Attachment A

Christopher Gibbons

From: Damien Shull <damienshull@gmail.com>
Sent: Thursday, August 22, 2024 10:34 AM
To: Christopher Gibbons
Cc: Damien Shull; Ed Gregory
Subject: Updated for storage in back of property
Attachments: FB_IMG_1724288111056.jpg; FB_IMG_1724288115331.jpg; Screenshot_20240821_195628_Facebook.jpg; 20240821_215849.jpg; 20240821_215947.jpg

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Good evening Christopher,

Thank you for taking the time talk earlier today.
I am emailing the letter of intent on the Harry Langdon Property for rezoning. The intent of this project is to beautify the Industrial area next to the interstate and bring in great businesses to Council Bluffs that will get that visability from the interstate from this project layout. This will be an owner use and tenant use property. We are going to bring in a very upscale industrial flex space that will have office and garage space to have businesses grow in our community while having a great visual appeal that is not like other projects. This will be a place where businesses owner can lease space that looks very professional and functional for fleet type businesses. These are building with space that allows business with large commercial weight vehicles to be store inside and out of site from public, while having a professional office space in same place. This will give great visual interstate appeal to our city. I would like to also add some back of the property outside storage. His would be completely fenced in and secured with surveillance cameras. The fence would have mesh through it if need be. But will not be at all a eye sore to anyone passing by or visual. It.is planned to be at back and next to thick tree line area. But would be ok for planning to help position it aswell.

I have attached photos of sketches of the land and potential layouts of the buildings. Also examples of potential look of the building. The size and sqft may change a little. But we will work with engineers and architects to layout best fit for land and most amount of future build that allows a great clean look from the interstate and people passing the property on Harry Langdon BLVD. We intend to keep landscaping and tree separation that is thick and full between road and residential area. The land between the property and any residential is thick mature trees. Also the same for Hanrry Langdon road with exception where we plan to put the entrance to the property. This will allow privacy and very little change or impact to the surrounding area. The area surrounding the buildings will be solid surface area for driving and ease to enter and exit. It will provide a wide entrance and exit for safe and easy flow of any future business tenants occupying the space. We plan to have the front of these building to be parking for clients only. If any employee or equipment to be parked inside or on occasion on paved surface behind the building that will not be visible from any side of the roads or interstate. This providing a great clean look. Also being safe for emergency vehicles or traffic. The sketches do not show, but I plan to have some stone on front of the buildings with lights and signs lit up for evening appeal.

I look forward to working on this project and continuing to improve the great city of Council Bluffs.

Thanks
Damien Shull