Attachment A

BROADMOOR
809 NORTH 96TH STREET OMAHA, NEBRASKA 68114
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April 1, 2025

Christopher Gibbons
Planning Manager
Community Development Department
City of Council Bluffs
209 Pearl Street, Council Bluffs, IA 51503

Re: Broadmoor Eastern Hills Apartments

Dear Mr. Gibbons:

Broadmoor is organized to develop an apartment community of 231 apartments on the NE corner of Eastern Hills Drive and Greenview Road. We will have a mix of studio, one, two and three bedroom apartment homes.

The development consists of 3-story buildings (27 units) with attached garages that have access to the building's common hall and 2-story buildings (12 units) with direct access garages, one for each apartment. Detached garages are also designed into the site plan.

A 6,000 square foot clubhouse will feature leasing offices, clubroom, fitness center, business/conference room, dog wash/spa, as well as interior mail and package room with 24-hour access. Next to the clubhouse is a swimming pool and grill area. An outdoor fenced dog park will also be available to our residents.

This apartment community will take approximately three and a half years to complete. The project will start at the south end with the buildings and clubhouse and the intent is to continue construction until the project is complete. The first occupancy will be two years after we start footings and buildings will open every 30 to 60 days, depending on the size of the building (12 units or 27 units). We hope to start this Fall, with our first occupancy Fall of 2027 and the project completing in Spring of 2029.

Sincerely,

Bob Stratton