

- 1. Comprehensive Plan. Describe how your proposal comports with and furthers the City's Comprehensive Plan. You may link to the plan here: <http://www.university-Heights.org/CompPlan10/index.heightml>.** University Lake Partners II (ULP II) utilized *The Height of Good Living: 2035* comprehensive plan extensively in the planning and preparation of our project. We firmly believe the redevelopment of the site would provide an increased sense of place for residents and their guests while securing new financial avenues for long-term stability of community services. We are committed to the opportunity to shift the site to a "strength" in future community SWOT analysis.

We see the opportunity for the rezoned land use of our project to be consistent with the Comprehensive Plan and other planned unit developments. Our project is located on the border of city limits sharing only one side with other University Heights properties. In addition, the property is contiguous with property currently zoned for business next to the CRANDIC railway on the eastern border of town. However, unlike the past planned unit developments, our project is subject to yet another design process with Marriott International contingent on proper zoning. As we continue to work through the elements outline on pages 6-12 of the Comprehensive Plan with the Planning and Zoning commission we ask the commission to take into consideration the additional processes we are subject to compared to past applicants.

- 2. Zoning Ordinance. Understanding that you request a rezoning, describe how your proposal might fit within existing zoning parameters that have been adopted for other developments, including Grandview Court Condominiums and One University Place. In other words, given the zoning provisions for those developments, and anticipating something similar if your proposal was approved, describe how the features and particulars of your project would further the goals of the Zoning Ordinance. You may link to the Zoning Ordinance here: <http://www.university-Heights.org/ord/ord079.pdf>.** Zoning parameters adopted for other developments, including Grandview Court Condominiums and One University Place that are like the University Lake II Partners PUD application include the following requirements as described in ORDINANCE NUMBER 79 (as amended) for Planned Unit Developments (PUD): Section 12 Multiple-Family PUD

1. Location, size and legal description of the site.
  - Location: 901 Melrose Avenue
  - Size: 3.74 Acres (163,092 S.F.)
  - Legal Description: See MMS Rezoning Exhibit dated 5-26-17.
2. Location and area of land use.
  - North: commercial and professional office use
  - South multiple family residential (apartment complex)
  - West single family residential, rental units
  - East: Iowa Interstate Railroad

3. Detailed Site Plan showing all existing or proposed easements. See MMS Site Plan
4. Front, side and rear setbacks. See MMS Site Plan and as follows:

- Front (west): PUD distance between building and property line west of proposed widened trail is 76'.
  - Front (north): PUD distance from North (Melrose) to building is 415'.
  - Side (south): PUD distance between building and property line is 50.6'.
  - Rear (east): PUD distance between building and property line/ Iowa Interstate RR Right-of-Way line is 51'.
5. Existing topography at two-foot intervals. Please see attached Existing Site Conditions Plan, and Environmentally Sensitive Areas Study Plan.
  6. Proposed Grading Plan at one-foot intervals. At this point in time, the proposed grading plan has not been developed.
  7. Location and description of major site features, including tree masses, drainageways potential wetlands, and soils. Please see Existing Conditions Plan, Environmentally Sensitive Areas Study Plan and MMS Site Plan.
  8. Erosion Control Plan. ULPII will provide an erosion control plan that meets or exceeds all local, state and national standards. Due to the soils information, erosion control is critical for this site, as the soils are susceptible to erosion. Please see soils information on Existing Conditions Plan and in Attachment "Soils".
  9. Proposed type of development: PUD. Widened Trail for pedestrian connectivity, passive park space at northwest corner of site.
  10. Locations and size of building footprints. Please see MMS PUD Plan
  11. Design Elevations showing all sides of every building, roofline, and perimeter fences. No fences proposed for the site. Elevations of the building have not been developed however, the sides of the building will not exceed 65 feet. Roofline options will be reviewed during Marriott design process. Perspective renderings showing building options have been presented to the Planning and Zoning Commission for their input.
  12. Description of materials for all exterior building surfaces and perimeter fences. No fences proposed for the site. Materials of all exterior building will be reviewed during Marriott design process. ULPII welcomes input from Commission members on building materials and design.
  13. Vertical and horizontal dimensions of the exterior of all buildings and perimeter fences. Vertical dimension: not to exceed 65'; horizontal dimensions as follows: north – 64.3'; south – 75.3'; east-284.1'; west-284.1' No fences proposed.
  14. Maximum Height of proposed structures and perimeter fences. Not to exceed 65'.
  15. Floor Plans showing square footage of each commercial use. Please see prototype floor plan.
  16. Location of existing and proposed utilities, sanitary sewers, storm water facilities, and water, gas, and electrical distribution systems. Please see exhibits attachments for existing utilities.
  17. Preliminary Plat, if applicable Please see MMS exhibit.
  18. Final Plat, if applicable. At this point in the process, a Final Plat has not been completed.
  19. Deed restrictions, covenants, agreements, association bylaws and/or other documents controlling the use of the property and controlling the type of construction of development activities of future residents. No restrictions.

## Comparison of similar PUD Development with ULPII PUD Application:

SITE ELEMENT	COURTYARD	ONE UNIVERSITY PLACE
Location	901 Melrose	1300 Melrose Avenue
Size	3.74 Acres	6.5 Acres +/-
Legal Description	See MMS Rezoning Exhibit 5-26-17	See Rezoning Exhibit
Building Footprint	19,749.47 Sf	North Building 22,801 Sf South Building 16,000 Sf
Monument Sign	5' Height X 8' Width	5' Height X 5' Width
"Protected Slopes" On Adjacent Property	Present	Present
Parking	156 Parking Spaces	106 Parking Spaces
Loading Dock	Present	Present
Entry/Exit	2 Way Out/One Way In	2 Way Out/One Way In
Personnel Entry/Exit	Keyed Entry for Courtyard Marriott Personnel	
Aesthetically Pleasing Building Materials and Landscaping	Proposed	Present

The purpose of ordinance number 79 is to provide "...adequate light and air, to prevent the overcrowding of land, to avoid concentration of population, to regulate the use of land and to promote the health, morals, safety and general welfare in the City of University Heights, Iowa."

The following features of the University Lake Partners II PUD promotes the goals of this ordinance in the following ways:

1. Proposed widened and lighted trail will enhance safety for trail users.
2. Declining and dead trees will be removed from the site opening the existing canopy which will provide more light and air for site users.
3. The proposed PUD includes Melrose Avenue streetscape revitalization improvements consistent with the City's Vision project. Improvements include: street/pedestrian lights; special pavement street crossing; street paving, curb improvements, widened new concrete walkways and street trees.
4. Additional community revitalization projects that may occur earlier due to funds generated by this PUD project may include: infrastructure improvements; street/pedestrian lights; and additional Vision Plan improvements.
5. An emphasis on building materials and landscaping that ties with surrounding land uses and structures will enhance University Heights.
6. Hotel security will be a priority of operations. As a "limited service" hotel, without a conference center or banquet space, most people on site will be over-night guests. This allows the 24/7 staff to be prepared to respond to safety issues while providing great customer service.

7. Proposed erosion control and storm water storage and erosion control will filter site water prior to its reaching the existing lake located south of the site. Erosion control will meet or exceed local, state and national standards.

3. **Community Visioning.** Describe how your proposal comports with and furthers the City's Community Visioning Process. You may link to the plan here: <https://www.university-heights.org/CommunityProtect/Vision/index.heightml>. You also may wish to speak with Council Members Dotti Maher and Silvia Quezada about that process as they have been intricately involved. We hope to become partners with the community on its Vision Process. Specifically, the Melrose Avenue Streetscape plans for east end. As our project includes the procurement of 909 Melrose, ULP II is open to the use of some space to help fulfill the streetscape vision. The first element could be a partnership with both entryway and way-finding signage. The current vision plan shows a community entryway signage on the north side of Melrose. ULP II would be able to incorporate community signage with hotel signage on the south side of Melrose if deemed appropriate. In addition, we would look to include way-finding signage to our project's bike trail and other community locations.

In addition to the way-finding signage, we would work with city staff to incorporate our project's north/south bike trail into the future eastbound Melrose bike traffic in a way that best protects the safety of all traffic. Please see question 9 for further details.

4. **Property involved.** Identify all real property involved in the project (access (guests, employees, service vehicles, building, parking, etc.) by reference to a map showing lot lines and by reference to property addresses. Identify all owners of all property involved and your interest, if any, in all property involved.

Attached is a map of the properties that we are proposing to develop. Currently we own two parcels that would be involved in this project. The first one is at 905 Melrose Ave and the other is the 22-foot gravel path that runs North and South between 905 Melrose Ave and 901 Melrose Ave There are two other parcels that we have under contract. The first contract is with Mike Flaum, which is at 901 Melrose Ave and is the lot that we are proposing to build the Hotel. The second contract is with the Kinnick Yacht Club LLC and is at 909 Melrose Ave, this is the property that we would need to make the adequate entrance and exit to the projected site off of Melrose Ave.

There will be a secondary Entrance/Exit on the Southeast portion of the lot for life safety vehicles, employees, grounds keepers, trash trucks, and delivery's, it will be gated and only available to pass through with a passcode at a security gate. This secondary entrance/exit is connected to the private drive of 101 Woodside drive, Iowa City, which is currently owned by University Lake Partners.

5. **Project Compatibility with Pending Ordinances.** At its meeting June 6, the Commission informed you of several ordinances it had been considering and was prepared to forward on to the City Council for action. The Commission was pleased to hear that you were willing to comply with these ordinances even in their draft form and as-yet not formally enacted. Three ordinances are attached: 209 (building coverage); 21 (parkland dedication); and 212 (sensitive

areas). Please describe and show that the project will comply with the provisions of these ordinances.

- Ordinance 209 Building Coverage (Amending Ordinance 79)
  - Building “ground area’: 19, 450 +/- sf
  - “Building Coverage”: 11.9% of the parcel size”. Parcel size: 3.74 acres-163,092 sf
- ORDINANCE 79, SECTION 12 – ALTERNATE 1 VERTICAL CONCEPT.
  - A. Uses: ordinance requires no more than 144 single family dwelling units be constructed; ULPII is proposing 140 courtyard rooms
  - B. No building may exceed (55) feet in building height ULPII is proposing a building height not to exceed 65’ (5 stories).
  - C. A minimum of (252) off-street parking spaces shall be provided. ULPII is proposing 154 spaces.
  - D. A minimum of 120,716 square feet of the property shall not be encumbered by buildings, parking areas, or walkways, but rather shall be maintained as green space consisting of grass, trees, shrubs, or other living vegetation. ULPII is proposing 28,233sf +/- in “unencumbered space”, without the potential acquired railroad property, with the potential railroad property “unencumbered space” would be approximately 60,663 sf +/- which is still less than the 120,716 sf “unencumbered” space required.
  - E. The eaves of proposed building shall have distance requirements from property lines. Currently, ULPII’s proposed structure has the following dimensions from existing property lines:
    - Front (west): 76
    - Front (north): from North (Melrose) to building 415’.
    - Side (south): 50.6’
    - Side (east): 51’
  - F. Building projects, including screened porches and walls shall not be less than for the lot lines. (this parameter has not been provided by UH) Currently, ULPII’s proposed structure has the following dimensions from existing property lines:
    - Front (Front (west): 76
    - Front (north): from North (Melrose) to building 415’.
    - Side (south): 50.6’
    - Side (east): 51’
  - G. ADDITIONAL CITY COUNCIL REQUIREMENTS: None received at this point in the process.
- Ordinance 211 AMENDING ORDINANCE 191 DEDICATION OF PARKLAND
  - A. ULPII proposes to dedicate properties as described on MMS rezoning exhibit (R-1 TO PUD) dated 5-26-17 along their west property line and a parcel of land along Melrose Avenue located at the northwest corner of their property to University Heights. The approximate area to be dedicated to University Heights is 18,951+/- sf.

ULPII and potential future Courtyard Marriott plans to continue to mow and maintain the adjacent Iowa Interstate Railroad property located to the east of the site which is currently maintained by the present property owner. This space is approximately 32,340 SF.

According to the ordinance 191, the minimum amount of parkland to be dedicated pursuant to this ordinance shall be  $\frac{1}{2}$  an acre for every one hundred dwelling units (DUS). The required amount of parkland shall be proportional to the  $\frac{1}{2}$  acre for every 100 DUS. For example, a 50 DU PUD would require one-quarter of an acre; 100 DUS would require  $\frac{1}{2}$  of an acre; 150 DUS would require  $\frac{3}{4}$  of an acre; and so on. ULPII is proposing 140 rooms and they are proposing to dedicate 18,952 +/- sf in parkland, of which 11,950 +/- sf is widened trail and 7,001 +/- sf is in passive open space.

Note: based upon the number of hotel rooms proposed for the site, and if University Heights P & Z considers hotel rooms to be equivalent to DUS, ULPII is to dedicate .7 of an acre (30,492 sf) in "parkland" that has dimensions no smaller than 150 feet in width and 200 feet in depth. If the "parkland" minimum dimension requirement is waived, ULPII would need to dedicate an additional 11,540 +/- sf, or make a financial negotiation, as noted in the Ordinance, with University Heights.

- Ordinance 212, an ordinance regulating development of properties containing environmentally sensitive areas

The site and the Iowa Interstate Railroad property to the east has the following "Environmentally Sensitive Areas":

**Woodlands:**

Approximately .81 acre of existing "woodland" is located on the site. Due to the grading proposed, approximately .81 of existing woodland will be removed. According to the environmentally sensitive areas ordinance, the developer is required to provide the city of University Heights with 1 replacement native tree for every 200 sf of woodland removed. The developer according to preliminary findings, is required to provide the city of University Heights with 176 +/- replacement native trees, 65 of which will be located on the project site, and 111 to be located at a site as selected by the city.

**"Potential Wetlands":**

According to The Environmentally Sensitive Areas Ordinance, there are seven "Potential Wetland" areas on the site, as shown on the "Appendix D Potential Wetlands" map. Approximate areas of these, add up to less than one tenth of an acre and does not equal the 4,300 SF of wetland area impacted to require a Wetlands Nationwide Permit from the Army Corps of Engineers. Data from the site and a request for concurrence of this finding will be sent to Mike Hayes of the Army Corps of Engineers in Rock Island.

**“Protected Slopes” on Interstate Railroad Property east of site:**

Trees located along protected slopes on adjacent property will be protected from damage by construction work through adherence to the Environmentally Sensitive Areas ordinance by working 8’ from the existing trees Critical Root Zone as calculated according to the ordinance.

6. **Community Protection.** Review the project with the University Heights Police Department and Iowa City Fire Department (which serves the City) and obtain a written statement from each department with any concerns or observations and indicating whether each department is able to serve the Community in the event the project is approved and constructed. ULP II has reached out to both University Heights Police Department and the Iowa City Fire Department to garner their important feedback. See attachment letter from University Heights Police Department.
  
7. **Utility Capacity.** Review the project with the City of Iowa City (water), Mid-American Energy Company (electricity and natural gas), Mediacom (cable television), and the City Engineer (sanitary sewer) and obtain and obtain a written statement from each utility with any concerns or observations and indicating whether each utility is able to serve the Community in the event the project is approved and constructed. Similar information should be provided by a refuse hauler, indicating that access is suitable and how often the project would be served. ULP II has reached out to pertinent utilities providers. Please see attached for preliminary information.
  
8. **Project Details.** Provide as much as detail as you can with regard to these items; estimate if you need to or point out that the information is provisional and may change. It is worth noting, unlike other developments in University Heights, this project will be subject to a design review from Marriott. ULP II plans to use the feedback from Planning and Zoning, City Counsel, and the community to design a project that fits both Marriott and University Heights design standards.
  - a. **Height**
    - i. **Height of all structures.** Not to exceed 65 feet.
    - ii. **Height of all fences.** No perimeter fences proposed.
    - iii. **Height of any other features.** The only other structure would be the trash enclosure which is approximately 8 ft. high.
  - b. **Setbacks of all structures from nearest lot lines.**
    - Front (west): PUD Plan distance between bldg. and property line west of proposed widened trail is 76’.

- Front (north): from North (Melrose) to building is 415’.
  - Side (south): PUD Plan distance between bldg. and property line is 50.6’.
  - Rear (east): PUD Plan distance between bldg. and property line/ Interstate RR Right-of-Way line is 51’.
- c. **Footprint of all structures.** Approximately 19,750 sq. ft.
- d. **Mass and scale. A visual image (preferably 3D) depicting the project.**
- e. **Design elevations. A visual image showing what you anticipate building**
- i. **Prior materials indicated there are various alternates to choose from.**
  - ii. **Are you willing to receive City/Community input on those choices/decisions? Yes**
- f. **Building materials and composition to gauge compatibility with existing structures.**
- i. **Exterior building surfaces.** To be determined with city, community, and Marriott input.
  - ii. **Perimeter fences.** No perimeter fences are proposed.
  - iii. **All other structures.** The only other structure would be the trash enclosure which would tie visually to the building while meeting safety standards.
- g. **Guest rooms.**
- i. **Number of rooms.** 140
  - ii. **Size of rooms.** Approximately between 300-600 square foot depending on room type. Final layout is subject to Marriott review.
  - iii. **Total occupancy permitted given room size.** Four occupants per guest room.
- h. **Other hotel areas.**
- i. **Identify them (restaurant, lobby, banquet/meeting, convention hall, etc.).** The lobby space would utilize an open floor plan design that would include the dining space for the bistro. In addition, the lobby would have reception, guest Quick Print station, and public restrooms. We anticipate a meeting room but no banquet space or convention hall. A fitness center would also be prevalent on the first floor.
  - ii. **Size of each.** The total open lobby guest space would be about 4,700 square foot. The meeting room would be approximately



650 square foot. The fitness center would be about 1,200 square foot to accommodate the demand of the brand's clientele.

**i. Restaurant/food service facilities.**

- i. Describe them.** The back-of-house food and beverage operations space would be limited, approximately 400 square foot. The Courtyard's limited menu does not require the same amount of preparation and storage space as a full-service restaurant.
- ii. Any anticipated drive-up service?** No.
- iii. Any anticipated walk-up service with exterior window(s)?** No.

**j. Parking.**

- i. Number of spaces.** 156
- ii. Location – surface-level, underground, both?** Surface parking.
- iii. Conformity with existing Zoning Ordinance.** It is our understanding current ordinances do not address hotel parking.
- iv. Conformity with industry/brand standard.** Iowa City and Marriott require a 1:1 ratio of parking spots to hotel rooms. With 140 rooms, we would exceed those requirements.

**k. Landscaping intentions.**

- i. Trees retained.** Trees along west and east sides of proposed trail. Trees and vegetation on adjacent to the CRANDIC railway land will be protected through adherence to the sensitive area ordinance requirements to conduct work 8' beyond the critical root zone area. It is possible that several trees on site can be protected and preserved; however, at **this** stage ULP II is unable to promise that these trees will be retained. Every effort will be put forth to save as many trees as possible through thoughtful grading design and tree protection methods during construction.
- ii. Trees replaced.** Sixty-five (65) 3" caliper trees are proposed on-site. Additionally, trees will be provided to the City to place on select public properties to mitigate the removal of the "woodland" on the project site.
- iii. Other information regarding tree masses.** Existing tree masses located in the woodland areas that can be saved will be protected, especially near the Melrose bridge, along the south property line, and at the south-east corner of the site.

- iv. **Drainage ways.** Current drainageways will be protected with erosion control methods according to local, state and national requirements and standards.
- v. **Wetlands.** According to the University Heights Ordinance 212, Appendix D – Potential wetlands map, there are seven small areas shown as “potential wetlands”. After collecting site data (soil samples, vegetations identification, and hydrologic observation) per 1987 Army Corps of Engineers manual, and Midwest Supplement, our landscape **architect** found that the areas in question are under 4,300 sf. or a tenth of an acre, are not connected to a waterway and that these pockets do not meet the three criteria of protected wetland. The data has been submitted to the Army Corps of Engineers for concurrence of findings.
- vi. **Soils.** According to the Soil Survey of Johnson County Iowa by the United States Department of Agriculture, existing soils on site include: Fayette Silt Loam, 5 to 9 percent slopes with a soil map unit of 163C. The soil is in Capability Class IIIe. The Capability Class notes that a major management concern for this type of soil and its associated narrow ridgetop topography includes erosion.
- vii. **Other landscaping features.**

**I. Access.**

- i. **Depiction of Melrose Avenue access.** See perspective renderings of the entry/exit at Melrose.
  - ii. **Depiction of south access and explanation that you control that access based upon ownership of property to the south.** Keycard access by authorized personnel.
  - iii. **Are all access areas owned by you or will access be occasioned by any easement?** Yes.
- m. Expectations concerning environmentally sound construction plans and techniques – LEED?** The Marriott Hotel University Heights will be 40-50% more energy efficient than any comparable hotel. This efficiency is achieved by exceeding all side wall and roof insulation requirements. The heating and cooling system is a variable flow rate refrigeration system that allows us to capture and transfer waste heat or cooling to areas of the building where it is needed. All the typical air conditioning through the wall units in the guest rooms are eliminated, reducing heat and cooling loss and noise.
- n. Lighting. What exterior lighting is anticipated? If there are options, will the City/Community have input in the lighting selected.** Exterior lighting would be

downcast LED, in the 3000 or less Kelvin range (warm colors towards gold). We design with the Dark Skies standards in mind because it reduces light pollution as well as reduces energy consumption. Any input from the community would be welcome. Good ideas and design come from many different sources. Final lighting does have to meet Marriott standards but they have been adaptive to local input.

- o. Signage. What types, what sizes, and what number of signs are expected? Provide visual depictions.** An entry monument sign will be at the northwest corner of the site. It will be approximately 5' in Height and 8' in width. The sign will tie visually with the building and surrounding landscape elements. There would also be the required signage on the building to meet Marriott standards. If needed, small way-finding signage may be used to help guests navigate site.
- p. Employees. What is the anticipated number of full-time and part-time employees? Group those numbers in employee categories (for example, front desk, housekeeping, restaurant, management, etc.).** The hotel will have a full-time General Manager and Assistant General Manager. They will manage a team of about 20 employees. Depending on availability of staff, we anticipate ten full-time equivalents in Housekeeping, Laundry, and Maintenance positions. In addition, ten full-time equivalents in food and beverage and front desk positions.

**9. Pedestrian/Bicycle Friendly Features. Describe any project features (access points, the existing 22-foot strip you own, etc.) that add to or enhance the pedestrian- and bicycle-friendly nature of the Community.**

The Marriott Hotel project includes a 22' wide buffer strip on the west property line where we would build a pedestrian/bike trail preserving the healthy mature trees on both sides and provide a safe, lighted trail that would connect to the Iowa City pedestrian trail to the south. This is a unique opportunity because ULP II (the Developer) owns the southern property in Iowa City and would allow the trail to connect.

The plan for the trail is to take the existing gravel drive on the west perimeter owned by the developer and wind the trail around existing trees, provide lighting and grading to trail standards. Two rest areas are designed along the trail, one near the Melrose Avenue intersection.

The Marriott Hotel project would remove the buildings on 909 Melrose, the entrance to the Hotel, and design paving and sidewalks that comport with the Vision Project. Land and easements needed for the Vision Project would be donated to the City of University Heights.

**10. Economic impact. Provide estimates of anticipated revenue to the City from property taxes based upon expected assessed value and from a hotel-motel tax that the City might levy. The**

**Johnson County Treasurer can be very helpful in this regard, and the Commission suggests you obtain something from the that office with this information.**

If a levy is passed, the hotel/motel tax is estimated to be \$427,000 annually and the property taxes are projected around \$220,000. Calculations have been based off discussions with appraisers in the area and similar sized hotels in the market.

**Traffic Considerations. Having reviewed MPOJC's preliminary traffic analysis, provide any feedback or additional information related to the report.**

Utility poles and obstructions along Melrose Avenue would be a priority to remove as part of the entrance construction.

***Exhibits and Attachments;***

- SOILS
- ENTRY EXIT PERSPECTIVES
- ENV\_SENS\_AREAS
- ENV\_SENS\_AREAS\_W\_SITE PLAN
- EXISTING CONDITIONS
- MMS UPDATED SITE PLAN
- UHPD LETTER
- SANITARY SEWER
- GAS & ELEC MAP
- GAS & ELEC MAP KEY