



September 29, 2015

## Frequently Asked Questions

### How will the Eastern Hills Drive Project benefit the community of Council Bluffs?

The area surrounding Eastern Hills Drive in Council Bluffs and Pottawattamie County has planned land developments, giving the opportunity for future economic development. The Eastern Hills Drive FEIS will support this growth providing local transportation system continuity, increasing capacity, and improving emergency access.

### How much will this Project cost? Who is paying for it?

The total estimated cost of this project is approximately \$22 million. The cost is paid for by the City of Council Bluffs, Pottawattamie County, and the Iowa DOT.

### How will I know if my property could potentially be impacted?

The map of the Preferred Alternative, included on the inside of this handout, provides a large-scale view of the project area which will provide details about the potential options for the Eastern Hills Drive Project. A smaller scale view showing property boundaries and the proposed construction limit boundary is shown at exhibits at the hearing and available online at <http://www.councilbluffs-ia.gov/index.aspx?NID=811>.

### What is the difference between a partial acquisition and a full acquisition of property?

A partial acquisition is when a portion of your land would be acquired for right-of-way (ROW) purposes, and the remainder of land is usable for its current or intended purpose. A full acquisition of property is required if access to the property is no longer available, or a residence is within future ROW and the portion of the property outside ROW would not allow for construction of a new residence.

### How will my property be appraised for acquisition?

The process for acquisition would follow the requirements of the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (Uniform Act), as amended by the Surface Transportation Assistance Act of 1987 and 49 CFR Part 24, effective April 1989. The Uniform Act requires that just compensation be paid to the owner of private property taken for public use, which is based on an independent appraisal and a review appraisal for the property to be acquired.

### If I need to be relocated, what assistance would be available?

Iowa Code chapter 316, the "Relocation Assistance Law," establishes a uniform policy for the fair and equitable treatment of displaced persons that serves to minimize the hardships of relocation. Relocation assistance would be made available to all affected persons without discrimination. A similar process is followed for commercial property displacements. Relocation assistance agents would be available to explain the acquisition and relocation process to all affected persons.

## Stay Involved

Your input is important to our project.

- Visit our website:  
<http://www.councilbluffs-ia.gov/index.aspx?NID=811>
- Email us: [greeder@councilbluffs-ia.gov](mailto:greeder@councilbluffs-ia.gov)
- Call us: (712) 328-4634
- Mail us your comments:

Greg Reeder, Public Works Director  
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September 29, 2015

# Eastern Hills Drive Final Environmental Impact Statement

## Welcome!

The purpose of this hearing is to introduce you to the details of the Eastern Hills Drive Final Environmental Statement (FEIS), answer your questions and receive comments on the alternatives. A map of the preferred alternative and frequently asked questions are located on the reverse side of this handout.

## What is the Eastern Hills Drive Final Environmental Statement Project?

The City of Council Bluffs Public Works has been working with the Iowa Department of Transportation (Iowa DOT) and the Federal Highway Administration (FHWA) in preparing a Final Environmental Impact Statement (FEIS) for the Eastern Hills Drive Project.

Eight alternatives, in addition to a preferred alternative, have been reviewed by the FHWA, Iowa DOT and the City of Council Bluffs. The preferred alternative would complete the portion of Eastern Hills Drive from north of North and South Larchmont Drives to Cedar Lane and extend to Eastern Hills Drive from the State Orchard Road intersection southwesterly along the existing State Orchard Road alignment, cross Greenview Road, and continue on the east side of Little Pony Creek until curving back into the existing IA 92/State Orchard Road intersection.

## Purpose and Need of the Project

The purpose of the project is to improve the transportation network in the eastern Council Bluffs area by completing Eastern Hills Drive between US 6 and IA 92. The project is needed to:

- Provide local transportation system continuity
- Support planned land development in Council Bluffs and Pottawattamie County
- Increase the capacity of existing roads to accommodate future traffic demands
- Improve emergency access

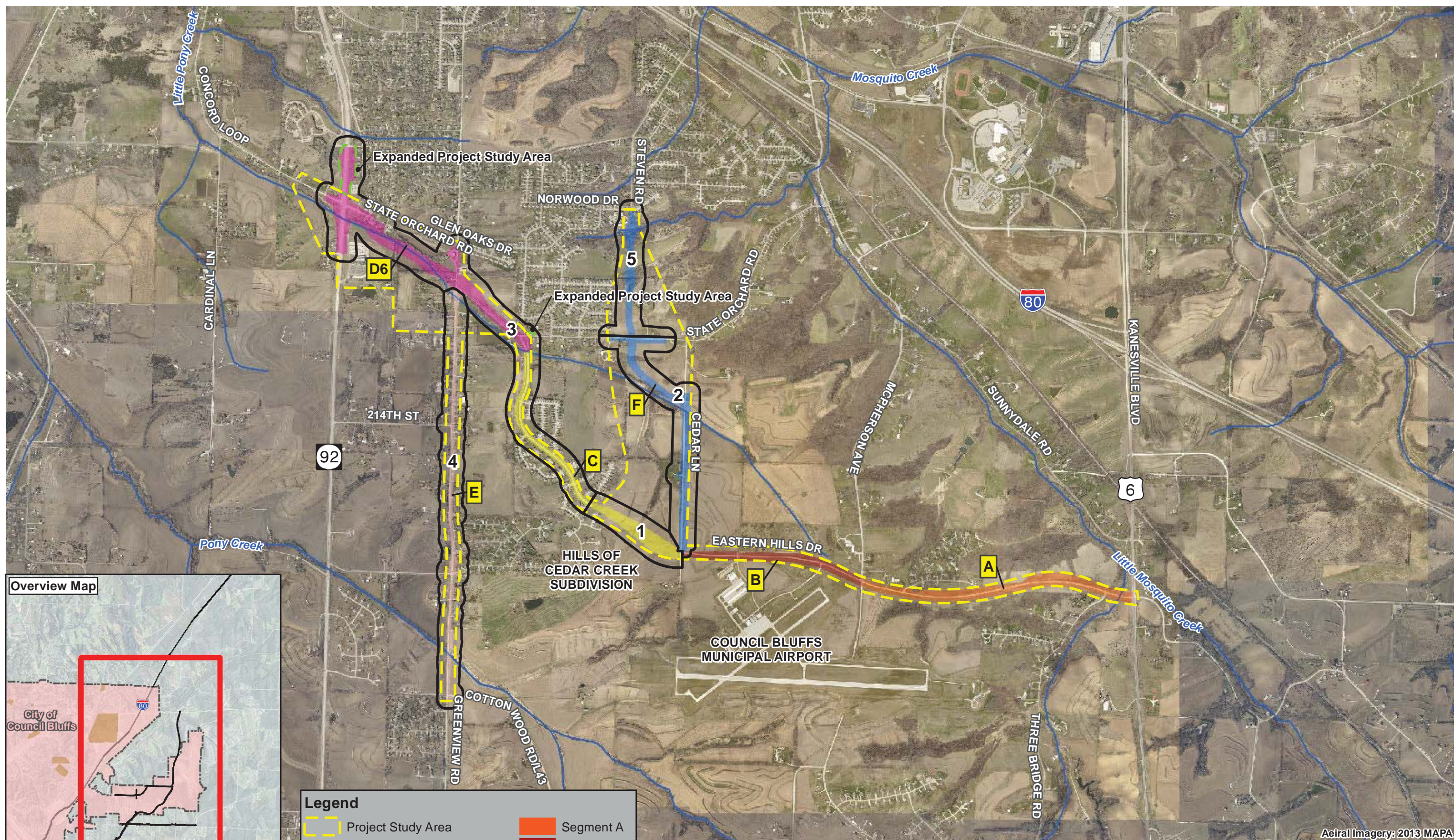
## Schedule Milestones

- Close of Comment Period on FEIS  
October 16, 2015
- Record of Decision Approval by FHWA  
January 2016
- Final Design, Environmental Permitting, and Right-of-way Acquisition  
By construction priority, commence immediately after ROD

## Construction Phases (by priority rank)

- Eastern Hills Drive Connection from Hills of Cedar Creek to Cedar Lane (2017)
- Steven Road Connection from Eastern Hills Drive to State Orchard Road (2018)
- Eastern Hills Drive from Hills of Cedar Creek to IA 92 (2019-2020)
- Improve Greenview Road from near Cottonwood Road (L-43) to State Orchard Road (2021-2022)
- Connect Steven Road from near Norwood Drive to State Orchard Road (2023)

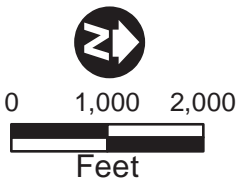




Aerial Imagery: 2013 MAPA

**Legend**

Project Study Area	Segment A
Expanded Project Study Area	Segment B
Construction Phase by Priority Rank	Segment C
Waterway	Segment D6
	Segment E
	Segment F



**Alternative 3 (Preferred Alternative)**

Eastern Hills Drive and Connecting Roadways  
 Council Bluffs, Iowa  
 Final Environmental Impact Statement

DATE	May 2015
EXHIBIT	2.12

