

**From:** Dave Shriver

**To:** zoning <zoning@university-heights.org>; council <council@university-heights.org>

**Cc:** Michael Crocker ; Crocker, Erin M nicholasherbold  
; kathyherbold ; Erin Shriver

**Subject:** Letter to Zoning Commission and Town Council

**Date:** Wed, Jul 12, 2017 5:29 pm

**Attachments:** Letter To Council 7.12.17.docx (22K)

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Dear Zoning Commission and Town Council of University Heights:

Please see the attached letter and residents who have agreed to sign on to the letter.

Although this letter was drafted prior to the letter/email from Rod Lehnertz that provided some additional detail about the plans for the University Club site, it does not change the substantive point of the letter. Mr. Lehnertz indicated the University's initial plan is a small hotel - not because that's what they necessarily want, but because he believes that's all the space will allow. However, the parcel that the University Club is on is larger than the Flaum property (3.89 acres versus 3.75), and that excludes the land adjacent to the University Club (west and north) that the University owns which could provide more land use options for a hotel proposal. Point being, it is up to the developer to submit a proposal, and any developer worth his/her salt is going to try to maximize the use of the propert(ies), which likely means as big as possible. In any case, moving forward at this time with a rezoning is inadvisable until the finalized plan for the University Club (and the impact on our community) is known.

Thank you-  
Dave Shriver  
100 Sunset St

To the Members of the University Heights Zoning Commission and City Council:

As residents of the community of University Heights, we are strongly concerned about the potential re-zoning of the Flaum property for a hotel. Green lighting a hotel at this time in the wake of the unfinished development of One University Place (OUP) and the looming, but substantially unknown, project at the University Club could result in a host of significant adverse impacts on our small town.

First, we have yet to experience the impact of OUP on our community. The rear residential building is not finished, and the front building remains largely unoccupied. At this time, the City only has the initial professional estimates for the impact on traffic based on an occupied OUP. However, these estimates are just that – estimates. More importantly, these estimates do not account for two other potentially major projects – the University Club and the Flaum property.

Second, it was just recently officially announced by the University that the University Club will be closed at the end of Summer 2018. Rumors have swirled for some time, and we have received little detail as to the University's plans beyond a "small hotel/conference center", but it is safe to assume that the project will have a significant impact on our community. In order for the members of the Zoning Commission and the Council to assess the merits of re-zoning the Flaum property for a hotel, they should account for the impact of the project planned at the University Club. This could be done in two ways: (1) assume the highest-impact University Club project scenario, a vague proposition, and assess its effect on our town in combination with both a fully occupied OUP and the hotel at the Flaum property; or (2) table the Flaum property re-zoning until such date that the University releases finalized plans for the University Club project. In other words, tell the developer "no" on re-zoning for now, and the City can revisit at a later date. Given the relatively short time frame for the closing of the University Club, it is likely that we will learn of the University's plans in the next 6 – 12 months. This seems to be a much more palatable option than guessing at the University's strategies and potential impacts thereof.

Notwithstanding the significant unknowns regarding OUP and the University Club project, before making any decisions on the Flaum property, the prudent approach would also be to develop and distribute a survey to the residents of our community as was done in the case of OUP. Such survey should assess the leanings/feelings of the residents as to a hotel at the Flaum property in light of the University Club project (once known). If the Council and/or Commission decides to distribute a survey prior to the release of the University's plans (which we believe would be ill-advised and less relevant), then the survey should assume and account for the highest-impact scenario project. In any case, making any decisions as to re-zoning without obtaining broad input from the residents and instead simply relying on typically poorly-attended town council or commission meetings would be short-sighted.

There are numerous arguments for and against re-zoning the Flaum property for a hotel, including issues relating to noise, litter, traffic, safety, parking, crime, stress on city utilities (water, sewer, roads, etc), impact on and sufficiency of our police department, impact on fire department services, and revenue, but most of those arguments would be made in a vacuum if we don't know the scope of the University Club project or have the benefit (and burden) of experiencing an occupied and used OUP.

The approval of OUP proved to be extremely divisive to our community, the wounds from which are just beginning to scar over. The prospects of not only a second major and perhaps larger project at the University Club over which the City will have little control, but also a third major development bookending University Heights' boundary would not only substantially change the look and feel of our small town, it

could alter our community beyond repair. We respectfully advise and request that the Zoning Commission and our Council take the prudent approach and decline to approve any re-zoning of the Flaum property and revisit the issue at such date that the University releases a finalized plan for the University Club site.

Signing Residents:

1. David Shriver 100 Sunset St.
2. Erin Shriver 100 Sunset St.
3. Nicolas Herbold 1250 Melrose Ave.
4. Katy Herbold 1250 Melrose Ave.
5. Erin Crocker 1490 Grand Ave.
6. Michael Crocker 1490 Grand Ave.
7. Linda Fincham 1475 Grand Ave.
8. Rosanne Hopson 205 Golfview Ave.
9. James R. Hopson 205 Golfview Ave.
10. Al Leff 215 Sunset St.
11. Jan Leff 215 Sunset St.
12. Scott McNaughton 1409 Grand Ave.
13. Marisa Buchakjian 1409 Grand Ave.
14. Eliot Shearer 207 Golfview Ave.
15. Katie Shearer 207 Golfview Ave.
16. Cathie Payvandi 1491 Grand Ave.
17. Sue Hettmansperger 114 Highland Dr.
18. Lawrence Fritts 114 Highland Dr.
19. Barbara Stehbens 305 Sunset St.
20. Jim Stehbens 305 Sunset St.
21. Steven Sperry 1425 Grand Ave.
22. Karolyn Wanat 1425 Grand Ave.
23. Anna Hughes 1465 Grand Ave.
24. Noah Hughes 1465 Grand Ave.
25. David Pedersen 309 Sunset St.
26. Jacinda Pedersen 309 Sunset St.
27. Ann Dudler 205 Koser Ave.
28. Andy Dudler 205 Koser Ave.
29. Mark Wagoner 1451 Grand Ave.
30. Barbara Wagoner 1451 Grand Ave.
31. Mark Greiner 77 Olive Ct.
32. Melissa Roberts 77 Olive Ct.
33. Keith Carter 316, 125, and 408 Grandview Ct.
34. Cheryl Carter 316, 125, and 408 Grandview Ct.
35. Michael Abramoff 507 Mahaska Ct.
36. Brian Krueger 1504 Grand Ave.
37. Terri Krueger 1504 Grand Ave.

**From:** Dave Shriver

**To:** louise <louise@university-heights.org>; council <council@university-heights.org>; zoning <zoning@university-heights.org>

**Subject:** Property Value Spillover Effects from Proposed Marriott

**Date:** Thu, Jul 13, 2017 10:36 am

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Dear Louise:

It has come to my attention that you have recently been contacting residents close to the Flaum Property, namely Olive Ct. owners, to discuss the positive effects the proposed Courtyard by Marriott would have on their properties. As I will not be able to attend the Zoning Commission meeting tonight, I wanted to comment directly to you, as well as the Zoning Commission and Council on this subject.

Assuming this is correct, could you please clarify your basis for this position? I recently have been searching for any studies on the spillover effects from hotels on residential areas, but have been unable to find anything directly on point. However, I have found a few more general studies on effects from commercial developments. In a review of the studies published in Southwestern Economic Review ("Commercial Development Spillover Effects Upon Residential Values", Spring 2010, Vol 31, No 1), the authors summarize that "the literature on the impact of commercial development upon nearby residential areas indicates that proximity to commercial developments may have a negative impact upon nearby residential properties, but that the impact is likely dependent upon the size of the development, the degree in which proximity is ameliorated by buffers to minimize visibility, and the extent to which the negative externality is partially mitigated by the benefits of being close to shopping and employment."

Although this summary is based on all types of commercial developments, we can apply this general conclusion to the proposed Marriott and ask: if the hotel is expected to have a negative effect on the surrounding properties as suggested by this meta-analysis (and common sense), are there ameliorating characteristics of the hotel that can counter this negative effect? I, personally, fail to see any. You could argue the proposed Bistro in the Hotel might have some positive effect, but that is likely a stretch, and minimal at best. I spoke with several realtors in the area (professionals on property values) and not one of them expects the proposed hotel to have a positive effect. The general feeling expressed by the realtors was that this proposal offers no enhancement to the University Heights community, so it will likely negatively impact property values. Given that the realtors feel this way, how do you think prospective buyers to the community will feel about a hotel in their backyard? Not much different, which means property values are likely to drop. I can tell you from personal experience, that we were able to purchase our home across from the proposed OUP for cheaper specifically because of OUP, and OUP is a different kind of development, one with some community enhancement in mind (community center, restaurant, etc).

In short, I do not see how a Courtyard by Marriott will enhance property values, particularly for those adjacent or immediately nearby homes to the hotel. Studies show it will likely decrease property values, and this sentiment is echoed by area professionals, who will be the transaction agents recommending prices for these homes, which strongly suggests property values will, in fact, decrease.

Thank you-  
Dave Shriver  
100 Sunset Street

**From:** Dave Shriver

**To:** mike <mike@university-heights.org>; council <council@university-heights.org>; zoning <zoning@university-heights.org>

**Cc:** Michael Crocker ; Crocker, Erin M ; nicholasherbold ;  
Greiner, Mark A ; kathyherbold ; Erin Shriver ;

**Subject:** Re: Letter to Zoning Commission and Town Council

**Date:** Thu, Jul 13, 2017 10:50 am

**Attachments:** Traffic Analysis Comments.docx (20K)

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Mike:

Thanks for the reply. It is encouraging to hear you have not made a decision as of yet on the rezoning. Although we are aware of the process and that no decisions will be made tonight, we felt the sooner we express our concerns, the better. In any case, I wanted to provide my comments regarding the MPOjc Staff Report (see attached). In short, I don't believe it provides much, if any, helpful analysis because it does not (and cannot at this point) account for the effects of the yet-to-be-defined University Club project, nor for OUP once it is up and fully running.

Thanks-  
Dave

On Thu, Jul 13, 2017 at 9:52 AM, <[mike@university-heights.org](mailto:mike@university-heights.org)> wrote:

Dave and Michael,

I will reply to both of your letter together. Thank you for taking the time to contact me regarding the development issue. I do carefully read all the email I receive.

My understanding is the the Zoning Commission will not be voting on this application tonight, but will hear details, and likely vote at an early August meeting. Regardless of whether or not zoning approves the application, according to state code, City Council will vote on it also. If Zoning denies the Planned Unit Development, a super-majority (4 out to 5) city councilors would need to approve it.

Since we're still getting information, I haven't made any firm conclusions. However here are the components I will be using to make my decision, not necessarily in this order!

- State law regarding Smart Growth principles
- UH 2010 Comprehensive Plan
- MPOjc Staff Reports
- Zoning Commission recommendations
- Input from UH citizens

Finally here is link to a blog that I read regularly, and which will also likely figure into my consideration of this proposal

<https://smartgrowthamerica.org/city-wants-uphold-paris-agreement/>

-Mike

On 2017-07-12 18:29, Dave Shriver wrote:

Dear Zoning Commission and Town Council of University Heights:

Please see the attached letter and residents who have agreed to sign on to the letter.

Although this letter was drafted prior to the letter/email from Rod Lehnertz that provided some additional detail about the plans for the University Club site, it does not change the substantive point of the letter. Mr. Lehnertz indicated the University's initial plan is a small hotel - not because that's what they necessarily want, but because he believes that's all the space will allow. However, the parcel that the University Club is on is larger than the Flaum property (3.89 acres versus 3.75), and that excludes the land adjacent to the University Club (west and north) that the University owns which could provide more land use options for a hotel proposal. Point being, it is up to the developer to submit a proposal, and any developer worth his/her salt is going to try to maximize the use of the propert(ies), which likely means as big as possible. In any case, moving forward at this time with a rezoning is inadvisable until the finalized plan for the University Club (and the impact on our community) is known.

Thank you-  
Dave Shriver  
100 Sunset St

MPO's Traffic Analysis: Based on my review, this analysis provides little to no guidance in assessing the traffic and safety impact of not only the hotel at the Flaum property, but more importantly, accounting for when OUP is fully utilized and the University Club project is finished.

1. Page 2: Data collected for two of the intersections from **one day in June 2017** (for Olive and Evashevski intersections) Several problems:
  - a. Estimating traffic during summer break. Traffic is noticeably different (lighter) during the summer as most students are gone, and many area residents are on vacation. According to Kent Ralston, PM traffic can be anywhere between 7 – 14% worse when school is in session. This is **NOT** insignificant.
  - b. Estimations do not account for increased traffic due to residents and business at OUP, which remains substantially vacant. Kent Ralston, in his email to Pat Bauer, dismisses OUP traffic as “relatively minimal” – what is the basis for this? We have little idea what OUP will generate for traffic. Currently, we have an unopened pizza restaurant, and according to Mr. Maxwell, a training center for car salesman. We don't know what businesses will be there. We don't know who the residents will be and how they will use it.
  - c. Estimations do not (and cannot accurately) account for increase in traffic due to the proposed project at University Club. Further, we don't know the **cumulative** effects of OUP with the University Club project and the proposed hotel. Individually, each of these projects might have minimal negative effects, but cumulatively, there could be a significant impact.
  - d. Estimations do not account for increased traffic due to the Children's hospital. The hospital remains short staffed and the hospital is vigorously recruiting. As the Children's hospital becomes more fully operational, traffic will inevitably increase. Not to mention, UIHC plans to build another tower (similar to the Children's hotel), which will only increase traffic to the area.
2. Page 3: Regarding intersections of Melrose and Olive Ct and Evashevski Dr., the analysis concludes “there is not a significant safety concern at these intersections” because there have been only “two collisions” between 2012 and 2016. This analysis is correct if looking only at the current status of those intersections. It provides **NO** insight as to safety at these intersections once a hotel is in place and hundreds of drivers, unfamiliar with and unconcerned for our community, are attempting to enter and exit the area. Further, as mentioned above, it does not account for increased safety concerns due to more traffic from a fully occupied OUP and the University Club.
3. Page 8: Analysis concludes that “staff does not expect the proposed development to have a detrimental effect on overall traffic operations in the study area, nor does it appear that traffic generated by the development will experience undue delays entering/exiting the property”
  - a. First, and most importantly, these conclusions are based, in part, on data collected from one day on June 2017 and ignore increases due to OUP as well as University Club. As the letter opens on Page 1, it should be “revised if any land-use or intensity changes are proposed.” Clearly, this analysis needs revision.
  - b. With respect to the surprising conclusions that there will be no “detrimental effect”, their own analysis, as limited as it is, predicts detrimental effects.
    - i. The Level of Service at Olive Court and Melrose is predicted to drop from a C to a D in the morning (again, and this is just on a presumably average June morning without students, OUP, or the University Club)

- ii. Access to the hotel is predicted to be an E.
- iii. And Evashevski, already rated at Es and Fs during both morning and afternoon, can only get worse, not only with a hotel at the Flaum, but with OUP and University Club.

**From:** Louise From  
**To:** louise <louise@university-heights.org>; council <council@university-heights.org>; zoning <zoning@university-heights.org>  
**Subject:** RE: Property Value Spillover Effects from Proposed Marriott  
**Date:** Thu, Jul 13, 2017 11:07 am

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Hi Dave,

Thank you for contacting me so I can respond. I have not contacted any residents on Olive Ct. A few residents in that area have contacted me and there was a discussion of the pros and cons of the development. I suggested that they get all the information before making a decision and encouraged them to attend the zoning meeting as well as a meeting with the developer to address their individual concerns. I also said if after getting all the information and you don't like the development then of course that is your decision- but at least you will have all the information.

Thank you -Louise

**From:** Dave Shriver  
**Sent:** Thursday, July 13, 2017 10:36 AM  
**To:** louise@university-heights.org; council@university-heights.org; zoning@university-heights.org  
**Subject:** Property Value Spillover Effects from Proposed Marriott

Dear Louise:

It has come to my attention that you have recently been contacting residents close to the Flaum Property, namely Olive Ct. owners, to discuss the positive effects the proposed Courtyard by Marriott would have on their properties. As I will not be able to attend the Zoning Commission meeting tonight, I wanted to comment directly to you, as well as the Zoning Commission and Council on this subject.

Assuming this is correct, could you please clarify your basis for this position? I recently have been searching for any studies on the spillover effects from hotels on residential areas, but have been unable to find anything directly on point. However, I have found a few more general studies on effects from commercial developments. In a review of the studies published in Southwestern Economic Review ("Commercial Development Spillover Effects Upon Residential Values", Spring 2010, Vol 31, No 1), the authors summarize that "the literature on the impact of commercial development upon nearby residential areas indicates that proximity to commercial developments may have a negative impact upon nearby residential properties, but that the impact is likely dependent upon the size of the development, the degree in which proximity is ameliorated by buffers to minimize visibility, and the extent to which the negative externality is partially mitigated by the benefits of being close to shopping and employment."

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In short, I do not see how a Courtyard by Marriott will enhance property values, particularly for those adjacent or immediately nearby homes to the hotel. Studies show it will likely decrease property values, and this

7/21/2017

RE: Property Value Spillover Effects from Proposed Marriott

sentiment is echoed by area professionals, who will be the transaction agents recommending prices for these homes, which strongly suggests property values will, in fact, decrease.

Thank you-

Dave Shriver

100 Sunset Street

**From:** Jean Walker

**To:** zoning <zoning@university-heights.org>

**Cc:** Jean Walker <walkersic@yahoo.com>

**Subject:** 901 Melrose Avenue

**Date:** Thu, Jul 13, 2017 11:32 am

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Hi,

My name is Jean Walker and I am the Melrose Neighborhood Association representative. Though 901 Melrose Avenue is outside our definition of the Melrose Neighborhood, I am very concerned about the proposed demolition of this historic house to make way for a hotel.

The house and property are unique, beautiful, and a wonderful piece of University Heights' history. I wonder how many other such properties with such a long history you have in University Heights, that you can afford to demolish this one? Once it is gone, it can never be replaced.

Another consideration is that, in order to accommodate a hotel and its necessary parking lot, many large trees and much vegetation would be destroyed, thus destroying the benefits of a healthy environment, as well as the character and ambiance of the area.

Re-zoning of this property from residential to commercial would create a dangerous precedent. What other neighborhoods in University Heights would then be safe from such re-zoning? Also, I have not seen any notices, in the neighborhood, of the proposed zoning change, so I wonder if many residents are aware of it and have been given an opportunity to express their feelings about it?

There are other places within University Heights, such as the University Athletic Club property, where, if indeed it is actually needed, a hotel could be built. The UAC already has a commercial use, so it would not be destroying a residential property to build a hotel there.

I hope that you will consider not rezoning 901 Melrose Avenue, so that a wonderful piece of your history can be preserved, the neighbors continue to have a quiet, beautiful neighborhood, and the environment continues to make the area a desirable place in which to live.

Thank you,  
Jean Walker  
335 Lucon Drive  
Iowa City

**From:** Nicholas Herbold

**To:** 'zoning@university-heights.org' <zoning@university-heights.org>

**Subject:** Zoning Commission work

**Date:** Fri, Jul 14, 2017 2:23 pm

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Hi Professor Bauer,

I received a thoughtful email from Rodney Lehnertz regarding the University Club/Finkbine Development. I had not previously forwarded the the email to the city council or zoning commission, because it looked like Rod had already sent it to the council. I assumed it would be forwarded along and made available to the public. However, comments last night made me concerned that the UI's plans were not clearly communicated. As a result, I am forwarding this to you for the commission. I think that the email shows the UI is pretty committed to building the hotel. It also shows there will likely be a shuttle to UIHC (providing a hotel for the hospital).

I very much appreciate your thoughts about keeping an open mind—I mention the same thing every time I work as a mediator. You have heard me speak in front of the commission about my concern with regard to the disrespect I was seeing when it sounded like the developers were going to try to skip over the zoning commission and go straight to council, presumably thinking they knew they had 4 votes. However, I am focused on continuing to look at both sides of the proposed development. The things I heard last night that I liked: preserving trees and the brick and limestone exterior sounded like higher quality materials. I think the Marriot brand would keep the hotel updated, though it sounds like that designation can be lost if updates are not made. I did not realize that these operate as a franchise.

The things I was uncertain about: The style and size of the hotel in a residential neighborhood seems very out of place. It was on the high side in terms of what he sees being built, with 140 rooms. It also does not remind me of the few hotels that I have seen in residential neighborhoods, such as Foggy Bottom in Washington DC. They are smaller and blend into the community. If it was going to be a hotel, I would like to see a smaller hotel with a buffer of townhouses or something that would not place a hotel parking lot right by a single family home neighborhood. I am uncertain about the bike path that would either be well lit and produce light pollution or not be well-lit and provide a safety hazard. I wonder if the path should be by the railroad and well-lit.

The things that I heard last night that I did not like or that concern me: it became clear that the hotel tax revenue was being exaggerated and would certainly be much lower for an extended period of time and that their estimate was kind of a best case scenario after the place was operating at full capacity. The idea that UH would receive close to half of what Iowa City receives, with the one hotel, does not seem reasonable—if it is reasonable, that shows how large this hotel will be in relation to what Iowa City has (and again, it is in a residential neighborhood). I did not agree with the idea last night that the Sheraton is also in a residential area. I have heard from others who deal with traffic studies in their work and they think that the traffic study was deeply flawed—not my area of expertise so I look forward to hearing from them at the next meeting. The hotel will need to compete with a University Hotel. The city will be bookended by two hotels. The benefit to the community seems to only be financial when the actual net financial benefit seems speculative, as the costs are completely unknown. Timing is also a huge factor: we have OUP not even finished and certainly not at capacity; we are starting to see how developer promises are often optimistic (no Bread Garden, etc. in OUP but instead possibly a training facility of some sort, is what I have heard); the development set forth below is not finalized and does not involve UH having veto power or much power at all (though I like Rod's idea of UH having a seat at the table in some form).

Thank you, Nick

Nicholas J. Herbold  
*Attorney*



**From:** Nicholas Herbold  
**To:** 'zoning@university-heights.org' <zoning@university-heights.org>  
**Subject:** University Club/Finkbine  
**Date:** Fri, Jul 14, 2017 2:31 pm

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**Hi Professor Bauer,**

**The below is the thoughtful email I had referenced in the email I just sent you. Thank you, Nick**

**From:** Lehnertz, Rodney P  
**Sent:** Wednesday, July 12, 2017 8:09 AM  
**To:** Nicholas Herbold  
**Subject:** RE: University Club/Finkbine

Mr. Herbold,

Thank you for your message. I have tried to answer the questions raised in your email. I also shared this information with the U Heights City Council – they have indicated, as has been suggested in the final paragraph, they will look forward to including one of their team in our RFP process.

Regards, Rod Lehnertz

As it relates to the re-development of the University Club site (planned to begin in the fall of 2018), there are few “hard and fast” facts at this point - we intend to advance a public Request for Proposals (for third-party hotel developers) following the Board of Regents approval of the Finkbine clubhouse replacement at the upcoming August BOR meeting. The details or expectations of the RFP will come together over the next month or two and we expect we to receive proposals during the fall/before the end of the year.

The scale of the hotel is yet to be determined, but we recognize the site itself does not afford space and parking for a larger hotel. We head into the RFP process assuming it to be small hotel and conferencing facility, something around 100 rooms, that will blend nicely into the neighborhood and golf course surroundings and be a unique hotel experience with its proximity to the golf course, UIHC and the university. I expect the proposals will take into account the relatively small footprint, and then guided by available parking space (which will account for both hotel and golf course needs), the hotel experts who submit will have a good feel for the exact number of rooms and best configuration.

At this point, a separate RFP would also be released for a restaurant that will be contained within the golf clubhouse. A third party would operate the 12 month-a-year restaurant, serving both the golf course and the hotel. The hotel and the clubhouse will be built close enough together that working (primarily dining) between the two will be effective. This is the key driver in our working with your staff/engineer to advance the shifting of the current driveway (running between the University Club and Finkbine) to the east side of the site. This will allow the two sites to be connected and more functional. This will also shift that drive entrance to the east, on Melrose. The turning lane design will ensure that it works smoothly, and will utilize UI land on the north side of the Melrose configuration. Your City engineer also conveyed the City's interest in creating a new City “gateway” sign and landscaping at this location.

As far as traffic, we do not expect considerable differences:

The Finkbine commuter parking lot will continue to operate as it has.

Finkbine golf course currently has parking that allows for full-course golf tournaments and that will be maintained (though reconfigured to best use the available site).

The hotel, while not sized specifically, will not likely call for more parking than the University Club offered. The “in/out” activity related to the hotel would not be significant (some 11:00 check-out and 3:00 check-in traffic but this is not typically significant and the hotel will be small).

Conferencing space would offer some event-related functions similar to the U-Club, so I do not envision many changes in related parking/traffic, with the exception that the restaurant would likely draw some more visitors to lunch and dinner than the U-Club does.

Given the generally small site, parking would be kept to the minimum needed to serve the two facilities, and I expect that conferencing space within the micro hotel/conference facility will offer smaller rooms, so the crowds for events may not be as large as those hosted by the U-Club. The University would also work with the hotel developer to maximize use of landscaping to create a more pleasant view of the parking, rather than the large very visible concrete lot in front of the current University Club.

It is very unlikely, given the site size, that the hotel manager/developer would incorporate a separate private club as part of the hotel property. The primary public (current member) interest may be an outdoor pool and with a short 3-month operation period, I would not expect the developer to consider this viable use of land. Finkbine will continue to operate as a public course and home to the men's and women's UI golf programs. Inclusion of a private club, along with the associated land-use requirements and operating expenses, would be unlikely. Finkbine does offer annual (public) golf passes. Additionally, the restaurant will be open to the public and available for events as coordinated by Athletics and the adjacent hotel.

While it is envisioned that the Finkbine clubhouse restaurant will serve both the golf course and hotel (as well as general public), it is likely that catering and light breakfast facilities would be incorporated into the hotel. We expect these to be elements of the RFP's that will be received.

As the hotel and conferencing facility is close to UIHC, we expect patient family stays and smaller UIHC departmental conferences/events. As such, while not formally discussed to this point, there is a likelihood that the hotel would include shuttle service to the UIHC complex, if not the campus core/downtown. Again, likely part of the RFP submittal consideration. Any shuttle service would be provided for within the UI site and incorporated into the planned-for parking.

I hope this provides some valuable insight. We very much look forward to the positive impact this new vision will have for our communities. Also, the University would be glad to include a University Heights representative/official as part of the committee that will review the hotel proposals so city/community questions can be addressed up-front as part of the selection process. The University will keep you and other representatives from the City informed as our process and timeline come together in the coming months. We look forward to working with you.

Thank you, Rod Lehnertz

7/21/2017

Re: Comments on 901 Melrose Ave Rezoning Application

**From:** crock239

**To:** Mike Haverkamp <mike@university-heights.org>; jim <jim@university-heights.org>; Silvia Quezada <silvia@university-heights.org>; dotti <dotti@university-heights.org>; jerry <jerry@university-heights.org>; zoning <zoning@university-heights.org>; louise <louise@university-heights.org>

**Subject:** Re: Comments on 901 Melrose Ave Rezoning Application

**Date:** Wed, Jul 19, 2017 4:31 pm

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Hello All,

I assume you have seen this article in the press citizen regarding oversaturation in local hotel market but wanted to be sure as it should factor into consideration of future revenue projections being presented.

<http://www.press-citizen.com/story/opinion/contributors/guest-editorials/2017/03/21/hotel-market-coralville-iowa-city-oversaturated/99416400/>

Thanks,

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Sent from mobile device