Rose Brown

From: Alicia M. Brady [abrady@hillcresthealth.com]
Sent: Wednesday, April 04, 2018 11:54 AM
To: Rose Brown
Subject: ConAgra Industrial Rezoning From Residential Near 903 S. 3rd Street

Ms. Brown & Planning Commission Team:

My husband and I recently moved to Council Bluffs from Omaha after searching for a house on the historic registry in a unique older neighborhood. We moved into the Martin Hughes House at 903 S. 3rd Street in October, and are excited to explore the area in the summer. In addition, we have work scheduled to reinvest capital in our historic home so it can stand another century or more.

However, we have grave concerns and we need your help.

I received a notification about ConAgra requesting to rezone residential land in my neighborhood for industrial use, specifically across from my house. Upon receiving the notice just one week before the public hearing, I immediately began canvassing my neighborhood, engaging my association and developing our argument against the rezoning. If you are not aware, the hearing to rezone is this Tuesday, April 6 at 6 PM.

Council Bluffs has a beautiful downtown area. The Gibraltar neighborhood is especially beautiful with many old homes such as ours, along with the General Dodge house a block away. I am concerned ConAgra expanding their plant will devalue my home along with contradicting all the work to the Gibraltar area and downtown. At the South end of their factory, trailers are parked and semis sit around idling, which also raises environmental concerns. While we do not currently have children, we question whether this will be a safe and appropriate neighborhood to raise a family. If ConAgra expands, we anticipate even more semi traffic and a more industrial feel for what is currently a thriving neighborhood, which will simply force us to move away, and we don't want to do that.

Please help us keep our neighborhood a neighborhood. If we have your support, you will surely have ours in the years to come.

Sincerely

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ATTACHMENT C

City of Council Bluffs Planning Commission

Our Great Nation was built by men and women with great drive. They left behind wonderful legacies, such as homes, businesses, and family names or brands. However, we often get caught up in the present and quickly overlook things from the past. Yet it is these very legacies that brought my family to call Council Bluffs our home. In October of 2017, my husband and I purchased the Martin Hughes home on the corner of 3rd Street and 9th Avenue. It was built in 1888. It was Martin's showcase home for the Wickham brick company and now it is ours. Yet, the presence of his legacy is under a certain level of threat.

The industrial complex, owned by ConAgra, on the West side of 3rd Street owns some residential property directly in front of our home. ConAgra has recently requested re-zoning of the property for industrial use. This concerns us, not just because of the impact on our home, but also for the community as a whole. When we purchased this home, we made an educated decision based on the amount of recent revitalization in the area (i.e. the 100 block, Harvester Lofts, Bayliss Park, etc.). It was obvious to us that the city was invested in reviving the area. Now, we are not so sure what plans exist for enhancing the community or if big industry has priority.

Generally, we feel that progress is a good thing. Yet, there are quite a few considerations to be discussed prior to granting this re-zoning.

First, increased traffic. Whenever a business grows, whether it be commercial or industrial, the issue of additional traffic must be addressed. There are many ways of mitigating this, however, each pose a challenge when in a neighborhood set up as a residential zone. Nor is traffic, conducive for the preservation of historical presence that seems to be important to this community. This would also add to the wear and tear of our streets and could become a drain on the taxpayers.

Second, in addition the extra traffic would result in increased noise due to engine idling, engine braking, and overall white noise of machinery used in industrial applications. This could lead to loss of more residential properties being used as single-family dwellings.

Third, although the first two considerations are of concern, I feel that the biggest potential concern is a facility which doesn't have the similar type of architectural style as the downtown area & historic district. Further encroachment of industrial facilities or parking lots, we feel, would have a negative impact on the property values in the area.

Fourth, the potential impact on safety issues is a concern. No one ever wants to talk about the "what ifs". However, it is a fact that industrial plants often use hazardous materials in large quantities on a day-to-day basis. In the end there is the potential for an accident of catastrophic consequences.

Progress and development is not a bad thing. However, if we fail to approach this without questioning the impact on our community we could lose more of our culture. It is up to us to protect all the important historical structures and areas of Council Bluffs history.

ATTACHMENT D

ConAgra has had an important impact on our community. We feel that there are several outcomes that could potentially benefit both sides. Specifically, I would like to have dialogue with ConAgra and the city. Options range from leaving the current green space as green space to finding middle ground with ConAgra which adds value for the neighborhoods, the city of Council Bluffs and ConAgra while preserving the historical integrity of this area.

There is no perfect path or decision written out for the future, all parties involved, may create. However, if we all work together I believe we can add value for ConAgra and the historic district and neighborhoods around ConAgra and find a conscious solution for the enhancement of our community. We feel it is our obligation to approach this matter with a proactive attitude to ensure the survival and growth of Council Bluffs as a whole, historical community and all.

Thank you,

Alicia M Brady

James D. Brady

903 S. 3rd Street

Council Bluffs, IA. 51503

To whom it may concern:

I am terribly against this rezoning. I was the person who first started our wonderful association and have been very active in GNA. When we started we decided then to take our boundary to 9th Avenue. We new it was a very large area, but we saw Conagra expanding and wanted to keep them from moving toward our historical neighborhood. It seems to me that having the Dodge House right there and all the wonderful historical homes, that would be enough to stop this. Obviously there must be money coming to the city that makes it more important to go thru with this. Shame on the city for trying to destroy the largest and most active Association in CB. My name is Mary Madison and I live in the Grenville Court area, next to the Dodge House.

Mary F. Madison
18 Grenville Court
Council Bluffs, IA. 51503

To Whom It May Concern,

I have lived in the neighborhood for 31 years—since 1987 at my home at 103 3rd St. It has come to my attention that Con Agra wants to rezone the field near their plant from residential to industrial. It is my opinion that this is bad for the neighborhood and local residents who live, work and vote here. The area should be left residential and made into a "green space " for the whole neighborhood to enjoy—perhaps a Con Agra Park. There was, in the recent past, several beautiful Victorian homes and trees on that land. It would be a shame to see it become an industrial site.

Thank you,

John Ippolito, MD
103 S 3rd Street
Council Bluffs, IA. 51503