

BUILD JOHNSON COUNTY

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GREATER
IOWA CITY, INC.

City-County Updates

 ACT Campus
500 ACT Drive, Iowa City

 March 4
2026

 3:30 pm

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GREATER IOWA CITY, INC.



Evan Doyle

ECONOMIC DEVELOPMENT PROGRAM DIRECTOR

Today's Presenters

Geoff Fruin, *City of Iowa City*

Dave Johnson, *City of Coralville*

Ryan "Rus" Rusnak, *City of North Liberty*

Doug Boldt, *City of Tiffin*

Nate Mueller, *Johnson County*

Chris Grebner + Erin Morrison, *Good Habit + Bright Side*



GEOFF FRUIN

City Manager, City of Iowa City



CITY OF IOWA CITY



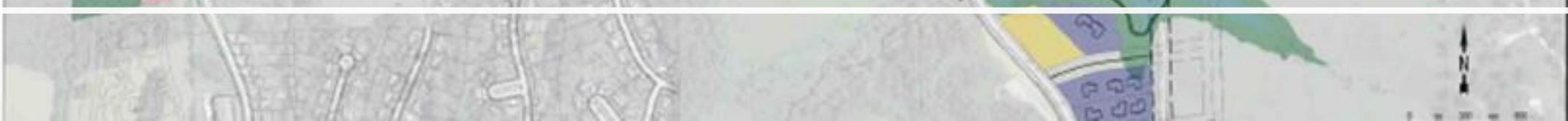
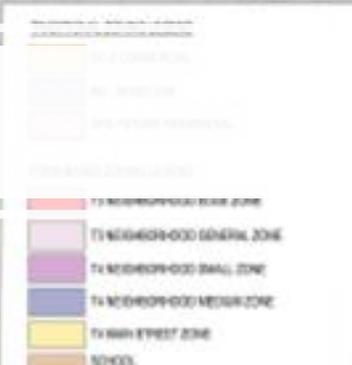
Iowa City Update

Build Johnson County

March 2026

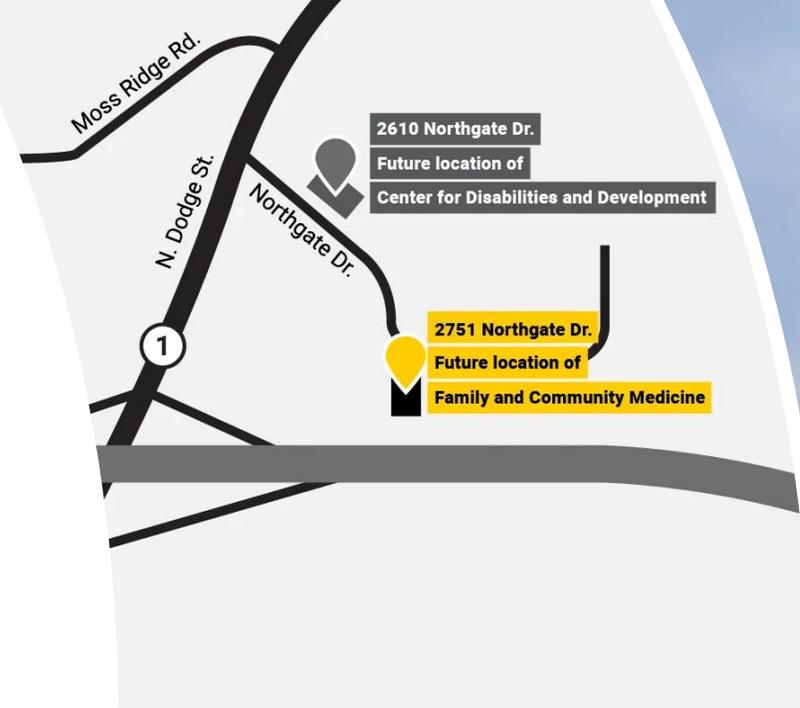


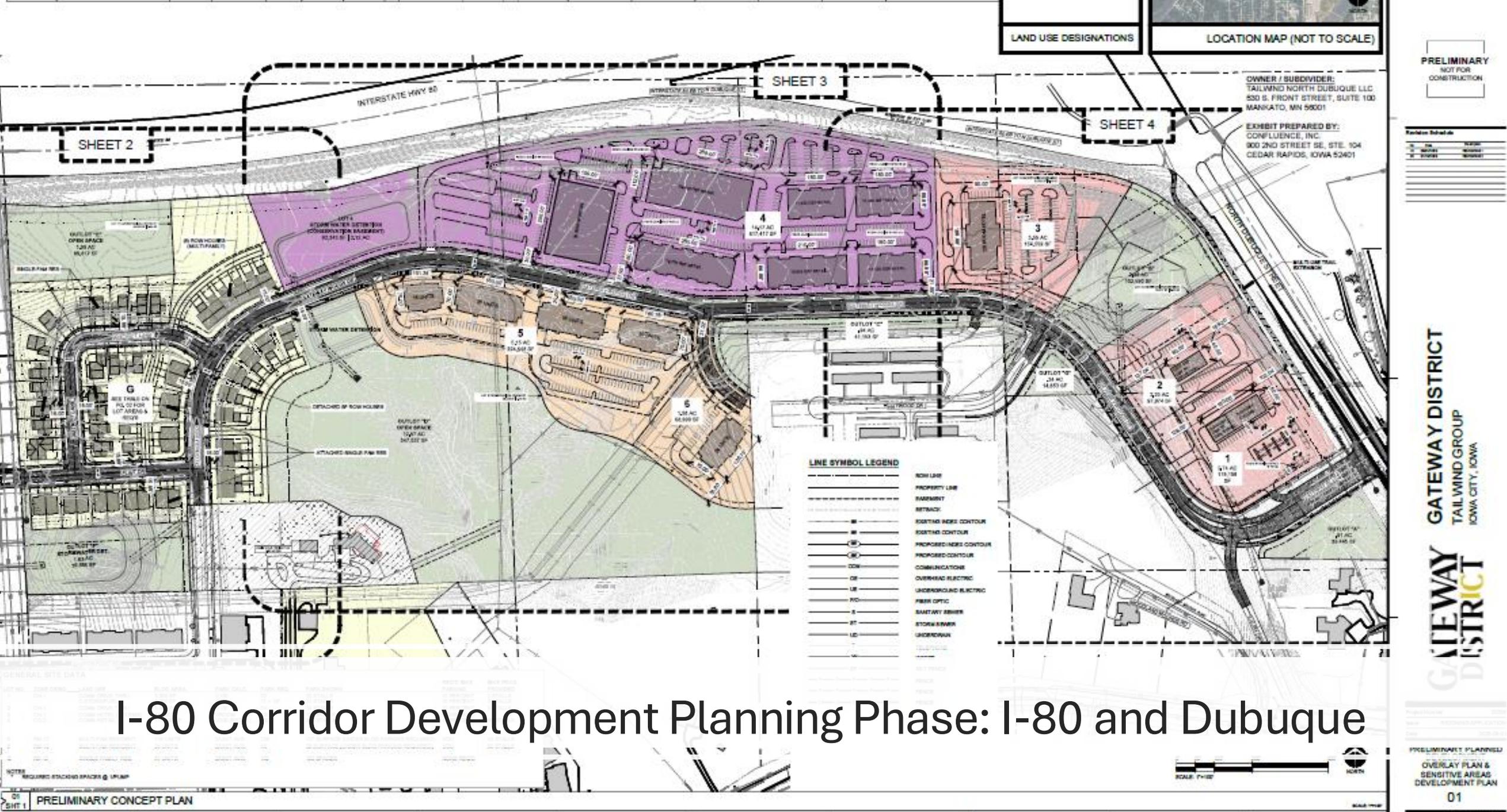
I-80 Corridor Development: Former ACT



Northgate & ACT Circle: Welcome to University of Iowa Healthcare

- Family and Community Medicine at Northgate (Now Open!)
 - 41 exam rooms, lab, training spaces
 - Largest primary care clinic in Iowa City
 - Moved from Pomerantz Family Pavilion
- Center of Disabilities and Development at Northgate (Opening 2026)
 - 58,000sqft with ability to grow
 - 70% of patients coming from outside Johnson County
 - Moving from Hawkins Drive
- Pharmacy Services at ACT Circle
 - 60,000+ square feet
 - Consolidation of services previously at the main hospital, IRL, and leased office space in Coralville



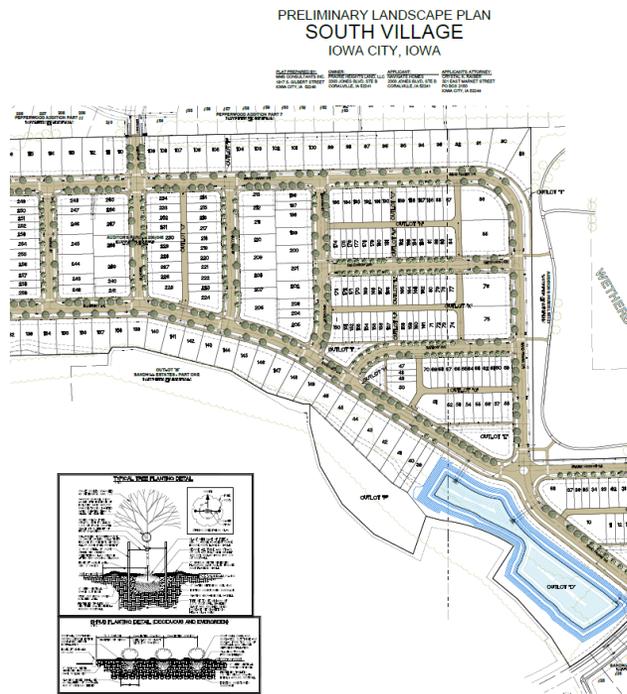


I-80 Corridor Development Planning Phase: I-80 and Dubuque



Development
2 - 3D VIEWS OF CAMPUS EXPANSION

Oaknoll East - Phase 2



High Profile Housing Starts 2026-2027

- Western Homes
 - 140 senior oriented units in western Iowa City with a mix of single-family, condo, assisted living and memory care
 - Full amenities including restaurant, pool and wellness center
- Navigate Homes South Village
 - 267 lot subdivision adjacent to Wetherby Park with single-family, duplexes and townhomes
- Oaknoll East Expansion
 - Part of former ACT campus redevelopment with an anticipated 140 or more units and resident amenities

Construction underway (not pictured)

- 400 N Clinton
 - 5 story; 32 unit apartment building
 - Leasing fall of 2026
- Cardinal Heights
 - 22 duplex structures
 - 30-unit apartment building



DNITSHOT

Greater Iowa City: Strategic Investment District



Oral-B Expansion Announced!

- Minimum \$150 million 150,000 sqft expansion to former Kirkwood Community College Site
 - Construction start in 2026 with late 2027 completion
 - \$5.2 Million State Incentive
 - \$1.2 Million City Tax 5-year Exemption
- 100 new jobs
 - Starting wages all \$31.85/hr with benefits minimum
 - Enables retainage of 600 current employees
- Economic modeling:
 - \$6.7 million in direct labor earnings
 - 57 indirect jobs created (supply chain and household spending)
 - Total multiplier effect is \$14-23 million annually in impact to the economy

Special Thanks: P&G Team, Greater Iowa City, Kirkwood Community College, MidAmerican Energy, State of Iowa and many more!



2026-27 Notable Roadway Work

- Court Street
 - 2025: Muscatine to 7th
 - 2026: 7th to City High
 - 2027: City High through First Avenue
- ACT Circle / Dodge St. Intersection
 - Bidding in 2026 for completion in 2027
- Highway 1/6 Trail Construction
 - Connecting 2024 trail construction from Fairmeadows to Heinz





In the Planning Phase....

- Burlington Bridge (2030)
- Dodge Street Reconstruction (2027)
- Market / Jefferson Two-Way Conversion (2028)

Continued Investments in Future Growth Areas



Previous utility and roadwork to accommodate growth south and east

Current focus on accommodating growth on the west side through sewer extension (completed) and regional stormwater planning

VEGETATION KEY: MOWN TURF NO MOW ECO- GRASS LOW MAINTENANCE POLLINATOR PRAIRIE/ WILDFLOWER MIX NATIVE PRAIRIE VEGETATION



Public Facility Modernization 2026-2030

- Fleet Maintenance / Transit
- Police
- Fire Stations 1 and 3
- Senior Center
- Library



Continued Strengthening of our Park System

- 2017 Master Plan has led to updates to all parks, pending North Market Square, Reno and Benton in the coming years.
- New neighborhood parks include Adelaide Joy Rogers (2026), and Palisades / Stone Bridge (2027-2030)
- Great community collaborations with projects including the Ashton House and Mercer Park



More Fun Coming Soon!

- City Park Pool
- City Park Shelters and Restrooms
- Terrell Mill Skate Park



Questions?



DAVE JOHNSON

Community Development Director,
City of Coralville



**BUILD JOHNSON COUNTY
CORALVILLE UPDATE**

MARCH 4, 2026

**DAVID JOHNSON
COMMUNITY DEVELOPMENT
DIRECTOR**

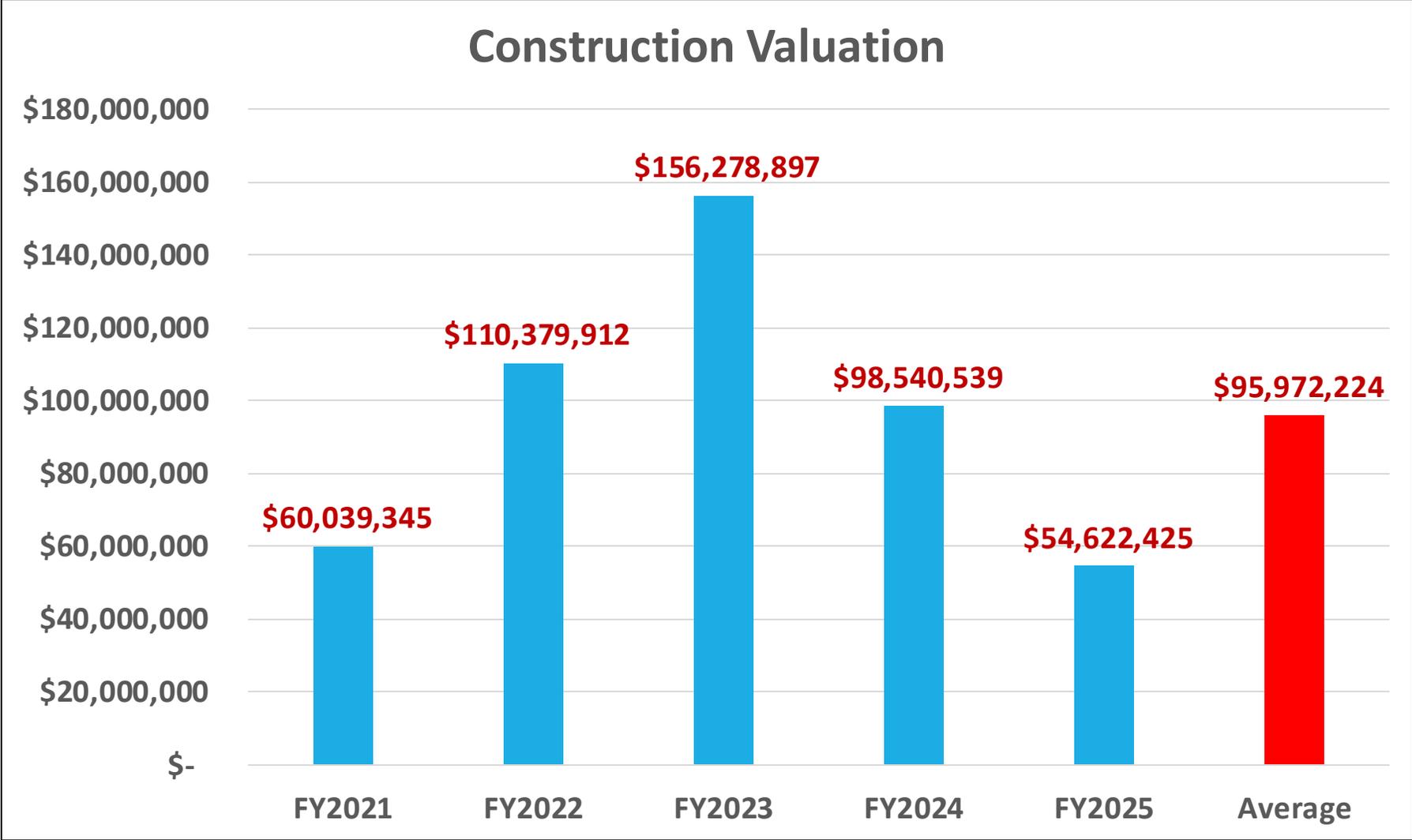
319.248.1720

djohnson@coralville.org

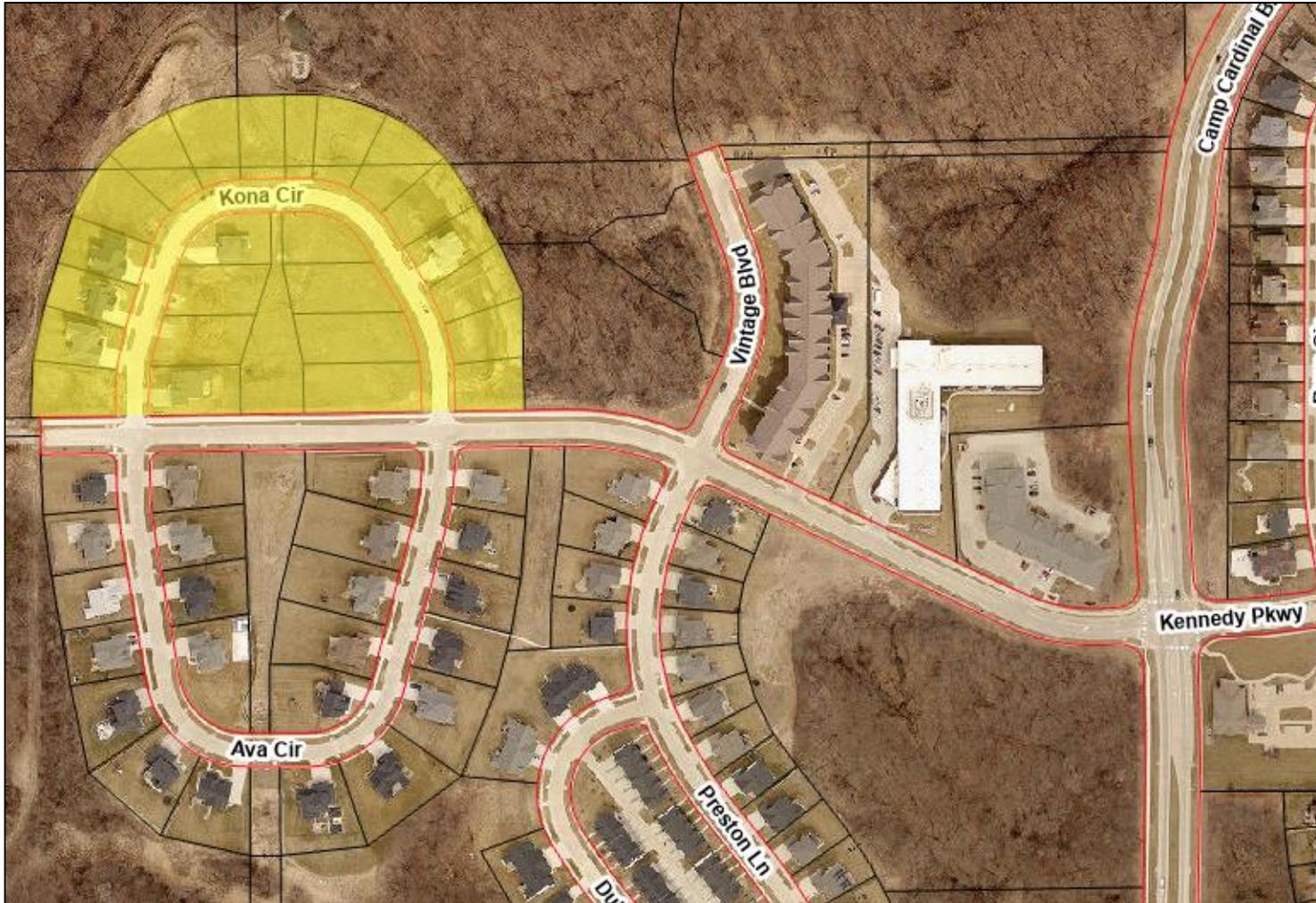
www.coralville.org



BUILDING SERVICES ACTIVITIES



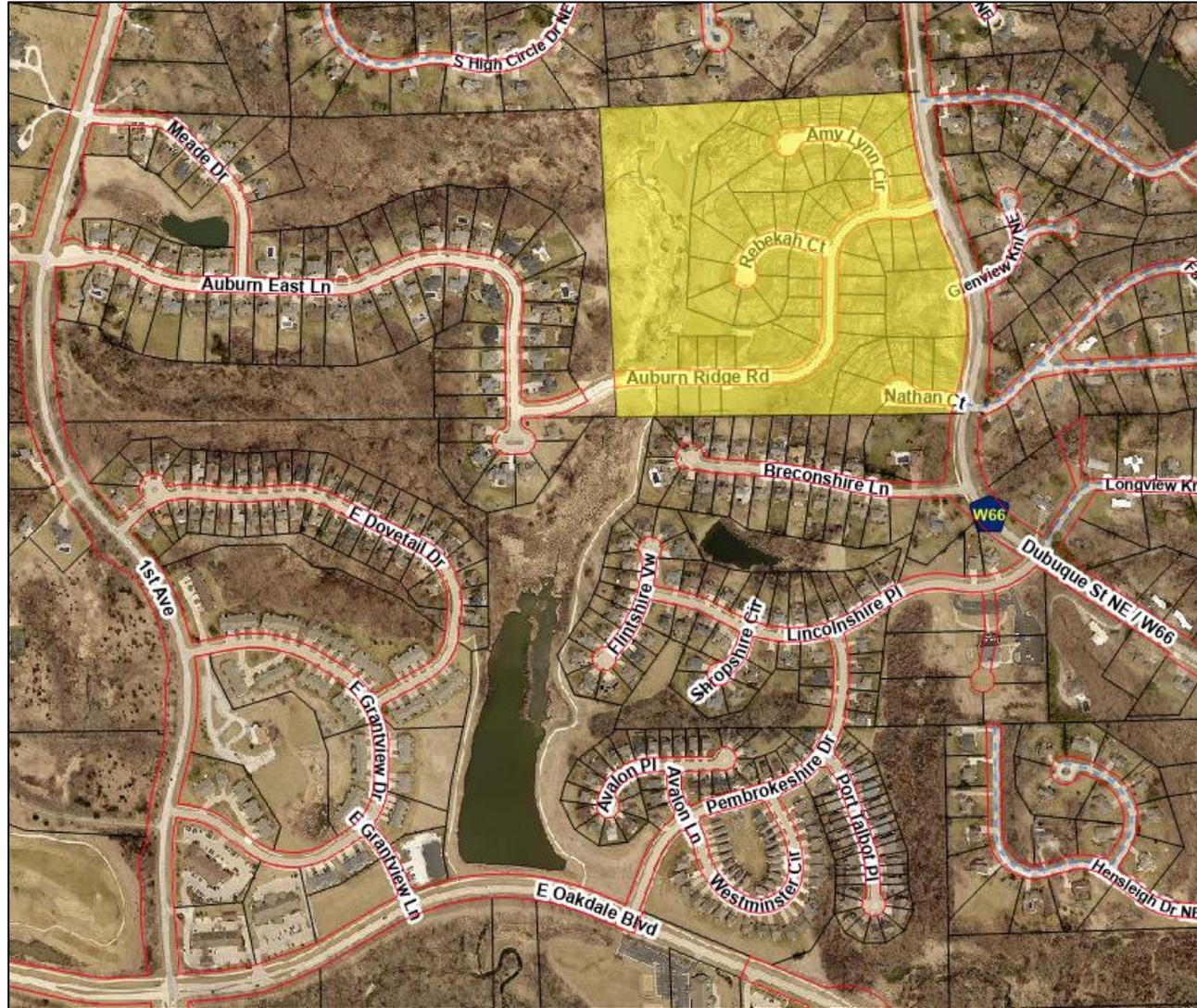
IN PROGRESS - EAGLE BEND AT CLEAR CREEK



- North of Kennedy Parkway and West of Vintage Blvd.
- 9.6 Acres
- 24 single-family homes
- Nearly built out.



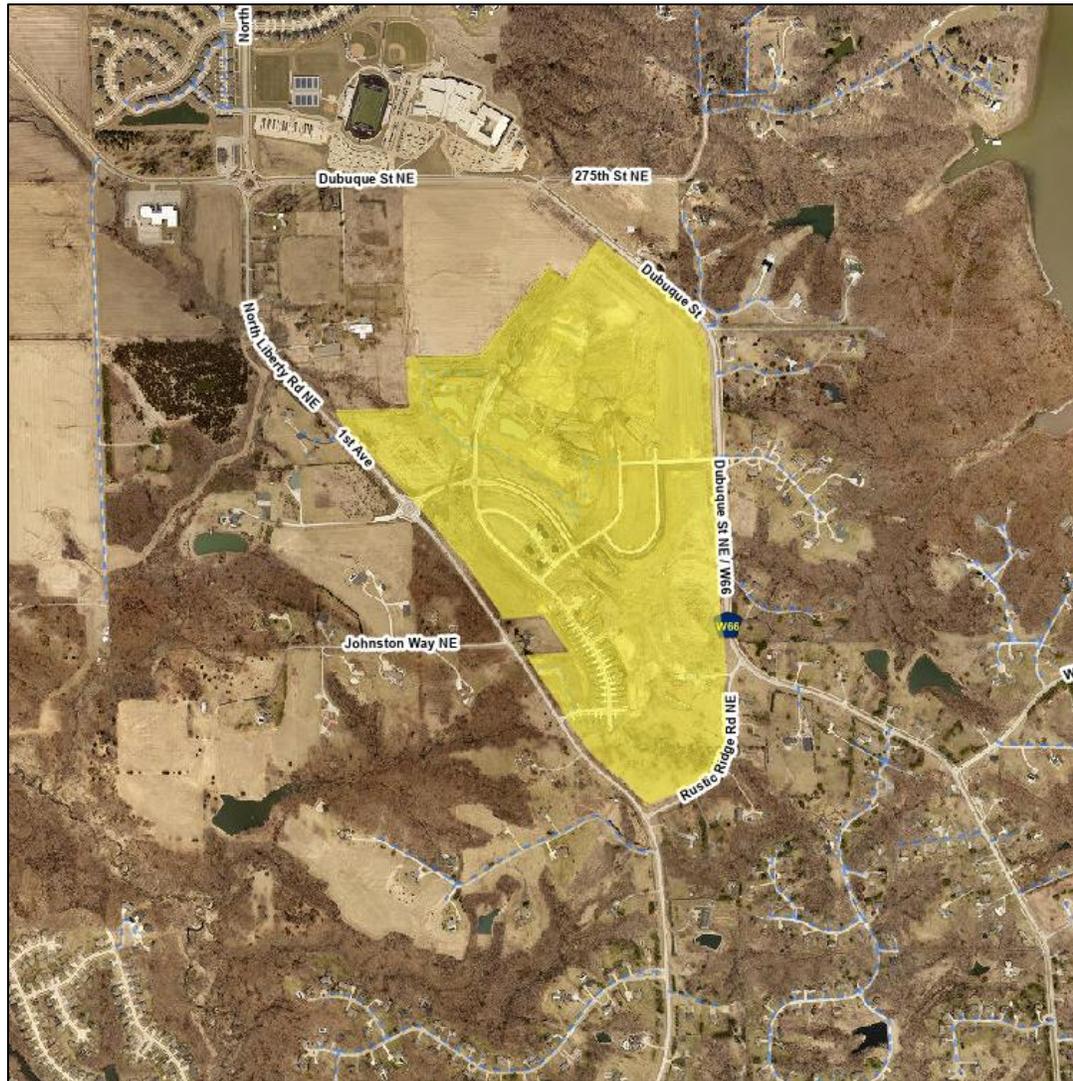
IN PROGRESS - AUBURN RIDGE



- Dubuque Street an Auburn Ridge Road
- 43 Acres
- 52 single-family Units
- 2 acres of open space
- 40% built-out



IN PROGRESS - FOREVERGREEN HEIGHTS



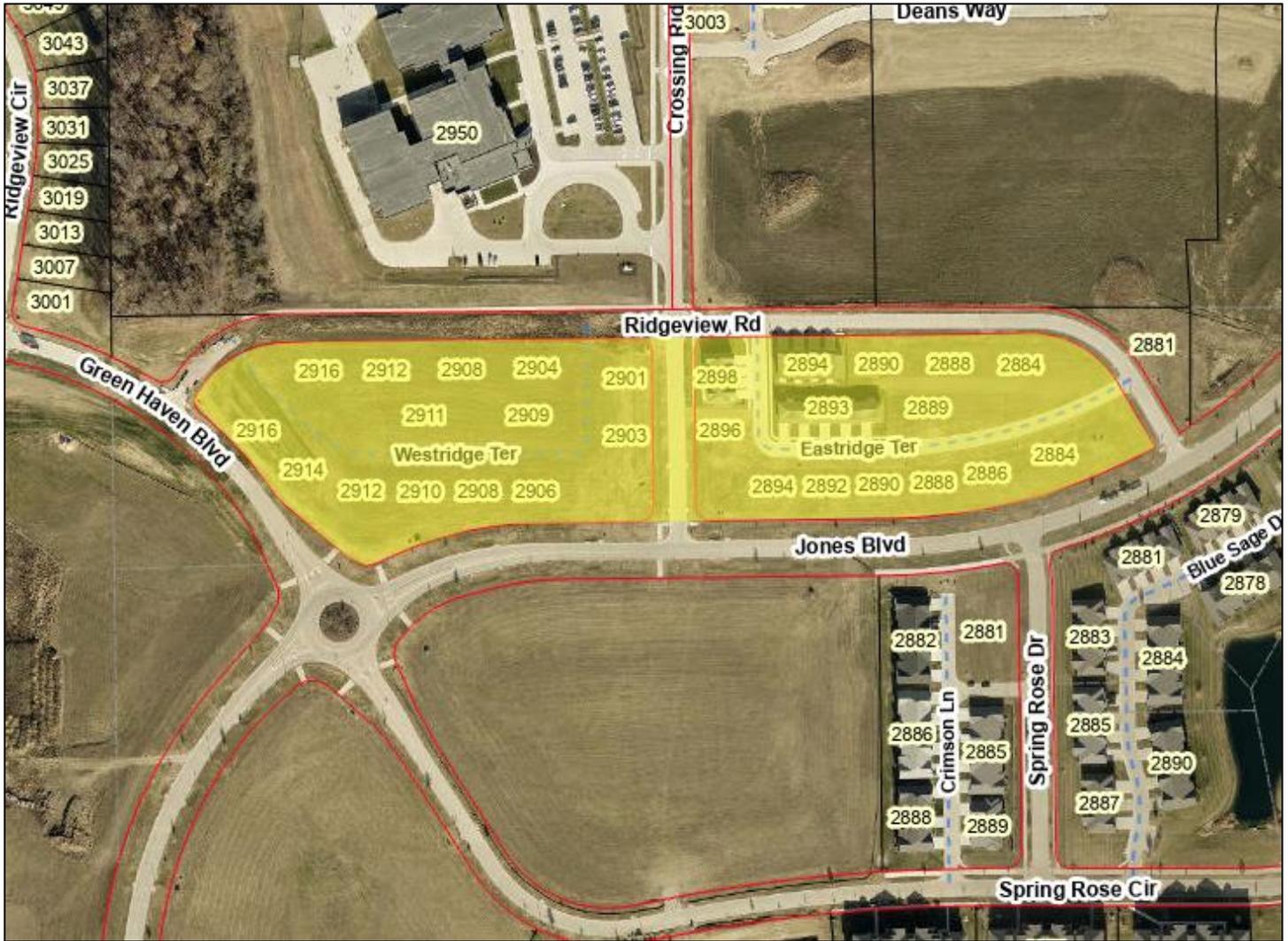
- Dubuque Street and 1st Avenue
- 208 Acres
- 328 single-family detached homes
- 442 duplexes and townhomes
- 232 multi-family units
- 12 Acre park
- 3 Acres of outdoor recreation space
- Phases 1-4 are in progress

IN PROGRESS - RIDGEVIEW SUBDIVISION



- Jones, Lucas and Spring Rose Circle
- 114 Acres
- 4 Phases – 12 Years
- 938 Residential Units
- **Part 2 (27 single-family homes) in progress**

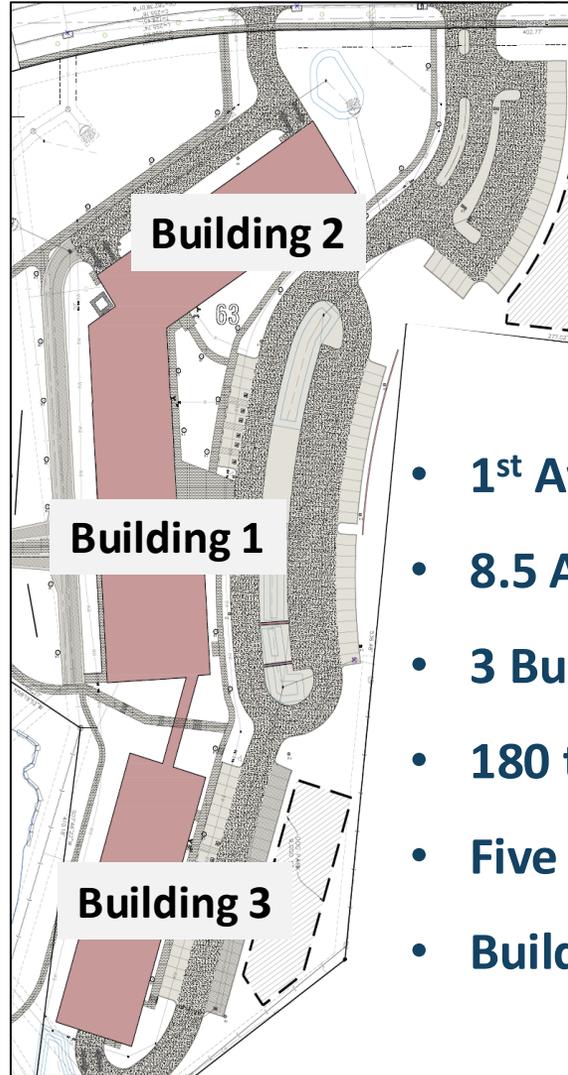
IN PROGRESS - RIDGEVIEW ADDITION



- Crossing Ridge Drive and Jones Blvd.
- 12 acres
- 117 Units
- Duplexes – 5-plexes
- 20% built-out



IN PROGRESS - BRIDGEWATER | THE POINT



- 1st Avenue and Russel Slade Blvd.
- 8.5 Acres
- 3 Buildings
- 180 total units
- Five stories with underbuilding parking
- Buildings 1, 2 and pond overlook complete



IN PROGRESS – 5TH STREET VILLAS



- 6 townhome buildings
- 20 units' total
- Four (4) three-plexes
- Two (2) four-plexes
- 1.7 acres

FUTURE PROJECTS – MAGNOLIA MEADOWS



- Jones Blvd. and Merchant Street
- 17 acres
- 44 single-family attached homes
- 21 single-family detached homes
- Integrated park and walking trail

FUTURE PROJECTS - CHICK-FIL-A



- 704 1st Avenue
- 1.77 acres
- 5,207 square foot drive-thru restaurant

FUTURE PROJECTS – CHRISTIAN BROTHERS AUTOMOTIVE



- 3230 Crosspark Road
- 0.87 acres
- 6,400 square foot automotive shop

FUTURE PROJECTS – CROSSPARK MULTI-TENANT BUILDING



- 3224 Crosspark Road
- 1.5 acres
- 9,218 square foot multi-tenant building
- Drive-thru on the north end of the plan for a future bank.

FUTURE PROJECTS – CALIBER COLLISION



- 2710 James Street
- 3.54 Acres
- 16,212 square foot automotive repair shop



FUTURE PROJECTS – IOWA RIVER POWER



- 503 1st Avenue
- Historic Tax Credit Project
- Restaurant, event space and bakery



IN PROGRESS – CORALVILLE WEST VILLAGE



- Crossing Ridge Drive & Oakdale Blvd.
- New Urbanist Mixed-Use Neighborhood
- 450 residential units
- 33,000 SF or commercial space
- Tree lines streets
- 3 phases over 8 years.

WEST VILLAGE – HOUSING TYPES

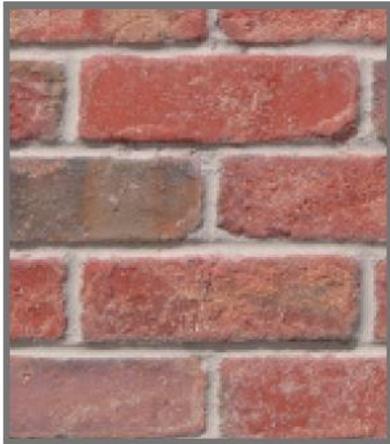
- 22 Single-family detached homes
- 140 Townhomes or rowhouses
- 288 multi-family units



02 FRONT ELEVATION
SCALE: 0 2 4 8 12 18'



03 REAR ELEVATION
SCALE: 0 2 4 8 12 18'

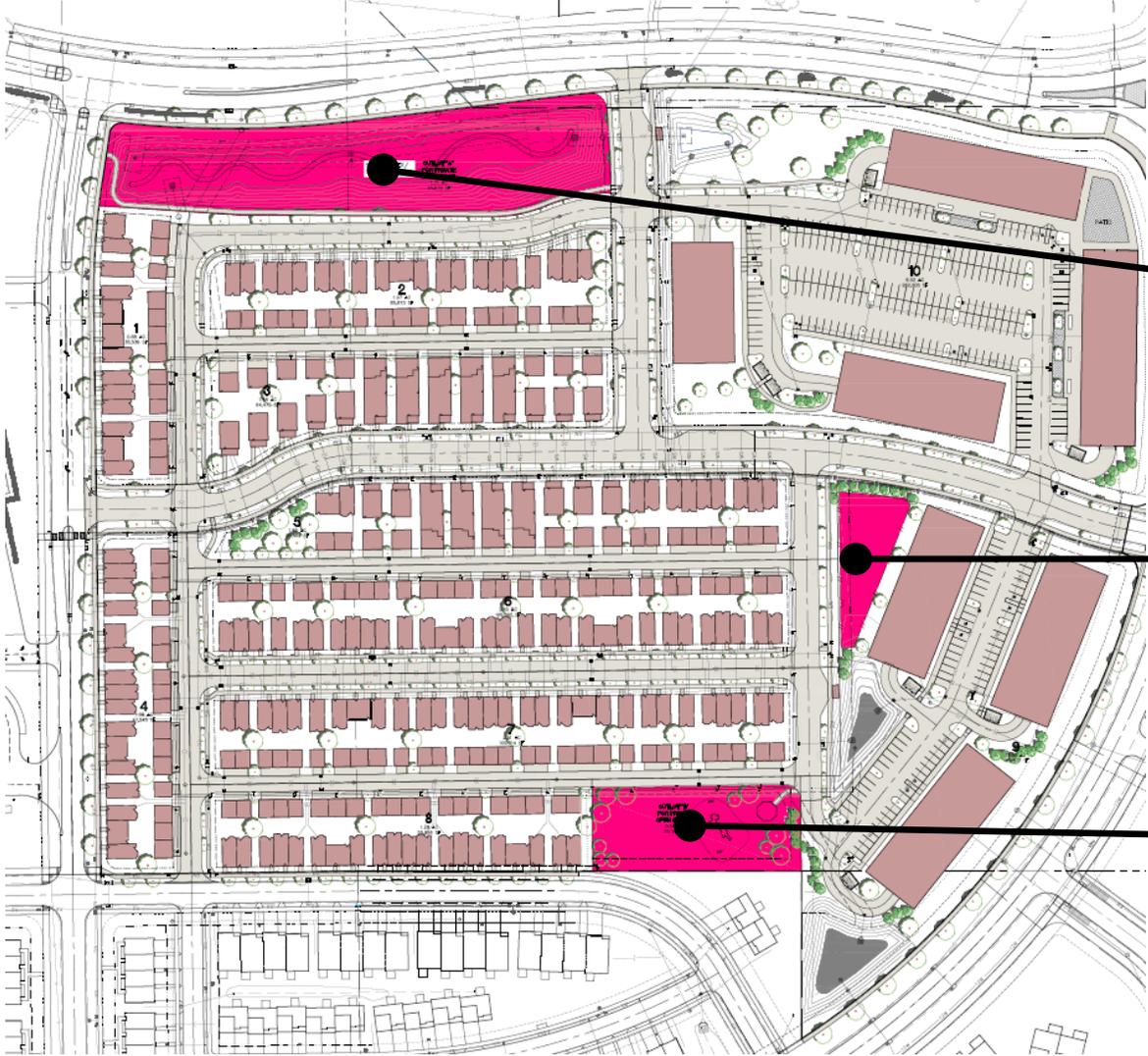


VANEER
BRICK



COMPOSITE
SIDING

IN PROGRESS – CORALVILLE WEST VILLAGE



- 3.5 acres open space

Sedge meadow/prairie park

Dog park

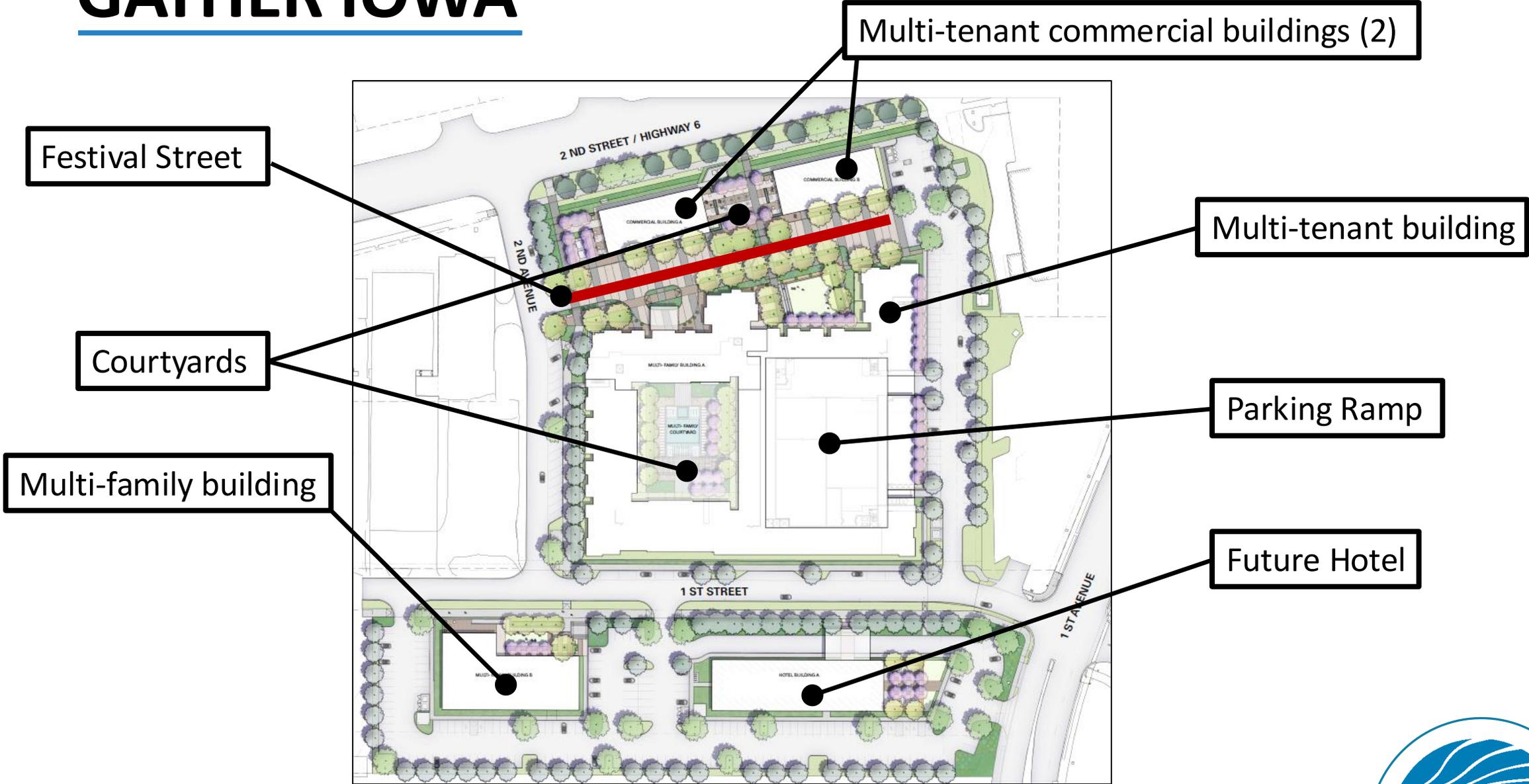
Community park with gazebo and play equipment

FUTURE PROJECTS - GATHER IOWA



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

GATHER IOWA



Festival Street

Multi-tenant commercial buildings (2)

Multi-tenant building

Parking Ramp

Future Hotel

Courtyards

Multi-family building



GATHER IOWA



Retail Buildings (2)

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

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)



GATHER IOWA



Outdoor Amenities

- Residential and Commercial connectivity
- Courtyards
- Activity spaces



GATHER IOWA

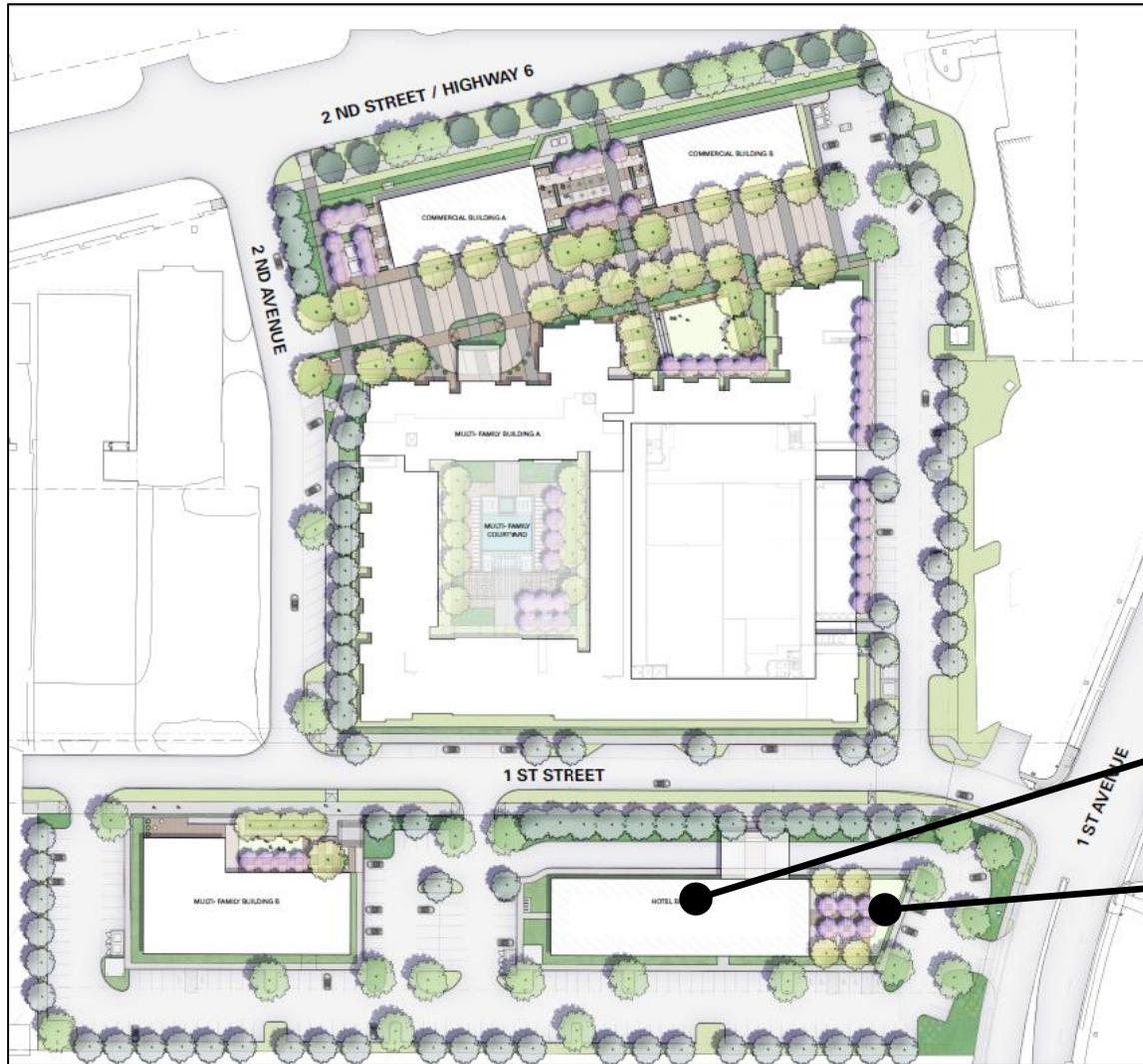
Multi-family building B

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

Multi-family building B



GATHER IOWA



Planned Future Hotel

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

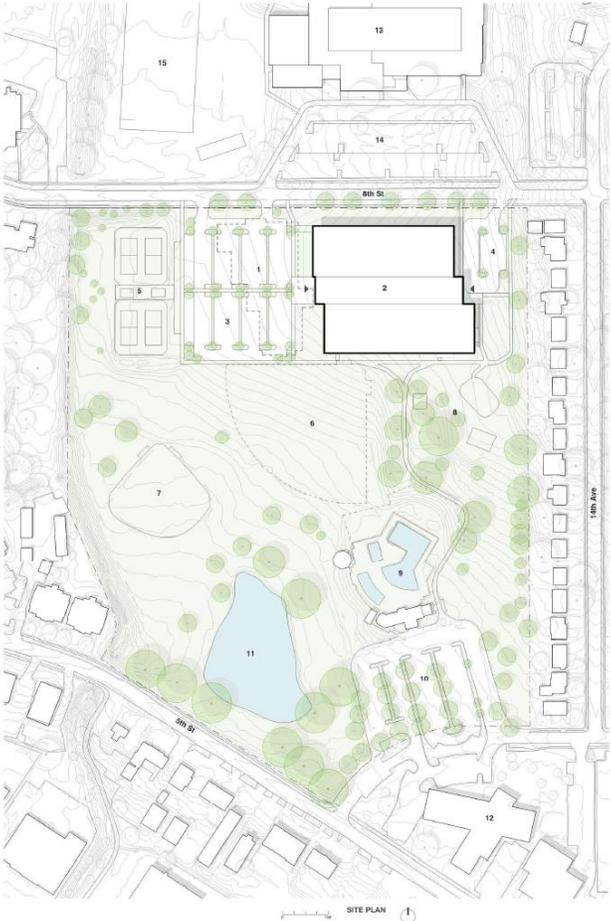
Planned Future Hotel

Outdoor gathering space

Coralville Recreation Center Master Plan

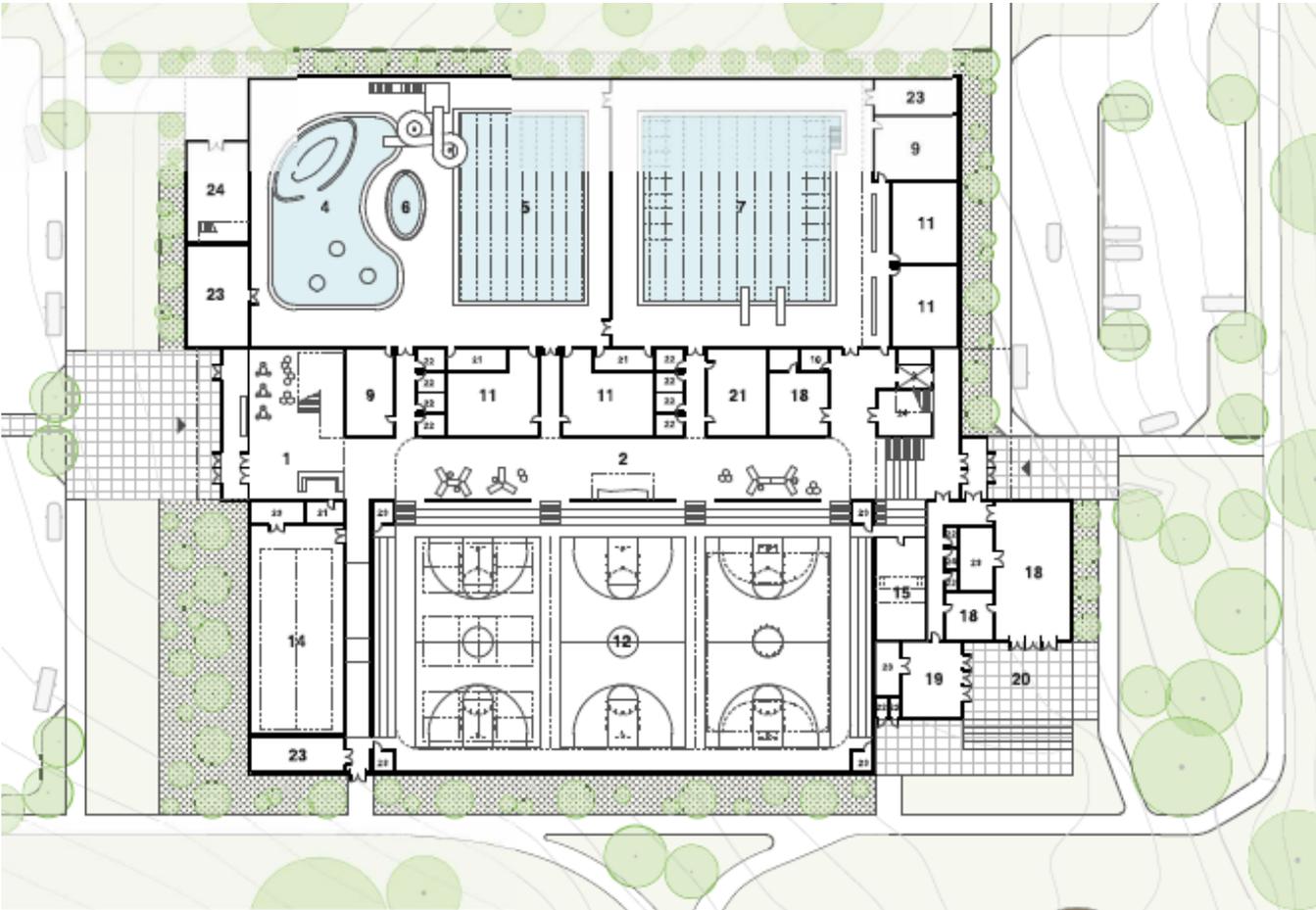


Coralville Recreation Center Master Plan



NEW BUILD CONCEPT

- 1 Demolish Existing Building
- 2 New Coralville Rec Center and Indoor Pool
- 3 New Parking Lot
- 4 New Parking Lot
- 5 Tennis Courts
- 6 Large Ballfield (may be relocated)
- 7 Small Ballfield
- 8 Playground
- 9 Aquatic Center
- 10 Aquatic Center Parking
- 11 Pond
- 12 Coastal City Hall
- 13 Northwest Middle School
- 14 Northwest Middle School Parking
- 15 Northwest Middle School Athletic Field



CORALVILLE REC CENTER AND INDOOR POOL
NEW BUILD MASTER PLAN

Public Open House
June 11, 2024



S.T. Morrison Park Master Plan

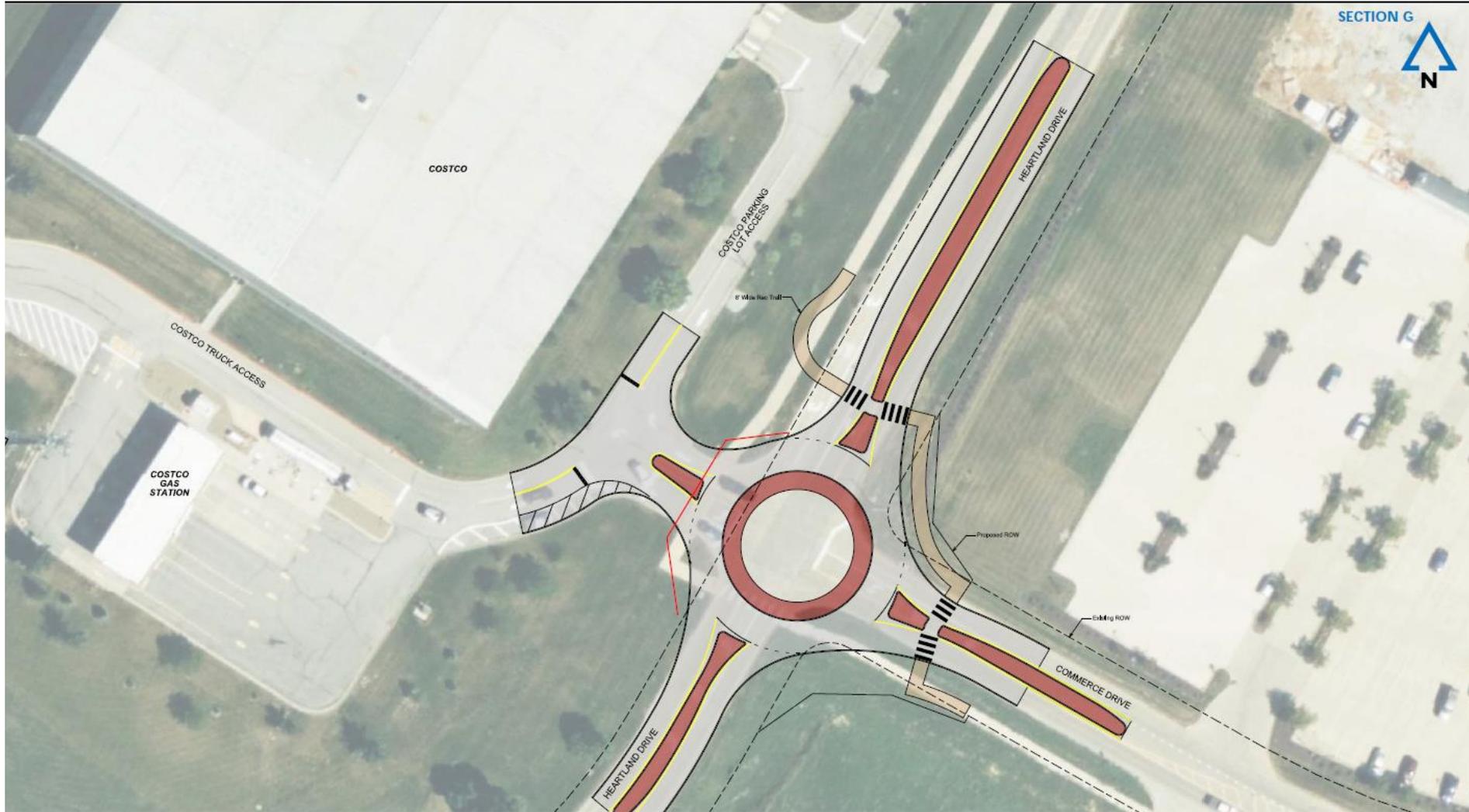


Park Master Plan S. T. Morrison Park

Coralville Park and Rec Department
1506 8th St. Coralville, IA



Heartland Drive Roundabout



QUESTIONS?

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RYAN “RUS” RUSNAK

Planning, Building & Development
Director,
City of North Liberty



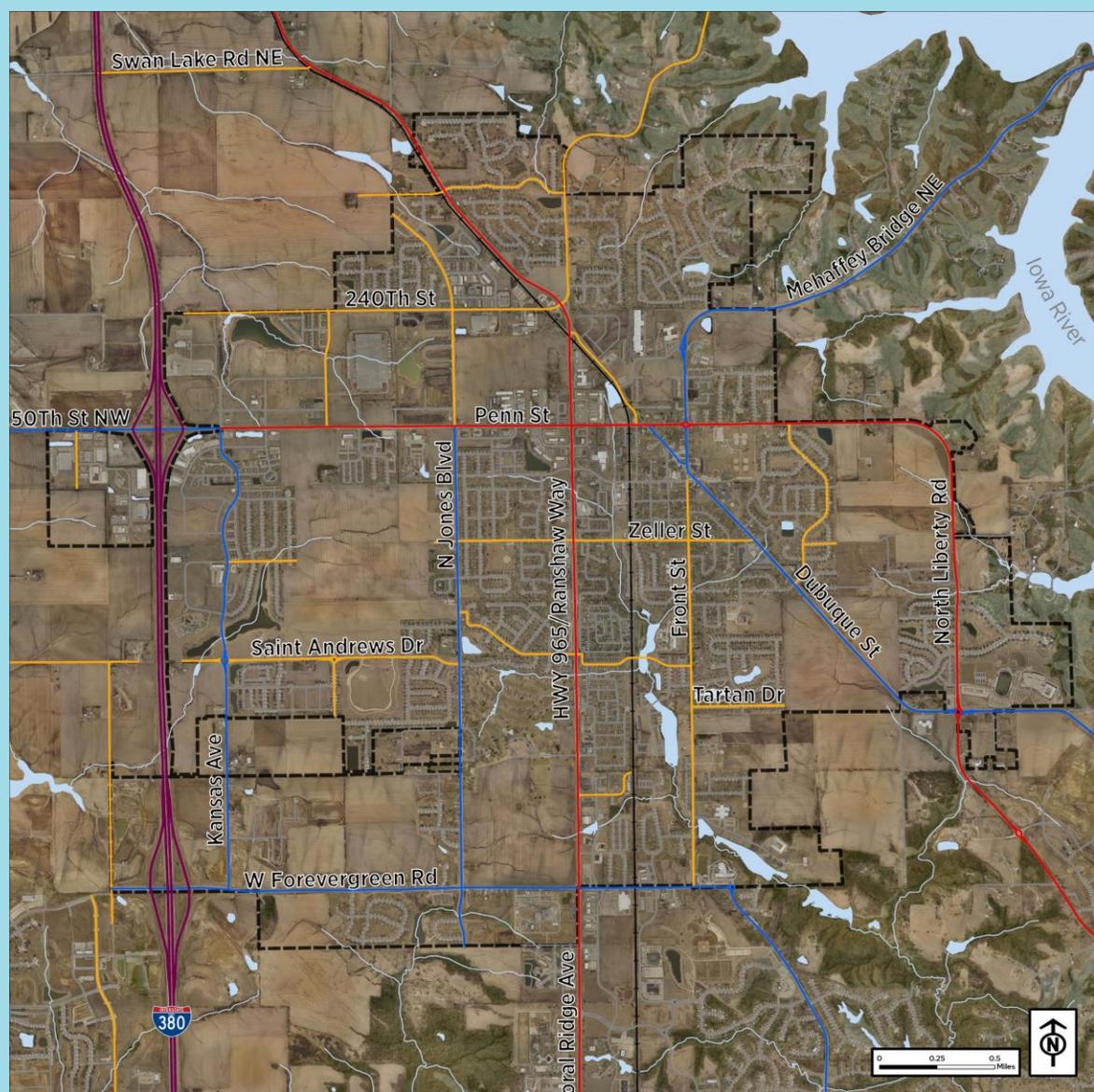
North Liberty

IOWA *Connected to What Matters*

What's up
in the NL



Connected to What Matters



Fun Facts

9.5 Square Miles

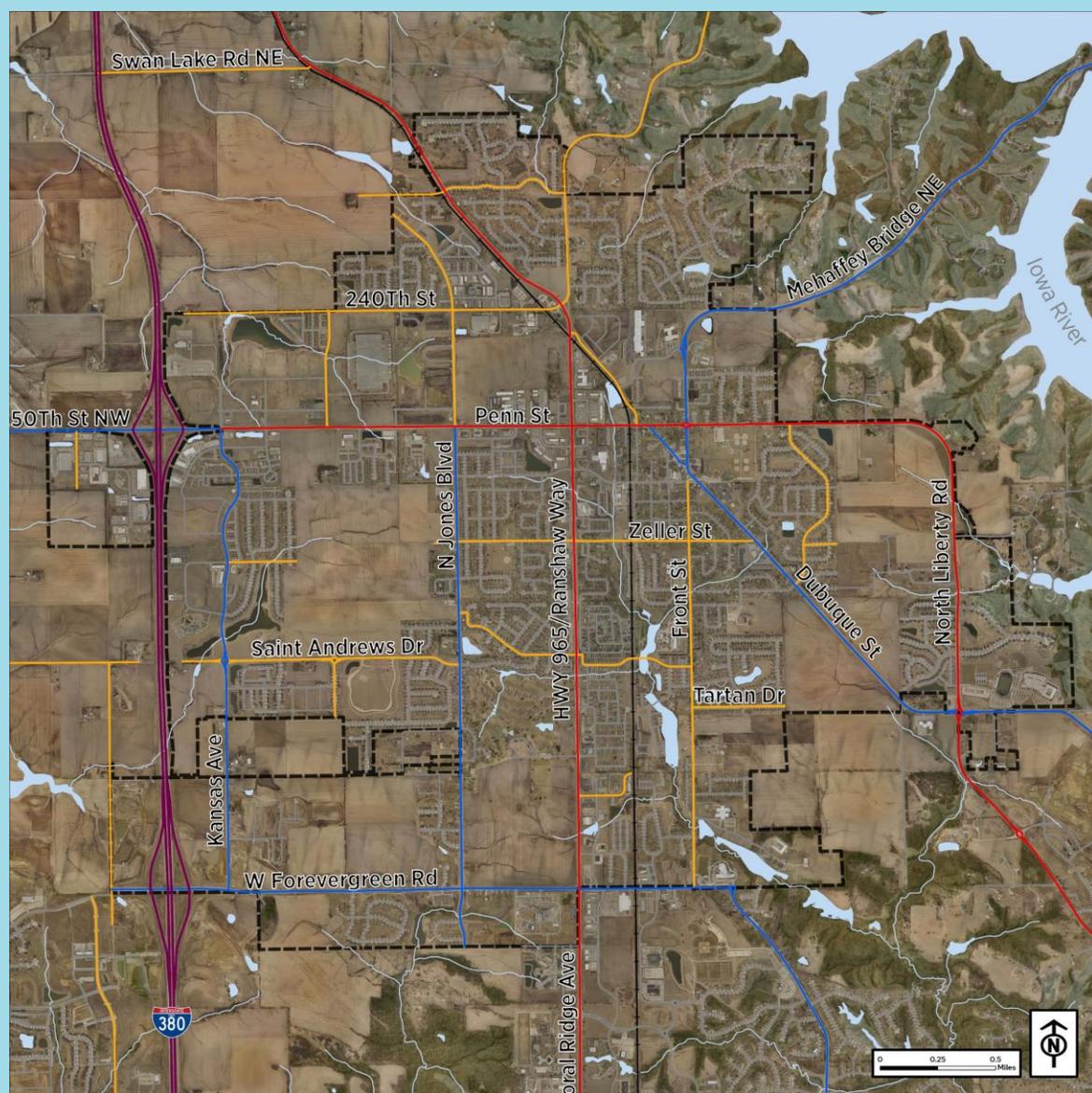
23,350 Residents

Hy-Vee Center & Amphitheater is open

26 miles of off-street trails



Connected to What Matters



Residential

2025

455 Residential Units

75 Single-Family

42 Two-Family

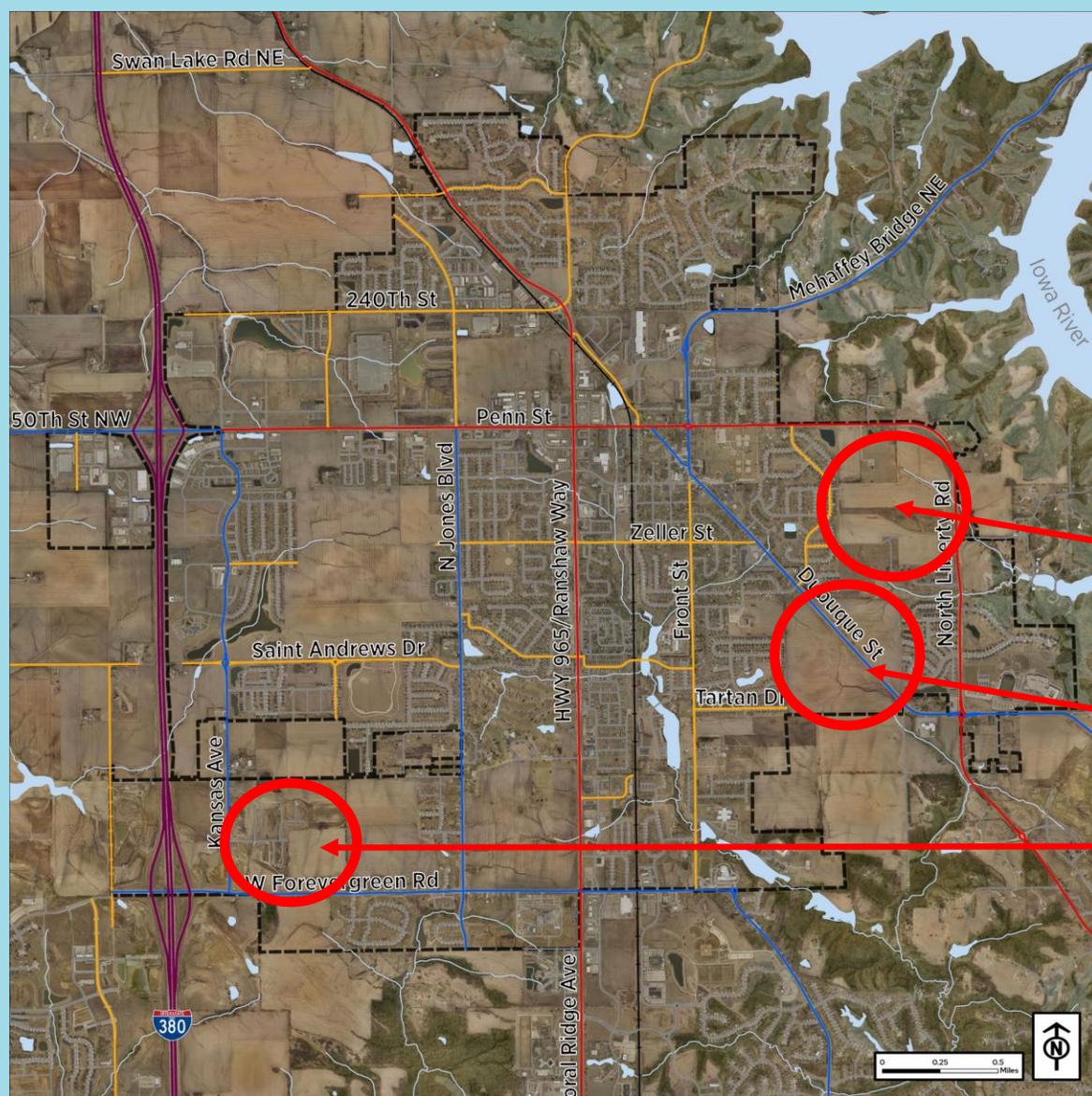
30 Townhouse

308 Multi-Family



Connected to What Matters

Residential (Planned/On-Going)

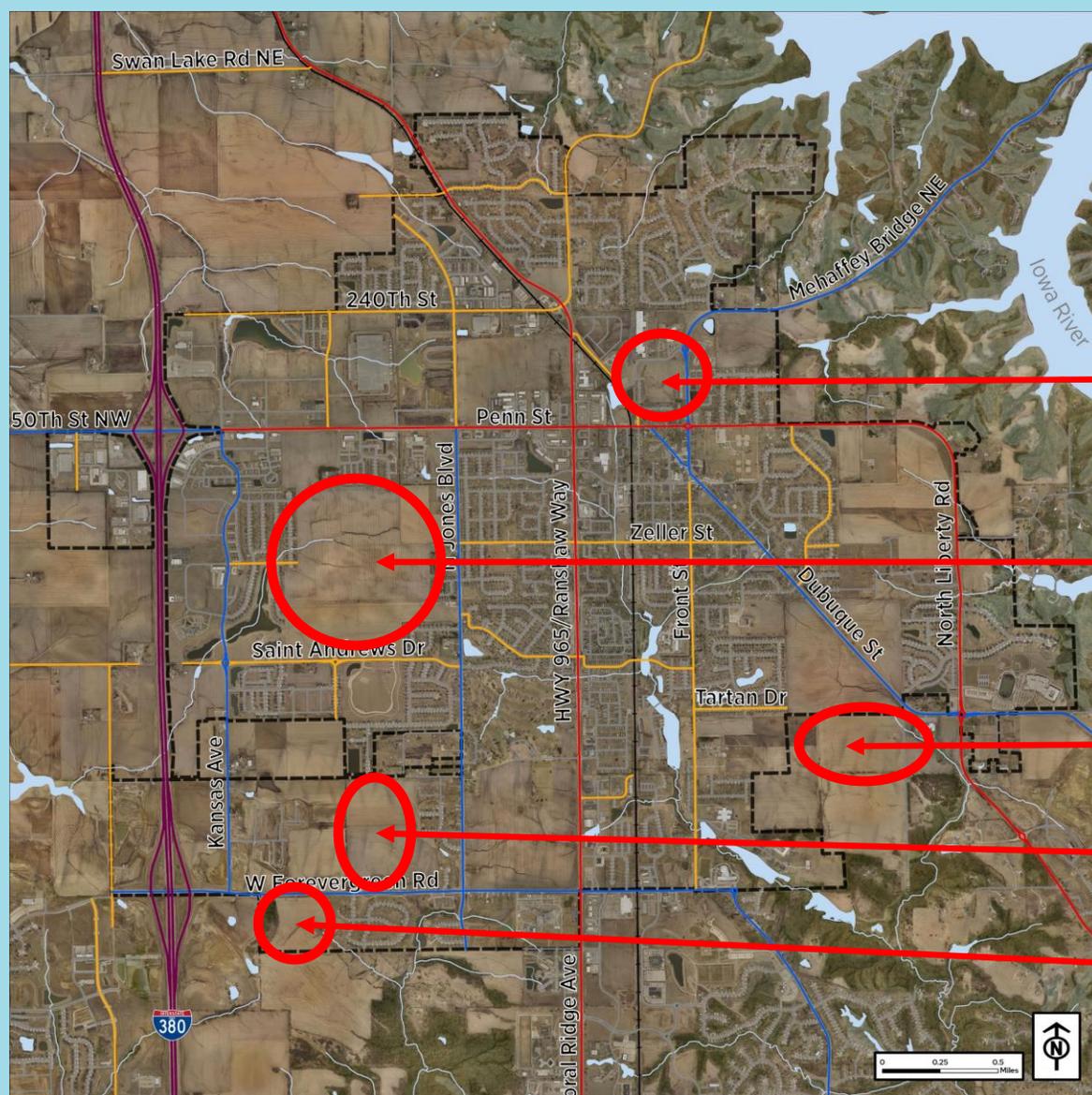


Greenbelt Trail (Scanlon Family)

Sunset Prairie (Watts)

Forevergreen Estates &
The Sanctuary

Residential (Potential)



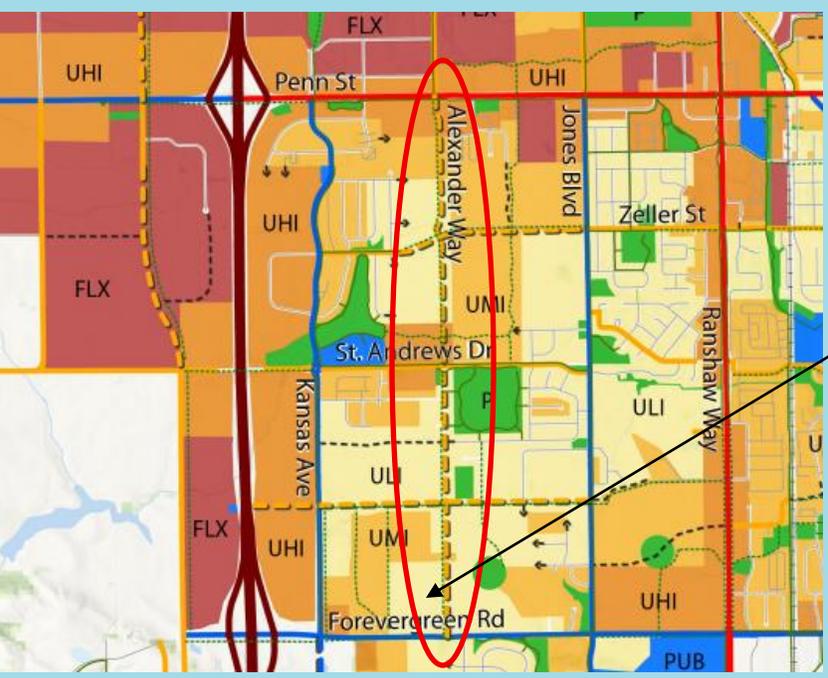
Burns

Harold Cameron (#2 Biggest Opportunity Site in NL)

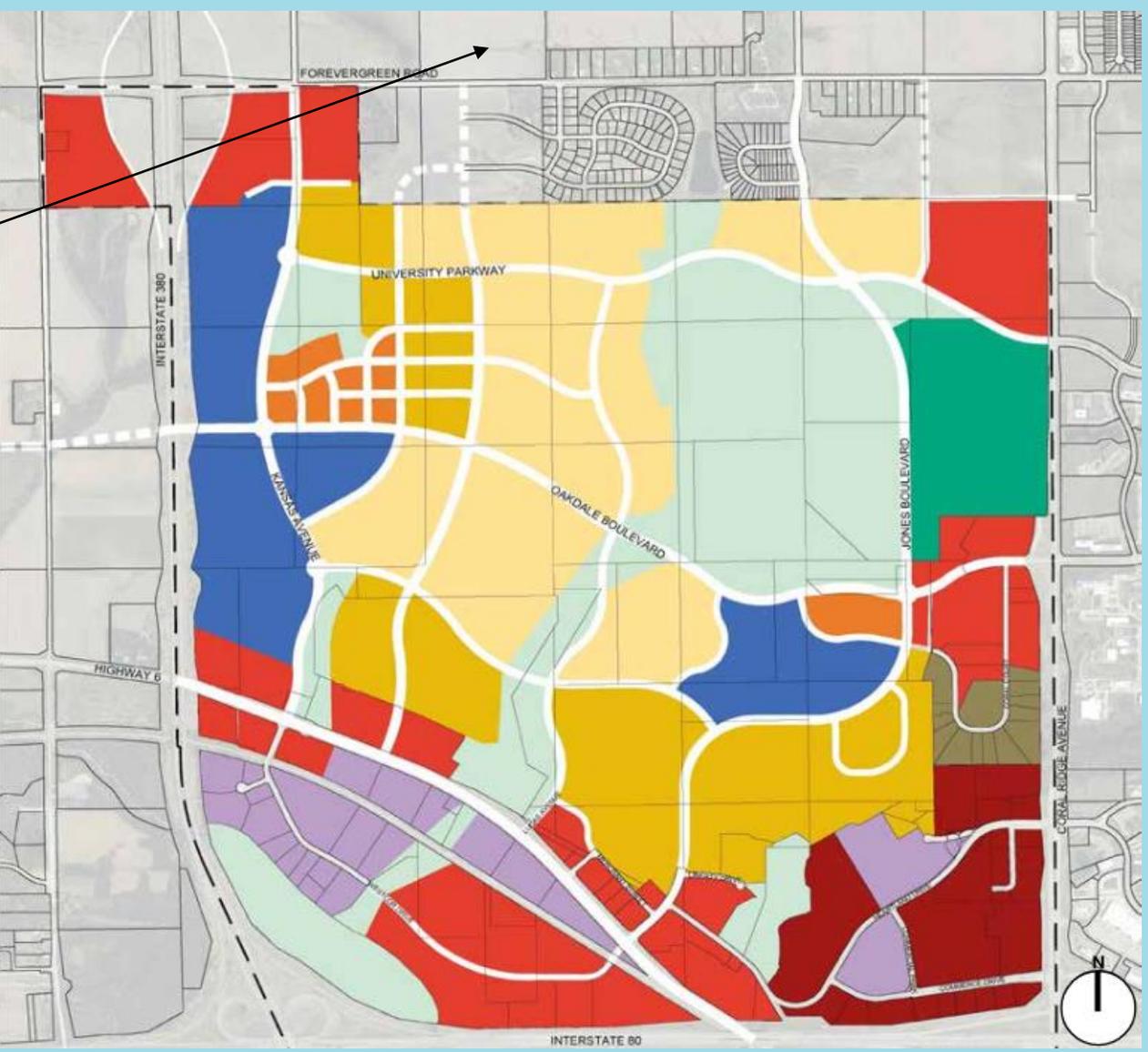
Quarter Moon

Mickelson

Bruce Colony

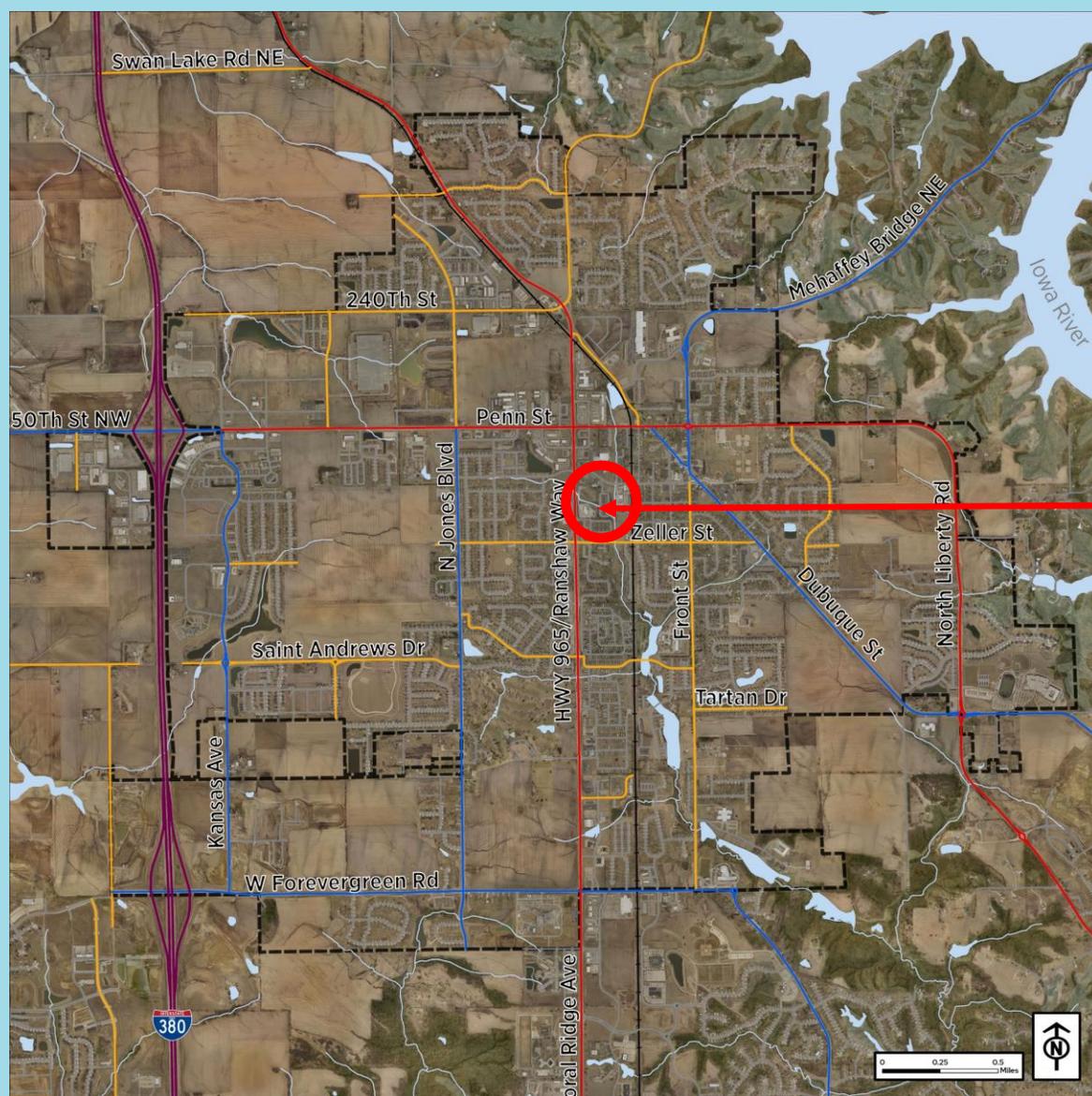


The Sanctuary



Connected to What Matters

Commercial (Planned/On-Going)



Urban Central District

Commercial Urban Central District



Connected to What Matters

**WHEN YOUR CITY MANAGER ASKS HOW
THE PLANNING COMMISSION MEETING WENT**



PLANNERS BE LIKE

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THUMBS-AMMO

Commercial
Urban Central District

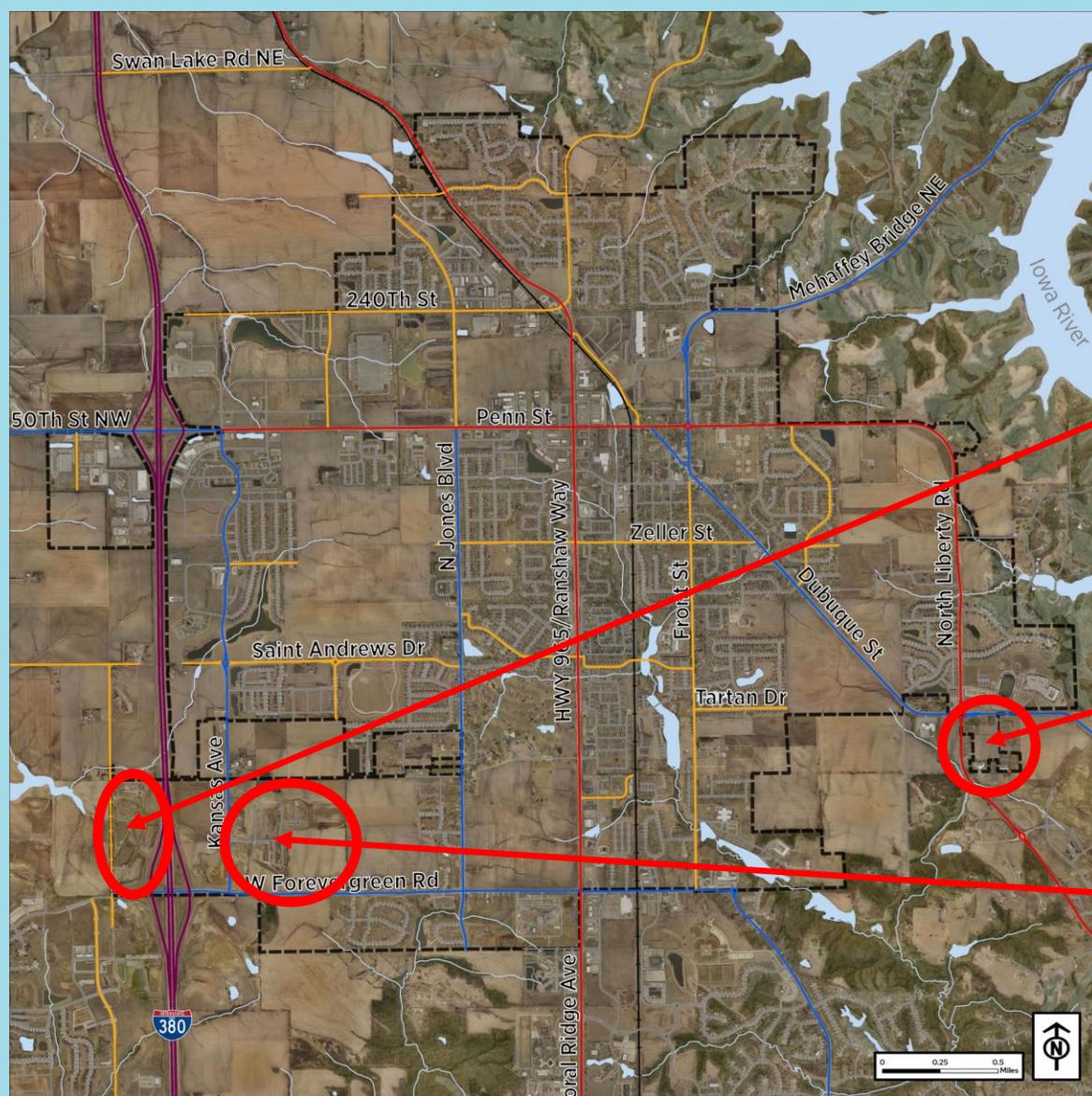


Connected to What Matters

Commercial



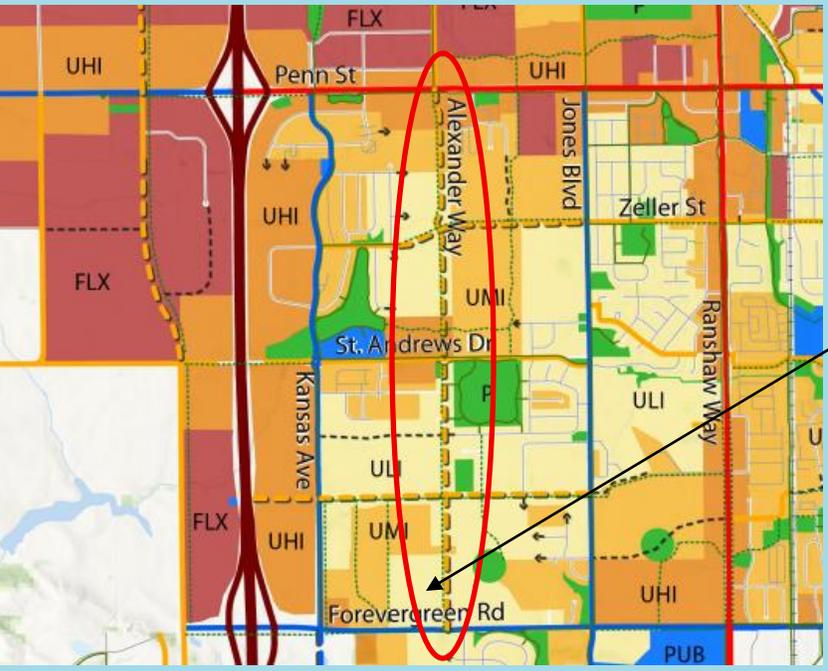
Cherry Street



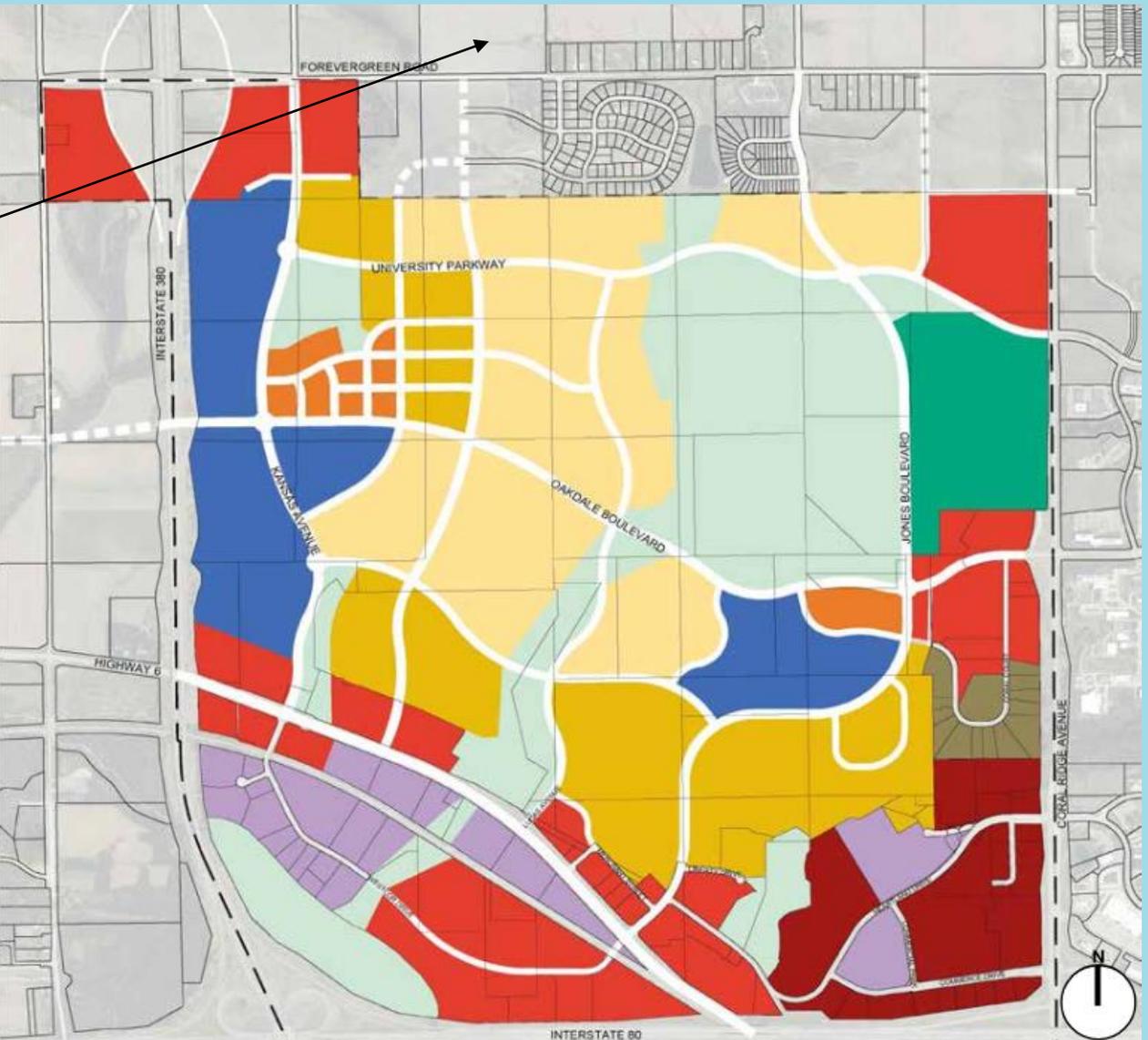
The Evermore

Liberty Commons
(Murray Elite)

Forevergreen Estates &
The Sanctuary



The Sanctuary

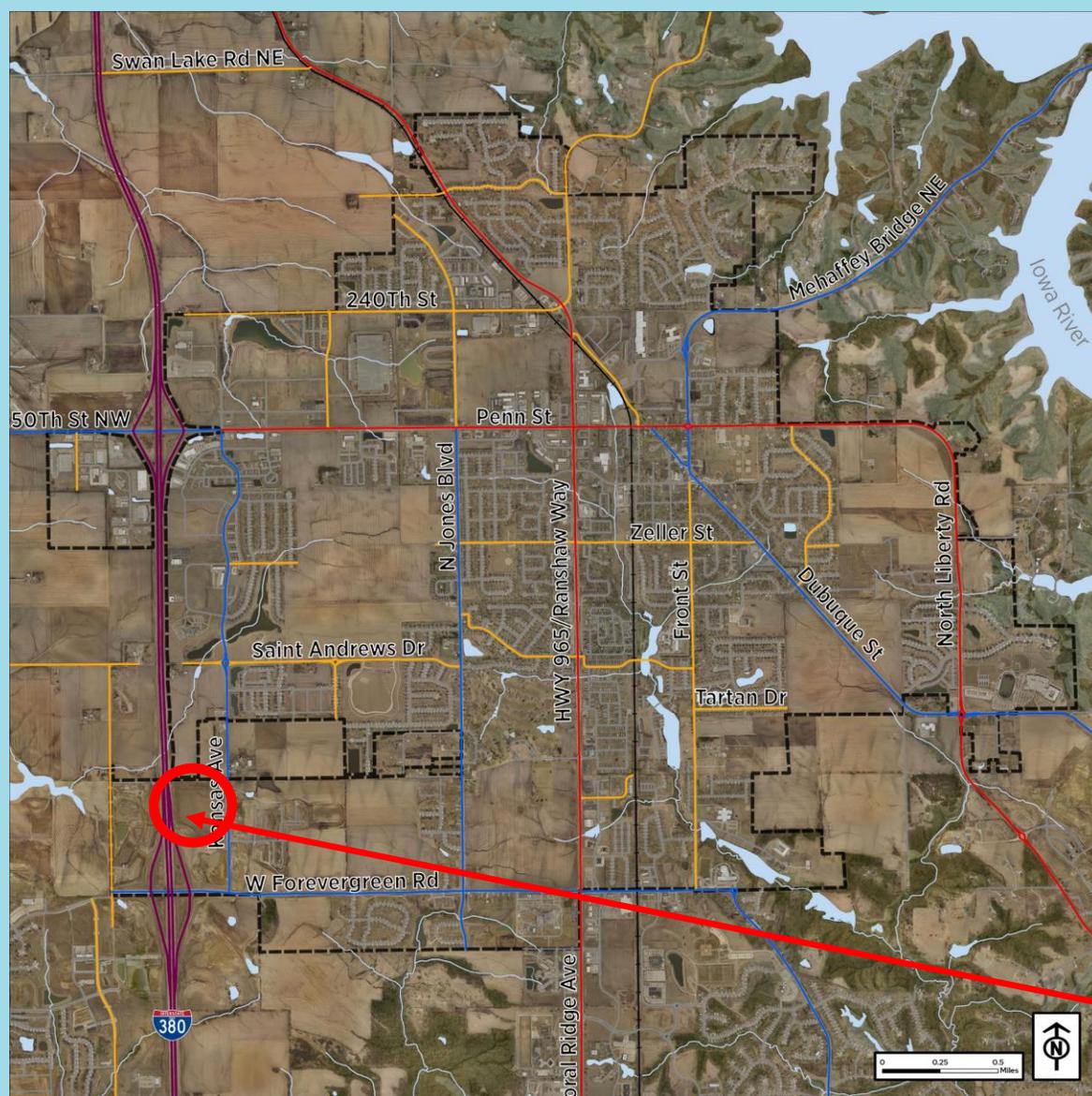


Connected to What Matters

Commercial

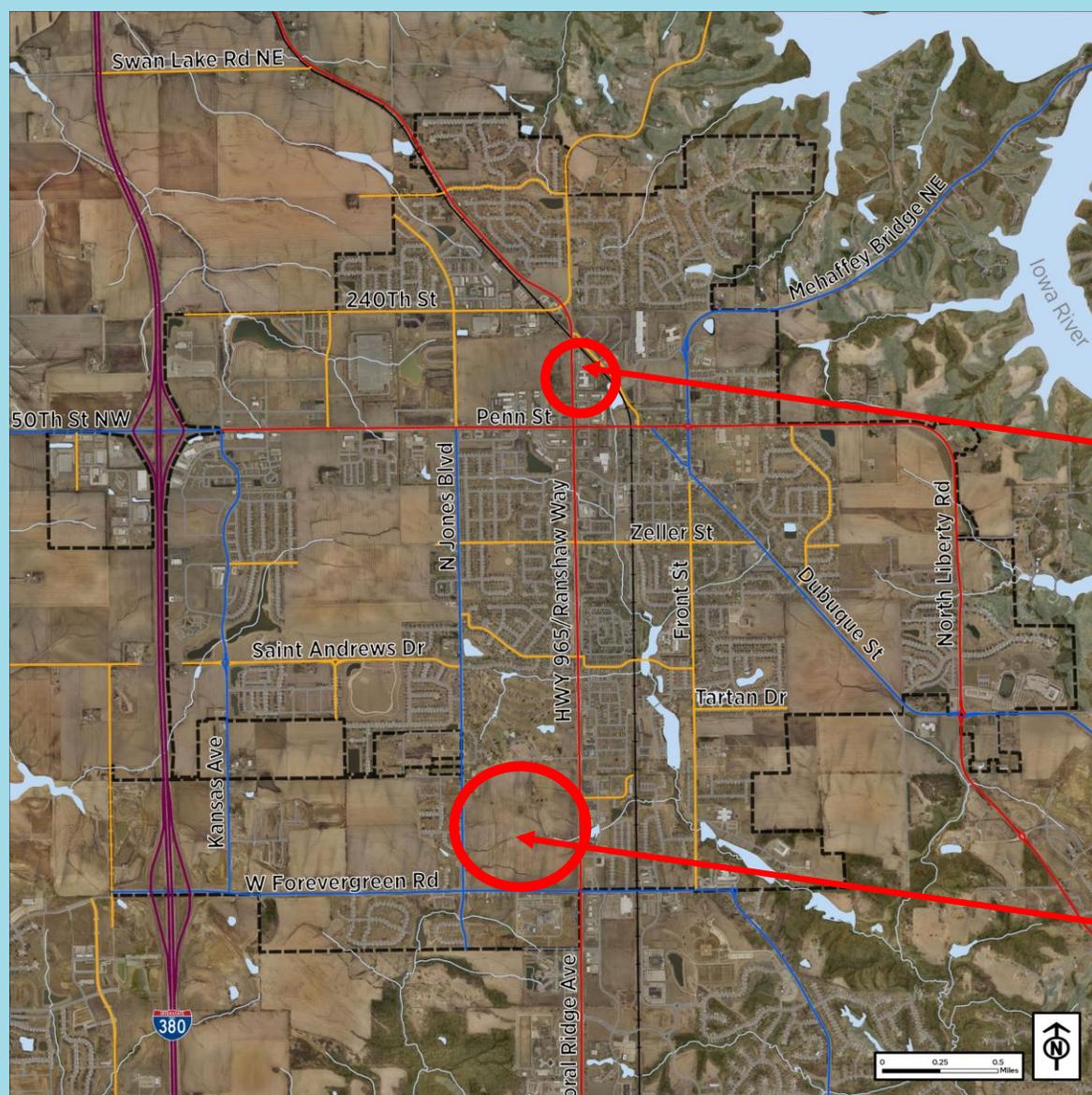


Steindler Orthopedic



Connected to What Matters

Commercial (Potential)



Advance Millwork

Ted Lewis
(#1 Opportunity Site in NL)

Thank You!

Ryan “Rus” Rusnak

319-626-5747

rrusnak@northlibertyiowa.org



Connected to What Matters

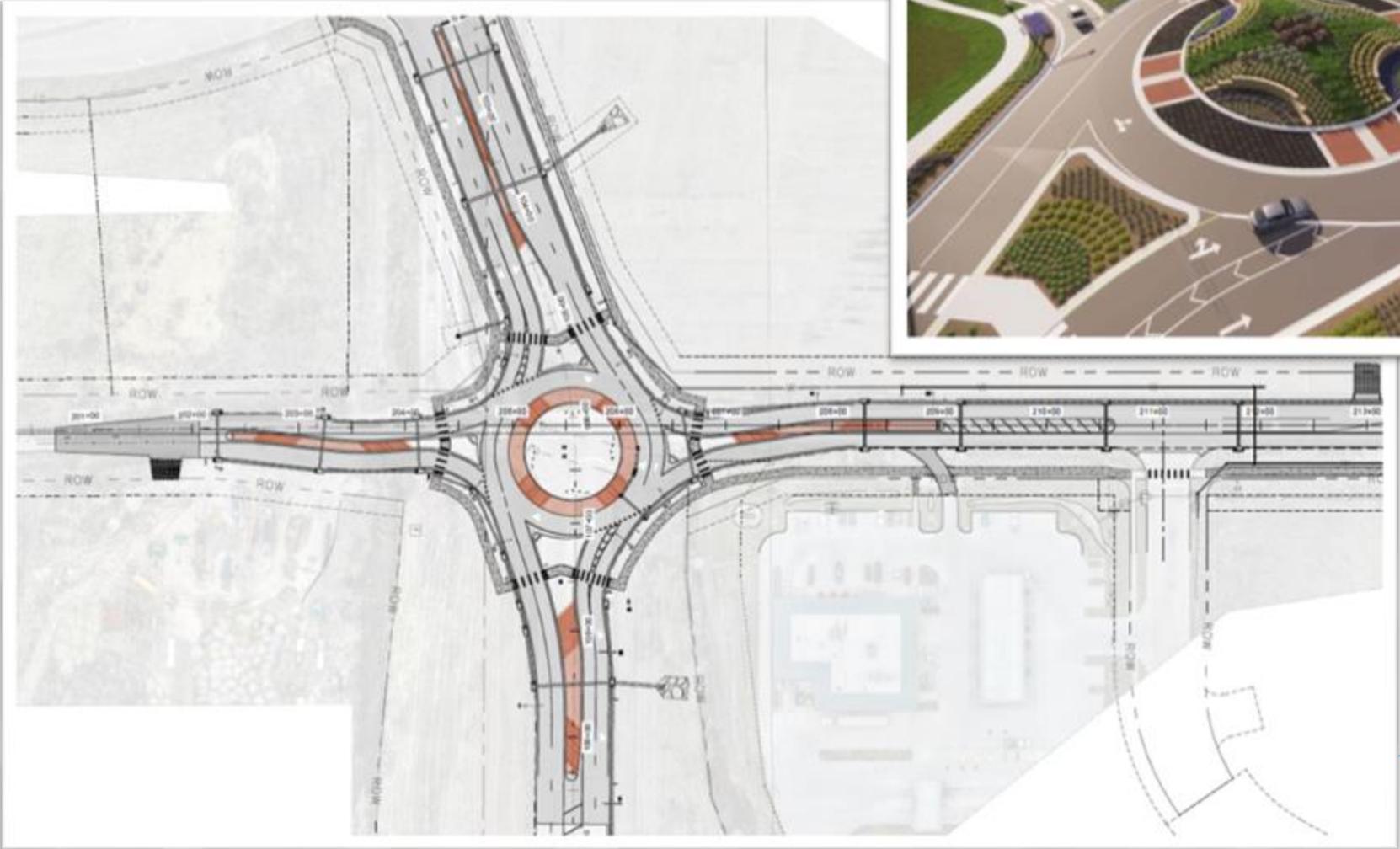
DOUG BOLDT

City Administrator, City of Tiffin

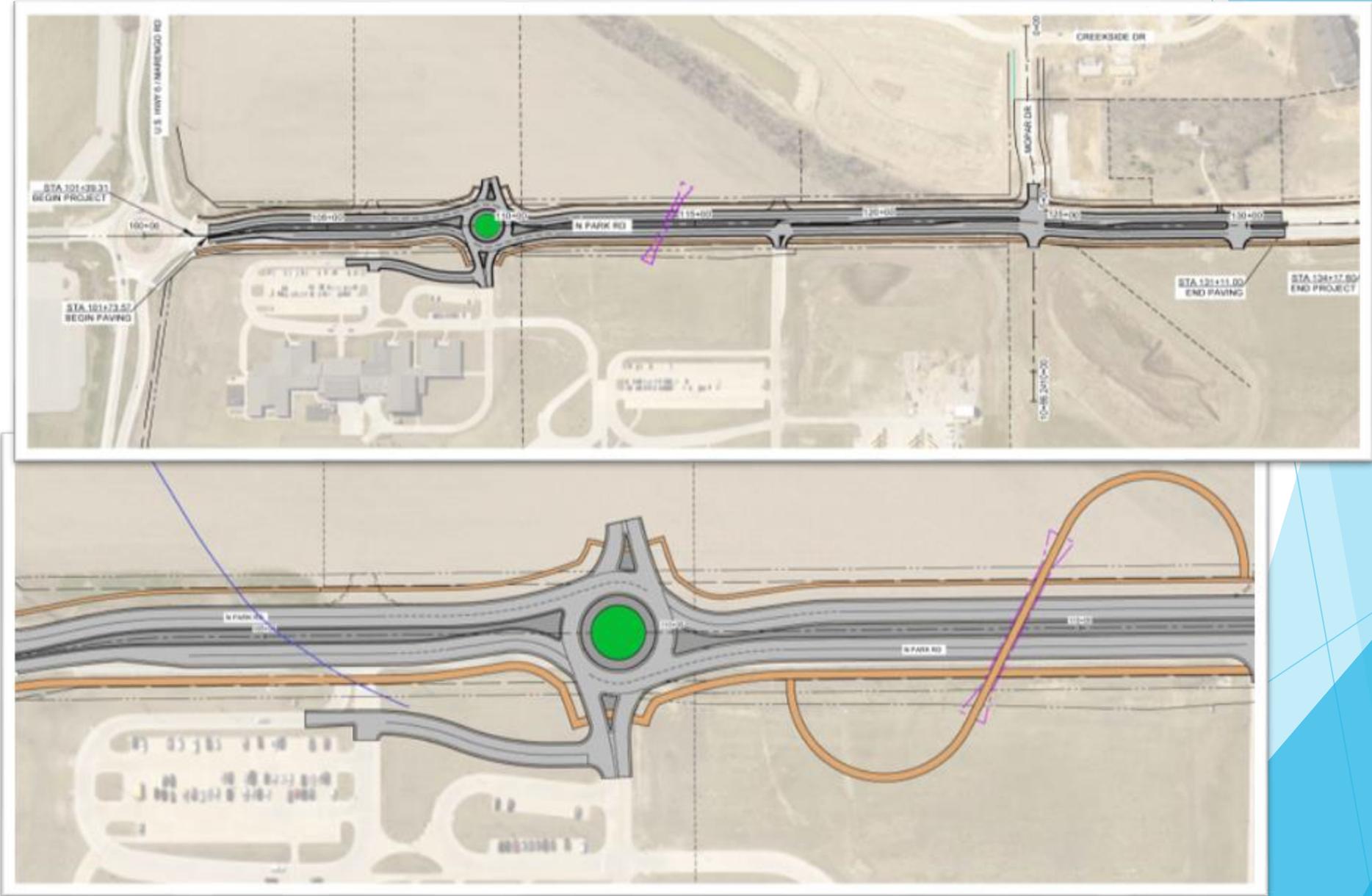




Forevergreen Road Roundabout



North Park Road Urbanization



Highway 6 Improvements



Recreation/Wellness Center



Tiffin Heights West Subdivision

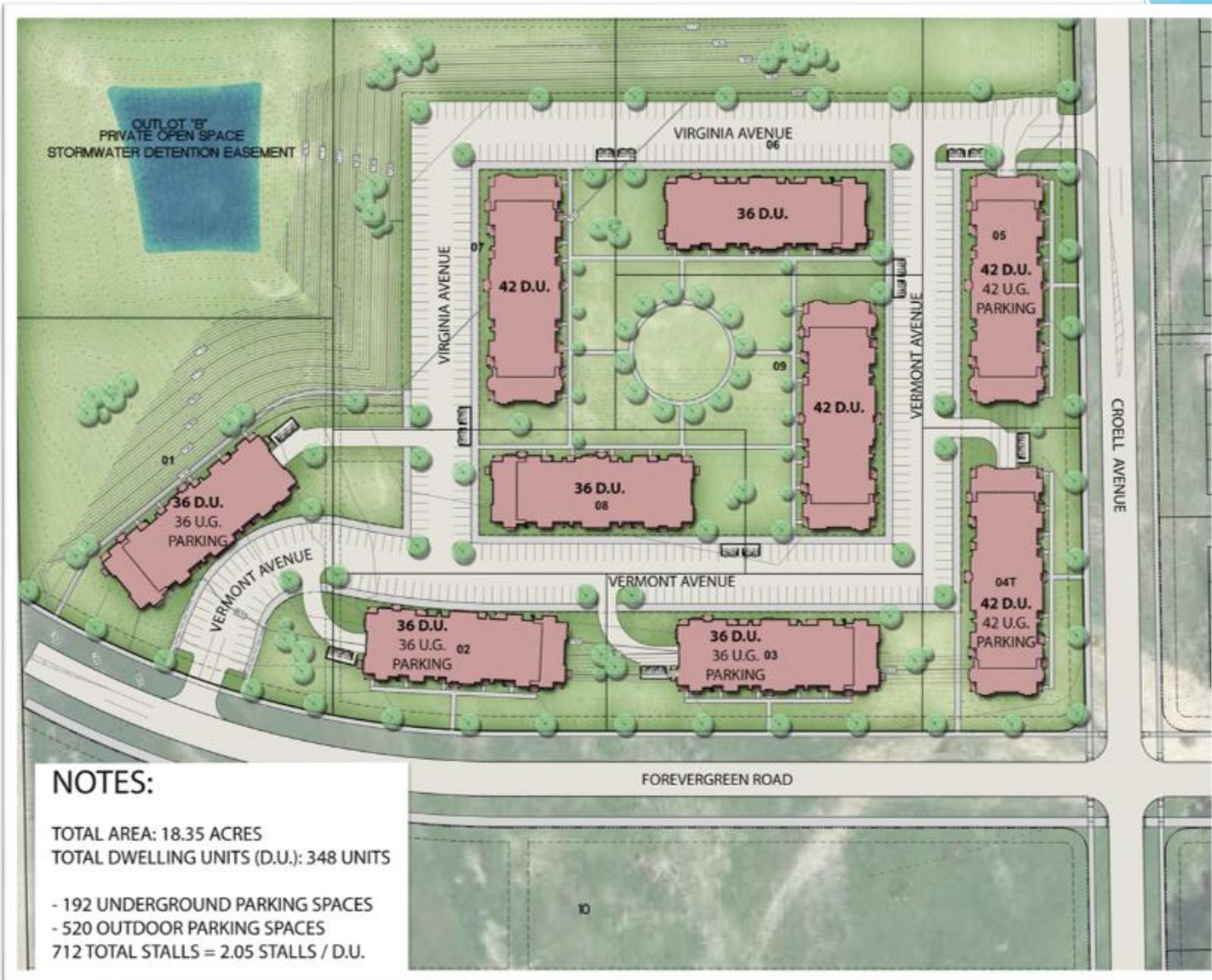


- 22 R-2 lots
- 36 SFD
- 3 C-2B (Commercial)

The States



Multifamily Development

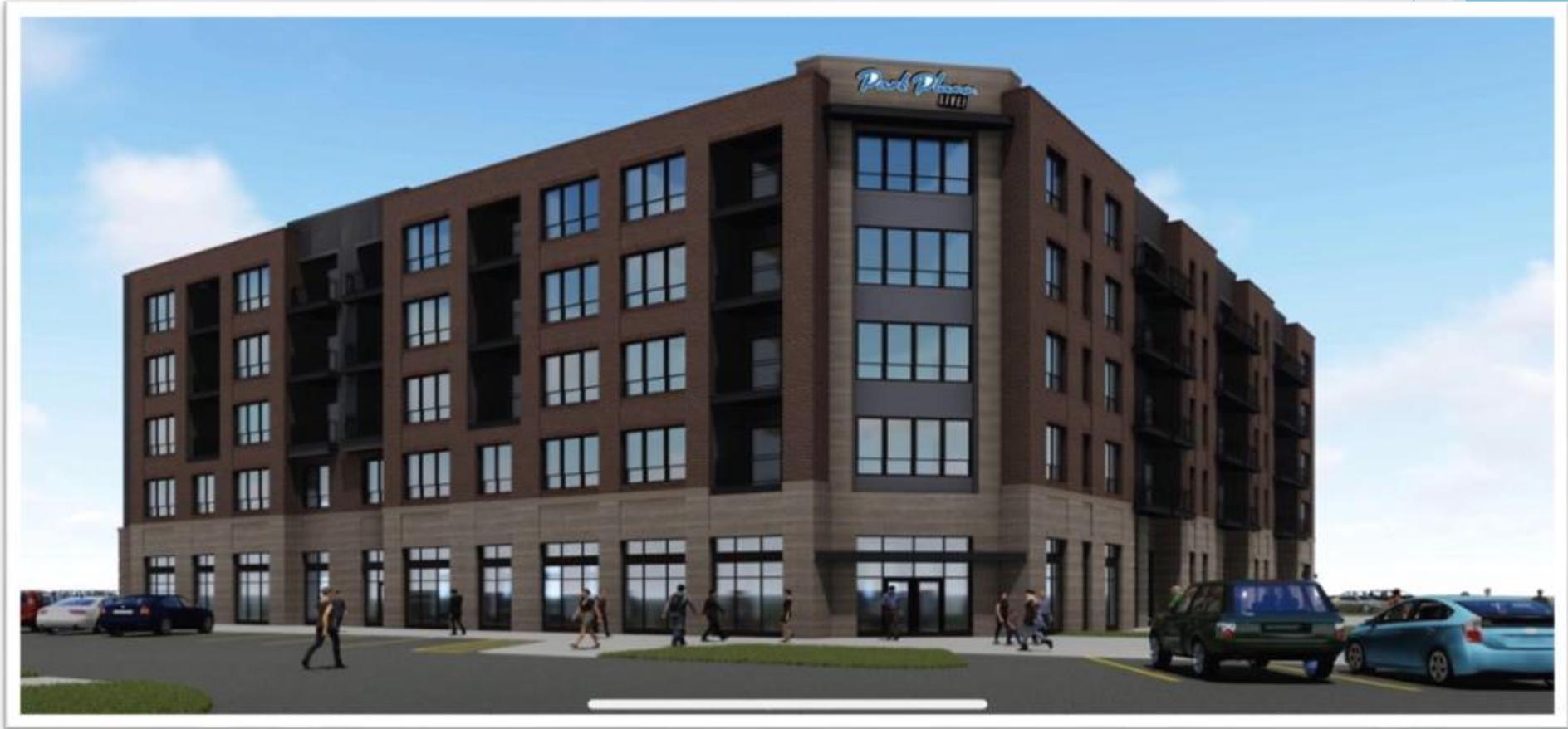


NOTES:

TOTAL AREA: 18.35 ACRES
 TOTAL DWELLING UNITS (D.U.): 348 UNITS

- 192 UNDERGROUND PARKING SPACES
- 520 OUTDOOR PARKING SPACES
- 712 TOTAL STALLS = 2.05 STALLS / D.U.

Boardwalk at Park Place



I-80 Commerce Park Continuing Care Retirement Community



Hm Homemakers™ - Tiffin

FURNITURE, MATTRESSES & ACCESSORIES



Hm Homemakers™ - Tiffin
FURNITURE, MATTRESSES & ACCESSORIES



New Hotel



Thank You!

NATE MUELLER, AICP

Assistant Director of Planning, Development
& Sustainability, Johnson County



GreaterIC - Build JoCo

Nate Mueller, AICP
Asst. Director, Planning, Development & Sustainability
Johnson County

March 2026



2025 County-wide Developments

- Slower than 2024
- 31 subdivisions - combined 251 acres subdivided in unincorporated Johnson County.
 - 28 Residential subdivisions with 88 buildable lots
 - 3 commercial subdivision with 8 buildable lots
- 20 rezonings on approximately 43.82 acres
 - 28.23 Acres of Residential
 - 15.59 Acres of Commercial

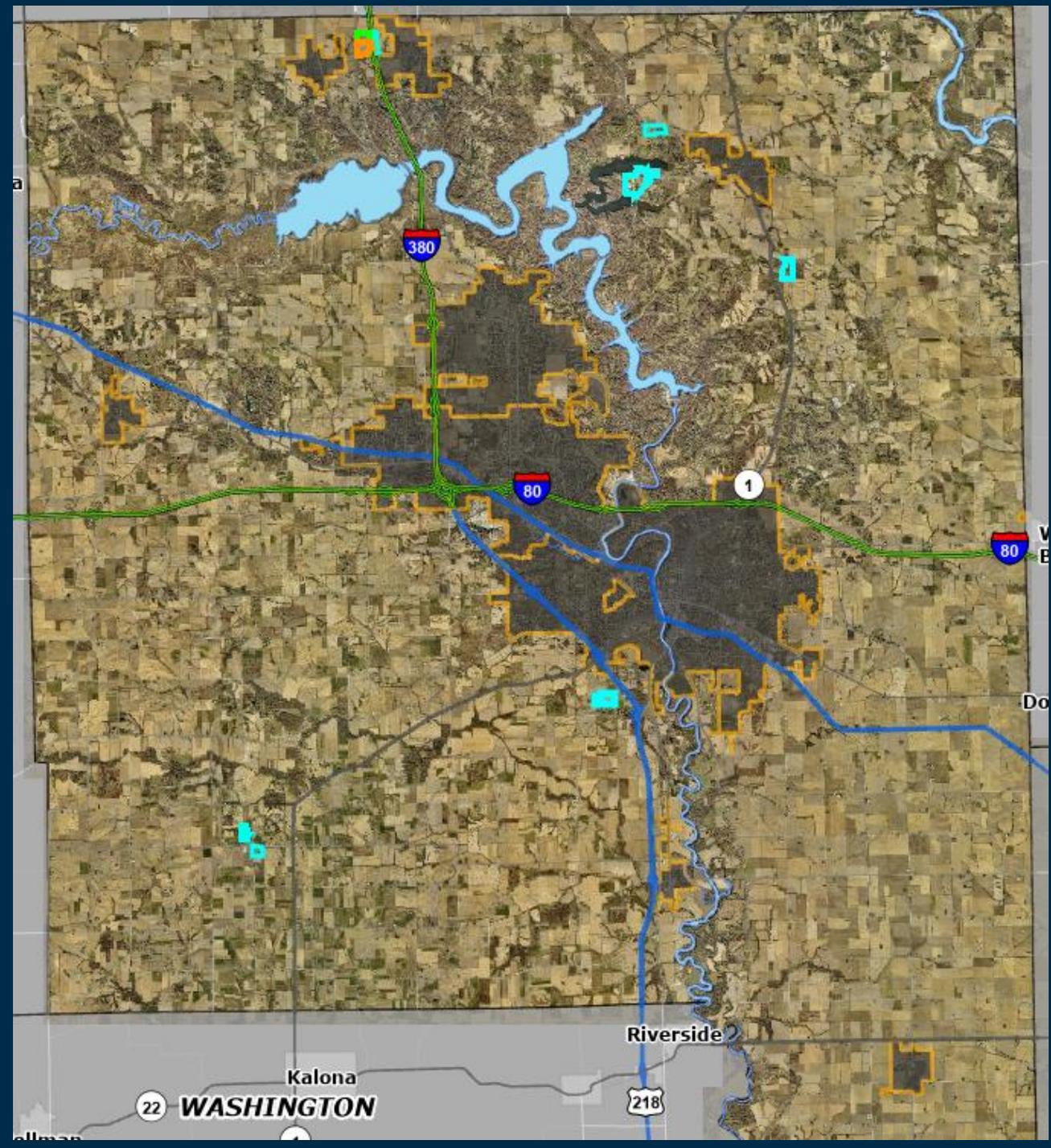


3

Ongoing Developments

Agenda

- Ongoing Developments
 - 3 Residential
 - 3 commercial
- Upcoming Developments
 - 3 Residential
 - 1 Utility Scale Solar



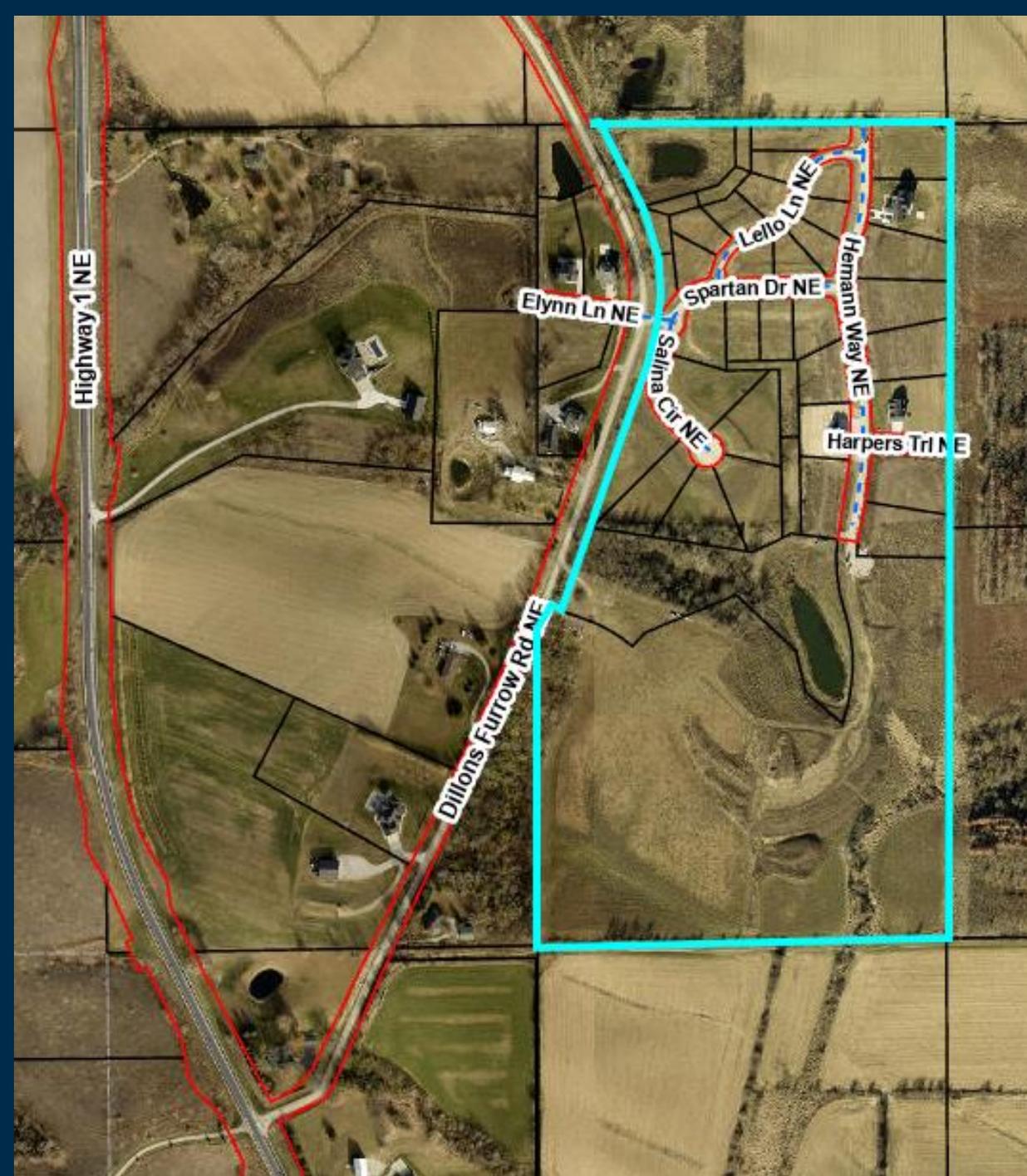


4

Ongoing Developments

Spartan Hollow Subdivision

- 1.5 miles S. of Solon off Hwy 1
- County Rd will be widened and chip sealed, turn lanes on Hwy 1
- 28 of 32 lots still un-built.
 - 18 smaller lots (0.35 – 0.83 ac.)
 - 17 Typical lots (1.00 - 1.92 ac.)
- Future phases would add 20 additional lots (1.00 – 1.99)



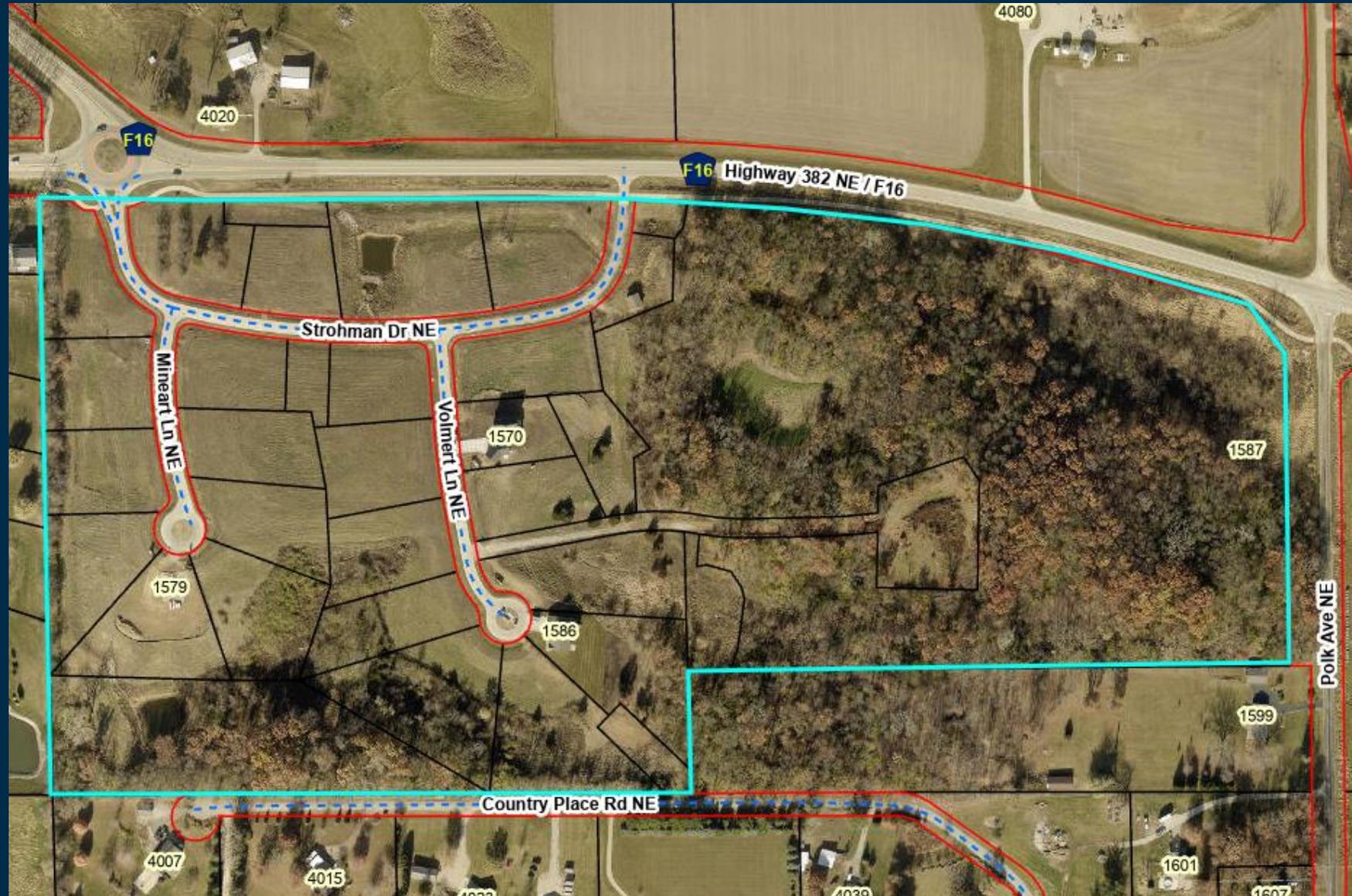


5

Ongoing Developments

Oak Meadow

- ½ mile W. of Solon (at Ely Rd. roundabout)
- 22 of 25 lots still un-built.
- 5 smaller lots (0.80 – 1.00 ac.)
- 17 Typical lots (1.00 - 1.81 ac.)





6

Ongoing Developments

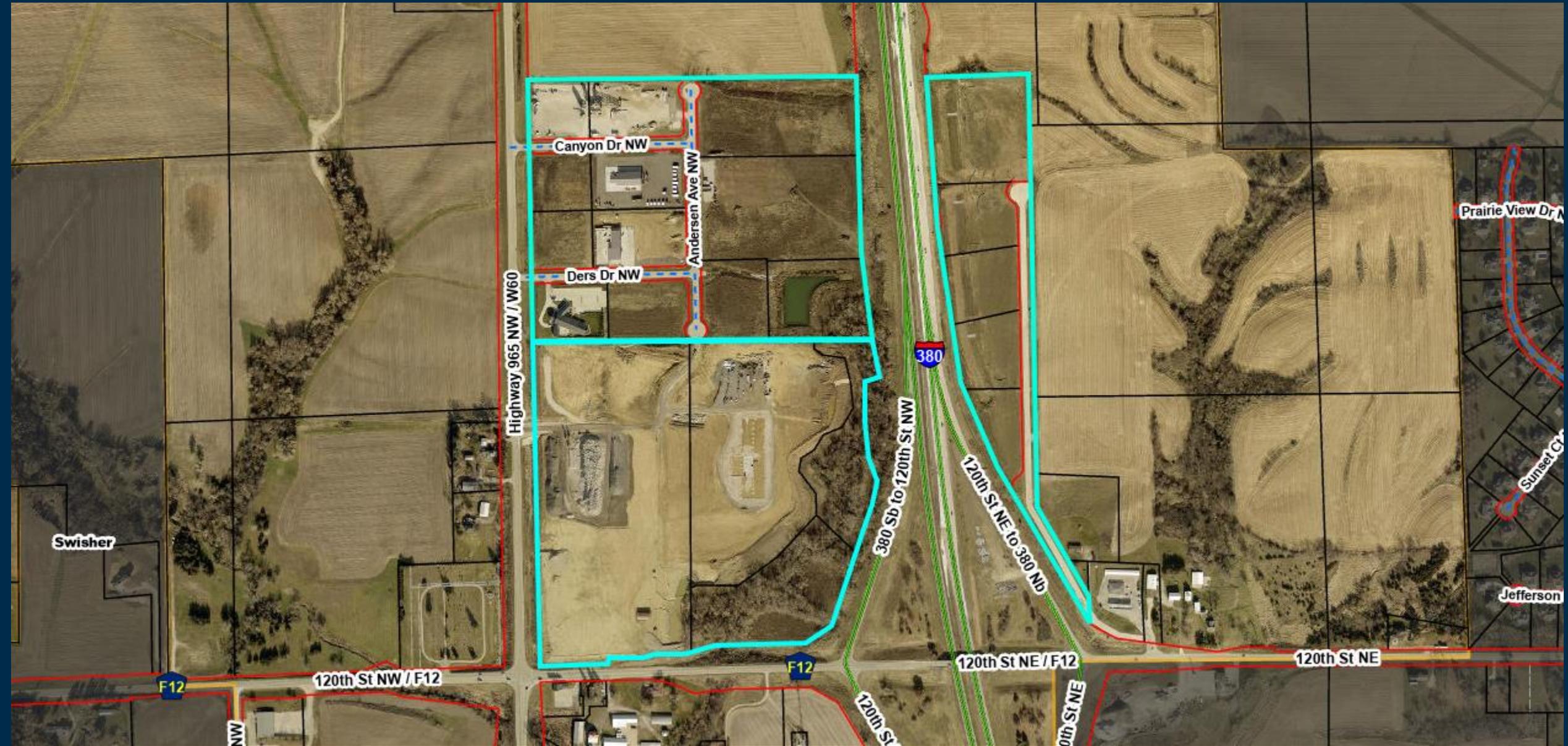
Troyer's Meadow Subdivision

- In Frytown (≈ 10 mi. SW of Iowa City)
- 23 of 31 lots still un-built.
- Typical lot size 1.00 – 1.36 ac.
- Option for zero-lot development on lots 1-4 and 9-12
- Typical lot size 0.25 – 0.32 ac





7 Ongoing Developments - Commercial



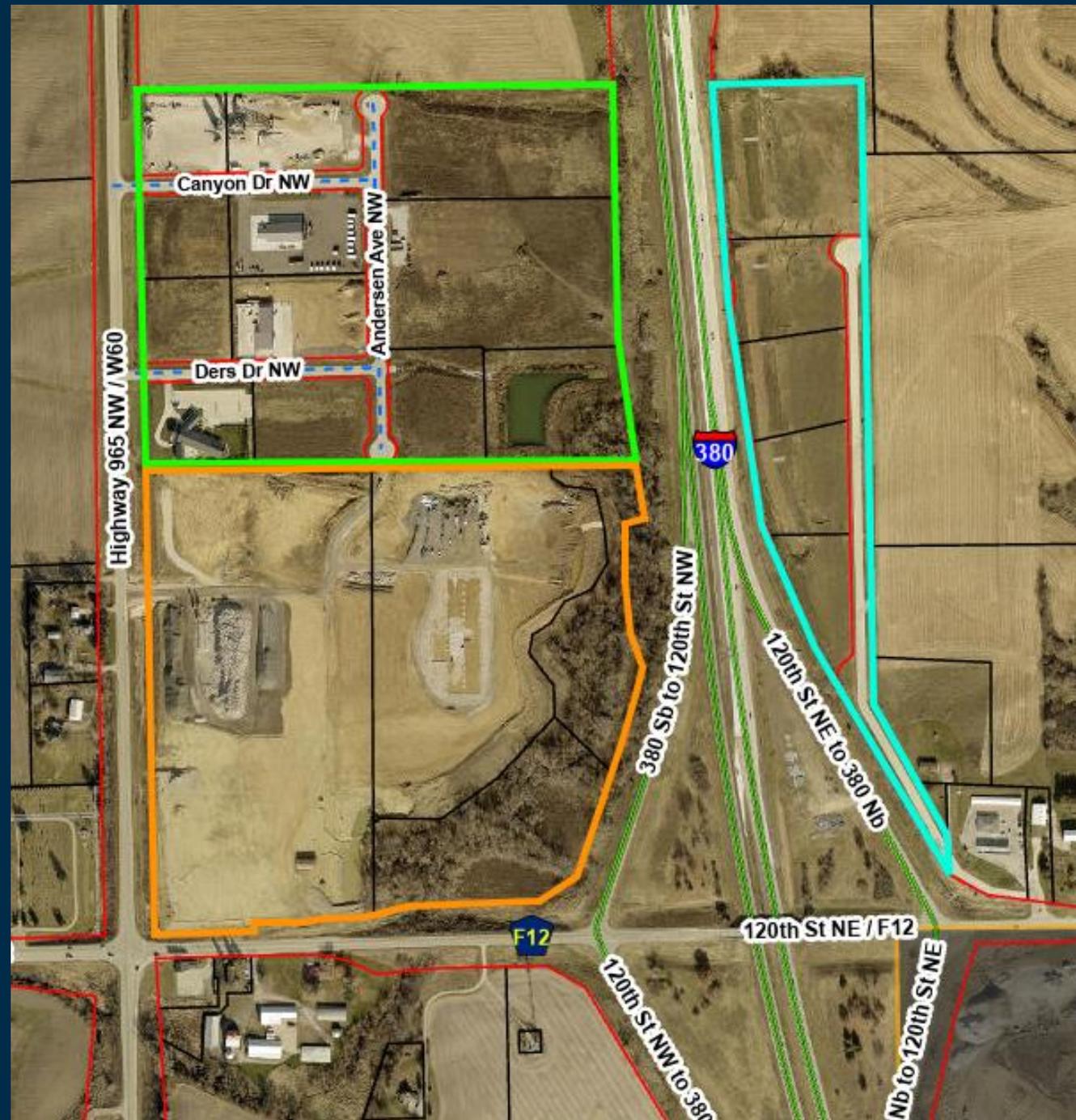


8

Ongoing Developments

Exit 10 (Swisher/Shueyville)

- 5* remaining light industrial lots un-built in JoCo 50 Subdivision
- Water/Sewer from CR
- 28 acres of CH- Highway Commercial land on corner in Swisher 60.
- Access currently restricted to Hwy 965 to the west
- 3 remaining light industrial lots planned in Commerce Court Addition





Ongoing Developments

Solar Energy

In Operation

- 17 ac. -- N. of Hills
- 3 ac. -- Hwy 1 SW

Yet to be built

- 50 ac. – W. of Lone Tree

Yet to be permitted, but imminent.

- Large (750+ ac.) MidAM facility S/SW of Iowa City.
- Solar Triangle
- Anticipated application this year.



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



Upcoming Developments

Hidden Lakes Subdivision

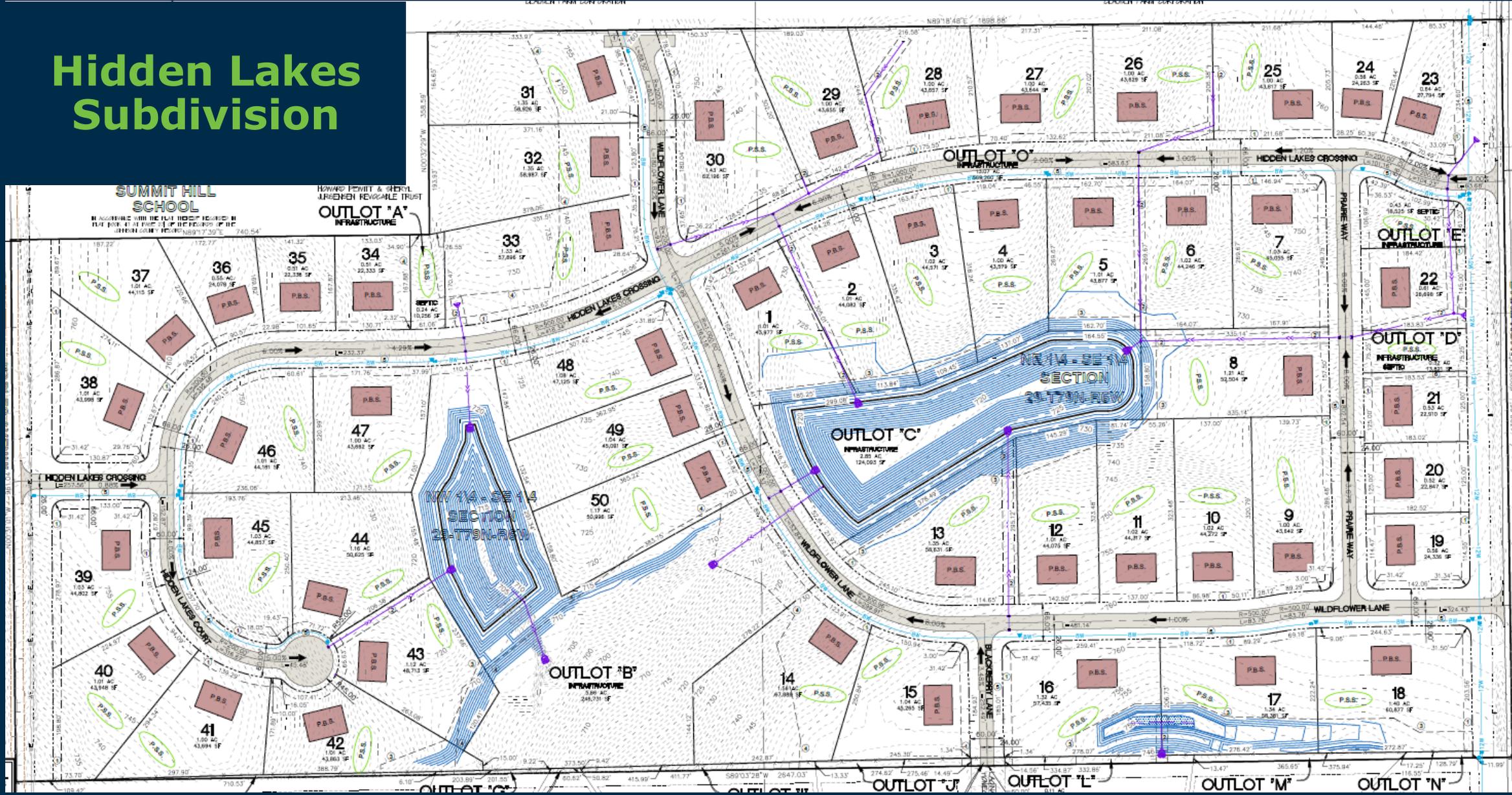
- 71 acres
- 50 residential lots
 - 9 lots 0.5 – 0.64 ac
 - 41 lots 1.0 – 1.56 ac
- Phase 1 Final plat expected this spring/summer
- Likely to have 30-36 lots





Upcoming Developments

Hidden Lakes Subdivision



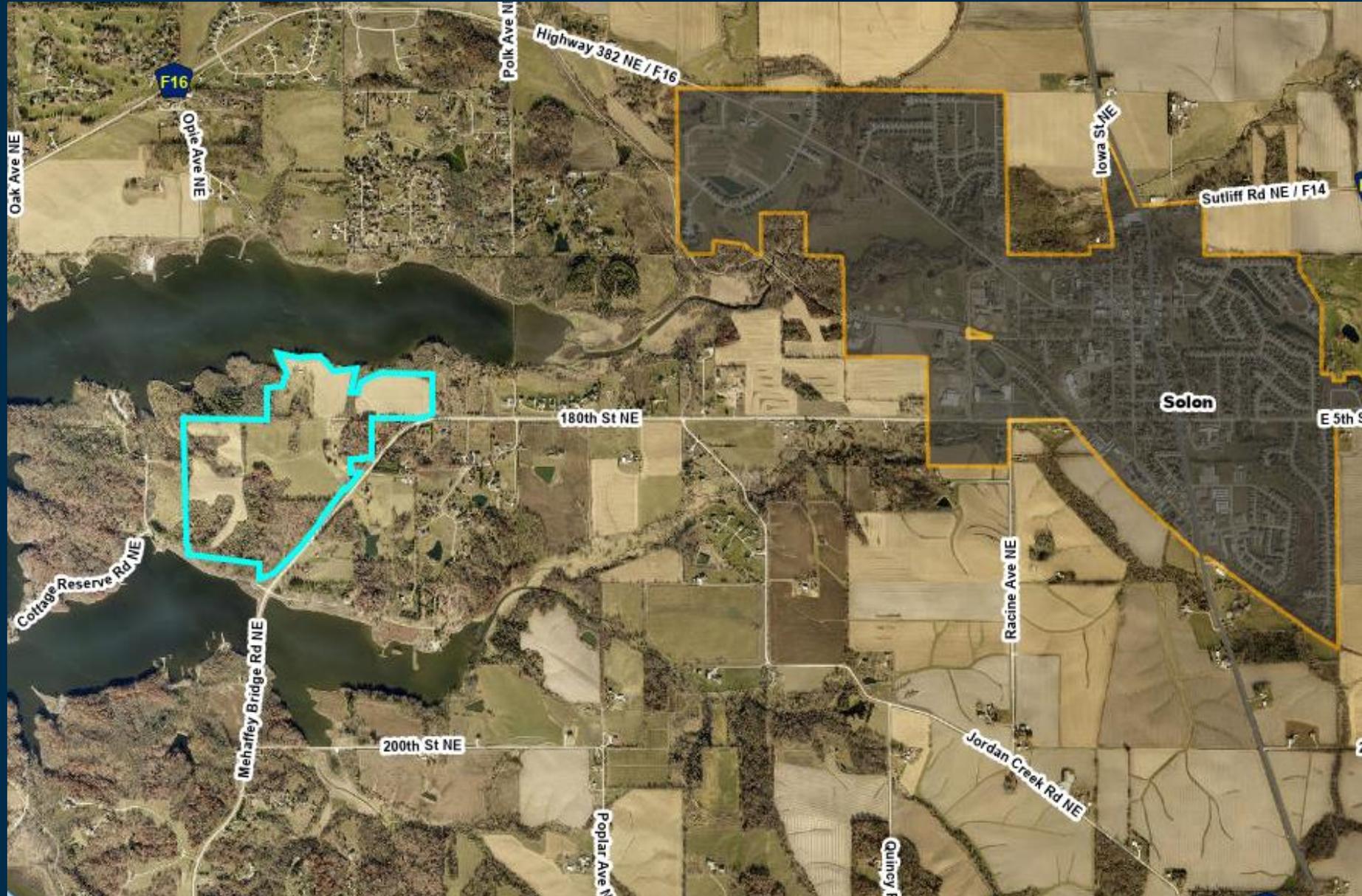


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Upcoming Developments

Oak Grove Hills

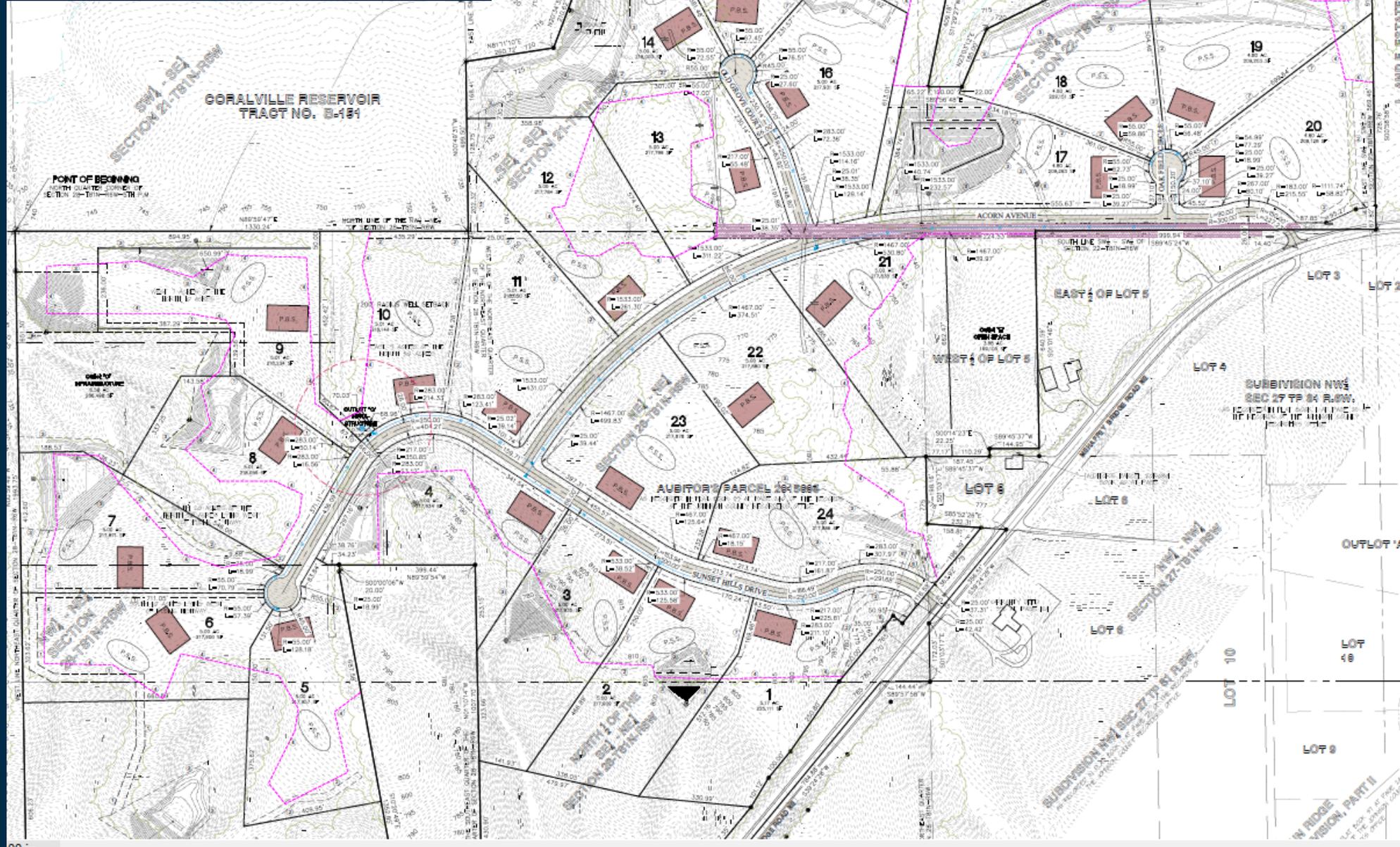
- 177 acres
- 24 residential lots
 - All lots \approx 5 ac.





Upcoming Developments

Oak Grove Hills

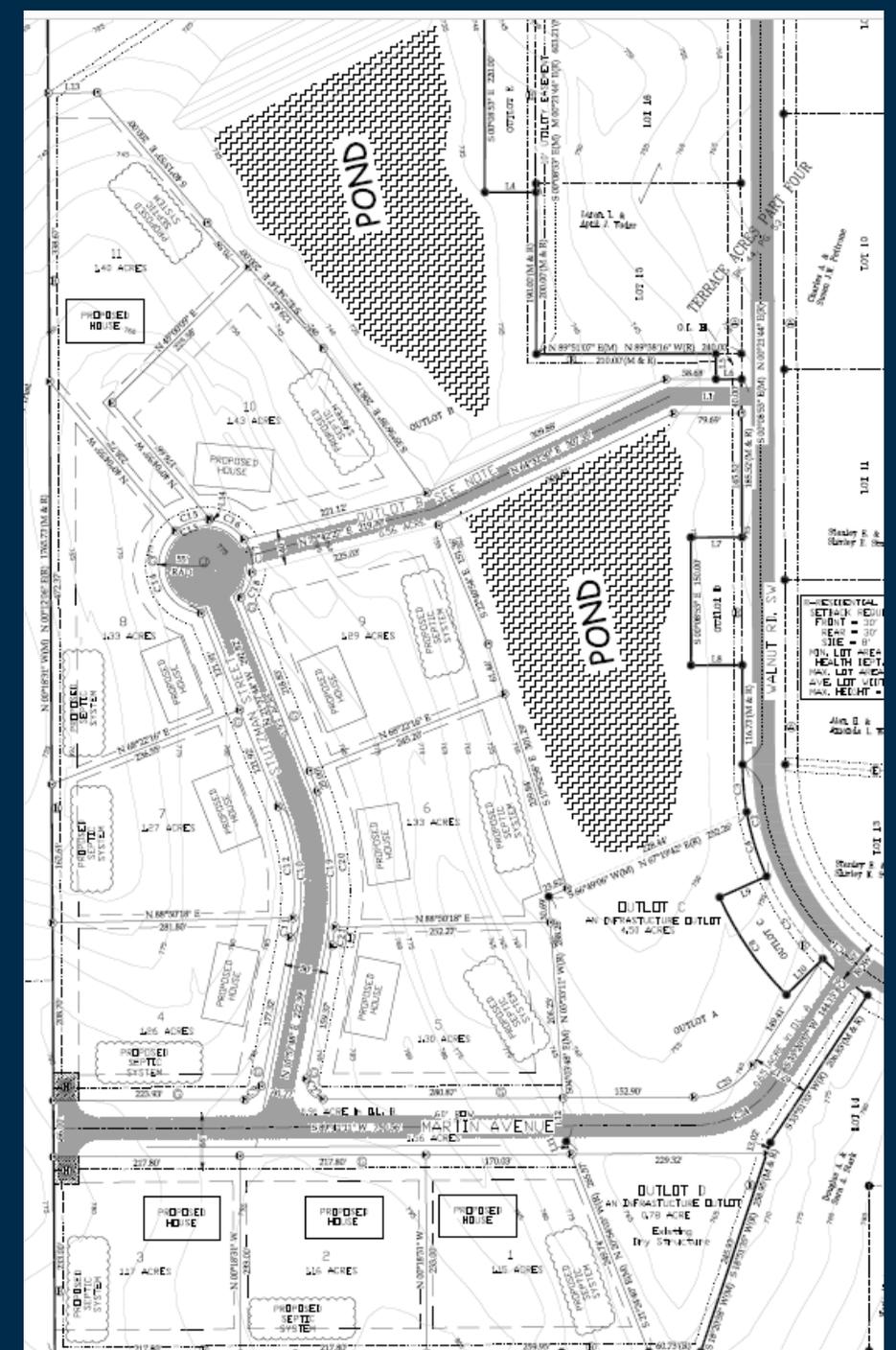




Upcoming Developments

Terrace Acres 5th Addition

- Preliminary plat for 11 buildable lots approved May 2024
- Typical lots 1.15 – 1.43 ac
- Final plat expected this spring/summer





Best Potential

Things to keep in mind

Growth areas (FLUM)

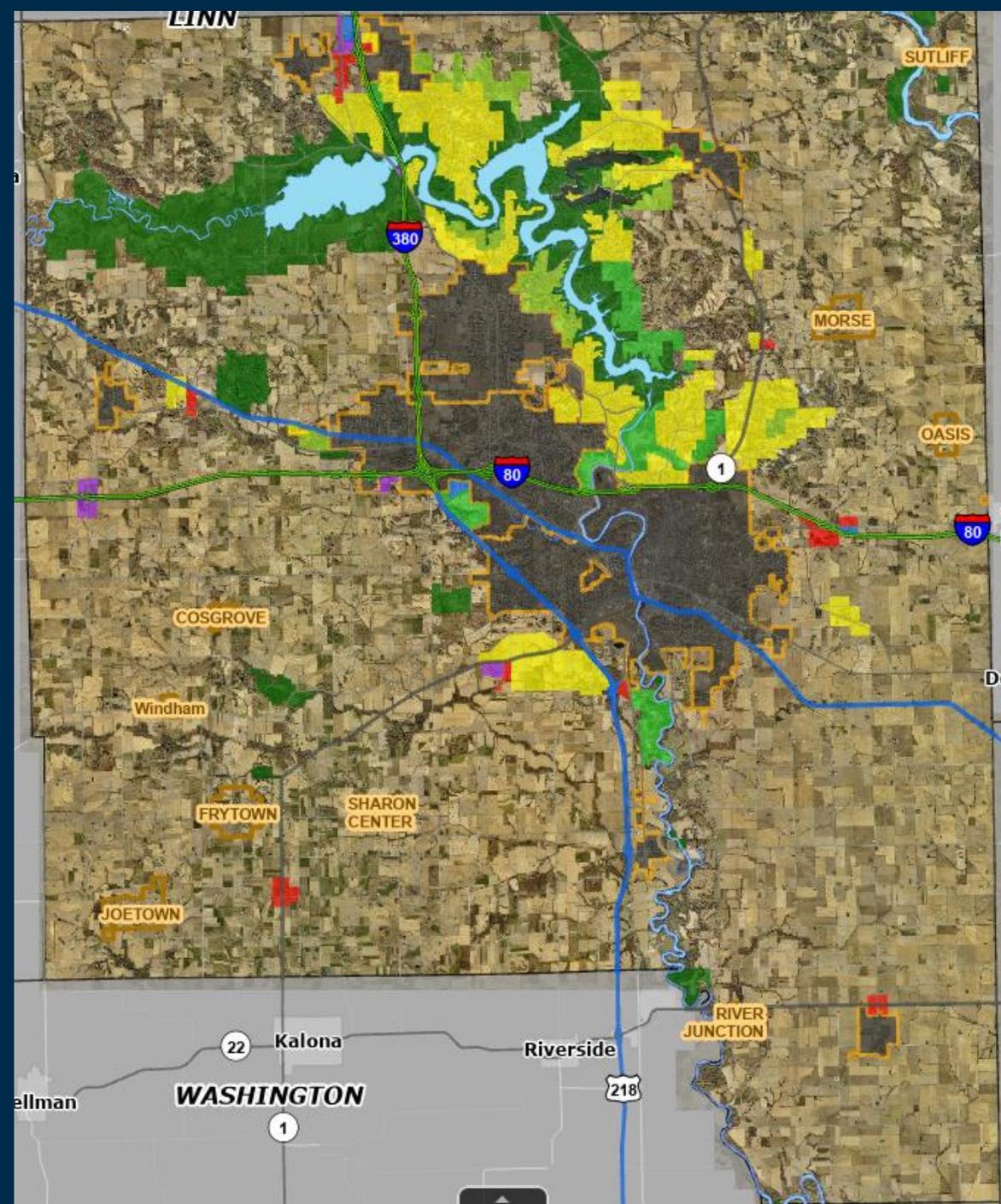
- Anything with a color ----->
- Villages
- Expand existing areas

Corridors

- Hwy 965
- 500th between Frytown & Hwy 1

Paved roads

- Less likelihood of road agreement
- DOT requiring infrastructure buildout at permitting/upgrade





Other things to keep in mind

County Economic Development Coordinator - Sarah Thompson

- Coordination with small towns + rural
- Community Branding
- IncDev program
 - Nonprofit that trains local entrepreneurs and civic leaders to undertake small-scale real estate projects.
 - Help navigating development approval processes.
- Reach out about partnership potential, funding options, etc.



Other things to keep in mind

County Economic Development Coordinator - Sarah Thompson

Board of Supervisors

- Community Housing assessment – completed 2025
 - Need for housing units across the county.
- Interest in seeing more attainable housing
 - If any ideas or projects come up, loop in County PDS staff to discuss.
- Strategic Plan – ongoing public input
 - Survey at the website



Other things to keep in mind

County Economic Development Coordinator - Sarah Thompson

Board of Supervisors

State Code Change re: ADUs

- Allowed on lots with a dwelling as Admin approval (no meetings).
- Size can be 50% of main dwelling or 1300, whichever is *larger*.



Other things to keep in mind

County Economic Development Coordinator - Sarah Thompson

Board of Supervisors

State Code Change re: ADUs

New Flood Hazard Maps

- New NFIP Flood Maps finally effective as of 12/26/25
- Generally shrunk flood hazard areas
- Available on the Johnson County Property Information Viewer (PIV) – <https://gis.johnsoncountyiowa.gov/piv>

CHRIS GREBNER + ERIN MORRISON

Good
habit
HOSPITALITY

BRI
SIDE
GHIT

BRIGHT

IOWA CITY, IA

CONCEPT DECK 2026

Wellness Spa



Vegetable &
Fruit Farm

Café, Market,
Bakery



Villas



Restaurant



MEET THE TEAM



CHRIS GREBNER

- 18 years of experience in professional food service, hospitality, and wood-fired cookery
- Deep passion for community and local food system



ERIN MORRISON

- 20 years of experience in the wedding, events, and hospitality industry
- Owner and operator of Little Lights on the Lane in West Branch, IA



BEN WEBER

- 15 years experience in hospitality, farming, and ecology.
- Experience with the Department of Natural Resources in water conservation and forest management



ADDISON MITTELSTAEDT

- 8 years of experience in the events and hospitality industry
- Skilled in financial planning, P&L management, and standard operating procedures



MCKENNA SHOEMAKER

- 8 years of experience in the events industry
- Specializing in operations and finance, staff development and client management systems



Good Habit Hospitality cultivates exceptional experiences through mindful practices that prioritize the well-being of guests, teams, and the broader community—fostering a culture of wellness, sustainability, and authentic care.

As the managing partner of BrightSide, Good Habit is committed to ensuring that these values guide every aspect of the guest experience, operational strategy, and team culture.

HOLISTIC WELLNESS SPA

CONTRAST HYDROTHERAPY CIRCUITS

SAUNA / AROMATHERAPY

MANI/PEDI, FACIALS, MASSAGE

YOGA, BREATHWORK & MEDITATION

COMMUNITY & SENIOR PROGRAMMING



CAFE/MARKET

COFFEE SHOP

BAKERY

MARKET

WINE SHOP

ORGANIC FRUITS,
VEGETABLES + FLOWERS

COMMISSARY KITCHEN FOR CATERING,
VALUE ADDED PRODUCTS, SPA, AND
RESTAURANT





RESTAURANT

WOOD FIRED OVEN & GRILL

PRIVATE DINING & BUYOUTS

SEASONAL, LOCAL,
SUSTAINABLY RAISED
PRODUCTS

FARM & FOREST

SEASONAL FRUIT &
VEGETABLE
PRODUCTION

FOOD COST REDUCTION
FOR MARKET &
RESTAURANT

WALKING & NATURE
TRAILS

DIFFERENTIATES THE
BRAND





VILLAS

SIMPLE, THOUGHTFUL,
SCANDINAVIAN DESIGN

ACCOMODATIONS IN A
SMALL FOOTPRINT

PRIVATE INDOOR &
OUTDOOR SPACES

STABILIZES REVENUE
ACROSS SEASONS



BRIGHT



THANK YOU FOR ATTENDING!



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