Attachment B

THE 712 INITIATIVE

August 19, 2022

City of Council Bluffs
Christopher Gibbons
209 Pearl Street
Council Bluffs, IA 51570

Subject: Letter of Intent – The Row on 1st Development Plan

Dear Mr. Gibbons,

Through our Housing Revitalization Program, The 712 Initiative is working to improve the quality and increase the diversity of the city's housing stock. We are proposing to develop the parcel located at the SE corner of S 24th Street and 1st Avenue. The proposed development is a 3-unit townhome, as allowed under the PR-2 Overlay. Completed units would be sold for owner occupancy.

The lot has been vacant for some time. The proposed development will bring housing, energy, and tax revenue to the community. The 2-story structure will be compatible with the surrounding residential development and provide an alternative method for redeveloping in an older residential area.

Site Details:

1. Utilities exist adjacent to the site and support existing development. All new utilities will be installed for the townhomes as part of construction (see Utility Exhibit – G.02). No gas connection is proposed for this development. A condo association will address utility maintenance and landscaping.

2. No area is being considered for dedicated public use.

3. No signage other than address/house number are being proposed.

4. Outdoor lighting will be limited to typical single-family exterior lighting. No light poles are being proposed.

A construction timeline is attached. No phasing of this site is anticipated. While we hope to complete site prep (as noted in the Geotechnical Exploration Report) this fall, the foundation and construction will happen in 2023.

Off-street parking may be utilized for the middle unit (Lot 2). However, additional parking is being addressed with Hy-Vee. The 712 has requested 4 dedicated spaces in Hy-Vee's parking lot to the west. This request has support from the local store and is currently being considered by Hy-Vee Corporate.

Also included with this letter is:

- Attachment A: Townhome Concept

- Attachment B: Construction Timeline
- Attachment C: Replat
- Attachment D: Preliminary Development Plan
- Attachment E: Geotechnical Exploration Report

The 712 Initiative is excited to bring these units to the Council Bluffs market. Please review and let us know what questions you have. You can contact me at sgarst@the712initiative.org or by phone at (712) 396-2464.

Sincerely,



Sheryl Garst
CEO