

Mayor Matt Walsh
Council Bluffs City Council
209 Pearl Street
Council Bluffs, IA

September 9, 2019

Dear Mayor Walsh and Council Members:

As you are aware, MAPA produces a Long Range Transportation Plan (LRTP) that serves as the regional transportation plan for state and federal governments. Consistent with the LRTP is MAPA's regional vision, Heartland 2050, which proposes quality growth principles that support the region's people, places and resources.

A key concept contained in the Heartland 2050 vision, as well as local plans, is the "Close the Gap" approach that focuses on *nodes and corridors*. Developing multi-modal connections along well traveled paths between businesses, schools, hospitals, cultural centers, and other destinations will provide benefits that improve the quality of life and minimize future community expenditures on infrastructure and services.

To this end, MAPA finds the recent proposal to create the "Mixed Commercial Residential" (MCR) district to be consistent with the spirit and intent of the Close the Gap – nodes and corridors approach. It will provide Council Bluffs with a tool to encourage development that enhances connectivity and livability.

If you have any questions regarding MAPA or the Heartland 2050 project, do not hesitate to contact me.

Sincerely,



Greg Youell
Executive Director

