

## **EMAILS RECEIVED THROUGH JULY 12**

06 21 Crocker, Erin & Michael - 1490 Grand

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07 09 Dudler, Ann & Andy - 205 Koser

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07 12 Crocker, Michael - 1490 Grand

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**From:** Crocker, Erin M  
**Sent:** Wednesday, June 21, 2017 9:47 AM  
**To:** Bauer, Patrick B  
**Cc:** Michael Crocker  
**Subject:** zoning questions

My name is Erin Crocker and I am a UH resident who attended the meeting last night along with my neighbor Nick Herbold.

Nick, Michael, and I are amongst a very large group of UH residents who are very much against the hotel for a wide variety of reasons, and the community's concerns were voiced clearly at the meeting at the university club several months ago. We are concerned and also very uncertain about the pending application for re-zoning the Flaum property.

If possible, having a chance to ask some questions about the process and timeline would be very helpful. Questions from myself and multiple neighbors include:

1. Did the council have to give the developers permission to submit this application for rezoning?
2. How much does the community's input matter in the decision regarding zoning, and if it does matter, what would be the best forum for these concerns to be communicated aside from what has already been voiced at the university club meeting?
3. What is the anticipated timeline for this, ie is the plan for the current council to make a decision for rezoning immediately prior to an election and then leave the incoming council to manage the result of this decision?
4. How much will other timing issues be considered, including the fact that many unknowns are currently still in place in our community and will be changing greatly over the next few years (including both the residential and retail portions of One University Place still sitting unoccupied; the pending changes to the University Club site including discussion of a hotel and conference center at that location; the resulting increases in noise, litter, traffic, need for parking, and the potential for crime and a need for increased police presence), and the fact that these impacts are not currently understood? Many UH residents feel these factors make this a very poor time for our community to consider taking additional steps toward development by rezoning for a hotel at the Flaum property.

Erin and Michael Crocker  
1490 Grand Ave

**From:** City Clerk <uhclerk@yahoo.com>

**To:** Patrick Bauer <pbb338koser@aol.com>; alice-haugen <alice-haugen@university-heights.org>; larry-wilson <larry-wilson@university-heights.org>; stuart-rosebrook <stuart-rosebrook@university-heights.org>; Stepheny-gahn <stepheny-gahn@university-heights.org>

**Subject:** Fw: Marriott hotel project for UH

**Date:** Mon, Jun 26, 2017 5:25 pm

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Everyone,

I was asked to forward this e-mail to you all.

Chris

----- Forwarded Message -----

**From:** Joshua Gahn

**To:** council@university-heights.org

**Cc:** [louisebob@mchsi.com](mailto:louisebob@mchsi.com); [uhclerk@yahoo.com](mailto:uhclerk@yahoo.com)

**Sent:** Sunday, June 25, 2017 1:37 PM

**Subject:** Marriott hotel project for UH

Dear City council members and residents of University Heights,

I'm writing to you today to show you my support for the new Marriott hotel project. As a University Heights resident, with a young family of three children, we've lived here already 10 years and plan on raising our family here. We have great respect for the history of University Heights, and have our own desires to see that it remains a safe, family friendly neighborhood. We would also like to see that University Heights progresses appropriately with premier projects that strengthen our financial future and provide unique opportunities for the established residents.

That is why I strongly support the Marriott project now that I have received all of the proper facts and information. Marriott is a highly reputable company and maintains the highest levels of quality.

It is mandatory that we provide some sort of accommodations for those visiting the University of Iowa Hospitals and Clinics and the tax revenue brought in from this hotel would be absolutely essential for the future prosperity of our community.

Please support this project.

Respectfully,  
Josh Gahn

**From:** City Clerk <uhclerk@yahoo.com>

**To:** Patrick Bauer <pbb338koser@aol.com>; alice-haugen <alice-haugen@university-heights.org>; larry-wilson <larry-wilson@university-heights.org>; Stepheny-gahn <stepheny-gahn@university-heights.org>; stuart-rosebrook <stuart-rosebrook@university-heights.org>

**Subject:** Fw: University Heights Housing Opportunities

**Date:** Wed, Jun 28, 2017 9:52 pm

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Everyone,

I was asked to forward this to the Zoning Commission members.

On Wednesday, June 28, 2017 9:26 PM, Lance Slabach

wrote:

Council,

I would like to express my thoughts regarding the recent opportunity to have a hotel within University Heights. Any venue, such as a restaurant, hardware store or spa exists to meet the needs of those partaking of their service. If not enough people participate in engaging the attraction, the market speaks and the service/product melts away. One only needs to Google Maps Iowa City for hotels to see a significant lack of hotels close to some of the University's largest earmark attractions.

On June 13<sup>th</sup> KCRG posted the challenges of a parent with a child at the hospital finding the appropriate accommodations and I imagined how many others would appreciate the highly relevant location of a hotel within easy walking distance of the hospital. I have personally experienced loved ones in hospitals and appreciated the close proximity of housing to leverage my time with them. I think this would be a great asset to the community as well in welcoming the children or parental visitation of any specific household.

Lance Slabach

**From:** mike gay

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

**Subject:** PUD 901 Melrose Ave

**Date:** Wed, Jul 5, 2017 4:10 pm

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Jane and Mike Gay  
106 Koser Ave

We do not support the building of a hotel at 901 Melrose.

The reasons include:

- too much additional traffic at an already congested intersection area that close to bridge and light 1/2 block away.
- not conducive to single family housing around it
- water run off from that large of a parking area detrimental
- already 927 hotel rooms going up in Iowas city already. While the rooms at this location would probably be filled with hospital and football games >> we do not need that number of cars in the traffic from guest and staff.

Sent from my iPad

**From:** City Clerk <uhclerk@yahoo.com>

**To:** Patrick Bauer <pbb338koser@aol.com>; alice-haugen <alice-haugen@university-heights.org>; larry-wilson <larry-wilson@university-heights.org>; stuart-rosebrook <stuart-rosebrook@university-heights.org>; Stepheny-gahn <stepheny-gahn@university-heights.org>

**Subject:** Fw: Hotel construction at 901 Melrose (Mike Flaum Property)

**Date:** Thu, Jul 6, 2017 8:59 am

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I have been asked to forward to you all.

On Thursday, July 6, 2017 5:01 AM,

wrote:

I would like to comment on the proposed construction of a hotel at 901 Melrose (Mike Flaum's property).

I support this project for a number of reasons. First of all it creates revenue for the City of University Heights. I am sure there are many projects that University Heights could accomplish with the tax revenue that would be brought in. The second thing is that it would provide a great service for people that have loved ones as patients at UIHC. People that have an ill family member especially a child most of the time do not want to leave their side. They do not want to wait on shuttles or try to find parking space to commute to and from the hospital.

I know that some people want to use this property for green space, or have the city buy it and have parking for football Saturdays to bring in revenue. How many people would use this property for park activities? Not enough to justify the purchase of the property. Some believe that football parking would pay for this property. Let me say that football parking is more complicated then it appears. You have to police the tailgate area non stop. This would mean that the officers would have to be stationed in this area and would not be available for other areas of University Heights. With the people that you have to hire for clean up, and garbage to haul away cost, the price of porta pots cuts deeply into the profit margin. This is not to mention the liability the city would assume possibly for any incident that might come up.

I read the report and how this would affect traffic in the area and if I understand the report correctly there was minimal increase.

Mr. Flaum's property is a very interesting piece of property. The value of the property is because of its location to UIHC and to Kinnick stadium. This is the same for the all of the properties that are close in proximity to UIHC and Kinnick. It is hard to put a value on these properties. So why not let Mr. Flaum sell his property and let it be developed in a way that will bring in tax revenue to the City of University Heights. I know that it has been said that the University could buy the property and then there would be no tax revenue for the city. It has also been said that the University of Iowa has no interest in acquiring that piece of property. But I have learned never to say never. The University of Iowa is always expanding.

I thank you for your time and urge you all to support this project.

Mike Ritchie

Sent from [Mail](#) for Windows 10

**From:** Belgum, Katherine G

**To:** pat-bauer <pat-bauer@university-heights.org>

**Subject:** Zoning meeting on Thursday

**Date:** Fri, Jul 7, 2017 9:37 pm

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In preparation for the meeting on Thursday I had a long talk with Dottie Maher. My main criticism against this new project is that University Heights does not need more money. That was the reason for allowing the Maxwell project - even though your research showed that even back then we were not desperate for funds- but clearly IF we are receiving money from the TIF in the near future we should not be strapped. Is this correct???? When do we start receiving funds from the TIF will these funds be sufficient for University Heights' needs?

I asked Dottie if she had read your wonderful report on funding (I don't remember the date) but she said she had not seen it. How can neglect like this be eliminated?

I will be there to speak on Thursday but I want to have my facts straight.

Thanks for your help.

Kathie Belgum

**From:** Hettmansperger, Sue E

**To:** pat-bauer <pat-bauer@university-heights.org>

**Cc:** Lawrence Fritts

**Subject:** zoning for hotel

**Date:** Fri, Jul 7, 2017 10:40 am

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Dear Pat,

Thank you for the letter alerting us of another development on the table, this time a Marriott Hotel. Larry and I are strongly opposed to more development and traffic in our already crowded community, especially a commercial hotel. We will be unable to attend the next meetings, but we want to register our opposition to this project. Thank you again for the wonderful Zoning Commission oversight that you provide.

Sincerely,

Sue Hettmansperger  
Lawrence Fritts  
114 Highland Drive  
I.C., IA 52246

Phone 319-354-8712

From: Michael Crocker  
To: pbb338koser <pbb338koser@aol.com>  
Cc: zoning <zoning@university-heights.org>  
Sent: Sat, Jul 8, 2017 4:32 pm  
Subject: Re: zoning questions

Hi Pat,

Just curious if there has been any discussion or consideration regarding the Flaum property and the fact that the house was originally constructed in 1895, which predates the city of University Heights by 40 years, Kinnick Stadium by 34 years, and the General Hospital by 33 years, and is one of the earliest buildings constructed west of the Iowa River.

It quite possibly qualifies for inclusion in National Register of Historic Places as part of the already existing Melrose Ave Historic District of Iowa City.

I just realized this myself and will follow up with additional information but was curious if everyone on commission was aware at this point?

Thanks,

Michael Crocker  
1490 Grand Ave

Sent from mobile device

**From:** Andy Dudler

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

**Subject:** PUD at 901 Melrose Ave

**Date:** Sun, Jul 9, 2017 1:56 pm

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To: UH Zoning Commission & UH City Council,

We are writing to express our complete and total opposition to the proposal to build a hotel at the site of 901 Melrose Avenue. As 30 year residents of the southeast quadrant of University Heights, we believe this development will have adverse and woefully underestimated long-term effects on the quality of life in University Heights. This is a residential community. Building a hotel in the midst of our community is not compatible with a residential neighborhood.

We attended the meeting where MPOJC presented their data regarding the impact of traffic by the proposed hotel and we don't think it is close to the real world effect this development will have on our community. First of all, they did their traffic study in June when schools are out and the University is on a much different schedule for both students, faculty, & staff. Those of us who live in the southeast quadrant of University Heights know that there is "peak" traffic during more of the day than the specific hours listed on the traffic study. Pedestrian and bicycle traffic are also much different when the University and local schools are not in session. One University Place has only a handful of residents at this time. We won't know for some time the effect of traffic from OUP. Additionally, there is now a plan to build a hotel/conference center at the site of the University Club, which will put additional traffic onto Melrose.

We also have concerns about hotel trip generations presented by MPOJC. When asked, they could not say what types of hotels are used, the locations, conference/destination hotels versus other types of hotels. Hotels in urban downtown locations versus suburban. The data presented was extremely generic and not specific to this proposal.

As stated previously, we have lived in University Heights since July 1987. Our home was built by my cousin, Clayton Eden, in 1948. We purchased our house from Clayton's estate. Think about the people like Clayton Eden & John Herring and others who built the homes in University Heights – would they have envisioned their residential neighborhoods being invaded by a hotel? Definitely not!

We are opposed to this development. It is not the right project for University Heights.

Most sincerely,

Ann & Andy Dudler

205 Koser Avenue

**From:** Alla

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

**Date:** Mon, Jul 10, 2017 10:47 am

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Hello, please reconsider the Marriott building project. I am opposed to the idea of a Marriott Hotel entering the charming community that is University Heights. Thank you for your time.

Alla Syrbu  
412 Grandview Court  
University Heights, IA 52246

Sent from my iPhone

**From:** Syrbu, Ion

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

**Subject:** Zoning Comments to be considered

**Date:** Mon, Jul 10, 2017 10:16 am

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To whom it may concern:

While I understand that the proposal to build a Marriott Hotel is a lucrative and profitable endeavor, I think it would be a shame for the community and the idea is *diametrically opposed* to the atmosphere, culture and values of University Heights as a city and its constituents.

University Heights is a historically significant community with smaller, older houses full of character and charm that have been lovingly cared for by its residents over the years. The community favors small town charm with mature trees next to its beloved stadium and intellectually stimulating health science campus. The kind of place you would enjoy taking a walk in and breathing its air.

The Marriott, on the other hand, is a large multinational hospitality franchise known for a cookie-cutter approach with predictable large cement and glass buildings. As I mentioned, the location is one that would allow charging top dollar rates for football weekends, but what does that leave the community with during all other days of the year? A large cement and glass building with a flat parking lot cleared from trees and green space. The corporation made its profit for the year, the people are left with a cold and empty parking lot until next fall.

If we want to stay true to University Heights, why not build something with a touch of the neighborhood in mind? Why not a park or a charming bed and breakfast with only 2-3 stories instead of the Marriott's towering 5 stories? Why not develop the green space instead of pouring cement on it? The Marriott project will yield profit at the expense of the community. I think in the overall scheme of things, it would be a mistake. Plan and simple.

Name: John Syrbu

Address: 416 Koser Ave, University Heights, IA 52246

**John Syrbu, DDS**

Clinical Assistant Professor

Department of Family Dentistry

S403 Dental Science Building

Iowa City, IA 52242



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**From:** Michael Crocker

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

**Date:** Wed, Jul 12, 2017 7:59 am

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To University Heights Zoning Commission and City Council,

I will be unable to attend the July 13 Zoning Commission meeting so I am providing this email as public comment on the proposed rezoning for a Courtyard by Marriott development at 901 Melrose Ave.

I am not opposed to development in general in University Heights, rather, I encourage the Zoning Commission & City Council to make sound, strategic development decisions with purpose and vision for our beloved and unique University Heights, and thus implore you to deny the request for rezoning for the following reasons:

**1. The proposed development is the wrong development for the property and our community.**

- The proposed development adds no cultural value or amenities for UH residents. It will increase tax revenue but with no other added value. No services or amenities (desirable restaurants, market, shopping, etc.) or cultural attractions for which UH is deficient. (I understand the developer is promising a “bistro” but I assume we all would agree that a Courtyard by Marriott does not qualify as a desirable restaurant). It was *exactly* the promise of these types of amenities that drove the approval of One University Place development and was the specific reason for approval of OUP TIF financing and the associated tax revenue opportunity cost.

- There are other development options that would increase tax revenue AND provide additional cultural amenities that would enhance the character and desirability of our community and neighborhood. If you approve this proposal, we as a community lose the opportunity for a future, better development—an opportunity that is precious given the geographic restrictions in our community. Some of the multiple development options could include:

- A “city center” development inclusive of shopping, dining, and/or a small market
- A small hotel / B&B and restaurant that preserves elements of the existing property and greenspace
- Many other options which our local talented development, restaurateur & investment groups would likely offer if provided the opportunity

**2. Now is not the right time for this development.**

- We do not yet know the full impact of a completed OUP on our community. The 30-40% community population increase that OUP will generate will have significant impacts to quality of life. The increased

vehicle and foot traffic to OUP businesses will have an impact. We have yet to even begin to understand the realities of those impacts.

- The University of Iowa has announced plans for their own hotel and convention center at the current University Club site. We (you) have no control over that development and currently have no understanding of its impacts to our community. The traffic study for the Marriott project is flawed due to the unknowns of a realized OUP and the University plans. Obviously, you do have control over the Marriott development proposal – please don't squander your opportunity.

### **3. The proposed development would destroy a historical property worthy of preservation.**

- The existing home at 901 Melrose Ave was constructed in 1895 by the Bostwick family. It is 122 years old and predates the city of University Heights by 40 years, Kinnick Stadium by 34 years, and the original General Hospital by 33 years, making it one of the earliest buildings constructed in Johnson County west of the Iowa River.

Pictures of the home can be seen on the Johnson County Assessor website, here:

<https://beacon.schneidercorp.com/Application.aspx?AppID=86&LayerID=841&PageTypeID=4&PageID=572&Q=1100065184&KeyValue=1016203001>

The State Historical Society of Iowa has indicated the home may be worthy of inclusion in the National Register of Historic Places, in part due to its architectural qualities, which are similar to the already-listed A.W. Pratt House ([https://en.wikipedia.org/wiki/A.W.\\_Pratt\\_House](https://en.wikipedia.org/wiki/A.W._Pratt_House)) in the nationally-registered Melrose Historic District. ([https://en.wikipedia.org/wiki/Melrose\\_Historic\\_District\\_\(Iowa\\_City,\\_Iowa\)](https://en.wikipedia.org/wiki/Melrose_Historic_District_(Iowa_City,_Iowa)))

Dutiful, careful consideration and due diligence is required before a property of historic value (of which our community has precious little) is razed to erect a low-budget hotel franchise, when it could instead be preserved or incorporated into a more meaningful, thoughtful, and useful development plan.

Again, I ask you to do what is right, and act with the purpose, vision, and responsibility that was entrusted to you when your community elected you to your post.

Thanks in advance for your time and consideration.

Michael Crocker  
1490 Grand Ave

**From:** Vicky Dingman

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

**Subject:** proposed Marriott hotel

**Date:** Wed, Jul 12, 2017 11:51 am

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Dear Zoning Commission,

So the Marriott Hotel Corporation wishes to construct a Courtyard in our little burg. How will that improve the living conditions for those of us who live in University Heights? It seems to me that rezoning for commercial purposes will make our city more crowded and prone to a myriad of problems, i.e., traffic jams, and possibly crime. Will our property taxes go down? Up? In a few years will some of our single family houses be bought by fast food restaurants and torn down so we can look at the golden arches next door? What was once an ideal place to live and raise a family will become a commercial nightmare if you allow corporate power to overtake University Heights. Please vote NO to rezoning.

Thanks,

Vicky Dingman  
15 Leamer Court