

# Leisure hub, relocated Pizza Ranch planned in North Liberty

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Lion Development Group is in the initial stages of developing an entertainment center featuring bowling, a commercial building with office spaces and a coffee shop, and moving its Pizza Ranch restaurant to a different location in North Liberty.

Brandon Pratt, owner of Lion Development Group and co-owner of Tin Roost, is the main figure leading the projects and is behind Field Day Brewing Company, a 20,910 square-foot micro-brewery, restaurant and entertainment facility at 925 Liberty Way with an expected summer 2023 launch date.

He is also moving forward with plans to build Penn Street Place apartments near Tin Roost, as well as constructing single-family homes and multi-unit residences east of Whirlpool and north of West Penn Street.



An updated rendering posted Oct. 10 on Field Day Brewing's Facebook page of the new micro-brewery and restaurant coming to North Liberty next summer.

All developments are under the Solomon's Landing umbrella.

## Pizza Ranch and entertainment center hybrid building

A family entertainment center with 20-22 bowling lanes called Bowldogs connected to a new Pizza Ranch location is in the works in North Liberty at 1395

Hayes Lane.

In development with a "local individual" and consultants out of Florida, Mr. Pratt told the CBJ the entertainment center with a bowling alley will flow directly into an arcade space and the Pizza Ranch restaurant.

The 22,000-square-foot entertainment center will have an adult-only mezzanine area with pool tables, dartboards and "possibly even a private bar." It could also include another undisclosed activity, he said.

Next to the entertainment center will be a 3,500-square-foot arcade and redemption counter shared with the bowling alley.

Attached to the entertainment center would be a prototype, 6,500-square-foot Pizza Ranch, similar to other locations.

They will relocate and move out of their leased location at 395 Beaver Creek Center. Mr. Pratt owns several Pizza Ranch locations in the Corridor and has been the Eastern Iowa Coop President of Pizza Ranch since 2014.

Construction will begin in the spring and could be completed as soon as next fall. Site plans still need to go through the official planning and zoning and city council approval process.

## Commercial spaces and a new coffee shop

Next to the family entertainment center at 1450 Hayes Lane will be a commercial building with an undisclosed coffee shop, two tenants occupying office space and the new headquarters for Lion Development Group.

An additional 2,500 square feet of vacant space will be available to lease.

## Penn Street Place apartments

The four-story, 52-unit apartment building next to Tin Roost at 755 Community Drive is slated for a February 2023 open date.

The building, featuring 34 two-bedroom, two-bathroom units and 18 one-bedroom, one-bathroom units, had a groundbreaking ceremony last November.

"We've already got a list of around

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Lion Development Group is bringing a family entertainment center with bowling and an arcade to North Liberty. Pizza Ranch is moving locations and will be connected to the new building. CREDIT LION DEVELOPMENT GROUP

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UnityPoint Health - St. Luke's, long known as Cedar Rapids' Heart Hospital, has once again been recognized for its stellar reputation and commitment to heart and vascular care.

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we knew that all these companies were moving their portfolios to the point where they wanted to add solar," he said.

Mr. Greenwood said due to the preliminary nature of the plan, there is no projected construction cost available at this time.

Construction of a large-scale solar farm would help Iowa maintain affordable energy rates, provide employment to site workers and would provide higher tax payments to Johnson County exceeding what the property provides in taxes as an agricultural use, MidAmerican said.

**Big picture**

Mr. Kennedy is continuing to work with landowner partners and other stakeholders to keep them informed of issues and changes to the plan, but anticipates MidAmerican to be responsible for the direction of the project.

"Generally, people in Johnson County are very, very environmentally oriented," he said. "This is for the county and for the community. I think a lot of people sign up with us just out of having a green civic spirit."

Landowners are paid significantly more rent under this agreement and is a way for farmers to land bank, something that is beneficial for future generations.

"We farm the land very hard in

Iowa," he added. "The land could use a break. When it goes back to being farmland, it will be in better shape than it was before the solar project came in."

MidAmerican Energy completed its first wind energy project in 2004, since growing its fleet to more than 3,400 turbines at 37 projects in 32 counties. The Johnson County Solar Triangle plan would produce more peak output than all of MidAmerican's existing solar projects combined.

This year, MidAmerican installed 141 megawatts of power at six sites, including a 3-MW solar array in Hills that can power up to 650 homes. The proposed plan is separate from MidAmerican's \$3.9 billion Wind PRIME renewable energy project.

On Nov. 10, the Iowa Utilities Board issued certificates of public convenience, use and necessity for the Coggon Solar and Duane Arnold Solar electric generating facilities. The Duane Arnold rezoning proposals were approved after a contentious evaluation process on Sept. 6 by the Linn County Board of Supervisors.

"Solar energy in Iowa will always be a small part of the next generation," Mr. Kennedy said. "It will never dominate because wind is so far ahead... but I think there are places where wind doesn't make sense. Iowa is very grid constrained, so I think there will be opportunities for the utility companies to develop solar." CBJ



A commercial building from Solomon's Landing will soon hold an undisclosed coffee shop and office space. CREDIT LION DEVELOPMENT GROUP

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30 people [interested] so we're hoping to start showings in the next couple of weeks," Mr. Pratt said.

Attention will then turn toward a 4,500-square-foot commercial building that will share a parking lot with Tin Roost.

"We are working with some national tenants for our site there off of Penn Street next to Solomon's Landing, and I'm hoping we can go public with who that is pretty soon," he said. "We have one more vacant lot and some commercial buildings for lease. Around 25,000 square feet of commercial space is not yet spoken for by tenants."

**Single-family lots**

In April, North Liberty City Council approved a plan from Solomon Holdings to build 110 single-family lots and more than 350 multi-unit residences spread across eight buildings.

The project will reshape downtown North Liberty with housing geared toward older individuals and a newer style of multifamily housing options, Mr. Pratt told the CBJ in January.

"All single-family lots are under contract from Silverthorne Homebuilders, a large general contractor and builder out of the Quad Cities," he said. "We're optimistic we're going to have foundations in the ground this winter, which is exciting because we don't have that product available here in North Liberty."

Single-family houses are expected to cost around \$350,000. The first phase of construction will be 22 lots and market demand will dictate how quickly future homes are built, he said in an email.

Vertical construction on the multi-family residences will begin next spring.

A \$3.3 million performance bond for site utilities including paving, mass grading and detention related to Solomon's Landing passed city council Oct. 25. CBJ



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