



Development Update

March 2021

**2020 PERMIT
INFORMATION
AND
COMPLETED
PROJECTS**

STATISTICS

Type	2020	10YR AVG
• Value of Const:	87.3 M	184.4M
• 1 & 2 Family DU's	105	143
• Multifamily DU's	49	336
• Building Permits	651	755

2020 PERMIT ACTIVITY

651 Building Permits

- 304 Electrical
- 162 Plumbing
- 62 Mechanical

Dwelling Units Permitted

- 97 SINGLE FAMILY
- 8 DUPLEX UNITS
- 49 MULTIFAMILY UNITS

Total Value of Construction \$87.3 M

- 41.7 M SFD & Duplexes
- 8.9 M Multifamily
- 0 M Mixed
- 36.7 Commercial

80 Gathering Place 24 Dwelling Units



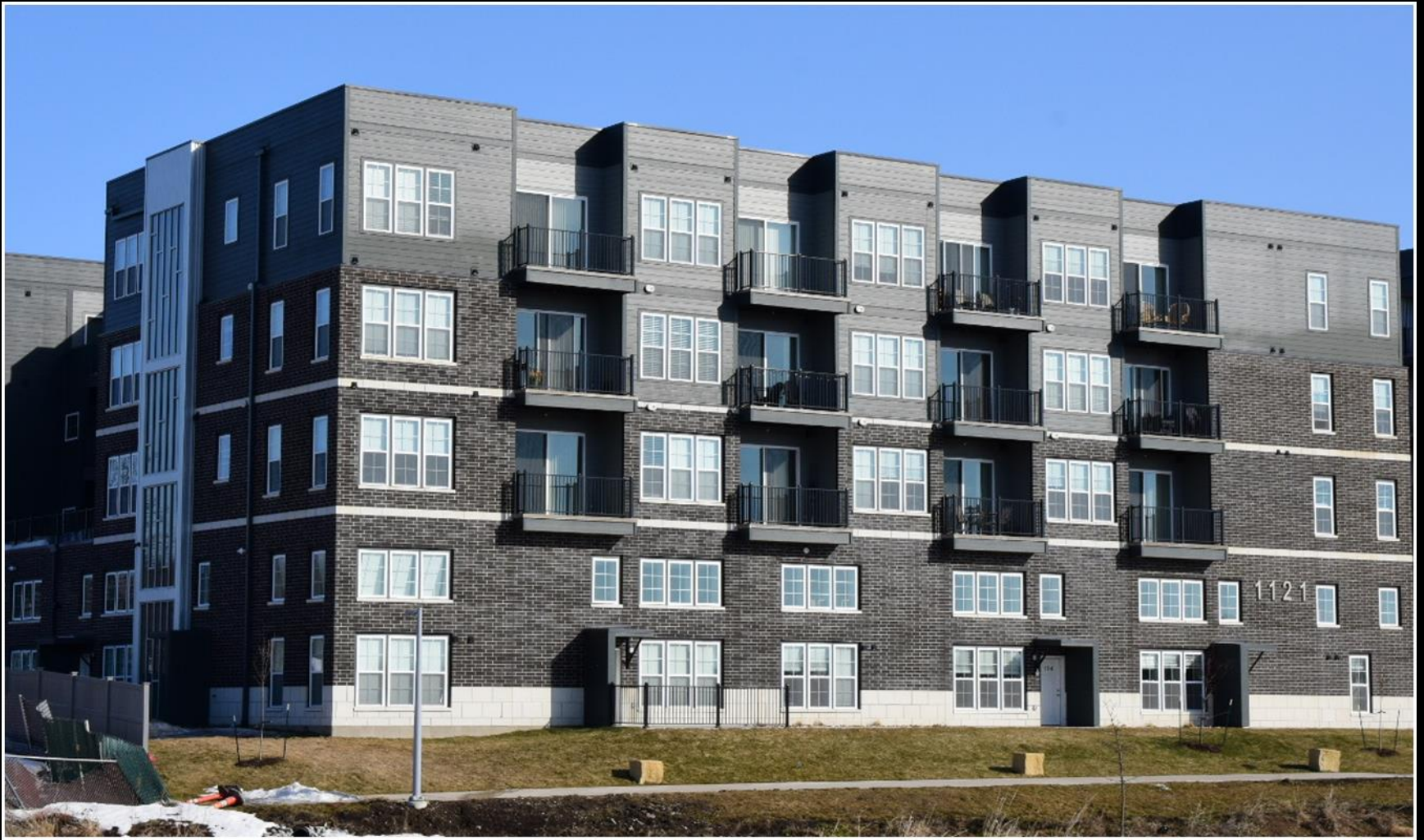
628 S. Dubuque St. 33 Dwelling Units



225 Prentiss St. 55 Dwelling Units



1121 S. Gilbert St. 53 Dwelling Units



1131 S. Gilbert St. 59 Units Over Retail



300 Southgate Ave. Guidelink Center



671 Nex Ave

36 Dwelling Units



2640 & 2660 Scott Blvd. 56 Dwelling Units



202 N. Linn St. 14 Dwellings



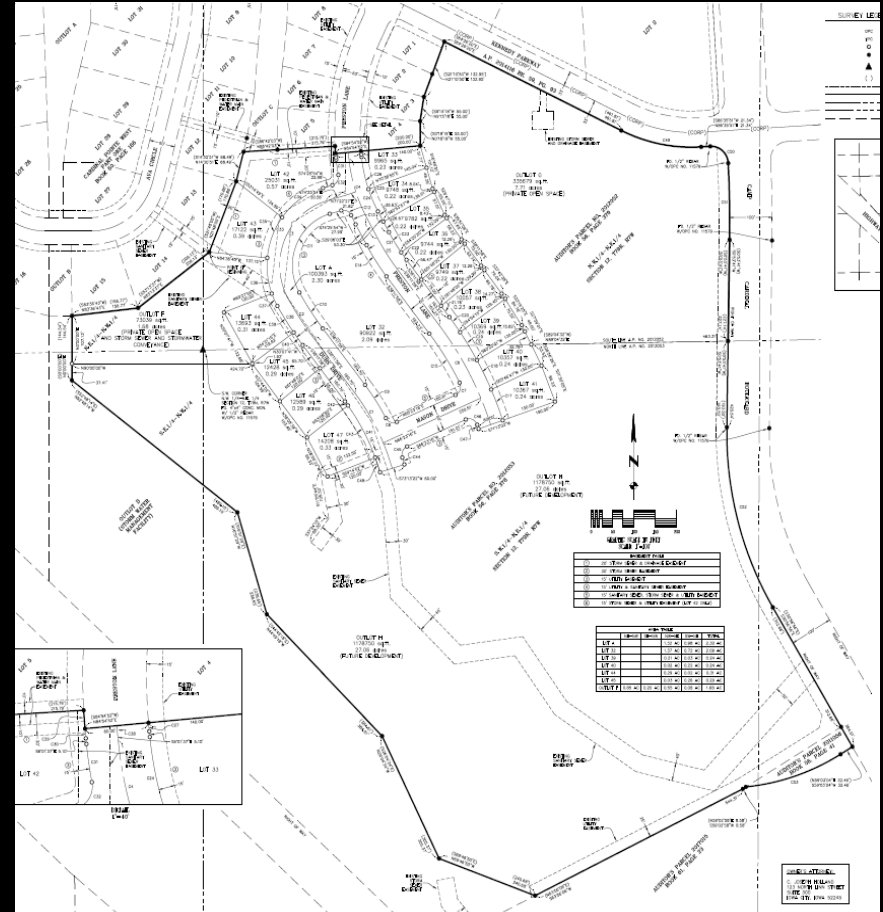
PROJECTS APPROVED AND PERMITS ISSUED

2580 Moss Ridge Car Wash and Conv. Store

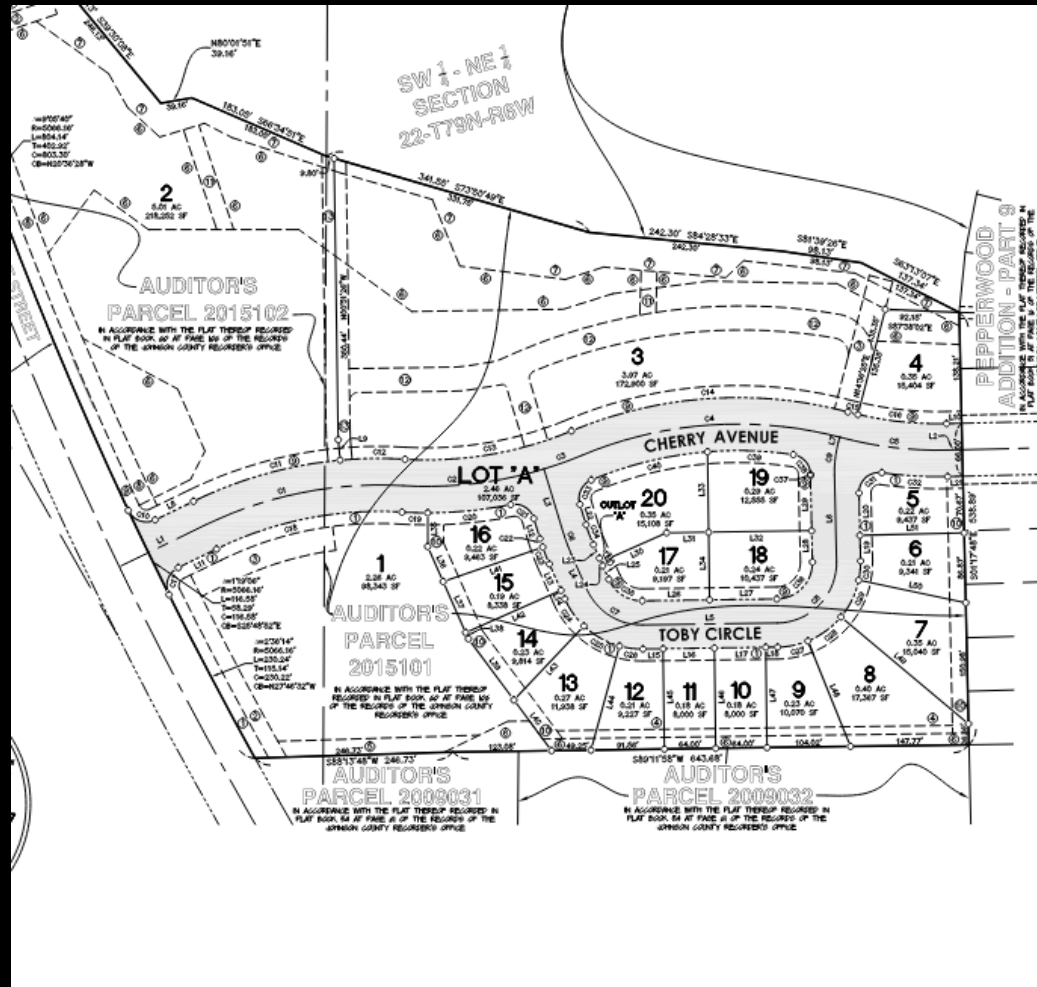


Cardinal Pointe West Part Two

16 Lots - 1 MF, 6 Duplex, 9 SFD

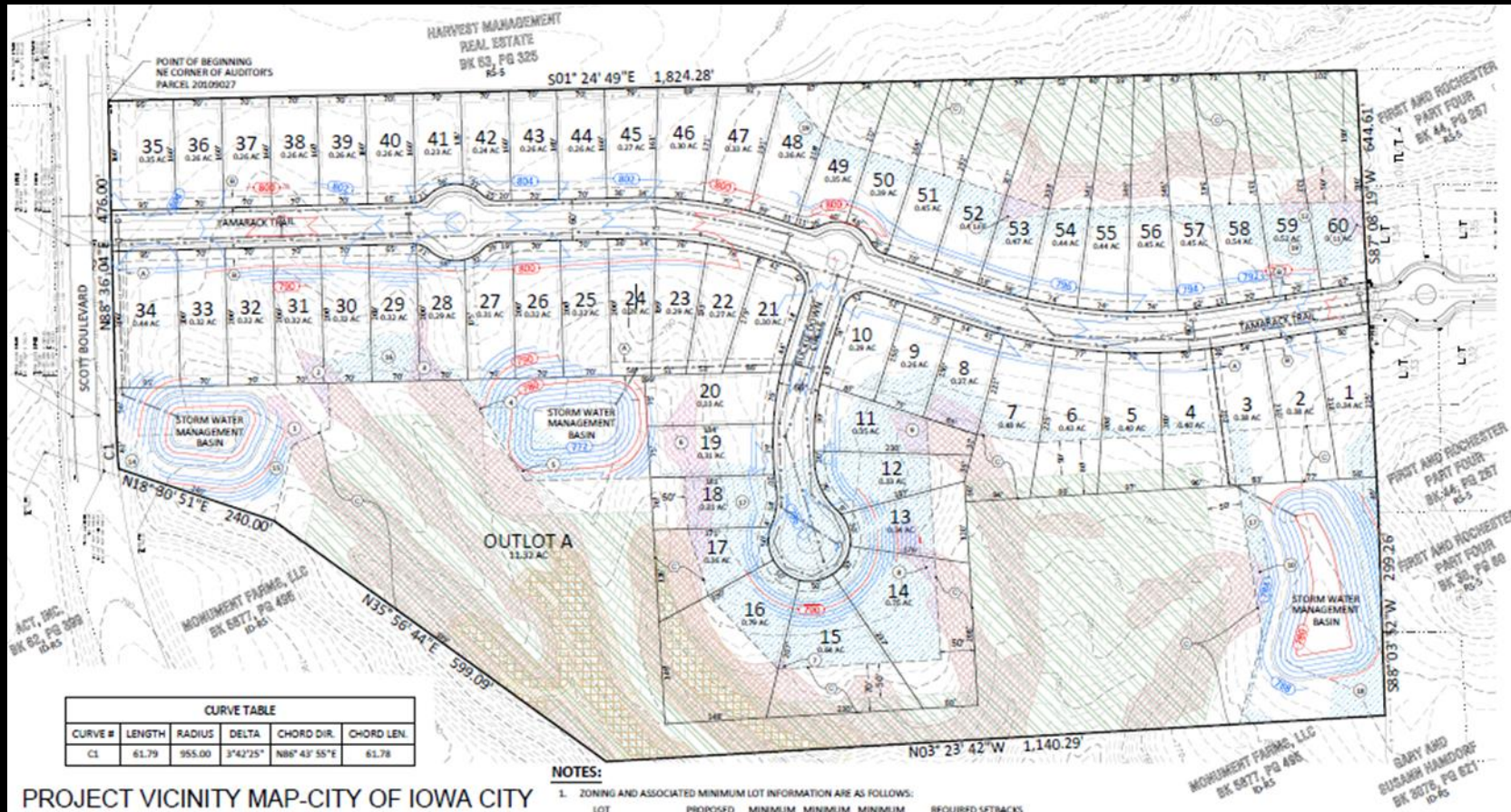


Cherry Creek Subdivision 17 SFD, 21 TWN House, 36 MF, Future City Fire Station



Tamarack Ridge

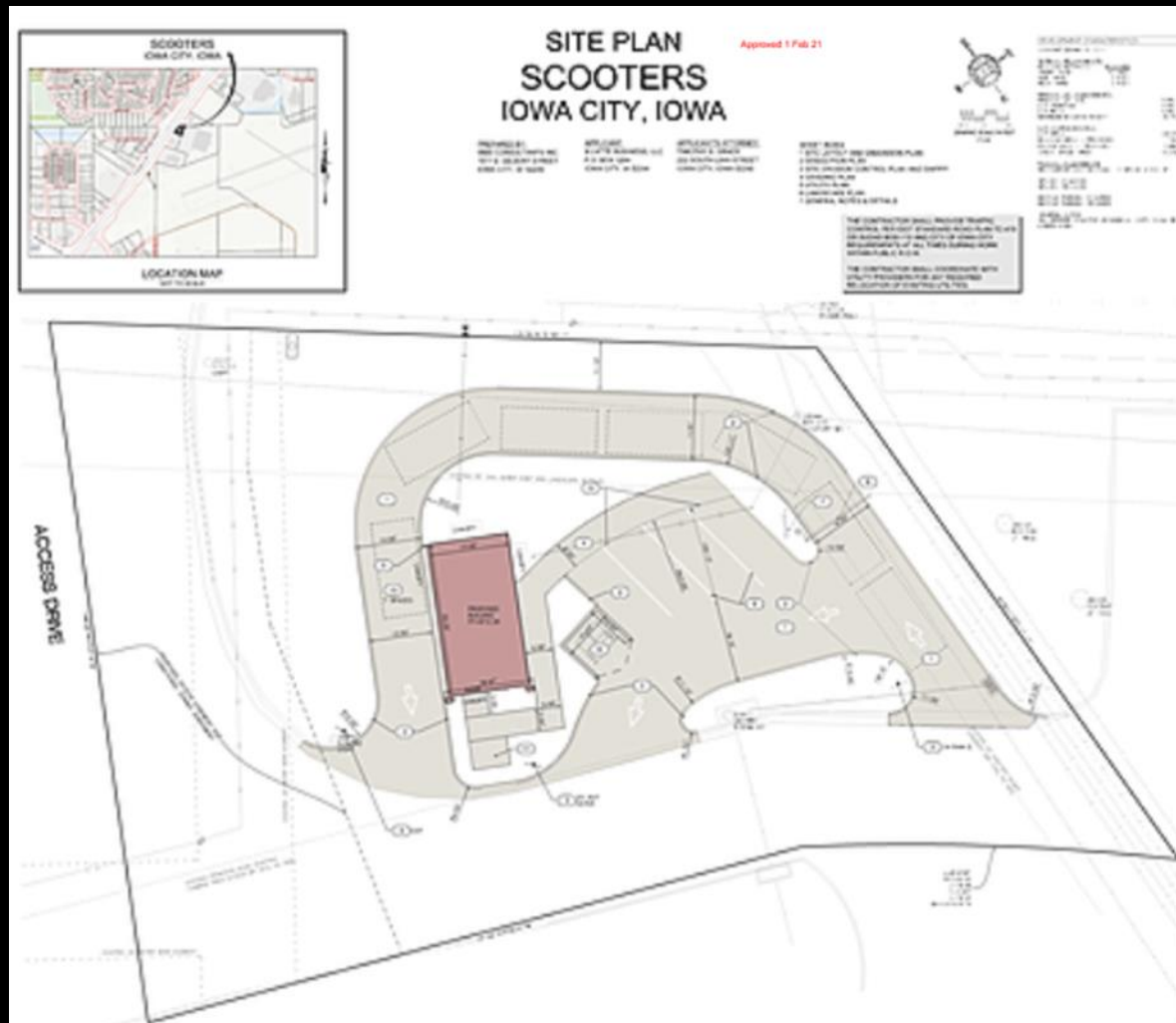
60 SFD



This is a detailed plat map for the Ralston Creek South Property Acquisition. The map shows the following features:

- Parcels:** Labeled PARCEL 1, PARCEL 2, and PARCEL 3. PARCEL 2 is further divided into lots 1 through 21.
- Outlots:** Labeled OUTLOT A, OUTLOT B, OUTLOT C, and OUTLOT 8.
- Streets:** EASTBROOK STREET, AIDEN STREET, WINKSBORO AVENUE, and TOTTENHAM AVENUE.
- Point of Beginning:** Located at the intersection of Eastbrook Street and Aiden Street.
- North Arrow:** Located near the center of the map, pointing towards the top.
- Scale:** A scale bar is located at the bottom left, indicating distances in feet.
- Other Labels:** "RALSTON CREEK SOUTH PROPERTY ACQUISITION", "SECTION 18-T70N-R5W", "SECTION 19-T70N-R5W", "SECTION 20-T70N-R5W", "SECTION 21-T70N-R5W", "SECTION 22-T70N-R5W", "SECTION 23-T70N-R5W", "SECTION 24-T70N-R5W", "SECTION 25-T70N-R5W", "SECTION 26-T70N-R5W", "SECTION 27-T70N-R5W", "SECTION 28-T70N-R5W", "SECTION 29-T70N-R5W", "SECTION 30-T70N-R5W", "SECTION 31-T70N-R5W", "SECTION 32-T70N-R5W", "SECTION 33-T70N-R5W", "SECTION 34-T70N-R5W", "SECTION 35-T70N-R5W", "SECTION 36-T70N-R5W", "SECTION 37-T70N-R5W", "SECTION 38-T70N-R5W", "SECTION 39-T70N-R5W", "SECTION 40-T70N-R5W", "SECTION 41-T70N-R5W", "SECTION 42-T70N-R5W", "SECTION 43-T70N-R5W", "SECTION 44-T70N-R5W", "SECTION 45-T70N-R5W", "SECTION 46-T70N-R5W", "SECTION 47-T70N-R5W", "SECTION 48-T70N-R5W", "SECTION 49-T70N-R5W", "SECTION 50-T70N-R5W", "SECTION 51-T70N-R5W", "SECTION 52-T70N-R5W", "SECTION 53-T70N-R5W", "SECTION 54-T70N-R5W", "SECTION 55-T70N-R5W", "SECTION 56-T70N-R5W", "SECTION 57-T70N-R5W", "SECTION 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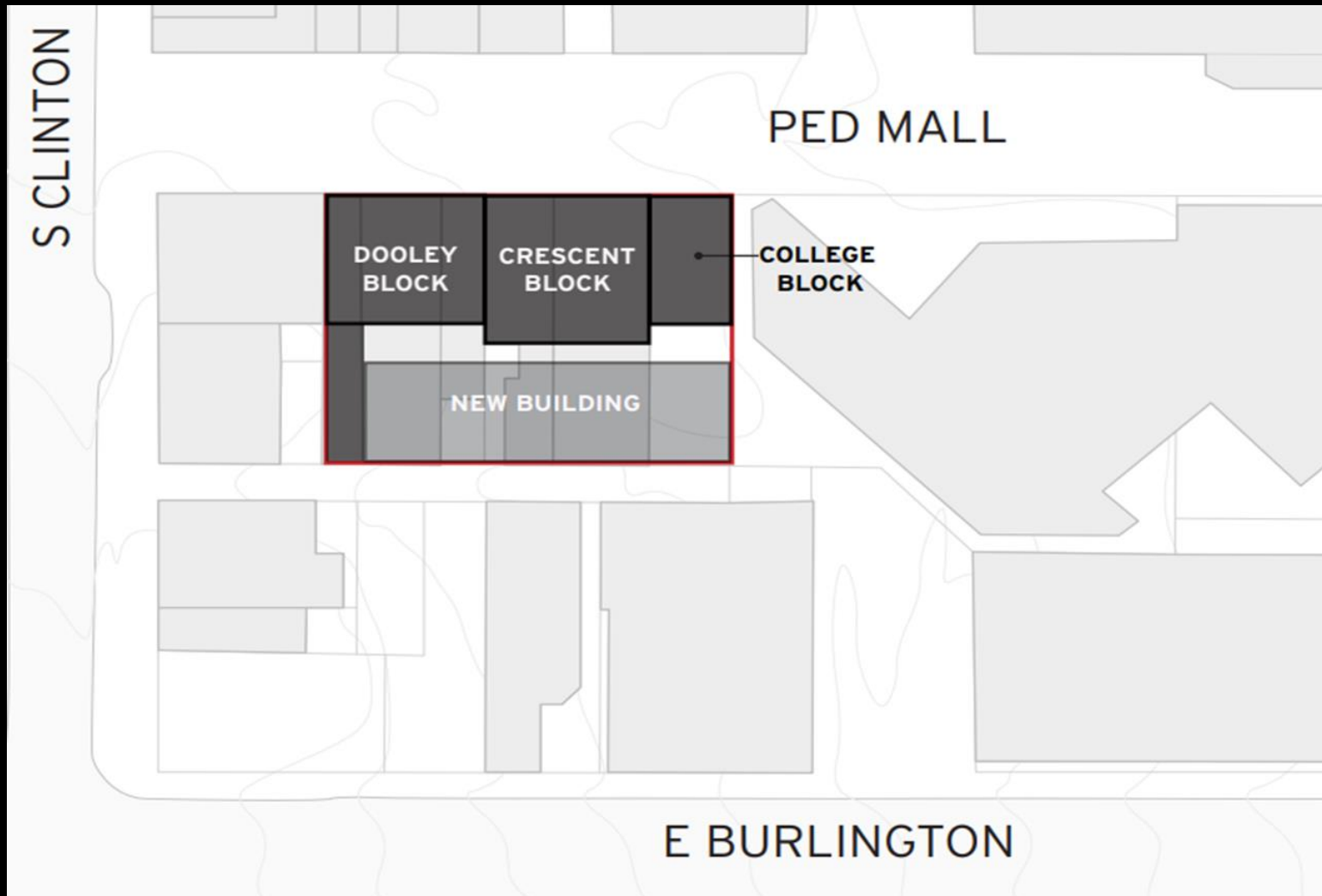
1335 Highway 1 West Scooter's Coffee

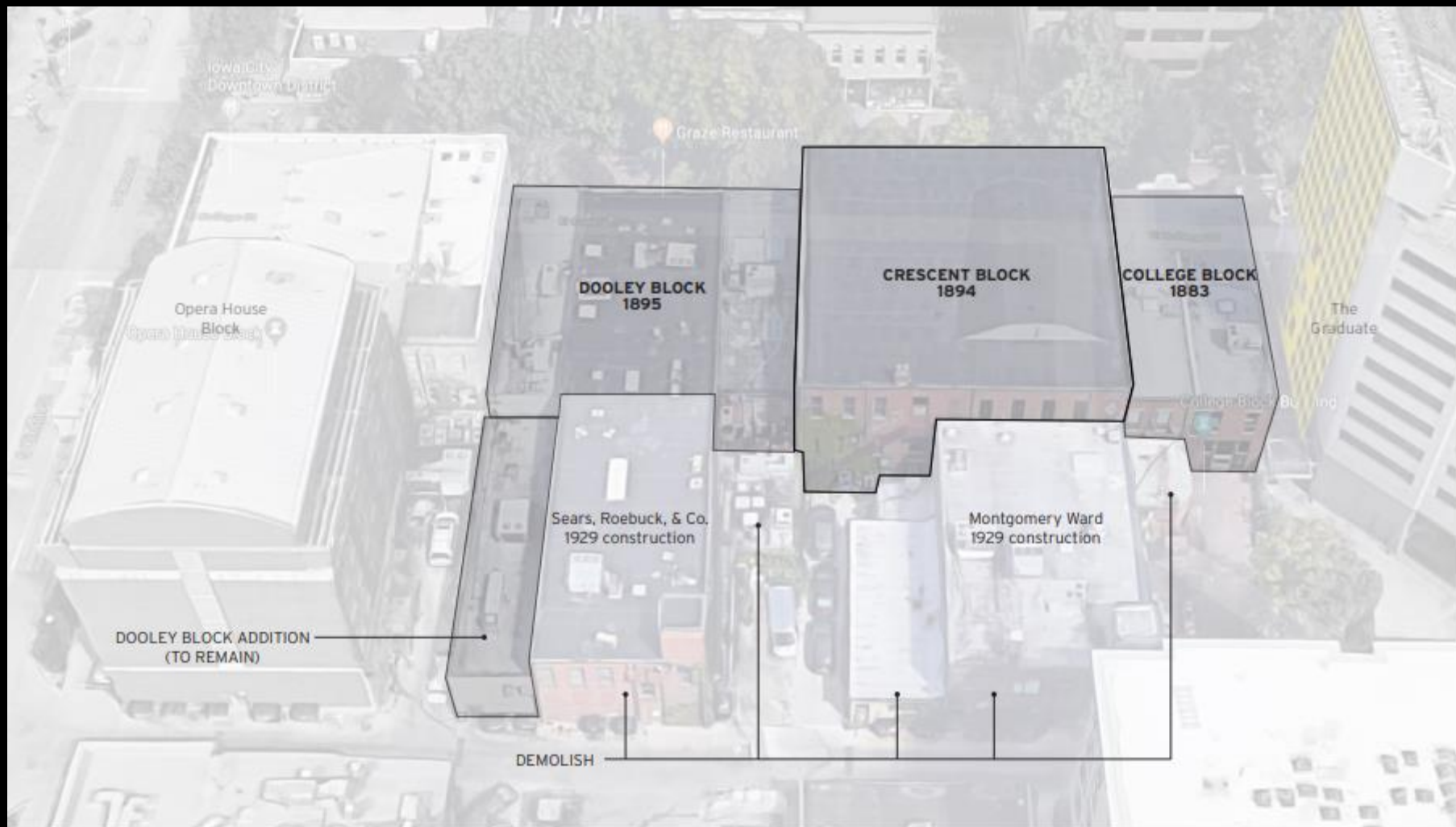


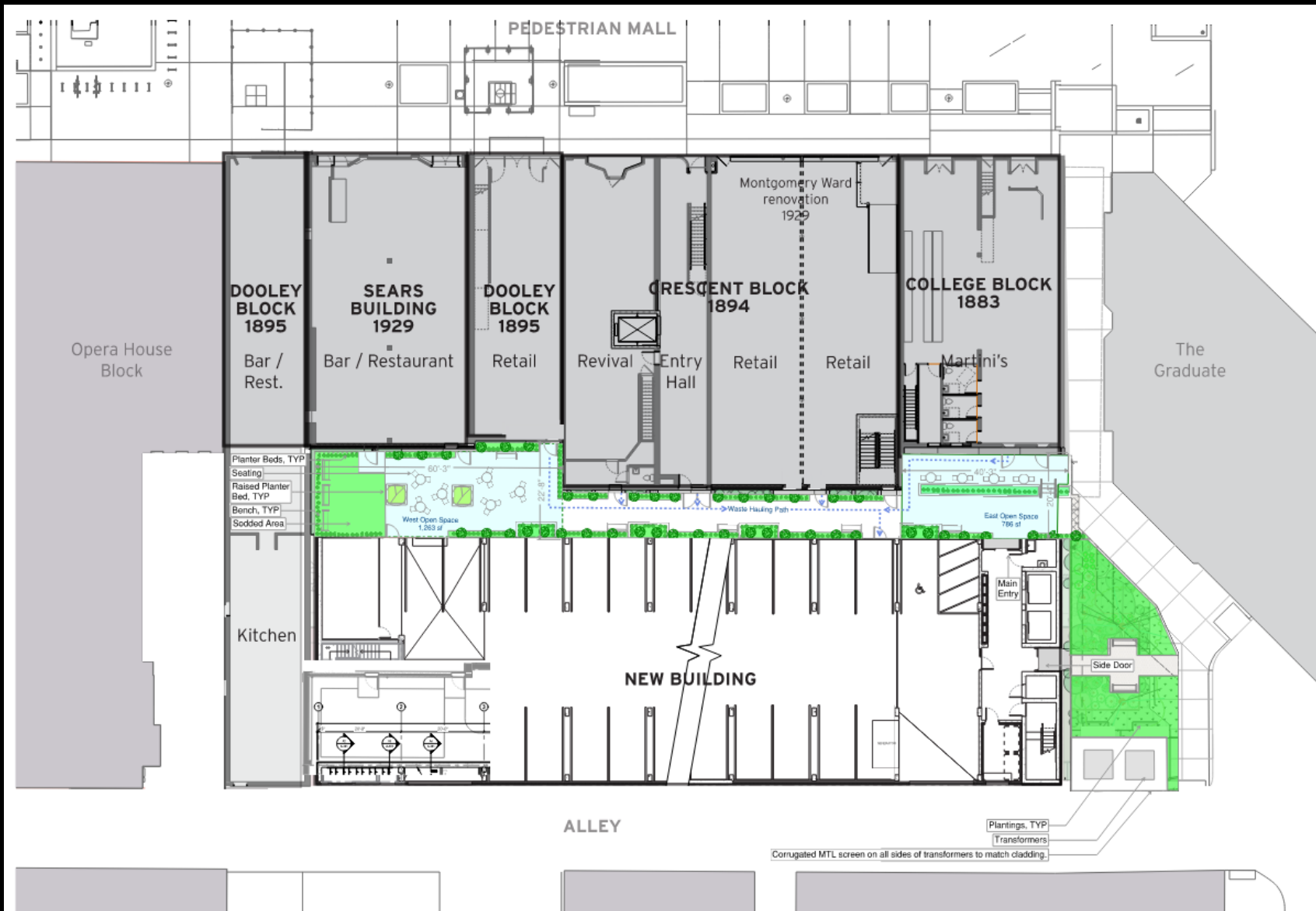
1120 N. Dodge St

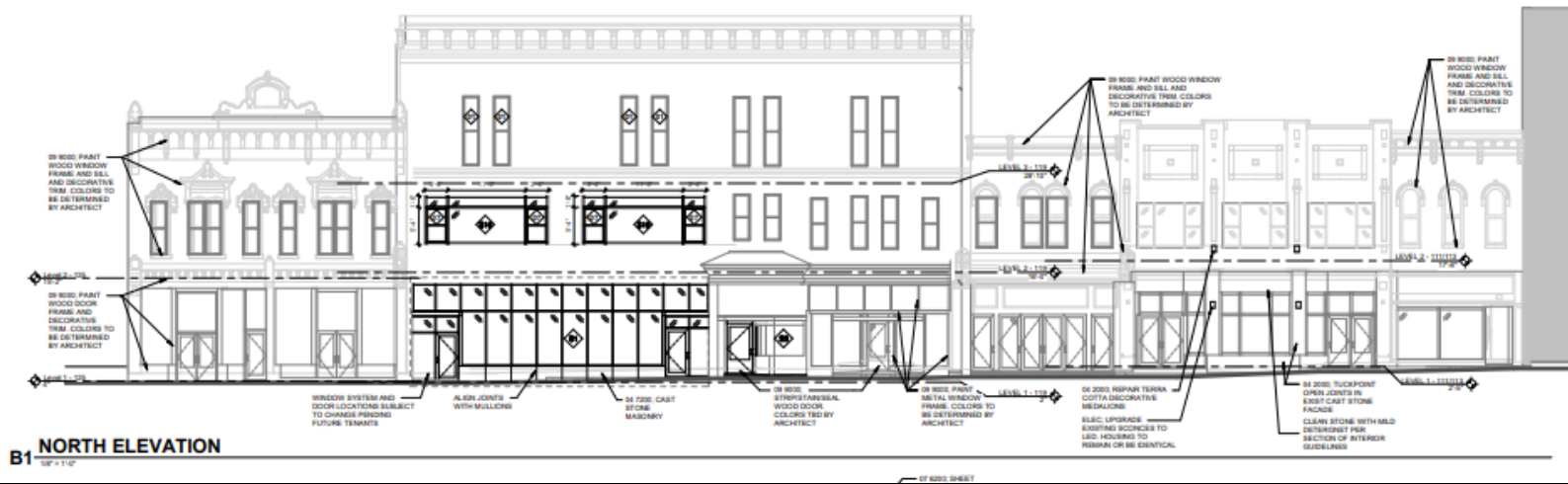


109 -123 College St.



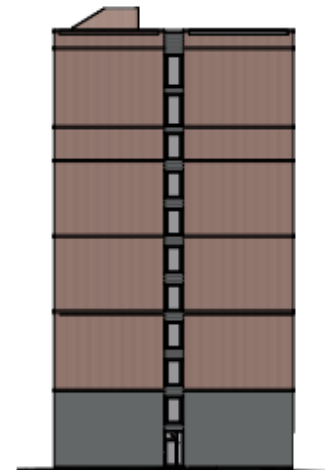








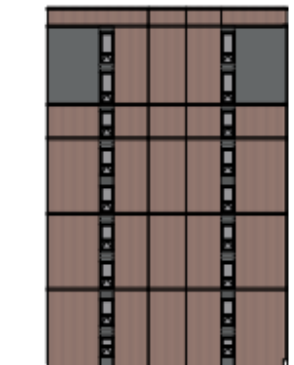
SOUTH



EAST



NORTH

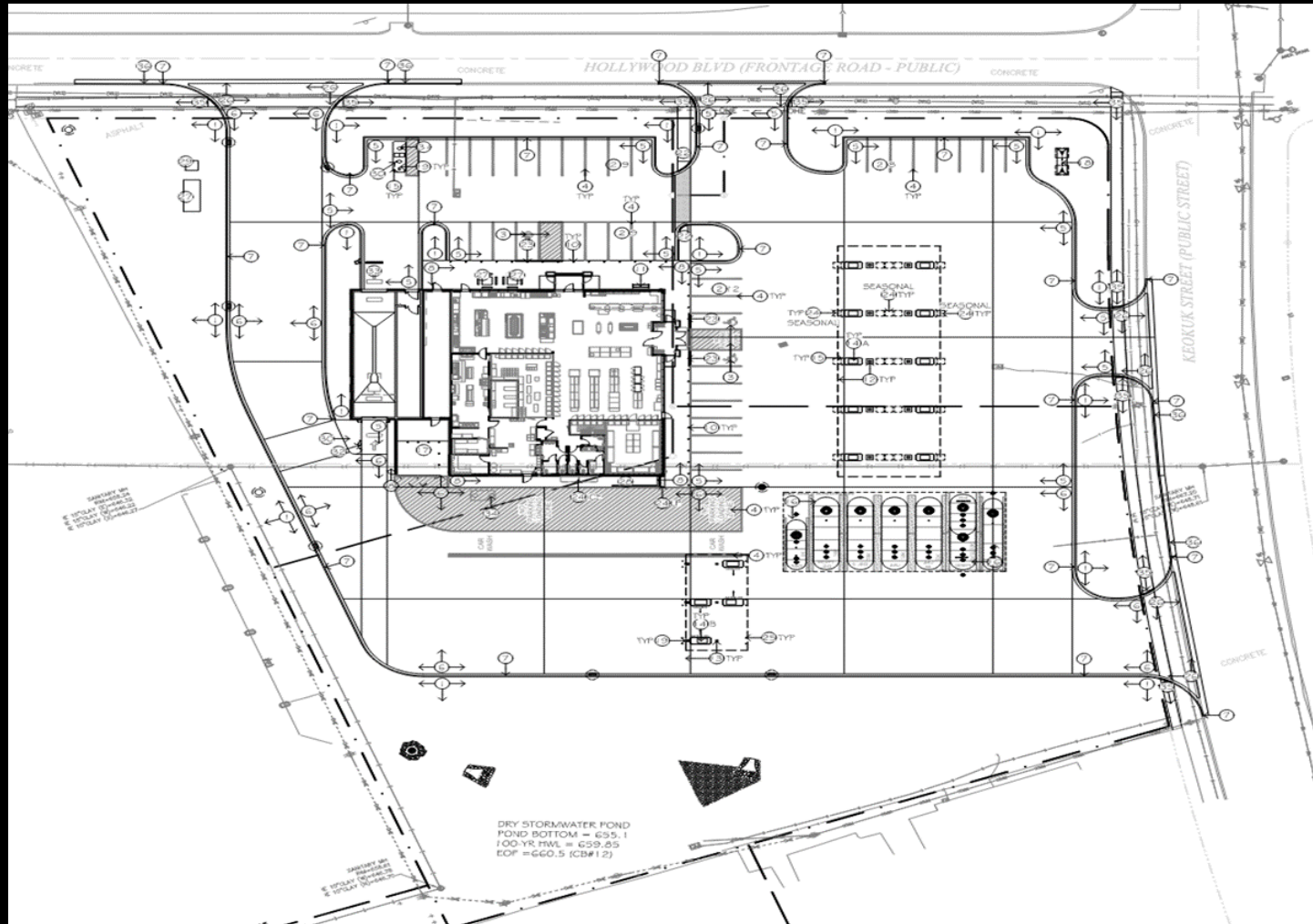


WEST



**PROJECTS APPROVED
AND READY FOR OR
IN PERMIT REVIEW**

1905 Keokuk St. Kwik Star



501 Southgate Ave Shelter House

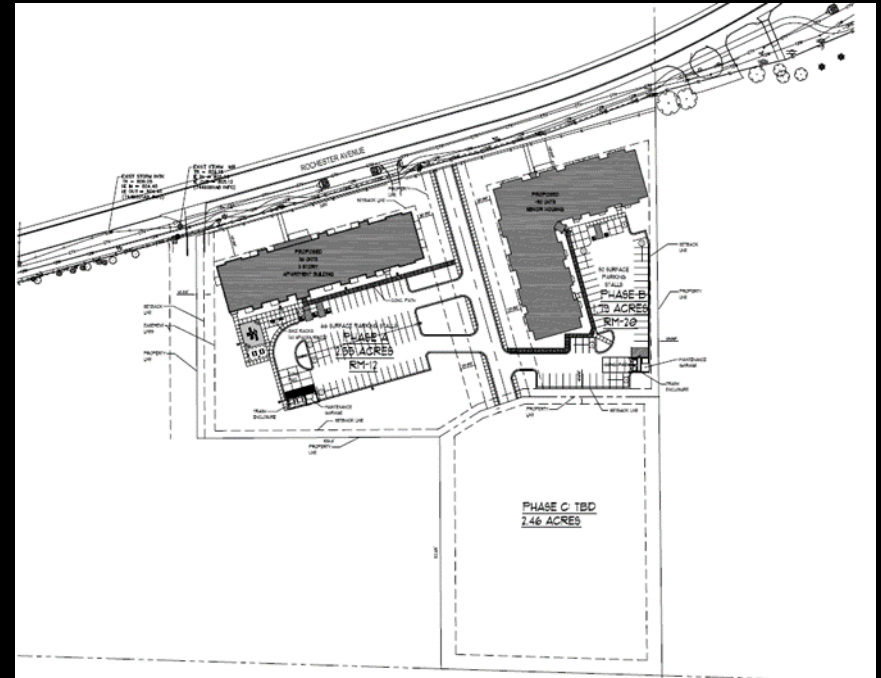


VICINITY MAP

INDEX OF DRAWINGS

670 Nex Ave

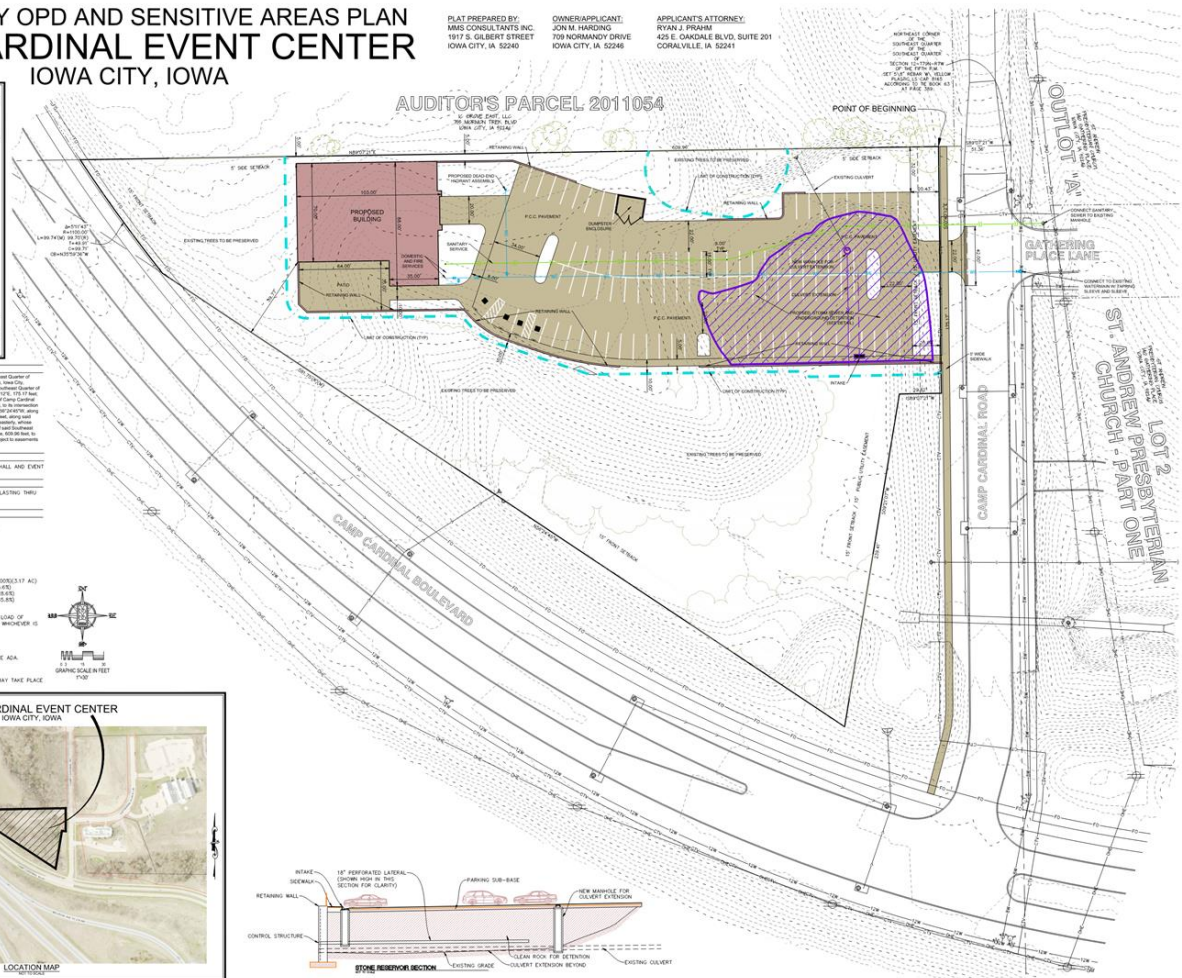
52 MF Senior Housing

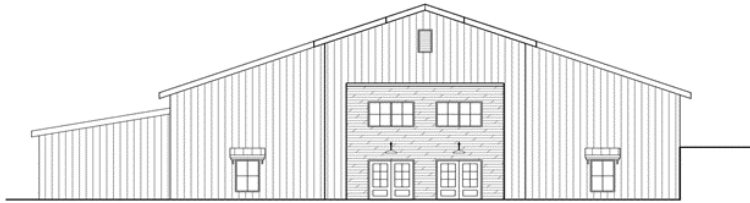


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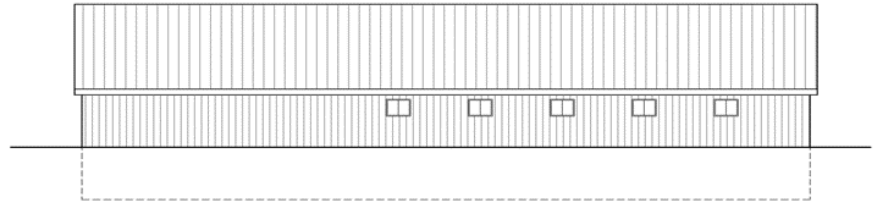
PRELIMINARY OPD AND SENSITIVE AREAS PLAN CAMP CARDINAL EVENT CENTER IOWA CITY, IOWA

APPLICANT'S ATTORNEY:
 RYAN J. PRAHM
 425 E. OAKDALE BLVD. SUITE 201
 CORALVILLE, IA 52241

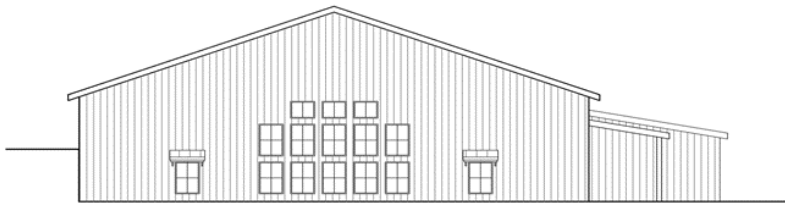




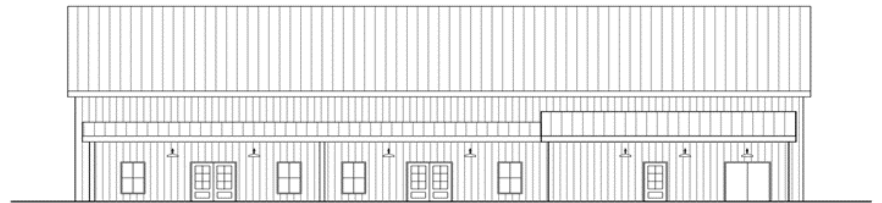
3 EAST ELEVATION
ASB SCALE: 1/4" = 1'-0"



10 NORTH ELEVATION
ASB SCALE: 1/4" = 1'-0"

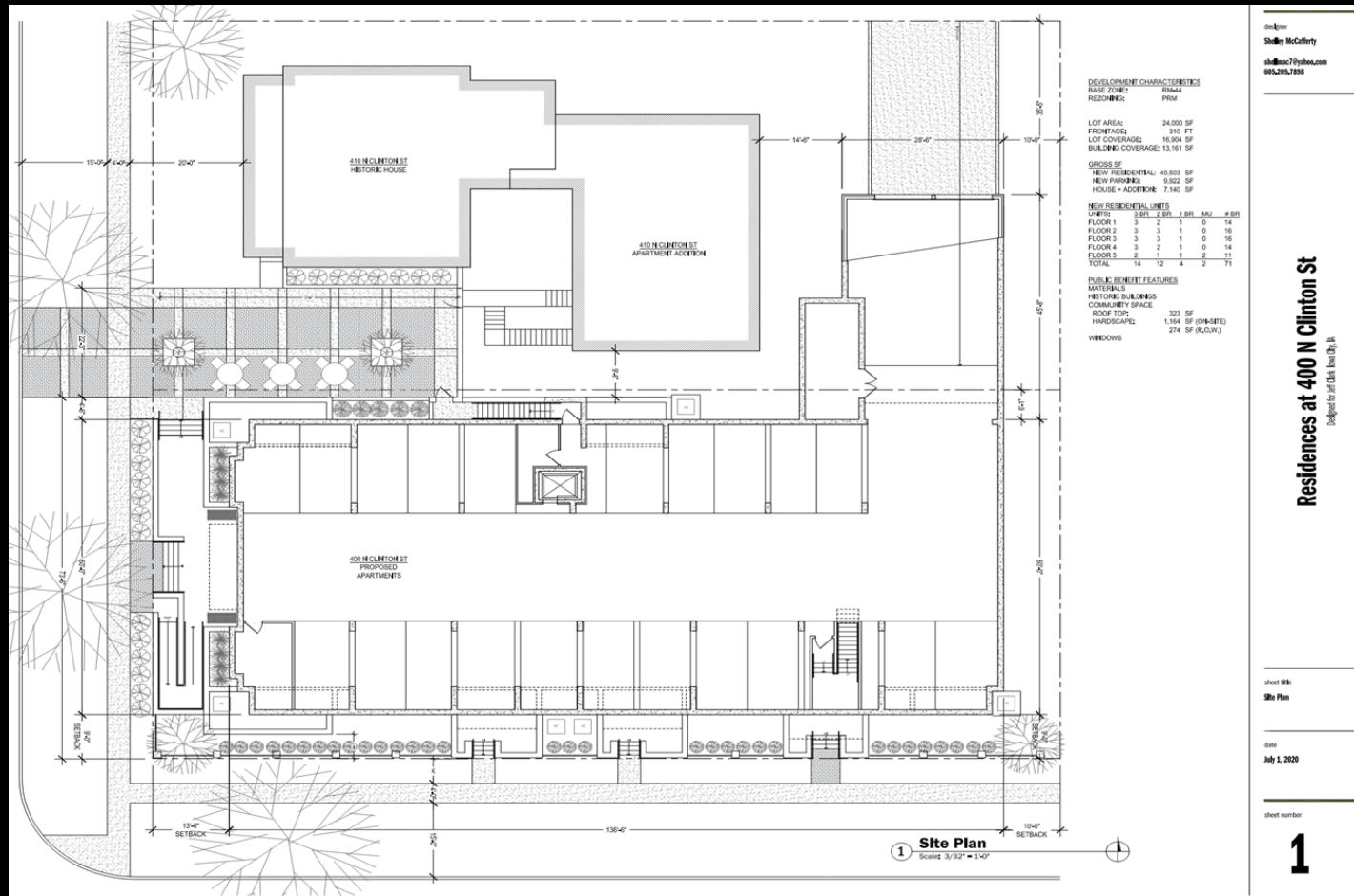


4 WEST ELEVATION
ASB SCALE: 1/4" = 1'-0"



12 SOUTH ELEVATION
ASB SCALE: 1/4" = 1'-0"

400 N. Clinton St. 32 Unit MF





designer
 Shirley McCafferty
 shirley.mccafferty@shirley.com
 605.290.7888

Residences at 400 N Clinton St

Designed for Jeff Clark, Iowa City, IA

sheet title
 West Elevation

date
 July 1, 2020

sheet number

1 West Elevation
 Scale: 1/8" = 1'-0"

9

[illegible]

CRANDIC RAILWAY CO.

PROJECTS UNDER REVIEW

**POSITIVE AREAS PLAN
ES ON MELROSE
OWA**

**SECTION 1 - SEE 1
SECTION 5-T700-RSW**

**SECTION 2 - SEE 2
SECTION 17-T700-RSW**

**SECTION 3 - SEE 3
SECTION 17-T700-RSW**

UNIVERSITY ATHLETIC CLUB SUBDIVISION

PROPOSED BUILDING

PROPOSED PARKING STRUCTURE

MELROSE AVENUE

PINEBRIAR GOLF COURSE

OUTLOT "A"

UTILITY LINES

GRAPHIC SCALE BAR

NORTH ARROW

**SECTION 1 - SEE 1
SECTION 5-T700-RSW**

**SECTION 2 - SEE 2
SECTION 17-T700-RSW**

**SECTION 3 - SEE 3
SECTION 17-T700-RSW**

UNIVERSITY ATHLETIC CLUB SUBDIVISION

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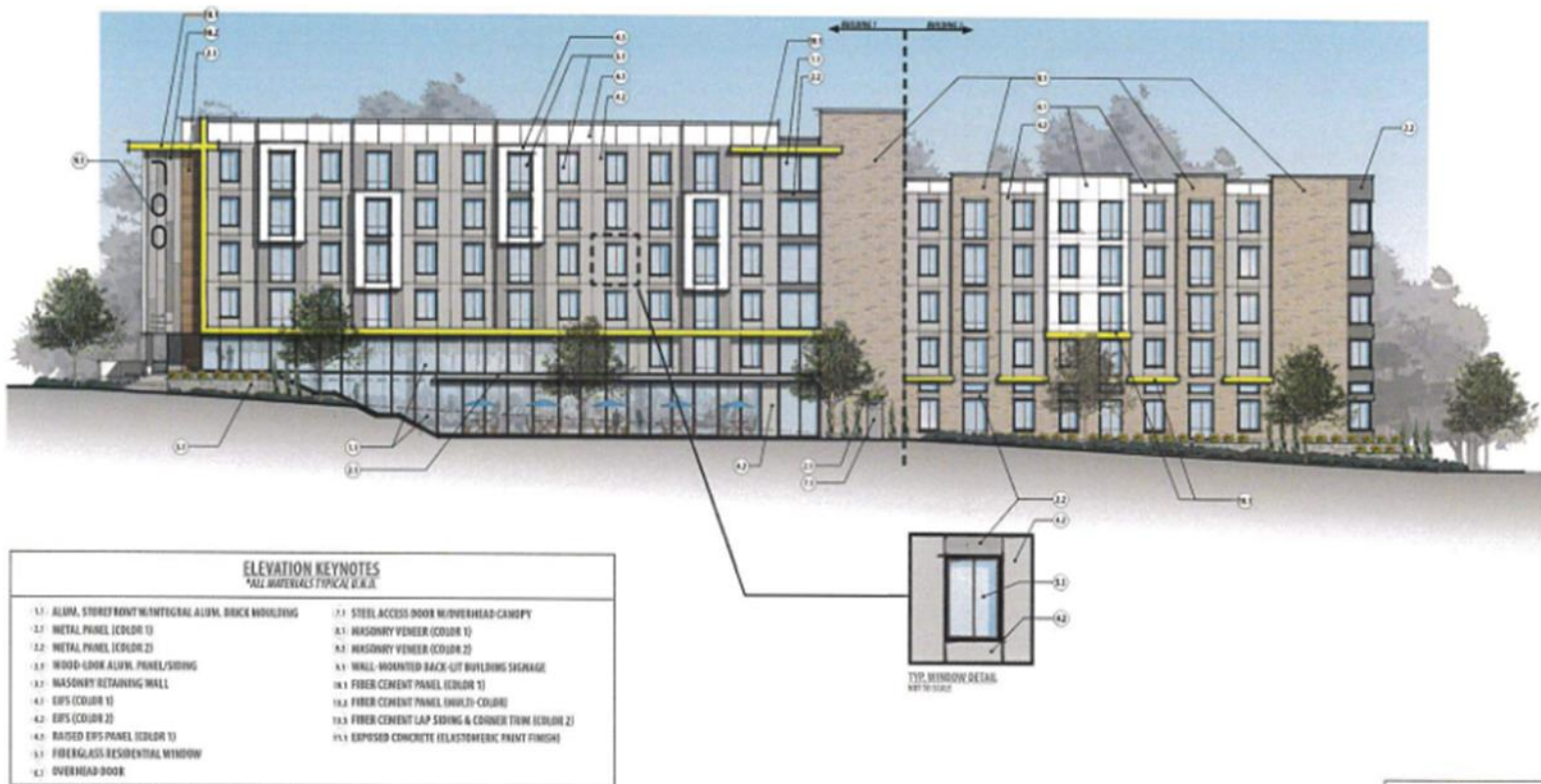
UTILITY LINES

GRAPHIC SCALE BAR

NORTH ARROW



700 S. Dubuque St. 247 Unit MF



Riverfront West Development

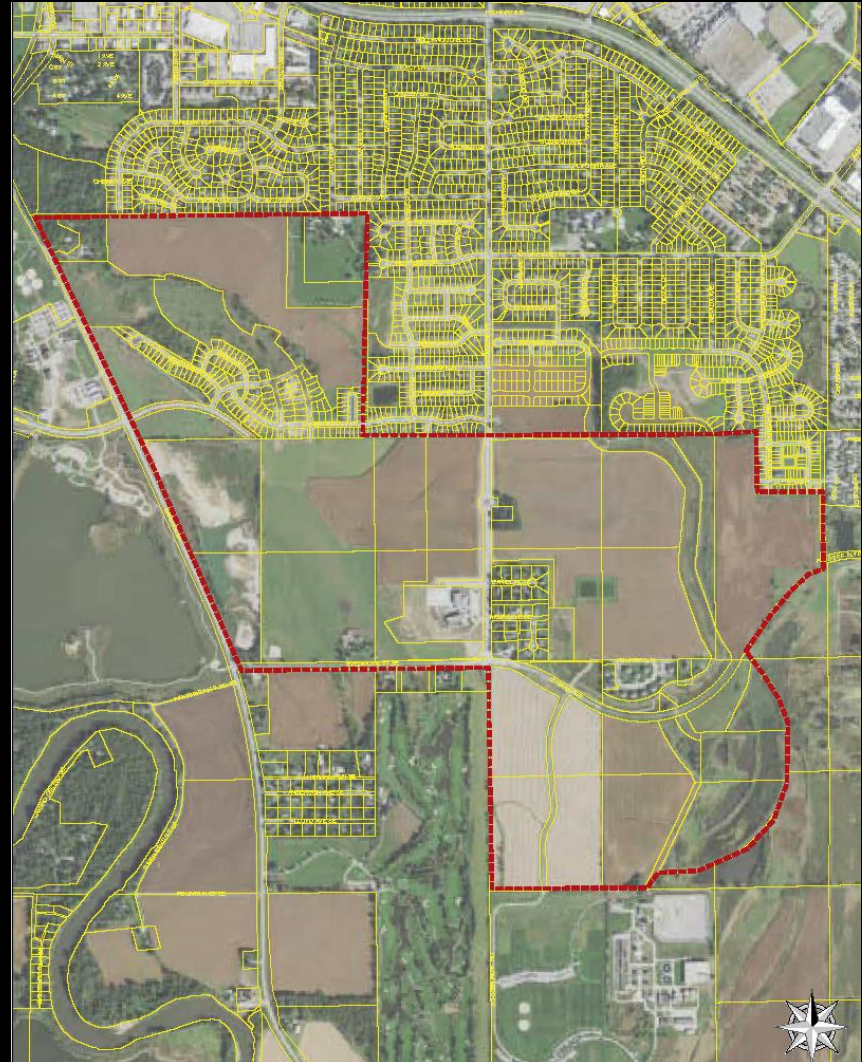






Project Goals

- Implement 2017 workshop direction and South District Plan
- Neighborhoods that are safe for pedestrians and encourage walking
- Preservation of environmental resources
- A highly interconnected network of streets and paths
- Allowance of a variety of housing types
- Predictability for developers and community members alike
- Ability to apply regulations to other greenfield areas of the city





Stakeholder Outreach

- **April 2019:** Stakeholder interviews and meetings
- **July 2019:** Presented Residential Market Analysis
- **November 2019:** Presentations on Initial Draft Form-Based Code
 - Meeting with Development Community
 - Meeting with Landowners
 - Meeting with Community Residents
- **February 2020:** Release of Draft Regulating Plan
 - Meeting with Development Community
 - Meeting with Landowners
 - City Council / School Board Presentation
- **Ongoing:** Coordination with landowners

Project Website: <https://www.icgov.org/project/form-based-zones-and-standards>
Staff Contact: Anne Russett, anne-russett@iowa-city.org, 319/ 356-5251

Project Timeline

- **April 2019:** Project kick-off
- **July 2019:** Residential Market Analysis
- **November 2019:** Public Review of Initial Draft Form-Based Code, Stakeholder Input on Draft Form-Based Code
- **February 2020:** Release of Draft Regulating Plan Map
- **May 2021:** Revised Draft Form-Based Code and Regulating Plan
- **Summer 2021:** Planning and Zoning Commission Meeting, City Council Public Hearing

Code Updates

- 2021 International Building Code

Scheduled adoption with effective date January 1, 2022

- 2021 State Plumbing and Mechanical Codes

Currently under review at the state with anticipated enforcement within 3 to 6 months.

- 2020 State Electrical Code

Adopted with amendments and an effective date of April 1, 2021.

(amendments go away effective January 1, 2022)

- 2012 State Energy Code

2012 International Energy Conservation Code is current standard adopted by the state.

Permitting Software

The screenshot shows a web browser window displaying the City of Iowa City's Self Service Portal. The browser's address bar shows the URL `egov.iowa-city.org/energoproduct/selfservice#/home`. The page header includes the City of Iowa City logo, the text "Land Management, Permitting, and Licensing Customer Self Service Portal", and a greeting "Good Afternoon, Guest". A navigation bar contains links for Home, Apply, User Guides and Links, Map, Fee Estimator, Pay Invoices, Search, and Calendar. The main content area features a large heading "Welcome to the City of Iowa City's Self Service" and six service tiles arranged in a 2x3 grid:

- Search Public Records**: This tool can be used to search for existing permits, plans, inspections, code cases, requests and licenses.
- Apply**: This tool can be used to apply for a permit, plan or license.
- Login or Register**: Login to an existing or create a new account. You can also find help if you forgot your login information.
- Pay Invoice**: Use this tool to pay for individual invoices.
- Map**: Explore the map to see the activity occurring in your neighborhood.
- Calendar**: Click here to find out about certain events like holidays and public hearings.

Questions

Thank You

City of Iowa City

Tim Hennes 319-356-5122