



Hills of Cedar Creek Council Bluffs, Iowa



The Hills of Cedar Creek planned community subdivision is the first of its kind to be introduced within the City of Council Bluffs, Iowa. This residential and community commercial development encompasses approximately 230-acres in area and is planned to be completed in three phases. Ehrhart Griffin & Associates provided and continues to provide planning coordination efforts as well as design and construction management services for platting, overlot grading and infrastructure. All

necessary permits for NPDES and outfall and interior sanitary sewers were executed through the Iowa Department of Natural Resources (IDNR).

In general there will be three price points for approximately 485-single family residential lots ranging in size from small, medium and large. A fourth price point includes approximately 160- town home lots ranging from one to three bedrooms per unit. Approximately 25-acres has been reserved for 352 apartment units. The commercial area of 12.6 acres is earmarked for uses such as retail, bank, convenience, offices and daycare.

Some amenities within the development include the following:

- * 3-lane central boulevard with additional outlots reserved for landscaped berms and pedestrian trails.
- * 7-acres of area reserved for city parkland.
- * An interior pedestrian trail network interconnecting reserve forested areas, street side sidewalks and wet and dry detention pond facilities.

The entire subdivision was designed on the hilly side by lying "lightly on the land". This concept provided spectacular views, protected many existing forested areas as well as minimizing grading efforts and costs.

The completion of Phase I has recently brought approximately 210-single family residential lots on line along with the approximately 160- town home lots.

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Phase I infrastructure/grading cost: \$7,000,000

project experience