

SUBSEQUENTLY RECEIVED EMAILS

07 31 Wells, Carolyn & John - 322 Highland
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08 01 Crocker, Erin - 1490 Grand

July 31, 2017

Subject: Motel/Hotel

The Motel/Hotel project is a great opportunity to renew and improve living in University Heights. The location is a perfect fit. A rail road to the east, lake apartments to the south, a bike path to the west and Melrose on the north enclose and define its borders. There is no other project for this area. Tax revenue will provide University Heights with income for present and future needs. The developers are NOT requesting TIF money. If we block this development, the University could well purchase the property for its own Hotel. They gain-we lose big time. It takes lots of cash to run a community and to get things done for its citizens. UH simply cannot afford to miss this chance.

Carolyn and John Wells

-----Original Message-----

From: Patricia Yeggy

To: zoning <zoning@university-heights.org>; UH Mayor and City Council <council@university-heights.org>

Sent: Mon, Jul 31, 2017 8:00 pm

Subject: Proposed Hotel Development

To the Members of the UH Zoning Commission and City Council:

The zoning commission should approve this project. I can't think of a better option for this site. A nice hotel in this area would not be incompatible with a residential neighborhood. The property is at the edge of the city, and close to UIHC. I see this as a benefit both for the hospital and for University Heights.

MPO report comments:

If turning the building so the back faces south works, I think it's a good idea.

Environmental concerns (runoff, slopes, etc) need to be attended to and secured.

I agree that many hotel guests will walk or take public transportation. They already have a parking spot.

I would like to see signage that is tasteful, not overly commercial.

The economic impact is remarkable. A significant impact.

You should reject the arguments that this will lower nearby property values. The same argument was raised about OUP: that neighbors would suffer from decreased property values. This didn't happen. In fact, the value of University Heights homes is the highest it's ever been.

Instead of basing your decision strictly on those who have voiced their opinions wouldn't it be better to base this decision on a resident survey? I have talked to residents who support this development but they have no desire to be involved in the drama that has been associated with past developments in this community.

Some question whether the city needs the money, and if not, why approve this. It's no secret that ALL cities need money. We are better off than many cities but as the state and federal government makes cuts (and we know they will) and enact unfunded mandates, why wouldn't we want our city to thrive? This an opportunity to secure our future. No other kind of development will command the financial impact that a hotel will.

In short, I feel that this project is an excellent opportunity for our community.

Thank you for the opportunity to respond.

Pat Yeggy

305 Ridgeview

From: Karl Lonngren

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

Subject: Emailing: rezoning 901 Melrose Ave. in University Heights

Date: Mon, Jul 31, 2017 8:08 pm

Attachments: rezoning 901 Melrose Ave. in University Heights.pdf (279K)

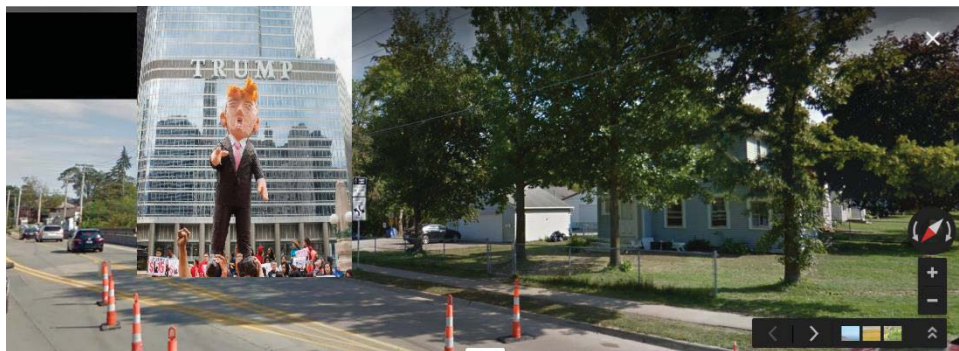
I wrote a short document about the proposed change. You might want to share this with others. I used to live for 35 years at 21 Prospect Place.

Karl Lonngren

There is a rumor that 901 Melrose Ave. in University Heights, Iowa will be rezoned from just permitting a single-family dwelling to occupy a certain property in order to allow a large commercial structure to be constructed on the rezoned land. This change will permit the construction of a hotel on the land. The University Heights zoning commission and the city authorities have prepared and circulated a map of the proposed change and it is shown below. The change is being promoted by a broad spectrum of important, semi-important and unimportant people because of the close proximity of the land to the University of Iowa Hospital and Clinics, Kinnick Stadium where the Hawkeyes play football, and the railroad tracks. One would expect that patients along with their visitors, exuberant football fans, and adventurous or nostalgic railroad buffs will soon be flocking into University Heights and they may all be requiring overnight accommodations. The residents of the community must be grateful to the current Grand Poobahs of University Heights who have been able to see into the future and have shared their predictive wisdom with all in order to satisfy the future needs of the community.



The expected view from a car traveling east on Melrose Avenue is shown in the following picture. You will note that the bridge over Melrose Avenue will remain and it can serve as a shelter for the homeless who may be attempting to see a doctor in the hospital, getting ready to watch a Hawkeye football game, or just waiting for a boxcar to pass by.



From: Ken Yeggy

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>; zoning <zoning@university-heights.org>

Date: Tue, Aug 1, 2017 9:44 am

Dear University Heights Council and Zoning Commission Members:

I do support the proposed hotel plan submitted by University Lake Partners. My reasons for supporting this project are:

- I think it is time for this community to realize we are part of a larger community. We act like we are this exclusive little community that is totally self-sufficient. This couldn't be farther from the truth. We have to contract with the city that surrounds us for water and sewer and fire protection. We have neither the funds nor the property available for the city to provide these services.
- I believe the proposed hotel may be the best possible use for this property. It will never be a Birkdale, no developer is going to propose high value condos next to an active rail line.
- We know that one of the reasons for this proposal is the proximity of this property to the University of Iowa Hospitals and Clinics. This could provide lodging for people that want to be close to the hospital. I don't see this as a bad thing. I think we would want to do something that is positive in the eyes of Johnson County largest employer.
- At the zoning meeting I've heard "why would the developers pay so much for this property?". The answer is simple: Location, Location, Location. Why should we care if the owner wants to maximize the value of his property, that's his business. "We" don't own the property.
- I did have initial concerns about the potential traffic problems that this project might mean. The traffic report provided by MPO indicates that the traffic impact is negligible. And many hospital visitors would walk there from the hotel.

I would rather we be a progressive community that looks to the future rather than one that desires to remain in the past. I agree that concerns of the residents should be taken into account but let's not just say NO. Let's work together and make this a project that will be a benefit for the entire community.

Thank you.

Ken Yeggy

305 Ridgeview Ave

August 1, 2017

Jack and Kate Middleton
136 Golfview Ave
Iowa City, IA 52246

To: University Heights Zoning Commission Staff
University Heights City Council

Re: Rezone 901, a portion of 905 and 909 Melrose Avenue from Single-Family Residential (R-1) to
Planned Unit Development (PUD)

UH Zoning Commission/University Heights City Council:

We have been residences of University Heights for just under ten years and have enjoyed many aspects of this unique community during this time. We have also participated in the various public meetings for the recent contentious One University Place development, and like much of the community, are awaiting the build-out of the mixed-use retail opportunities that were so often highlighted by the developer throughout the process. We have been following the public discourse regarding this new PUD development as much as possible, and would like to provide the following comments on this potential project.

1. **Need** ---- we have heard and read much about the potential benefits of this type of development from the applicants, but have not heard any specific information regarding the need for this specific development by the intended users of this hotel: UIHC or the University of Iowa, itself. These two user groups were mentioned by the applicant during the public meetings as the primary driver of this development; I would encourage the commission staff and council to reach out to the applicant and determine through consultations with these intended users whether or not there is a stated need for additional hotel space that is not currently being provided by resources in commercial land use/planning zones in Iowa City or Coralville. We would not recommend furthering University Heights PUD projects without identifying and quantifying the need for these developments, beyond simply determining potential revenue increases.
2. **Traffic** ---- we have read the initial June 29, 2017 MPOjc Trip Generator Report, and as other homeowners have indicated, we believe that the modeling of trip generating estimates was insufficient in excluding the full build-out scenario of the One University Place development as well as the future University Club/Finkbine Golf Course/hotel. Since the residents and eventual users of these two developments will be utilizing the same intersections and streets as this potential PUD, the full build-out scenarios for these two developments should be considered in any comprehensive traffic analysis for the Marriot Hotel development. This is even alluded to on the last sentence under the "Trip Generation Estimates" heading on p.1 of the June 29 memo ("The following estimates shown in Table 1 are based on the best available data and should be revised if any land-use or intensity changes are proposed.").

Although not as significant as the trip generation issue, we also note from the June 29, 2017 MPOjc Trip Generator Report that sight distance for those vehicles turning west on Melrose from the proposed development would be impacted by a "utility pole on the southeast corner of the intersection and the railing on the bridge." Without significant changes to the egress area from the

Marriot development, the bridge railing and associated eastbound pedestrian/bike/vehicle traffic has the potential to completely obstruct visibility for those existing the development and attempting to turn west; additionally, the entire ingress/egress area for the development could create a significant adverse impact for existing vehicle, transit, bike, and pedestrian traffic as currently designed. We would recommend a revised comprehensive traffic study be developed for this project that includes the above associated developments and analyzes the interaction of different modes of traffic, hotel signage, emergency vehicle access, and pedestrian use across the bridge at this location. Additionally, any comprehensive traffic analysis for this development should include the rear access at the southeast corner of the property, proposing to be used for emergency access, employees, grounds-keepers, garbage collection, deliveries and other service vehicles. These trips would also have the potential to effect nearby landowners and overall trip and turning volumes for nearby intersections.

3. **Consistency with surrounding land uses** ---- the UH 2010 Comprehensive Plan (p. 6) notes that potential PUDs should consider elements that “ensure that PUD’s are not contrary to the look and feel of the surrounding neighborhood.” We note and appreciate the various recommendations included in the recent July 28th MPOjc staff report regarding the necessary consideration of these elements, but feel overall that it would be difficult for a 65-foot tall standard type hotel placed in the middle of a residential neighborhood to *not* be contrary to the look and feel of the neighborhood, regardless of lighting and vegetation considerations. We all have a general familiarity with the standard “look and feel” of these types of hotel developments, and we would submit that they are not often found surrounded by primarily single family residential neighborhoods of this type and location. We would concur with the July 28th MPOjc staff report that visual simulations are necessary to analyze the potential impact to scenic viewsheds of the surrounding neighborhoods and would suggest a height limit for the proposed development that would prevent such a visual impact from occurring.

With respect to the July 28th MPOjc staff report, we would also note that there seems to be a notable amount of deficiencies and discrepancies listed for a development that is undergoing decision by the Zoning Commission today (August 1, 2017). We submit that there are enough substantial deficiencies and discrepancies regarding the project included in this list, in addition to the deficiencies of the traffic analysis, that we recommend the Zoning Commission delay their vote until these issues be remedied by the applicant, and so that University Heights citizens can review and comment on more of a complete proposal for this PUD.

In closing, we would also like to mirror some of the previous sentiments and public statements by other residents regarding this specific proposal in relation to our shared view of University Heights. The City of University Heights seems to seek the continued development of a unique single-family residential community adjacent to one of the state’s most significant recreational and educational resources. We would propose that this neighborhood has enormous potential value that can be leveraged from our proximity to these resources and that a standard 65’ hotel with a large parking lot in the middle of quiet residential neighborhood does not accomplish that goal. We would like to encourage targeted mixed-use developments when they meet the goals we have put forth as a community for our City. Approving a myriad of basic mixed-use and plain-looking retail developments under the simple objective of increasing the tax base could simply result in a University Heights that no longer functions or looks as though it was intended --- we submit that supporting right-sized and integrated mixed-use

developments that promote our single-family community's outstanding resources is the better approach. As currently proposed, we are against the proposed PUD for the Marriot Hotel and urge the Zoning Commission to reject the application as currently proposed.

Thank you for the consideration of this letter on your decision,

Jack and Kate Middleton
136 Golfview Ave

From:**To:** zoning <zoning@university-heights.org>**Cc:** council <council@university-heights.org>**Subject:** 7/13/17 presentation**Date:** Tue, Aug 1, 2017 8:11 pm**Attachments:** 2017 07 13 ZC mtg.pdf (3841K)

To the members of the University Heights Zoning Commission:

Thank you again so much for providing me with the opportunity to give the attached presentation at the 7/13/17 zoning commission meeting. As promised, I am providing a follow-up to my presentation with the names and addresses of other members of our community who have expressed their agreement with what I discussed at the previous zoning commission meeting.

Name	Address
Emily Bonneau	1337 Oakcrest Ave
Rene Rocha	1337 Oakcrest Ave
Ann Dudler	205 Koser Ave
Andy Dudler	205 Koser Ave
Laura Bowers	10 Koser Ave
Mark Greiner	77 Olive Ct
Melissa Roberts	77 Olive Ct
Sue Hettmansperger	114 Highland Dr
Lawrence Fritts	114 Highland Dr
Dave Pedersen	309 Sunset St
Jacinda Pedersen	309 Sunset St
Kathie Belgum	104 Sunset St
Dave Shriver	100 Sunset St
Erin Shriver	100 Sunset St
Al Leff	215 Sunset St
Jan Leff	215 Sunset St
Rick Hopson	205 Golfview Ave
Rosanne Hopson	205 Golfview Ave
Kate Middleton	136 Golfview Ave
Jack Middleton	136 Golfview Ave
Eliot Shearer	207 Golfview Ave
Katie Shearer	207 Golfview Ave
Brian Edeker	230 Golfview Ave
Lisa Edeker	230 Golfview Ave
Katie Harris	1455 Grand Ave
Mike Harris	1455 Grand Ave
Cyrus Payvandi	1491 Grand Ave
Michael Wagoner	1451 Grand Ave
Barbara Wagoner	1451 Grand Ave
Helen Elias	1451 Grand Ave
Michael Crocker	1490 Grand Ave
Steven Sperry	1425 Grand Ave
Kari Wanat	1425 Grand Ave
Scott McNaughton	1409 Grand Ave
Marisa Buchakjian	1409 Grand Ave
Noah Hughes	1465 Grand Ave
Anna Hughes	1465 Grand Ave
Nick Herbold	1250 Melrose Ave

Katy Herbold

1250 Melrose Ave

Thank you for your time and consideration, and please let me know if I can provide any additional information.

Sincerely,

Erin Crocker
1490 Grand Ave

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From: Crocker, Erin M
To: 'zoning@university-heights.org' <zoning@university-heights.org>
Subject: FW: Do you know
Date: Tue, Aug 1, 2017 8:18 pm

To the members of the zoning commission:

In response to a member of our community stating at the 7/13/17 zoning commission meeting that our community has a responsibility to rezone in order to provide nearby lodging for family members of hospital patients, I am sending along the information below. Please see Tim Rossi's explanation of the hospital closing one of the 2 floors of the Helen Rossi house to make more observation beds. The Helen Rossi house was a much larger part of UIHC for the purposes of providing nearby lodging for patients' family members, but the hospital has downsized this significantly in recent years.

In light of the fact that the written confirmation from the University has been provided stating that the University Club will become a hotel and conference center with an anticipated hospital shuttle service, and in light of the fact that the hospital itself is not maintaining a high priority on nearby lodging for the families of its patients by closing 1 of the 2 floors of the Helen Rossi house, I very much disagree that our community has a responsibility to rezone for this purpose (and lose a beautiful, 122-year-old home and its surrounding greenspace in the process).

Thank you very much for your time and consideration in this matter.

Sincerely,

Erin Crocker
1490 Grand Ave

From: Bowers, Laura
Sent: Tuesday, August 01, 2017 3:12 PM
To: Crocker, Erin M
Subject: FW: Do you know

From: Rossi, Timothy D
Sent: Friday, July 14, 2017 8:32 AM
To: Bowers, Laura
Subject: RE: Do you know

They needed beds for Observation patients and this was the last space they could find to use. Administration approached my father and requested prior to proceeding and then gave us the first look before patients were admitted.

Thanks for asking.

I am looking for a new position within the hospital, would it be ok to network with you...

Tim

From: Bowers, Laura
Sent: Friday, July 14, 2017 8:26 AM
To: Rossi, Timothy D
Subject: Do you know

Why the hospital closed the Helen Rossi Guest House on the 5th floor?

Or do you know someone I could ask?

Thanks! I hope all is well with you!

Laura L. Bowers, Financial Coordinator
University Of Iowa Healthcare
Dept. of Psychiatry, 8980-10 JPP
200 Hawkins Drive
Iowa City, IA 52242-1057
319-356-1575; laura-bowers@uiowa.edu

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