Attachment F

Christopher Gibbons

From: Tyler O'Brien <tylerjobrien@gmail.com>
Sent: Monday, May 5, 2025 3:11 PM
To: Roger Sandau; Steven Gorman; Joe Disalvo; Jill Shudak; Matt Walsh; Courtney Harter; Christopher Gibbons; Chris Peterson
Subject: Broadmoor Development

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Dear Legacy Makers,

My wife and I have lived at 729 Redwood Drive since 2001 and unfortunately our property line abuts the proposed Broadmoor development along Eastern Hills Drive. In that time, we've seen a lot of change—some welcome, some deeply concerning.

For the past four years, Morris Excavating has openly violated city code and requests while removing dirt from the Hwy 92 Partnership land, generating daily dust clouds without consequence. Even on days they're not working the open pit covers our homes and yards with a thick layer of dust preventing any of us from enjoying our yards and patios. It's troubling that a private business and landowners can operate this way, totally unchecked.

Now we contend with Eastern Hills Drive, which functions more like a quarter-mile raceway than a "neighborhood" street. Speeding cars, often in pairs, literally race between the city park and State Orchard Drive. It's only a matter of time before a tragic accident happens at the playground.

Against this backdrop, the proposed Broadmoor apartment complex would bring even more risk and disruption. This project introduces excessive density (**14 buildings!**) into an area that has always been intended for low-density, rural-style living. It would reduce privacy, erode the safety and character of our neighborhoods and dramatically increase traffic. I don't understand why there would be a connection made to Tipton drive, especially with the elevation gain?

We are not opposed to growth, but it must be responsible and consistent with the surrounding area. Townhomes or single-family homes would make far more sense and create a natural zoning transition. Apartments belong in areas already designed for high-density use, like those proposed at Metro Crossing, not directly bordering neighborhoods like Briarwood.

There are already multiple apartment projects underway in Council Bluffs. If more apartments are truly needed on the outskirts of the city, consider reviving the original zoning plans for the Hills of Cedar Creek instead of forcing density into open space adjacent to long-standing neighborhoods where there never was a master plan like the Duggans' had with Hills of Cedar Creek.

Finally, I attended the contentious Whispering Oaks public meetings and saw firsthand how residents were dismissed by city officials, developers, and their attorneys. It was clear: public input was treated as a formality. However, it was also interesting to see the "inner workings" of how Forest Glen won their apartment zoning fight. Like Forest Glen, I hope the residents of Briarwood will be treated fairly with this project.

All of you hold the power to shape the future of our community—not just for today, but for decades to come.

We strongly urge you to reject this proposal and demand a smarter, more respectful plan for this land—one that reflects the values and scale of the neighborhood communities that surround it.

Tyler and Karol O'Brien