

1480 Grand Avenue  
August 5, 2010

To the Mayor and Council of University Heights:

Grand Avenue is a beautiful and quiet place. The proposed Maxwell development will destroy the environment that has made living in University Heights so pleasant. Allowing a few to profit at the expense of many is unfair. Once this peace-destroying development is allowed it can never be undone.

Sincerely,



Betty J. Stevens

August 12, 2010

City Council  
City of University Heights  
University Heights, IA 52246

Dear Council:

At the meeting Tuesday, Bill and I were moved by what the lady speaker pointed out in regard to St. Andrew's Church and what it has meant to the community of University Heights. It is important for all of us to realize it has become "The Soul of the Community"; located in the middle of the city and just a short distance from most of our homes. It has provided much of the solidarity of this community.

We are not affiliated with the church, but over the past forty years have voted there, attended weddings and funerals, went to the picnics and car washes and heard comments about the great pre-school program. When our sons were teens, they attended many of the church's teen activities. The Scouts meet there and many organizations are welcome to hold their meetings there. However, not many church leaders who too feel that their church is the "Soul of the Community" have spoken out. We will lose a lot of moral and cultural values if the church goes.

Do any of the council members feel it is important to save the church or do the commercial choices win out?

*Bill and Bertha*

Bertha and Bill Olin  
426 Mahaska Drive  
Iowa City IA 52246

*Wrote this after the  
last zoning meeting of  
the UAC. In the end  
(after a little hesitation)  
have decided to consent,  
to let you know our  
feelings  
Bertha & Bill Olin*

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To: U. Heights council  
From: Shirley Nelsen

I am a long time property owner of a home on Koscr Ave. My parents purchased in in 1949. I grew up in this house, planning to keep my family home in the event I decide to return to Iowa in my retirements years.

I oppose the Maxwell project. From the very beginning, the projected price per square foot seemed inflated. Based on the present and stagnant sales of all properties, including the approximately 60 properties for sale in U. Heights, including several Grandview condos, there is not enough objective information to justify this project. Thus, the projected revenue stream for UH will not exist. More significantly, it is not needed. U.Heights has had good fiscal management to date. We do not need this risky project, full of unknowns, both of quality of life and any reasonable rational to proceed.

My final point is my extreme concern about the commercial businesses on the first level.  
If a coffee shop, bakery, deli, fail, what is to prevent them being replaced with laundromat, quickstop and instant check cashing businesses?

We do not need or want this project.

Shirley Nelsen  
SEattle, Washington, Iowa

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**U Heights Council 9/14/2010**

Barbara Stehbens [bstehbens@hotmail.com]

Sent: Saturday, September 11, 2010 5:51 PM

To: Stehbens, James A

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**U Heights Rental Restrictions:**

The proposed Maxwell development raises questions that have not been addressed by either Mr. Maxwell or the U heights Council. As we all know, U Heights is zoned R-1 single family residential. The council has on occasion allowed exceptions, namely Grandview Court, the Moore building, the University Athletic Club, and most recently the Birkdale condo. complex. All four of these exceptions have essentially maintained the town atmosphere of primary R-1 development, and all have been generally accepted by the citizens of U Heights.

Mr. Maxwell and Mr. Munson have not addressed, nor can they control, the very real possibility of the proposed development becoming a primarily non R-1 development. Purchaser of these condos could rent their properties to whomever they choose, including nonconforming, nonfamily occupants; e.g., multiple non related occupants. The many smaller units, 800 sq. ft., will encourage rentals. This could lead to problems similar to what Iowa City is currently experiencing in various residential areas in Iowa City, that of uncontrolled drinking at private house parties. It is entirely possible that a similar problem could develop in the proposed Maxwell project. With the potential to significantly increase in the number of individuals living in these units, the resulting increase in the number of autos will lead to increased traffic congestion on both Sunset St. and Melrose Ave.

Our concerns about increasing the % of R-1 nonconforming housing is made apparent by the many current nonconforming housing violations existing in U Heights ( Melrose Ave between Sunset St. and the flower garden by the town square). It has been more than a year since a group of concerned U Heights citizens documented these nonconforming residential properties, and to date no remedial action by you, the U Heights Council, has occurred to remedy this situation. As recently as Friday September 10, several single homes were observed early am with 3-5 cars parked at various residential properties on Melrose Ave., confirming the nonconforming nature of the residents who live in these properties. Anyone who observes the coming and goings at these properties can confirm these observations. Given the cities lack of will and/or the ability to control or bring such violations into compliance with our zoning ordinance only increases our concern that the Maxwell development will increase this problem. Regrettably we have no confidence that this or future councils will be able to control such situations, and the fundamental residential R-1 quality that U Heights citizens have enjoyed for now 75 years, will be lost forever.

*James Stehbens*  
*Barbara Stehbens*