City of Council Bluffs, Iowa
Request for Proposals
Redevelopment of Land Located south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club
Proposal Due Date: June 26, 2025

The City of Council Bluffs is inviting proposals for the purchase and development of an approximate 8.5 acre parcel of land in the Lake Manawa Neighborhood. The property, situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, is intended for the development of a multi-family housing project consisting of approximately 180 units. This opportunity is being managed by the city's Community Development Department, which is seeking developers interested in contributing to the area's residential growth.

To align with the city's vision, the development should focus on creating a multi-family residential environment. This area should feature higher-density housing, establishing a distinct edge area within the overall 93 acre site that complements future phases of the development. The site it part of land that has been designated as the east Manawa Drive Residential Urban Renewal Area and has been prioritized for economic and housing development.

City Objectives

The city is seeking proposals to develop the site in conformance with applicable ordinances, as well as in compliance with the following stated objectives. These objectives include, but are not limited to:

- Proposals may be submitted for the development of multi-family residential.
- To cause the construction of new affordable housing units with occupancy on or before December 31, 2028.
- To provide a positive impact on the city resulting in increased tax revenues and contribute to the city's long term economic and community growth objectives.
- To implement the recommendations contained in the East Manawa Subdivision Planned Residential (PR) Development Plan. Information is available online at https://www.councilbluffs-ia.gov/2535/E-Manawa-Subdivision.

Site Description

The East Manawa subdivision is a 93-acre area purchased by the City in 2022 with the intention of creating a new, mix-income neighborhood with high-quality design, along with open spaces, a trail network and connections to nearby neighborhoods. The master planned development includes an estimated 900 housing units in various typologies that will allow respond to the needs of all types of housing in Council Bluffs. (Attachment A – E. Manawa Conceptual Layout).

This RFP is specific to the northeast section of the East Manawa subdivision and is approximately 8.5 acres abutting East Manawa Drive. Directly south of Veteran's Memorial Highway, the site is within 2.5 miles of the following local amenities:

- Lake Manawa City Park (0.5 miles)
- Council Bluffs Power Center and Metro Crossing (1.2 miles)
- Metro Area Transit Yellow Line (0.4 miles)

- Interstate-29 (0.8 miles)
- Lewis Central Community School District Campus (2.2 miles)
- Council Bluffs trail system (0.1 miles)

The overall East Manawa subdivision will be completed in phases to respond to market demand. It is the City's intent to complete a new extension along the southerly boundary of the property from East Manawa Drive to Mohawk Street to construct 40 new affordable, attached single-family units. An additional phase will construct approximately 24 attached single-family units along Mohawk Street.

Utilities
The parcel is served with water, sanitary sewer, storm sewer, and street paving, but individual service lines may need to be extended to accommodate the project.

Existing Zoning and Preferred Development
The property is currently zoned R-3 Low Density Multi-Family Residential District (Attachments B – Location Map with R-3 Zoning with a Planned Residential Overlay) with an appended Planned Residential Overlay. The selected developer will be required to submit a set of detailed development plans that address all R-3 District (Attachment C – Chapter 15.10/R-3 District), PR Overlay, and Development Standards (Attachment D – E. Manawa Subdivision Multi-Family/Townhome Development Standards), and said plans must be reviewed by the City Planning Commission and approved by City Council prior to any construction activity occurring on this site. The City will work with the developer to final plat the multi-family site as a preliminary subdivision plan has already been approved (Attachment E – Preliminary Plan).

Floodplain and Storm Detention
The property is located in the Zone X (protected by the levee). As part of the overall development, stormwater detention areas are currently under construction. The regional detentions will be maintained by the East Manawa Home Owners Association (HOA).

Home Owners Association (HOA)
All property owners will be required to contribute to the HOA to maintain storm water detention areas within the subdivision. The HOA Articles are currently in draft form.

Value of the Property
An appraisal is being completed setting the fair market value of the property for a price TBD. The City intends to sell the property for no less than fair market value. When the appraisal is completed, it will be provided as an addendum to the RFP in IonWave.

Site Restrictions and Conditions
An existing Iowa Department of Natural Resources (DNR) pipe, which runs diagonally across the site, will remain in place and provides water from Mosquito Creek to maintain Lake Manawa's water level.

A Phase I Environmental Site Assessment (ESA) was completed in 2021 and is available upon request.

Inquiries, Questions and Deadlines
All inquiries/questions regarding this RFP must be directed via the electronic submission system at https://cbiabids.ionwave.net/ . Any changes or additions to the RFP information will be sent to via

Ion Wave. Any other contact in reference to this RFP prior to the time of an award decision will not be addressed.

RFP Issued: May 6, 2025 (CST)

Q&A Ends: June 12, 2025 at 3:00 pm (CST)

Answers to all questions will be posted no later than June 19, 2025 at 3:00 pm (CST).

RFP Due: June 26, 2025 by 10:00 a.m. (CST)

Proposals submitted in person, facsimile transmission (fax) or electronic mail (email) will *not* be accepted.

Proposal and Submittal Requirements

In a clear and concise manner, developers must submit proposals that demonstrate the developer's capacity to satisfy the requirements of this RFP. Proposals do not need to be elaborate or costly, but should be prepared in a professional manner. The following information to be submitted for consideration:

1. Application – must be completed and attached as proposal cover page (see Attachment F – Proposal Cover Page).

2. Project Summary – A brief written description of the project.

3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.

4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.

5. Project Timeline – A timeline for the project design, bidding, construction and occupancy.

6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a minimum 10-year project pro forma. Developer must also outline expected funding sources and projected date all financing will be secured.

7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation.

<u>Special Conditions</u>

Any proposed construction project must adhere to the following requirements:

- The construction project is exempt from federal labor standards.
- A HUD environmental has been completed prior to construction commencement by the city and is available upon request.

- All newly constructed housing must meet all locally adopted and enforced building codes, standards and ordinances of the City of Council Bluffs.
- All newly constructed housing must meet the requirements of the 2012 International Energy Conservation Code as adopted and amended.

Proposal Evaluation
The project proposals will be reviewed based on the following evaluation criteria:

1. Design, Aesthetics and Quality of Construction Materials and Landscaping (40%): As an affordable redevelopment project in the E. Manawa area, the quality of design and materials is essential. A combination of durable materials and transparency with an urban appearance must be utilized. Preference will be given to developers that:

    a. Create a multi-family environment following the R-3 zoning district and the applicable Overlay Standards.
    b. Utilize architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines and upper floor step back to articulate building elevations. A list of acceptable building materials is outlined in the "Architecture" section of the of the East Manawa PR Development Standards. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.

2. Developer's Experience and Capacity (30%): The makeup/description of the developer's project team. The preferred developer will have significant experience in the construction of multi-family complexes. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.

3. Number of Units Proposed, Unit Sizes and Timeline (15%):

    a. Preference will be given to developers who maximize the number of units as well as the number of market rate units. Affordable is defined as at or below 80% of the median family income. Provide a target resident type (senior, family, etc.) if applicable.
    b. Proposals will also be scored on the length of time it will take to construct and occupy the project.

4. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

The above information will be used to select qualified developers. Upon developer selection, development agreements will be negotiated and executed.

Potential Development Incentives Available
The City will work to support the selected developer in applying for any and all applicable federal, state or local incentive applications. These applications must be completed by the selected developer with assistance from the City. The contractor is required to be registered in sam.gov.

- Thriving Communities Designation provides an additional point toward Work Force Housing tax credit application through Iowa Economic Development Authority (IEDA).

- Possible energy incentives may be obtained from MidAmerican Energy and Black Hills Energy depending on project design. Consultation should be initiated with each company prior to final design.

- The property may be eligible for Tax Increment Financing and/or property tax exemption, and will be negotiated by the city on a project specific basis.
- The City of Council Bluffs also entered into a HOME consortium agreement with the City of Omaha, which results in receiving annual funds from the Home Investment Partnership Program (HOME).
- The property also may be eligible for grant(s) from the City's Housing Development Program. Guidelines can be found on the City's website at: https://www.councilbluffs-ia.gov/2554/Housing-Development-Program

General Provisions

1) Submittal Ownership/Costs: Upon submission, all information becomes the property of the City of Council Bluffs. The City has the right to use any or all ideas presented in any submission in the response to this RFP, whether or not the submittal results in a contract with the submitting Developer. All costs for development of the written submittal and any oral presentation are entirely the obligation of the Developer and shall not be reimbursed.

2) Non-Warranty of Request for Qualifications: The City shall not be responsible for any error or omission in this RFP, nor for the failure on the part of the Developers to ensure that they have all the information necessary to affect their submittals.

3) Request for Clarification: The City reserves the right to request clarification of information submitted and to request additional information of one or more Developers, either orally or in writing.

4) Acceptance/Rejection of Submittals: The City reserves the right to accept or reject any or all submittals in whole or in part, with or without cause, to waive technicalities, or to accept submittals or portions thereof, which, in the City's judgment, best serve the interest of the City of Council Bluffs.

   The City reserves the right to allow alterations, modifications or revisions to individual elements of the Scope of Services any time during the period of contract, which results from this RFP.

5) Indemnification: The selected Developer shall: (1) faithfully perform said Contract on City's part and satisfy all claims and demands incurred for the same; (2) fully indemnify and save harmless the City from all costs and damages which said City may suffer by reason of failure to do so; and (3) fully reimburse and repay said City all outlay and expenses which said City may incur in making good any default.

   The selected Developer shall protect, defend, indemnify and save harmless the City, its agents, boards and employees, collectively referred to as "Indemnitees", from and against costs and suits,

actions, claims, losses, liability or damage of any character, and from and against costs and expenses, including in part attorney fees, incidental to the defense of such suits, actions, claims, sickness, including death, to any person, or damage to property, including in part the loss of use resulting there from, arising from any act or omission of the Developer, or his employees, servants, agents, subcontractors or suppliers, or anyone else under the Developer's direction and control, and arising out of, occurring in failure of performance of any work or services called for by the Contract, or from conditions created by the performance or non-performance of said work or services. The Developer's indemnification hereunder shall apply without regard to whether acts or omissions of one or more of the Indemnitees would otherwise have made them jointly or derivatively negligent or liable for such damage or injury, expecting only that the Developer shall not be obligated to so protect, defend, indemnify and save harmless if such damage or injury is due to the sole negligence of one or more of the Indemnitees.

6) Insurance: The selected Developer shall carry and maintain during the life of the contract insurance as deemed appropriate by the City of Council Bluffs. Specific amounts and types of insurance will be detailed in the negotiated development agreement.

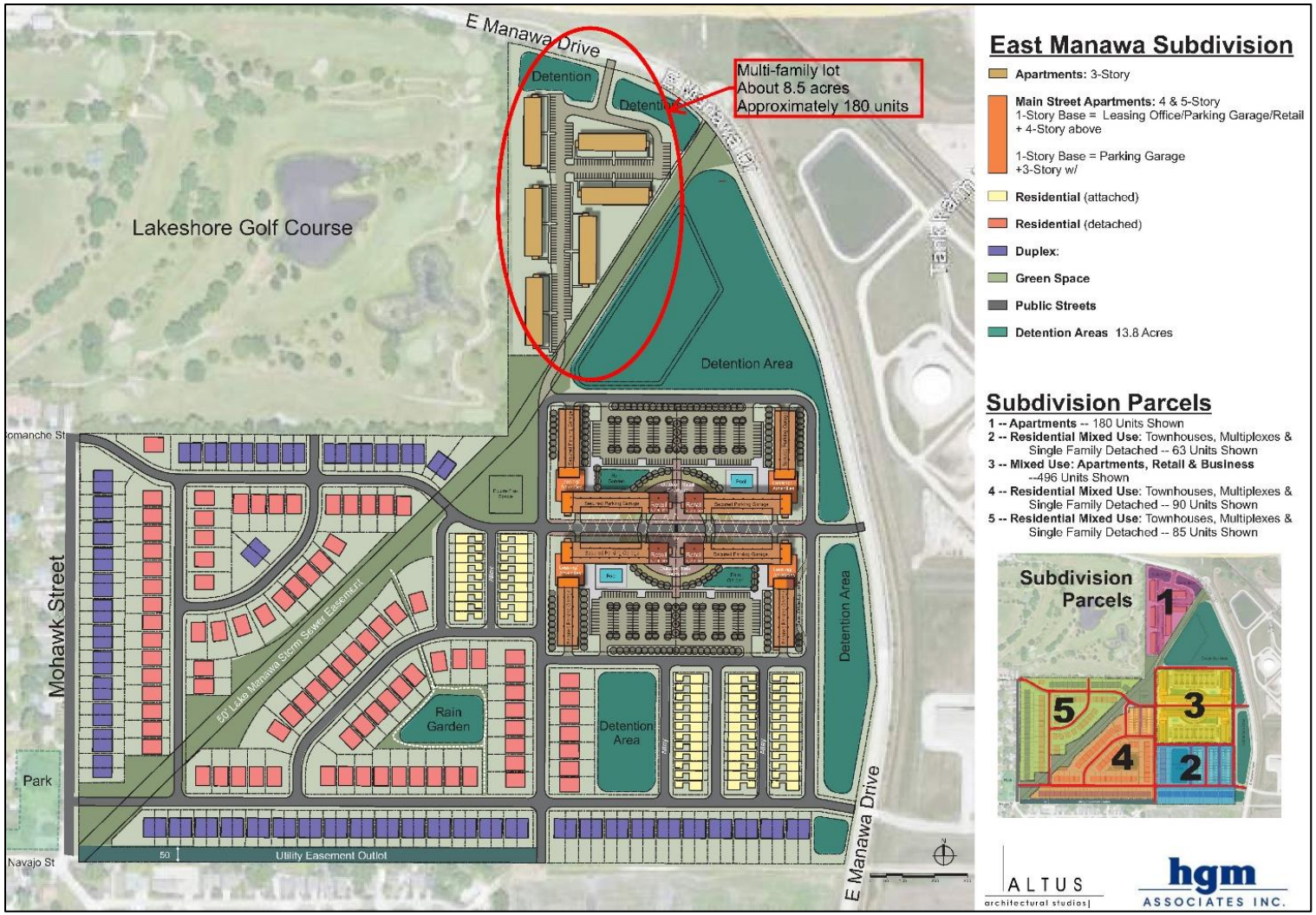
7) Collusion: The Developer, by submitting a Proposal, declares that the submission is made without any previous understanding, agreement or connections with any persons, Developers or corporations making a competing submission on the same project, and that it is in all respects, fair and in good faith without any outside control, collusion or fraud.

8) Consideration of Submittals: Proposals will be considered from Developers normally engaged in providing and performing services as specified in this RFP. The Developer must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City. The City reserves the right to inspect the facilities and organization or to take any other action necessary to determine the ability to perform in accordance with specifications, terms and conditions before recommending any award.

9) Discrimination Clause: According to the City of Council Bluffs Municipal Code 1.40, discrimination of race, color, religion, creed, sex, sexual orientation, gender identity, national origin, age or mental or physical disability is prohibited in any form. This extends to any and all partner agencies and contractual obligations.

Attachment A

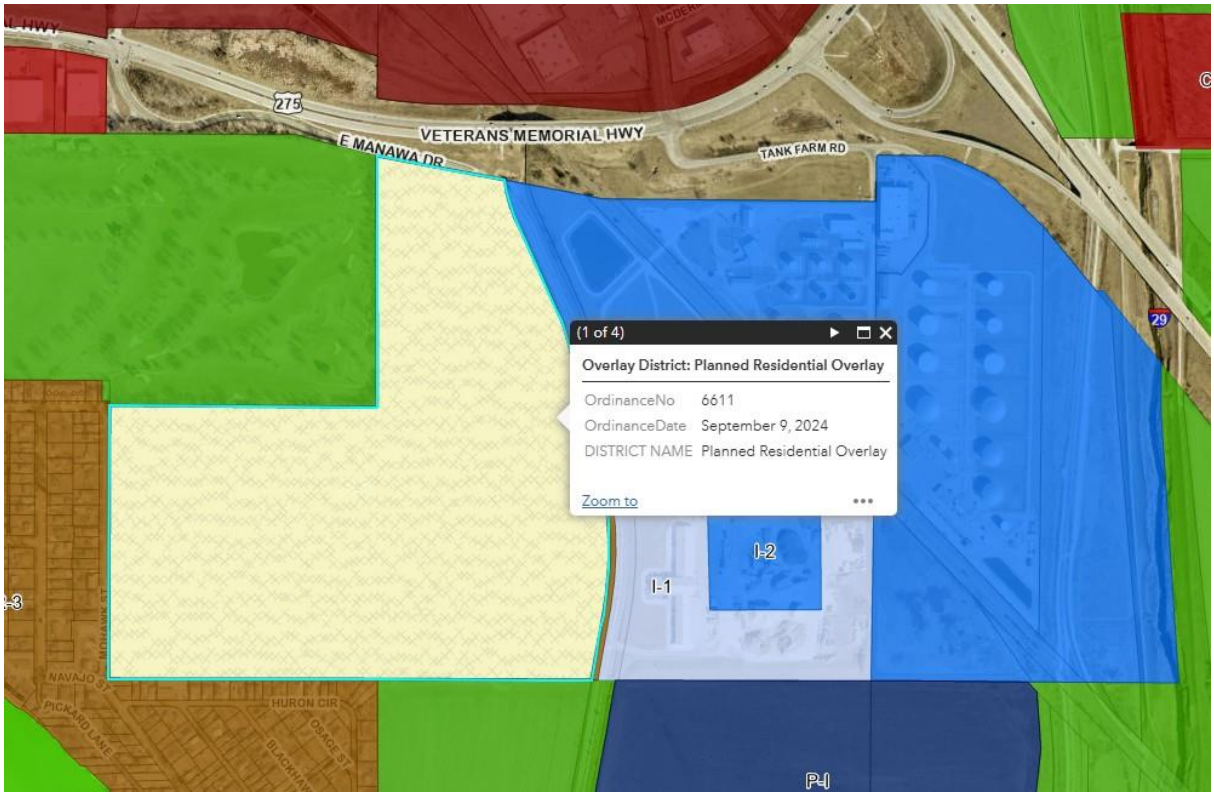
E. Manawa Conceptual Layout



Attachment B

Location Map with R-3 Zoning with a Planned Residential Overlay





Attachment C

Chapter 15.10 - R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

15.11.010 - Statement of intent.

This district is intended to provide for development of high density multiple-family housing. This district allows for a mixture of compatible uses with high density urban neighborhoods. This district is most appropriate in central areas of the community or in areas which have full services.

(Ord. 5308 § 1 (part), 1996).

15.11.020 - Principal uses.

The following principal uses shall be permitted outright in an R-4 district:

(1) Boarding, lodging rooming house, or bed and breakfast;

(2) Business, professional office;

(3) Community recreation services;

(4) Congregate housing, life care facility or nursing home;

(5) Consumer service establishment;

(6) Day care services;

(7) Dwelling, multifamily;

(8) Dwelling, single-family attached;

(9) Dwelling, single-family detached;

(10) Dwelling, townhouse;

(11) Dwelling, two-family;

(12) Family home;

(13) Group care home;

(14) Local utility services;

(15) Park and recreation services;

(16) Private parking lot;

(17) Public parking lot;

(18) Public safety services;

(19) Religious assembly;

(20) School.

(Ord. 5918 § 1, 2007).

15.11.030 - Conditional uses.

The following conditional uses shall be permitted in an R-4 district, when authorized in accordance with the requirements set forth in Chapter 15.21:

(1) Cemetery;

(2) College or universities;

(3) Commercial recreation (indoor and outdoor);

(4) Cultural service;

(5) Commercial storage;

(6) Governmental maintenance facility.

(Ord. 5918 § 2, 2007).

15.11.040 - Accessory uses.

The following uses shall be permitted in an R-4 district:

01. Uses of land or structures customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5308 § 1 (part), 1996).

15.11.050 - Site development regulations.

Minimum Lot Size

Use	Lot Area
Single-family detached	5,000 square feet
Single-family attached and two-family dwellings	5,000 square feet except when a single-family attached or two-family dwelling is divided by a lot line coinciding with the common wall separating the two units. The minimum lot area shall be 2,500 square feet.
Townhouse dwelling	7,500 square feet except when a townhouse dwelling unit is divided by a lot line coinciding with the common wall separating the units, the minimum lot area shall be 2,500 square feet
Multifamily dwelling	
(3 to 4 units)	7,500 square feet

(5 or more units)	9,000 square feet plus an increase of 750 square feet per each additional unit

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	20 feet	Greater of 20 feet or existing front setback line of principal structure
Street side yard:	15 feet	15 feet
Interior side yard:	5 feet with one foot indentation for every story above the first floor	3 feet
Rear yard:	20 feet	3 feet
Maximum height:	100 feet	18 feet
Lot coverage: all structures	60% maximum	

(Ord. 5308 § 1 (part), 1996).

15.11.060 - Additional regulations.

01. Reserved.

(Ord. 5308 § 1 (part), 1996).

15.11.070 - Signs.

Signage in this district shall comply with Chapter 15.33, "Signs."

(Ord. 5308 § 1 (part), 1996).

Attachment D

Multifamily and Townhome Residential Development

Site Development

1. Min lot size: R-3 district standards
2. All multifamily development shall comply with the site development standards listed in the table below:

Building Placement	
Front (min|max)*	10' | 20'**
Street-Side (min|max)	10' | 15'
Interior Side (min)	5' with a 1' indentation for every story above the first floor
Rear (min)	10'
Accessory Structure	3'
Building Coverage	
Lot Coverage (max)	45%
No accessory structure shall exceed the ground floor coverage of the principal structure.	
Building Height	
Principal Structure (max)	60'
Accessory Structure (max)	18'

*For planning and zoning purposes, the front yard of any property with frontage along a "Main Street" shall be considered the side abutting the "Main Street."

**For multifamily and mixed commercial/residential properties, a front yard setback greater than 20 feet may be permitted for the purpose of accommodating outdoor dining, recreation areas, or other types of activated public spaces.

3. Lot Configuration

Lot Size	
Lot Area (min)	5,000 sf (2,000 sf for townhome units)
Lot Width (min)	50' (20' for townhome units)
Lot Depth (min)	100'
Residential Density	
Dwelling Units per Acre (net min)	8

4. All outdoor trash receptacles shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall have a lockable gate that when closed completely eliminates view of the dumpster.
5. All fences/walls shall be installed in compliance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code.

6. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.
7. All grading and drainage activity shall be completed in accordance with approved final plans.
8. Outdoor lighting shall be installed in accordance with Section 12.54.050, Lighting Controls, of the Council Bluffs Municipal Code. Additionally, any outdoor light poles shall be constructed of painted or finished aluminum or steel. Wood poles shall not be allowed. The maximum height of any light pole shall not exceed 25 feet. All outdoor luminaires shall be "full cutoff" style, meaning that each luminaire shall be designed such that they do not directly emit light above the horizontal plane, and the correlated color temperature rating of each luminaire shall not exceed 3,000 Kelvin. Luminaires recognized as "Dark Sky Compliant" by the DarkSky organization shall be used whenever feasible.
9. Any installation of a solar energy conversion system(s) shall be in accordance with the standards in Chapter 15.34, Renewable Energy, of the Council Bluffs Municipal Code.

Parking and Access

1. Off-street parking shall conform to the standards of Chapter 15.23, *Off-Street Parking, Loading and Unloading*, with the following exceptions:
    a. The minimum number of parking spaces required for townhomes shall be one (1) space per dwelling unit
    b. The maximum number of parking spaces for any multifamily development shall not exceed 150% of the required minimum parking amount
    c. To the extent feasible, parking associated with any multifamily apartment development shall not be located between the front of a building and a public or private street.
    d. Off-street parking for townhomes may be permitted in the required front yard setback on a hard surface designed in accordance with Section 15.23, *Off-Street Parking Loading and Unloading* of the Council Bluffs Municipal Code (Zoning Ordinance). Vehicles shall be parked and stored in such a manner that does not obstruct pedestrian or vehicular circulation or the use of the public right-of-way, including sidewalks, trails, bike lanes and alleys.
    e. If an alley is present and open to traffic, all vehicular access shall take place from the alley. When an alley is not present, access to corner lots from a secondary street shall be preferable to access from the primary street.
    f. Alleys, if constructed, shall be paved in accordance with Public Works standards.
    g. Shared driveways. Shared driveways between abutting lots are encouraged. Proof of access through copies of signed and recorded shared driveway access easements or similar documentation shall be provided to the City prior to construction of a shared driveway.
2. All off-street parking shall comply with Chapter 661—18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
3. Electric vehicle parking.
    a. All townhome and multifamily residential uses are encouraged to provide electric vehicle charging capabilities in on-site parking areas, though no minimum number of vehicle chargers are required. Any electric vehicle charging stations provided shall count toward required parking space ratios.
    b. Electric vehicle charging units and supporting equipment shall not impede

pedestrian pathways, vehicle circulation routes, drive aisles, or other parking stalls.

c. Transformer boxes and other above-ground supporting equipment shall be screened in accordance with the standards for ground-mounted mechanical equipment in the architecture section of this development plan.
d. Electric vehicle charging shall occur entirely within the boundary of the property on which the charging unit is installed and shall not extend into the public right-of-way or adjacent properties.

4. A public sidewalk at least five (5) feet in width shall be provided along all frontages.
5. The public entrance(s) to the principal structure(s) shall be clearly distinguished using covered walkways, awnings, canopies, porches, and/or projected or recessed building mass.
6. On-site bicycle parking shall be provided for all multifamily and mixed commercial/residential developments containing ten (10) or more dwelling units, subject to the following standards:
    a. Minimum bicycle parking ratios:
        i. For residential use components: One (1) space per eight (8) dwelling units
        ii. For commercial use components: One (1) space per 10,000 square feet of gross floor area OR two (2) spaces, whichever is greater
    b. Outdoor bicycle parking shall be provided in the form of securely anchored bicycle racks of any of the following standard designs: U-racks, staple racks, circle racks, post-and-ring racks, or any other bicycle rack design which provides two points of contact with the bicycle frame and allows for both the bicycle frame and one wheel to be locked to the rack using a standard U-lock.
    c. Bicycle parking shall be located within 100 feet of the building entrance it serves or in another location approved by the Community Development Director.
    d. Bicycle parking racks shall be of solid construction and resistant to rust, corrosion, hammers, and saws.
    e. Indoor, secure bicycle parking located within dedicated bicycle storage rooms accessible to residents may be used to satisfy up to 80% of the total required residential bicycle parking.

Architecture

1. A minimum of 30% of the total square footage of each building façade that faces a street frontage shall consist of durable materials. Acceptable durable materials may include the following:
    a. Brick, tile, and stone masonry;
    b. Glass (non-mirrored, non-tinted);
    c. Native stone or synthetic equivalent
    d. Architectural metal (non-corrugated metal); and
    e. Other durable materials determined by the Community Development Director
2. Any building façade or section thereof greater than 40 feet in width shall be constructed with architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines, colonnades, façade ornamentation, and/or upper floor step backs to articulate building elevations.
3. Except when a building façade is 100% brick masonry, the base of each façade shall be

comprised of a different material than the rest of the façade. The base materials shall be a minimum of two (2) feet in height from the established grade, span the entire width of the building, and be comprised of one of the following materials:

   a. Architectural concrete masonry unit (CMU) block (no smooth or flat faced block);
   b. Brick masonry;
   c. Stone masonry; or
   d. Tile masonry.

4. Transparency. A minimum of 40% of any section of ground floor street-facing façade on a multifamily or mixed commercial/residential building, behind which is any commercial, property management/leasing office, or tenant amenity space, shall consist of transparent windows or doors. A minimum of 15% of the remaining primary façade and 10% of the remaining street- facing elevations shall consist of similar transparent materials.
5. The public entrance(s) to the principal structure(s) shall be clearly distinguished using covered walkways, awnings, canopies, porches, and/or recessed building mass.
6. Awnings and other decorative architectural features may be allowed on the façade of any building. Such features shall be at least eight (8) feet above any pedestrian way and may not project over drive aisles or parking lot areas.
7. For structures containing ten (10) or more apartment homes, at least 50% of units shall have a balcony measuring at least 4 feet deep by 6 feet wide. Balconies may be cantilevered, semi- recessed, or fully recessed.
8. Plain exposed concrete parking structures shall not be permitted. All above-ground parking structures shall be designed with complementary architectural screening materials, vegetative green facades, murals, or a combination thereof.
9. All rooftop mounted mechanical equipment that is visible from an adjacent street, sidewalk, or trail shall be screened from view using architectural design features.
10. All ground-mounted mechanical equipment that is visible from an adjacent street, sidewalk, or trail shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof. As an alternative, transformer boxes visible from an adjacent street, sidewalk, or trail may be decorated with permanent art.

Landscaping

1. A landscaping plan shall be submitted with every building permit application. The plan shall clearly identify plant species, quantity, and size and shall show dimensions of all areas to be landscaped.
2. Landscaping is required on each lot. For townhomes, foundation plantings shall be provided at a minimum rate of one plant per linear foot of front and street side façade, excluding entryways and garage doors, and one tree shall be planted in the frontage area of each unit. For multifamily and mixed commercial/residential development, not less than 10% of the total area of each lot shall be landscaped with trees, shrubs, perennials, ornamental grasses, or other plant materials. Native species suitable for growth in local climate conditions and supportive of pollinator species are preferred.
3. A minimum of one large, deciduous shade tree shall be planted per 3,000 square feet of paved vehicle parking area (including parking stalls, driveways, drive aisles, and loading areas). Trees shall be incorporated into all parking lot islands and endcaps
4. For multifamily and mixed commercial/residential developments, a minimum five-foot wide landscape buffer shall be provided between all parking surfaces and each abutting property

line, except where parking lot design and cross access easements allow for internal circulation between lots. The landscape buffer may be included in the 10% landscaping requirement.

5. In any instance where a multifamily residential use directly abuts a one-family, two-family, or townhome use and the mechanical equipment or utility meters serving the multifamily property will be visible from the other property, a landscape screening buffer shall be provided.
6. Street trees shall be provided along the frontage of all lots. Street tree species shall be any of those designated “medium” or “large” on the Council Bluffs Street Tree Species Guide, and tree spacing shall be determined by the guide. All street trees shall be planted within the right-of- way between the sidewalk and back of curb.
7. All deciduous trees shall have a minimum caliper width of two (2) inches at the time of planting.
8. All disturbed areas without a specific landscape design shall be seeded or sodded with turf and/or prairie grass.
9. Not more than 10% of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal, or artificial turf.
10. All landscaping shall be appropriately maintained, and dead plant material shall be replaced at a time appropriate to planting season(s) but in all cases shall be replaced within one year.

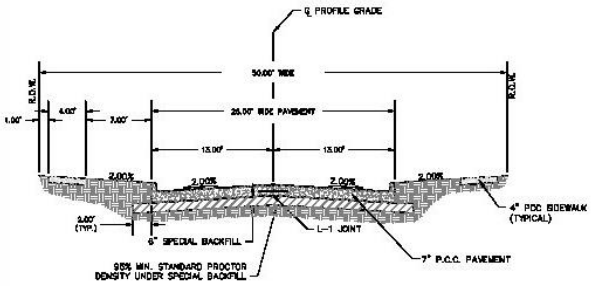
Signage

1. Any signage shall comply with the PR Overlay signage standards listed in Section 15.33.160, *Residential District Signs*, of the Municipal Code and shall be designed with colors and materials compatible with the architectural style and materials of the development.

Attachment E
Preliminary Plan

PRELIMINARY PLAN

EAST MANAWA SUBDIVISION



TYPICAL CROSS SECTION
NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) OF SECTION 18, TOWNSHIP 74 NORTH, RANGE 43 WEST AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 13, TOWNSHIP 74 NORTH, RANGE 44 WEST ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED ASS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 18;

THENCE ON SAID WESTERLY SECTION LINE, NORTH 00 DEGREES 01 MINUTE 02 SECONDS WEST, 1,218.53 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST MANAWA DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

1) SOUTH 79 DEGREES 28 MINUTES 56 SECONDS EAST, 39.67 FEET;
2) SOUTH 75 DEGREES 21 MINUTES 21 SECONDS EAST, 309.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 533.69 FEET;
3) SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 31 MINUTES 36 SECONDS, 433.38 FEET;
4) NORTH 59 DEGREES 34 MINUTES 41 SECONDS EAST, 4.68 FEET;
5) SOUTH 24 DEGREES 28 MINUTES 30 SECONDS EAST, 562.03 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 650.83 FEET;
6) SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 05 MINUTES 32 SECONDS, 191.49 FEET;
7) SOUTH 12 DEGREES 23 MINUTES 58 SECONDS EAST, 652.03 FEET;
8) SOUTH 04 DEGREES 55 MINUTES 49 SECONDS EAST, 331.20 FEET;
9) SOUTH 10 DEGREES 10 MINUTES 56 SECONDS WEST, 559.80 FEET;
10) SOUTH 10 DEGREES 10 MINUTES 56 SECONDS WEST, 10.74 TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 18;

THENCE ON SAID QUARTER SECTION LINE, NORTH 89 DEGREES 44 MINUTES 53 SECONDS WEST, 1,040.38 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4)OF SECTION 13;

THENCE ALONG SAID SOUTH QUARTER SECTION LINE, NORTH 89 DEGREES 52 MINUTES 54 SECONDS WEST, 1,327.44 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 13;

THENCE ALONG SAID WEST QUARTER SECTION LINE, NORTH 00 DEGREES 11 MINUTES 13 SECONDS EAST, 1,326.28 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 13;

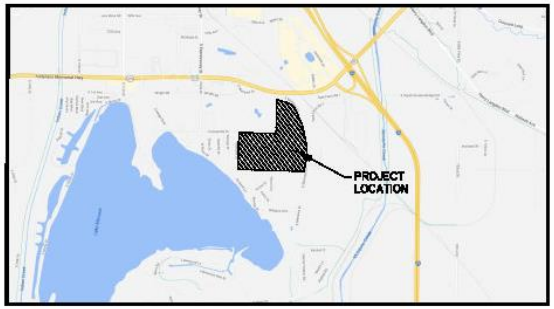
THENCE ALONG SAID NORTH QUARTER SECTION LINE, SOUTH 89 DEGREES 39 MINUTES 13 SECONDS EAST, 1,323.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 94.656 ACRS (INCLUDING 3.980 ACRES FOR SUBDIVISION STREET RIGHT-OF-WAY), MORE OR LESS, SUBJECT TO EASEMENT OF RECORD.

VERTICAL CONTROL

BENCHMARK OF ORIGIN: NGS W 131 NAVD '88 ELEV.=979.50

2.25 MILES SOUTHERLY ALONG THE BURLINGTON NORTHERN RAILROAD FROM THE JUNCTION OF 16TH AVENUE IN COUNCIL BLUFFS, IN THE SOUTHEAST CORNER OF AN ABANDONED PILE CAP THAT PROJECTS 2.6 FT ABOVE THE GROUND SURFACE, 10.2 FT SOUTHEAST OF THE CENTER OF STATE HIGHWAY 92, 9.2 FT SOUTHWEST OF THE NEAR RAIL, 5.6 FT NORTHWEST OF THE WEST CORNER OF A SMALL RAILROAD BRIDGE, AND LEVEL WITH THE TRACK.



LOCATION MAP
SCALE: 1"=2000'

CURRENT OWNER/DEVELOPER:

CITY OF COUNCIL BLUFFS
209 PEARL STREET
COUNCIL BLUFFS, IA 51503

ENGINEER:

HGM ASSOCIATES INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IOWA 51501

STORM WATER DETENTION:

DETENTION TO BE LOCATED IN OUTLOTS

ZONING:

EXISTING ZONING OF PROPOSED SUBDIVISION IS CLASS A-2.
PROPOSED ZONING OF PROPOSED SUBDIVISION IS R-3 DISTRICT WITH PR OVERLAY.

EXISTING FLOOD PLAIN:

MISSOURI RIVER FLOOD PLAIN
FEMA FLOOD ZONE – AREA WITH REDUCED FLOOD RISK DUE TO LEVEE – ZONE X

BOUNDARY SURVEY:

BOUNDARY SURVEY WILL BE PROVIDED BY HGM ASSOCIATES INC.

NOTES:

PROPOSED SEWER: CONSTRUCT NEW SANITARY SEWER, WITH PRIVATE LATERAL CONNECTIONS. CONSTRUCT NEW STORM SEWER AND INTAKES. NEW SEWER TO BE DEDICATED TO CITY OF COUNCIL BLUFFS.

PROPOSED WATER: CITY WATER CONNECTIONS TO BE DESIGNED BY CBWW

DEDICATION OF R-O-W: YES
2.94 ACRES OF 50' WIDE R-O-W WILL BE DEDICATED TO CITY OF COUNCIL BLUFFS.

SURFACE RUNOFF: STORM SEWER TO PROPOSED SUBDIVISION DETENTION.

EASEMENTS: A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

INDEX

PAGE NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	AREA MAP
C.01	OVERALL LOT LAYOUT
G.02	PHASE 1 PLAN

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2024, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2024, SHALL APPLY TO THIS PROJECT.

LICENSED PROFESSIONAL ENGINEER — PAUL J. GONZALES — 19580 — IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

PRELIMINARY

PAUL J. GONZALES
My license renewal date is December 31, _____
Pages or sheets covered by this seal:
A.01, A.02, G.01 AND G.02

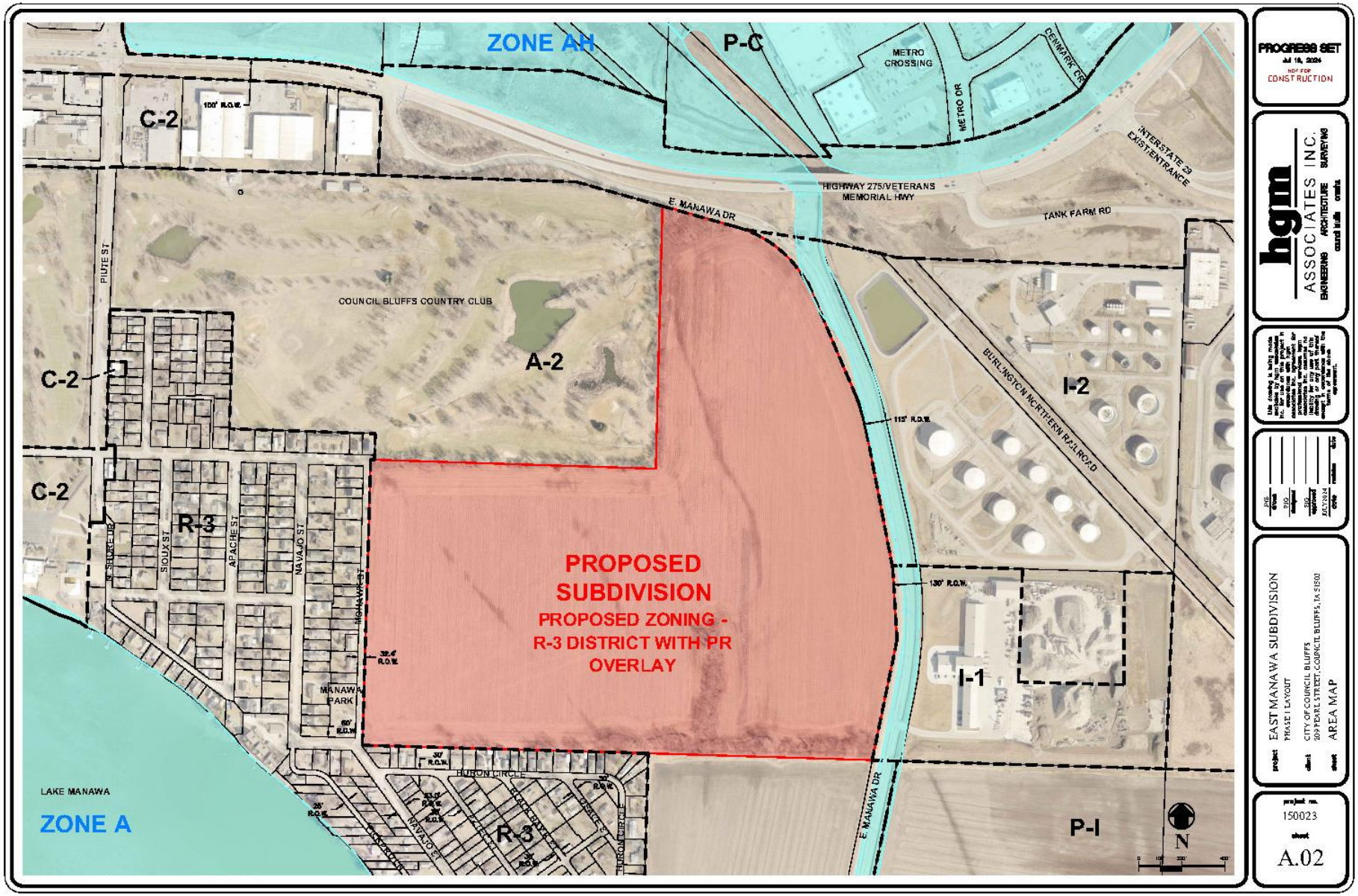
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Jul 18, 2024
NOT FOR CONSTRUCTION

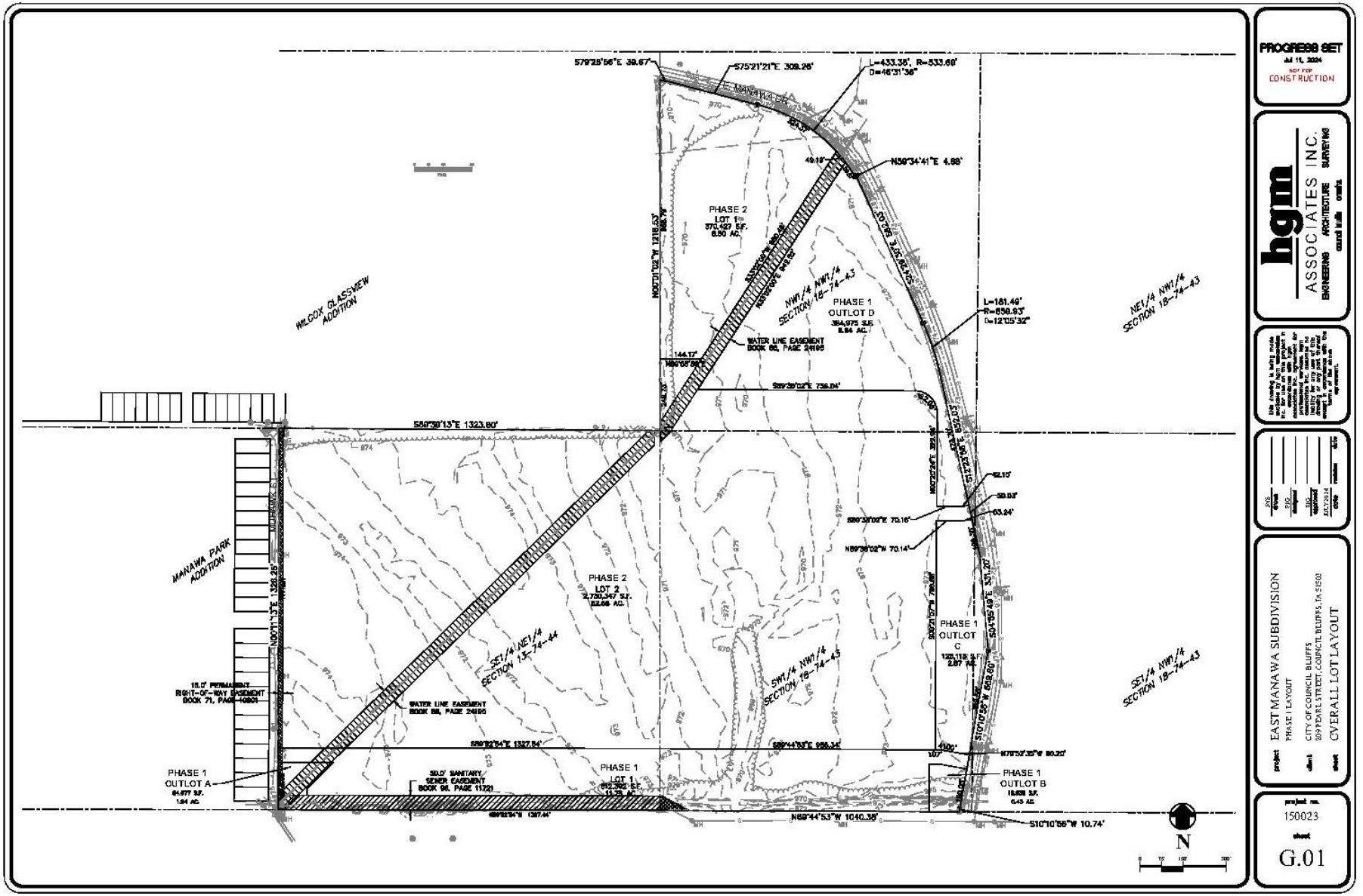
hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

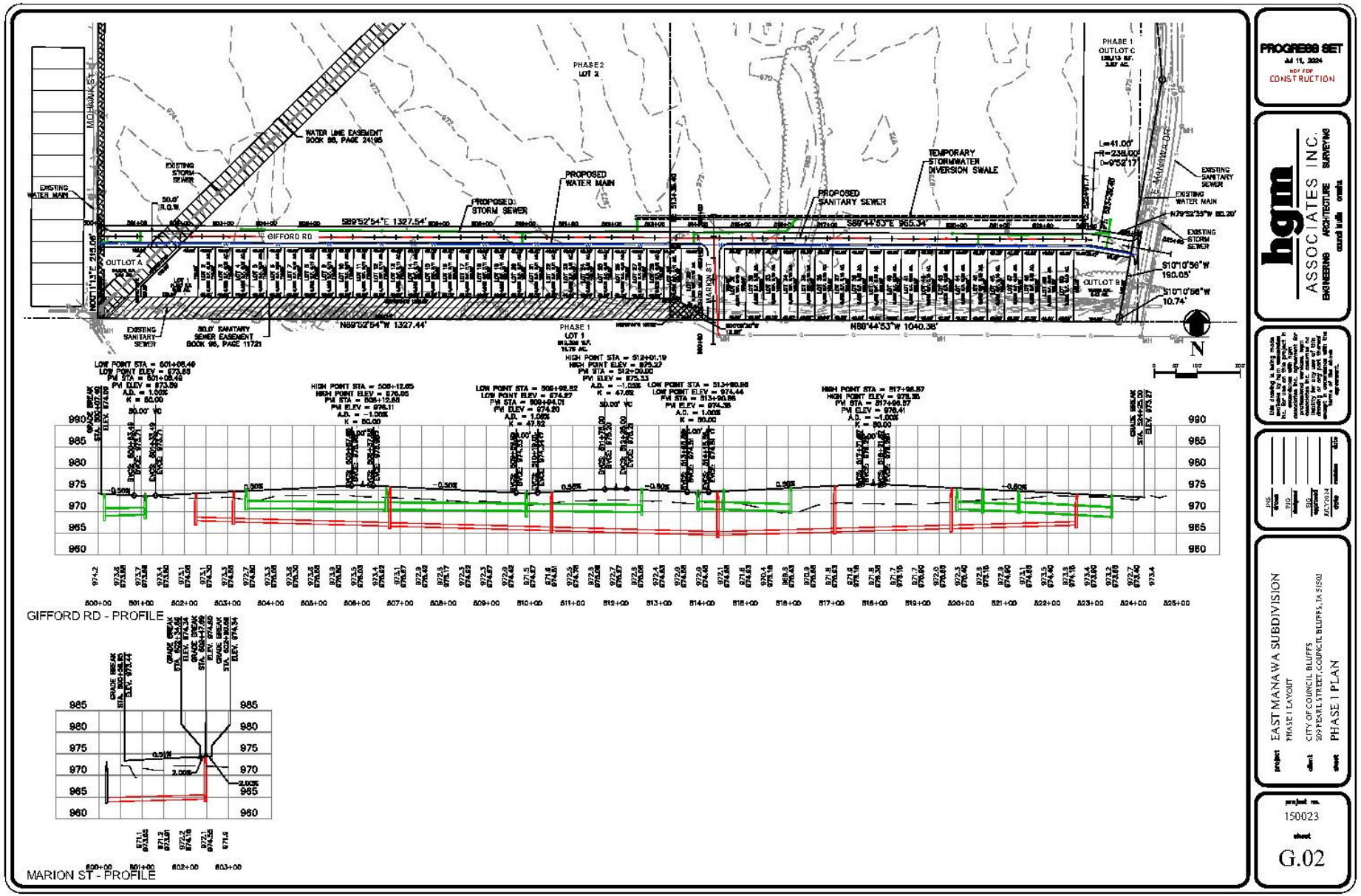
project: EAST MANAWA SUBDIVISION
PHASE I LAYOUT
client: CITY OF COUNCIL BLUFFS
209 PEARL STREET, COUNCIL BLUFFS, IA 51503
sheet: TITLE SHEET

project no. 150023
sheet A.01

FILENAME: G:\Jobs_Users\Projects\150023 EAST MANAWA SUB\Engineering\Design\Survey\150023 PRELIM PLAT.dwg
DRAWN BY: dfm SAVE DATE: Jul 11, 2024 10:02 AM PLOT DATE: PLOTTED: 7/18/2024 2:14 PM PLOT SCALE: 1:2


ZONE AH
P-C
METRO CROSSING
METRO DR
CENMARK DR
INTERSTATE 29 EXISTENTRANCE
HIGHWAY 275/VETERANS MEMORIAL HWY
E. MANAWA DR
TANK FARM RD
C-2
150' R.O.W.
PIUTE ST
COUNCIL BLUFFS COUNTRY CLUB
A-2
C-2
C-2
I-2
BURLINGTON NORTHERN RAILROAD
115' R.O.W.
R-3
N. SIOUX LN
SIOUX ST
APACHE ST
NAVAJO ST
MANAWA ST
PROPOSED SUBDIVISION
PROPOSED ZONING - R-3 DISTRICT WITH PR OVERLAY
130' R.O.W.
I-1
MANAWA PARK
60' R.O.W.
HURON CIRCLE
LAKE MANAWA
ZONE A
R-3
E. MANAWA DR
P-I
N
PROGRESS SET
Jul 16, 2024
NOT FOR CONSTRUCTION
hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha
project EAST MANAWA SUBDIVISION
PHASE I LAYOUT
client CITY OF COUNCIL BLUFFS
209 PEARL STREET, COUNCIL BLUFFS, IA 51503
sheet AREA MAP
project no. 150023
sheet A.02


PROGRESS SET
Jul 11, 2024
NOT FOR CONSTRUCTION
hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha
project EAST MANAWA SUBDIVISION
PHASE I LAYOUT
client CITY OF COUNCIL BLUFFS
209 PEARL STREET, COUNCIL BLUFFS, IA 51501
sheet OVERALL LOT LAYOUT
project no. 150023
sheet G.01
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PHASE 2 LOT 1
PHASE 2 LOT 2
PHASE 1 OUTLOT C
PHASE 1 OUTLOT D
PHASE 1 OUTLOT B
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N
0 75 150 300


PROGRESS SET
Jul 11, 2024
NOT FOR CONSTRUCTION
hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
project EAST MANAWA SUBDIVISION
PHASE I LAYOUT
client CITY OF COUNCIL BLUFFS
209 PEARL STREET, COUNCIL BLUFFS, IA 51503
sheet PHASE I PLAN
project no. 150023
sheet G.02
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EXISTING WATER MAIN
50.0' R.O.W.
PROPOSED STORM SEWER
PROPOSED WATER MAIN
TEMPORARY STORMWATER DIVERSION SWALE
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
EXISTING STORM SEWER
GIFFORD RD
MARION ST
OUTLOT A
OUTLOT B
EXISTING SANITARY SEWER
50.0' SANITARY SEWER EASEMENT BOOK 98, PAGE 11721
N89°52'54"W 1327.44'
S89°52'54"E 1327.54'
N88°44'53"W 1040.38'
S88°44'53"E 965.34'
S10°10'56"W 190.05'
S10°10'56"W 10.74'
N79°52'35"W 80.20'
L=41.00'
R=238.00'
D=9°52'17"
GIFFORD RD - PROFILE
MARION ST - PROFILE

Attachment F

Proposal Cover Page

Project Information

Project Name _____

Organization Information

Name of Developer _____

Mailing Address _____

Contact Person _____

_____

Telephone _____ Fax _____

Email Address _____

Employer Identification Number_____ MBE/WBE Owned?

_____

DUNS Number_____

Partners

Type	Name and Address	Contact Person
Project Development		
Architectural Firm		
Engineering Firm		
Lender		
Other (specify)		
Other (specify)		