

Henry Ford stated, "Coming together is the beginning. Keeping together is progress. Working together is success."

This year has been great, but 2017 will be even greater.

## Mayor Quentin Hart



**City of Waterloo Development Update**  
SPRING 2017

## San Marnan



The South Waterloo Business Park is located on the south east corner of Ansbrough Ave and US Highway 20 in the City of Waterloo. The Park is owned by the City of Waterloo and is Certified Shovel Ready Site by the Iowa Economic Development Authority and McCallum Sweeny Consulting.

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# Building Community

## City of Waterloo Development Update

SPRING 2017





## MidPort

The development of “shovel ready” lots continues to be the story in Midport. Grading and utility construction work has begun on the Wagner Road lots currently owned by the City of Waterloo. A total of six lots are being platted and prepared for development, with three potential businesses to locate there already.

Clapsaddle Garber is actively working towards a design and layout for a rail served industrial park west of the Waterloo Regional Airport along Leverage Road. With the development of the Waterloo Airport Industrial Park the City hopes to attract industries that are not only interested in Rail access but also access to aviation. The City currently owns 310 acres released by the Federal Aviation Administration (FAA) in this area for development and is already seeing interest in lots from industries.

The City has been working with the Airport and FAA officials towards the release of developable land near Airline Highway and Midport Boulevard. The City recently received official release of the property and approximately 12 acres are available for development.

The need for warehouse buildings continues to be in demand for this area. An additional 50,000 square foot industrial building is currently under construction along Geraldine Road similar to two warehouse buildings that were constructed in the past three years.



## Martin

The Martin Road area continues to be a hot spot for development in Waterloo. There is an estimated 54,475 square feet of new development to take place in the Martin Road area this year alone. Currently we have construction finishing up on two projects, Gubbel’s Heating and Air Conditioning and also Hawkeyes Stages. Currently realtor Amy Wienands is constructing a 17,500 square foot office building along Ridgeway Avenue. This spring you will be seeing ground breaking on 5 projects including Love’s Travel Stop, Black Hawk Gymnastics, Fusion Dance Studio, Chix Gear and also a strip mall west of The Reserves.



## Logan

The City of Waterloo recently entered into a partnership with JSA Development and Habitat for Humanity for the rehabilitation of the Walnut Neighborhood. The City will be completing a study for the area identifying historical significance of structures and work closely with JSA Development and Habitat for Humanity to rehab existing homes and construct new homes within the area.



## Housing

Residential Development continues to be booming in Waterloo. Audubon, Southland and Crossroads Estates continue with development of residential construction. An additional 90+ lots are in the process of being platted including plans for infill sites such as Baltimore Field, Edison School and Orange School. Multi-unit residential development is continuing at Kimball-Ridgeway and the former Tunis Speedway sites.

## San Marnan

Kwik Star will begin construction of a new convenience store and car wash near Highway 20 and Ansborough Avenue. Construction is estimated to begin in the spring of 2017.



The City of Waterloo has been working for two and a half years towards the certification of a 181 acres south of Highway 20. In December the City officially received designation for the site and are currently marketing the site for development. Site Certification process includes identifying all utilities for the area, Geotechnical reports, Environmental Reports, historic studies and much more for the area in question. There are only 16 Certified Sites in the state of Iowa.

*(See more details on back panel)*



## Downtown

Singlespeed Brewery, located in the former Wonder Bread building, is moving along with construction on their pub and additional retail location. The recent opening of Sidecar Coffee has attracted many coffee lovers to the downtown area. The addition of Singlespeed continues to be a positive one on the downtown area even before they have officially opened their doors.



Construction for Grand Crossing Phase II has officially begun all while construction for Grand Crossing Phase I is near completion. Phase II will host commercial on the first floor with residential units above.



Two additional residential developments will begin in 2017 downtown. The first will be located adjacent to the Riverloop Amphitheatre and named the “Upper Plaza”. The project will be 4-5 stories tall and contain a total of 48-52 residential units along the riverfront.

The second project will also be located along the riverfront near the corner of 6th Street and Commercial Street where the former flea market building resided. A total of 40-46 units are being proposed for the project.

Community Bank & Trust is currently undergoing a \$4 million dollar renovation of their building located that the corner of Park Avenue and Commercial Street. Work began in the Fall of 2016 and is set to be complete this year.

## Northeast

The City of Waterloo is continuing to work towards developing construction ready lots in the Northeast Industrial Park. A total of 8-10 lots or 50 acres will be available once construction of utilities and road way are complete this year.

## Waterloo Regional Airport

Airport officials are pleased to report there were a total of 25,322 outbound passengers at the Waterloo Regional Airport for 2016. This is an increase of 338 passengers in contrast with CY-2015, reflecting an aircraft load factor of 76%. Along with a competitive air fare structure, local and area air passengers are becoming more aware that flying out of Waterloo saves travelers money by avoiding added time and expense associated with driving and ALO’s low to no cost vehicle parking.