Attachment 'T'

Moises Monrroy Castillo

From: m h <mark.hohneke@gmail.com>
Sent: Monday, April 4, 2022 4:16 PM
To: Moises Monrroy Castillo
Subject: Opposition to Development on Corner Near Intersection of Greenview Road and Franklin Avenue

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Mr. Monnrroy,
We would like to respectfully voice our opposition to the development of the area near the corner of Greenview Road and Franklin Avenue.

While we understand additional housing is needed in Council Bluffs, we do not believe the infrastructure is adequate to support the proposed development of apartments, assisted living, and retail/commercial space.

We have lived at our current residence at 132 Seven Oaks Rd, Council Bluffs, IA 51503 for over 22 years. We have witnessed tremendous growth in this area including Ridgeview Estates, the expansion of Forest Glen to the east, Briarwood, and the Whispering Oaks development. The amount of traffic (and the inevitable traffic violations - speeding, running stop signs, etc) has increased significantly. We regularly hear cars and motorcycles accelerating aggressively when they turn south from Forest Glen onto Franklin. There is no way they are adhering to the speed limit on Franklin.

With the addition of another sizable development we do not believe we will ever be able to safely go south out of the west entrance of Forest Glen and then go west on Greenview to go into retail areas of Council Bluffs. For evidence of this, we recommend a study of the number of cars that run the four way stop sign at Greenview and Longview Loop. Also a review of the issues with turning right AND left from Greenview onto Valley View would be in order.

Furthermore, going east on Franklin Ave (east/west) to get to retail Council Bluffs is inherently dangerous because of the intersection of Franklin Ave and Valley View. That intersection is an invitation for accidents and would only get worse when more people would be forced to use that route due to the increase in traffic on Greenview resulting from the proposed development.

When the Whispering Oaks development was proposed we attended the planning meeting and questioned the wisdom of an outlet from Whispering Oaks onto Franlklin. This intersection has very poor visibility. Additional traffic will make this intersection more dangerous.

We totally do not understand the need for a retail/commercial space in our area. There are several convenience stores / gas stations within a mile or two of our house now. Why do we need another?

Finally, consider the bicycle traffic. There is a bike path / walking path through Whispering Oaks that ends on Greenview. There is also a bike path / walking path on Greenview through Ridgeview Estates (from the intersection of Greenview and Longview Loop to the intersection of Greenview and Valley View). These paths culminate in easy access to the bike paths / walking paths on Valley View. There is no bike path / walking path

from Whispering Oaks to the bike path / walking path starting at the intersection of Greenview and Longview Loop. Getting between these two paths requires a harrowing ride on Greenview for approximately 1/4 to 1/2 mile in an area with poor visibility. Additional traffic will make this even more dangerous.

We implore you to please take these things into consideration before approving this new development in our area. Without substantial infrastructure improvements our property values and quality of life will be adversely affected.

Thank you,
Mark and Suzanne Hohneke
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