OLSSON ASSOCIATES

April 20th, 2018

Attn: Christopher Gibbons
City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: Jennie Edmundson Memorial Hospital – Final Plat Letter of Intent

To whom it may concern,

Jennie Edmundson Memorial Hospital (Methodist) has purchased all properties bordered by N Broadway Street to the north, E Pierce Street to the east, Nicholas Street to the south, and E Kanseville Boulevard to the west. Methodist has also requested that Kimball Avenue and an alleyway between Nicholas Street and Kimball Avenue be vacated to accommodate future development of the purchased lots. This request was approved at the January 22nd, 2018 City Council meeting with the condition that necessary utility easements be retained. The development team is currently working with the necessary utilities to identify the required easements that need to be granted. These easements will be in place at the time of the final plat being recorded.

On the proposed platted lot, Methodist is proposing to construct a 60,000 square foot 3-story medical office building (M.O.B.) at the north end. Approximately 233 total parking stalls are currently being proposed to serve the M.O.B. The design team has been working with City staff over the last several months to ensure the proposed layout of the development conforms to City standards.

Lastly, Methodist recognizes that there are currently three separate entities that are listed as owners on various lots of the proposed plat. While all the lots are controlled by Methodist, they are currently in the process of working to deed transfer all the lots into a single ownership group. This effort will be completed prior to the final plat being recorded.

Please don't hesitate to contact me with any additional questions. My contact information can be found at the bottom of this letter.

Sincerely,

Kellen Heideman, PE

Encl.

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