRIDGEWATER

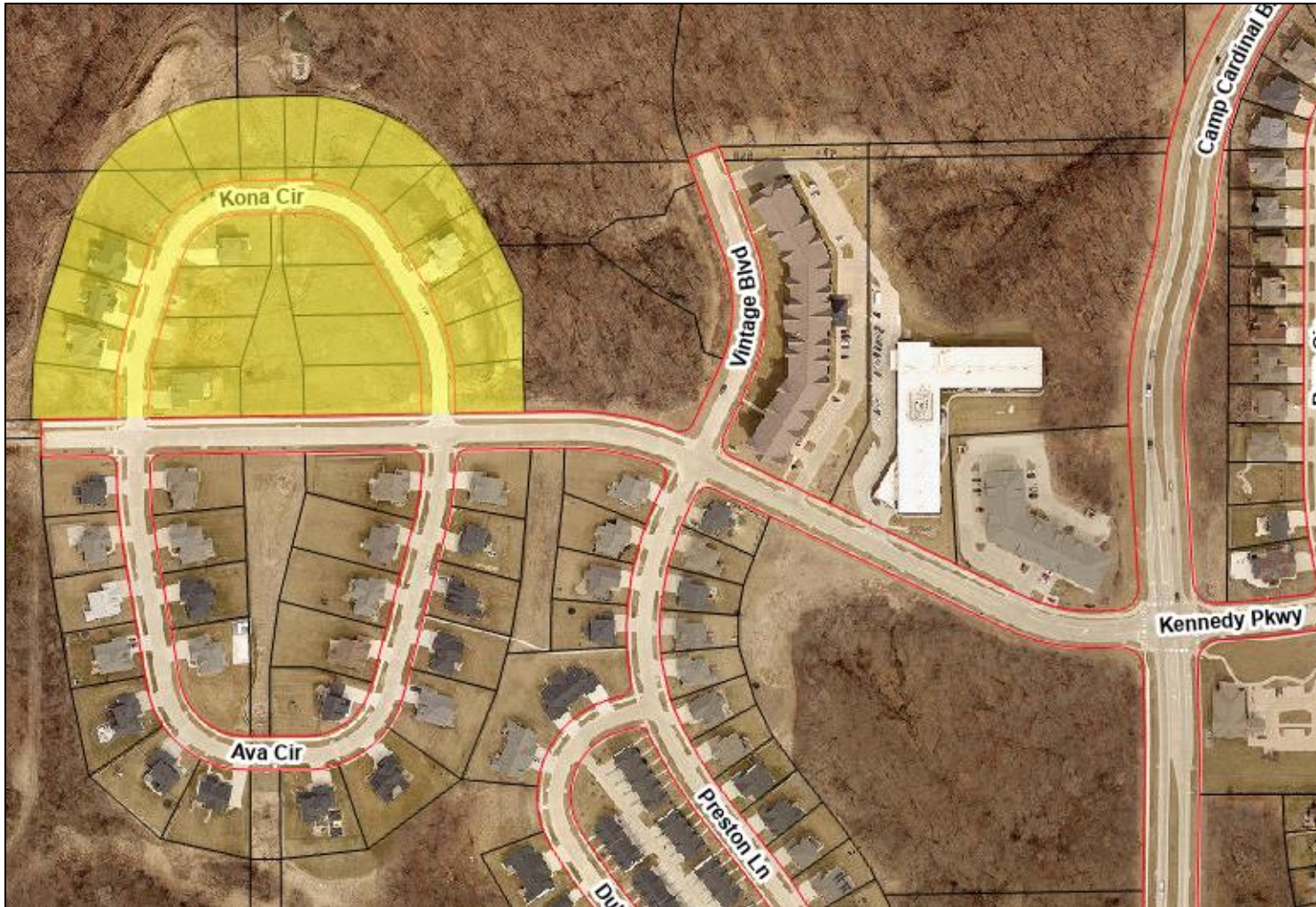


- **1<sup>st</sup> Avenue and Russel Slade Blvd.**
- **8.5 Acres**
- **3 Buildings**
- **180 total units**
- **Five stories with under-building parking**
- **Buildings 1, 2 and pond overlook is complete**





# IN PROGRESS | EAGLE BEND AT CLEAR CREEK



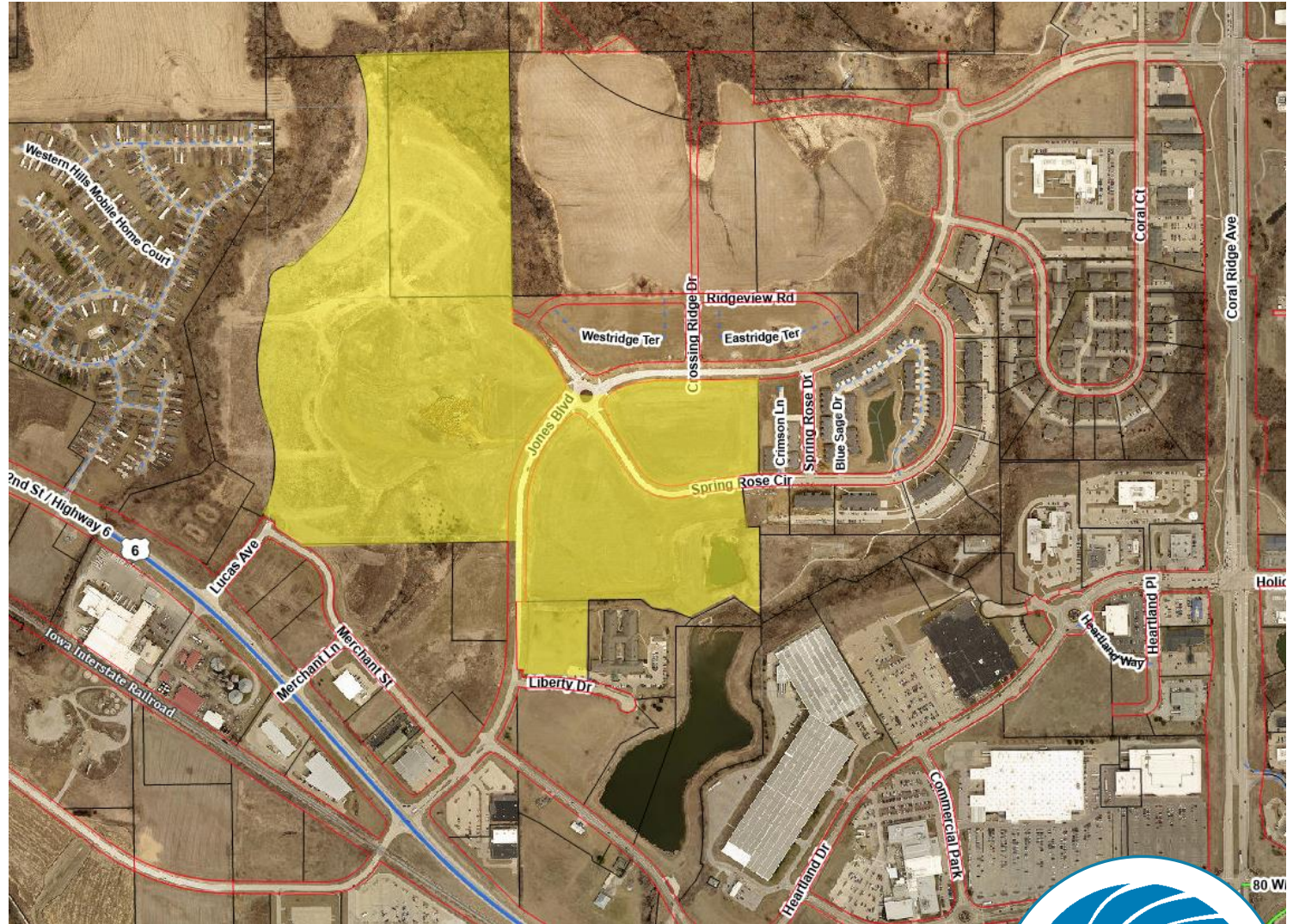
- North of Kennedy Parkway and West of Vintage Blvd.
- 9.6 Acres
- 24 single-family homes
- Phase 1 (Kona Circle) is the likely only phase
- 60% built-out.



# UPCOMING | RIDGEVIEW



- 114 Acres
- 943 units
- 141 buildings





# UPCOMING | RIDGEVIEW

10-acre land donation to be included in the City's greenbelt and open space plans.

Community Open Space

- 4 phases over 12 years
- 10 acres of public open space
- 8 acres private open space





# UPCOMING | WEST VILLAGE

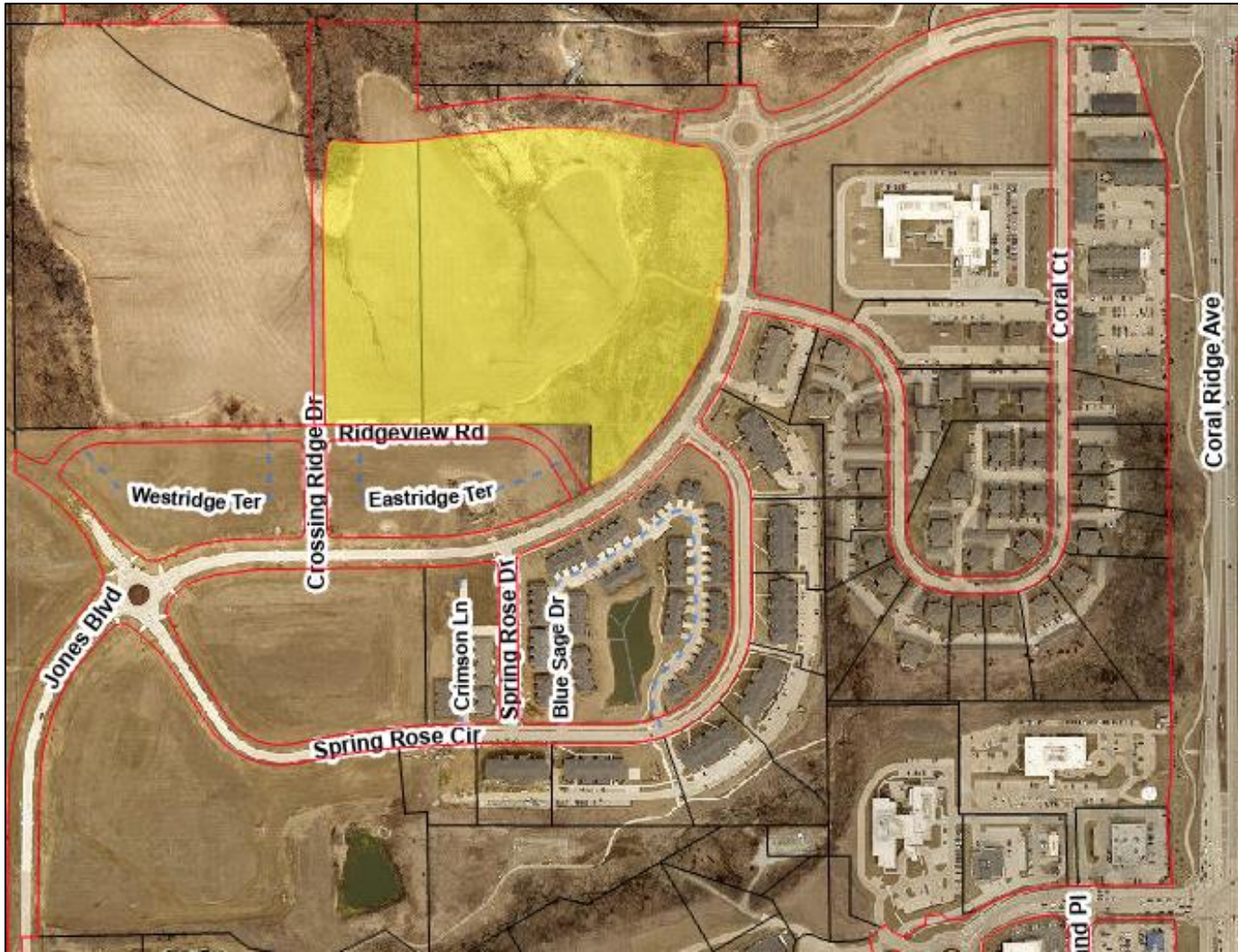


**HODGE**  
CONSTRUCTION  
COMPANY





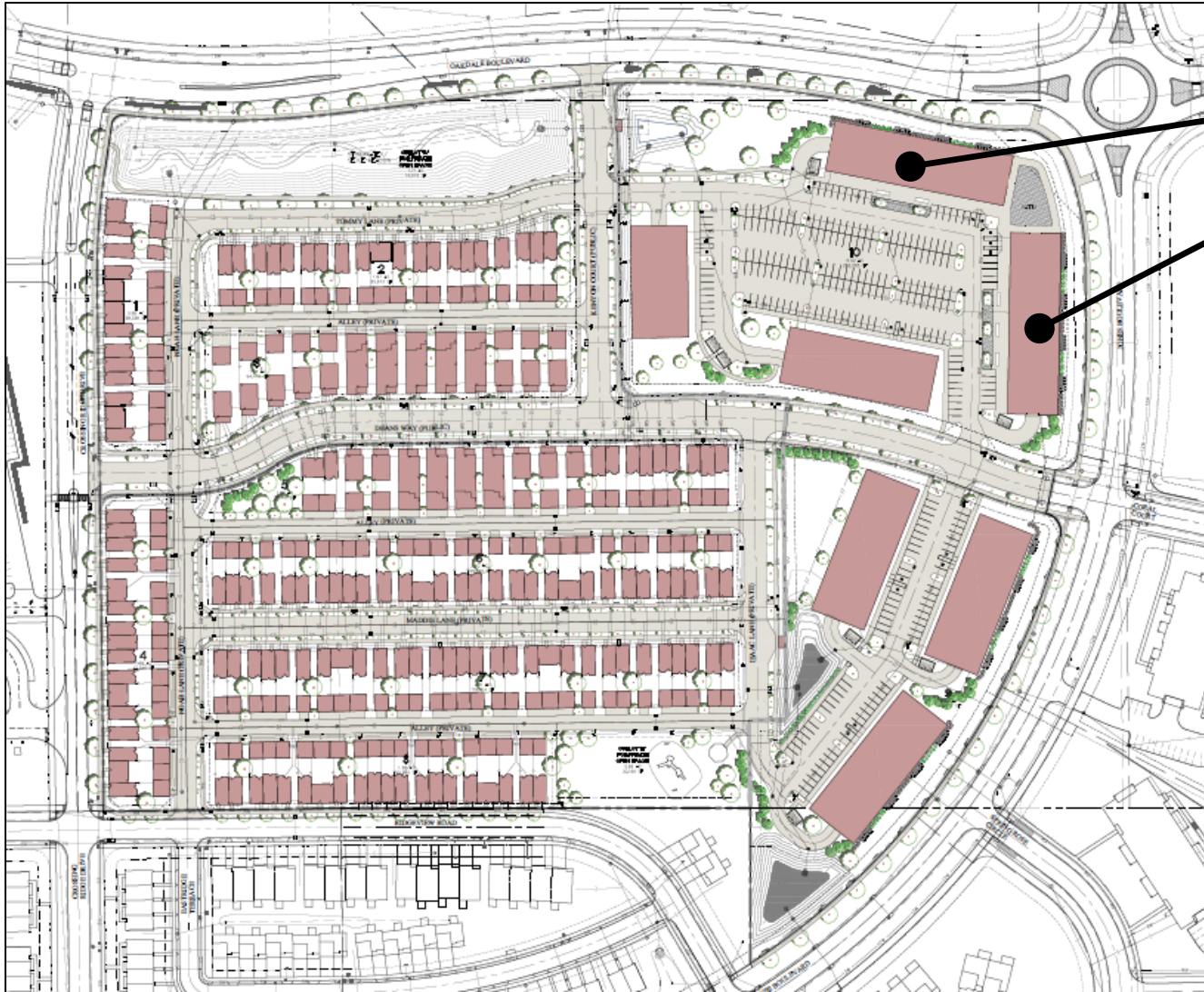
# UPCOMING | WEST VILLAGE



- southwest corner of Oakdale Blvd. and Jones Blvd
- Mixed-use development
- 28 Acres
- Neo-traditional / New Urbanism development



# UPCOMING | WEST VILLAGE

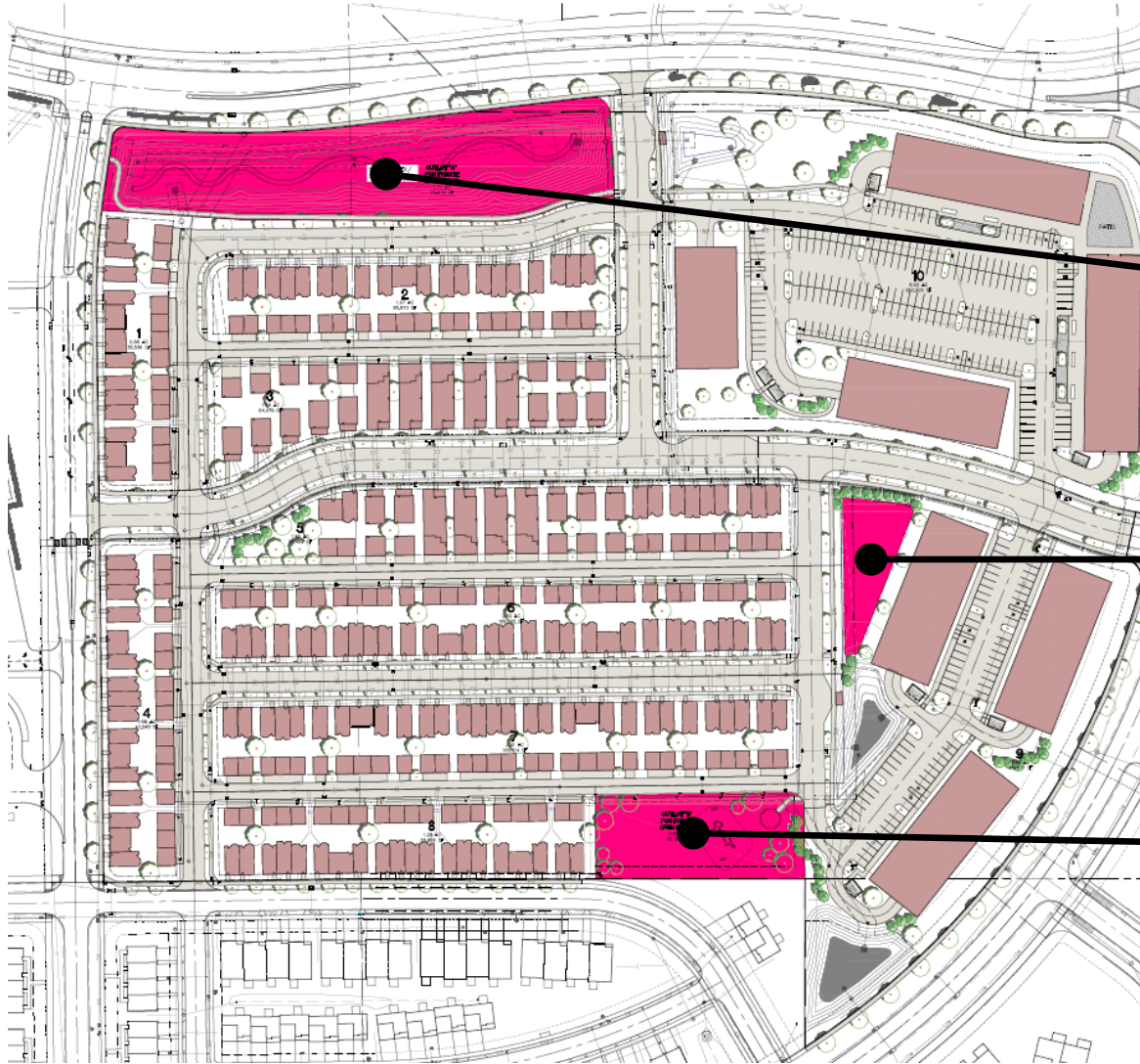


## Mixed-use buildings

- **450 residential units**
- **33,000 square feet of commercial space**
- **4-acres of open space**
- **22 SFR detached homes**
- **140 townhomes/rowhouse units**
- **288 multi-family units**



# UPCOMING | WEST VILLAGE



Sedge meadow/prairie  
park

Neighborhood Dog  
park

Neighborhood park with  
gazebo and play  
equipment



# UPCOMING | IRL PARKVIEW III



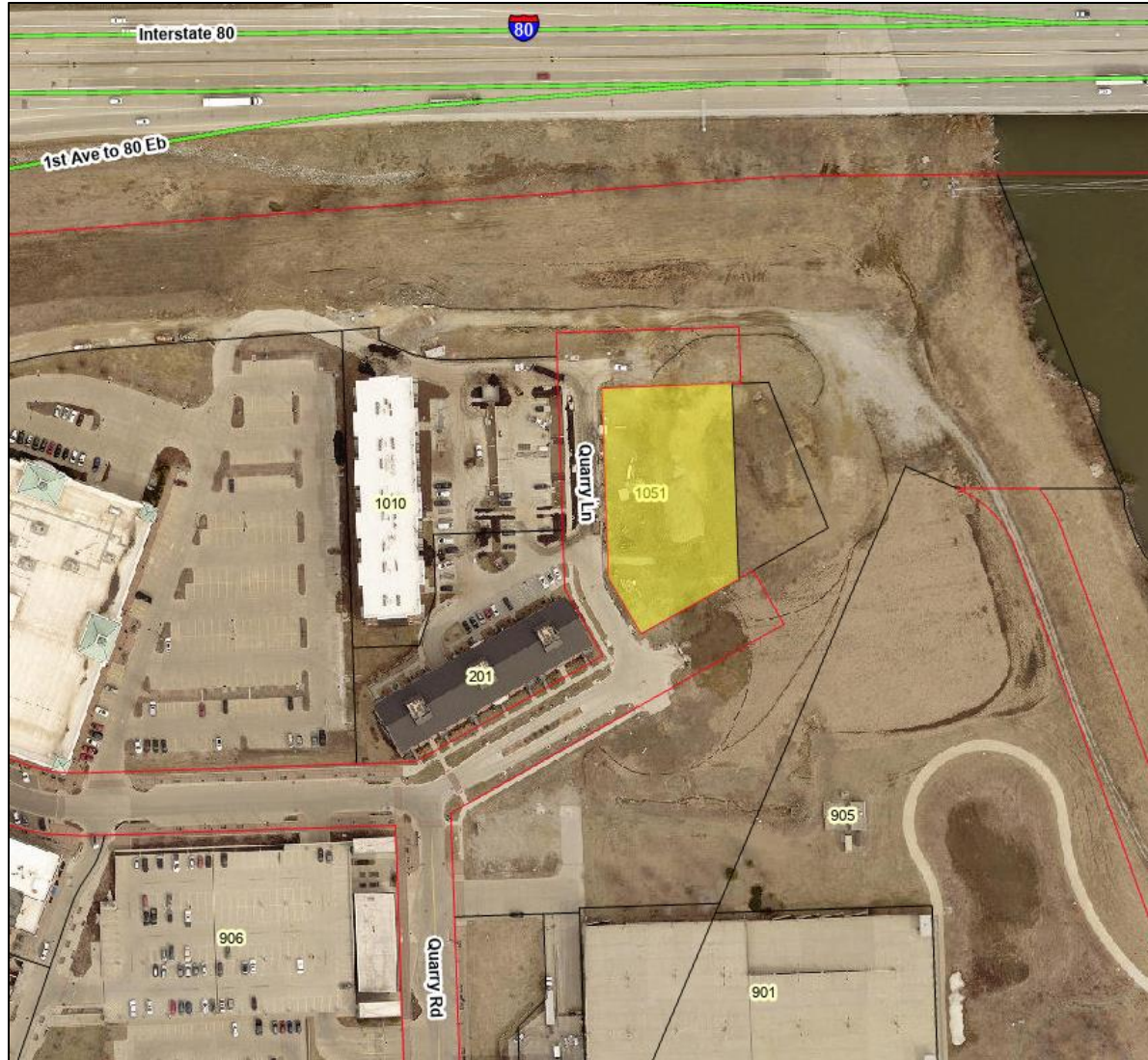
**HODGE**  
CONSTRUCTION  
COMPANY



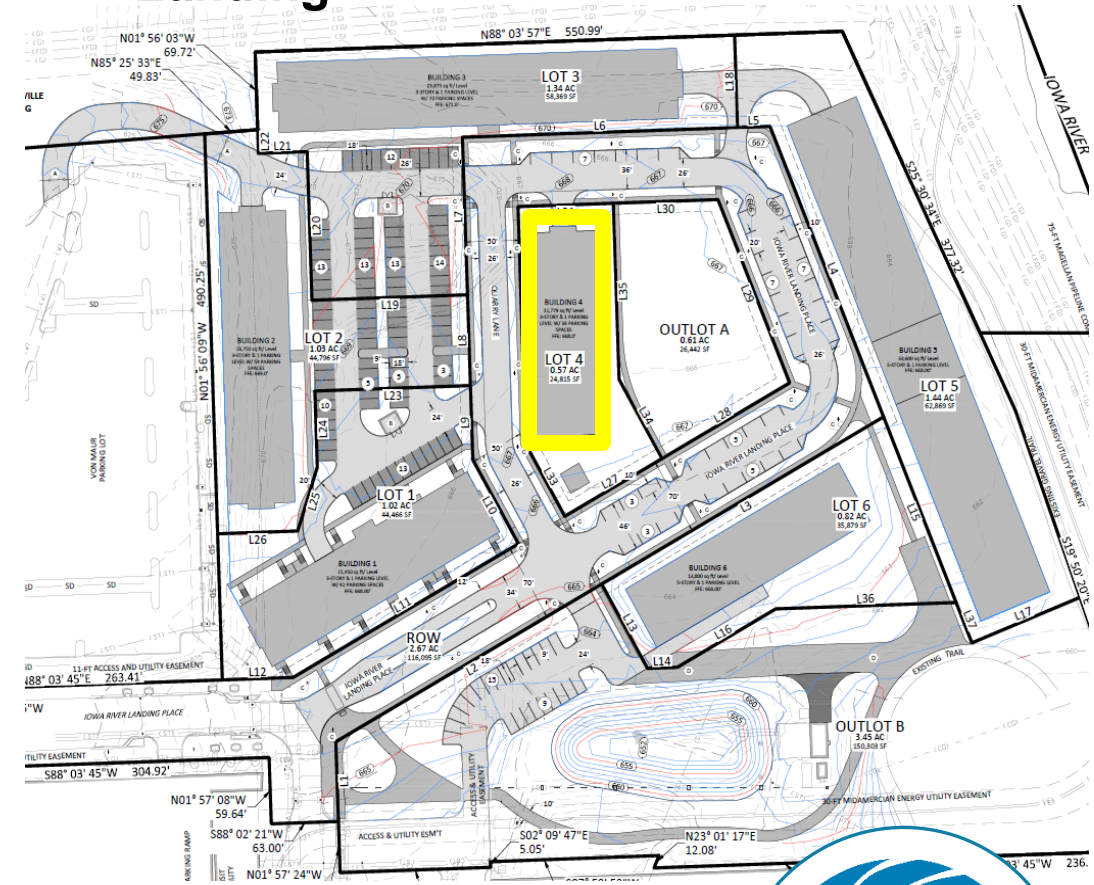
- 1051 Quarry Road
- 42 dwelling units



# UPCOMING | IRL PARKVIEW III



- Part of the Parkview Master Development plan in the Iowa River Landing





# UPCOMING | GATHER IOWA

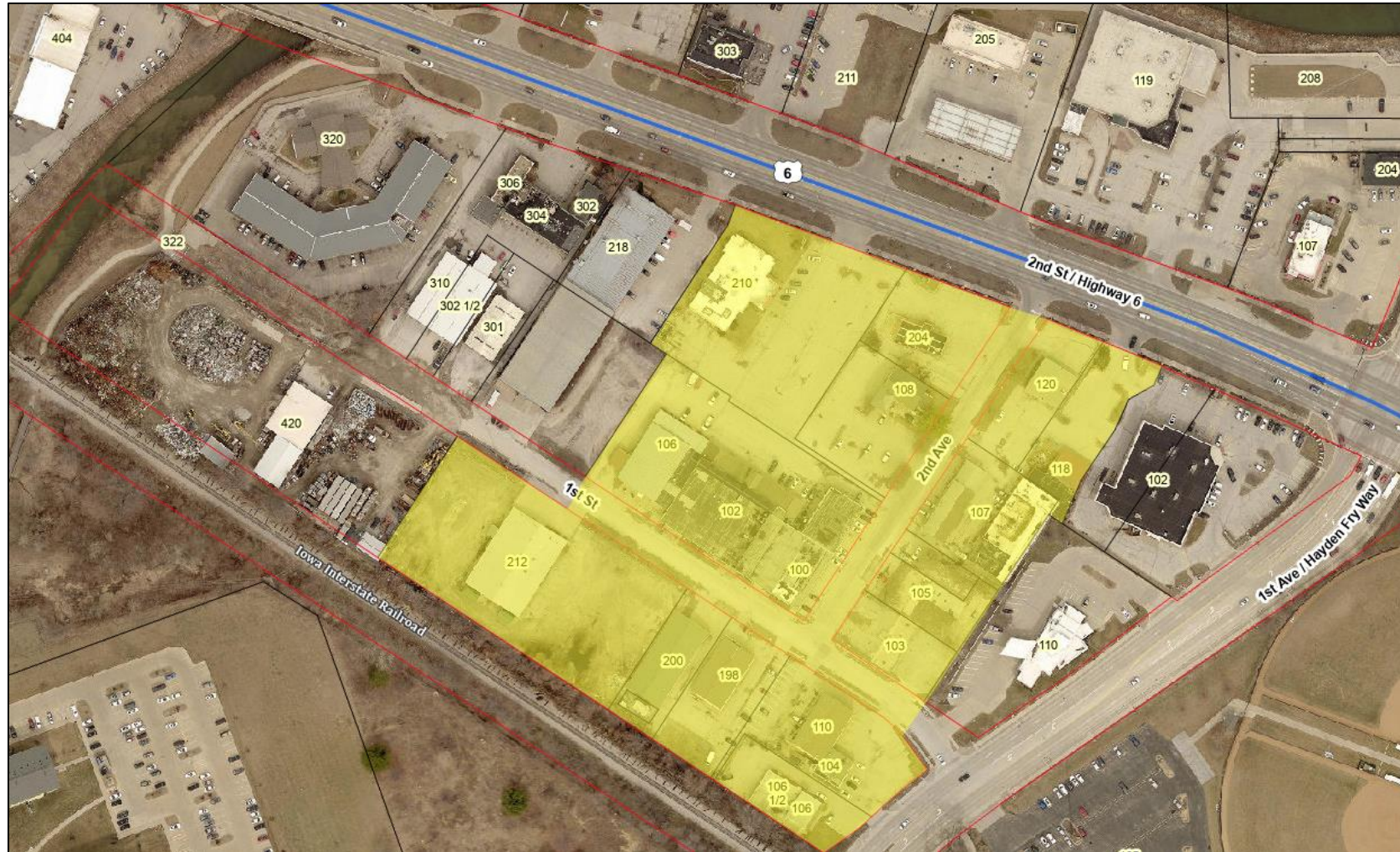


**Rael Corp**





# UPCOMING | GATHER IOWA

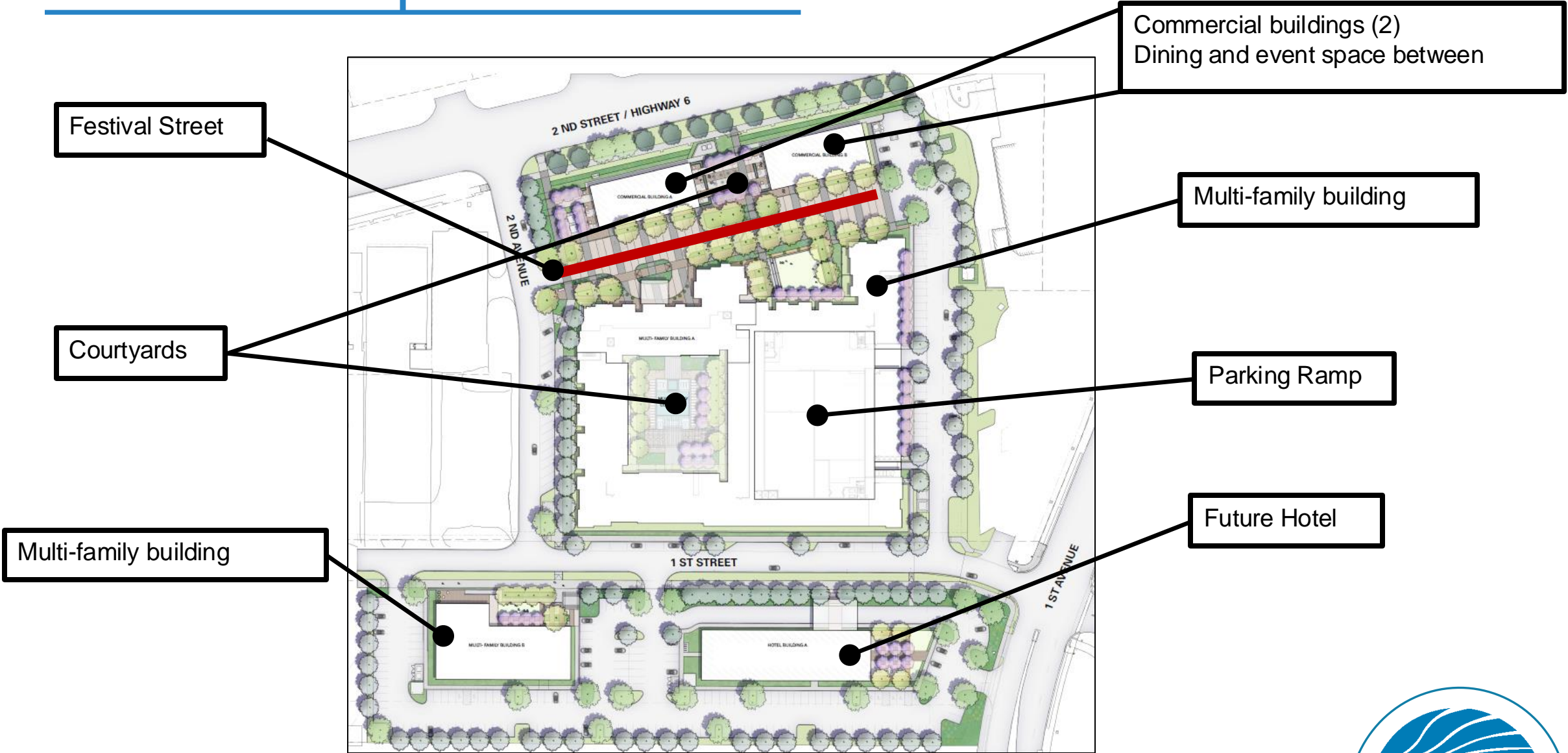


- Southwest corner 1<sup>st</sup> Avenue and 2<sup>nd</sup> Street.
- 10-Acres
- Mixed-use development
- Supports principles of place based economic and community development.
- Supports goals of the Southeast Commercial District Subarea





# UPCOMING | GATHER IOWA



# UPCOMING | GATHER IOWA



## Retail Buildings (2)

- 7,000 square feet each
- Mixture of retail and restaurant spaces planned.
- Walkable and designed to support the 2<sup>nd</sup> Street retail corridor and Gather Iowa.



# UPCOMING | GATHER IOWA



## Multi-family building A

- 6-stories
- 570,900 square feet
- 280 units
- 1-bedroom units (165)
- 2-bedroom units (105)
- 3-bedroom units (10)



# UPCOMING | GATHER IOWA



## Outdoor Amenities

- Residential and Commercial connectivity
- Courtyards
- Activity spaces





# UPCOMING | GATHER IOWA

## Multi-family building B

- 3-stories (still under design)
- 37,500 square feet
- 34 units

Multi-family building  
B



# UPCOMING | GATHER IOWA



## Planned Future Hotel

- **5-stories (still under design)**
- **62,500 square feet**
- **105 rooms**

Planned Future  
Hotel

Outdoor gathering  
space



# UPCOMING | PERMIT SYSTEM IMPROVEMENTS

APPLICATIONS

New Application

See All

DRAFT0

No current draft applications

NEED INFO0



No current need more info applications

PENDING ACCEPTANCE1


| Application # | Submit Date | Type     | Property          |
|---------------|-------------|----------|-------------------|
| 24-0013-APP   | 3/8/2024    | Building | 3327 Dreusicke Dr |

PERMITS

UNDER REVIEW1

| Permit # | Type   | Property     | Items   |
|----------|--------|--------------|---|
| 23-1158  | Rental | 1406 13TH ST |   |

APPROVED3

 Invoice

| Permit # | Type   | Property           | Balance    |
|----------|--------|--------------------|------------|
| 24-0019  | Rental | 400 1ST AVE        | \$1,450.00 |
| 24-0018  | Rental | 400 1ST AVE        | \$1,450.00 |
| 24-0017  | Rental | 1998 WINTERPARK PL | \$100.00   |

ISSUED1

| Permit # | Type   | Property    |
|----------|--------|-------------|
| 24-0015  | Rental | 2029 9TH ST |



# UPCOMING | PERMIT SYSTEM IMPROVEMENTS

APPLICATIONS

[+ New Application](#)

[See All](#)

DRAFT

0

No current draft applications

NEED INFO

0

No current need more info applications

PENDING ACCEPTANCE

1

| Application #               | Submit Date | Type     | Property          |
|-----------------------------|-------------|----------|-------------------|
| <a href="#">24-0013-APP</a> | 3/8/2024    | Building | 3327 Dreusicke Dr |

PERMITS

UNDER REVIEW


1

| Permit #                | Type   | Property     | Items   |
|-------------------------|--------|--------------|---|
| <a href="#">23-1158</a> | Rental | 1406 13TH ST |   |

APPROVED

3

| Permit #                | Type   | Property           | Balance    |
|-------------------------|--------|--------------------|------------|
| <a href="#">24-0019</a> | Rental | 400 1ST AVE        | \$1,450.00 |
| <a href="#">24-0018</a> | Rental | 400 1ST AVE        | \$1,450.00 |
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 Invoice

ISSUED

1

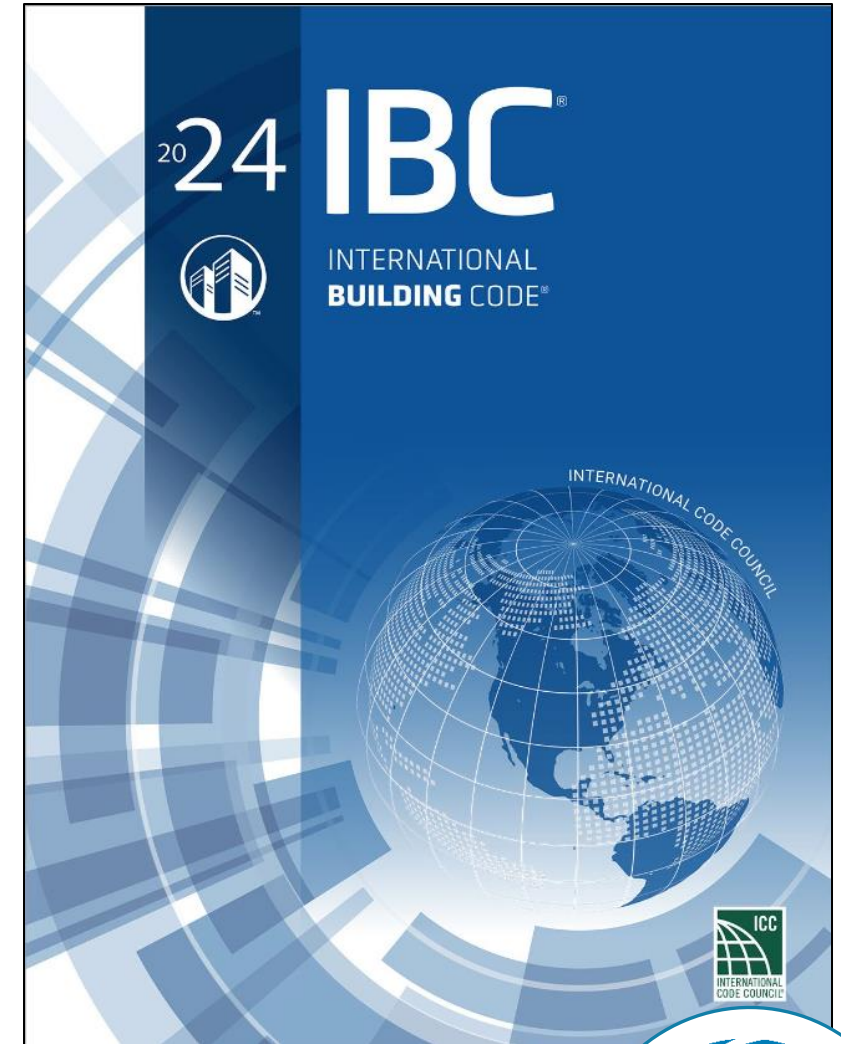
| Permit #                | Type   | Property    |
|-------------------------|--------|-------------|
| <a href="#">24-0015</a> | Rental | 2029 9TH ST |





# UPCOMING | BUILDING CODE UPDATES

- 2024 IBC
- 2024 IRC
- 2024 IFC
- 2024 IEBC
- 2024 IFGC
- State Electrical Code (NEC)
- State Mechanical Code (IMC)
- State Plumbing Code (UPC)
- State Energy Conservation Code (IECC, 2012)



# QUESTIONS?

**DAVID JOHNSON  
COMMUNITY  
DEVELOPMENT DIRECTOR**

**319.248.1720**

**[WWW.CORALVILLE.ORG](http://WWW.CORALVILLE.ORG)**





# TROY KELSAY

City Administrator, City of University Heights

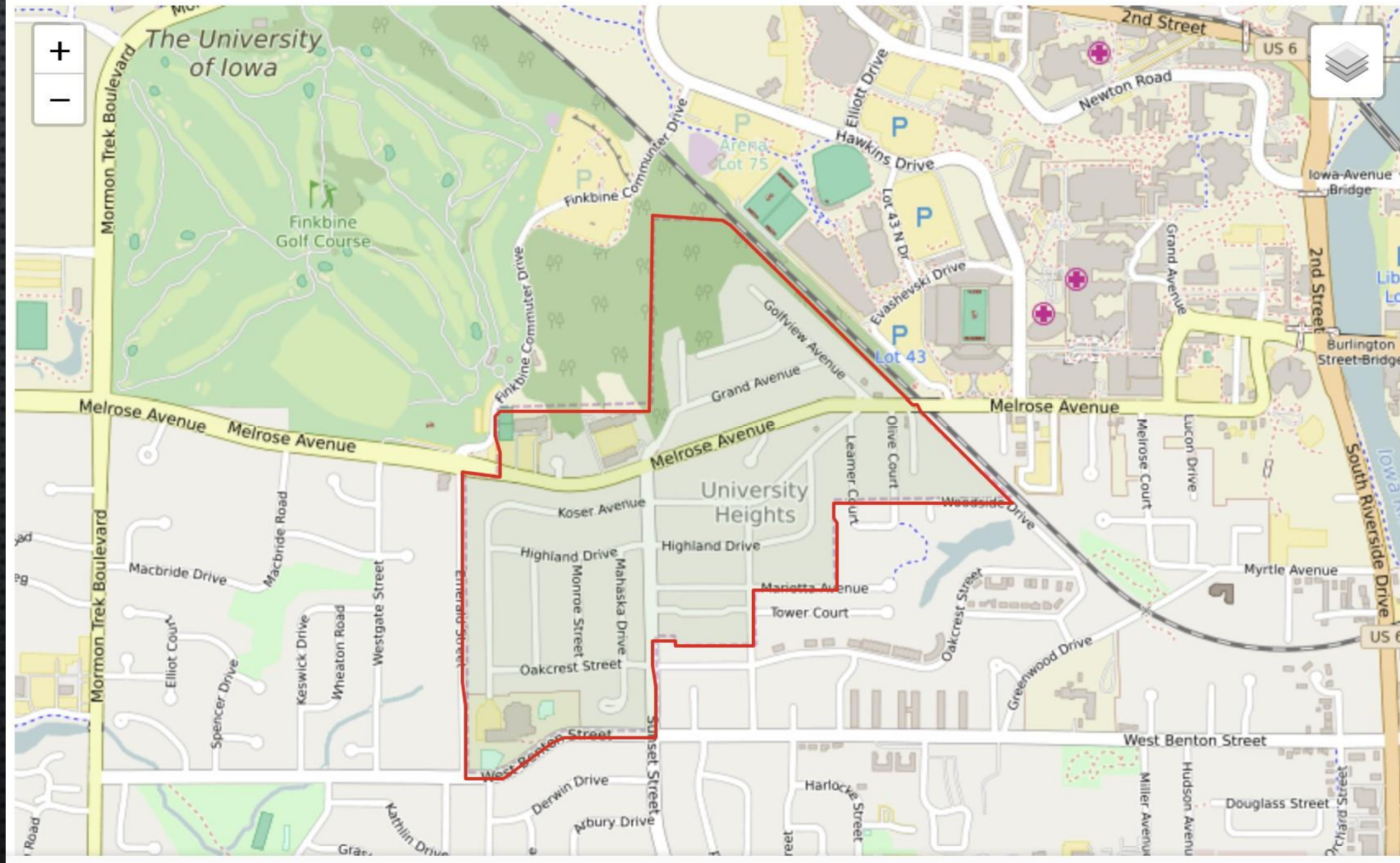
CITY OF **UNIVERSITY HEIGHTS** **IOWA**

# CITY OF UNIVERSITY HEIGHTS

TROY KELSAY – CITY ADMINISTRATOR



# University Heights Iowa Boundary Map



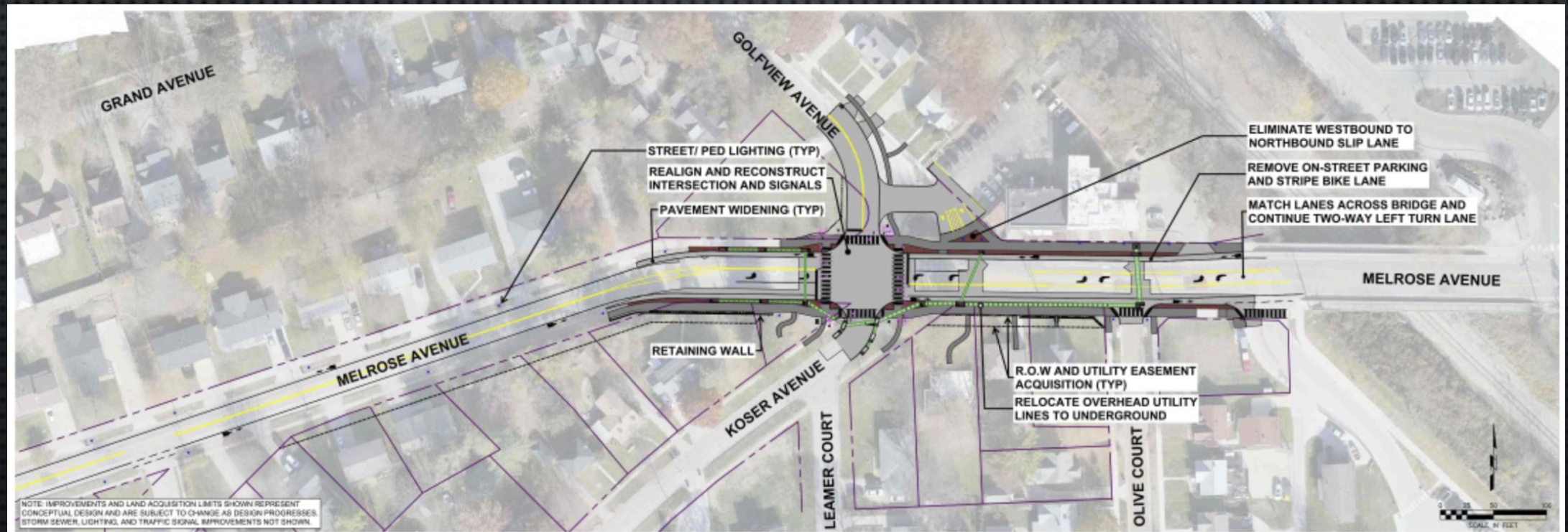


# SWISHER TRACT – SWISHER WOODS. 11.84 ACRES OF WOODED RAVINE.





MELROSE AVENUE COMPLETE STREETS PROJECT.  
PLANNED FOR 2026.  
APPLIED FOR MPOJC CARBON REDUCTION PROGRAM  
FUNDING.





## NOTABLE EVENTS IN HISTORY:

- Amelia Earhart: Flew solo from Hawaii to California
- Canned beer: First canned beer went on sale
- Parking meter: The first parking meter was installed
- Dust Bowl: The "Black Sunday" dust storm hit the Great Plains
- Works Progress Administration: Established by Congress as part of FDR's New Deal
- Social Security Act: Signed by FDR, this act provided Americans with unemployment, disability, and old age pensions
- National Labor Relations Act: Became law
- Huey Long assassination: Senator Huey Long was assassinated in Louisiana
- Malcolm Campbell: Set a new land speed record of 276.816 mph at Daytona Beach
- The Harlem riots
- The discovery of radar technology and the neutron
- The opening of Alcoholics Anonymous, the Hoover Dam, and the Moscow Metro system
- **THE CITY OF UNIVERSITY HEIGHTS IS INCORPORATED**





## OTHER EVENTS/PROJECTS:

- RESTORATION OF DERECHO-DAMAGED TREE CANOPY
- BIKE TO WORK BREAKFAST DURING BIKE TO WORK WEEK, MAY 12-18 – GEOFF PERRILL OF GEOFF'S BIKE & SKI

## DEVELOPMENT/BUSINESS HIGHLIGHTS

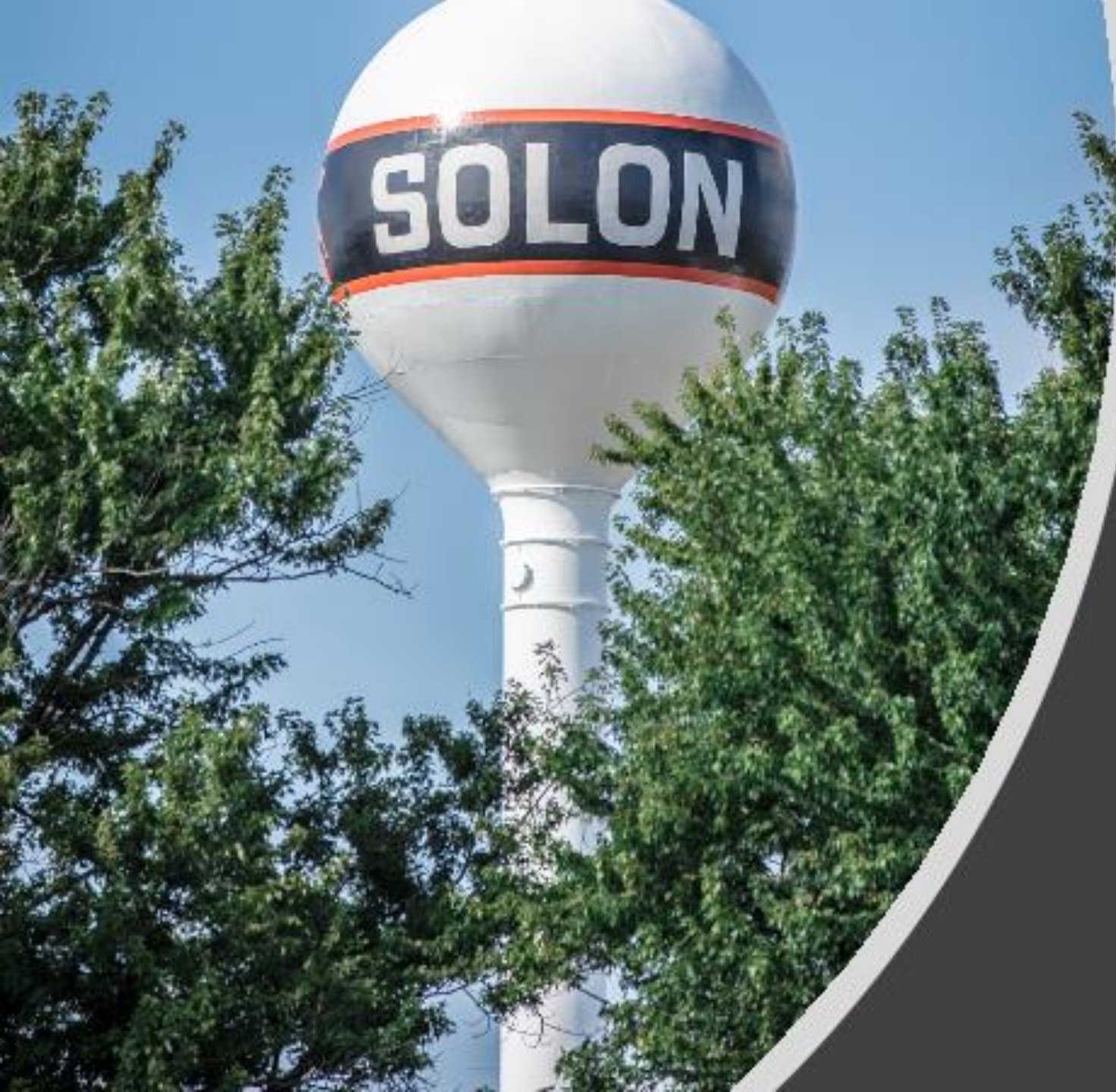
- COURTYARD BY MARRIOTT – SO MUCH MORE THAN JUST A HOTEL
- STELLA – MY FAVORITE JAMBALAYA
- ONE UNIVERSITY PLACE (OUP)
  - MAGGIE'S WOOD FIRED GRILL – IF YOU HAVE NOT TRIED IT, YOU ARE MISSING OUT
  - SIDEKICKS COFFEE & BOOKS – COFFEE & PASTRIES & ICE CREAM, BOOKS, CHILDREN'S ACTIVITIES, SPECIAL EVENTS, COMMUNITY ENGAGEMENT
  - BARRE 3 – FITNESS CENTER FOR YOUR BODY AND YOUR MINDFULNESS

**CAMI RASMUSSEN**

City Administrator, City of Solon







# SOLON

## A Place To Put Down Roots

By Cami Rasmussen  
Solon City Administrator

# How will our city grow?

## 2 Mile Fringe Area Agreement with Johnson County

## Future Land Use Plan

- Overall plan for growth
- Sewer
- Water
- Roads



# Long range planning guide

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City of Solon

Johnson County, Iowa

Comprehensive Plan 2015



# City Zoning Code

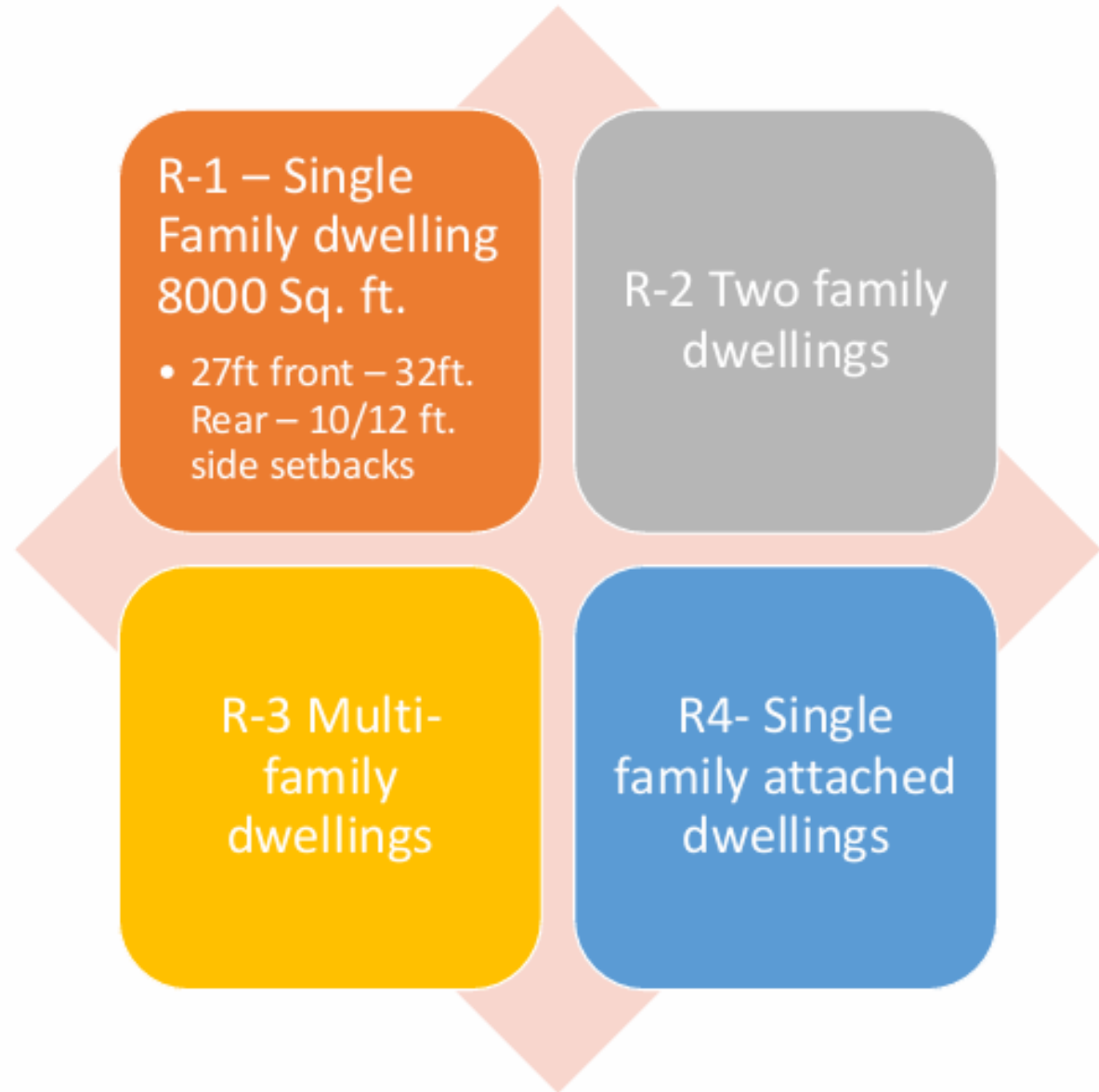
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- Site Plans (Businesses)
  - Parking
  - Open Space
  - Landscaping
- Subdivisions (Housing/Commercial)
  - Lot size
  - Setback
  - Accessory buildings





# Solon Zoning Code



# Solon Services

---

Johnson County Sheriff

---

Johnson County Refuse

---

Alliant - Linn County REC

---

Mid American Energy

---

Water & Sewer – City of Solon Public Works

---

VJ Engineering & V&K Engineering – Building Inspections



# **SOLOON FIRE HOUSE & JC SHERIFF SUBSTATION**



# SADDLEBACK ESTATES

---





# TRAIL RIDGE ESTATES

---



# OLD MILL CREEK

---





# WINDMILL ESTATES

---





NEW WASTEWATER TREATMENT PLANT July 2029





**SOLON MAIN STREET**

---







## Architecture style – Blend of old and new buildings



# MIXING OLD & NEW







DOWNTOWN DEVELOPMENT



# Incentives for Businesses

TAX ABATEMENT



```
graph TD; A[TAX ABATEMENT] --> B[TIF REBATE]; B --> C[TIF LOAN OR GRANT];
```

TIF REBATE

TIF LOAN OR GRANT



# Placemaking









## SRNA Trail Head





BIKE TRAILS



# Lake Macbride State Park





Government

Residents

Explore

How Do I...



**SOLON COMMUNITY SCHOOL DISTRICT**

Let's cheer on the Spartans!



[www.solon-iowa.com](http://www.solon-iowa.com)



# SOLON SCHOOL PROJECTS





**July 18 & 19**  
**Solon Beef**  
**Days!**



# **SOLO N IOWA**





# SOLON

## A Place To Put Down Roots

By Cami Rasmussen  
Solon City Administrator



# RYAN RUSNAK

Planning Director, City of North Liberty



# North Liberty

**IOWA** *Connected to What Matters*

What's up  
in the NL





## Fun Facts

9.5 Square Miles

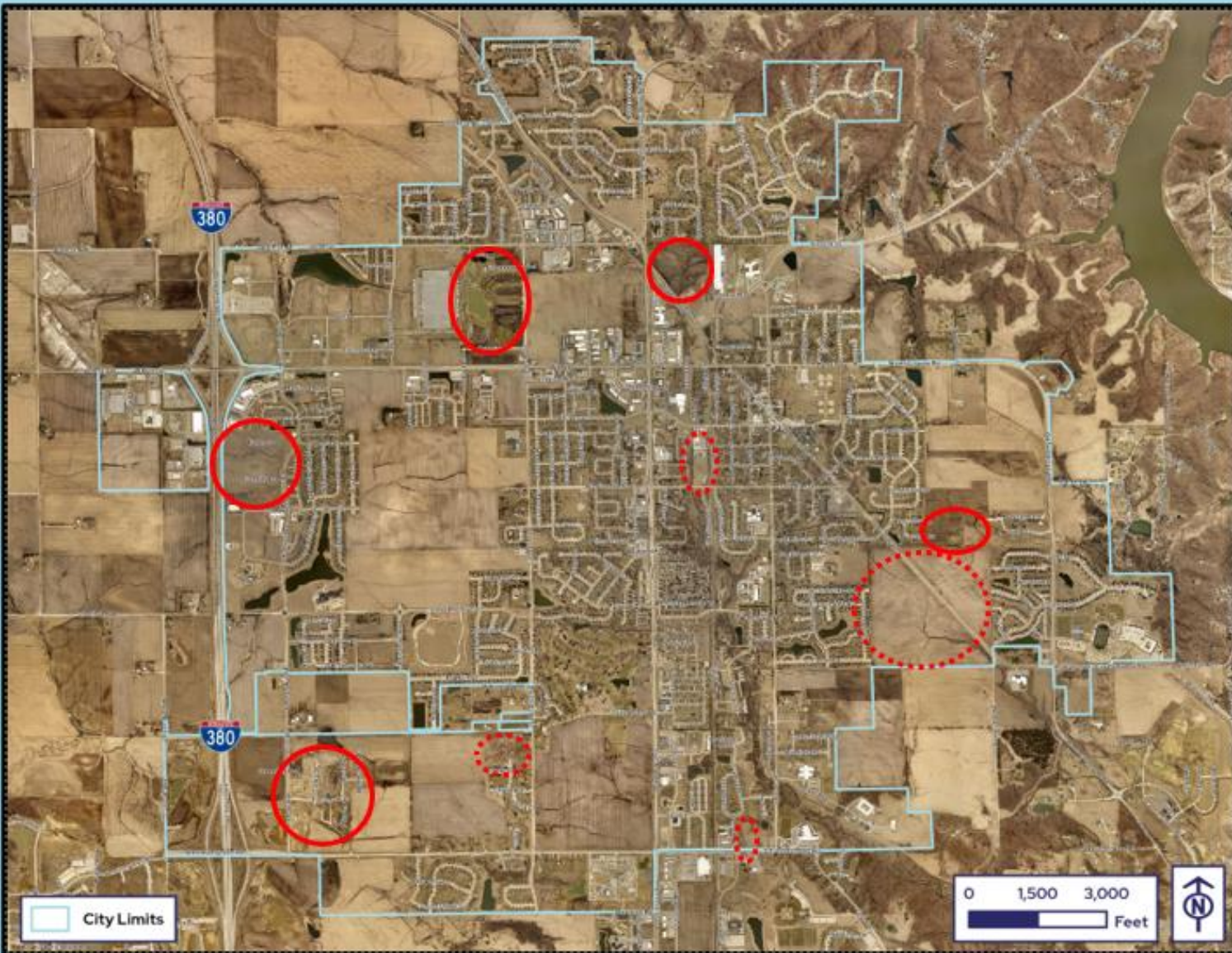
23,276 Residents

24 miles of off-street trails





# Residential



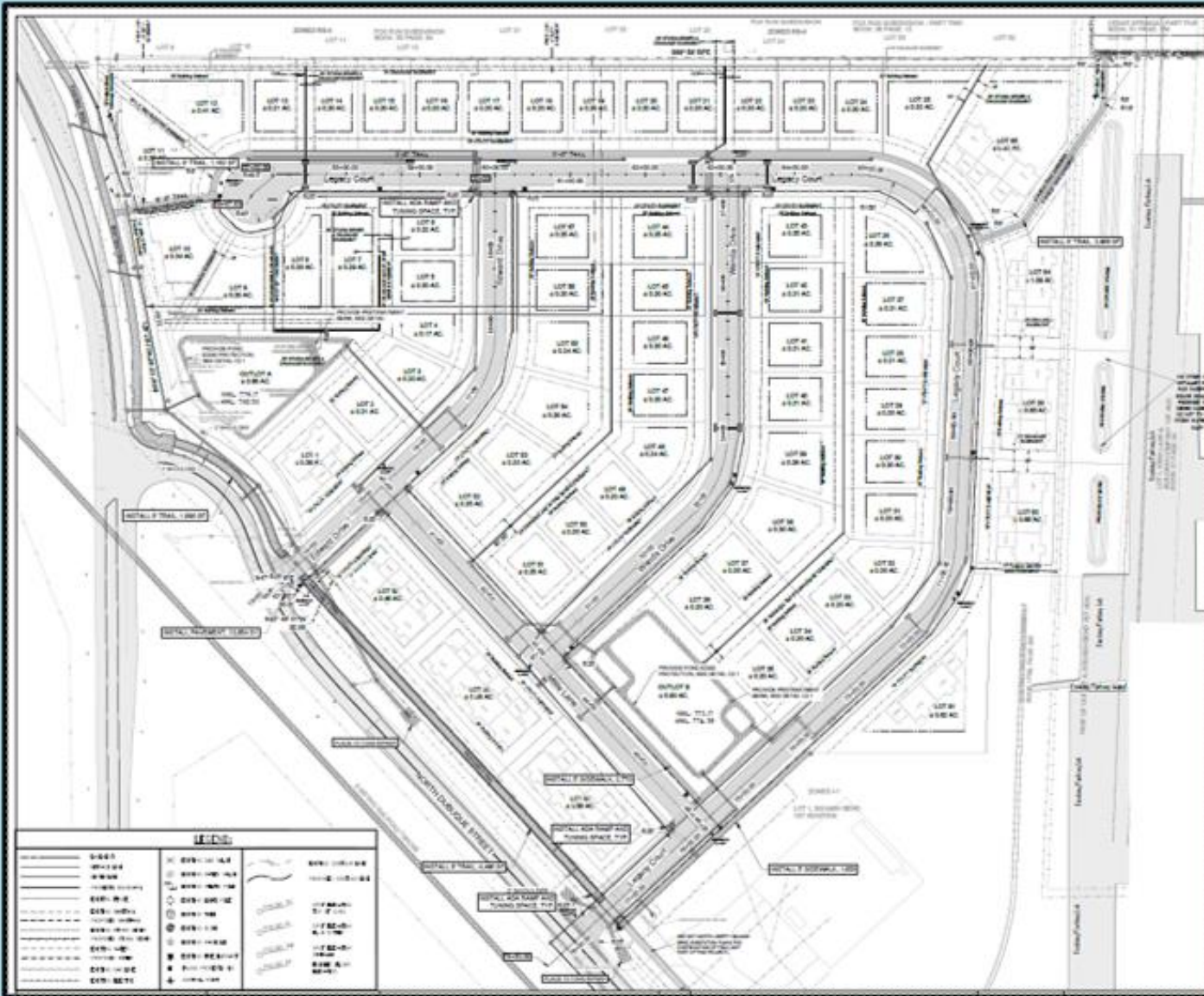


# Solmon's Landing





# Buck Moon Villas



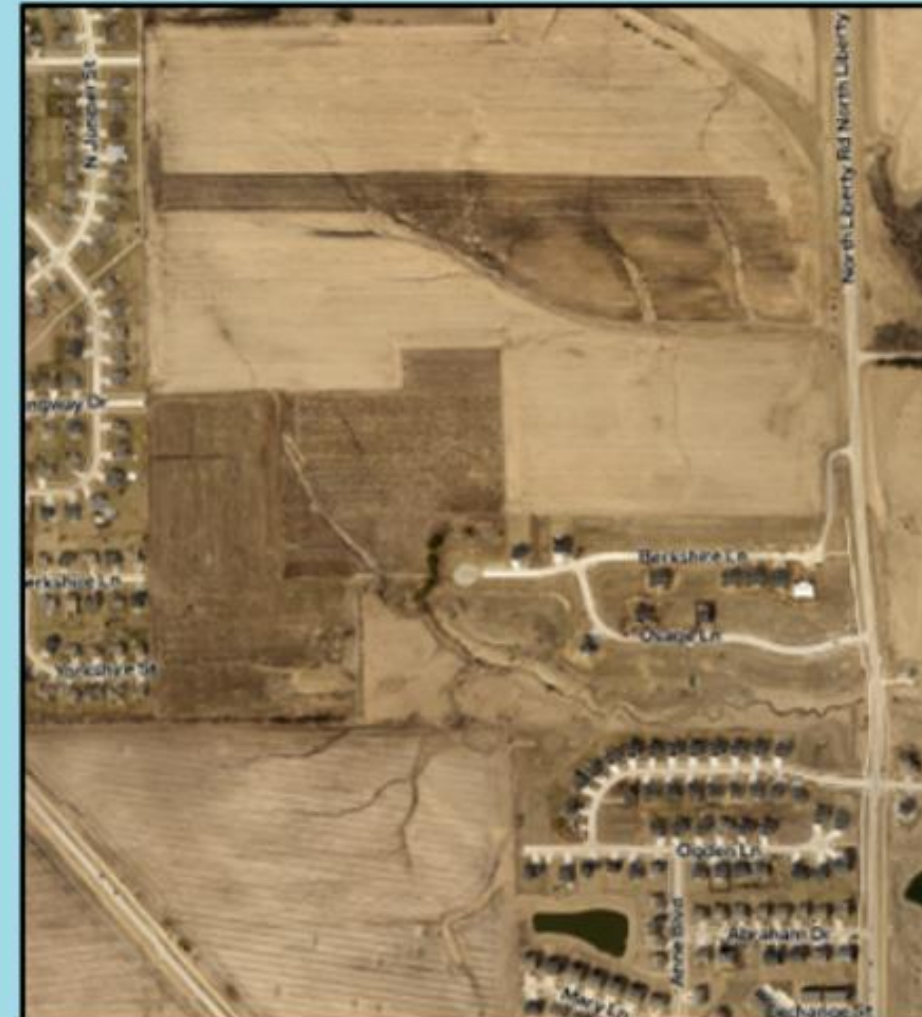
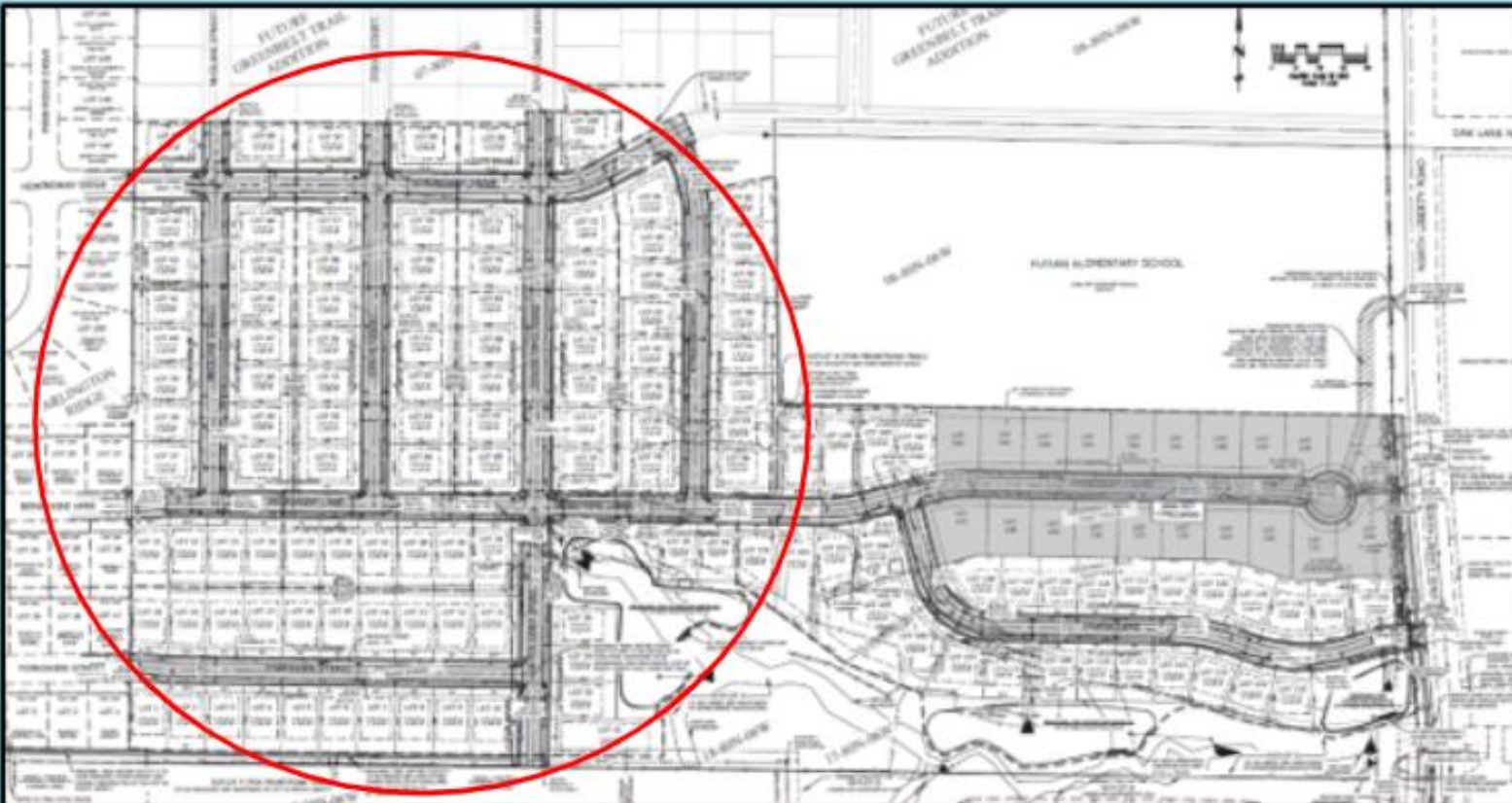


PRELIMINARY PLAT  
**WATER TOWER PLACE**  
NORTH LIBERTY, IOWA



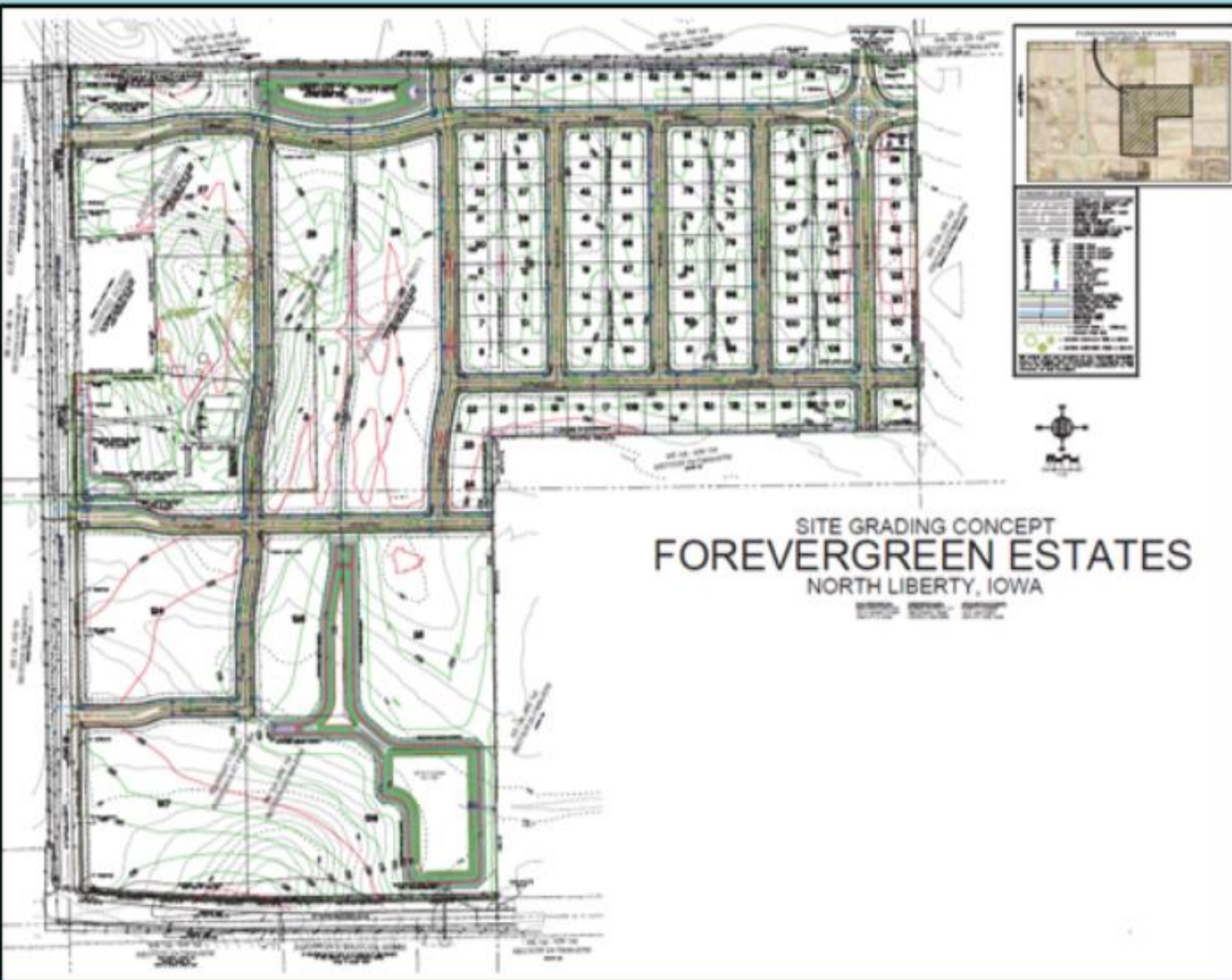


# Greenbelt Trail





# Forevergreen Estates



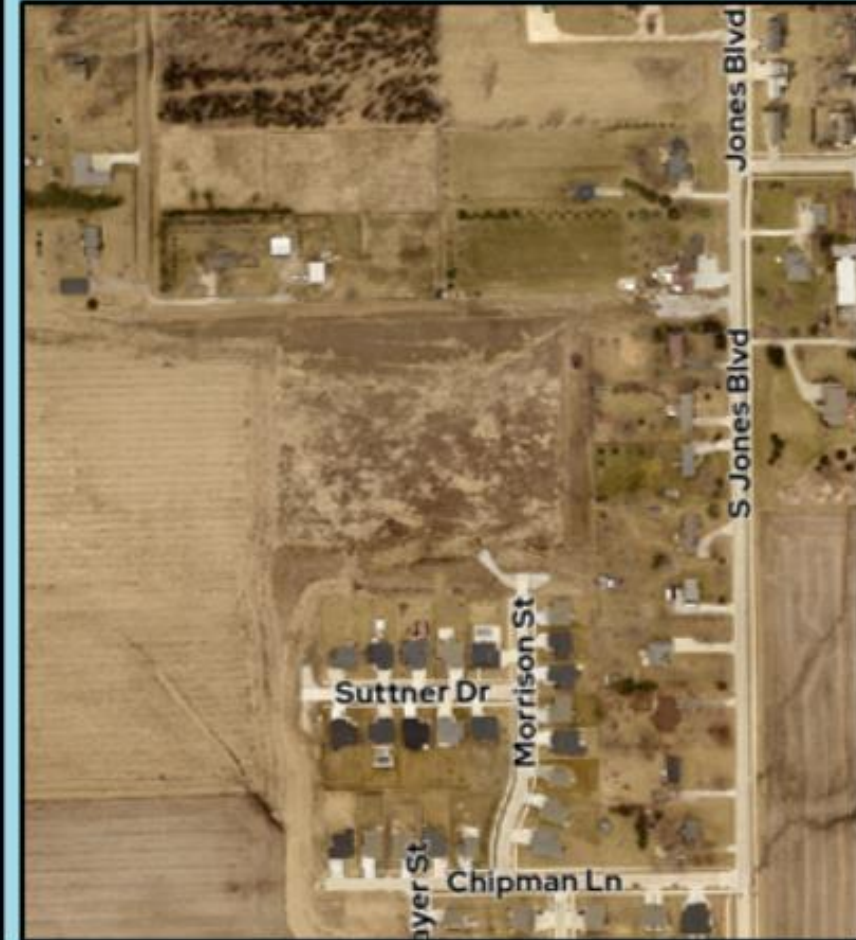
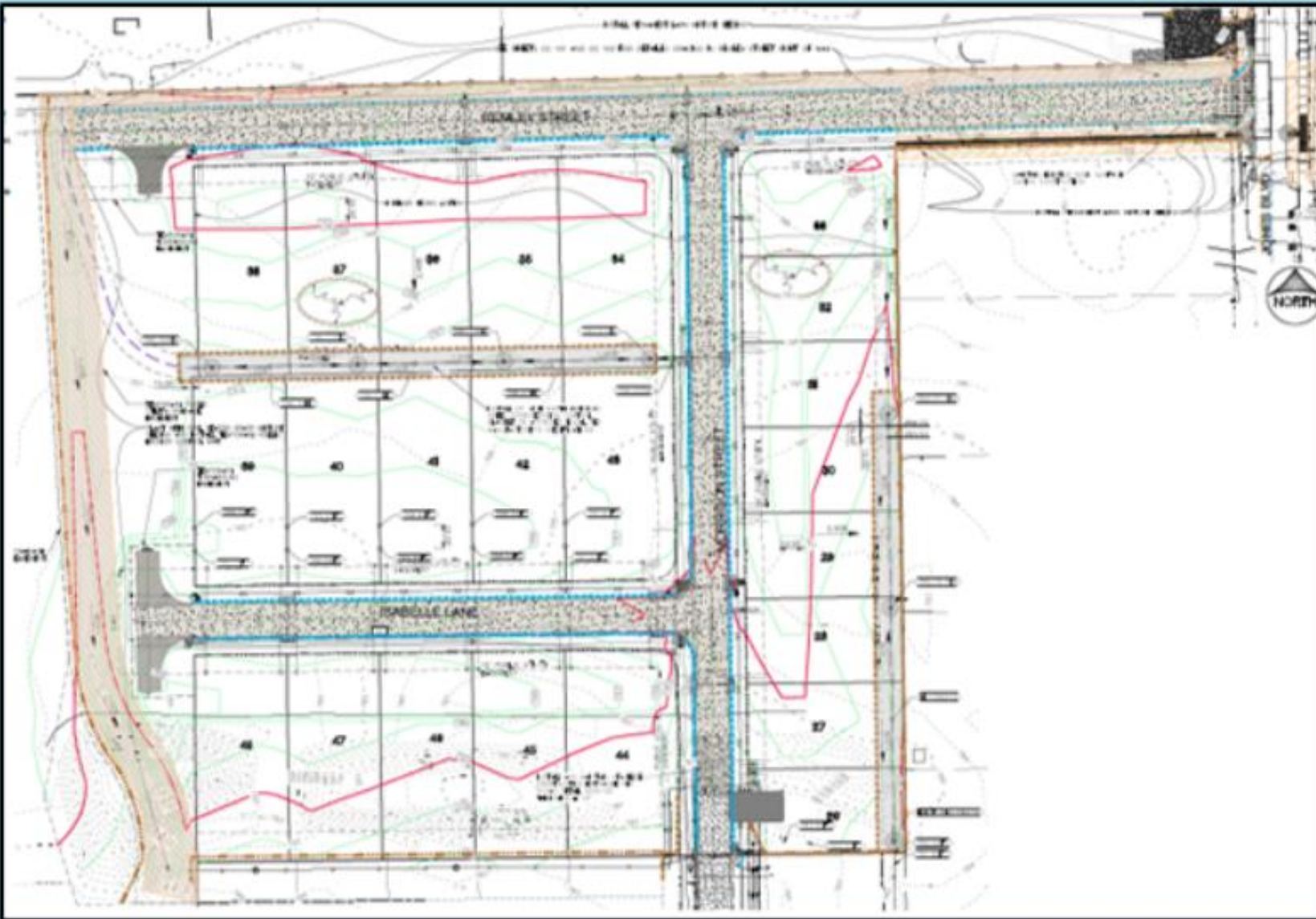


## Residential (Upcoming)



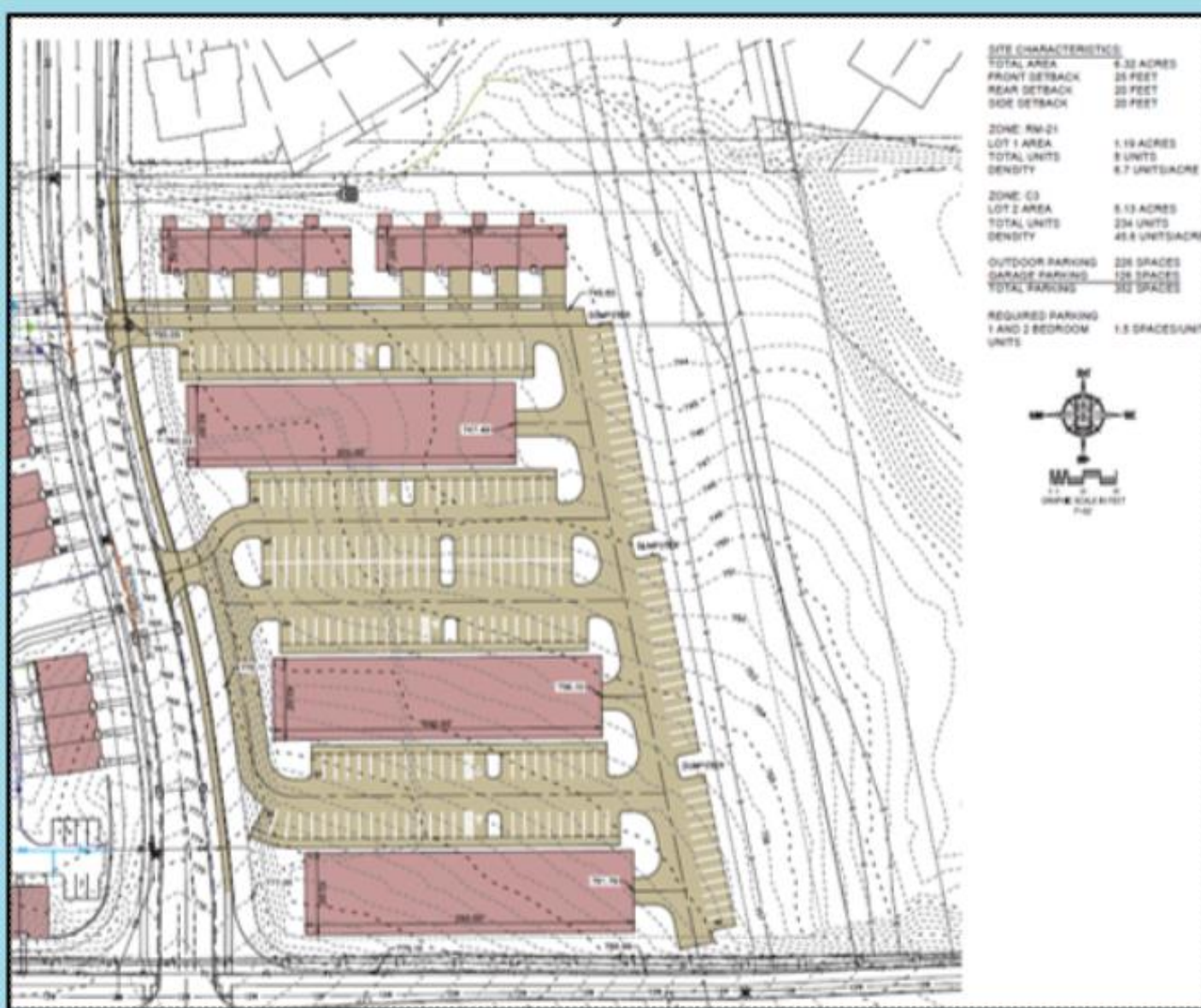


# Mickelson Second (Hodge)



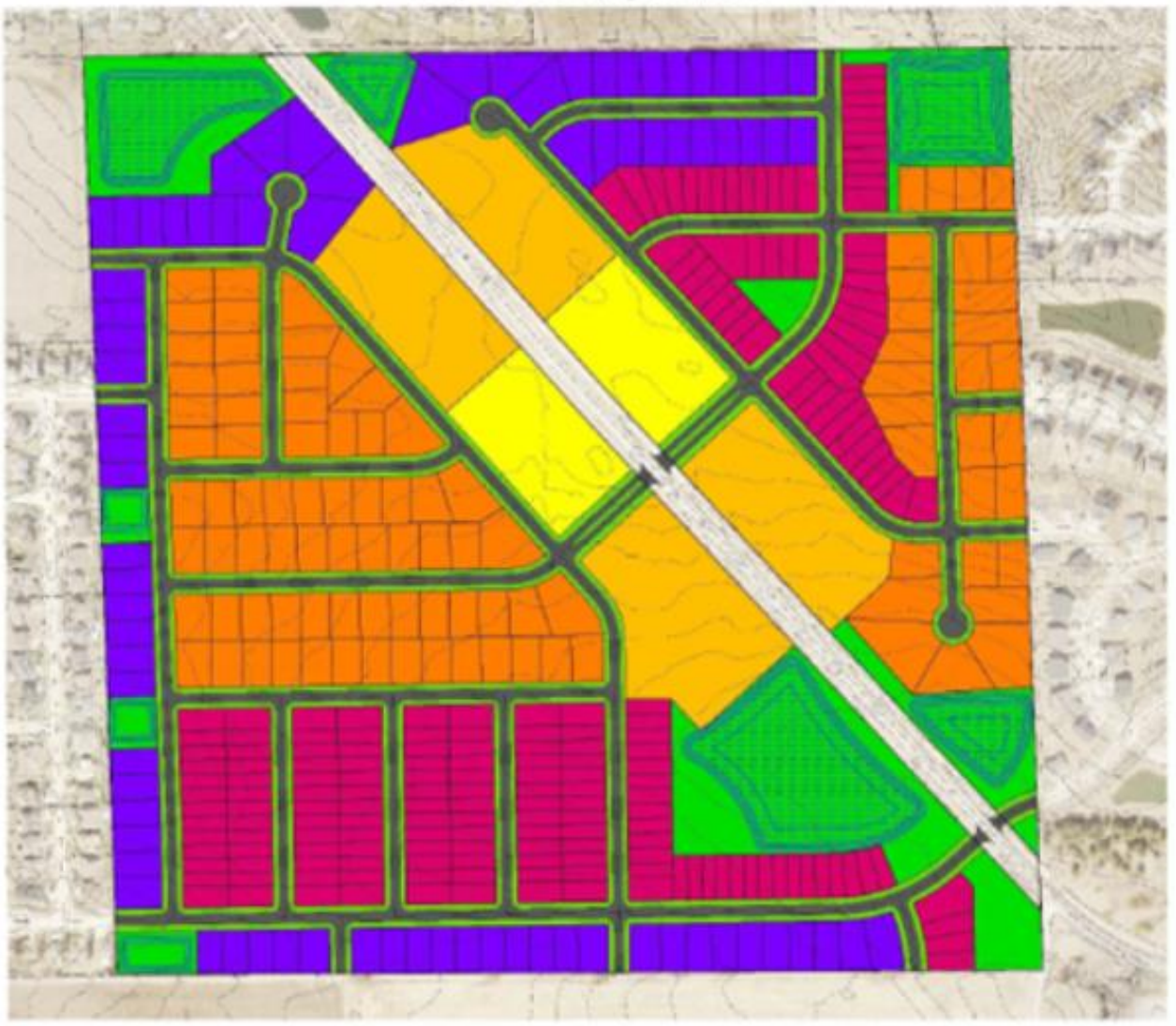


# Creekside South (Hodge)





Proposed Zoning Districts



-  SINGLE FAMILY (RS-9)
-  SINGLE FAMILY (RS-6)
-  ZERO-LOT (RD-10)
-  MULTI-FAMILY (RM-12)
-  MULTI-FAMILY (RM-21)





# Urban Central



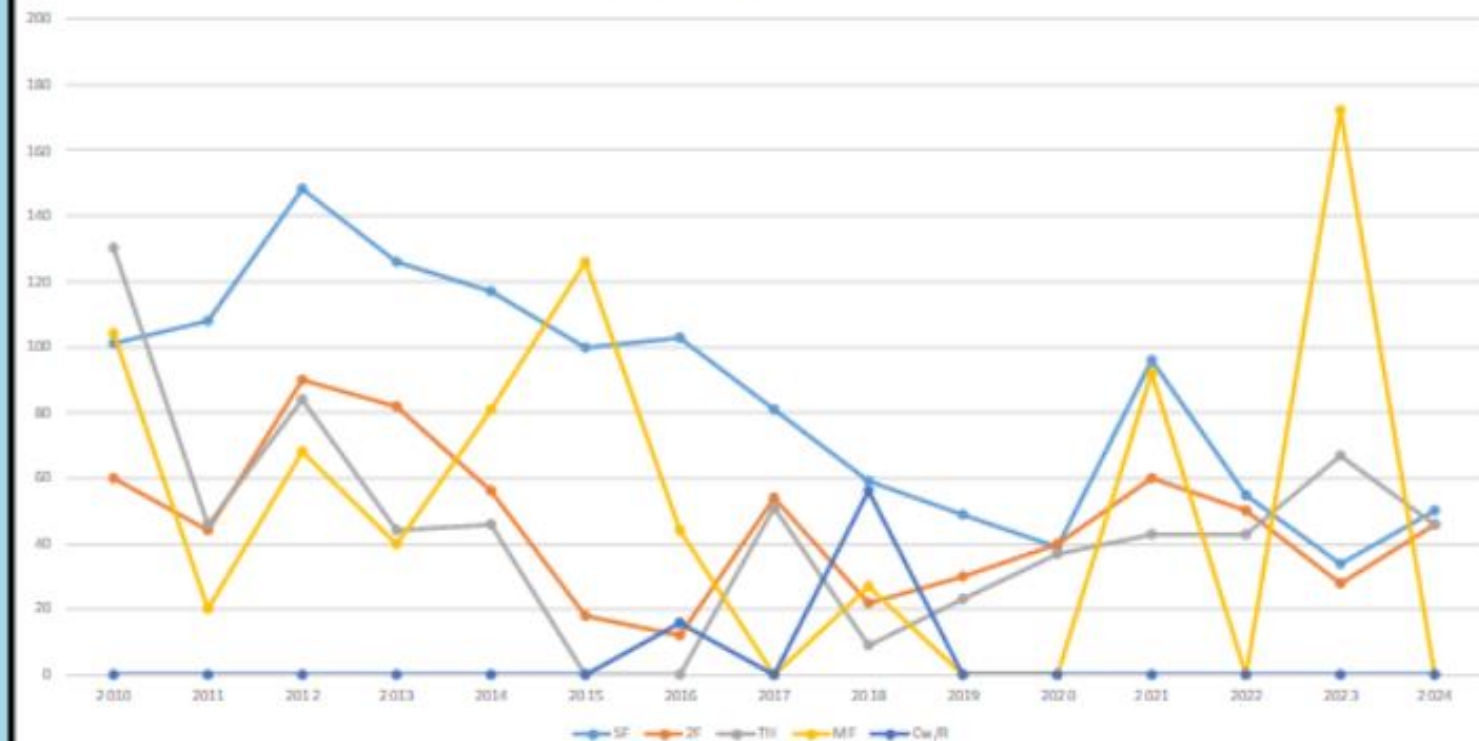


# Residential Snapshot

Residential Permit History (2010 - Present)

|       | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | Total |        |
|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|--------|
| SF    | 101  | 108  | 168  | 126  | 117  | 100  | 103  | 81   | 59   | 49   | 39   | 96   | 55   | 34   | 50   | 255   | 425.7% |
| 2F    | 60   | 44   | 90   | 82   | 56   | 8    | 12   | 54   | 22   | 30   | 40   | 60   | 50   | 28   | 46   | 692   | 232.7% |
| TH    | 110  | 46   | 84   | 44   | 46   | 0    | 0    | 51   | 9    | 23   | 37   | 43   | 43   | 67   | 46   | 669   | 222.9% |
| MF    | 104  | 20   | 68   | 40   | 81   | 126  | 44   | 0    | 27   | 0    | 0    | 92   | 0    | 122  | 0    | 774   | 260.3% |
| Cw/R  | 0    | 0    | 0    | 0    | 0    | 0    | 16   | 0    | 56   | 0    | 0    | 0    | 0    | 0    | 0    | 72    | 2.42%  |
| Total | 395  | 218  | 390  | 292  | 300  | 244  | 165  | 186  | 117  | 102  | 116  | 291  | 148  | 301  | 142  | 2974  |        |

Residential Permit History (2010 - 2023)



|       |      |
|-------|------|
|       | 2024 |
| SF    | 50   |
| 2F    | 46   |
| TH    | 46   |
| MF    | 0    |
| Cw/R  | 0    |
| Total | 142  |

|        |        |       |        |            |       |       |
|--------|--------|-------|--------|------------|-------|-------|
| 3434   | 1783   | 1231  | 2150   | 243        | 470   | 9311  |
| 36.88% | 11.74% | 9.18% | 17.66% | 2.42%      | 4.81% | 9311  |
| SFR    | 2FR    | TH    | MFR    | MFR w/comm | MH    | Total |

Commercial



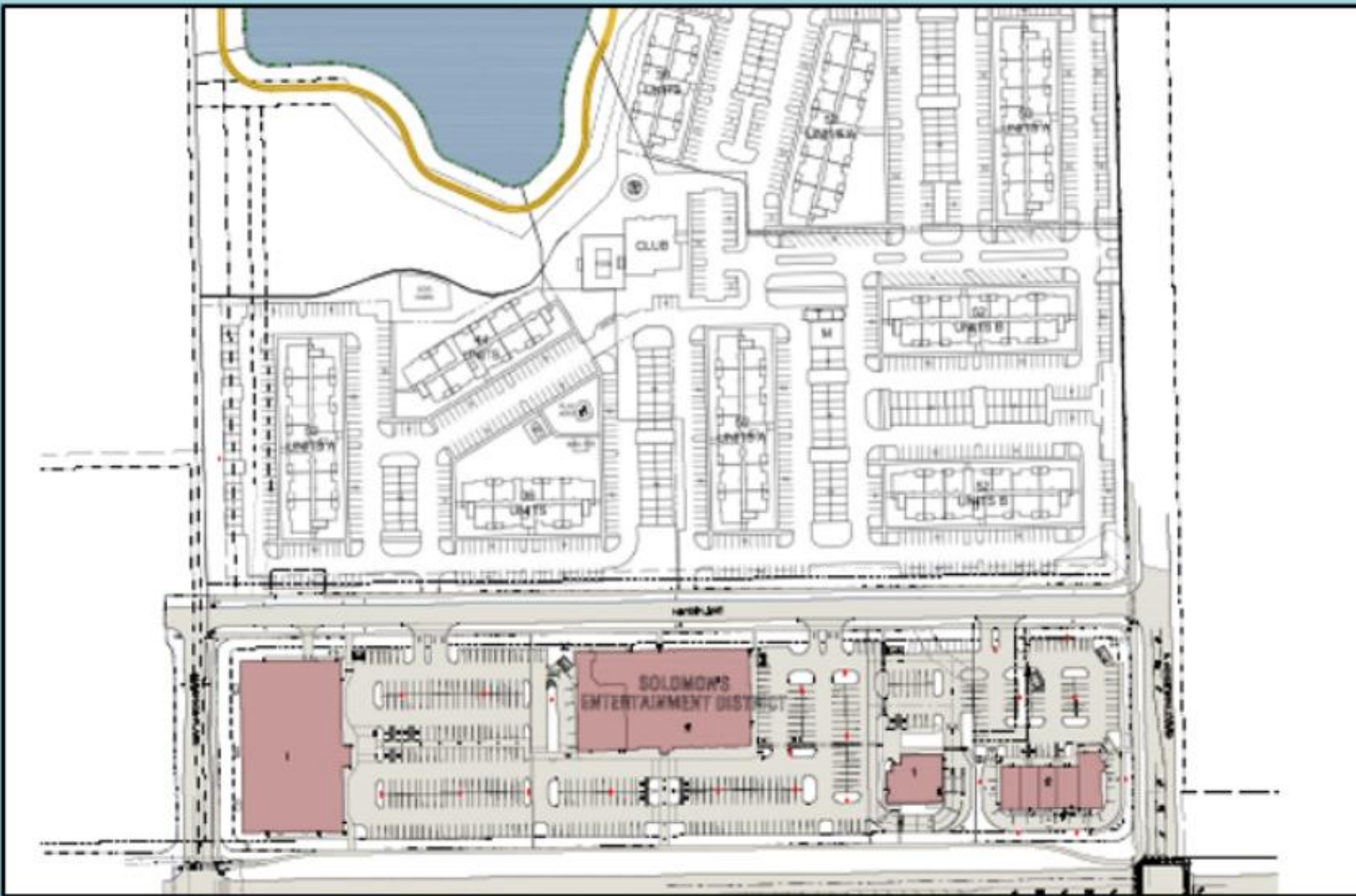


# Steindler Orthopedic





## Solmon's Landing

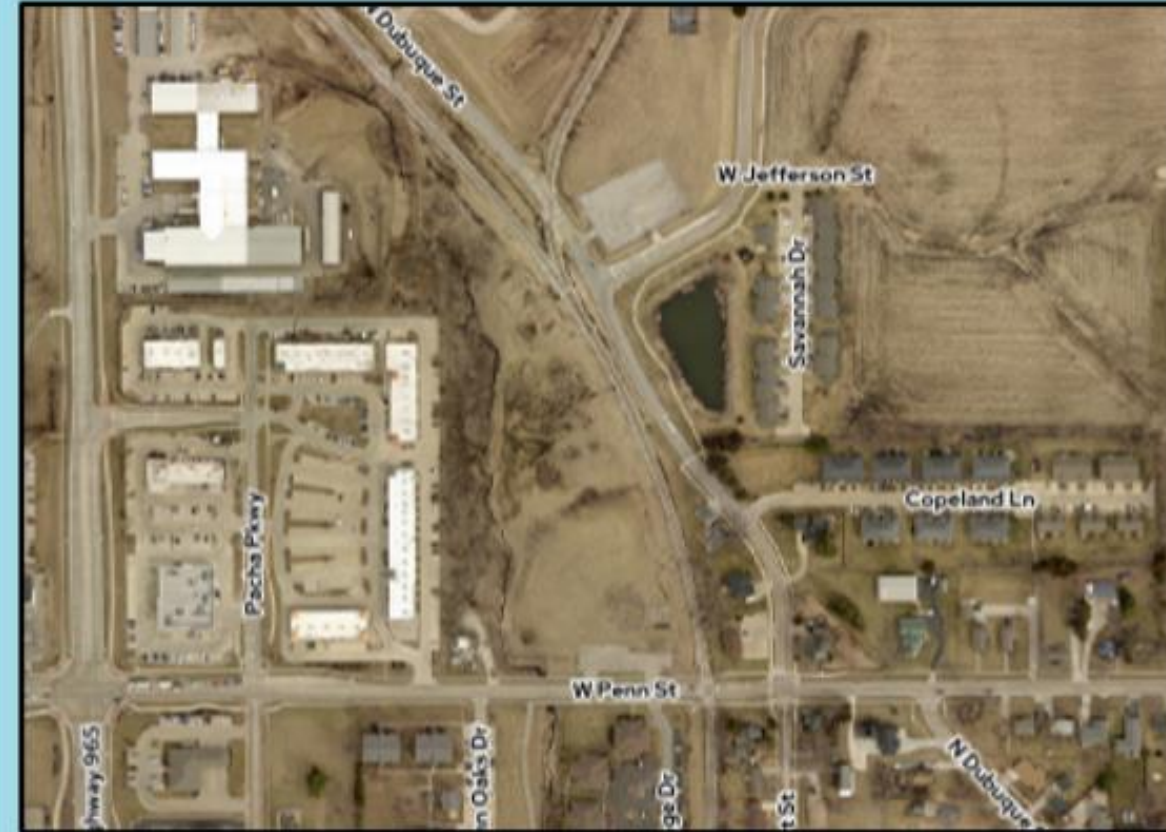
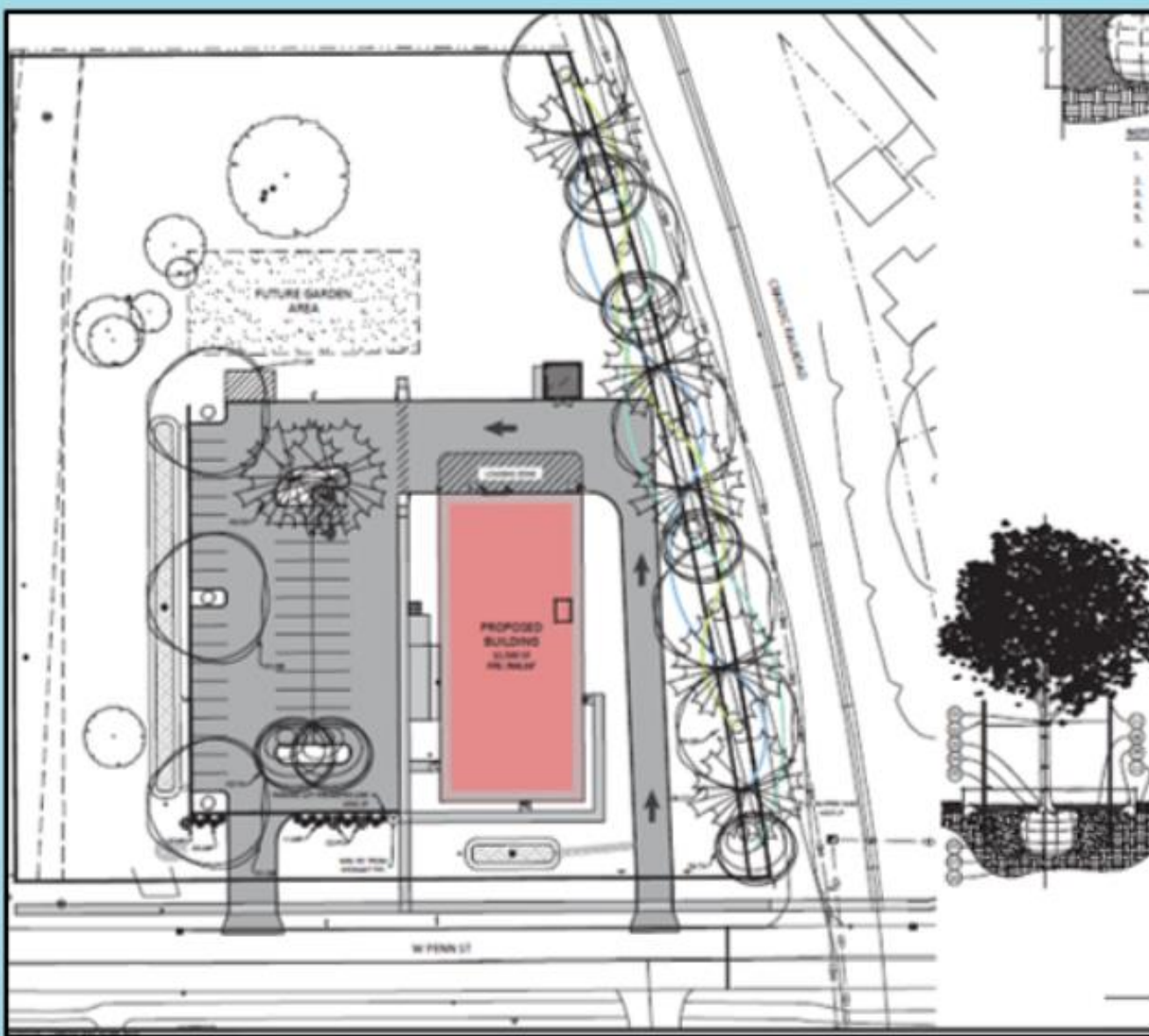




# Salon's & Studios



# NL Community Pantry



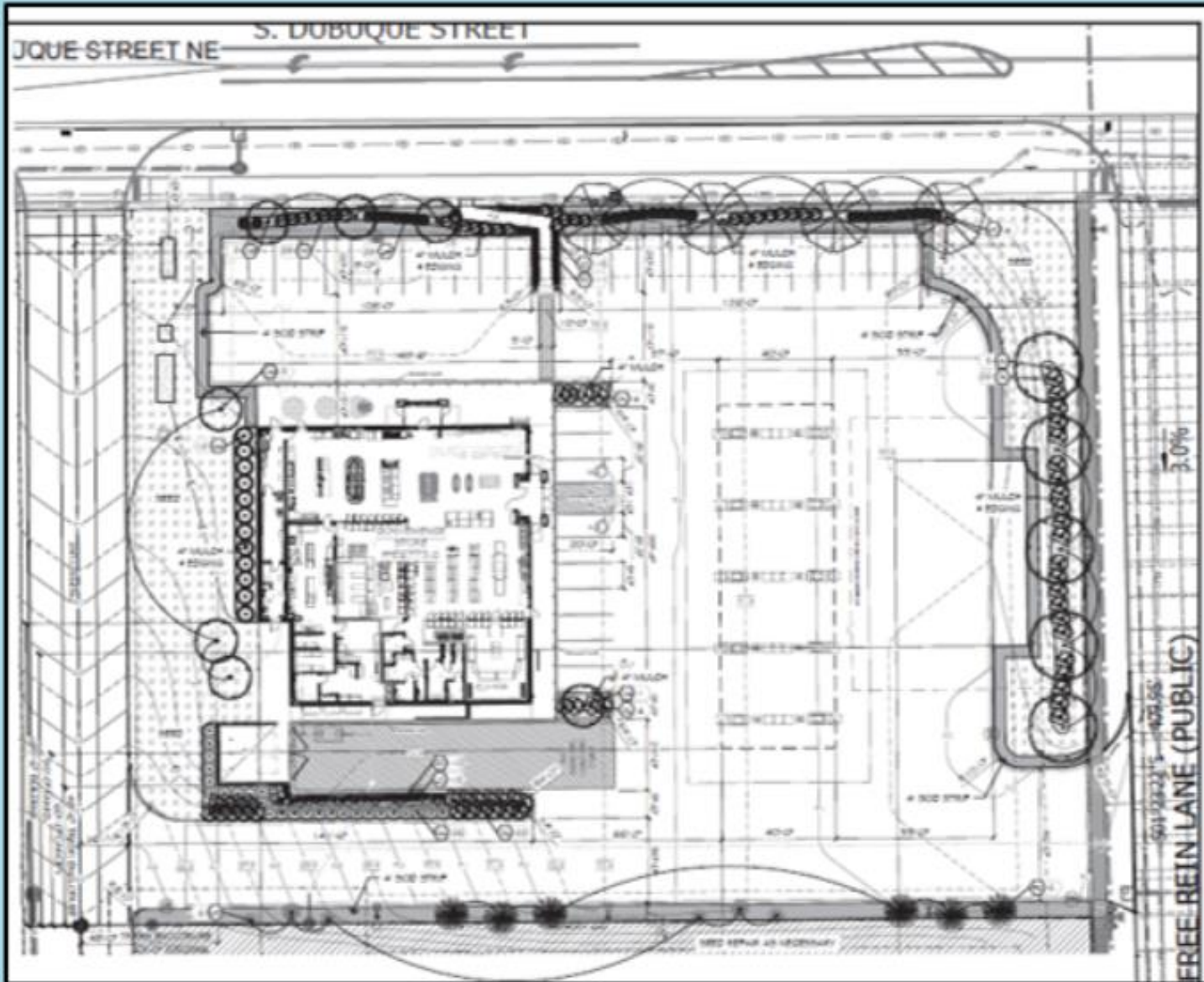


## Commercial (Upcoming)





# Kwik Trip Star





# Urban Central









# City Hall







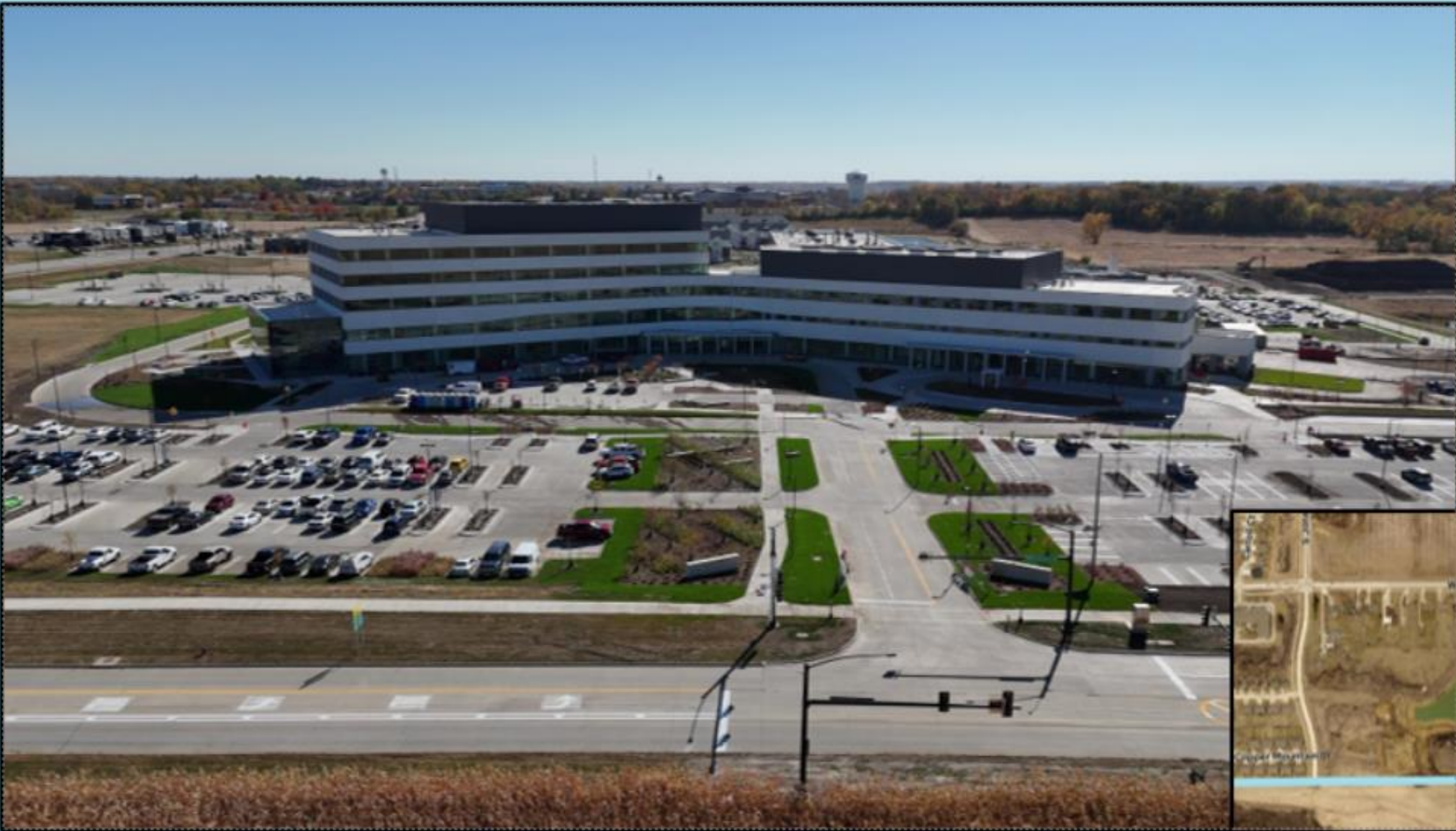
*Connected to What Matters*







# UI Health Care















Public (Upcoming)

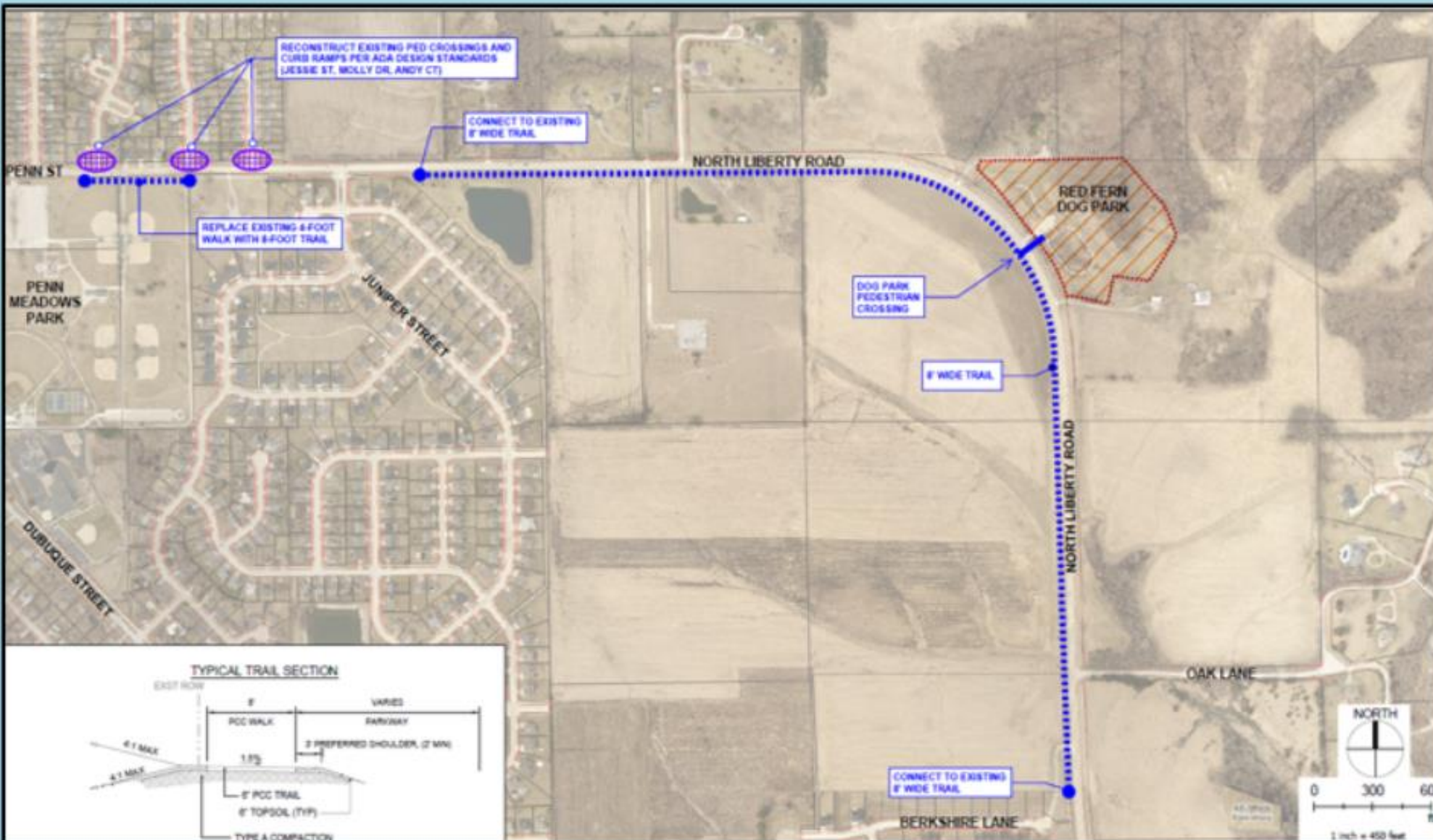




## Penn St Bridge over I-380

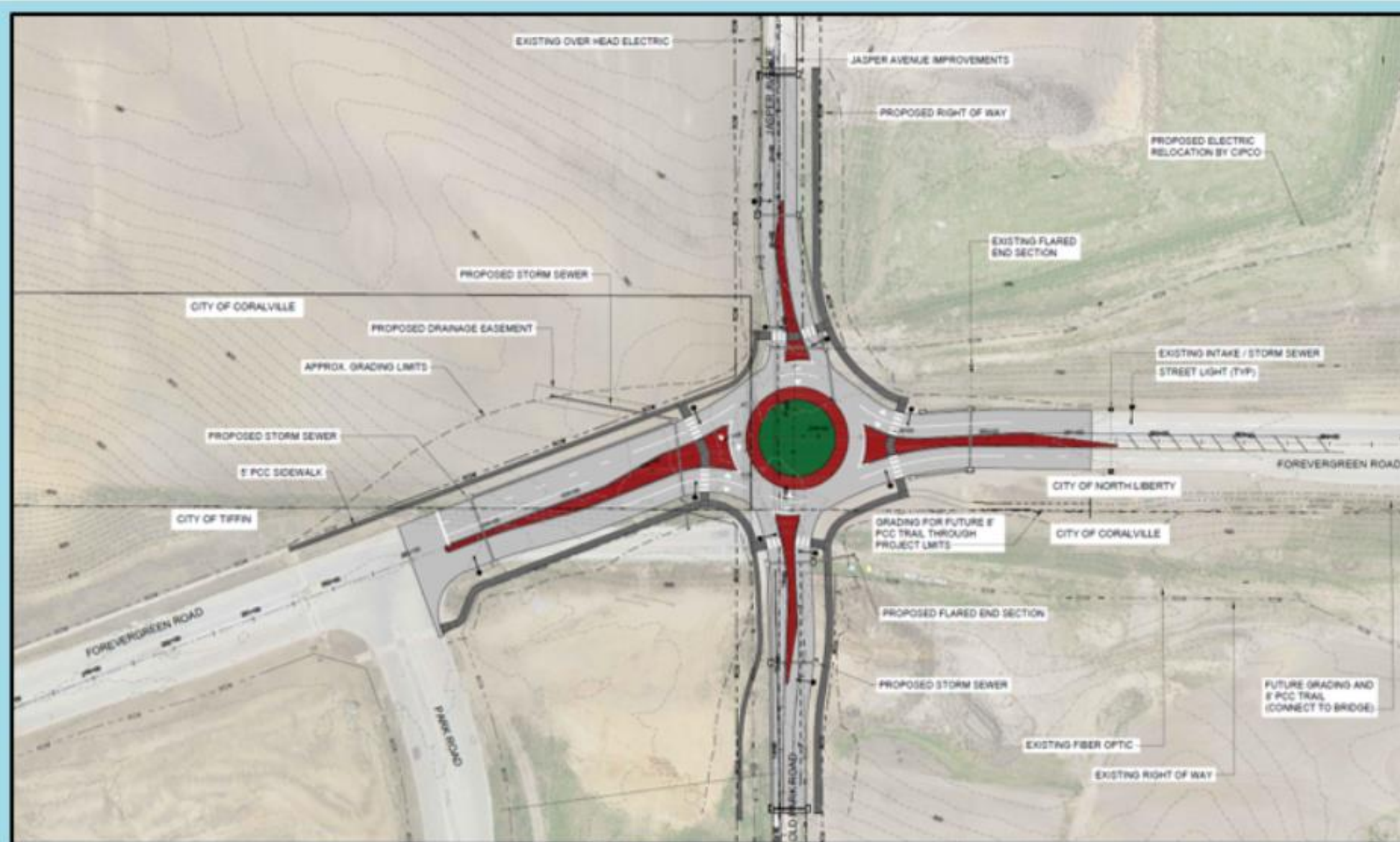


# NL Trail

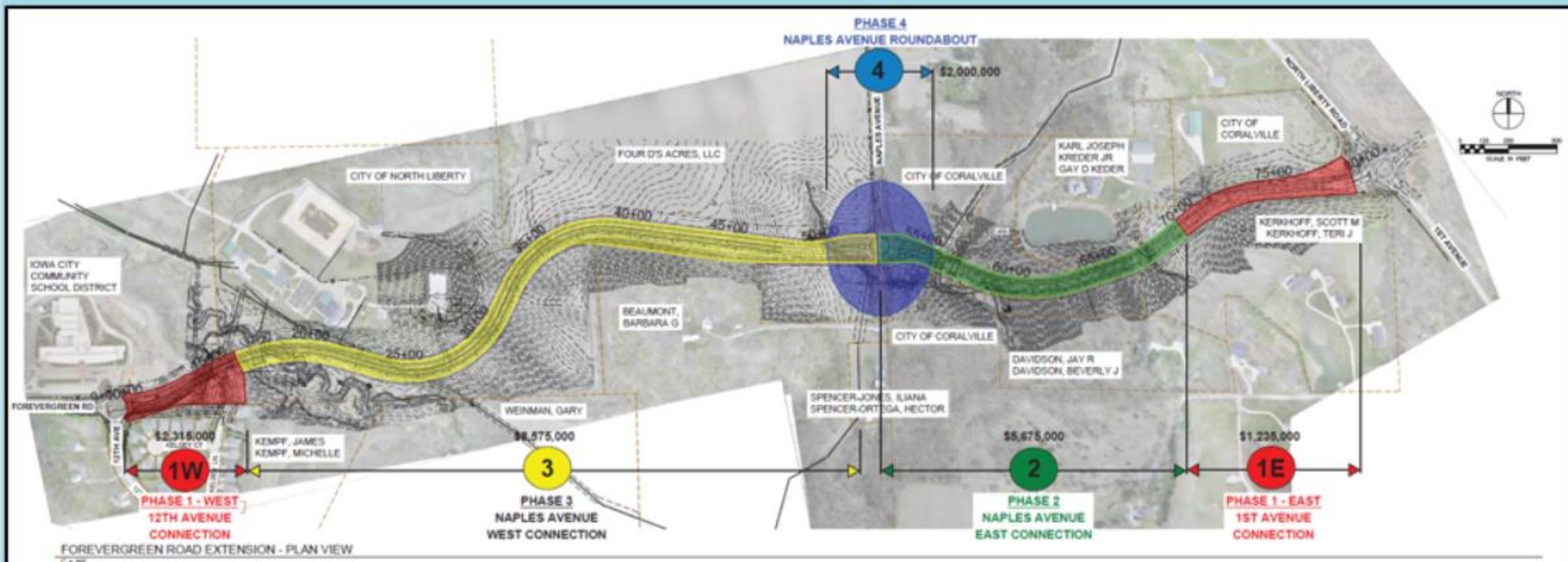




# NL Trail



# Forevergreen Road Extension





Thank You!

Ryan “Rus” Rusnak

319-626-5747

[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)



*Connected to What Matters*

# **JOSH SPILMAN**

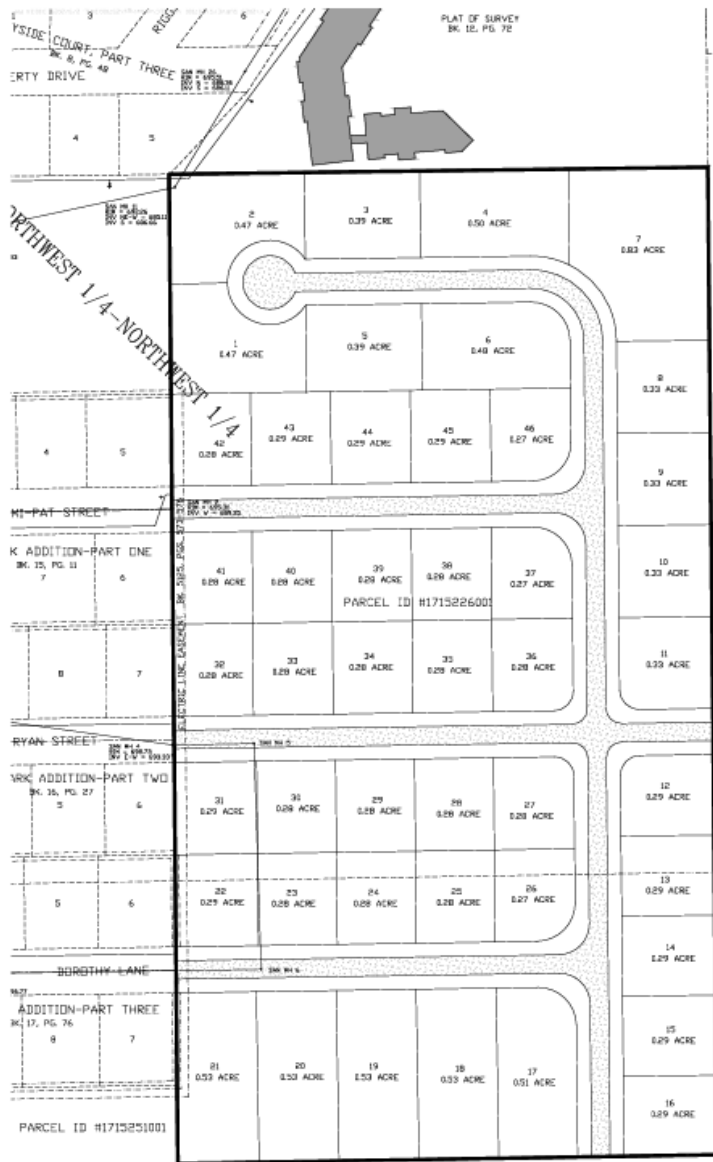
## Mayor of Lone Tree



City of Lone Tree, Iowa A TREEmendous Place to Live



# CONCEPT 4



## CONCEPT 4







# JENNIE WUNDERLICH

Board President, The Greater Iowa City Area  
Home Builders Association



# THANK YOU FOR ATTENDING!

