Council Communication

Department: Community Development	Resolution No.: 24 -	City Council: September 9, 2024

Subject/Title

1. Approval of the request for proposals for new residential and/or mixed-use development on property legally described as Block 1, River's Edge Subdivision in the Playland Park (River's Edge) Neighborhood; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the Playland Park Urban Renewal Area and soliciting proposals in accordance with the request for proposals, and setting a public hearing for November 18, 2024 as the date of public hearing on the intent to accept the selected development proposal submitted.

Background/ Discussion

The City of Council Bluffs, through its Community Development Department, is inviting proposals from interested firms to purchase and develop a 1.72-acre parcel within the Playland Park (River's Edge) Neighborhood. Located strategically on the west end of Council Bluffs, Iowa, River's Edge is bordered by Interstates 29 & 480 and the Missouri River. It lies directly east of downtown Omaha, Nebraska, and is part of the rapidly growing Council Bluffs, Iowa-Omaha, Nebraska Metropolitan Area, which currently has a population around 967,000 and is projected to exceed one million within a decade. Additionally, River's Edge is situated within the urban core of the Council Bluffs-Omaha metro area, which is an area experiencing significant revitalization efforts relative to housing, business and job creation, construction of a modern-day streetcar, arts/cultural entertainment, public space enhancements, and riverfront revitalization.

River's Edge has seen substantial development over the past seven years, including the construction of a new office building, a 728-stall parking garage, over 250 multi-family apartment units, and several mixed-use commercial/residential structures and townhomes. The City is now seeking proposals from qualified firms to develop multi-family residential and/or mixed commercial/residential buildings on this 1.72-acre parcel. The proposed development should be iconic and complement the ongoing riverfront revitalization efforts in Council Bluffs.

River's Edge is a 26-acre master-planned, mixed-use redevelopment project situated along the Missouri River in the west end of Council Bluffs, Iowa. The development borders Tom Hanafan River's Edge Park, which offers unobstructed views of downtown Omaha and provides a vibrant, scenic pedestrian environment. The project site is also conveniently located within a half-mile walking distance of existing and planned regional amenities, such as:

- MidAmerican Energy Adventure Tower (Opening 2025)
- Belle's Play Garden
- FIRST AVE Trail
- Kewitt Luminarium
- Bob Kerry Pedestrian Bridge
- Heartland of America Park and Waterfront Pier
- Charles Schwab Stadium (Home of the NCAA Men's College Baseball World Series)
- CHI Health Center Area and Convention Center

River's Edge was designed to incorporate current best urban planning practices such as: mixture of land uses and housing typologies; buildings constructed with minimal setback distances from the adjacent public realm, pedestrian mobility and walkability via sidewalks, raised bike lanes, and sidewalk separations from the on-

street parking and roadways; landscaped street rights-of-way, public gathering/meeting spaces, and high quality building architecture and designs.

River's Edge is a master planned community with an adopted set of development standards relative to: building setbacks and heights, architectural designs, block designs and mix of land uses, public art, on and off-street parking, street connectivity and design, pedestrians and cyclists, and other special design requirements within the neighborhood. Additionally, River's Edge has an approved set of private covenants which regulate: signage, landscaping, building architecture, site development (i.e. maximum building heights, parking, trash enclosures, exterior lighting, etc.), cross access easements, utilities, etc. All interested developers will be required to adhere to the adopted River's Edge master development plan and private covenants, or seek approval to amend them, if necessary.

Discussion

River's Edge is located within the Playland Park Urban Renewal Area. In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond and to comply with Iowa urban renewal laws. This includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.

Attached is a copy of the request for proposal that will be uploaded into the City's 'IONWAVE' bid letting web application and emailed to developers, real estate firms and other parties soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil and posted on the City's website. The attached resolution asks for City Council approval of this form and content.

A separate resolution also directs the City Clerk to publish notice inviting development proposals to be submitted. Proposals are due by 5:00 p.m. on October 25, 2024 to the Community Development Department. Lastly, the resolution approves November 18, 2024 as the date of public hearing on the intent to accept the selected development proposal submitted.

Attachments

The request for proposal for development on property legally described as Block 1, River's Edge Subdivision in the Playland Park (River's Edge) Neighborhood is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals.