

What CyTown site plans could look like

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Ames Tribune
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Detailed site plans have been released for the long-awaited CyTown development.

CyTown will transform 94 acres near the Iowa State Center, Jack Trice Stadium and Hilton Coliseum with retail space, offices and a music venue. Omaha-based Goldenrod Companies is the project’s master developer.

The project is expected to cost between \$175 million and \$225 million.

Eight buildings will be built between the football stadium and the Iowa State Center, adding roughly 575,000 square feet of vertical space.

Construction of the development started in 2023, and Iowa State University said they expect the district to be operational by 2027.

A proposed site plan will be presented to the Iowa Board of Regents on Wednesday.

The plan includes lease proposals for the individual CyTown buildings except McFarland Clinic, which broke ground earlier this year.

Here are plans for each CyTown building:

McFarland Clinic

The district’s anchoring business, McFarland Clinic, broke ground on a 78,000-square-foot clinic in April, with an anticipated finish in late 2026 or early 2027.

The new McFarland Clinic CyTown building will be a three-story, 78,000-square-foot facility with several primary care and specialty care services.

Services include family medicine, occupational medicine, orthopedic sports medicine, pediatrics, physical medicine and rehabilitation, primary care sports medicine and urgent care.

Two tenants will anchor food and beverage

The second building will be CyTown’s “Food & Beverage Anchor Building” and will accommodate two tenants, according to Regents documents.

The proposed two-level, 16,853-square-foot building will be prominently located at the south edge of CyTown, near Jack Trice Stadium.

The building will be “designed to create an inviting, year-round dining experience,” and its location will provide convenient access for stadium visitors,



A rendering of a proposed restaurant and beverage anchor in the CyTown district. PROVIDED BY IOWA BOARD OF REGENTS

nearby clinic patrons and those looking to enjoy the lively atmosphere along what will become Cyclone Alley, according to Regents documents. “Building B” is expected to cost about \$5.8 million.

CyTown Suites

Sixty luxury condos are planned for Buildings C and E, or CyTown Suites.

The two five-story buildings will have 30 units at \$500,000 a pop.

The condos, which require a 10-year ownership commitment, will be built by the Iowa State Center, in between Jack Trice Stadium and Hilton Coliseum.

Construction for the \$55.5 million project is expected to begin in spring with occupancy planned for the third quarter of 2027.

Two office and retail buildings

Buildings D and F will house office and retail opportunities. Each building will be two stories — the ground floor will house retail spaces while the upper level will offer a “modern office environment, tailored for flexibility and collaboration,” according to Regents documents. They will have a respective 66,434 and 67,692 square footage, and cost a total of about \$58.7 million.

Cyclone Alley will act as glue

The last building will be the “center spine” of CyTown.

Cyclone Alley will provide connections from the Iowa State Center to Jack Trice Stadium and the Alumni Center to CyRide users. The building’s signature piece will be Cylo, a versatile amphitheater at the north end of the alley. It will be able to host acts of all sizes and have a “massive digital backdrop to enhance the immersive experience for up to 3,500 people on the viewing lawn,” according to Regents documents. The 12,715-square-foot building is expected to cost \$19.3 million.

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Slater

Continued from Page 1A

This summer, a \$68,000 grant from Story County allowed for grading the land to the proper contours, paving the way for future construction.

The estimated cost of the full project is just over \$6 million, though officials hope to reduce expenses through careful engineering and contributions from local contractors willing to donate labor or materials.

By fall 2026, the soccer fields are expected to be playable. Baseball and softball fields, complete with lighting, are targeted for completion within the project’s five-year plan, rounding out the vision of a fully functional sports complex.

Sports complex has a trailside location

The name “Trailside Sports Com-

plex” reflects its unique setting. The fields will sit less than 30 yards from the High Trestle Trail, offering seamless access for athletes, families and visitors, Christensen said.

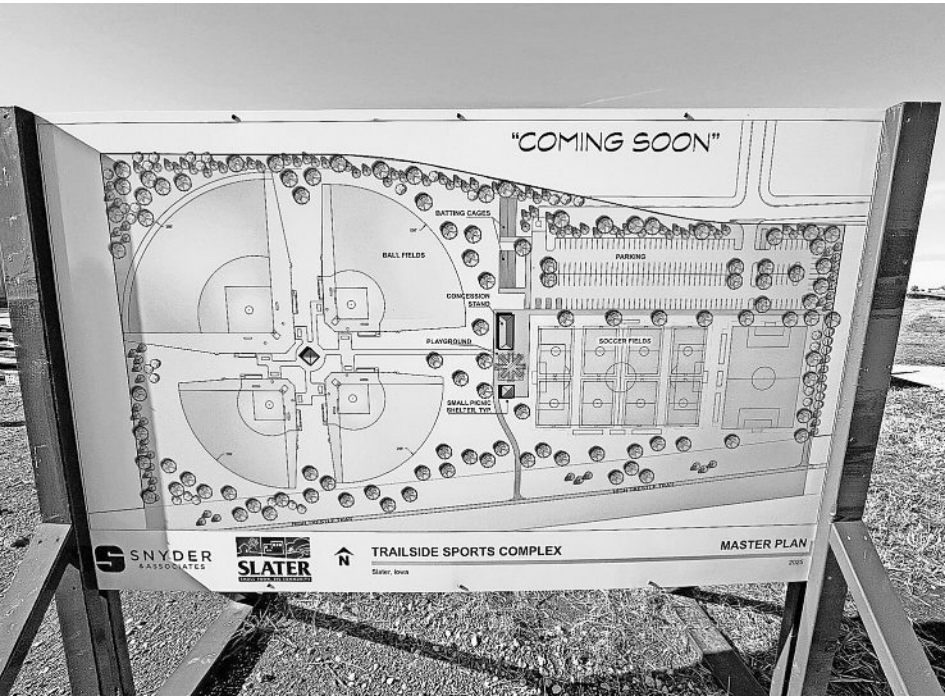
The juxtaposition of ball fields, soccer pitches and natural amenities alongside one of Iowa’s most beloved trails underscores the project’s potential to become a regional draw, he said.

Julie Weeks, recently elected to the Slater City Council, and her husband Craig have not only invested in the city’s future but also created opportunities for local families to gather, play, and connect.

Their donation, valued at millions if monetized by acreage, stands as a landmark gift in Slater’s history, Christensen said.

For Slater, the Trailside Sports Complex represents more than new fields — it’s a symbol of generosity, vision and community pride.

Ames Tribune reporter Ronna Faaborg can be reached at rfaaborg@usatodayco.com.



Slater's Trailside Sports Complex will offer four ballfields for softball and baseball, a large soccer field, a six-acre stocked pond and access to the High Trestle Trail. PROVIDED BY THE CITY OF SLATER

Cramer

Continued from Page 1A

“I’m a bridge builder, and this might be a good time for a bridge builder to bring parties who want to make our universities better together,” Cramer said. “...I think we can flip the narrative on higher education, and that is here in Iowa. A degree from one of our public universities is a great investment, and it’s going to help these students going forward the rest of their lives.”

“Thank you for trusting me with this opportunity. I’m going to work hard, and I think together, we can make our Iowa universities the envy of the country,” Cramer said.

Reynolds will select a new regent to fill Bates’ seat, as well as a replacement for former Regent David Barker, who left the board in May to serve as the U.S. assistant secretary of postsecondary education under the Trump administration. Cramer and Tjaden will serve in their leadership positions until April, but their terms as regents run until 2029 and 2031, respectively.

Bates resigns, Rouse steps down from leadership role

Sherry Bates was appointed to the Iowa Board of Regents in 2014 by former Gov. Terry Branstad to fill the unexpired term of Nicole Carroll. Bates was then reappointed by Branstad in 2017 and by Reynolds in 2023, and appointed president of the board in 2024. Bates’ term was set to end April 30, 2029, according to the news release. Her last meeting as board president was on Wednesday, Dec. 3, and she will officially re-

sign on Thursday, Dec. 4. Bates said in the release she’s been “fortunate enough to serve on the board for nearly 11 years,” working with “many outstanding fellow Regents” to govern the University of Iowa, Iowa State University, and the University of Northern Iowa.

In a teary goodbye and final bang of the gavel on Wednesday, Bates thanked Branstad and Reynolds “for their trust in me in this position,” the three university presidents, her fellow board members, and the office and staff.

“It is going to be hard to say goodbye to all of you,” Bates said. “The board is in good hands and the [universities are] too. Greta [Rouse], thank you for your insight, your collaboration, your steady support, and your friendship. I couldn’t have asked for a better pro tem. And to my husband and family, with heartfelt thanks for your love, patience, and constant encouragement. You have made this work possible for me to do.”

“Best wishes to Robert [Cramer] and to Kurt [Tjaden]. I extend my full confidence and warmest wishes to you both. Congratulations to both of you,” Bates said.

Regent Rouse is stepping down from her current position as president pro tem on Thursday, Dec. 4, but will remain on the board as a member through her term’s expiration in 2027.

Rouse was a student regent from 2008 to 2012 and was later appointed to the board in 2021. According to the release, Rouse’s departure from board leadership is to focus on her family and children.

“While I remain committed to serving on the Board, leadership requires an additional time commitment. With our children still young, I want to focus on my family. Iowa’s universities inspire the next generation,

drive our economy, advance research, and enrich communities across the state,” Rouse said in the news release. “Stepping down from leadership will allow me to do that while continuing to support their important work.”

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