

CORALVILLE UPDATE

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COMMUNITY DEVELOPMENT DIRECTOR

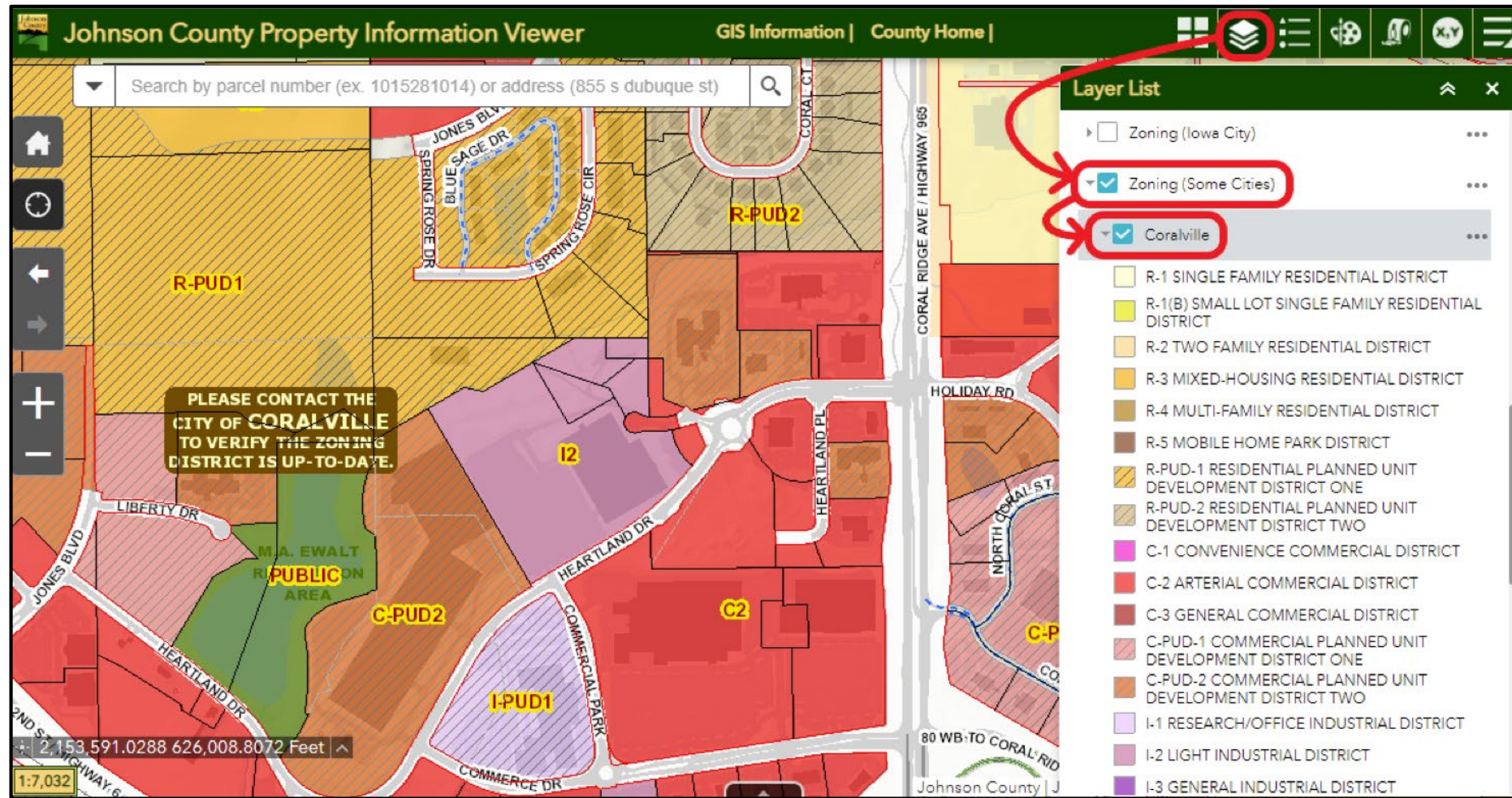
Dave Johnson became Coralville's first Community Development Director in April 2020.

Spent previous 15 years with the City of Dubuque as a City Planner and the Building Official.

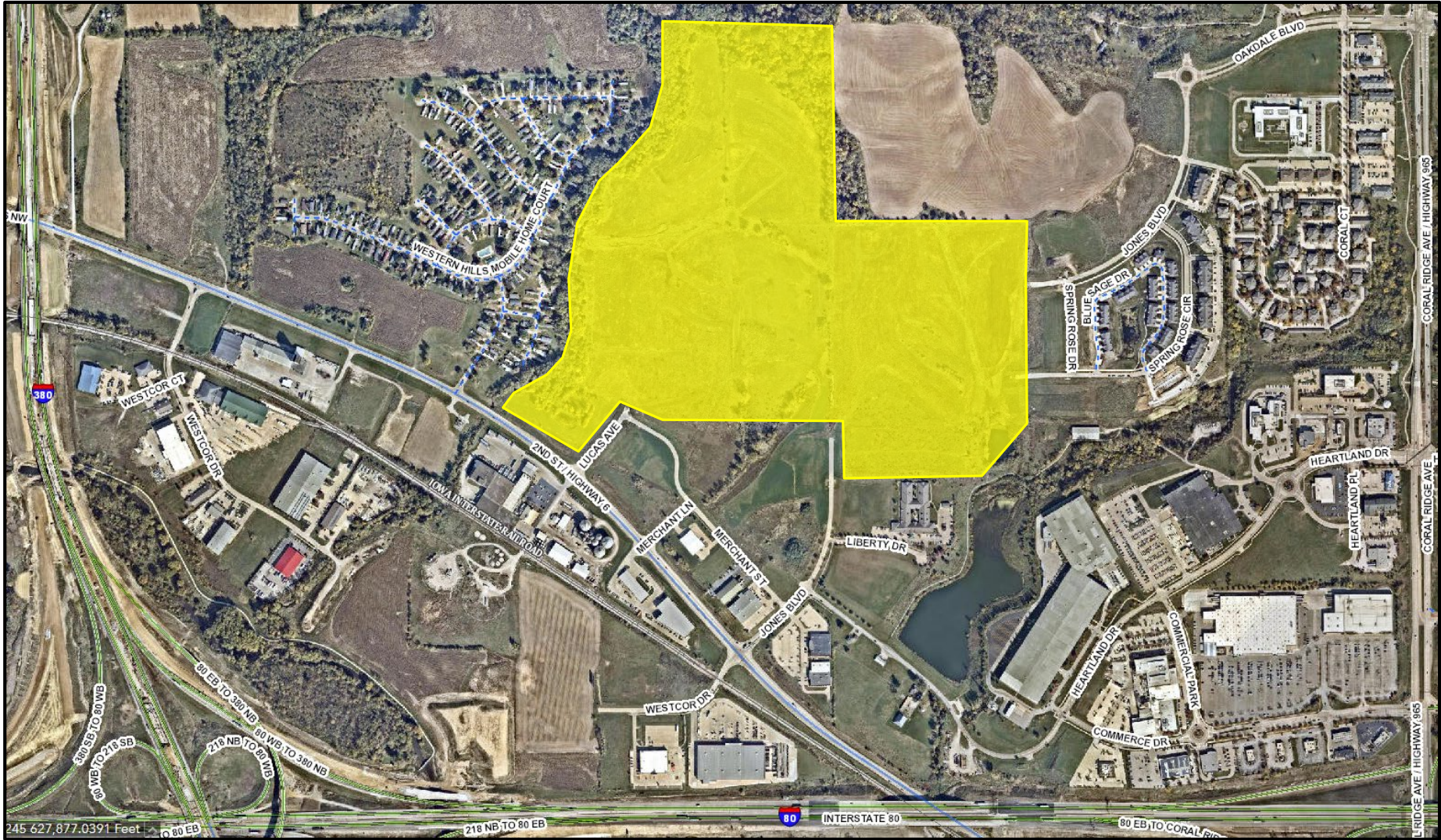
Dave took over for Jim Kessler who served as Coralville's Building & Zoning Official for 21 years.



CORALVILLE ZONING ON THE PIV!



RIDGEVIEW



RIDGEVIEW



103 acres, 943 units

60 single family homes

53 – 4-unit buildings

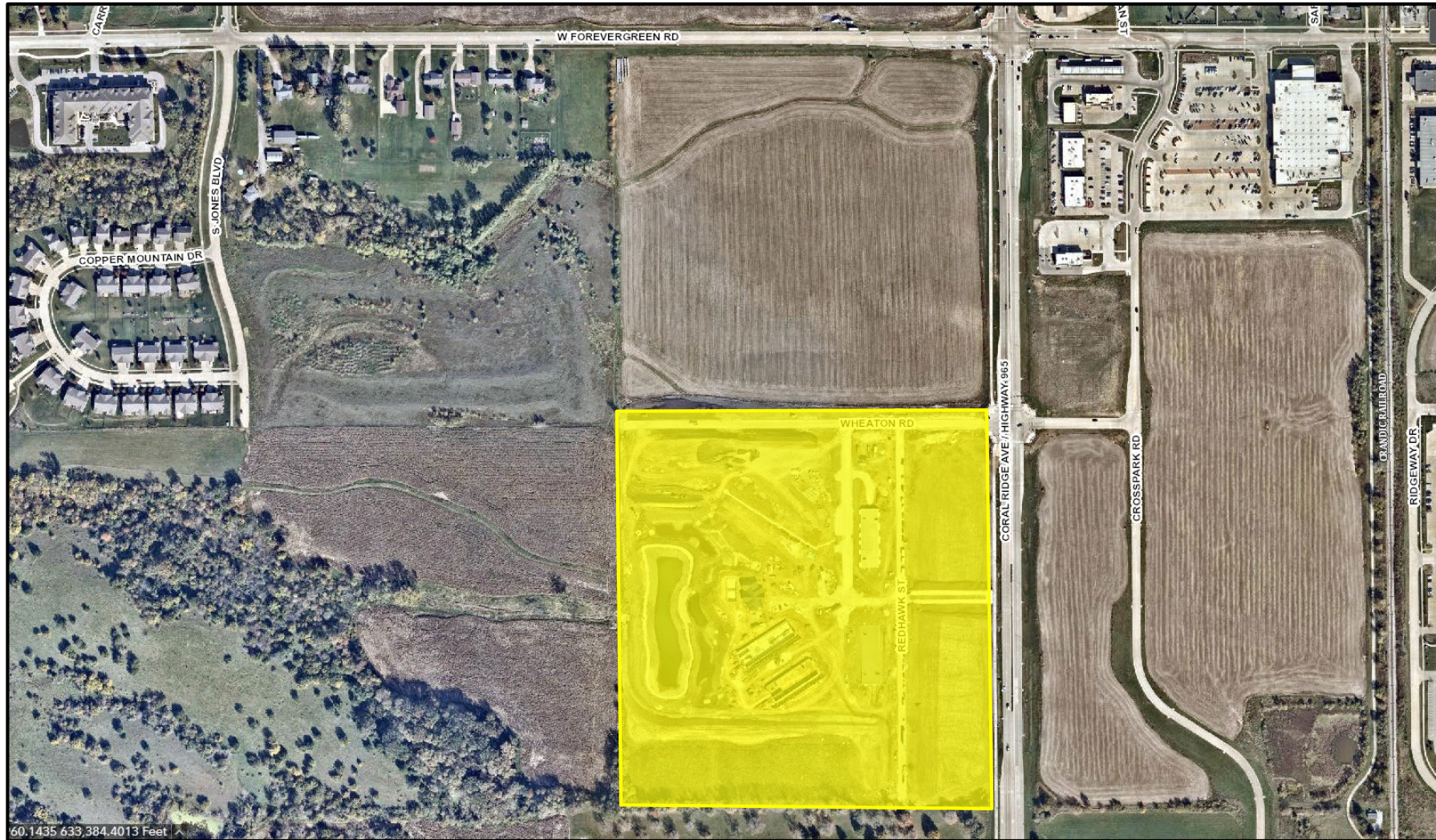
4 – 18-unit buildings

4 – 24-unit buildings

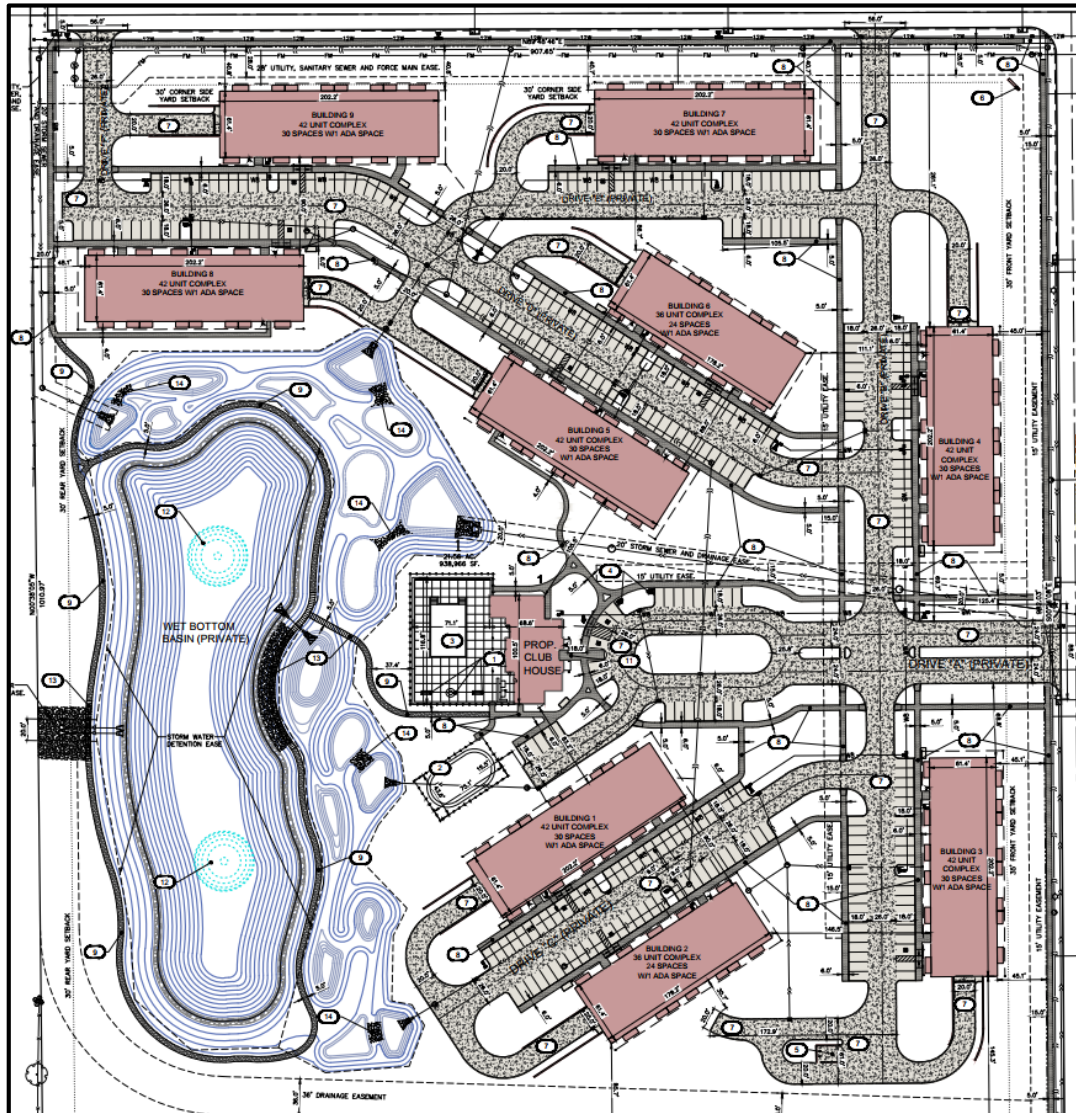
6 – 36-unit buildings

3 – 88-unit buildings

REDHAWK



REDHAWK | 965 FLATS



9 buildings, 366 units, on 21.5 acres

285 – 1 bedroom units

81 – 2 bedroom units

Clubhouse and Pool

Stormwater Wetland and Pond

REDHAWK | 965 FLATS



**Buildings 1-4
leasing fall 2021**

**Buildings 5-9
leasing fall 2022**



BEST WESTERN



4 stories, 69 rooms

Opens fall 2021



CORAL RIDGE MALL

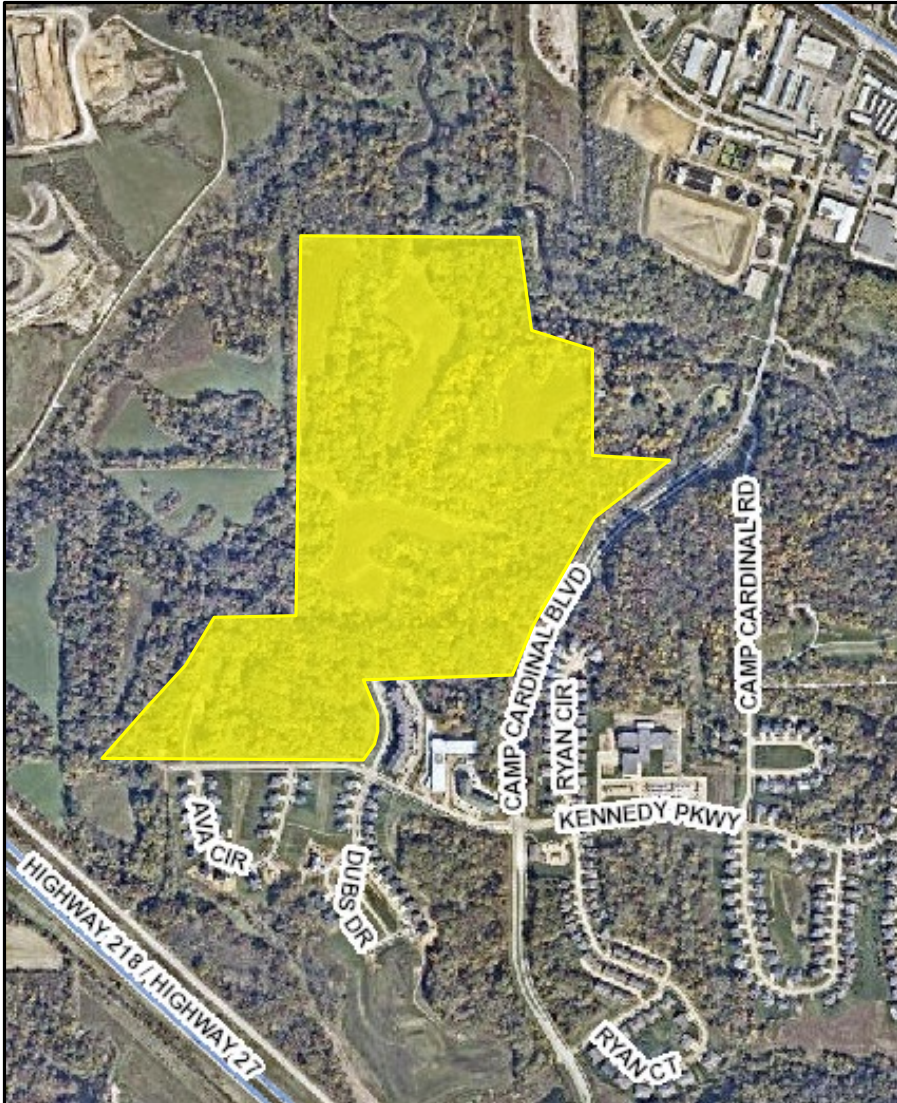


Scheels – 17,800 sq ft expansion, \$4.3 million, scheduled for completion late spring 2021

H&M locating in former GAP and extending toward Dillards



EAGLE BEND AT CLEAR CREEK



124 acres, 270 units

60 acres will remain undeveloped

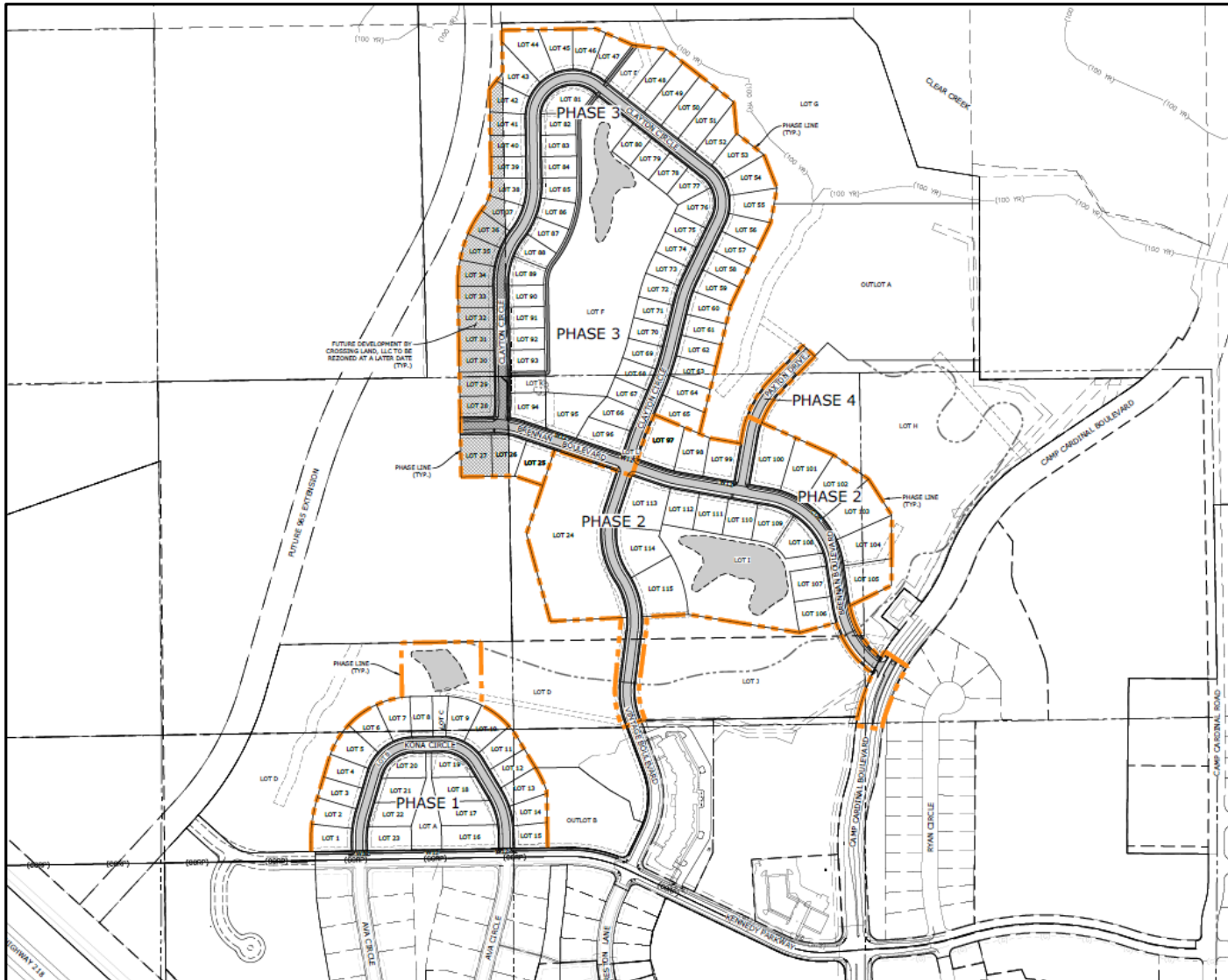
92 – single family homes

17 – duplex lots (34 units)

3 – 18-unit buildings

1 – 90-unit building

EAGLE BEND AT CLEAR CREEK



**Phase 1 (Kona Circle)
started this month**

**Phases 2-4 scheduled to
start 2022, 2024, 2026**



CROSSING COMMONS



56 assisted-living units

20 memory care units

Opens April 2021



SUMMIT HILLS

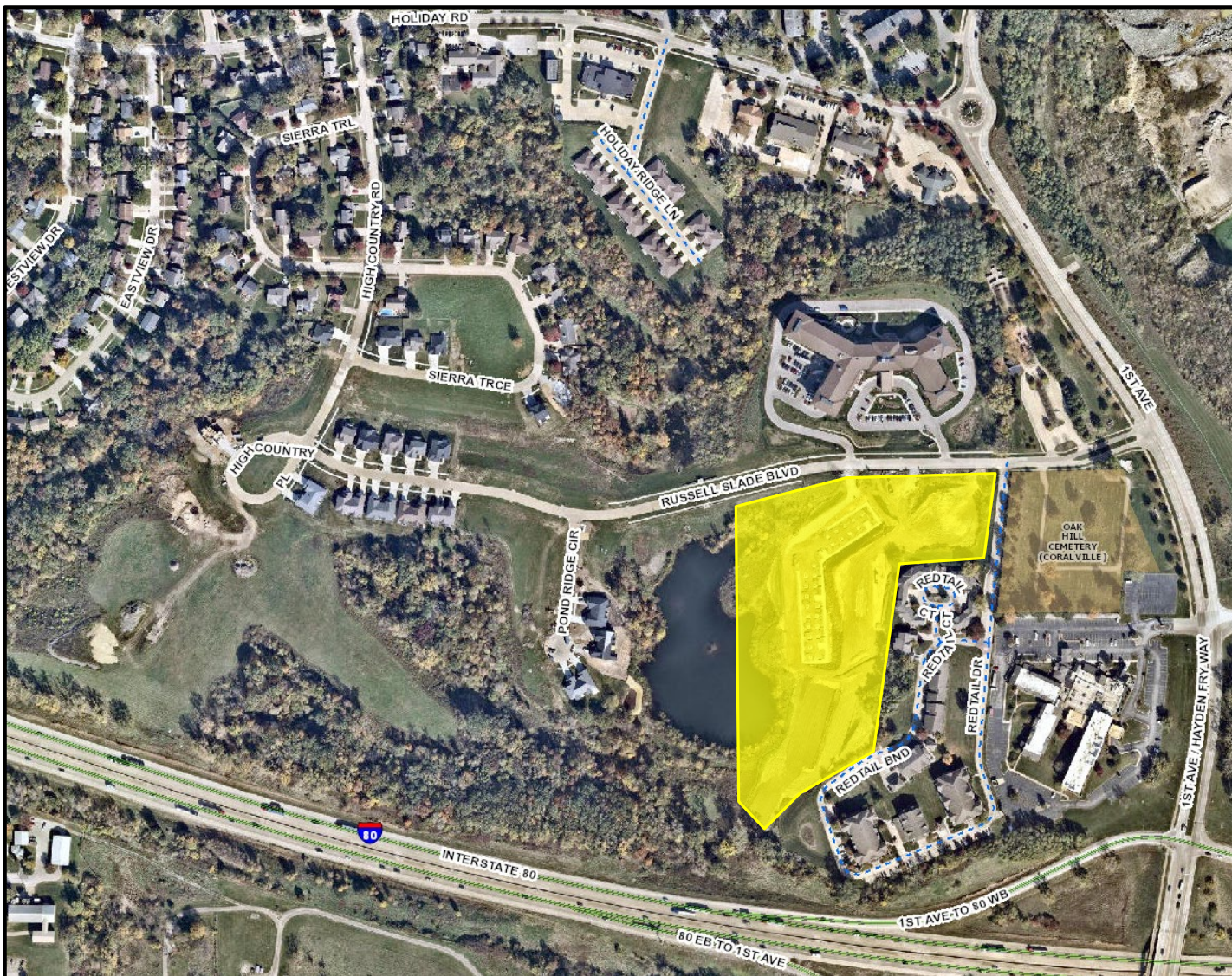


36 single family homes

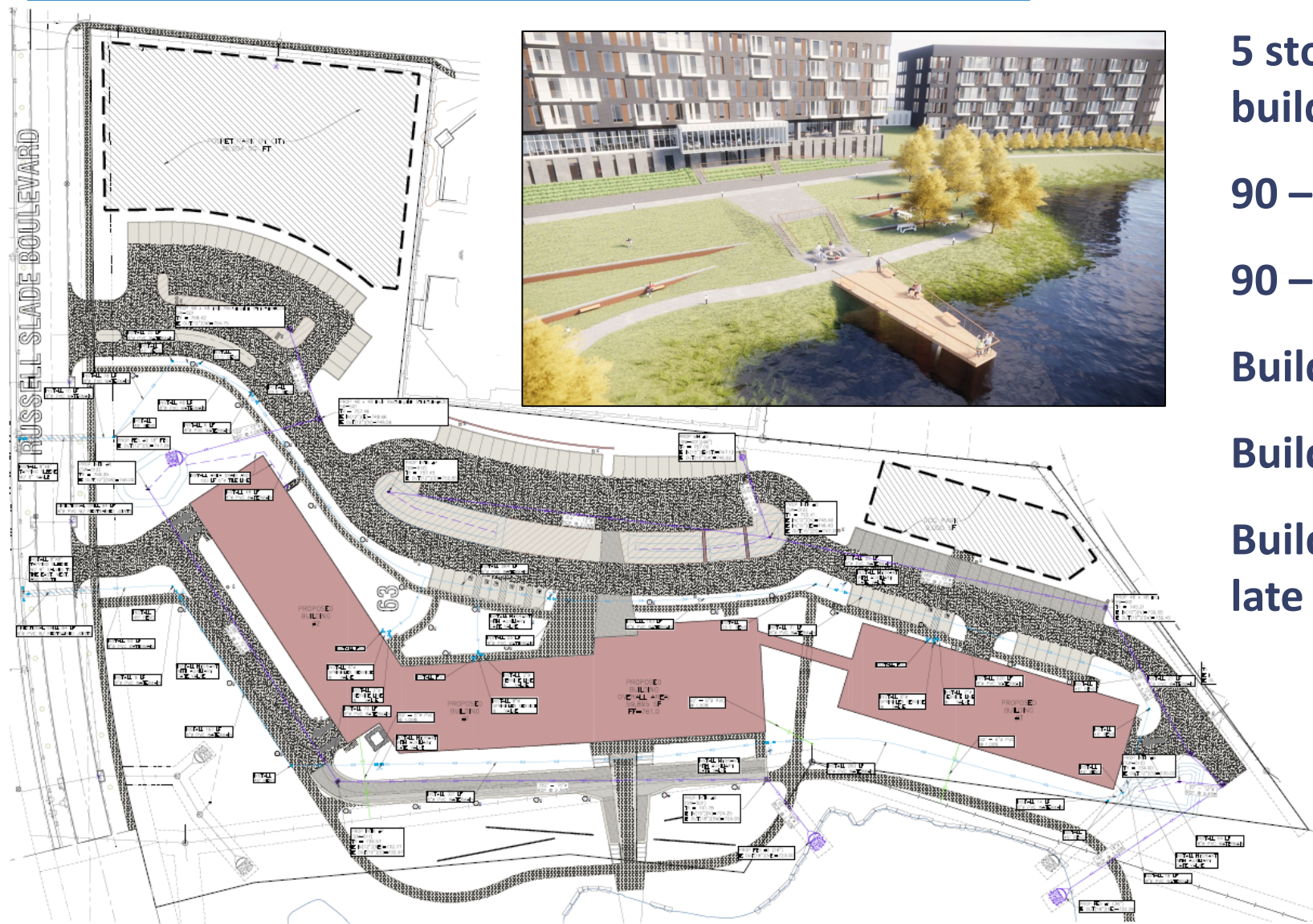
Homes along east side of Hughes Street nearing completion

Public utility improvements underway west of Hughes Street

BRIDGEWATER | THE POINT



BRIDGEWATER | THE POINT



5 stories plus 2 levels under-building parking

90 – 1 bedroom units

90 – 2 bedroom units

Building 1 occupancy late 2021

Building 2 occupancy early 2022

Building 3 construction starts late 2021 or early 2022

BLUFFS AT BROWN DEER



3 stories with underbuilding parking

Two 30-unit buildings

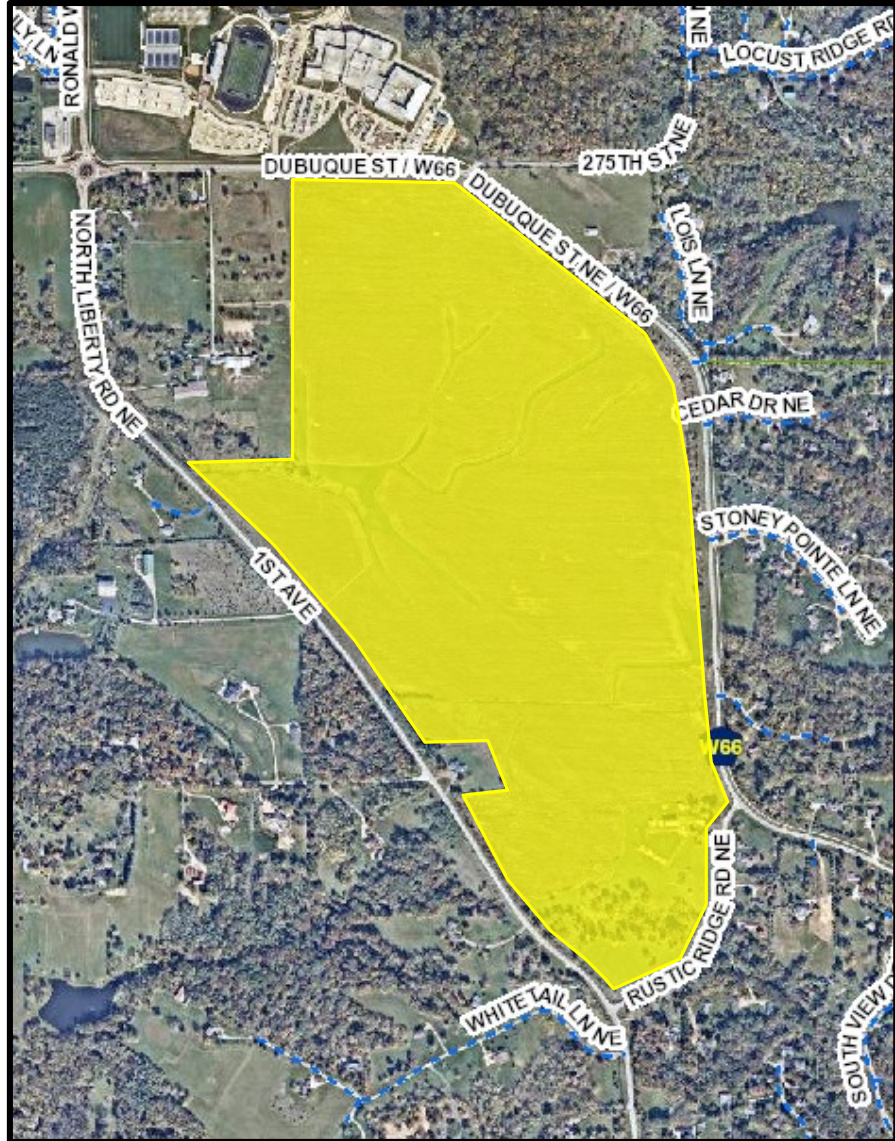
Age-restricted cooperative

Building 1 occupancy December 2021

Building 2 occupancy fall 2023

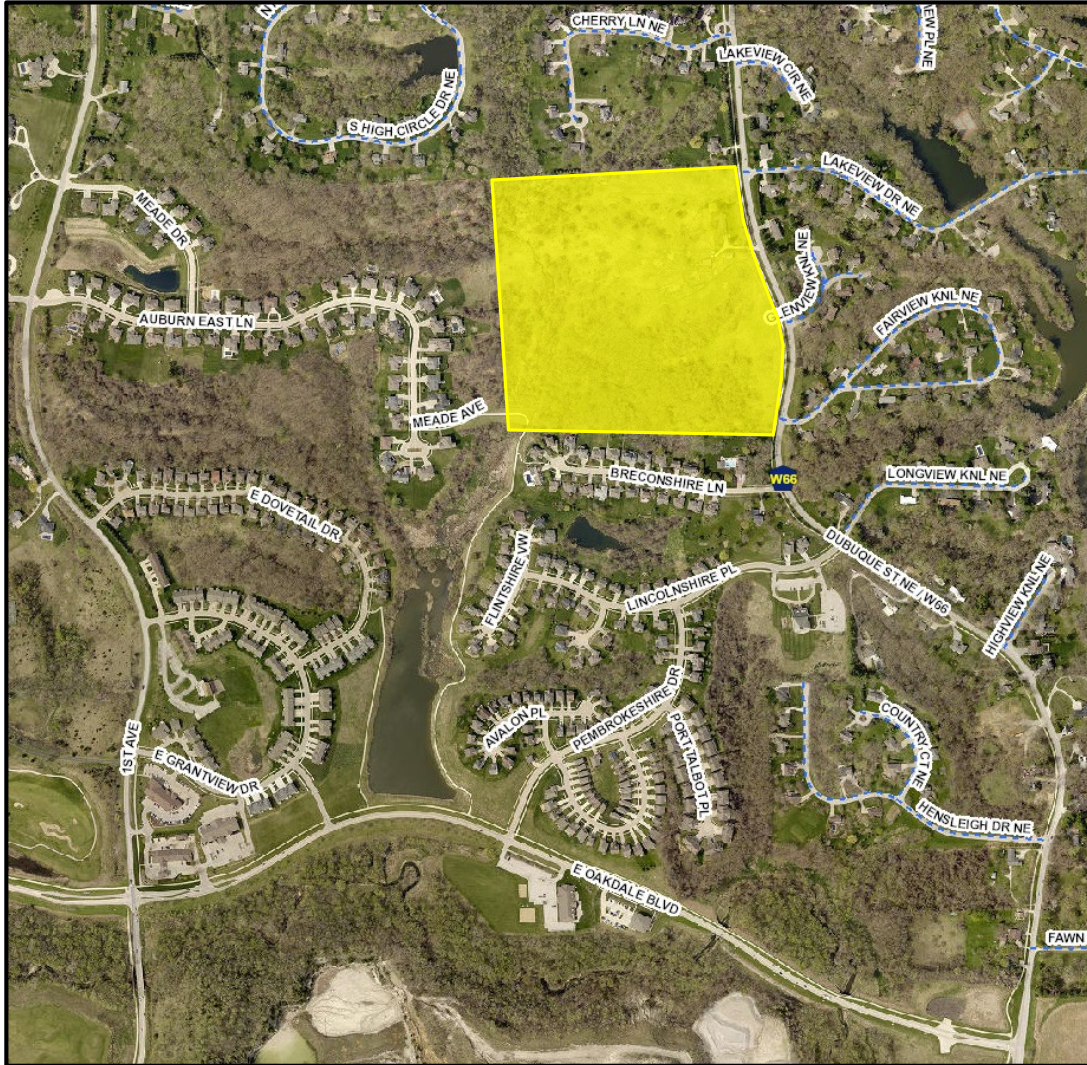


FOREVERGREEN HEIGHTS



- 251 acres, 1002 units
- ICCSD site 42.4 acres
- 328 – single family homes
- 442 – 2 to 4 family units
- 232 – multi-family units
- 6 phases over 6 years
- Phase 1 (270 units) starts this spring

AUBURN RIDGE



43 total acres

13 acres public open space

2 acres private open space

50 single family homes

Construction starts April-May

IOWA RIVER LANDING

STAYBRIDGE SUITES



6 stories, 99 rooms
13 condos on top floor
Opens this spring



IOWA RIVER LANDING | IRL PARKVIEW

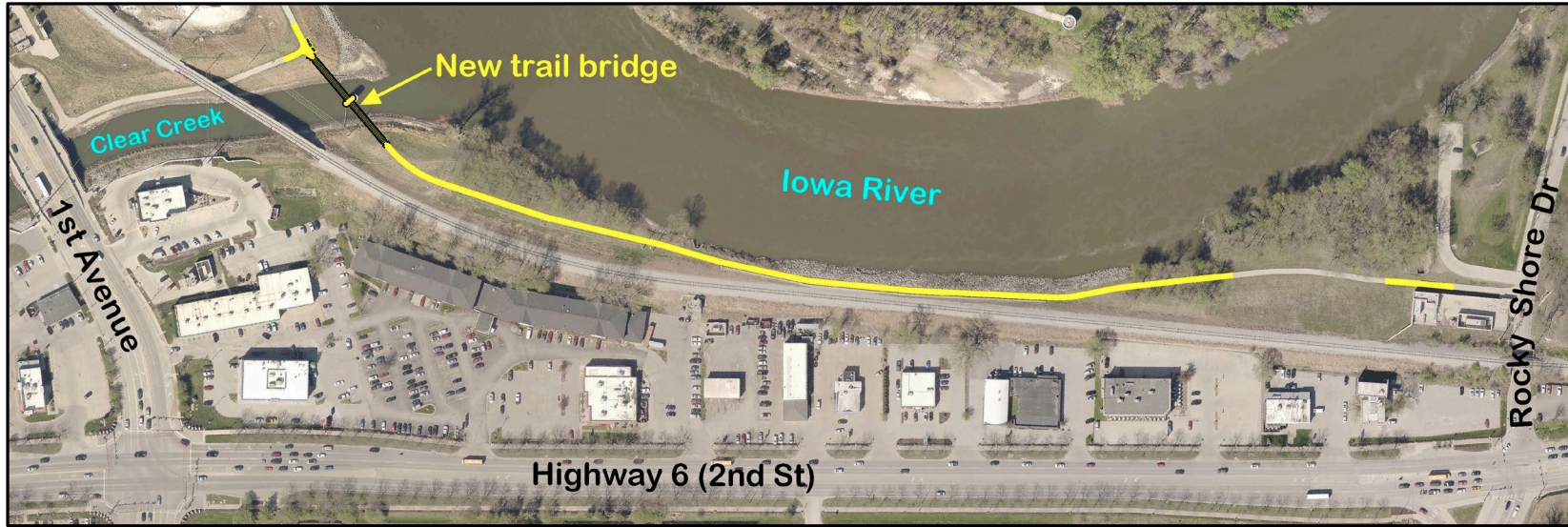


3 stories, 42 units, with under-building parking

Residents moving in this month

First of five proposed residential buildings in NE corner of the IRL

IOWA RIVER TRAIL



**On schedule for
completion by July 1**

**10' wide concrete trail
with dual-span pedestrian
bridge over Clear Creek**



INTERSTATE 80 & 1ST AVENUE INTERCHANGE



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INTERSTATE 80 & 1ST AVENUE INTERCHANGE



Iowa DOT Letting summer 2022 with construction 2022-2024

Will be the fourth Diverging Diamond Interchange in Iowa



QUESTIONS?

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