

City of University Heights

THE HEIGHT OF GOOD LIVING: 2035



A COMPREHENSIVE PLAN FOR THE CITY OF UNIVERSITY HEIGHTS, IOWA

NOVEMBER 2006

AMENDED MAY 2010

TABLE OF CONTENTS

INTRODUCTION	1
Why Do Cities Need Comprehensive Plans?	1
How Was University Heights' Plan Developed?	1
HISTORY	3
LAND USE	5
Residential	5
Commercial	7
Open Space	7
Current Zoning Map	8
Future Land Uses	9
POPULATION AND DEMOGRAPHICS	13
Population Trends	13
Resident Characteristics	15
Education	16
Employment and Income	16
SENSE OF PLACE	19
Goals	19
Implementation	19
INFRASTRUCTURE AND PUBLIC SERVICES	21
Police	21
Fire	21
Emergency Dispatch	21
Refuse	22
Water and Sanitary Sewer	22
Library	22
Parks and Recreation	23
Goals	23
Implementation	23
STREETS AND TRANSPORTATION	24
Transportation Demographics	24
Streets	25
Melrose Avenue	26
Parking	26
Pedestrian and Bicycle Facilities	26
Transit Service	27
Goals	27
Implementation	27

PROPERTY REHAB AND DEVELOPMENT	29
Housing Composition	30
Future Development	31
Goals	32
Implementation	32
FINANCES	33
Budget and Revenue	35
Goals	37
Implementation	37
APPENDIX A: SELECTED DEFINITIONS	A-1
APPENDIX B: ATTACHED TABLES	A-4
APPENDIX C: MAPS	A-8
APPENDIX D: COMPILED RESULTS OF SWOT ANALYSES	A-13

INTRODUCTION

The Height of Good Living: 2035 is the comprehensive plan for the City of University Heights, Iowa. The process of developing this plan began in 2005 when the University Heights City Council commissioned four Urban and Regional Planning graduate students from the University of Iowa. These students led and organized the process and together with the citizens of University Heights formulated this comprehensive plan. The following document describes the comprehensive planning process and its findings for University Heights.

WHY DO CITIES NEED COMPREHENSIVE PLANS?

A comprehensive plan establishes a general framework for zoning ordinance revisions and future development. The need to revise the University Heights zoning code prompted the City to initiate the comprehensive planning process.

Comprehensive plans are valuable tools for directing future development. The process by which a comprehensive plan is developed allows community residents to express common community goals in a formal document. Once adopted by resolution, this document serves as a guide for decisions made by the city council and zoning commission.

HOW WAS UNIVERSITY HEIGHTS' PLAN DEVELOPED?

The project officially began in the fall of 2005. In preparation, the students explored the comprehensive planning documents and processes of other communities. In addition, they utilized U.S. Census and other related data sources, interviewed municipal service providers, and spent time observing the community first hand.

The students began meeting with the University Heights City Council and Zoning Commission members in late fall to discuss their approach to formulating the comprehensive plan. Subsequently, at four well-attended public meetings University Heights residents provided valuable input on the strengths, weakness, challenges, and desired outcomes for the city.

After careful consideration of the concerns expressed during the public meetings the comprehensive plan was developed. The Height of Good Living: 2035 centers around five general elements: Sense of Place, Infrastructure and Public Services, Streets and Transportation, Property Rehabilitation and Development, and Finances.

HISTORY

At the turn of the 20th century, the land that would become the City of University Heights was private property. The area was quite rural as Iowa City had not yet grown to the west side of the Iowa River. This rural area of Johnson County was only known as West Lucas Township. In the early

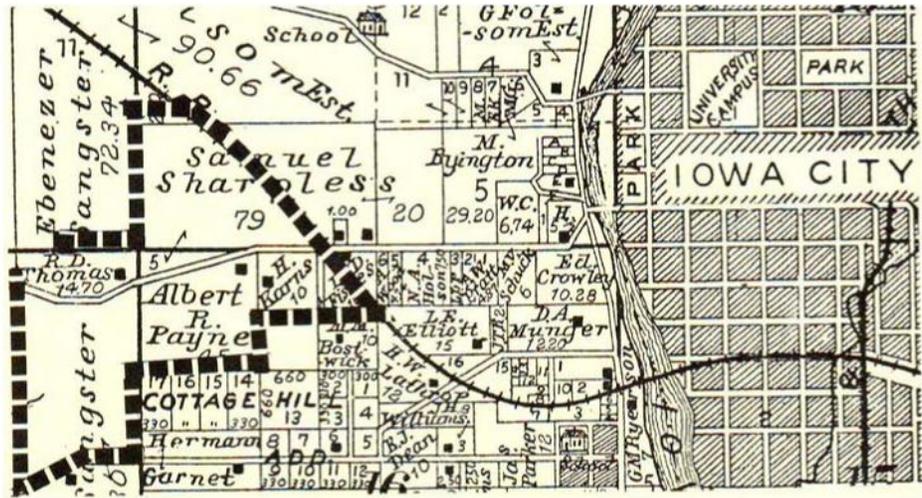


Figure 1 West Lucas Township Plat map circa 1900. Source: Belgium, 1990.

1920s the Koser brothers bought and developed land previously owned by the Sharpless family, creating the impetus for the community that would become the City of University Heights. Figure 1 shows the properties that were combined to create the City of University Heights as they were in 1900.

By 1933, the Koser brothers' influence was evident as the subdivision was growing. The University of Iowa and Iowa City were growing too. Houses were located in both the first and second subdivisions, and what is now Kinnick stadium stood just northeast of the University Heights' boundary. Iowa City began to annex land on the west side of the river.



Figure 2 - 21 Koser Ave - built in 1880
Source: Iowa City Assessor

Through the course of the following decade, more and more families began moving to the area, which includes the highest geographic point in Johnson County. The University of Iowa was growing and many of the area residents were professors and doctors who were employed by the University. So it was fitting when, in 1935, the town incorporated and was named the City of University Heights.



Figure 3 - 215 Sunset St. Built in 1935
Source: Iowa City Assessor

Some older homes already existed and still stand in University Heights today. Figure 2 is of one of the still-standing original homes. The sections of the town that lay east of Sunset Street were developed through the first half of the 20th century. Many homes existed before the incorporation of the town and many others were built between the mid-1930s and mid-1960s.

Figure 3 illustrates a University Heights home that was built in 1935, the year of incorporation. The neighborhood to the west of Sunset Street was primarily developed during the 1960s. By this time, Iowa City had annexed all of the land surrounding University Heights, which limited subsequent development.

University Heights was founded as a single-family residential community. It has preserved that character quite well. To date, the only non-residential uses in University Heights are the University Athletic Club (a private restaurant and bar on the west end of Melrose Avenue), St. Andrew Presbyterian Church (also on the west end of Melrose Avenue), a commercial building on the east end of Melrose Avenue, and Horn Elementary School. The single-family character has remained the dominant residential use, but the number of multi-family residential structures has increased over the years.

University Heights faces several challenges that may be best addressed in the framework of a comprehensive plan. Predominantly residential land uses and limited growth potential have created concerns about future financial stability among the residents of University Heights. The residents have come together to address possible solutions to problems with aging infrastructure, property redevelopment and new development, community character, and contract services. The following plan is aimed at providing a policy framework and specific recommendations to help the town cope with its upcoming challenges.

LAND USE

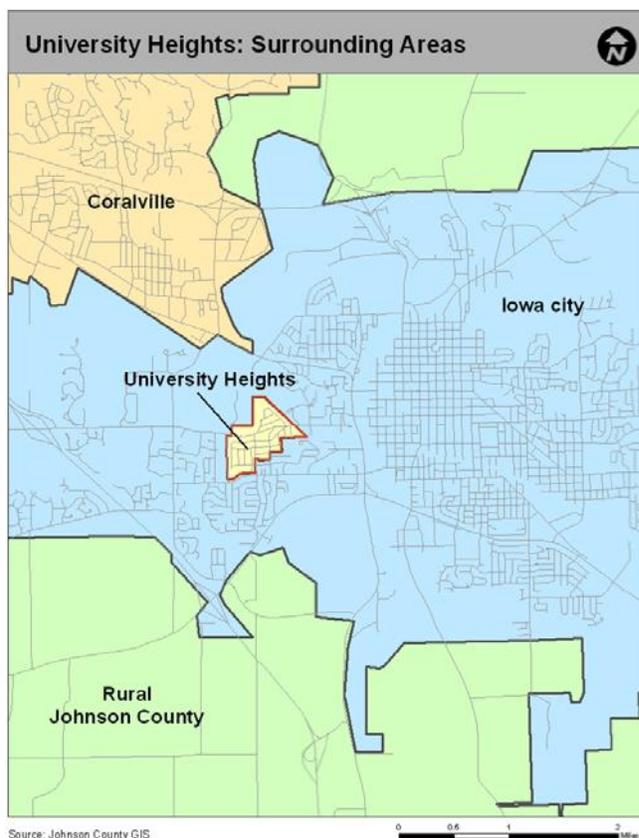
The City of University Heights occupies approximately 170 acres at the highest elevation in Johnson County. It is located half a mile west of the Iowa River and is bordered by the University of Iowa on the northeast and northwest and by Iowa City on its remaining sides. The Cedar Rapids and Iowa City Railway (CRANDIC) separates the city from the University of Iowa. Major thoroughfares of the community include Melrose Avenue and Sunset Street.

RESIDENTIAL

University Heights is almost entirely residential in nature. Over 91% of the community is devoted to the R1 Single Family Residential Zone. At present this zone is largely composed of single-family detached dwellings. The housing stock represents two distinct time periods of development. In the eastern portions of the community, homes date back to the 1930s. Western University Heights, however, consists of homes constructed during the 1960s. Significant differences in architectural styles and lot types exist between these areas.

Public and religious institutions also occupy a significant portion of the R1 zone. These include Ernest Horn Elementary School, which occupies approximately 8.1 acres in southwest University Heights and St. Andrew Presbyterian Church, which occupies approximately 3.4 acres.

In addition to the R1 Single Family Residential Zone, there are also two Planned Unit Developments (PUDs). These consist of Birkdale Court, a 1.6 acre development of semi-detached single-family units, and Grandview Court, a 5.6 acre multi-family complex. Grandview Court is currently undergoing significant renovation and redevelopment.



In addition to the existing Planned Unit Developments, other PUD proposals have been submitted to the University Heights City Council. It is important for the comprehensive plan to provide a context in which to consider planned unit development proposals.

Planned Unit Developments are typically established to permit flexibility in the use and design of structures on a parcel. PUD's should be used to: provide flexibility in the design of buildings, encourage the preservation of natural features, promote energy efficiency, provide attractive living environments, and encourage infill development. In order to ensure that PUD's are not contrary to the look and feel of the surrounding neighborhood, it is important that certain elements of PUD's be addressed during the development process. Elements that should be considered include:*

- Land-use and general site layout
- Building materials and design
- Building mass and scale
- Lot Density
- Streetscaping
- Environmental issues
- Transportation issues & traffic generation
- Negative externalities such as, noise, lighting, signage, and business hours of operation
- Utility provisions
- Fire and Police protection

*Details on each element are provided on Page 9

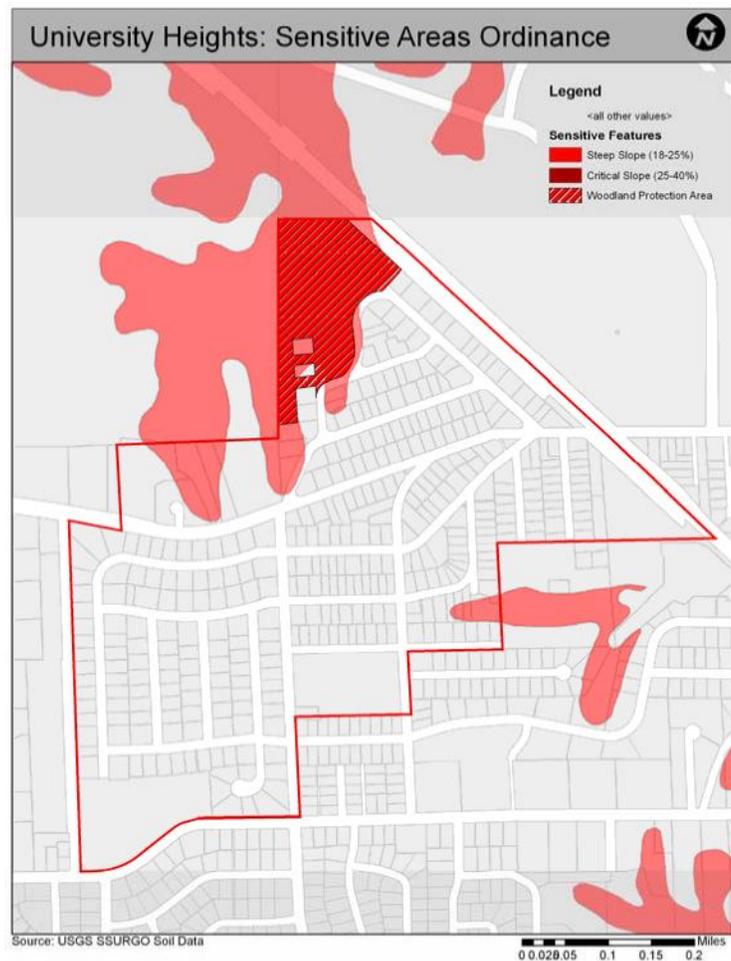
COMMERCIAL

Commercial uses within University Heights are concentrated in two areas. The C Commercial Zone is located on Melrose Avenue at the western edge of the community. This is solely occupied by the University Athletic Club, which occupies approximately 3.8 acres. At the eastern edge of the community, also on Melrose Avenue, several businesses occupy the B Business Zone. This zone consists of about 0.8 acres and includes University Heights City Hall.

OPEN SPACE

Only one large parcel in University Heights remains undeveloped. This parcel is approximately 12.5 acres in size and is located in a steep, heavily wooded portion of the community. This area occupies about 9.5% of University Heights and is located in the northeastern corner of the city. A few small lots remain undeveloped; however new development on most is restricted because of size or difficult terrain.

In order to preserve community natural resources, University Heights established a sensitive areas ordinance in 2003. The ordinance mandates sensitive area development plans and site reviews for areas with sensitive natural features, based upon preserving steep slopes and wooded areas. As a strategy to preserve remaining community open space, the city may wish to seek donations of land or work with property owners to establish conservation easements. In addition, any development of the large parcel in the northeastern corner of the city should be clustered to maximize the retention of open space.

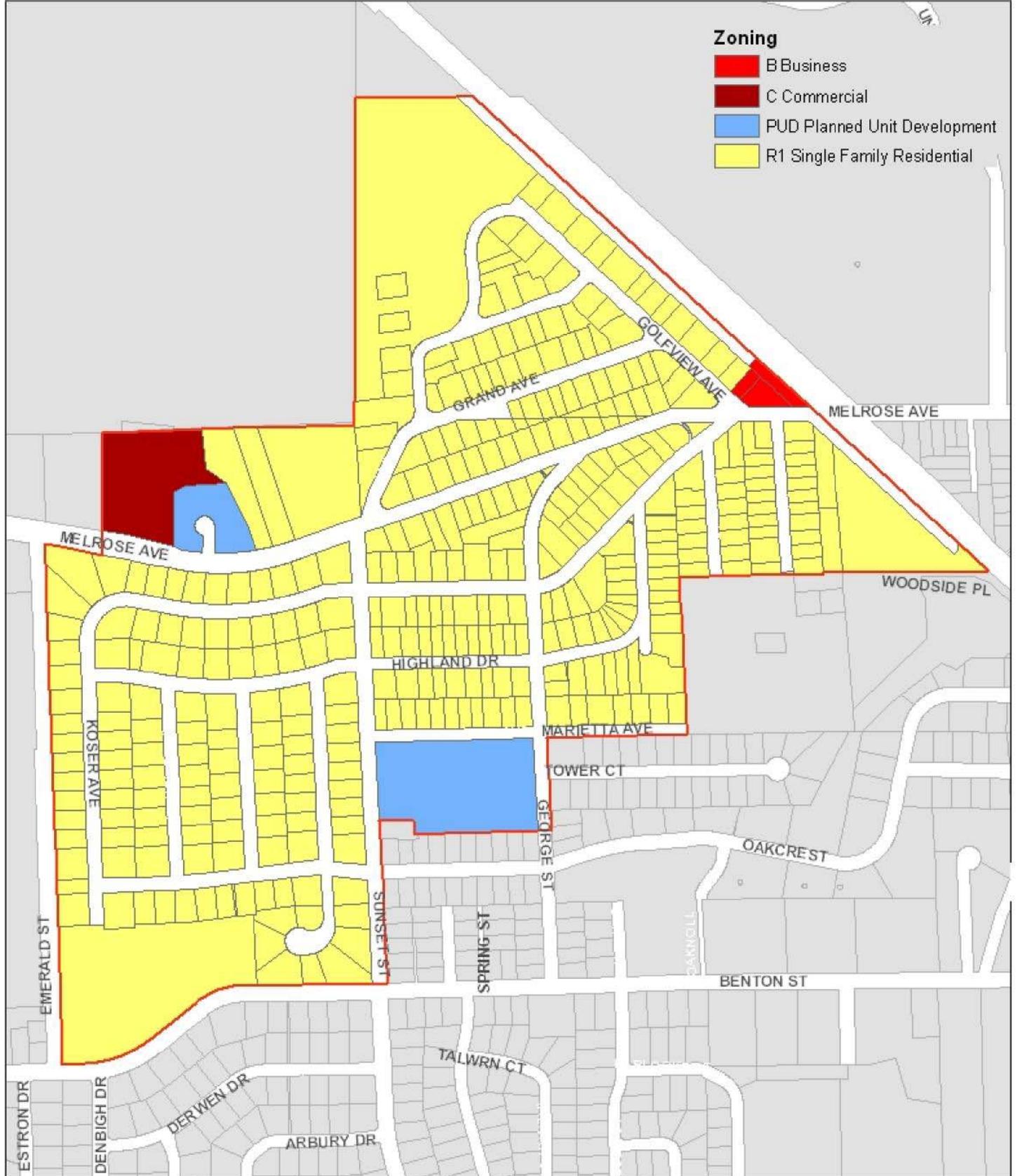


University Heights: Zoning



Zoning

- B Business
- C Commercial
- PUD Planned Unit Development
- R1 Single Family Residential



Source: Johnson County GIS



FUTURE LAND USES

Since University Heights is almost entirely developed, few major changes in land use patterns are anticipated in the immediate future. However, the community must decide the most appropriate use of the large parcel in northeastern University Heights, as well as several larger residential lots. The potential for conversion to commercial or institutional uses must also be evaluated. As pressure builds for the development of the Neuzil tract in Iowa City and as housing stock ages along the adjacent streets, complicated and far-reaching discussions regarding the future of those neighborhoods as small lot single family residences will need to be conducted.

All development proposals submitted to the City of University Heights should include consideration of proposed elements. Consideration of these elements should be given by the City Council and/or professional staff when appropriate. The examination of these elements will ensure that the integrity of the existing neighborhoods and character of the City of University Heights will be preserved and/or enhanced to the degree possible.

With any rezoning or planned unit development proposal, the Planning and Zoning Commission and City Council should consider the proposal in the context of the following criteria. If there is a desire to establish minimum regulatory standards, it would be appropriate for those standards to be outlined in the zoning code.

At a minimum, elements of development to be considered include:

- Land-use and general site layout – Land-use and the general layout of a proposed development should minimize, to the degree possible, any aspect of development that would place an undue burden on the existing developed neighborhood. Such issues could be related to noise, light, traffic, safety, incompatible land-uses, or otherwise. Attention should be given to details that would enhance the compatibility of the proposed land-use with the existing developed neighborhood. Details may include sidewalks, landscaping, setbacks, rooflines, and any other element related to the perimeter of the property that would help incorporate the proposed development with its surroundings. Zoning codes must be strictly adhered to with respect to setbacks and other land-use regulations.

- Building materials and design – Building materials and design should be compatible with the surrounding community and provide energy efficiencies when possible. Aspects of building designs to consider include, but should not be limited to, the location of doorways, the number and size of windows, the roof line and building articulation, awnings, balconies, and other exterior elements.
- Building mass and scale – Building mass and scale are important determining factors of how a building will blend in with its surroundings. If the mass and scale of a proposed building differs from its surroundings, certain design strategies should be employed by a developer to reduce this contrast. The perceived mass of buildings may be minimized by adjusting setbacks, offsets, and other methods to articulate both the horizontal and vertical planes of a building. Any new construction or reconstruction should employ these tools when the mass and scale of a building are of concern.
- Lot Density – The number of dwelling units per unit area of land should be analyzed with the development or redevelopment of any parcel(s). Density of dwelling units, whether too high or low, can affect neighborhood character, traffic and noise levels, the provision of adequate public utilities, the provision of fire and police protection, and can present other issues for the community. To ensure compatibility with the surrounding neighborhood, city officials should analyze the appropriateness of lot density as planned unit development or rezoning proposals are received. On large parcels, higher density development may be appropriate. However, the effects of higher density development on adjacent properties can be minimized by reducing the number of bedrooms per dwelling unit, providing underground parking, requiring increased screening and landscaping on-site, and by providing strategically placed open space. Appropriate lot densities are defined in the adopted University Heights Zoning Code.
- Streetscaping – The perimeter of a site is an important element to consider during any new development or redevelopment in that it serves as the transition from the development to its surroundings. Elements such as planting street trees and other landscaping, installing street furniture, providing vegetative screening and buffering from parking lots and buildings, installing pedestrian scale lighting, sidewalks, trails, and other functional elements, should all be examined with any development proposal. Adequate thought to streetscaping is vital to the success of any development being received by the community.

- Environmental issues – During any development or redevelopment, environmental aspects such as slope, drainage, runoff, and vulnerable species and habitat loss should be evaluated. While all development is disruptive, the applicant/designer should show how the development will minimize erosion, replace any loss of trees and other vegetation, and stabilize slopes where necessary. Any other pollution or environmental issues that may be caused as a result of development and pose a threat to the health of the community should also be considered when appropriate.
- Transportation issues – All issues regarding transportation should be considered with the proposal of any new development or redevelopment. Transportation issues that should be examined include, but are not limited to, traffic generation and circulation, adequacy of road infrastructure, traffic safety, transit, sidewalk and/or trail construction, general pedestrian and bicycle access/accommodation, and ADA accessibility. Successful developments will include discussion of said transportation issues and accommodate all modes of transportation when feasible. Where new development will increase the amount of traffic turning into a driveway, for example, it may be appropriate to require a turn lane(s) as a condition of the development approval.
- Negative externalities – All new developments or redevelopments should limit negative externalities that would affect the surrounding neighborhood to the extent possible. Such externalities may include excess noise, odor, lighting, signage, or other ‘externalities’ that would be a nuisance to the community. Externalities can often be reduced or mitigated with good site design and planning. For example, exterior lighting in the development should not ‘spill-over’ past the property line, beyond ambient light levels found in a residential area, and noise levels may be minimized by restricting the hours of operation for commercial businesses. These issues should be addressed by University Heights officials during the redevelopment process.
- Utility provisions – Prior to any development or redevelopment, the developer’s engineer or site designer should confirm that the water, sewer, and electrical utilities present will be adequate for the proposed development. University Heights officials should require a letter from the Iowa City Public Works Department outlining any capacity upgrades that would be necessary as a result of any development or redevelopment proposal.

Requiring said letter will ensure that any strain placed on utilities 'downstream' of the development can be identified and become part of the negotiation process.

- Fire and Police protection – Prior to any development or redevelopment, the developer should produce a letter from the University Heights Police Department and the Coralville Fire Department indicating that they can provide adequate service and protection to the property. This action will ensure that the community remains a safe and secure environment.

POPULATION AND DEMOGRAPHIC CHARACTERISTICS

POPULATION TRENDS

Between 1990 and 2000, the City of University Heights saw a small loss (5.3%) of population, the continuation of a trend that began in the 1970s. Since the University Heights population peaked in the 1970 Census at 1,265, the city has seen a 21% loss of population to 987 in the year 2000. Based upon a Census estimate, the 2004 total population of University Heights is projected at 924, a 6% decline from the year 2000. Although these numbers are important in terms of long-term trends, it is important to recognize the notorious inaccuracy of population projections conducted at or below the county level. Based upon observation at the community level, it is more likely that University Heights will see an increase in population over the next 10-20 years.

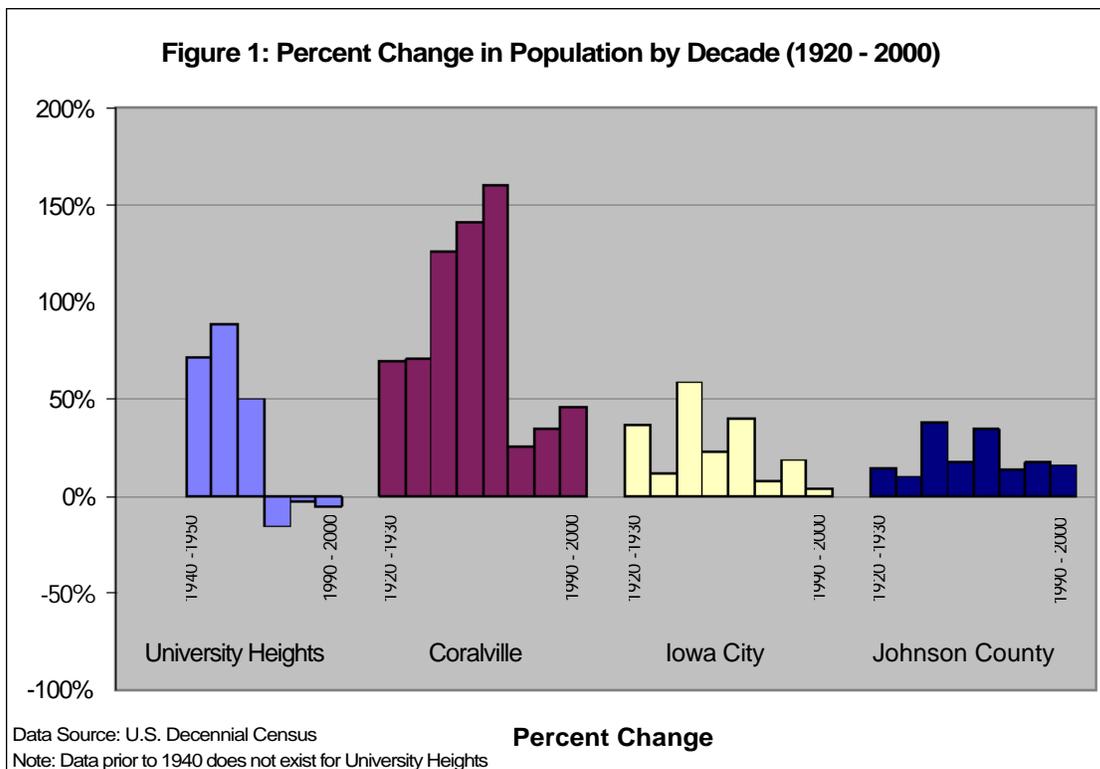


Table 1: Total Population (1930-2000)

Area	Population							
	2000	1990	1980	1970	1960	1950	1940	1930
University Heights	987	1,042	1,069	1,265	841	446	261	---
Coralville	15,123	10,347	7,687	6,130	2,357	977	433	254
Iowa City	62,220	59,735	50,508	46,850	33,443	27,212	17,182	15,340
Johnson County	111,006	96,119	81,717	72,127	53,663	45,756	33,191	30,276

Data Source: State Data Center of Iowa

The population decline experienced in University Heights is attributable in part to the natural aging of resident families coupled with an inability for the community to grow due to landlock with Iowa City. The average size of University Heights families declined from 2.76 in 1990 to 2.74 in 2000. The number of families living in University Heights also declined from 294 in 1990 to 254 in 2000. In comparison to neighboring communities, the population in University Heights is older. The median age of University Heights residents in 2000 was 36, just slightly lower than the state median age (36.6), but higher than the median ages in neighboring communities. The percentage of residents over age 65 for the year 2000 was also significantly higher than in surrounding communities.

Table 2: Total Population, Median Age, and Selected Age Groups (2000)

Place	Total Population	Median Age	% Under 18	% Over 65
University Heights	987	36	18.1%	12.6%
Coralville	15,123	29.8	21.9%	5.5%
Iowa City	62,220	25.4	16.2%	7.0%
Johnson County	111,006	28.4	20.1%	7.4%

Data Source: State Data Center of Iowa

Population decline in University Heights also reflects a change in community population density. Although University Heights is landlocked, with little undeveloped land, its population density is higher than communities with more annexed but undeveloped land. Despite this, population density decreased between 1990 and 2000. This trend differs from cities incorporating new land such as Coralville and North Liberty, as well as Johnson County. However, University Heights and Iowa City share a trend toward a decrease in population density.

Table 3: Land Area and Population Density (1990-2000)

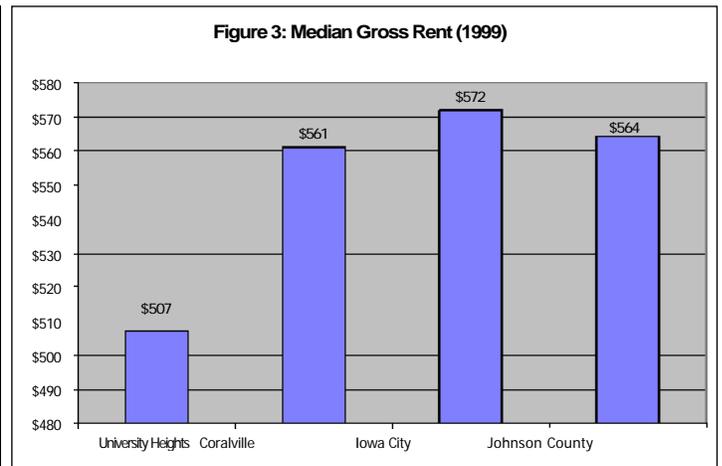
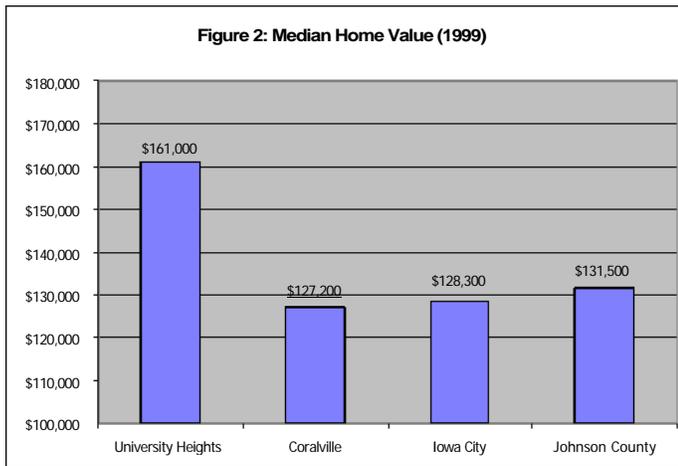
Area	2000	1990
	Population Density (population/mi ²)	Population Density (population/mi ²)
University Heights	3,626.3	3,817.2
Coralville	1,484.1	1,320.5
Iowa City	2,575.0	2,715.1
Johnson County	180.7	156.4

Data Source: State Data Center of Iowa

As mentioned earlier, Census population forecasts indicate that the University Heights population will continue to decline slowly. The fact that the community has high property values and high demand for real estate, however, suggests a more positive outlook, and University Heights' population decline conceivably could slow if not cease or reverse.

RESIDENT CHARACTERISTICS

University Heights residents were more likely than Johnson County residents to be white (96% versus 91%). Additionally, 8.2% of University Heights residents report being foreign born, with 8.3% of residents speaking a language other than English at home.



Source: US Census 2000

In 2000, of the 477 housing units in University Heights, 63.8% (298) were owner occupied, while 36.3% (169) were renter occupied. Vacancy rates were low, at just 2.1% in 2000. The population is also mobile- only 53.4% of University Heights residents reported living in the same residence in 1995. The median single-family home value in 1999 (\$161,000) was significantly higher than in surrounding communities. At the same time, median gross rent charged was slightly lower than that seen in areas with larger proportions of rental housing, such as Coralville and Iowa City.

EDUCATION

University Heights residents tend to have higher levels of education than residents of surrounding communities. For the population age 25 and over, 98.2% have at least a high school diploma, 72.7% have at least a bachelor’s degree, and 41.9% of residents have a graduate or professional degree.

Table 4: Educational Attainment (2000)

Educational Attainment (population 25 years and over)			
Area	High School Graduate	Bachelor's Degree	Graduate or Professional Degree
	Percent	Percent	Percent
University Heights	6.90%	30.80%	41.90%
Coralville	17.80%	30.10%	21.70%
Iowa City	15.40%	28.10%	27.80%
Johnson County	19.80%	26.10%	21.40%

Data Source: State Data Center of Iowa

EMPLOYMENT AND INCOME

In 2000, of the 586 employed residents of University Heights age 16 or older, 53.4% were classified as government workers, 41.3% worked for private companies, and 5.3% were self-employed. This high proportion of government workers is likely due to University Heights’ proximity to the University of Iowa campus and hospitals, as well as the Veterans Affairs Medical Center and Johnson County government offices located in Iowa City. Another 20 residents (2.4%) reported they were unemployed in 2000.

Table 5: Employment (2000)

Area	Total Workers	Private Wage and Salary Workers	Government Workers	Self-Employed Workers	Unpaid Family Workers
University Heights	586	41.30%	53.40%	5.30%	0.00%
Coralville	8,973	64.20%	32.20%	3.70%	0.00%
Iowa City	36,515	61.20%	34.80%	3.70%	0.20%
Johnson County	64,255	62.90%	31.70%	5.20%	0.20%

Data Source: State Data Center of Iowa

The median household income in 1999 was \$48,929, with median family income at \$79,044. Per capita income in 1999 was \$32,484. A smaller percentage of residents reported living in poverty than in surrounding communities; 4.6% of University Heights families reported incomes below the federal poverty level. In this case, family poverty has been reported rather than individual poverty due to University Heights' proximity to the University of Iowa. The family poverty statistic more accurately reflects poverty amongst the non-student population, although student families would be captured by this estimate.

Demographic analysis of University Heights reflects a vibrant and stable community with close connections to neighboring communities and institutions. In comparison to its neighbors, University Heights residents tend to be better educated on the whole, tend to work in professional occupations, tend to have higher incomes, and tend to reside in homes with higher values than those in surrounding communities. As a whole, these measures indicate that University Heights lives up to the town slogan, "The Height of Good Living."

Figure 4: Median Housing Costs (1999)

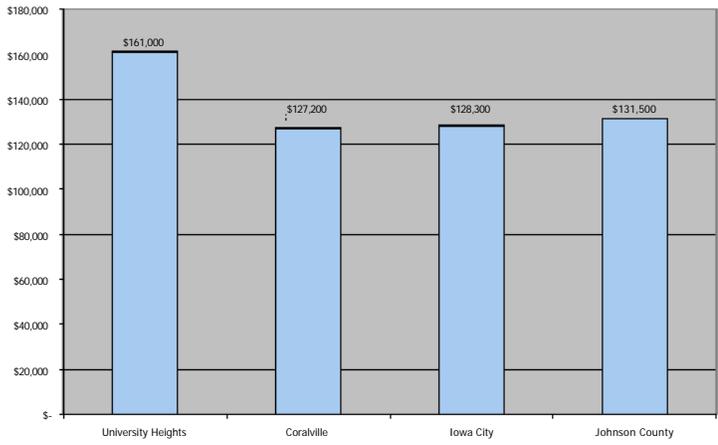


Figure 5: Per Capita Income (1999)

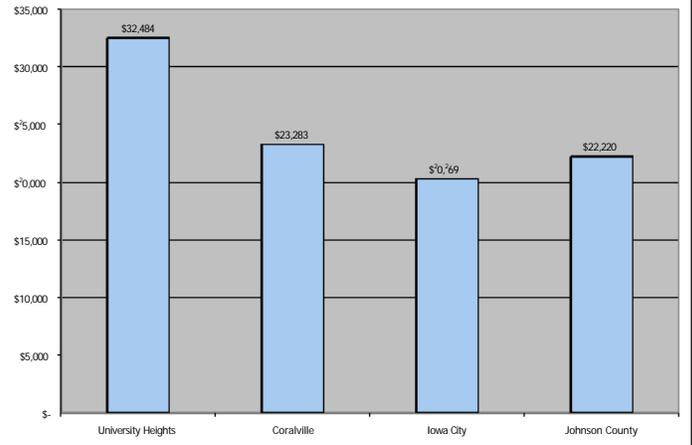


Figure 6: Family Poverty (1999)

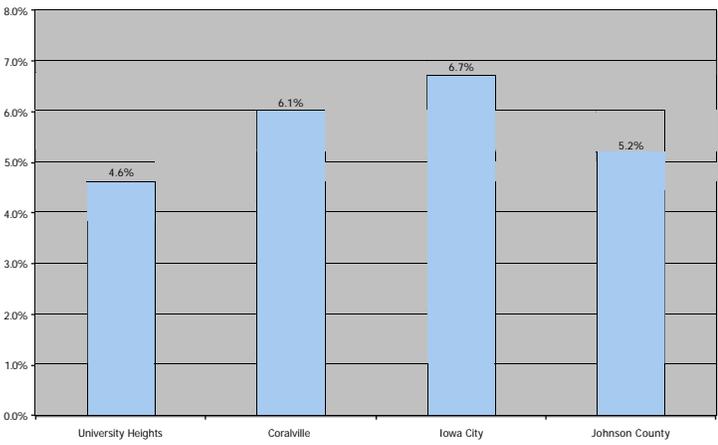
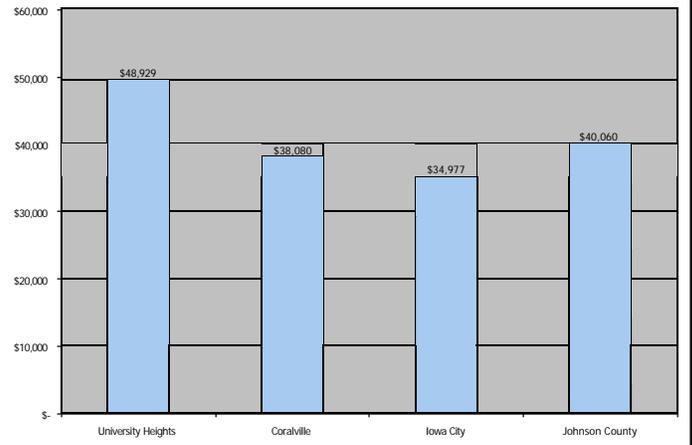


Figure 7: Median Family Income (1999)



SENSE OF PLACE

University Heights residents consistently describe their community as a safe, walkable, quiet, and close community. From its earliest days the city has valued its independence and strong community identity. The city also enjoys strong residential neighborhoods, close and readily available public services, and good public transportation. At the same time, residents often feel that there is not a clear delineation between University Heights and surrounding Iowa City neighborhoods. Moreover, adjacent developments in surrounding communities may be incompatible with those in University Heights. There is some concern among residents that University Heights is known predominantly for its traffic enforcement, rather than for the community's unique character.

University Heights is predominantly comprised of single-family homes. Most of these homes are owner occupied, are in very good condition, and have well maintained yards. The city must face change, however, as redevelopment pressures expand across the area. It is extremely important to the community that its sense of place is not undermined during this process. Thus, defining what kind of place University Heights is now will help guide future redevelopment and new development to fit in with the existing community. A common gathering place is needed to foster community attachment and involvement. In addition, defining the historic, cultural, and architectural assets of University Heights will help the town be more visible in the greater regional community.

GOALS

- Develop community spaces and events.
- Define and maintain community character.
- Promote University Heights' involvement in regional issues that affect the city.

IMPLEMENTATION

- Organize regular community-wide events such as picnics, marathons, and Chautauquas for residents of University Heights and surrounding communities.
- Promote University Heights' mailing address by including information about its use in community newsletters and other official city mailings.
- Establish design guidelines for beautification of city streets.

- Be proactive in monitoring zoning and nuisance ordinances by setting up regular inspections for nuisance properties.
- Preserve open space areas where appropriate by amending the city zoning ordinance to create an overlay zone that provides for the conservation of wooded areas and open space.
- Encourage property owners to donate conservation easements on existing open space parcels.
- Take steps to document the community's history.
- Conduct an inventory of historic and architecturally significant homes to aid the development of a heritage preservation ordinance.
- Develop a stronger regional presence for University Heights by pursuing cooperative efforts with surrounding communities and the University of Iowa.
- Define University Heights boundaries with new and improved welcome signs.

INFRASTRUCTURE AND PUBLIC SERVICES

Because the City of University Heights is a small landlocked community, the majority of public services are contracted out to private firms and surrounding municipalities. At present, University Heights maintains long-term and self-renewing contracts with most of its service providers, reflecting strong cooperation and service relationships with surrounding municipalities and private firms.

POLICE

In the past, police protection was provided by the Johnson County Sheriff, and then more recently by University Heights' own hired police force. At present, University Heights maintains its own police department, comprised of a police chief and three sworn officers. City regulations also allow for the retention of at most eight reserve officers. All police officers are fully trained and certified by the state police academy. Strong visibility of law enforcement officers in University Heights has led to a nearly non-existent crime rate. Strong police presence and a lack of crime allow the University Heights Police Department to focus their efforts on community policing and general public safety concerns. The department maintains strong relationships with other local, county, and state agencies, and has coordinated law enforcement tasks with federal agencies as well.

FIRE

The Coralville Volunteer Fire Department provides University Heights fire protection. The most recent contract for fire was signed with Coralville in 1978, and is self-renewing on an annual basis. Although major fire incidents happen very rarely within University Heights, the Coralville Fire Department provides more regular emergency medical support, as well as assistance with small nuisance fires (e.g. unauthorized bonfires). A state authorized 28E agreement allows other area fire departments (including Iowa City) to assist the Coralville Fire Department with community fire protection when required.

EMERGENCY DISPATCH

The City of University Heights contracts emergency dispatch responsibilities to the City of Iowa City Police Dispatch Center via a 28E agreement signed in 2003, which

automatically renews through 2007. Residents are able to contact dispatch for police, fire, or medical services by dialing 911.

REFUSE

Johnson County Refuse provides garbage collection and recycling services to University Heights. A new contract with Johnson County Refuse was signed in 2005, renewing a previous contract that ran from 1999. Trash and recycling are currently collected once per week with provision for a leaf pickup and Christmas tree recycling services. Johnson County Refuse also provides municipal snow removal for University Heights streets.

WATER AND SANITARY SEWER

The City of Iowa City provides all water and sanitary sewer service to University Heights residents via a long-standing 28E agreement. Contracts with Iowa City for water and sewer extend back to when Iowa City's water and sewer service were privately owned by the Iowa Water Service Company. These entities were purchased by the City of Iowa City in 1961, forming the basis for University Heights' current water and wastewater agreement with Iowa City. The most recent contract with the City of Iowa City was signed in 1989, and runs through 2019. University Heights' water and sewer services are operated and maintained by Iowa City, including fee collection, infrastructure maintenance, and emergency system service.

In 2003, the Iowa City Water Department completed a new ground water treatment facility that provides service to Iowa City and University Heights. This facility was designed to pump up to 16 million gallons per day. At present, water consumption runs at approximately 6 million gallons per day. Water is sourced from four Jordan wells, four Alluvial wells, and two Silurian wells. Water may also be drawn and purified from the Iowa River if necessary. Several water reserve tanks located throughout Iowa City also allow for up to 24 hours of reserve water for Iowa City and University Heights.

LIBRARY

Although University Heights does not have a library of its own, residents have access to the Coralville and Iowa City Public Libraries. In the past, library services were partially subsidized via city tax revenue. Residents could purchase a library card from Iowa City or Coralville and would subsequently be reimbursed for part of this cost by University Heights. Recently, in response to a change in library policy that would prevent the sale of single library cards, residents voted to increase the municipal library levy. This levy

increase led to fully subsidized library access for all University Heights residents.

PARKS AND RECREATION

University Heights maintains a small green space with shelter located at the intersection of Melrose Avenue, Koser Avenue, and Leamer Court. In addition, residents have access to parks and recreation facilities located in Iowa City and Coralville, as well as all facilities open to Johnson County residents. Residents have walkable access to Tower Court Park (located in Iowa City at Tower and George Streets). Villa Park, Willow Creek Park, Brookland Park, Benton Hill Park, and Kiwanis Park are also within walking distance of University Heights. Iowa City and Coralville recreation facilities are available for resident use for a fee. Additional athletic and recreation facilities affiliated with the University of Iowa are within close proximity to University Heights. Much of the University of Iowa athletic complex is located to the northeast of University Heights, with the University's Finkbine Golf Course being located immediately northwest of the city's western boundary on Melrose Avenue.

GOALS

- Continue to provide high quality municipal services in an efficient and cost-effective manner.
- Respond quickly to changes in community service needs.

IMPLEMENTATION

- Conduct periodic community surveys to measure satisfaction with the adequacy of provided services.
- Continue to control resident out-of-pocket service costs through proactive negotiation with service providers.
- Explore options for University Heights residents to more actively participate in the provision of public services (e.g. volunteering with the Coralville Fire Department, training to work for the University Heights Police Department).

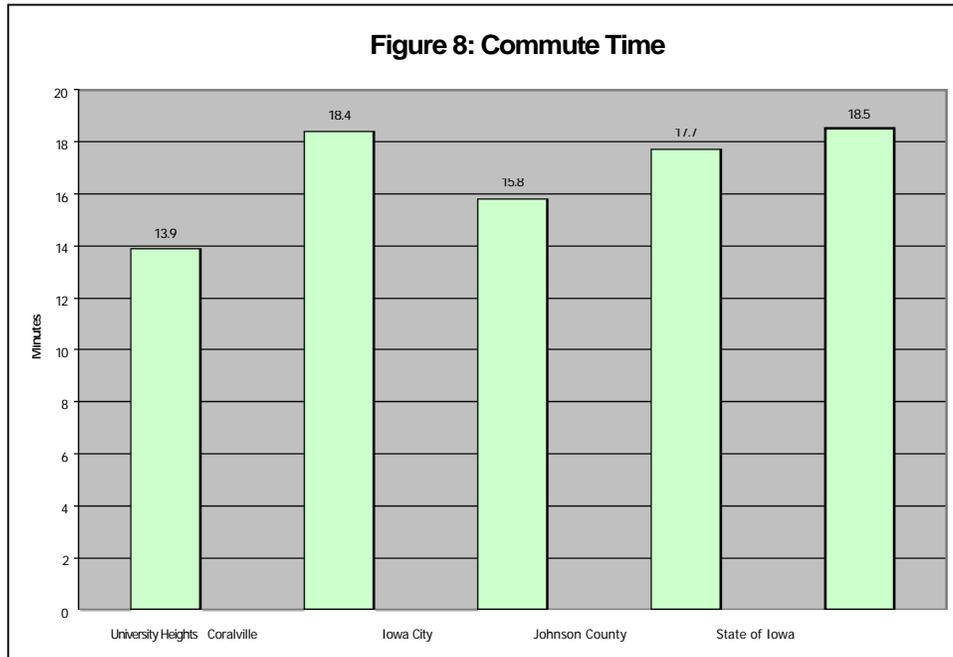
STREETS AND TRANSPORTATION

The location of the City of University Heights makes the community unique. Its proximity to a major regional employer, the University of Iowa, allows for a greater range of transportation options than would normally be found in an Iowa community of similar size. This does, however, present a number of challenges for University Heights.

TRANSPORTATION DEMOGRAPHICS

The City of University Heights is fortunate to have shorter commute times compared to surrounding communities. Given the city's proximity to major employers, such as the University of Iowa, it is not surprising that the length of commute is relatively short. Additionally the city has a large percentage of individuals that bike or walk to work. This also reflects the proximity to major employers. Compared to neighboring communities, University Heights also has a significant percentage of residents that carpool, but mass transit usage is low.

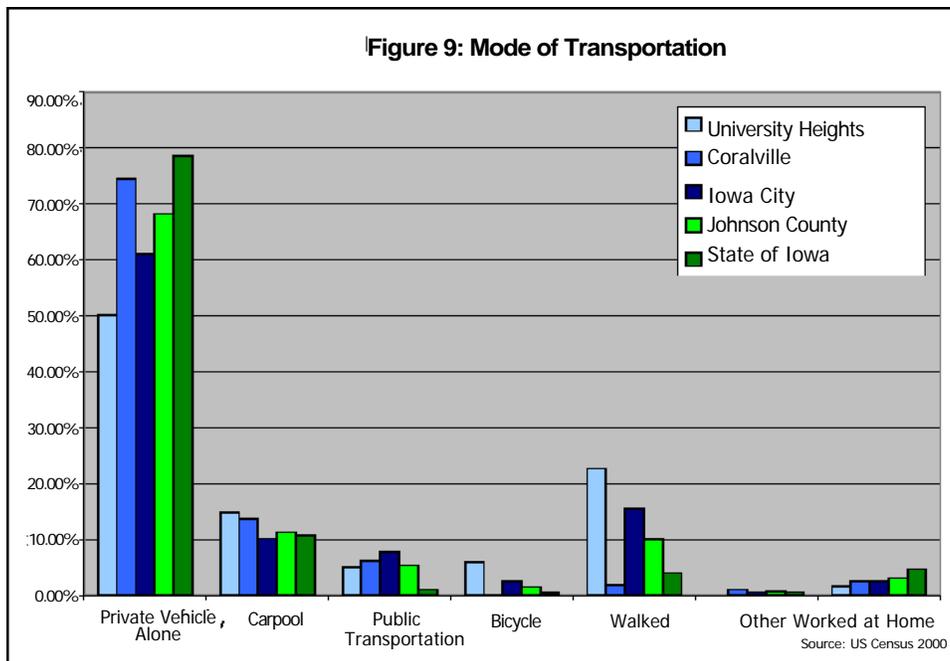
Source: US Census 2000



STREETS

The road system includes approximately 4.5 miles of streets. This system largely consists of residential collector streets, which feed into the community's two arterial streets: Melrose Avenue and Sunset Street. There is a significant amount of through traffic on some collector streets, including Koser Avenue, Oakcrest Street, and George Street. Generally, the streets in University Heights are in good condition, although a few are in need of minor crack or pothole repair. Periodic maintenance continues to address these concerns, however heavy truck traffic from adjacent construction sites in Iowa City may worsen the situation.

The Iowa Department of Transportation has recorded several traffic counts in University Heights. Traffic volume is reported as Annual Average Daily Traffic (AADT), which is an estimate of the number of vehicles that pass a section of roadway during a 24-hour period averaged over an entire year, independent of hourly or seasonal variations. Thus, home football game days at the University of Iowa are not reflected in the AADT. The highest AADT in the community was 15,500 on Melrose Avenue and 5,900 on Sunset Street. These high traffic counts have not translated into high accident rates, however, as the Iowa Department of Transportation only reported an average of 6 crashes per year between 2001 and 2005.



MELROSE AVENUE

A concern facing University Heights is the status of Melrose Avenue, which serves as a primary thoroughfare for University Heights and western Iowa City. It also is an extremely important route for Kinnick Stadium, the University of Iowa Hospitals and Clinics, and several other University facilities.

While the City of University Heights is responsible for its portion of Melrose Avenue, surrounding communities may have an interest in pursuing a widening of this section of roadway. It is in University Heights' best interest, however, to keep Melrose Avenue a two lane arterial.

PARKING

The City has little available on-street parking. Many older homes were not designed to accommodate the number of vehicles now owned by many households, and the proximity of the community to the University of Iowa encourages outside commuters to occupy what is available. A parking permit program for residents has been established in some areas and may be beneficial to apply to other parts of the community. Such a system could function as a traffic calming method and as a way to increase city funds.

On home football game days at the University of Iowa, parking issues may affect public health and safety. The city must continue to provide effective emergency services despite severe parking and congestion levels. Therefore, University Heights must continue to enforce parking bans, where appropriate, and encourage alternative forms of transportation, such as bus or rail service, to events at nearby Kinnick Stadium.

PEDESTRIAN AND BICYCLE FACILITIES

For the most part, University Heights is a pedestrian-friendly community. The proximity of the city to a major employer, the University of Iowa, encourages many residents to walk or bike to work, rather than drive. There are a number of areas where pedestrian and bicycle facilities could be improved. Sidewalk facilities are largely non-existent in the neighborhoods west of Sunset Street and north of Melrose Avenue. City streets accommodate bicyclists, but there are no separate bicycle lanes or off-road trails.

Collector streets are currently sufficient for bicyclists, although the higher traffic volumes of Melrose and Sunset discourage riders. Separate bike lanes would increase bicyclists' security and alert motorists to areas where they may expect them.

At present, University Heights is not directly linked to trail systems within Johnson County. Formal connecting trails or widened sidewalks would allow University Heights residents better access to recreational opportunities in Iowa City, Coralville, and the University of Iowa campus. Given the limited public open space in the community such linkages could be valuable.

TRANSIT SERVICE

Iowa City Transit and Johnson County SEATS serve the mass transit needs of University Heights. This includes four Iowa City Transit bus routes and an appointment based service (SEATS) for senior citizens, people with disabilities, and others who face transportation barriers.

The limited rail service provided by the University of Iowa on home football game days does provide some traffic mitigation for the community. Expanding the service would further benefit University Heights.

GOALS:

- Promote improvements to the residential quality of Melrose Avenue.
- Preserve city ownership of the Melrose corridor in order to maintain the roadway as a two-lane arterial.
- Improve parking options for University Heights residents.
- Further improve mass transit service to the community.
- Enhance pedestrian and bicycle access for University Heights residents.

IMPLEMENTATION:

- Improve traffic calming and speed notification, particularly on Melrose Avenue.
- Provide better signage to alert motorists of reduced speeds in University Heights.

- Create bicycle lanes on Melrose Avenue or construct a separate trail system.
- Coordinate with the University of Iowa and surrounding communities to improve the efficiency of game day traffic, parking, and pedestrian congestion.
- Consult residents of city blocks to determine interest in allowing on street permit parking for their areas.

PROPERTY REHABILITATION AND DEVELOPMENT

The City of University Heights takes pride in its housing diversity and is interested in maintaining a community with limited mixed uses. Most of the community is composed of single-family residences. University Heights is fortunate to have a well-maintained housing stock with relatively high property values. Most of these structures are owner occupied, however rental properties are becoming more common. Additionally, one major apartment complex is located within the community. This complex, Grandview Court, is presently undergoing major renovation and reconstruction.

The City of University Heights has an aging housing stock and has limited options for new development. The average age of homes in University Heights is older than that of surrounding communities. The median year built for the homes in this community is 1956, which is much older than homes found in Coralville (1981), Iowa City (1973), and Johnson County (1975), but only slightly older than the state average (1959). Most homes in University Heights (52%) were built between 1950 and 1969. Over 37% of homes were built prior to 1950.

The residents of University Heights recognize that rehabilitation and redevelopment of existing housing and new development of housing or other uses is inevitable, but would like to establish carefully designed policies to ensure that such changes occur in a cohesive manner. The development of such policies should reflect the differences that exist between the areas (1) north of Melrose and east of Sunset, (2) south of Melrose and east of George, (3) south of Melrose between George and Sunset, (4) west of Sunset and south of Melrose, and (5) west of Sunset and north of Melrose.

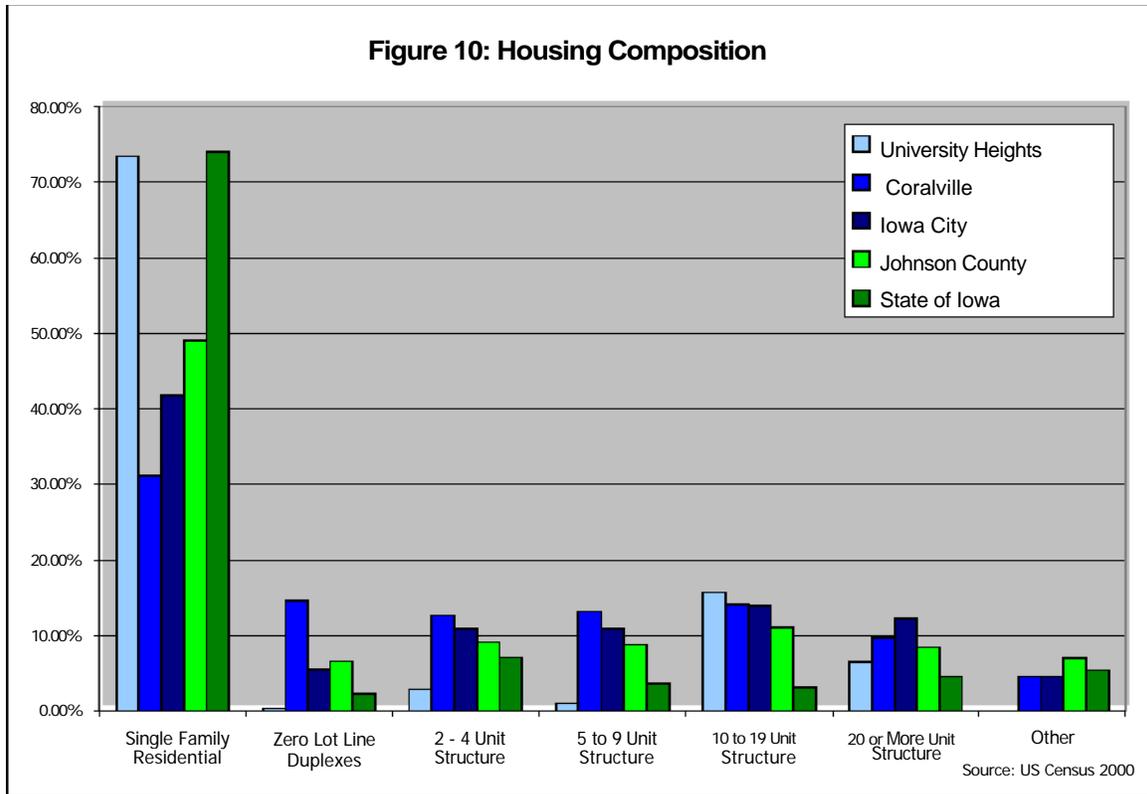
Table 6: Year Housing Unit Built

Year Built	University Heights	Coralville	Iowa City	Johnson County
1939 or Earlier	15.5%	3.1%	14.5%	14.5%
1940 to 1949	22.0%	2.0%	3.9%	3.4%
1950 to 1959	20.3%	5.3%	9.2%	7.6%
1960 to 1969	31.8%	14.3%	15.4%	13.8%
1970 to 1979	6.9%	22.3%	22.4%	21.1%
1980 to 1989	3.1%	20.6%	15.6%	15.5%
1990 to 1994	0.0%	13.6%	8.7%	10.0%
1995 to 1999	0.4%	14.4%	8.2%	10.9%
1999 to March 2000	0.0%	4.4%	2.2%	3.0%
Total	100%	100%	100%	100%
Median Year Built	1956	1981	1973	1975

Data Source: State Data Center of Iowa

HOUSING COMPOSITION

The City of University Heights is a predominantly single-family residential community. In addition to its large proportion of single-family homes, the city does have a significant number of high-density multi-family housing units. These are largely within the Grandview Court complex. Compared to the surrounding municipalities, University Heights has relatively few small-scale multi-family structures such as duplexes, townhomes, and small apartment buildings. Since the 2000 Census, one Planned Unit Development, Birkdale Court, has added additional multi-family units that are not reflected in the data below.



FUTURE DEVELOPMENT

University Heights should seek to further improve the city's high quality housing stock. Environmentally friendly construction methods and materials should be encouraged, as well as energy efficiency. Consistent design standards within the community should be encouraged as well.

As redevelopment pressures intensify in University Heights, the small amount of available commercial space may become an issue. At present less than 5 acres are devoted to business or commercial uses. This represents approximately 3% of the city's land area. There are many possible ways to expand this commercial base; however the desire to maintain a strong residential character within University Heights is extremely important. As a result, options that allow for mixed uses may help to mitigate any impact that more intensive commercial uses may have.

GOALS

- Preserve the values of existing properties.
- Promote redevelopment and new development that are consistent with community standards.
- Encourage a lower turnover rate for homeowners.
- Maintain community and neighborhood quality.
- Encourage a wider range of housing options.
- Encourage continual inspection and code enforcement on nuisance properties.
- Promote energy efficient new construction and rehabilitation.

IMPLEMENTATION

- Establish physical design guidelines for redevelopment and new development.
- Allow mixed-use development where it is appropriate.
- Allow accessory apartments where appropriate.
- Encourage rehabilitation and new construction projects to incorporate green building standards.
- Capitalize the municipal costs of new development into the building permit fee.

FINANCES

The City of University Heights faces a unique financial situation. As a small community, with a limited commercial base, the city is dependent upon residential property taxes for its revenue. In comparison to surrounding communities, University Heights has lower tax levies. Fortunately, University Heights' location allows for a substantial amount of appreciation in property values and a potential for significant redevelopment.

The City presently is constrained by the State of Iowa property tax rollback. As the residential neighborhoods increase in value a substantial portion of this appreciation is unavailable to the city. In many communities this limitation shifts property tax burdens over to commercial or industrial properties. Given the small amount of commercial space available in University Heights, this way of accommodating the financial effect of the residential property rollback clearly is not an option.

University Heights is also unique in that it contracts with other cities and private companies for essential community services, such as fire protection, water, sewer, bus, library, garbage collection, snow removal, etc. These costs are a significant part of the community's budget, and the city is vulnerable to rate increases by contract providers. Furthermore, the city appears to spend a disproportionately large amount of its budget on public safety.

In addition to being vulnerable to rate increases for contracted services, University Heights is also vulnerable due to the ever-increasing costs of providing public infrastructure that is not covered by contract. As University Heights is forced to replace aging infrastructure as capital improvements projects, the costs of such infrastructure may affect the City's financial stability.

With construction costs increasing, even the reconstruction of small segments of local streets may prove cost prohibitive for the City. For instance, the reconstruction and paving of one mile of a typical two-lane road would cost roughly \$550,000 to \$750,000 with construction costs expected to increase 4%-5% a year for the foreseeable future¹. Given that the City has modest cash reserves, the likelihood that the City could fund such a project locally is unlikely. Even with the use of bonding to fund public works projects, the City may have difficulty paying the requisite debt service.

¹ Cost estimates are for paving only and do not include grading or other related infrastructure; cost estimates from locally completed projects (2009) and the Asphalt Paving Association of Iowa 2009.

Increases in the City's revenues have varied over the last few years but have not outpaced expenditures required of the City. Like most cities, the municipal cash balance fluctuates over time. While the amount of cash reserves per capita is similar to that of many communities, the total fund balance remains relatively small. It is important the University Heights officials give thought to these circumstances prior to making decisions that would affect the City's revenues and expenditures.

To remain financially viable, the City of University Heights should remain open to discussions regarding expansions to its tax base, increases in property levies, and/or decreasing expenses when possible. Through the use of any combination of these tools, the City of University Heights can maximize its ability to remain a financially sound community.

To ensure that both city officials and the public have access to the most current financial information, it would be appropriate to update the financial section of the adopted University Heights Comprehensive Plan every two years. It would be logical for the revision cycle to coincide with City Council election years so that the public can make informed decisions regarding financial matters.

Table 7: 2006 Tax Levies for Selected Municipalities in the Iowa City School District

City	County	Assessor	Ag Extension Council	Area School	State of Iowa	School Total	City Total	Total Levy
University Heights	6.09139	0.32458	0.06224	0.64894	0.004	13.58191	10.6156	31.32866
Coralville	6.09139	0.32458	0.06224	0.64894	0.004	13.58191	12.51888	33.23194
Iowa City	6.09139	0.23765	0.06224	0.64894	0.004	13.58191	17.7292	38.35533

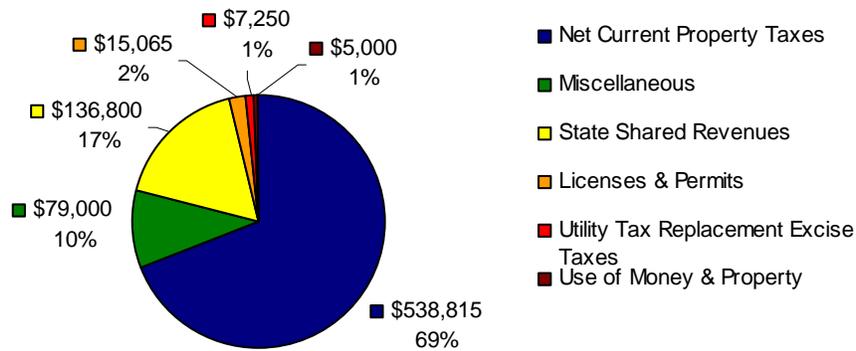
Notes: Taxes based upon 2004 assessed property value
 Table does not reflect taxation within parts of selected municipalities located outside of the Iowa City School District, or special taxation zones located within each municipality.

Data Source: Johnson County Auditor

BUDGET AND REVENUE.

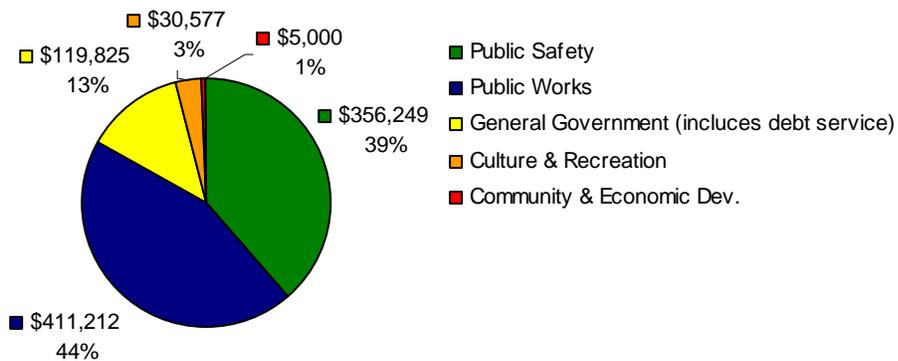
For the 2010 fiscal year the City of University Heights budget indicated expected revenues of \$781,930. This represents an increase of almost \$79,000 over the 2009 fiscal year. By comparison, the 2008 fiscal year increased approximately \$252,000 from 2007. For all three years property taxes represented between 47% and 69% of all revenue

Figure 11: FY10 Budget - Sources of Revenue



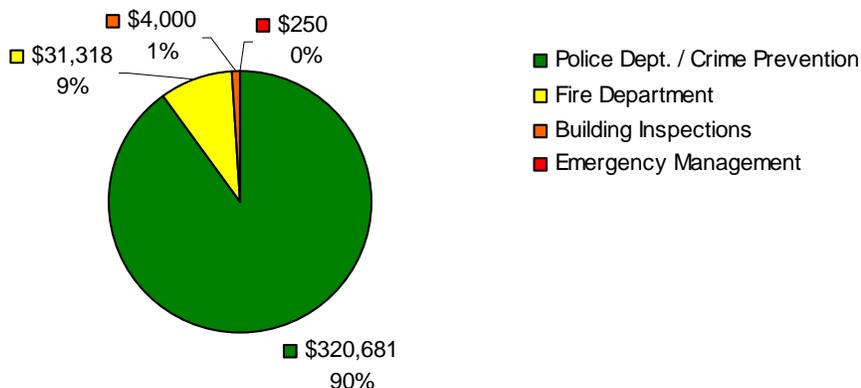
Source: FY2010 University Heights Budget

Figure 12: FY10 Budget - Expenditures



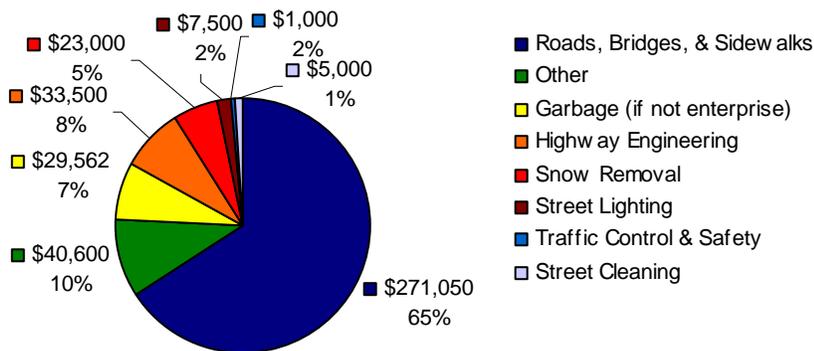
Source: FY2010 University Heights Budget

Figure 13: FY10 Budget - Public Safety



Source: FY2010 University Heights Budget

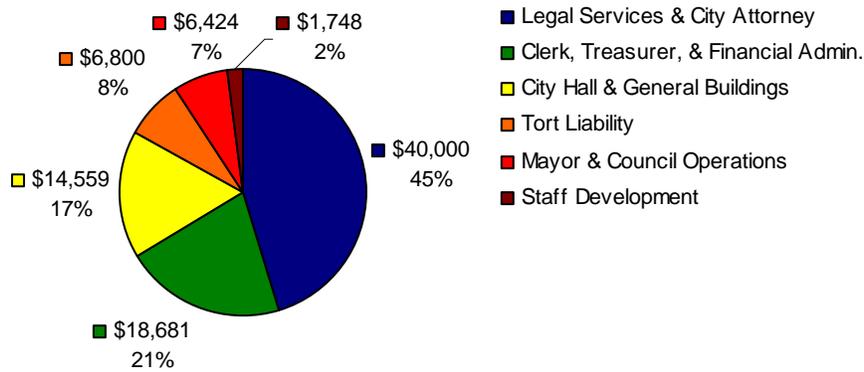
Figure 14: FY10 Budget - Public Works



Source: FY2010 University Heights Budget

For fiscal years 2008 to 2010, the largest share of the University Heights budget was allocated to public safety and public works. In 2010 this amounted to \$356,249 for public safety and \$411,212 for public works (39% and 45% of the total budget respectively).

Figure 15: FY10 Budget - General Government



Source: FY2010 University Heights Budget

The last major portion of the FY10 budget was allocated to general government expenses. In fiscal year 2010 this represented 10% (\$88,212) of the total City budget.

The community is, in many ways, in a financial situation unlike that found anywhere else in Iowa. The following are the goals, strategies, and action steps that should be utilized to strengthen the financial base of University Heights:

GOALS

- Increase municipal revenues or reduce municipal expenditures.
- Encourage maintenance, or where appropriate, redevelopment and new development of housing.
- Encourage more business development, consistent with the commercial makeup the community desires.

IMPLEMENTATION

- Negotiate with Iowa City and Coralville officials for more favorable contractual terms.
- Consider requiring permits for parking operations to subsidize public services such operations necessitate on football game days.
- Develop a capital improvement plan.
- Increase property tax levies to support city services and infrastructure development.
- Increase building, demolition, and other associated permit fees

APPENDIX A: SELECTED DEFINITIONS

28E AGREEMENT

Chapter 28E of the State of Iowa Code enables state and local governments and agencies to provide services outside of their normal jurisdiction.

AADT- ANNUAL AVERAGE DAILY TRAFFIC

AADT is an estimate of the number of vehicles that pass a section of roadway during a 24-hour period averaged over an entire year. This estimate is independent of hourly or seasonal variations.

FAMILY

As defined by the U.S. Census, a family "...consists of two or more people, one of whom is the householder, related by birth, marriage, or adoption and residing in the same housing unit."

HOUSEHOLD

As defined by the U.S. Census, "A household may consist of a person living alone or multiple unrelated individuals or families living together."

HOUSING UNIT

As defined by the U.S. Census, "a housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are for those in which the occupants live separately from other individuals in the building and which have direct access from outside the building or through a common hall."

LABOR FORCE

As defined by the U.S. Census, "all people classified in the civilian labor force (i.e., 'employed' and 'unemployed' people), plus members of the U.S. Armed forces.

MIXED USE

The provision of complementary uses, such as residential and commercial, on the same site or within the same structure.

OPEN SPACE

An undeveloped piece of land that may be devoted to preservation of natural resources, outdoor recreation, or public health and safety. Open space may be publicly or privately owned and maintained.

PLANNED UNIT DEVELOPMENT (PUD)

Planned Unit Developments are developments of residential or commercial land that are approved on an individual basis. Planned unit developments usually deviate from standard zoning and land use restrictions applied to the land on which they are built, but they are subject to scrutiny and approval by city council. The two current PUDs in University Heights are solely residential, although in many cases, PUDs involve the integration of both commercial and residential land on the same property.

PROPERTY TAX ROLLBACK

The property tax rollback, or assessment limitation order, limits the taxable value of property. In Iowa, the total taxable value of residential property presently may increase by only 4%.

SURROUNDING COMMUNITIES

As used in this plan, surrounding communities include Coralville, Hills, Iowa City, Lone Tree, North Liberty, Oxford, Shueyville, Solon, Swisher, Tiffin, and West Branch.

TRAFFIC CALMING

The Institute of Traffic Engineers defines traffic calming as, "...the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users."

UNIVERSITY HEIGHTS ZONING

R1- Single Family Residential

The R1 the single family residential zone allows for one single-family dwelling per lot. Other uses such as churches, schools, and non-business uses may be allowed.

R3- Multifamily Residential

The R3 multifamily residential zone allows for all uses allowed in the R1 zone, as well as two or more dwelling units per lot.

C- Commercial

The C commercial zone allows for all uses in the R1 zone, as well as restaurants, cafes, taverns, and private clubs.

B- Business

The B business zone allows for all uses allowed in R1 and R3 zones, as well as professional offices, bakeries, drug stores, grocery stores, barber/beauty shops, contractor's offices, catering businesses, and restaurants.

PUD- See definition for "Planned Unit Development"

LIFE-CYCLE HOUSING

Life-cycle housing is a concept that involves encouraging housing options that serve the needs of residents at different stages in their lives. It allows home owners to house college students or older relatives. In some cases, a home owner may wish to live in a secondary unit on their property and give the main house to their children. Life cycle housing policies usually include consideration of alternatives to large-lot single family homes in an effort to keep a community demographically diverse.

ACCESSORY APARTMENT

A type of life-cycle housing; apartments that a home owner can choose to build on his/her lot for rental income. Accessory apartments are allowed when the owner of the property inhabits the primary dwelling unit on the property. Popular examples are above-garage and basement units.

APPENDIX B: ATTACHED TABLES

Table 6: Median Housing Costs (1999)

Area	Median Home Value	Median Gross Rent
University Heights	\$ 161,000	\$507
Coralville	\$ 127,200	\$561
Iowa City	\$ 128,300	\$572
Johnson County	\$ 131,500	\$564

Data Source: U.S. Census

Table 7: Income (1999)

Area	Median Home Value	Median Gross Rent	Per Capita Income	Family Poverty
University Heights	\$ 48,929	\$ 79,044	\$ 32,484	4.6%
Coralville	\$ 38,080	\$ 57,869	\$ 23,283	6.1%
Iowa City	\$ 34,977	\$ 57,568	\$ 20,269	6.7%
Johnson County	\$ 40,060	\$ 60,112	\$ 22,220	5.2%

Data Source: U.S. Census

Table 8: AADT

Street Name	AADT
MELROSE AVE	15,500
SUNSET ST (S OF MELROSE)	5,900
KOSER AVE	500
GEORGE ST	322
OAKCREST ST	322
GLENCREST DR	309
GOLFVIEW AVE	309
MONROE ST	300
MAHASKA CT & DR	246
RIDGEVIEW AVE	234
HIGHLAND DR	200
PROSPECT PL	200
GRAND AVE	156
LEAMER CT	150
OLIVE CT	150
SUNSET ST (N OF MELROSE)	111
MARIETTA AVE	67
BIRKDALE CT	25

Data Source: Iowa Department of Transportation

Table 9: University Heights' Sources of Revenue

	2007	2006	2005
Total Revenue	628,281	588,425	568,247
Beginning Funds	96,248	94,588	134,054
Total Revenue & Begin Balance	724,529	683,013	702,301

Data Source: University Heights FY 2007 Budget

Table 10: University Heights' Sources of Revenue

	2007		2006		2005	
		% of Total		% of Total		% of Total
Total Revenue	628,281		588,425		568,247	
Net Current Property Taxes	420,940	67.00	373,950	63.55	369,738	65.07
Miscellaneous	102,500	16.31	99,000	16.82	73,315	12.90
State Shared Revenues	82,000	13.05	80,000	13.60	82,065	14.44
Licenses & Permits	12,565	2.00	22,000	3.74	27,024	4.76
Utility Tax Replacement Excise Taxes	8,276	1.32	8,475	1.44	8,448	1.49
Use of Money & Property	2,000	0.32	5,000	0.85	1,224	0.22
Other Fees & Charges for Service	0	0.00	0	0.00	3,250	0.57
Local Grants & Reimbursements	0	0.00	0	0.00	2,673	0.47
Special Assessments	0	0.00	0	0.00	510	0.09
% of Revenue		100.00		100.00		100.00

Data Source: University Heights FY 2007 Budget

Table 11: University Heights' Budget

	2007		2006		2005	
		% of Total		% of Total		% of Total
Total Revenue	628,281		588,425		568,247	
Public Safety	309,033	49.19	291,818	49.59	297,927	52.43
Public Works	212,500	33.82	155,450	26.42	153,304	26.98
General Government	85,741	13.65	79,157	13.45	104,569	18.40
Culture & Recreation	16,000	2.55	6,000	1.02	6,358	1.12
Community & Economic Dev.	5,000	0.80	5,000	0.85	1,175	0.21
Debt Service	0	0.00	47,340	8.05	44,380	7.81
Total Revenue / % of Budget	7	100.00	3,660	99.38	-39,466	106.95

Data Source: University Heights FY 2007 Budget

Table 12: University Heights' Public Safety Budget

	2007		2006		2005	
		% of Total		% of Total		% of Total
Public Safety	309,033		291,818		297,927	
Police Dept. / Crime Prevention	273,115	88.38	256,200	87.79	260,077	87.30
Fire Department	31,318	10.13	31,318	10.73	32,918	11.05
Building Inspections	3,800	1.23	3,500	1.20	4,450	1.49
Emergency Management	800	0.26	800	0.27	482	0.16
% of Budget		100.00		100.00		100.00

Data Source: University Heights' FY 2007 Budget

Table 13: University Heights' Public Works Budget

	2007		2006		2005	
		% of Total		% of Total		% of Total
Public Works	212,500		155,450		153,304	
Roads, Bridges, & Sidewalks	74,600	35.11	24,200	15.57	43,724	28.52
Other Public Works	40,850	19.22	37,700	24.25	36,358	23.72
Garbage (if not Enterprise)	30,250	14.24	27,850	17.92	25,928	16.91
Highway Engineering	30,000	14.12	30,000	19.30	22,694	14.80
Snow Removal	20,000	9.41	20,000	12.87	8,675	5.66
Street Lighting	7,300	3.44	7,300	4.70	7,227	4.71
Traffic Control & Safety	6,500	3.06	6,400	4.12	8,543	5.57
Street Cleaning	3,000	1.41	2,000	1.29	155	0.10
% of Budget		100.00		100.00		100.00

Data Source: University Heights' FY 2007 Budget

Table 14: University Heights' General Government Budget

	2007		2006		2005	
		% of Total		% of Total		% of Total
General Government	85,741		79,157		104,569	
Legal Services & City Attorney	35,000	40.82	35,000	44.22	62,934	60.18
Clerk, Treasurer, & Finance Admin.	23,313	27.19	16,450	20.78	16,274	15.56
City Hall & General Buildings	13,804	16.10	13,683	17.29	12,604	12.05
Tort Liability	7,200	8.40	6,600	8.34	6,539	6.25
Mayor, Council, & City Manager	6,424	7.49	6,424	8.12	6,218	5.95
Elections	0	0.00	1,000	1.26	0	0.00
% of Budget		100.00		100.00		100.00

Data Source: University Heights' FY 2007 Budget

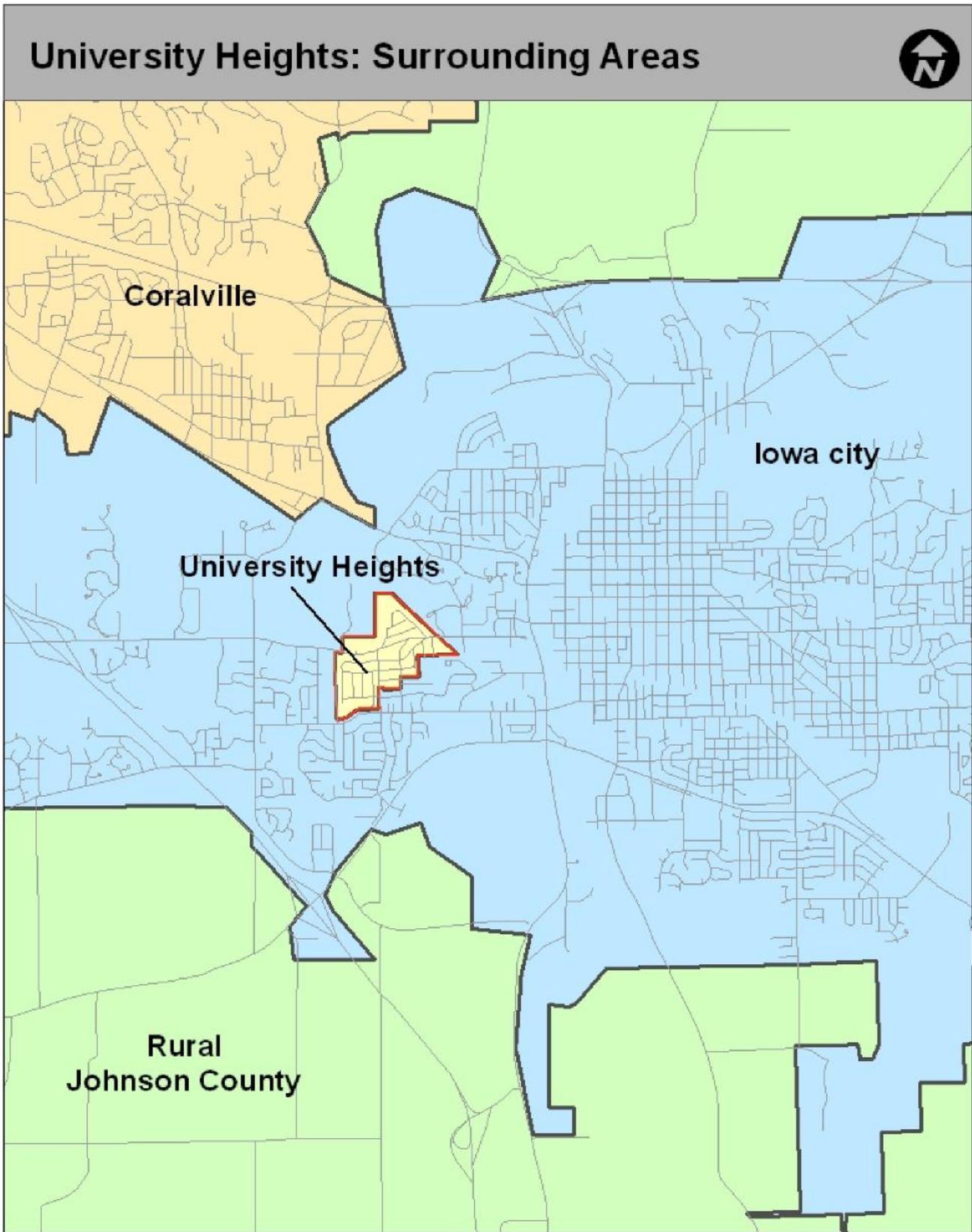
Table 15: University Heights' Culture & Recreation Budget

	2007		2006		2005	
		% of Total		% of Total		% of Total
Culture & Recreation	16,000		6,000		6,358	
Library Services	15,000	93.75	5,000	83.33	5,055	79.51
Parks	1,000	6.25	1,000	16.67	1,303	20.49
% of Budget		100.00		100.00		100.00

Table 16: University Heights' Community & Economic Development

	2007		2006		2005	
		% of Total		% of Total		% of Total
Community & Economic Dev.	5,000		5,000		1,175	
Community Beautification	5,000	100.00	5,000	100.00	1,175	100.00
% of Budget		100.00		100.00		100.00

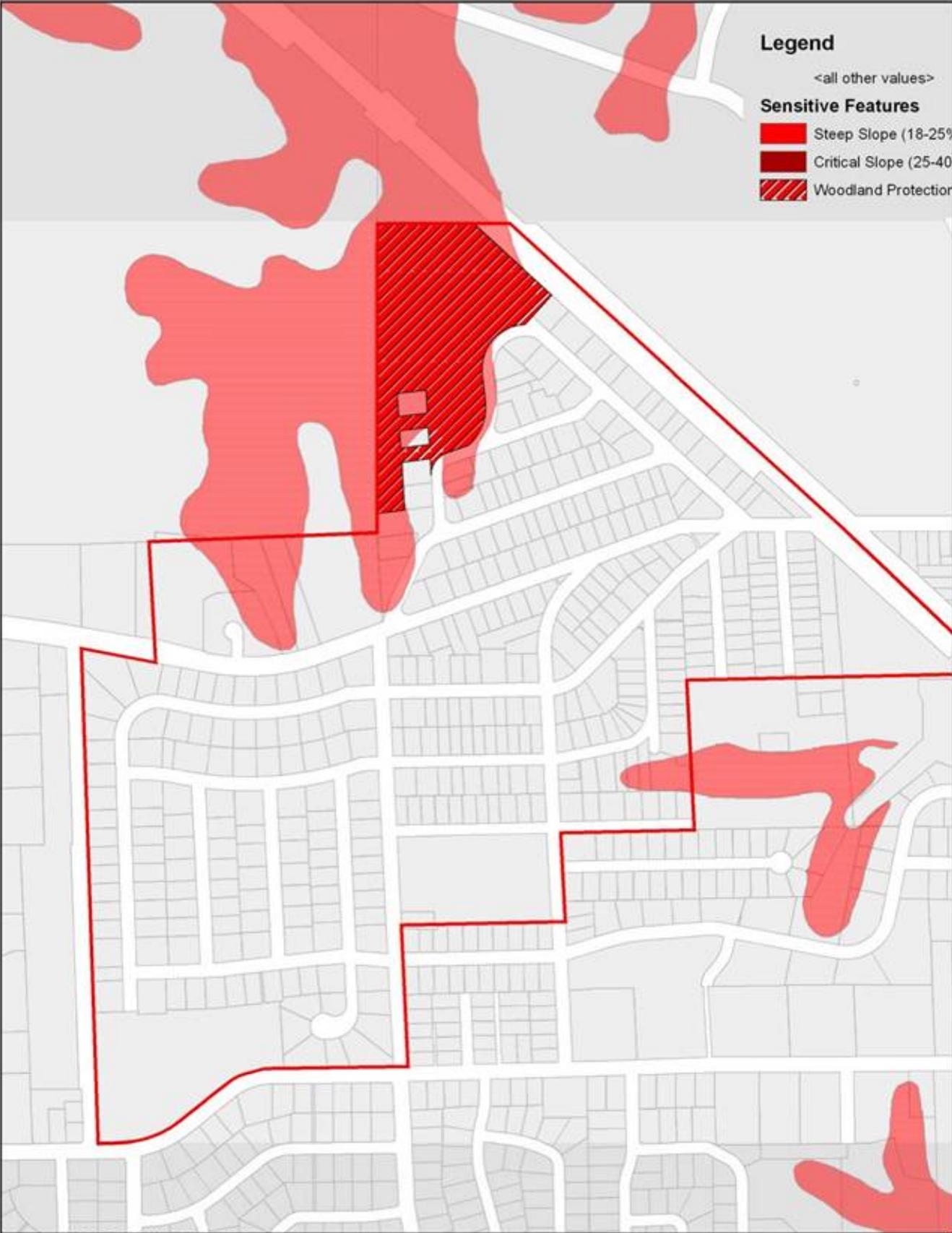
Data Source: University Heights' FY 2007 Budget



Source: Johnson County GIS



University Heights: Sensitive Areas Ordinance



Source: USGS SSURGO Soil Data

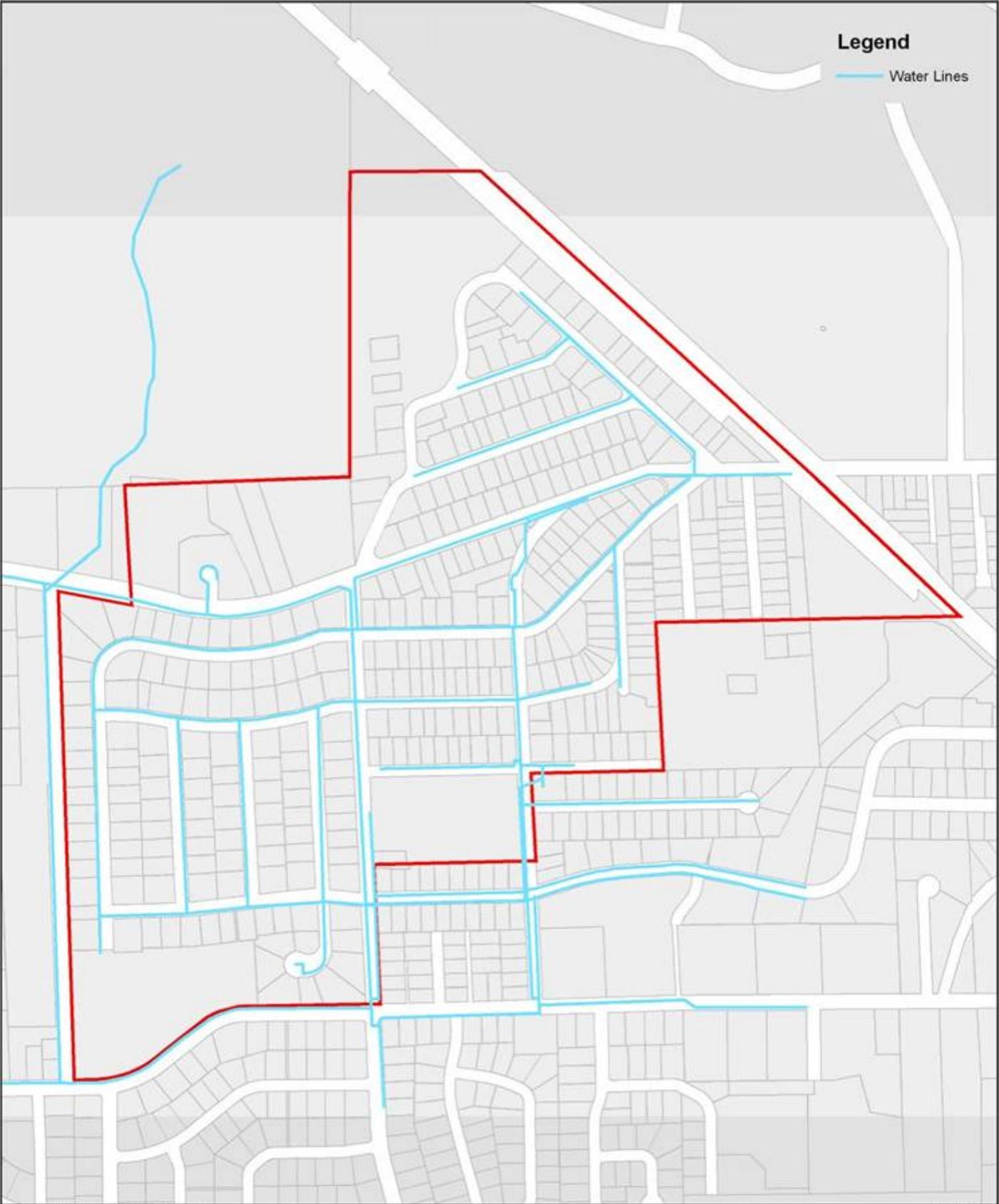


University Heights: Water Distribution System



Legend

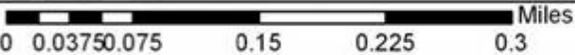
Water Lines



Source: City of Iowa City

Note: Sewer lines have been hand-geocoded.

Consult the City of Iowa City for more accurate infrastructure placement.

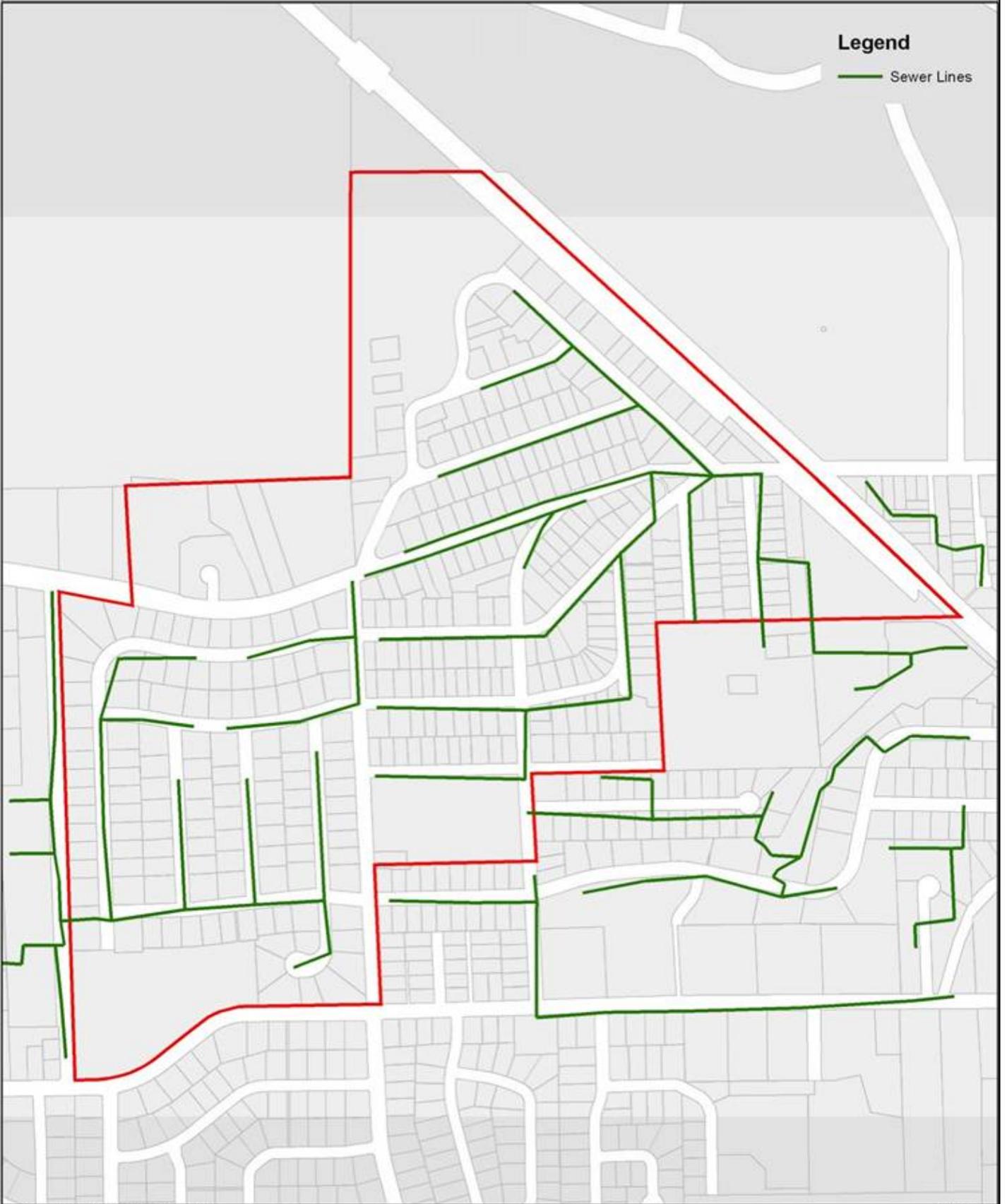


University Heights: Sanitary Sewer System



Legend

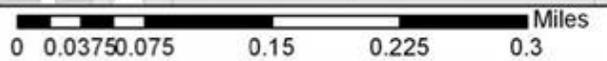
— Sewer Lines



Source: City of Iowa City

Note: Sewer lines have been hand-geocoded.

Consult the City of Iowa City for more accurate infrastructure placement.



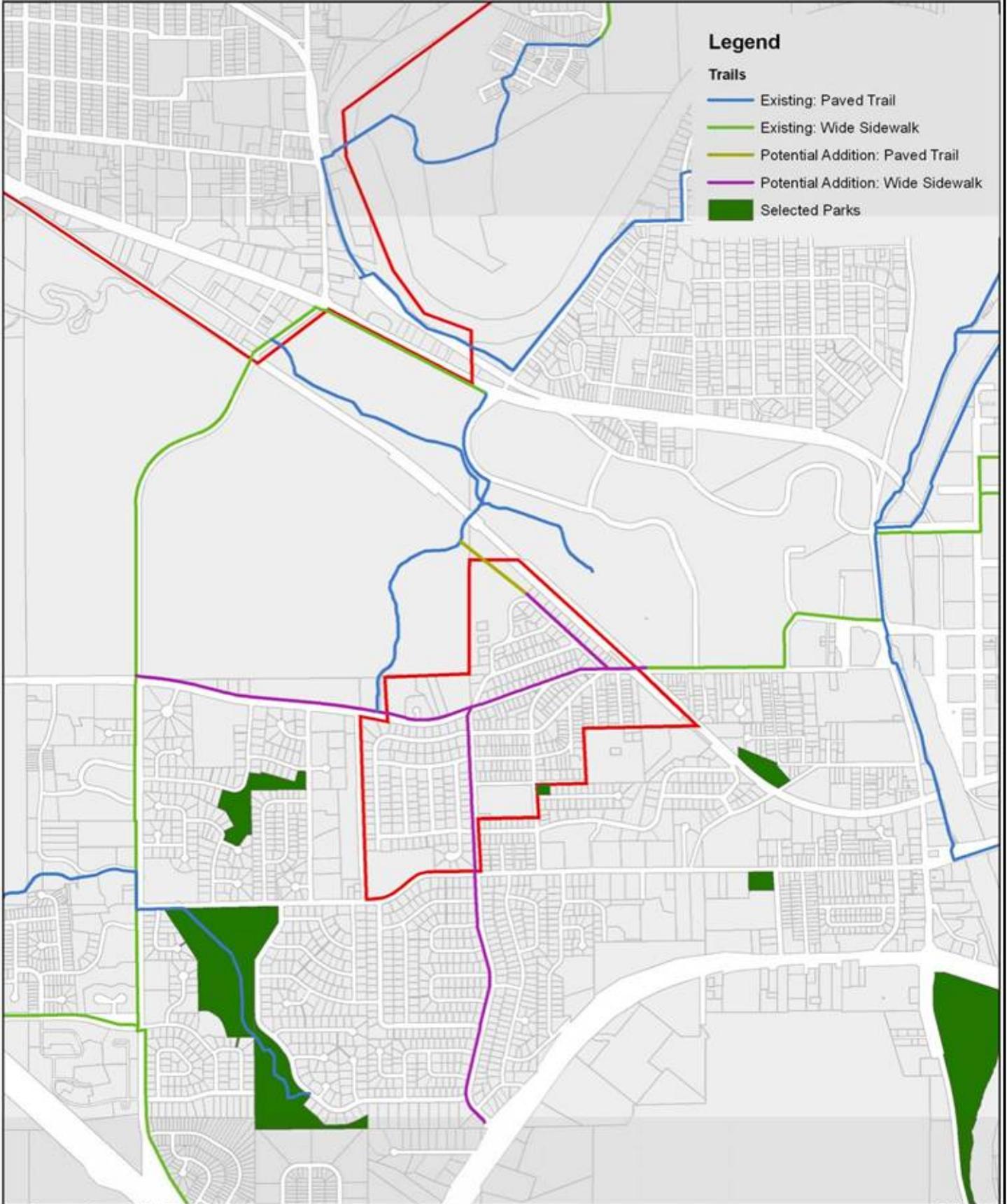
University Heights: Trails Connectivity



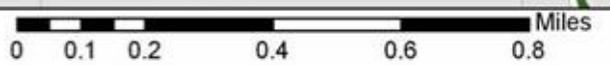
Legend

Trails

- Existing: Paved Trail
- Existing: Wide Sidewalk
- Potential Addition: Paved Trail
- Potential Addition: Wide Sidewalk
- Selected Parks



Source: Iowa City Parks
JCCOG Trails Map



APPENDIX D: COMPILED RESULTS OF SWOT ANALYSIS

STRENGTHS

- Strong sense of identity
- Location
- Presence of grade school
- Long standing neighborhood ties
- Small size
- Independence
 - Low taxes
 - Public services
- Property Values
- Green
- Close to UIHC
- Walkable
- Quiet
- Safe
- Public Transit
- Good schools
- Largely residential and owner occupied
- Good public participation
- Good restaurant
- Recycling Services

WEAKNESSES

- Aging population and high turnover
- Small size and small tax base (non-commercial)
- Absent owners (non-resident landlords)
- Lack of definition of community for some residents
- Melrose and side streets wear and tear
- Resident off street parking
- Aging Sewer system
- Location of Kinnick Stadium
 - Crowds
 - Wear and Tear
 - Nuisance
- Aging housing stock
 - Some disinvestment
- Different regional character due to varying lot sizes and houses
- Limited land for development
- Small streets with safety issues (emergency vehicle access)
- Lack of library
- Access to fire protection
- Lack of economic and racial diversity
- Dependent on services from others

- Housing prices
- Lack of uniformity of zoning enforcement
- Lack of sidewalks
- No grocery or convenience stores
- Flaws in existing zoning
- Small staff
- No bike paths
- Lack of diverse uses
- Lack of visual identity
- Parking on lawns
- Poor high speed internet
- Addresses shown as Iowa City
- Lack of media coverage
- Cost of government services
- Lack of community and cultural events

OPPORTUNITIES

- Liquid housing (seller's market)
- Redevelopment potential
 - Higher density potential
- Close neighborhood contact
- Lower turnover rate
- Historic properties
- Park improvements
- Remaining undeveloped parcels
- Cooperation with Iowa City on property development
- State rollback
- Police force is strong
- Location to University of Iowa

THREATS

- Aging infrastructure
- Kinnick Stadium
- Swisher and Flaum properties
- Potential widening of Melrose Avenue
- Neuzil property in Iowa City
- Contract services
 - Financial restrictions
 - Availability
- Conflicting neighborhood identities
- State rollback
- State government consolidation
- Redevelopment
- Increasing rental properties
- Smaller houses being lost
- Missed on regional services
- Delay of Coralville fire response