

EMAILS RECEIVED (JULY 21-JULY 31)

07 24 Drake, Karen - 322 Koser

07 26 Saehler, John - 323 Highland

07 28 Gordon, Steve - 211 Highland

07 29 Beinhart, Sherly & Bob - 316 Highland

07 30 Calacci, John - 671 Barrington Road

07 30 Nowak, Arthure - 106 Birkdale

From: Karen Drake

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

Subject: Marriott proposal

Date: Mon, Jul 24, 2017 3:47 pm

I took a walk down to the property in question for the Marriott proposal and have a few additional comments to note. I hope whomever ends up with the property strives to preserve as many of the beautiful trees as possible. There are a number of other trees that look due for replacement. I see that some of the adjacent properties are not that well maintained and the area appears to be turning into a giant parking lot. I suspect the turnover in the area is already on the high side. This seems unlikely to improve without some intervention. That makes the Marriott proposal a possibility worth further investigation. The landscaped buffer they proposed, improvements to the roadway and the bike path would definitely be positives. Something so much worse that would provide no benefits could end up there instead.

I would view this project more favorably were it kept to three floors (definitely no more than four floors). This limit should come with a cut in the maximal occupancy keeping traffic at a more neighborhood friendly level.

The community should only encourage proposals that have strong energy conservation standards for their construction as well as environmentally conscientious plans for use of the land. They seemed to suggest that would be the intent here, though that may just be wishful thinking on my part. Investigating the possibility of reaching a zero net energy target would be the right thing to do for any new construction. Beyond regular energy saving features, if they would consider possibilities such as a solar panel covered canopy over a portion of their parking lot similar to the one in the lot at Pleasant Valley Golf Course, that would be great. If not already in the plan, having a system that requires guests to insert their key inside the room to turn on the lights and to take it out as they leave thus turning off the lights is an option worth investigating as well. Water conserving features are of course essential.

I think the extra funds that this project could generate through a hotel tax would serve the community well. Among the possibilities would be funding more of the visioning proposals for beautification, for better storm water management, and for safety as with sidewalk and lighting improvements. This could make the community more appealing for everyone and ultimately enhance the value of all properties. Being in a healthy position to pursue projects beyond basic budgeted needs, makes a community more likely to attract and keep long-term, committed residents.

In response to negative comments at the recent public meeting regarding the cost for the property, it seems likely anyone would at least check it out if they had the possibility of making five times more than the assessed value for a property they wanted to sell whether they ultimately chose to act on it or not.

Thank you for your time and consideration.

Karen Drake
322 Koser Ave.

From:

To: louise <louise@university-heights.org>; mike <mike@university-heights.org>; jim <jim@university-heights.org>; dotti <dotti@university-heights.org>; silvia <silvia@university-heights.org>; jerry <jerry@university-heights.org>; larry-wilson <larry-wilson@university-heights.org>; stuart-rosebrook <stuart-rosebrook@university-heights-heights.org>; stepheny-gahn <stepheny-gahn@university-heights.org>; pat-bauer <pat-bauer@university-heights.org>; alice-haugen <alice-haugen@university-heights.org>

Subject: Hotel Project**Date:** Wed, Jul 26, 2017 4:48 pm

Dear University Heights City Council and Zoning Commission:

My wife and I are definitely in support of the Hotel Project you will be considering. We believe this project will provide our City with added tax revenue that will help with needed infrastructure projects, offset potential tax increases for University Heights residents and other important initiatives.

Thank you for your service to our community.

John and Peggy Saehler

From:**To:** council <council@university-heights.org>; zoning <zoning@university-heights.org>**Subject:** Hotel Project at 901 Melrose Avenue**Date:** Fri, Jul 28, 2017 10:36 am

Dear University Heights City Council and Zoning Commission,

I am writing to offer my support for the Courtyard by Marriot Hotel proposal at 901 Melrose Avenue by University Lake Partners II LLC.

As a community that benefits greatly from our proximity to the University of Iowa and specifically the University of Iowa Hospitals and Clinics I believe this project will be a valuable asset both to University Heights and the University. Patients and their families would have quality accommodations within walking distance to the Hospital. Imagine what that could mean to a mother and father with a child at the Children's Hospital. As a resident of University Heights I welcome a nice place for my family to stay within walking distance when they come to town for a visit.

I believe the location is ideal for this type of project and has minimal impact on the residential character of University Heights. The applicants have done a good job of placement and scale of the project and their proposal constitutes good planning. My understanding is the applicants will not be requesting any public funds or TIF support. This to me highlights that this project is needed and is well planned. No public money used and immediate tax revenue for our city is the standard of how public planning and private projects should work together. We are not trying to force a square peg into a round hole, it works for everyone right away. Hard to get better than that.

I feel strongly that this project is an excellent opportunity for our community. It supports the University which is an invaluable asset to the entire region and specifically our town, it provides a much needed service in the area and will increase the tax base which will benefit every resident of University Heights and help improve our community.

Thank you for your consideration of this project.

Steve Gordon
211 Highland Dr.

To the Zoning Committee : Re Hotel Project

1. It would provide a great service for families that have loved ones in the hospital. People that have an ill loved one want to be close by. They would have a 5 to 7 minute walk to the hospital instead of a 10-15 minute cab/shuttle ride.
2. There is no TIF on this project so the additional \$200,000 - \$300,000 annual revenue for the city could be put to use right away, including offsetting potential tax increases for the UH residents.
3. The hotel is providing a bistro that will be available both morning and at night for all not just the hotel guests. This will provide a great place for dining if you don't want to leave the area if you are staying at the hotel.
4. Some of the project that tax revenue could go to, street and sign repairs, more lighting, park benches and maybe be some nice planters.

Thank you for your time

Sheryl and Robert Beinhart
316 Highland Dr.

Bob Beinhart
Sheryl Beinhart

671 Barrington Road
Iowa City, IA 52245

July 30, 2017

Dear Mayor From, City Council, and Zoning Board,

I write to you in support of the proposed zoning changes for the Flaum property at 901 Melrose Avenue. As you know, said changes have been proposed by Univeristy Lake Partners (ULP) in order to develop the site into a mid-sized Marriott Hotel. It seems obvious to me that the benefits of such a project far outweigh any detriments, real or otherwise.

The hotel/motel tax revenue generated from this project will be of enormous benefit to University Heights. Hundreds of thousands of dollars in additional funds would enable University Heights to offer its citizen's street improvements, lighting, landscaping and a myriad of other municipal projects whose cost would not be borne solely by University Heights property taxpayers like me. More importantly in my opinion, ULP is not asking for any TIF money to support their project. Real estate development that does not require the support of taxpayers should be encouraged by all governments. Rather than bolsering the balance sheets of a select group of already wealthy individuals as is too often the case with tax increment financing in this and neighboring communities, the immediate flow of property tax revenue as will be the case here, benefits all of us by supporting our schools, police, fire and other, essential government services in the present day.

The proposed 140 room Marriott Hotel will have a full service restaurant but will not build and therefore, not offer conference or banquet rooms making traffic flows in and out of the property quite manageable. I'm also quite sure that in order to attract clientele, ULP will make substantial area improvements including lighting, landscaping and sidewalks. Finally, and I can say this from personal experience that a hotel in close proximity to University Hospitals would be of great benefit to families with family members, specifically children, in hospital there who have the wherewithal to pay for hotel rooms rather than take up space elsewhere.

In closing, I'm reasonably certain that when the traffic lights were erected at the intersection of Melrose and Golfview Drive, many people claimed that such an impediment would keep the farmers at home and cause grass to grow in the streets. That wasn't the case then and isn't the case now and after due consideration, I'm sure all of you will agree that this project is good for University Heights. As someone much smarter than me once said: "if you are not growing, you're dying and if you are trying to maintain the status quo, you're already dead". Thank you for your consideration and for your service to the community.

Very truly yours,

A handwritten signature in blue ink that reads "John B. Calacci". The signature is written in a cursive style with a large, looping initial "J".

John B. Calacci

From: Arthur Nowak

To: council <council@university-heights.org>

Cc: zoning <zoning@university-heights.org>

Subject: Nowak: Hotel Project

Date: Sun, Jul 30, 2017 4:31 pm

Council and Committee Members,

I am writing to offer my support to the proposed 'Hotel Project' being considered by the Council and the Zoning Commission.

I was a member of the Department of Pediatrics and Pediatric Dentistry at University of Iowa Hospital Clinics from 1973 to 2002. My Divisions primary responsibility was to care for the oral health of children with special health care needs that required extended admissions to the hospital. Many families came from distant locations that required overnight accommodations for weeks or even months. Often, the parents told me how difficult it was to find accommodations. How nice it would be if they had accommodations a short walk away from the new UIHC Children's Stead Family Hospital.

Most UIHC Departments and the Colleges of Medicine, Dentistry, Nursing and Pharmacy have Visiting Professors and sponsor courses and workshops that require overnight accommodations. Instead of housing our guests along the Coralville Strip or Downtown Iowa City, how inviting it would be to enjoy a venue a short walk from the Heath Sciences campus in our beautiful and safe community.

Lastly, there are other benefits the community would receive from increased tax revenues that would allow us to jump-start needed street repairs and lighting and Vision projects. And if the additional revenues could be used to offset taxes for property owners, it would be greatly appreciated.

Thanks and good luck in your deliberations.

Arthur Nowak
UH City Council Member 1986-1994

Professor Emeritus
U of Iowa
Iowa City, IA 52242
Arthur-nowak@uiowa.edu