

AGENDA

**City of University Heights, Iowa
City Council Meeting**

Tuesday, October 8, 2013

Location:

University Club- east entrance

1360 Melrose Ave.

7:00 – 9:00 P.M.

Meeting called by Mayor Louise From

Time		Topic	Owner
7:00	Call to Order Meeting	Roll Call -Approval of Minutes Sept. 10, 2013	Louise From
	Public Input	Public Comments	
	<u>MPO-JC Administration:</u>	<u>Community Focus Group and Survey Report</u>	John Yapp/Kent Ralston
	-Mayor	<u>Mayor's written report</u> -Farmers Market update	Louise From
	-City Attorney	<u>Legal Report</u> -Discussion of Ordinance 136, as amended, concerning portable toilets -Update on analysis of parking vehicles on yards, including 1265 Melrose Avenue. -Discussion of property owners leasing parking spaces on non-home football game days. -Update on requests to have certain Koser Avenue property owners mow grass and weeds that abut Emerald Street in Iowa City.	Steve Ballard
	-City Clerk	<u>City Clerk's Report</u> -Request for reimbursement of portion of tree removal cost in city right of way at 1483 Grand Avenue.	Chris Anderson
	<u>Committee Reports:</u>		
	<u>Finance</u>	Committee Report 2014-15 Budget Preparation	Jim Lane
		<u>Treasurer's Report/Payment of Bills</u>	Lori Kimura

Time	Topic	Owner
	<u>Community Protection</u>	Committee Report R. Hopson/M. Haverkamp
		Police Chief Report Ron Fort
		Community Relations Report -Crisis Center thank you -Halloween Event "Trunk or Treating" -Leaf Raking event update Rosanne Hopson
	<u>Streets and Sidewalks</u>	Committee Report Jan Leff
		<u>Engineer Report</u> -Update on snow & sanding contractors -Consider purchase and installation of new school zone and speed limit signage on Oakcrest Avenue and Koser Avenue near Horn School. -Consideration of Pay Application #4 from Vieth Construction for work on the Sunset Street Wide Sidewalk. Josiah Bilskemper
	<u>Building, Zoning & Sanitation</u>	Committee Report Brennan McGrath
		Zoning Report Pat Bauer
	<u>e-Government</u>	<u>Committee Report</u> Mike Haverkamp
8:45	Additional Public Comments	Public Input
	Announcements	Anyone
9:00	Adjournment	Louise From

Next scheduled City meeting:

Regular Council Meeting: Tuesday, November 12, 2013 – Location to be announced.

Upcoming Event announced by the Candidate Forum Committee:

The CANDIDATE FORUM will be held Monday, Oct. 14th @ 7:00pm at St. Andrew Presbyterian Church, 1300 Melrose Avenue, in Fellowship Hall. For more information contact Paul De Young.

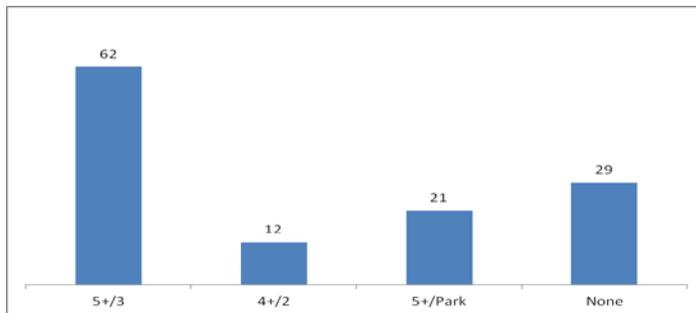


Date: October 7, 2013
To: University Heights City Council & Mayor
From: John Yapp; Executive Director
Kent Ralston; Assistant Transportation Planner
Re: St. Andrew Church property – Redevelopment Focus Group & survey results

Along with this memo, staff has submitted several PDF's with the results of the on-line public survey administered by the MPO on behalf of the City of University Heights. The survey itself was approved for use by the City Council and was available to the public via the City website September 23rd through October 1st. The survey had a total of 145 respondents. Of those 145 respondents, there were 10 responses where no questions were answered, 10 responses with no contact information associated (even though contact information was required – this may have been a result of respondents closing their web browser during the survey), and 125 'complete' surveys.

Of the 125 'complete' surveys, 40 of the responses were from individuals that also participated at the public focus group meeting held September 18th at the University Club; the remaining 85 surveys completed were from individuals that did not attend the focus group meeting. Figure 1 (below) shows the results from the question in the survey asking participants if they prefer one of the three proposed concepts for the St. Andrew Church site submitted by the developer, or if they prefer something other than what is being proposed. As shown in Figure 1, 50% of respondents prefer the 5+/3 concept, 10% prefer the 4+/2 concept, 17% prefer the 5+/Park concept, and 23% prefer something other than what was shown in the proposed concepts.

Figure 1: Results from the survey 'preference' question



*Three of the 125 'complete' surveys skipped this question in the survey
*Includes two additional survey responses that were submitted as hardcopies

The survey results materials submitted along with this memo are broken down in to five categories 1) surveys completed by those in attendance at the September 18th focus group meeting, 2) surveys completed by those that were not in attendance at the focus group meeting, 3) surveys with no contact information provided, 4) surveys with no data associated, and 5) blank pages that were removed from the original 180 pages for ease of reading.

In addition, staff has also submitted the contact information of the survey respondents, several letters of correspondence received regarding the redevelopment of the St. Andrew Church site, two surveys that were received by staff as hardcopies, a transcription of the notes that were taken during the September 18th focus group meeting and the sign-in sheet from the focus group meeting.

Staff will be available at your October 8th Council meeting to answer any questions you may have.

<u>NAME</u>	<u>ADDRESS</u>
Jill (?)	21 Prospect Pl
(?)	307 Koser Ave
Renee Goethe	103 Highland
(?)_____ Hanson	506 Makaska Ct
Abraham Sheffield	266 Marietta Ave
Aj & Jo Klopp	226 Mahaska Dr
Al Leff	215 Sunset St
Al Wells	128 Koser Ave
Alice Haugen	1483 Grand Ave
Ann Perino	235 Koser Ave
Anne & Andy Dudlee	205 Koser Ave
Anne _____ (?)	323 Koser Ave
Autumn Craig	2 Leamer Ct
Barb Gienapp	38 Highland Dr
Barbara Stehbens	305 Sunset St
Beth Stence	310 Golfview
Bill Olin	426 Mahaska
Bob Boelman	2288 E. Grantview Dr.- Coralville
Bonnie Gingrich	1507 Oakcrest Ave
Brian Howe	210 Marietta Ave
Caroline Mast	111 Hihgland Dr
Carson Egglan	1435 Grand Ave
Catherine Lane	303 Highland Dr
Chris Luzzie	338 Koser Ave
D. Miller	7 Glencrest Dr
Dan Moore	220 Koser ave
Dave Collins	103 Highland
David Hansen	335 Koser Ave
Deb Wretman	386 Koser Ave
Della Ruppert	314 Koser Ave
Donald Baxter	316 Ridgeview
Dotti Maher	60 Marietta
Elizabeth Rowley	216 Mahaska Dr
Erin Balkenende	250 Marietta
Gretchen Blair	51 Prospect Pl
James Stehbens	305 Sunset St

Jan Stewart	222 Golfview
Jane Brauer	349 Koser Ave
Jane Swails	333 Koser Ave
Jerry Fangman (?)	25 Olive Ct
Jessica Anthony	76 Marietta Ave
Jim & MJ Miller	324 Koser Ave
Jim Trepka	242 Highland
Jiny Tracy	105 Birkdale
Joellen Ross	315 Highland Dr
John Casco	222 Highland Dr
Joseph Frankel	323 Koser Ave
Joshua Gahn	62 Highland Dr
Judith Crossett	1504 Grand
Judy & Jerry _____ (?)	21 George St
Judy Goodwin	247 Koser Ave
Julie Damiano	1470 Grand Ave
Karl Robertson	406 Ridgeview
Ken Yeggy	305 Ridgeview Ave
Kim Laezynski	222 Highland Dr
Laura O' Conner	120 Golfview
Laura Stewart	210 Ridgeview
Lisa Cramer	230 Golfview Ave
Lisa Haverkamp	315 Golfview Ave
Lisa Moore	220 Koser ave
Marlys Svare	228 Marietta Ave
Mary Schmidt	207 Makaska Dr
Mary Matthew Wilson	308 Koser Ave
Melyssa Jo Kelly	36 Prospect Pl
Michael Abramoff	507 Mahaska Ct
Michael Kanellis	305 Golfview
Mona Genadry	220 Sunset
Neil Gahn	1207 Seymour Ave
Nick Herbold	1250 Melrose
Pamela (?)	330 Golfview
Pat Bauer	338 Koser Ave
Pat Yeggy	305 Ridgeview Ave
Pete Damiano	1470 Grand Ave

Rachel Prickman	321 Koser Ave
Rachel Stewart	1327 Oakcrest Ave
Rich Wretman	386 Koser Ave
Richard Schintler	1 Woodland Dr NE
Rick Schmidt	207 Mahaska Dr
Rob Philbert	15 Prospect
Robert Hanson	506 Mahaska Ct
Robert Ruppert	314 Koser Ave
Roger Tracy	105 Birkdale
Rosa Newman	NA
Shirlee Funk	406 Koser
Silvia Quezada	416 Ridgeview Ave
Stephanie Dallenbach	1212 Melrose/2028 Stratford Ct
Stephany Gahn	62 Highland Dr
Steve Ballard	NA
Steve Gordon	605 Grandview Ct
Steve Hedlund	1490 Grand
Steve Strauss	556 Mahaska
Thad Wunder	214 Golfview Ave
Tim _____(?)	1436 __(?)__ Ct
Tim Bradley	1417 Grand Ave
Tom Harper	1483 Grand Ave
Virginia Miller	7 Glencrest Dr
Wally Heitman	262 Highland Dr
Warren Tunwall	100 Koser Ave

University Heights Focus Group Meeting, September 18, 2013
Redevelopment of St. Andrew Church property

Table 1

3/5+ PLAN

- Commercial – why here? Commercial should be closer to E. University Heights
- Good intersection decision
- Creates too much traffic
- Light effect on neighborhood – conduct study?
- Too close to street, too big for site, scaling down project better
- Many would pick church over any option
- Traffic a major concern
- Hours: no late evening
- Commercial signs – distasteful and light pollution

2/4+ PLAN

- Forces hand for city to eventually do Plan 1/TIF
- Not enough traffic calming

PARK/5+ PLAN

- Open space makes it more attractive
- Drawn to more open space, less light from buildings
- Bigger setback good – hides taller building
- Provides best options
- Questions about buying park land. Land for park deeded to city as part of deal?
- Project light and noise towards Melrose rather than to neighborhood on sides
- Best for building's scale in relation to neighborhood/area
- Majority prefers this

END TABLE 1

Table 2

GENERAL IDEAS

- Neighborhood feel
- Increased tax base
- Proximity
- Neighbors
- If we can compromise

3/5+ PLAN

- We like – IF TIF is used correctly
- We all agree we would put strict rules/limitations on commercial

2/4+ PLAN

- Just condos – nothing unique

Park/5+ PLAN

- Concerned over expense to city to buy green space

END TABLE 2

Table 3

GENERAL IDEAS

- Cars: 80 units, 560 trips
- Morning traffic already back to golf course
- Number of retired people may reduce trips
- Amenities may reduce the need to make trips
- Light and noise pollution
- Children's hospital and needs?
- The University eats up everything
- The church is going

3/5+ PLAN

- Commercial biggest risk – is not worth it
- Small commercial needs to be convenient, will traffic be?
- Disagree on foot traffic
- Coffee cart?
- Hospital employees looking for more dining options?
- Talk to Java House: how many cups of coffee to sell to make rent?
- Money from commercial would be coming from outside
- Commercial could add to the community
- Luxe bakery/Food truck
- Reality of commercial market value?
- Commercial draws people in
- City park gives ownership of space, commercial doesn't
- Commercial is a good idea – like a better ped mall
- Would traffic make outdoor space worse?
- Separate the noise
- Ravine development? Possibly creative development could happen (make a park)
- Flip buildings, front and back
- This plan has no space
- Commercial

Hopeful: 5 Undecided: 1 Concerned: 3

2/4+ PLAN

- Hate it
- Isolated
- Nothing for the people

Park/5+ PLAN

- City park: kids and street may be an issue
- Could city park be used for market?
- Revenue right away, no TIF
- City do traffic improvement?
- Consensus: move original drive to east
- Part of approval – realign the street
- No faith that the developer would give the land
- Should be gift to city

END TABLE 3

Table 4

GENERAL IDEAS

- Whole thing be a park
- Less building, less pavement, more green space
- As long as the project meets the zoning code, we should not try to stop it
- City should protect the ravine
- Sunset and Melrose intersection change would be a good improvement for the city
- No leaves six months a year. Some evergreens
- Setbacks are needed
- Provide as much screening as possible
- Do as much as possible to fit it in with the neighborhood
- Need to think about the future and be progressive
- Noise is a concern for those who live closer to the development area.
- Mass of buildings disproportionate to site
- Move all buildings back as far as possible
- Will there be more noise than normal noise from Melrose?
- Underground parking should mitigate the noise issue
- Is it better to go taller and wider?

3/5+ PLAN

- Commercial bothers me. Low profit margins on businesses being discussed
- Would like some commercial
- Commercial space creates more problems with parking
- Like commercial, being able to walk to it
- Take on more risk to get more reward
- The benefit to the community is minimal without the commercial
- Could we reduce the length of the building in the front and add length in the back for more green space?
- Signage should be low and discrete
- Hours of operation

2/4+ PLAN

- Does not excite me
- Does not give anything to the community
- Don't understand how this produces 80 units
- Prefer this to commercial
- Can we do more with green space here?

Park/5+ PLAN

- What if city does not want to purchase the park space? How much is it going to cost?
- Can we afford it?
- Prefer this to commercial
- Cost of green space will be high

END TABLE 4

Table 5

GENERAL IDEAS

- Agreement that all are concerned about the number of rental homes in Univ. Heights
- Some concern that the Birkdale style of development doesn't seem to be successful
- Build back building, only put commercial on first floor. Leave front as park
- Regardless of how it turns out, many would like to see something that would add to tax base
- Question about practicality of a community center

3/5+ PLAN

- Strong feelings for and against commercial
- Those concerned about commercial are worried about how they'll devolve over time
- Those interested see it as a positive addition in the community
- Wish list for commercial: Trader Joe's, Whole Foods, Five Guys Burgers, nice restaurant (casual), Bakery, Bread Garden
- Are there a lot of deliveries?

2/4+ PLAN

(This table did not mention this plan)

Park/5+ PLAN

- All believe that this would be best due to less impact on community
- Some say that this plan would not outweigh the loss of commercial
- Some believe a single building is more attractive for a non-full time resident

END TABLE 5

Table 6

GENERAL IDEAS

- Parking is an issue

3/5+ PLAN

- Best use, not dead open space
- Most viable
- City could finance with bonds
- 2/3 block setback
- Respects neighbors abutting
- Long term investment with a return on the investment
- Value for all Univ. Heights.
- Balance between 'village' and 'big city'
- Expect that council will control with zoning
- Iron out TIF issue, perhaps bonding? Do not support city sharing risk with developer
- Bus drop off is wonderful
- Benefit to traffic
- Best for streetscape, indoor city space
- Needs community space
- Increases tax base
- Moderate signage for light pollution
- Concerns over hours of operation
- Would generate more traffic in general
- Commercial is a desire but also a need

2/4+ PLAN

- City doesn't get anything but residential
- One story lower
- Generally disliked by table

Park/5+ PLAN

- I object to all plans, but this is least objectionable
- Best for open space, outdoor city space
- No parking for city park?
- The only city park in Univ. Heights would be almost out of town.
- Makes property more desirable

END TABLE 6

Table 7

GENERAL IDEAS

- More young people in the current neighborhood
- Future park space?
- Ask Iowa City to donate a park

3/5+ PLAN

- Commercial within walking distance, positive
- Preferable to families with children
- Provides focal point, community center
- TIF issue
- Like Birkdale

2/4+ PLAN

- No street impact
- Traffic on Grand/Sunset?

Park/5+ PLAN

- Who owns the park?
- Busy streets
- Best for street scape

END TABLE 7

Table 8

GENERAL IDEAS

- TIF is unnecessary

3/5+ PLAN

- Limited access
- Loss of green space
- Plaza, park impractical
- Imposing structures
- Not interested in commercial
- Favors younger crowd
- Promotes walkability
- TIF

2/4+ PLAN

- Too big
- Same size with no commercial benefit

Park/5+ PLAN

- Not visible from road
- Preserves trees
- Height OK because of setback.

END TABLE 8

Table 9

GENERAL IDEAS

- 7 in this group like 3/5+ PLAN
- 3 in this group like 2/4+ PLAN or Park/5+ PLAN
- Worried about University buying property: no tax dollars, loss of control

3/5+ PLAN

- Good, may attract the types of businesses people can walk to
- No chain stores
- Would the stores be kept occupied?
- Good place to gather – this is missing from Univ. Heights, would make city more livable
- Not good for neighbors – worried about property values
- Density better for community space
- Concerns about tree loss
- Height and scale good, not as appealing without
- Risk of vacant storefronts
- Condos may sell faster with commercial
- Totally dependent on ‘right’ type of business
- Can a business make it? If no, condos don’t sell, apartments don’t rent

2/4+ PLAN

- Would generate more tax dollars
- Front building would block view of rear building
- Good for neighbors
- Least preferable
- Increases setback from Melrose
- Least financial risk, most to gain with taxes

Park/5+ PLAN

- Concept is good as it is – less dense than others
- Concerned about tailgating
- Good for neighbors

END TABLE 9

Table 10

GENERAL IDEAS

- Don't like two buildings
- Traffic flow heavily impacted
- Very pricey, young professionals won't be able to afford
- Less expensive units will bring people we don't want
- Good to save the ravine
- 3/11 want public amenities/commercial
- If we want just a little commercial, can't Maxwell make it work?
- Group's proposed scenario: "PLAN TWO with commercial first floor
- Not confident about estimates of height. Concern about what would be visible.
- Concern for safety in parking lot because of density – accidents/theft
- Height of existing trees will cover buildings
- If UI bought property, they could build at any height
- Is there a size everyone can agree upon?
- Keep it a church
- There is a need for high priced condos in University Heights

3/5+ PLAN

- Better traffic flow on Sunset
- Costly because of infrastructure
- Best layout, but no TIF
- Not viable space for commercial – Stella is successful
- Would commercial be viable pricewise? Fewer commercial spaces?
- Commercial could be nice but not profitable

2/4+ PLAN

- Don't like at all
- No public amenities... Do we need public amenities? Can be just residential. People centrally congregate in their neighborhoods.
- Cars trying to get on Melrose not an issue

Park/5+ PLAN

- Cheaper, least destructive to neighborhood
- Have to police park during football games
- No parking for city park – useless without parking
- City has to buy park land
- Table agrees this is best option
- What if city doesn't purchase park land?
- Cars trying to get on Melrose not an issue

END TABLE 10

#5



COMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 19, 2013 7:51:14 PM

Last Modified: Thursday, September 19, 2013 8:12:58 PM

Time Spent: 00:21:44

IP Address: 63.152.93.205

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building set-backs (distance from property lines), and site layout in relation to adjacent properties.

Dear Sirs,

We would choose a scenario with the fewest number of condos, the lowest height, smallest footprint, and no commercial development. There is not much difference between these 3 scenarios, as the density is still too great for the space in our primarily single-family housing community. We prefer scenario #3, given the poor choices, because of the large set-back from the street. However, we would only allow a three-story height if the massive footprint is as large as it appears in the plans. Whatever happened to a Birkdale-style concept for this property? That would be the best case scenario if we can't have single-family houses.

Sincerely,
Sue Hettmansperger and Lawrence Fritts, Professors at the UI
114 Highland Drive, University Heights, 52246

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

All of the plans are too large in height, mass and scale. We would prefer a shrunken version of scenario 3, in order to respect the rights of adjacent property owners.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Landscaping and green space is greatest in scenario 3, and this must be maximized. The ravine must be preserved as pristine.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

We do not believe we need or want the congestion that commercial uses would bring to this intersection.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#6



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 20, 2013 3:54:22 AM

Last Modified: Friday, September 20, 2013 4:01:50 AM

Time Spent: 00:07:28

IP Address: 173.19.224.197

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

i lik everything about # 1

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (w ith five story building tow ards the rear of the property and a 3 story building fronting Melrose Avenue - w hich includes 1st floor commercial space).

#9



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 20, 2013 8:27:22 AM

Last Modified: Friday, September 20, 2013 9:36:18 AM

Time Spent: 01:08:56

IP Address: 128.255.100.194

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I'm concerned about public parking; we would need meters or other enforcement to keep hospital employees from using it. I do like that the back building has a smaller footprint in the commercial option, although I don't think it will be particularly visible in any case. I like the exit-only on Sunset.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Two residential is my least favorite option. If there's going to be a building of the same size in front, I would much rather have the public access of commercial. It would also be nice if the building design didn't look like everything that has been going up in Coralville for the past 10 years.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The public park is the second best idea, although not having kids, I'd be much more likely to go there if there was someplace to shop or eat. Any option that saves those nice big evergreens is preferred, especially after the devastation of the trees on Sunset.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

If there's any place in UH to put commercial, that would be it, at the intersection of two major intersections. With the nearest commercial at least a mile away, it's a great opportunity. If there could be any property tax relief by increasing the tax base that way, I would be all for it. I would be in favor of businesses that close at 9 or so, in keeping with the residential neighborhood, along with on-building signage for discretion. Including something cafe or coffee shop-like would be ideal. I do hope a community room is still on the table.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#11



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 20, 2013 11:56:23 AM

Last Modified: Friday, September 20, 2013 12:53:04 PM

Time Spent: 00:56:41

IP Address: 129.255.1.147

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Frankly, there's not a whole lot of differentiation among these three scenarios in terms of building locations, parking lots, access drives, etc. With the 3/5+ plan (scenario 1), I don't like what appears to be an exit-only onto Sunset north of Melrose.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

To me, the 3/5+ is simply too big for UHeights. Personally, I'd prefer something much smaller in scale--similar to a Birkdale-type development--but I assume that from the developer's financial perspective (i.e, what he's paying for the property and how much profit he can make building and selling as many high-end units as possible) this is likely a non-starter.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Seem fine as presented, although these details often change. Obviously, a developer wants to create as functional and visually pleasing space as possible in order to sell units.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I'm not an advocate for commercial with this development. I believe we can increase the city's tax base adequately without the commercial component.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#12



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 20, 2013 10:26:08 AM

Last Modified: Friday, September 20, 2013 7:17:57 PM

Time Spent: 08:51:49

IP Address: 173.24.245.236

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

It looks to me like the distance in relation to the adjacent properties is the same as it is today from the church.

I like the building with pedestrian access and parking and traffic behind.

I think the park is wasted space. There are no tax dollars from this space.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I don't care for the park. I think it is space that could be utilized better in other ways.

I like the two buildings with commercial. It gives a lot of opportunity for interaction with people and moves the traffic back.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I think the screening / landscaping is great in all proposals. I think the park is too much wasted space. It could be better utilized with other things as parking, living spaces and retail.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I think the retail is a necessary opportunity to increase the tax base. I think the retail would give a community feel as it gives you a reason to go there and consequently you'd interact with others from the community. I think it would be wonderful to be able to walk to services.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#13



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 20, 2013 8:52:30 PM

Last Modified: Friday, September 20, 2013 9:43:20 PM

Time Spent: 00:50:50

IP Address: 173.28.215.47

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like scenario 1 the best because it will generate the most revenue for the city and cost the city the least. I also like the idea of new businesses in the city. One (Stellas) is not a thriving business area. It would make great profits during the football season if it had the right kind of businesses like a coffee shop, sandwich shop, drug store. Each layout has to have adequate above ground parking and be handicap accessible. Layout #3 has no parking for the park, and we would have to raise taxes to buy the land from Maxwell, who I am sure will price it so he makes a profit. We have a couple of parks nearby we can use so the notion to build a park is just a political maneuver to throw road blocks up to stall the project. Layout #2 is second best as it is still profitable to us heights in the long run

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I think the height mass and scale of any of these are reasonable.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

All 3 keep most of the surrounding natural areas intact. The landscaping is done well in #1 & #2. #3 hasn't been developed really in any way.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am in favor of increasing our tax base as well as having shops within walking distance. I think we need a coffee shop & it would make a fortune with all the people who walk or bike to work at the UIHC. I think the hours should be from 6am to 8pm for any business that might be in plan #1 to maintain the 'neighborhood feel', and whatever signage there is should be very low key. Again I feel on football Saturdays the shops in the development could do a great amount of business which would be good for everyone involved.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#15



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 9:18:45 AM

Last Modified: Saturday, September 21, 2013 9:40:11 AM

Time Spent: 00:21:26

IP Address: 63.152.65.186

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario I has Mixed use. Commercial in a residential area with access way too close to the intersection of Melrose and Sunset. Scenario II has too much density for the traffic in that area. Traffic on Melrose backs up to Mormon Trek at 7:30-8:30 AM without this. How will additional traffic merge and how far will it back up with this many more units. Scenario 3 is the best of those presented, but still has 5 stories of an undisclosed number of condos. I don't believe the traffic problem is addressed with this and I also don't believe the City's interest in additional revenue from this project is served by buying part of it back as a park.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

This corner is a very high traffic corner in its existing configuration. The use of the current site is mostly on Sunday, evenings and voting days. The use would switch to heavy traffic use during the already heavy traffic periods. Any Commercial use would change the area from a known, non-anonymous area to an anonymous area. That's a big deal in a residential community. Why not put a quick trip on River Street in Manville Heights?, or a bar/restaurant on Butternut? Those areas, as Sunset and Melrose with all surrounding streets are residential in nature and the addition of Commercial, or high density residential will adversely change them. I favor configurations that would preserve the residential character of our community without dumping additional traffic on an already congested street. Also, if the financial benefit of this project is spent on overhead for this project, wouldn't it just make more sense leaving it as a park?

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I like the public open space provided in scenario #3 as it lessens the visual congestion of this project and helps with the sight radius around the project. I don't like the idea of the City of UH buying the land back?! I have heard the benefit of this project for the City is financial return from tax revenue. It seems all we have heard in the past two years is that we have to forgo that revenue in the form of TIFF or land buy backs in order to subsidize this project? Am I missing something?

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial space is required in cities for resident services. Commercial spaces mean high traffic, noise, unknown persons coming and going, lighting, trash and yes, additional crime. We have city planners and zoning to preplan those areas so they don't collide with each other. I don't want to live on the Coralville strip, nor do I want commercial development right next to my home. They don't go together for good reasons. This corner would be a dream commercial corner for the developer, yet a nightmare for the existing homeowners and residents. There cannot be commercial development on this corner. One might make a call to the Clark family to ask what is driving their taxes. Commercial or residential rentals? Save the call...residential rentals are the driver, commercial just adds to the street scape desired in downtown low a City and much remains vacant.

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#17



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 1:22:49 PM

Last Modified: Saturday, September 21, 2013 3:26:50 PM

Time Spent: 02:04:01

IP Address: 173.19.224.50

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Plan 1: The two buildings are too close to the borders of the property in my opinion, the parking lot is at least small since parking for residents would be underground. Access drives are not badly located but I fear the amount of traffic they would spew into our peaceful neighborhood streets. I see no way this development would fit in visually with the one-family homes nearby. Plan 2 would be somewhat less intrusive in these respects. Plan 3 would be the most appealing, especially since the single structure would be fronted by the green of a public park.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Plans 1 and 2: The height, mass and scale of the buildings would be too large to fit into our small community in my opinion. They would overwhelm the single family dwellings in the nearby neighborhood. The single building in plan 3 would be less overwhelming and the park area would be very pleasant. I am concerned about the impact of such a large development, as in plans 1 and 2, on the ravines that border the main site also.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Plan 1 hasn't much public or usable open space ; I would prefer more. Plan 2 is somewhat better, plan 3 is the best. Plan 3 is far better screened and landscaped. With all three plans I am concerned about how much natural area would actually be retained.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

First of all, what sort of businesses are we talking about? What do we think would be appropriate? What do we feel we need? Restaurants? grocery stores? attorneys offices...? The development itself as in plan 1 would greatly increase traffic from residents as well as businesses. I strongly object to that possibility: our safe and peaceful streets (Grand, Golfview, and the upper bit of Sunset) would be highly impacted. Signs would be a problem, I think, and all of this would damage the neighborhood feel of University Heights.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#18



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 12:12:33 PM

Last Modified: Saturday, September 21, 2013 3:34:50 PM

Time Spent: 03:22:16

IP Address: 63.152.92.209

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I have not seen evidence that UH is historically, or by location a "destination" market. Competition eased out the market and drugstore and I believe a gift shop at one time. I doubt that small, appealing entities such as an ice cream shop could afford the per square footage costs required. We have enough services surrounding us.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#23



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 22, 2013 9:37:01 AM

Last Modified: Sunday, September 22, 2013 9:47:09 AM

Time Spent: 00:10:08

IP Address: 64.134.228.15

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I favor the last scenario with green space/park area facing the street. I believe this would foster a sense of neighborhood if there was a fountain and benches where neighbors would gather and children could play. It would also provide a buffer zone to set the residential development away from the street so that it would not overwhelm the area. This would be much more in line with the neighborhood layout. Also, with less units, traffic would be less of a problem. The greater the number of units, the more chance that many of these would not be owner occupied and would end up being rental units and the City would not have the ability and resources to police that usage.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The last scenario is that only one that is properly scaled to the neighborhood with one building that is set back from the street, buffered from the street with green space.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I would highly favor the green space proposed in scenario 3 and would add a fountain that could be lighted at night with circular bench arrangements and a few areas with tables for chess/checkers/scrabble to foster people getting together and engaging in neighborhood social activity.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Traffic is going to be the biggest problem with access to and from Melrose Ave and this is why I strongly favor scenario 3 with one building and less units. I think there needs to be access from another street besides Melrose, especially because turning left onto Melrose is going to be difficult during peak traffic times and could be dangerous and I do not think it will warrant a stop light. A second access from the side would be preferable. I do not think that this decision should be made on the basis of tax base. Most people would rather pay higher property taxes and preserve the neighborhood than sacrifice this for the sake of a tax base.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#26



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 22, 2013 11:56:22 AM

Last Modified: Sunday, September 22, 2013 6:40:54 PM

Time Spent: 06:44:31

IP Address: 173.19.35.117

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the plan with the open green space or "park" space along Melrose Avenue

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I think height of buildings should be no more than five stories - preferably four and as far back on the property as possible

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The more open space the better. There is already a natural screen provided by the ravine. That should definitely remain as is. The trees on the front of the property - along Melrose- should be retained.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Traffic is definitely a problem on Melrose. Right now it is difficult for anyone to turn left into the church if they are travelling east on Melrose. This would only get worse with commercial enterprises along the street of the church property. The intersection should NOT be changed and the ravine should remain as it now is as a visual and sound barrier.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#27



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 23, 2013 5:35:07 AM

Last Modified: Monday, September 23, 2013 5:45:17 AM

Time Spent: 00:10:09

IP Address: 70.198.29.124

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I really like the scenario 1 plan. it would be nice to have something like that there. we need something like that we all could be proud of and want people to move here. it would be nice to have a place to get a snack or a cup of tea.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

Respondent skipped this question

#28



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 23, 2013 5:42:47 AM

Last Modified: Monday, September 23, 2013 5:58:40 AM

Time Spent: 00:15:52

IP Address: 69.66.204.129

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

1. Good mix of commercial and residential. Parking is screened behind building. Front building screens larger back building. 3. Large green space in front of building- no screening or buffer of larger building in back.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

1. Best compromise on use of property in relation to height, mass, scale. Development uses multiple ways to mask it's entire mass.
2. Boring residential development, with no amenities to draw people in. All the mass with none of the benefits for University Heights.
3. Useless park in front of residential building. Back building will appear to be larger as it's not screened by smaller building in front.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

1. I like the idea of a community center with commercial amenities that allow people to see one another. Redevelop current developed space, create city center, leave other undeveloped areas for green space.
2. Boring residential development- other UH citizens will have no reason to be there.
3. Green space along Melrose? Green space just for the sake of green space is not appealing.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

As a city we have to protect our existing residential neighborhoods. We HAVE to be doing something to differentiate ourselves from other neighborhoods. By having a walk-able commercial development we will increase the desirability of our older neighborhoods. Olive Ct is at a tipping point. Without a "draw" close by this will be completely student rental and tailgating houses in 5 years. There is a need for small commercial in University Heights. The current restaurant has shown that it can succeed in this market, and there is room for more growth in this area. Hours of operation and signage and aesthetics can all be regulated.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#32



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, September 24, 2013 7:50:43 AM

Last Modified: Tuesday, September 24, 2013 7:54:23 AM

Time Spent: 00:03:39

IP Address: 129.255.1.147

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario I mixed use preferred by this voter.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

scenario I good

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Keep scenario I

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial in scenario I best choice

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#34



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, September 24, 2013 9:15:36 PM

Last Modified: Tuesday, September 24, 2013 9:35:49 PM

Time Spent: 00:20:12

IP Address: 173.19.226.179

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario 1, mixed used development, is the only option that provides our community with the opportunity to have a regular public meeting space for all residents (not just those with children, like a park would). This would make University Heights more of a true community than is currently. With commerce comes opportunity for greater interaction with neighbors. This option also adds to housing availability. Additionally, the farmers market could be located in the parking space behind the front mixed used building. The other two proposed concepts do not achieve the goals needed. Regarding the specific layout in relation to do some properties, and the concepts, Scenario one is well proportioned and designed.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario one has balanced facility scale and the adjacency to the surrounding properties. The other two scenarios do not make adequate use of the space for the needs of the community.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

It is vital to University Heights to include commercial space in this proposed development. There is a great need for services in this area, speaking as a little property owner that would be within three blocks walk. I am not concerned about increased traffic to a commercial site in this proposed development, as there is already ample traffic, and there is also ample parking in the proposed development. The neighborhood "feel" would not be impacted negatively, rather it would be enhanced by having a place for members of the community to meet, which is currently lacking in the area aside from the lone establishment of Stella's. This is a fantastic opportunity to increase revenue to University Heights, without destroying the culture but rather adding to it. This is an opportunity to re-create the feel of a couple of the "neighborhood shop" or restaurant. Signage, although important, is of a lesser concern, as I know signage will have to be discrete given the proposed housing on top of the commercial space. We simply do not need more apartment buildings or condos in the area. That would destroy the feel of the community quicker than anything else in the commercial realm, and as a property owner, I do not want more renters in the area because this will degrade the value of my property, frankly. We are already facing a serious threat to the community culture based on this--why invite in more renters when you can bolster the community identity with central gathering places and small-scale, controlled commerce?

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#37



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 5:26:53 AM

Last Modified: Wednesday, September 25, 2013 5:29:40 AM

Time Spent: 00:02:46

IP Address: 128.255.139.43

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#38



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:10:19 AM

Last Modified: Wednesday, September 25, 2013 6:16:12 AM

Time Spent: 00:05:53

IP Address: 128.255.126.218

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

All 3 scenarios still use have a main driveway off Melrose which is a difficult place to get in and out of, especially during peak times.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I would love to see a small retail space in this area, maybe a small grocery store and/or coffee shop that is in walking distance for the neighborhood.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#40



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:42:51 AM

Last Modified: Wednesday, September 25, 2013 6:56:04 AM

Time Spent: 00:13:12

IP Address: 128.255.45.222

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario 1:

I like the fact that this is mixed used, as it could include a cafe where neighbors could congregate. I imagine it could also be setup to host a small Farmers' Market in the front lot. There would also be the possibility of a City Hall on the first floor of the front building.

Scenario 2:

I don't see any advantages to this one.

Scenario 3:

I like the green space at the front, although I understand this would be at greater cost to the city. I would like it better if it included a parking lot that could be used to setup the Farmers' Market, and a space for a City Hall in the building.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I don't see any major problems with the size of the buildings. Their orientation prevents privacy issues with their next door neighbors. The height should also prevent privacy issues with the neighbors across the street, since the 5 story building is set significantly back, and the other building (on the front) would only be 3 stories high.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

All scenarios appear to respect green space and the ravines. The scenario with the park is attractive because of the extra open space, but should also take into account a setup for a Farmers' Market.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I think it would be great to have something that could bring neighbors together, like a small cafe. Being by the condos would make it viable, and would give neighbors a place to meet. I would also be fine with a doctor's office, or someone else providing professional services during regular hours. I would want to make sure we don't end up with a liquor store.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#41



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:47:03 AM

Last Modified: Wednesday, September 25, 2013 6:57:02 AM

Time Spent: 00:09:59

IP Address: 75.167.207.87

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

The only scenario I like is #1 (mixed-use development). I am strongly in favor of adding businesses to that development. I also like all the trees (existing and planned), the outdoor tables, the bus lane, pedestrian walkway, underground parking, etc.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I am not concerned about anything being too big. As I said in previous answer, I am strongly in favor of mixed-use development.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I like the layouts of scenarios 1 and 2. I am unlikely to visit a city park (as shown in scenario 3) that is right next to a busy road.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I think it would be great to have businesses within walking distance. The farmer's market and Stella both seem to be very successful. Melrose is already a very busy street, and I think reworking the Sunset/Melrose intersection and adding a bus area (as shown in Scenario 1) would be an improvement. I am very much in favor of increasing the tax base as well.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#42



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:36:18 AM

Last Modified: Wednesday, September 25, 2013 7:00:50 AM

Time Spent: 00:24:31

IP Address: 128.255.157.17

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I dislike Scenarios 1 and 2 because they have reduced green space compared to Scenario 3. Scenario 1 is particularly undesirable because of the large amount of paved surface for parking.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario 3 maintains a modest building height and includes public green space. Because this development impacts University Heights, some community space seems a reasonable for allowing the rezoning and development.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

As I've stated, I like the green space in Scenario 3. The developer should use native plantings and rain gardens in this space.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

None.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#43



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 7:00:03 AM

Last Modified: Wednesday, September 25, 2013 7:08:22 AM

Time Spent: 00:08:19

IP Address: 216.159.104.226

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I favor scenario 1 it will be nice to have a common place to go and meet people of University Heights while at the same time having tax flow due to diverse businesses in place. I'm thinking a coffee house and a Conner store with mild and eggs.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The taller the better will have more space to keep green and increase the population of our city

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I like that idea very much, it will be nice to meet with people and chat

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial space should be the most important element that will definitely make me want to go out there and meet people and support my local economy.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#44



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:55:01 AM

Last Modified: Wednesday, September 25, 2013 7:13:10 AM

Time Spent: 00:18:08

IP Address: 129.255.1.140

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I prefer mixed residential and walk-in business layout for several reasons: #1 overall on-going tax income, the building locations and parking remain accessible yet visually okay and even better than current parking lot at church. Layout to adjacent properties seems to be fine - yes different, but fine. And better than probably anything that the University would put up without any input from UH residents and abuse of our streets that we would have to pay for without tax contribution. I do not believe this use of the land would contribute greatly to traffic congestion due to residential and walking traffic to UIHC/Law School/buses.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I do not like Scenario 2 only accessing Melrose and the land use seems to be only for residents to look at. Yet I don't believe Scenario 3, its park will be used that much considering closeness to other parks, golf course, schools and other unused open space in the area. Pretty but not really used. Nice place to "walk by".

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

See comments in previous question. This is a "walk by" location and while all would look okay, the open space of 2 or park of 3 I don't believe will really be used or used enough to counter balance the benefit of tax income of #1. I think all scenarios will look fine with planned landscaping pathways, but still #1 tax income outweighs the technically pretty factor of open space for a multifamily building.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Again, (and again) I believe this could be a very nice looking business area not a "strip mall" appearance. I will leave it to businesses to decide if the location matches their clientele > but some control on type might be needed to prevent "all night" or bad influences (which I doubt would come there anyway). If not a super store, 7/8- 10/12 hours would be fine. Witness the restaurant already in town which does not create great disturbances in traffic or atmosphere. Look at the crowd that already comes to the church on Sundays and youth nights plus the car parking on football Saturdays >>> that about matches anything a modest sized business would pull in. For that reason probably not a large market or a Kum'n Go type of place.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#46



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 7:58:33 AM

Last Modified: Wednesday, September 25, 2013 8:05:34 AM

Time Spent: 00:07:01

IP Address: 75.167.221.59

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

prefer Scenario 1 for its combination of residence and retail

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

nice combination of building and greenspace

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

amount of greenspace fits well with area

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

nice to have some retail within walking

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#47



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 7:54:27 AM

Last Modified: Wednesday, September 25, 2013 8:14:05 AM

Time Spent: 00:19:37

IP Address: 173.30.1.254

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I only like the concepts where cars exit directly onto Melrose on the west side of the building site.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I like the residential only plan with the city park near Melrose as it will blend well with the other neighborhood on the north side of Melrose, and it will provide a meeting spot for neighbors to interact and for kids to play. I think the park is particularly important as our neighborhood school is Bourlag, which is too far to walk to for after school and weekend play.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I prefer scenario three. A public park is very needed & will be a great way to create community.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I absolutely don't like the idea of cars emptying onto the Sunset/Grand Ave road. It will highly affect the quiet and slow moving feel of Grand Ave. I also think delivery trucks will start driving through Grand Ave. It will also create a large amount of noise pollution for the houses near it.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#49



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 7:13:12 AM

Last Modified: Wednesday, September 25, 2013 8:35:01 AM

Time Spent: 01:21:49

IP Address: 97.127.189.238

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Site layout for scenario 1 is unacceptable because it does not fit into the community due to height of high-rise. Site layout for scenarios 2 & 3 are acceptable except for the height of the high-rise in scenario 3 and building 1 needs to be set back farther from Melrose for scenario 2. Location of the access drives for all scenarios is acceptable. Apparently the ravine would not be disturbed in either scenario 2 or 3, in which case both would be a definite improvement in that respect. but it would need to be verified.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The height, mass and scale for scenario 1 does not fit into the character of the UH community because of the height of the high-rise and the way the site is laid out, especially in relationship to the adjacent single-family residences. The park along Melrose in Scenario 3 could compensate for some additional height of the high-rise, but 5+ stories is too high--it would work for 4 stories in the high-rise. Scenario 2, of the three scenarios, best fits into the character of UH, particularly if building 1 set back farther from Melrose. The elimination of surface parking helps both scenarios 2 & 3 fit into the character of the UH community better. The park in scenario 3 would have to be dedicated to the city of UH or in otherwise be restricted from future development so that is isn't a de facto future development site.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The greater amount of open space in scenarios 2 & 3 is a definite improvement. The open space in scenario 2 is not located to be of public benefit and should be considered only as a way to soften the impact of the scale, mass and density the development. The PRIMARY function of the open space/park in scenario 3 would be to soften the scale mass and density of the high-rise and to provide recreation space for the high-rise residents, because it is not in a particularly good location to serve the UH neighborhood as a whole. It is on the edge of the UH community and separated from the majority of UH residents by distance and a very busy arterial road. Also, fronting of a park on the busy arterial is not desirable due to traffic, noise, exhaust pollution, and potential for throw n/kicked balls, Frisbees, etc. entering the roadway and being chased by children--a relatively high decorative fence would be absolutely necessary along Melrose. It is not easily accessible for young children on their own due to crossing Melrose traffic. It would not be nearly as desirable as a park as the existing Tower Grove Park, which already has recreational equipment. While Tower Grove Park not actually owned by UH, it is easily accessible from the most dense parts of UH with the most children. The park in Scenario 3 would not be enough of an asset to the UH community as a whole to purchase it. The UH would also have to purchase expensive recreational equipment to make it of equivalent function to Tower Grove Park. Maintenance of the Scenario 3 park would also be an on-going expense burden. If purchase of the scenario 3 park is required, purchasing of the Tower Grove Park from low a City should be pursued--it likely would NOT be expensive because it is serving primarily UH anyway. Sidewalks and paths are mostly within the development and would just serve the development.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

It has been consistently indicated by the developer and architect that businesses to primarily serve UH would not have enough of a customer base to survive. They have specifically mentioned that there would not be a coffee shop or Trader Joe's due to the needed customer base outside UH. This means that almost any commercial space would rely on outside customers to survive. This has been proven by the earlier businesses at the Stella site which did not survive long. Some businesses that would PRIMARILY provide services to UH could be acceptable. While Stella does get a large share of its customers from outside UH, it is of a small enough size and low traffic generation that it is a suitable business for UH. Likewise, the Hedlund dental office relies on customers outside UH, but it does not generate much traffic. Some businesses of a similar size and type with low generation of outside UH traffic would be acceptable, if the business are restricted by the PUD agreement to those that will, in total, require low amount of outside traffic and a low amount of surface parking to be provided. This is currently not restricted as such in the proposed PUD agreement. Signing should be restricted to low-key signing of a size and appearance appropriate to a residential neighborhood. No electronic signing.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#51



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 8:43:53 AM

Last Modified: Wednesday, September 25, 2013 8:59:29 AM

Time Spent: 00:15:36

IP Address: 64.198.92.181

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I dislike the height of proposal one, and do not want traffic using Sunset to exit the property. I also do not want commercial space in that part of U.H. I much prefer proposals two and three. A big issue with me is a very basic distrust for what Kevin Monson and Jeff Maxwell have told us. To me, almost all their projections and promises are very suspect. Also, I am very much against using public money in the form of TIF to finance this or any private enterprise.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Proposal one is much too high. I especially appreciate proposal three because of the green space in front of the building.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

In proposal one I dislike the idea of the Sunset St. exit.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Of course I like the idea of increasing our tax base, but in my experience, projects such as this seldom deliver much real tax relief. Also, the commercial space could very well turn out to be noisy and untidy.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#52



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 9:01:15 AM

Last Modified: Wednesday, September 25, 2013 9:10:28 AM

Time Spent: 00:09:12

IP Address: 174.225.136.107

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

It will be important that there be enough parking for the commercial area and the residential so that the neighboring streets do not have to take on that volume. Also, I appreciate all of the added greenery to make it appear as close to the original site as possible.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I am apprehensive about the concept of a 5-6 story condominium. I would prefer it being similar in size to the 3-4 story Grandview court apt to keep U Heights quaint.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

More landscape the better.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I would like another restaurant in addition to Stella. It would be nice I keep signage to a minimum.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#53



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 9:24:34 AM

Last Modified: Wednesday, September 25, 2013 9:50:48 AM

Time Spent: 00:26:14

IP Address: 173.29.204.252

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario 1 - concern would be use of the egress only onto Sunset ends up being abused as an ingress (i.e. increased traffic on Sunset/Grand). I would like to explore making Sunset a dead end (except for pedestrian, bicycle, and perhaps golf carts) between the development ingress/egress and Kathie Belgum's home.

Scenario 2 - residential only concept will likely make the development isolated, and not likely to be used or appreciated by the community

Scenario 3 - I like the city park concept, but like all of the Scenarios, I don't have enough information to determine if I would like any of them. I have no idea on how long these projects would take to build, I don't have a feel for how large/overbearing these buildings may or may not be, and I have a lingering concern about traffic on Sunset/Grand (see proposed dead end on Sunset above - I would like to see this explored in all scenarios)

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Concerned about height/size of the rear building (building 2) in all scenarios, but particularly Scenarios 2 and 3 in which building 2 appears significantly larger than in Scenario 1 and seems to encroach the ravine. The size and height could also contribute to noise pollution.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Scenario 3 and 1 are good in that they provide some attractions to the community (either park or local businesses). Scenario 2 does not do this at all. Concerned that the scale of the buildings would make any open space feel crowded/uninviting

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Concerned about commercial space viability. If the businesses fail, will we be looking at empty spaces? Noise pollution is another concern.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#54



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 9:53:01 AM

Last Modified: Wednesday, September 25, 2013 10:08:20 AM

Time Spent: 00:15:19

IP Address: 63.152.72.215

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the idea of the park. Nice play spot would be nice for the many university heights kids. But I would prefer a multi use building, or community building. I do not like the idea of just residential in option 3. I would prefer the park be with a community multi use building.

My hesitation for residential is that we would gain more party or colleges aged kids, and I love how we have the small town feel in a large city, if we stay with a job, I would stay in university heights if a big enough house becomes available!

If they are set as they are, then I would go with option 1 but that is just due to the multi use building. I like the idea of building a community together and keeping that feel but adding some community central location for gatherings.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I would like it to be fitting for the size of property. Not too tall, but well used space. Park would be fantastic use of space. Keeps it beautiful and a good spot for gatherings.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I love the idea is bus spot and parking in 1. Landscaping is the least of my concern at this point. I would rather see nice clean trees with a play area and picnic spot for residents then fancy bushes and flowers. I would like a nice open area for kids to play, and our community to enjoy with great trees for shade

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others. *Respondent skipped this question*

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#56



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 10:57:40 AM

Last Modified: Wednesday, September 25, 2013 11:03:12 AM

Time Spent: 00:05:31

IP Address: 75.167.205.52

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I think they're fine.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I think putting a dense, mixed use development there makes the most since, especially considering it's proximity to Kinnick and UIHC

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

fine

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Melrose is a mixed use street all along those several blocks and it will never become a quiet single family home stretch. Ecologically and economically -- and for the good of the neighborhood -- it makes sense to have commercial space there and more housing close to UIHC.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#58



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 2:24:30 PM

Last Modified: Wednesday, September 25, 2013 2:29:26 PM

Time Spent: 00:04:56

IP Address: 129.255.230.173

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Dislike for all- access points, traffic control (look at the traffic that occurred just for our farmer's market), and possible removal of the ravine.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

my hope is that this development remains relatively small in terms of height and over size. st. andrew s is relatively modest and has been a great neighbor.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

keep as much landscaping, natural areas, and useable open space/parks as possible.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

stella's has been a great neighbor. if we can limit the destruction of our neighborhood feel and atmosphere with a small business to increase the tax base that is acceptable. i have great concerns for traffic imposition.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#59



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 3:46:27 PM

Last Modified: Wednesday, September 25, 2013 4:00:36 PM

Time Spent: 00:14:08

IP Address: 173.19.225.151

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

We like the third scenario only if the City can afford to buy back part of the property. We are for developing the area and moving forward to growing our community. Any of the scenarios would allow this to happen. The current council is active in a positive way and we appreciate all the hardworking you do.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

No real concerns in this area.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

No concerns in this area.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

To make progress in the community, we need more revenue, this gives us the opportunity to grow and bring in some much needed revenue.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#60



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 5:04:02 PM

Last Modified: Wednesday, September 25, 2013 5:13:27 PM

Time Spent: 00:09:24

IP Address: 173.29.139.166

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Like plan 1 with mixed use in front and residential in back

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Like plan number 1

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Plan 1 has open space but still uses building space. Plan 3 is too much open space. Landscaping looks great in all.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial space would offer residents needed or entertainment venues such as coffee shop, dry cleaners etc. Increased tax base would be good for the city.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#61



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 5:48:08 PM

Last Modified: Wednesday, September 25, 2013 5:49:21 PM

Time Spent: 00:01:12

IP Address: 129.255.226.231

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#62



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:25:49 PM

Last Modified: Wednesday, September 25, 2013 6:35:28 PM

Time Spent: 00:09:38

IP Address: 173.18.33.69

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I am not in favor of any of the 3 plans. Plan #1 is especially inappropriate for the neighborhood -- far too dense, commercial, in consistent with the UH quality of life. Plan #2 is a shorten version of #1 and is incomplete. Plan #3 is also incomplete.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Plan #1 is far too grand, too commercial, too overw helming -- out of balance with the UH community; both #2 and #3 are inadequately presented -- not enough details.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

All 3 plans suggest traffic, congestion and screening already confirms that the presence of these buildings is undesirable. Why screen if the development is desirable?

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am opposed to any commercial space in this area.

This is not a town center, a plaza, or a main street. It is an area that is far too small to even suggest such configurations would be desirable. This is the most trafficked corner in the area -- the idea of creating more traffic with condos and commercial space is counter productive to the reality of what this segment of space is all about. Development of the St. Andrews property should be devoted to living space only -- not high rise development -- but living space similar to the Birkdale site.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#65



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 10:35:36 PM

Last Modified: Wednesday, September 25, 2013 10:58:00 PM

Time Spent: 00:22:24

IP Address: 173.28.215.47

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

They all look okay to me. Two thumbs up!

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Okay by me.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Each scenario obviously has a different open space. I don't really feel that one is "better" than another...they're just different.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I definitely like scenario 1 (the three-five) over the other two scenarios because it maximizes the increase in tax base. I also like scenario 1 the best because it includes improvements to the Sunset Melrose intersection.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#66



COMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 26, 2013 6:12:23 AM

Last Modified: Thursday, September 26, 2013 6:17:58 AM

Time Spent: 00:05:34

IP Address: 129.255.1.140

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

If the city decides to go with the project, it would be a shame if no retail space were added. Since there is one restaurant within a mile and a half of the hospital, it would be a wasted opportunity of addl tax revenue, and the convenience of having a coffee shop or entertainment spot within walking distance for the entire town.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#67



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 12:59:05 PM

Last Modified: Thursday, September 26, 2013 6:20:01 AM

Time Spent: 17:20:55

IP Address: 173.29.214.208

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I prefer Scenario #3 because of the green space, preservation of the wooded ravine and less traffic since there are no commercial offices and fewer condos.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

#1 does not fit the area because of its commercial offices and two entrances would generate more traffic on Melrose. #2 is better but there are too many condos for that tract of land and hence too much traffic. #3 is the best as it retains the residential integrity of the neighborhood and provides a green space buffer for the condo residents. I think this green space would make the condos much more attractive to potential buyers as it would mark the development as very upscale.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The landscaping on #3 is the best because it adds value to the neighborhood. This is a residential area, despite Stella's which is a good neighborhood eatery, and the park space would enhance the neighborhood.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am strongly against the commercial space. That would change the entire feel of the condo development. I also think it would reduce the value of the condos for the developer since who wants to live above a Paul Revere Pizza open late at night? Who wants to see trash and traffic generated by businesses in their front yard?

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#69



COMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 26, 2013 8:56:33 AM

Last Modified: Thursday, September 26, 2013 8:59:01 AM

Time Spent: 00:02:28

IP Address: 129.255.1.147

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like option 1

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#70



COMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 26, 2013 10:57:09 AM

Last Modified: Thursday, September 26, 2013 11:16:05 AM

Time Spent: 00:18:56

IP Address: 70.198.25.174

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the proposal with some retail included. What a great way to support some local business right in our own neighborhood. I also like the public park proposal. This would be ideal for the many young families in the neighborhood as well as provide a place for farmers market, yearly festivals and other community gatherings etc... However, would the cost of the park be viable? I like the parking option with the retail proposal. I think all the proposals have a great layout and respect of the surroundings. Some great options that I hope will come to fruition! Hopefully as a community we can compromise with the developer so all parties are happy for years to come.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The proposals look to blend nicely especially limiting the front building to a 2 story height.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I think they all are well thought out.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Increase tax base is great. I don't think traffic will be an issue. The university dictates the busy times in the AM and again in the 5 o'clock hour. Commercial traffic would just blend in with regular traffic. 4 lanes from sunset to the 4 lanes of Melrose could be an idea or at least a turn lane into this new development!

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#71



COMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 26, 2013 12:23:29 PM

Last Modified: Thursday, September 26, 2013 12:25:55 PM

Time Spent: 00:02:26

IP Address: 97.127.177.166

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#72



COMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 26, 2013 12:58:41 PM

Last Modified: Thursday, September 26, 2013 1:01:37 PM

Time Spent: 00:02:56

IP Address: 129.255.1.140

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the first option best, with a mixed use building as well as residential space. If a residential-only plan were chosen, I prefer option 3, with more open space.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I don't really have any thoughts in this regard.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I like the landscaping and useable space in the first and third options best. I appreciate the emphasis on useable outdoor space.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I would like there to be more services available in the neighborhood, so prefer the first option. I also worry about increasing high-density housing in terms of changing the overall feel of the community.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#74



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 11:35:33 AM

Last Modified: Thursday, September 26, 2013 2:12:33 PM

Time Spent: Over a day

IP Address: 63.152.70.44

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I believe all three would be good but prefer one with commercial space.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I am in favor of Scenario 1.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I like the opportunity for the future that Scenario 1 provides for the city.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Hours of operation should be reasonable for private business to be profitable.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#76



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 27, 2013 9:29:14 AM

Last Modified: Friday, September 27, 2013 9:36:25 AM

Time Spent: 00:07:10

IP Address: 216.159.104.211

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like scenario 1 for the location of the buildings, easy access on to Melrose for residents and patrons of the commercial development. The changes in the corner of Sunset and Melrose are needed to improve both vehicle and pedestrian traffic flow .

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The scale of all three developments is fine. I think we get best use of the large space with scenario 1.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Scenario 3 has the most open space, but it feels empty or incomplete. Scenario one feels like a complete, usable space for our community.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am excited about the possibility of small scale commercial development in U Heights! This is a great opportunity to increase our tax base and make needed improvements and additions to our community. A restaurant or grocery store/coffee shop/ice cream store would be a wonderful draw to our neighborhood.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#79



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 27, 2013 10:34:18 AM

Last Modified: Friday, September 27, 2013 12:20:39 PM

Time Spent: 01:46:20

IP Address: 128.255.117.243

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Having an access drive on sunset (proposal 1) would be a nightmare for people who live in the Grand/Sunset/Goldview neighborhood. This should not be a street that is used for an access point. Parking lots that are behind/under or between two buildings is a good idea since that will make cars less visible.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The building in the back of the lot seems like a fine location. 5 stories would seem huge for this area. Honestly 4 would probably look ridiculously tall as well. Either way it will appear out of place in an otherwise 2-story single family home area. The building closer to the streets as no more than 2 stories makes sense. No matter what is built the houses on that side of Sunset are going to be greatly affected.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

This all looks good, the more open space the better.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Personally I moved to UH for a neighborhood, not for stores/businesses; having more stores in the area does not interest me at all, so I would say I have no need/desire for services. This will increase traffic at an already congested intersection during rush hour. It will decrease the neighborhood feel if there is more than one or two small businesses. Having an increase in renters will also decrease the neighborhood feel (I know these are condos, but ultimately many of these units will be purchased and then rented out just like up in Grandview). I plan to pick one of the proposals, but my preference would be to keep the space as it is....one building, not heavily used, minimal traffic. I want UH to remain a quiet, family oriented place.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#80



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 27, 2013 1:47:58 PM

Last Modified: Friday, September 27, 2013 2:55:23 PM

Time Spent: 01:07:25

IP Address: 206.18.112.127

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I prefer scenario one. I think it is well thought out and presents a significant compromise from the prior proposals. The setbacks from adjacent properties, the access drives, etc. are reasonable. If commercial is off the table, then I prefer scenario three. Maintaining the front section as a public or private green space is far better than the option offered by scenario two, which has been repeatedly rejected over the last four years by a significant majority of residents. The setbacks, the access drive, etc. for scenario three are even better than scenario one. Given the topography, which includes the significant downward slope towards the rear of the property and the peninsula like feature that is caused by the ravines, I have no problem with the height of the building(s) in scenario one or scenario three.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The height, mass and scale of scenario one is reasonable. I prefer the number of total units in scenario one (60) over scenario three (80). The height, mass and scale of scenario three is also reasonable. I like the front building in scenario one because it includes commercial. So, it is appropriately situated. As to scenario two, there is no reason why we should have a residential only building so close to Melrose. This is especially so because it is exactly the same height as the building that includes commercial.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The public/open space elements of scenario one and scenario three are great and are able to be improved upon. That cannot be said of scenario two. I have no idea why that is still being presented as an idea.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Fears that commercial will be successful and fears that it won't be successful are totally misplaced. Commercial will be successful because appropriate restrictions will be put in place. In light of where we live, commercial has no downside. I note that similar mixed use developments in college towns are well received. And, as far as the opportunity to increase tax base, it is essential that we seize this particular opportunity. This is especially so because it is not an absolute certainty that we will continue to receive approximately 13% (\$79,000 divided by \$610,000) of the property tax that we collect from the University Club. The budget needs to account for realistic possibilities and merely cutting services is not the answer.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#82



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 28, 2013 8:01:30 AM

Last Modified: Saturday, September 28, 2013 8:04:13 AM

Time Spent: 00:02:43

IP Address: 173.16.84.121

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#85



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 28, 2013 12:24:17 PM

Last Modified: Saturday, September 28, 2013 12:26:42 PM

Time Spent: 00:02:25

IP Address: 166.181.80.178

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#88



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 28, 2013 6:16:54 PM

Last Modified: Saturday, September 28, 2013 6:31:13 PM

Time Spent: 00:14:18

IP Address: 63.152.66.74

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I feel like a commercial component is a must so I only support #1

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I support the size that generates the largest amount of tax revenue

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Landscaping is very important. We should consider getting a significant commitment on the landscaping from Maxwell.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I would prefer a restaurant or other retailer that sold a product like groceries or coffee shop. I would like hours of 6am to 9pm. Minimal signage

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#90



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 8:42:18 AM

Last Modified: Sunday, September 29, 2013 8:46:35 AM

Time Spent: 00:04:17

IP Address: 65.74.26.87

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I would like more than just apartments. I would prefer some retail. A market or restaurant .

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

No problem

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Ok

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

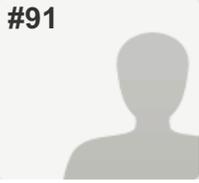
No problem

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#91



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 11:53:10 AM

Last Modified: Sunday, September 29, 2013 11:58:05 AM

Time Spent: 00:04:54

IP Address: 63.152.88.126

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

like the public park in #3.

dislike the crowd nature of #1.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

#1 seems overly large for the site.

#2 looks okay, but maybe too crowd.

#3 is best because of all the green space.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

#1 has too little greenspace

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

No neon or other electrically powered signage, please.

#1 and #2 would increase traffic too much.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#93



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 5:56:55 PM

Last Modified: Sunday, September 29, 2013 6:04:00 PM

Time Spent: 00:07:05

IP Address: 173.19.226.177

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

All three plans seem well thought out.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I appreciate maintaining the ravine area.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

All three plans seem to have incorporated natural areas and useable open space. I think that the screening landscaping will help offset the impact on close neighbors.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I think that it is important to have commercial space within the proposed development to increase our tax base. I think that a coffee shop, restaurant, sandwich shop, etc would do well here and add to the community. I love being able to walk to Stella to grab dinner and think it would be great to have other walkable options in UH.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#94



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 6:44:35 PM

Last Modified: Sunday, September 29, 2013 7:02:29 PM

Time Spent: 00:17:54

IP Address: 173.19.34.219

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I prefer that the property be a development similar to Birkdale. If I must choose from the 3 scenario, I would be leaning toward scenario #2 development. I do not want any TIF money used in this development. UH should not be financing Mr. Maxwell's project.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#96



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 6:50:18 PM

Last Modified: Sunday, September 29, 2013 7:13:18 PM

Time Spent: 00:22:59

IP Address: 173.19.34.219

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I prefer scenario 2. Two building (2/4 plan)

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#97



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 7:26:01 PM

Last Modified: Sunday, September 29, 2013 7:42:50 PM

Time Spent: 00:16:48

IP Address: 75.167.206.122

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I would prefer 1 story buildings like Birkdale that would sit back from the street, not have commercial businesses and would not cause more traffic on Melrose and adjacent streets.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The two buildings are too tall and don't fit with the neighborhood. The plan with the park in front would be the best of the 3 choices but I would prefer a Birkdale style property.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I would prefer the park concept of the third model. Leave plenty of open space and as much natural environment as possible.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I would like no commercial space since I don't think that it fits into the neighborhood. It would cause terrible traffic problems and Melrose Ave. is busy enough without huge buildings and a large number of condos and cars added to the mix.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#98



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 8:13:40 PM

Last Modified: Sunday, September 29, 2013 8:21:29 PM

Time Spent: 00:07:48

IP Address: 173.23.84.8

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the mixed use plan best-parking seems adequate but for us it would be easy to walk which is very appealing

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

love the outdoor tables, bus shelter, movable planters

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

we need to increase our tax base, commercial space is the best way to do that, I like the idea of having a coffee shop that I could walk to, being able to sit outside, watch traffic, visit with friends

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#101



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 7:06:57 AM

Last Modified: Monday, September 30, 2013 7:28:56 AM

Time Spent: 00:21:58

IP Address: 128.255.55.109

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

All of these plans seem out of scale to the surrounding properties. This is going to be like landing a spaceship in a cornfield.

3/5+ - The general layout of streets seems inadequate to accommodate the increased traffic that commercial facilities might bring.

2/4+ - regarding general layout, this seems more or less suitable to the space. The back building seems VERY long with a large footprint, but I get that this is about (the developer) making money.

Park/5+ - while the idea of a park is a little bit appealing, this seems like an odd place for one. Perhaps it would be set-back from the street enough to be manageable, but a park on one of the region's busiest streets seems like a weird bit of pandering to allow for a bigger residential building.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

See previous response - there isn't much more to add. All of the plans are too big if there is going to be an honest attempt to relate to the adjacent properties and topography.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I have a hard time taking this question seriously. There is going to be NO attempt to build in public/open spaces in any substantial way. This is about a developer making money from residential or commercial space. Everything else is just leftover corporate landscaping. This is not what we need in this community--just look at the debacle made of the Sunset wide sidewalks as an example of how much trouble we can have with the simplest of projects.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am absolutely opposed to commercial space in any development. The developer has stated that he will only include commercial if he receives a TIF, which I am opposed to. I do not believe that any business will be able to survive the proposed rents in this space to offer any amenities that residents are actually seeking. Our community will look like the Coralville strip in no time. No commercial.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#102



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 8:04:02 AM

Last Modified: Monday, September 30, 2013 8:05:57 AM

Time Spent: 00:01:55

IP Address: 128.255.181.36

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#103



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 11:06:54 AM

Last Modified: Monday, September 30, 2013 11:16:43 AM

Time Spent: 00:09:48

IP Address: 65.118.103.74

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I think the layout of the building location and access drives are great. It looks like good use of the space with the size of the buildings and their location

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The height would be good for our community. Not overpowering but a good fit.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I really like the open space ideas. I think the landscaping and the different sidewalk tones would be great.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

This would be a huge benefit to our community! There would be benefits in the tax base, it could provide great services (coffeehouse, etc) to the neighborhood and the plaza would be a great place to gather. I love what Stella has brought to the neighborhood and it is a place where we run into neighbors and connect, and this would be another opportunity to not have to drive to get some of these services. I am not worried about the traffic. If I were, I wouldn't have moved this close to the hospital or Kinnick... :) This would add so much to our neighborhood. It should be a no-brainer to pursue this...

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#108



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 1:48:42 PM

Last Modified: Monday, September 30, 2013 2:09:08 PM

Time Spent: 00:20:26

IP Address: 173.25.85.69

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I'd love to have a park but I think it would be dangerous with children because of the amount of traffic and with an access drive on Melrose, the traffic would be even heavier. Just on building in the back would be great but if there are two buildings I would like to see the one closer to the street lower in height compared to the back building. Deciding on access drives should include the best ways to prevent traffic stalls and to prevention car accidents.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

If 2 buildings, one closest to Melrose should be less height that the back building.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Does the 3/5 plan have 50 parking stalls because some of the owners/renters would not have underground parking? Or for visitors? Or for customers if there are businesses located in front. If any businesses encourage to have different types of businesses as there are already coffee shops, restaurants, drug store, grocery store nearby. We don't need another yogurt shop. They are everyw here.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Would prefer no businesses. Traffic problems and more congestion. What would be offered in types of businesses that are not already available nearby. Feel commercial space would detract from the appeal of the community.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#110



COMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 26, 2013 7:16:50 AM

Last Modified: Monday, September 30, 2013 4:01:53 PM

Time Spent: Over a day

IP Address: 173.29.204.123

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

If there is to be a development chosen from one of these, I would prefer no more than 4/2.. However, I would like it to be condos similar to Birkdale rather than larger buildings.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I think they are all too big and would destroy the beauty of the trees and wildlife.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I do not like the idea of changing the intersection and, since there have been very few accidents in the last 50 years, it is not warranted for safety.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

No Commercial! I feel that bringing commercial into our neighborhood also brings with it an element undesirable for a family-friendly neighborhood.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#112



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 4:01:06 PM

Last Modified: Monday, September 30, 2013 4:29:53 PM

Time Spent: 00:28:47

IP Address: 173.19.225.49

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the 3/5+ plan the best. I want retail and community spaces and think they would be great for University Heights. The 2 building residential plan is ok with me. I have concerns about scenario 3 with funding and maintaining the park. I think there needs to be more parking available for the park and I don't think it will provide as many benefits to the community as the retail and community space will.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I don't have any major concerns about height, mass and scale. I think much of this has been addressed over the years of deliberation and compromise.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Each scenario has appropriate landscaping and sidewalks paths for the use determined. The park open space is really large to me if compared to the current parking lot. Again parking needs need to be addressed for a public park.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Coffee shop/grocery/deli would be my first choice. Something like the Bread Garden Market or Gateway Market (Des Moines) would be wonderful. I think it would be great for building community and for attracting young professionals to our area as well as increasing our tax base. Signage and hours of operation need to be appropriate for the neighborhood and for the type of business and also take into consideration the neighboring residential tenants and owners.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#113



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 28, 2013 5:59:21 PM

Last Modified: Monday, September 30, 2013 6:07:14 PM

Time Spent: Over a day

IP Address: 63.156.152.2

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

All are too large for the site and the neighborhood. They all also contribute to a traffic problem on Melrose that is already congested. I would favor a plan that left the ravine alone and also left the intersection at Sunset and Melrose unaltered. (This intersection only needs "fixed" to accommodate a commercial development that is too large for the site.)

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Best proposal is the smallest, with the least impact on the neighbors, the land, and the already overloaded roads and intersection(s). Obviously no commercial. The best residential option would be single family homes (not listed as an option), followed by low density, low altitude, condo's.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Again, and sorry to seem redundant, but less is more when it comes to density. More green-space means less traffic and less of an impact on the neighbors (who were counting on the previous zoning to protect them from this sort of commercial intrusion in the first place).

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

There is no need to increase the UH tax base. This has been well researched and well demonstrated by Pat Bauer. There is also a lack of interest, as has been well demonstrated by the most recent election, many community meetings, and a well designed survey funded by the UH Council. Traffic is already a serious problem on Melrose, borderline on Sunset, and any of the proposals will make this worse. The best plan is the smallest with the least traffic. I have not mentioned the request by the developer for a TIFF. This is clearly an inappropriate use of a TIFF (for a number of reasons), and obviously negates any financial incentive that UH might have in gutting this part of the community in exchange for cash.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#114



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 7:08:32 PM

Last Modified: Monday, September 30, 2013 7:17:19 PM

Time Spent: 00:08:47

IP Address: 173.19.87.102

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like Scenario 3 primarily because it opens up green space for the local families and preserves the neighborhood feel. I think this would be a great attraction for young families in the area. I like Scenario 2 because the traffic would not be funneled onto Grand (I live on Grand and this is a very big concern for all living on this street). Scenario 1 would be made better (from my perspective!) if there was not an entrance/exit onto Sunset. I think the idea of having a mixed use development, however, is intriguing and worth thinking about. I appreciate that all of them preserve the ravine area and trees to help separate from the homes that will border the development.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

To be honest, I don't think that any of the proposed buildings look "too large." The underground parking is a fantastic use of space and preserves the green areas.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I love the idea of the sidewalks through the property and, as already noted, the preservation of green space.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

The commercial space is intriguing to help the tax base and I think a small grocery store, coffee shop, book store, etc would be lovely. I would be nervous about just "any" kind of business going in there, but I suppose this is a risk that we would have to take (we can't have our cake and eat it too!).

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#115



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 6:51:15 PM

Last Modified: Monday, September 30, 2013 7:26:47 PM

Time Spent: Over a day

IP Address: 198.228.228.167

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Homes should match the neighborhood. To go any more dense is not only disruptive to UH atmosphere but detrimental to traffic flow on an important street

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

New homes should be like the neighboring homes.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Again, the more green the better, as we all would wish next to our homes. (Or at least most of us would like)

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Please, who wants retail NEXT door to them. That's why MOST people get to buy their home thinking it's protected by a zoning code. Guess I and my neighbors aren't that fortunate.

Melrose does not need more traffic. No to commercial space.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well. *Respondent skipped this question*

#116



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 23, 2013 1:01:04 PM

Last Modified: Monday, September 30, 2013 7:59:11 PM

Time Spent: Over a day

IP Address: 63.152.88.18

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am against any sort of commercial space. I do not like any of the three proposals. I would prefer a 'Birkdale' sort of development, or townhouses such as you might see in the 'Peninsula Neighborhood'.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#117



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 3:18:39 AM

Last Modified: Tuesday, October 01, 2013 3:24:20 AM

Time Spent: 00:05:40

IP Address: 166.181.83.164

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario I

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario I

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Scenario I

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Scenario I

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#118



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 7:07:08 AM

Last Modified: Tuesday, October 01, 2013 7:13:14 AM

Time Spent: 00:06:06

IP Address: 63.152.110.199

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

While I like to idea of having an option of commercial use, I don't know if I would support it depending on what the building was used for. It also seems to require more pavement. My favorite option is the useable open space (scenario three). Places like this are hard to come by the expansion of development within low a City/University Heights, and I believe we should try very hard to not let buildings take over the entire area. Natural areas should be retained, as well as wide sidewalks and paths already in place.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Because we are already so close to University campus, adding a commercial space could affect traffic congestion. Furthermore, it would certainly affect the neighborhood feel that makes university heights its own city rather than a commercial area (which could happen if we put a commercial building in the middle of traffic). Not sure we need commercial services in this area, with Coralville so close.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#119



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 7:14:30 AM

Last Modified: Tuesday, October 01, 2013 7:14:59 AM

Time Spent: 00:00:28

IP Address: 63.152.110.199

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#120



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 8:57:46 AM

Last Modified: Tuesday, October 01, 2013 9:18:26 AM

Time Spent: 00:20:40

IP Address: 129.255.1.140

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

The three projects are too large for the site. They detract from the neighborhood, which is all residential.

The third project, with one building and parkland, at least adds some park space to the City which almost has none at present.

All the projects are too close to their neighbors in Birkdale.

The mixed use project re-routes Sunset which destroys several large trees. It harms the green space of the neighborhood. The alterations in traffic flow will also make it more difficult for people living on that street.

The mixed use project will adversely impact the neighbors across Melrose.

The mixed use project will also increase traffic much more than the other projects.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The three projects are too large for the site. They detract from the neighborhood, which is all residential.

The 2/4 proposal shown had a front building the same height as the mixed use project thus the 2/4 presented does not significantly improve mass and height compared to the mixed use project.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The first two projects have minimal amounts of open, green space.

The public space in the mixed use project is small, next to a busy street and is not attractive for leisure activities. The mixed use project damages the ravine by redirecting Sunset while the other two projects preserve the ravine and the screening function of its mature trees. Only the third project preserves any significant amount of natural areas.

The five+ project has potential with for improving open space in the community but careful development of that for parkland would be needed. The cost constraints on the city and developer make this unlikely to proceed.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

All desired services are already readily available between the nearby Mormon trek cluster and downtown City. It is difficult to see how any small service oriented business could be viable in this expensive space when similar businesses are close.

Commercial space is inconsistent with the neighborhood feel, because it will be entirely surrounded by R1 housing. The other commercial ventures in University Heights are different - the University Club has a large setback and all other businesses are clustered together in the original business district planned at the founding.

It is a fundamental mistake to try to maximize tax returns if it costs the social fabric of the town.

People should use the example of Stella to see how much impact on traffic and parking a business can have. Certainly even with good intentions noise has been a problem there and thinking it will not be on the SAFC site is wishful thinking.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#121



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 9:48:40 AM

Last Modified: Tuesday, October 01, 2013 9:52:13 AM

Time Spent: 00:03:32

IP Address: 173.30.0.106

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the maximization of the lot and underground parking in scenario 1

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am strongly in support of having a commercial component in the development. Stella (for example) has done wonderful things for our community in regards to creating a stronger neighborhood feel--such commercial ventures in this development could serve to further strengthen that.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#122



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 10:25:39 AM

Last Modified: Tuesday, October 01, 2013 10:51:01 AM

Time Spent: 00:25:22

IP Address: 129.255.1.147

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the general site lay out.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I do not like #1 because of the access on sunset and the height of the commercial buiding..#2 spreads out the height also gives a green space on the sunset corner. #3 gives more green space . I like 2 the best because the back building is only 4 stores and there w ill be green space on the corner

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

#1 just seems to crow ded and busy w ith both buildings too tall

#2 the design of the building on the street has good angles to open up the sunset corner and more green space than #1

#3 of course lots of green space at the cost of a higher building

#2 #3 have less concrete and more green space

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I don't like the idea of commercial w ith the additional traffic and the size of the building. that being said it w ould be nice to w alk to a store instead of driving

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#124



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 11:24:25 AM

Last Modified: Tuesday, October 01, 2013 11:41:45 AM

Time Spent: 00:17:20

IP Address: 173.28.188.210

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

The further back the better. Lots of proposed trees and landscaping.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

It still seems out of proportion for the area though they have tried to soften this. Making major changes to the road makes for too much concrete and loss of appeal for the area. Something one story and well set back in the front would be better.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Paths make it more inviting and accessible for biking as well as walking. Proper landscaping and screening is critical. It is good to preserve the ravine. I have questions about how a park space would be developed and kept open and how it would be managed and who would pay for it. Would there ever be a structure there. What happens with football game week-ends.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Not crazy about having commercial space and I don't see the need. It is best to keep the commercial development by the bridge. If something must be there best for it to close by 5 or 6pm and open after the morning traffic clears. Signage should be uniform, classy and on the small side.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well. *Respondent skipped this question*

#125



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 11:40:19 AM

Last Modified: Tuesday, October 01, 2013 11:49:07 AM

Time Spent: 00:08:47

IP Address: 129.255.1.140

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I prefer the plan that includes one building for residential use only and park space in front. I also want to be sure that the construction and land use actually creates a sustainable tax benefit for our residents. I have heard that tax credits currently agreed to create no real benefit to the community. The reality is that this is a drive through community. We are not a shopping destination. UIHC employees don't stop on the way to/from work. We should not expect to be able to keep retail space occupied. Unused retail space will cost the community and is a risk not worth taking.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Any large building will be an eye sore and traffic nightmare.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

UHeights needs to do a better job with bike paths. We have messed up twice now with paving Melrose and the sidewalk on Sunset. Get it right this time. Create a bike path on the street!

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial space is likely to have trouble filling and maintaining a business. This is not a destination for shopping. Don't create a bigger tax risk by adding commercial space in this building plan.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#127



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 11:49:43 AM

Last Modified: Tuesday, October 01, 2013 12:08:58 PM

Time Spent: 00:19:15

IP Address: 128.255.61.62

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

What matters to me is some community space around the developments. What I would like to avoid is condos, shops with parking spots and nothing to do/now here to sit or walk as soon as you leave the stores. I would eliminate surface-level parking altogether.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

no specific views: lower is better than higher

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

What matters to me is some community space around the developments. What I would like to avoid is all condos and shops with parking spots and nothing to do/now here to sit or walk as soon as you leave the buildings. Scenario 1 provides some mixture of public space with the private and commercial space, but not enough to my taste. Outside seating around a restaurant is nice, but it this seems to be the only seating option. I don't like if all public options (enjoying whatever is outside in this space) are tied to commercial options. Could there be a way to sit down even if I am not at the restaurant?

Scenario 2 is my least favorite: condos and parking, no public space. Eliminate all surface-level parking and add green space there?

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

no specific views: lower is better than higher

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#128



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 12:09:18 PM

Last Modified: Tuesday, October 01, 2013 12:12:04 PM

Time Spent: 00:02:46

IP Address: 129.255.1.147

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#131



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 1:26:02 PM

Last Modified: Tuesday, October 01, 2013 1:36:40 PM

Time Spent: 00:10:37

IP Address: 64.134.197.70

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like how scenario 3 is set off of the road further, and the access drives. I also like only have 1 building - but I really would like mixed-use.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I think that the proposed sizes are all fine.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I like the more green-space and trees that are included in proposals 2-3.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I think providing commercial space is a great idea -- it would be nice to have a coffee shop or café/diner in the area. I don't think it would effect traffic, as this is already a high-traffic area. I think it would add to our neighborhood in that it will give us a 'neighborhood hangout' or our own local place to go for dinner. No obnoxious signs - but I feel that traffic is so heavy that it wouldn't be necessary. For hours of operation - it would be nice to have it open in the early mornings for coffee and breakfast - and keeping in line with what time Stella closes would be great.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#133



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 4:21:19 PM

Last Modified: Tuesday, October 01, 2013 4:32:45 PM

Time Spent: 00:11:25

IP Address: 173.21.234.88

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the setback of the 5-6 story building. The 2-3 story building seems too tall relative to current buildings/houses that close to the street.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

It is interesting that none of the illustrations show s the surrounding properties. I do not like the 5-story height, I would like the 3-story set back further.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I prefer more open space to less. The current parking lot on Melrose leaves a more open feel.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

An "increase" to the tax base also comes with an increase in costs or basic economic principles are violated. I do not think the commercial space will increase traffic. UH will not become a "destination" because of this space. The 5-story residence will increase traffic. I would be opposed to lighted, street-level signage for the businesses.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#134



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:16:17 AM

Last Modified: Tuesday, October 01, 2013 4:42:32 PM

Time Spent: Over a day

IP Address: 173.27.98.70

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#135



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 6:19:59 PM

Last Modified: Tuesday, October 01, 2013 6:30:24 PM

Time Spent: 00:10:25

IP Address: 173.19.91.12

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the mixed use with commercial best for the layout.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I dislike the 4-2 as it is all residential

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Landscaping and screening is best for the mixed use commercial.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

The mixed use commercial is best opportunity to increase tax base. Hour of operation is not a problem in the other business area- STELLA, I don't expect it will be here either. Traffic issues will be addressed with new intersection.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#138



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:31:14 AM

Last Modified: Tuesday, October 01, 2013 7:04:28 PM

Time Spent: Over a day

IP Address: 173.19.227.134

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

The basics of this project comes down to the simple question of what is best for University Heights in the future. There is no doubt that of the 3 proposed plans, the one that offers a chance for commercial property and increasing the future tax base is clearly the most wanted and beneficial. The other plans do little to increase the tax base, or necessarily effect University heights in a positive way.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I will simply ask what purpose or benefit does a park space afford the community other than just one more place for drunken football fans to congregate on Saturdays.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Anything from a small ice cream shop, an independent Bodega type establishment, provide a convenience and positive impact on our community.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#139



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 22, 2013 10:32:27 AM

Last Modified: Tuesday, October 01, 2013 7:31:43 PM

Time Spent: Over a week

IP Address: 173.28.94.236

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Building #1 in scenario 1 and 2 is too close to Melrose Ave and would loom over the homes to the south.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Building #1 in scenario 1 and 2 is too tall at three stories and would loom over the homes to the south. Privacy would decrease and noise and light pollution would increase for the surrounding homes.

Scenario #3 the best option shown. Or consider a 1 story building at the Building #1 location.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Scenario #3 is the most inviting for useable open space. Scenario #1 and #2 consists of two extremely large buildings cutting down on useable open space.

Consider renaming the development Melrose Heights.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I support commercial space, but in a one story building that matches the character of the neighborhood.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#141



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 5:23:49 AM

Last Modified: Tuesday, October 01, 2013 8:18:42 PM

Time Spent: 14:54:53

IP Address: 67.55.241.54

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

dislike the size of the buildings in the first development and the need to redo Melrose Ave/Sunset intersection because of the traffic flow issues.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The proposed development with the park in front is most attractive and least intrusive. The height, mass and scale of the first proposal is very distasteful and does not respect the culture of the the community.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The 3rd development presents an attractive, open green space for the community. How ever, it is difficult to judge its feasibility given that the developers didn't spend the time or effort to expand on Proposals 2 or 3. This lack of data makes it difficult to know feasible either of these projects would be.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial space is not important to me. It increases the traffic and disrupts the flow of the community life.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#143



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 8:34:24 PM

Last Modified: Tuesday, October 01, 2013 8:45:16 PM

Time Spent: 00:10:51

IP Address: 70.194.131.158

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Park is best, particularly to continue to attract young families.

Can't imagine a better plan as long as the aesthetics of the designs are given great weight.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

#3 is the appropriate density with the appropriate setback. It could be a great addition to UH.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Difficult to assess without better drawings.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I'd like to see some input from folks who would like to have commercial space before I have likes and dislikes. Can't imagine the vendors or service providers would not be consistent with a family oriented community.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#144



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 9:12:12 PM

Last Modified: Tuesday, October 01, 2013 9:45:09 PM

Time Spent: 00:32:57

IP Address: 173.29.204.252

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Concern regarding access drive on Sunset.

Concern regarding traffic on Melrose.

Concern regarding large size of buildings with significant noise and light impact to the community

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scale of the buildings is too large with 80 units. Height of the buildings especially the five story building is very high for the surrounding community. Concern regarding traffic on Melrose.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Like park concept and communal space.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Concern that development will cause increased noise and traffic on Melrose and Sunset. Would consider closing Sunset north of Melrose to avoid traffic going through Grand and Sunset. Concern that businesses will not be helpful to the community (not bakery, coffee shop, etc.)

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#16



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 12:15:03 PM

Last Modified: Saturday, September 21, 2013 12:52:29 PM

Time Spent: 00:37:26

IP Address: 173.19.35.72

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario 1: front building is too close to the street, too much concrete, don't like the re-tooling of Sunset/Grand, don't like widening of Melrose on south side

Scenario 2: less concrete is better, shorter back building is better, need to improve access drive (someone in our group proposed re-working Grand as the access drive - then residents at new development enter/exit on a light)

Scenario 3: park is a terrific buffer to enormous back building - still wish it could be smaller. Not sure I like how much longer back building becomes - would want to see more illustrations.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario 1: too big and too busy and too much of an impact on surrounding homes.

Scenario 2: workable compromise but I wish the front building could get smaller.

Scenario 3: I'm not sure about the back building getting so large, but the green space in front is very nice.

Scenarios 2 & 3 seem like workable compromises and it would be helpful to see additional representations of height/mass/scale.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Scenario 1: some seem to think there is a public plaza in this one but I think it looks more like seating for the coffee shop. I don't see any public space there and think that the actual "feel" would be that of space for paying customers only.

Scenario 2: Definitely no public space.

Scenario 3: I would love to see University Heights have its own city park. It could really add to the appeal of the community and have paths, sand box, play equipment, water feature, etc. A place to walk your dog, take your children, go for a stroll, and meet up with neighbors. It could enhance what we already have.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am not at all interested in commercial development. I have no need for specific services, I think it would be incredibly adverse for traffic, I think it would mess with the neighborhood feel of the area, and I think it is too risky in general. I also think there is a lot more to manage in the set-up and ongoing maintenance of a commercial complex that will exist for the city forever. I think the residential-only development options are enough to substantially increase our tax base.

More detail for the last question on preferences: I like both the 2/4 and the park/5+ better than the first scenario (I am marking park/5+ because I can't choose both). I think simpler is better both for the initial execution as well as for the long-term ramifications for the city. I also think that we should NOT get into a TIF agreement with the developer. I think the TIF/no TIF aspect of these development scenarios is VERY important to the decision and I was disappointed to see that not represented in the survey.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#19



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 4:16:48 PM

Last Modified: Saturday, September 21, 2013 4:35:22 PM

Time Spent: 00:18:34

IP Address: 173.19.91.75

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the layout of the buildings in plan #1 in relation to the street, and in relation to the natural topography of the land. For plan 3, I think it would be better to give the building a taller height rather than a wider footprint.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I repeat my statements from the previous question. I like that the front building on option 1 has the third floor built into the roof to minimize height.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I really like the outdoor patio included in plan 1. My family would spend a LOT of time there. I love the idea of putting in a golf cart path to Finkbine.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial space is very badly needed in this neighborhood, and would go a long way to making this an attractive place to live now and in the future. I believe it would add to the 'neighborliness' as we see other families out and about. 90% of the families I know in this neighborhood I met while at Tower Court park - a public space. Public space is vital for community development. Also, having amenities within walking distance would reduce car traffic, and provide a way for older people to stay in their homes long after they are not able to drive. It would also be helpful during winter inclement weather to be able to walk to a store to pick up a few things rather than drive on icy roads.

This development will bring additional traffic - particularly pedestrian and bicycle traffic. Which is a huge factor in neighborhood safety. Crime in walkable neighborhoods is significantly lower than crime in neighborhoods where everyone drives.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#20



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 9:52:12 PM

Last Modified: Saturday, September 21, 2013 10:16:12 PM

Time Spent: 00:24:00

IP Address: 97.127.176.99

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Proposal one - Best aspects include the much needed alterations to the intersection of Melrose, Grand, and Sunset. The exit on Grand is helpful, and should be included in ALL projects, even if the city has to pay for the alterations with new tax proceeds. With commercial development, despite the risk, the people of UH get something back - a community space, a coffee shop/restaurant/sandwich shop which, if subsidized by either Maxwell or the city, can be viable in that space. It's our hope for a green development. It also binds together the new members of the community in Maxwell's development with the traditional members of UH through the shared interaction with commercial and public areas. This is what commercial does best.

The second plan is my least favorite. It offers nothing to the community at all, and creates another exclusive area separate from the rest of UH which will be its own enclave. The road does not get upgraded, and traffic entering and exiting will be snarled up particularly around 8 AM and 5 PM. There is no public area, no shared ground, it's another Birkdale with everything negative about that area. Birkdale and Latham are the worst kinds of developments - exclusive enclaves deliberately divided from conventional UH. Neither is doing well commercially, and I believe the financial risks of this development are far higher than commercial. The price points will likely be similar to both Birkdale and Latham, and they'll be selling to the same clientele, and that's the problem.

The third option is idealistic and unrealistic. I do not believe that Maxwell will offer to gift that land to the city and, if he did, I don't know of any practical use for so little land. If a playground, the park would need to be fenced from the heavily trafficked Melrose. It would offer no parking, and could not be used as ground for farmers' markets or other such casual commercial ventures. If open ground, it would be used as a doggy bathroom, and the maintenance would be expensive for the city. The residents of the condominiums behind would not be inspired to spend time there, and would be likely to resent the presence of UH residents so close to their property. Home game days would require a great deal of policing to keep tailgaters off the ground. The street would still need to be fixed on Melrose, and the tax from just one building would not be enough to justify the expense. It is a poorly thought out proposal, and should be rejected.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I would prefer medium density buildings, the proposed height of both units seems reasonable to me. Mr. Maxwell has made as much accommodation on this proposal as any developer could be expected to do, and further monkeying with the size and scale of the buildings at this point is likely to hamper his ability to gain profit.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

There isn't enough land here to really worry about green space. It's too small, and were option 3 adopted, the land acquired would be so minuscule that it would be unusable. I can't tell enough from the sketches to comment on proposed landscaping, but would hope that the use of greenery in option one would both screen the front building from the street and be used to minimize the noise of traffic.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

We need the services. We need to be able to take our kids to a site close enough to our homes that we can walk, and meet with neighbors and friends. A public area with shaded umbrellas and benches is essential. Hours should be limited to standard business hours for most operations, though any restaurant or food service outfit should be allowed to be open later. I would expect a 9 PM closure would be reasonable for most residents around the proposal. It's premature to talk about signage. The tax base is essential, and our worst fear is the university taking the property for itself, and removing it from the tax base altogether.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#21



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 22, 2013 9:04:08 AM

Last Modified: Sunday, September 22, 2013 9:13:40 AM

Time Spent: 00:09:32

IP Address: 75.175.218.31

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

- 1.too dense, too much traffic
2. too much traffic better than 1
3. Nice open space w ith park, w ould generate less traffic

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

- Both 1 & 2 are too high and close to adjacent properties
3 Building a bit camouflaged set back from the street and the park in front

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

- 1 & 2 have little open space or natural areas.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

- The opportunity to increase is good but traffic w ould be bad. The current traffic is bad.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (w ith five story building tow ards the rear of the property and open space / park land fronting Melrose Avenue).

#22



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 22, 2013 9:32:09 AM

Last Modified: Sunday, September 22, 2013 9:39:40 AM

Time Spent: 00:07:30

IP Address: 63.152.96.14

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

All are too large - they disregard the effects on the folks living nearby. The one building concept is less objectionable but the building needs to be lowered or moved so as not to infringe on the Birkdale residents. For the developer to want to "sell" the front part of the property to the city for a park, is outrageous. No TIF under any circumstances

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

see previous

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

see previous

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial space is not viable - not enough of a population base to support it even with supposed increase in population in the condos there.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#24



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 22, 2013 9:44:38 AM

Last Modified: Sunday, September 22, 2013 10:10:21 AM

Time Spent: 00:25:42

IP Address: 173.16.84.225

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I don't feel the developer has given enough details about the two alternative plans to make constructive comments. I'm guessing these two plans will remain vague because he's probably not interested in developing these plans. For the commercial plan, I'm concerned about noise and light pollution, especially at night and also the renovation of the intersection. I believe these concerns will have a negative impact on certain households in U Heights. I think the project is unproductive unless it has a positive impact on the entire neighborhood.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The height, mass and scale don't bother me in an aesthetic sense for any of them. It's the noise, light and traffic that all would generate that is bothersome.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I don't believe people would be interested in useable space that is close to Melrose. The street is too busy.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

There is a need to control heavy traffic. I have only two entrances/exits from my neighborhood, and during rush hour it is already congested.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#25



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 22, 2013 5:08:27 PM

Last Modified: Sunday, September 22, 2013 5:26:05 PM

Time Spent: 00:17:37

IP Address: 174.253.146.7

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the 5/3 in terms of layout. I personally think many issues have been taken into consideration.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Again, I think many of these issues have been addressed with regard to the 5/3.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Great ideas of all for the 5/3

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Obviously, Maxwell has to adhere to the covenant of U-Heights in regard to types of services, etc. But our town needs to increase its tax base, and I personally would like to see the 5/3. I am adamantly against the 4/2, as it does nothing for our town.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#29



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 23, 2013 6:18:10 AM

Last Modified: Monday, September 23, 2013 6:39:26 AM

Time Spent: 00:21:16

IP Address: 173.17.40.93

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

- 1.Scenario one I would like to consider a widening the back building and reducing width of front building, which could be utilized for more green space in front.
2. In scenario 2, I would like to see the front building set back some additional distance from the street if possible.
3. In scenario 3 I would like to see how parking lot for park area and the residential building could be shared.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

1. As I said previously I would like to see back building in scenario 1 widened to have more units and reduce size of front building.
2. The slope of the ground from front to back is being utilized well in all three scenarios.
- 3.I think the buildings are fairly sized for this property and neighborhood.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

- 1.The third scenario with the park area is excellent and gives the community a place to gather and feel welcomed.
2. Scenario 2 does not provide a welcoming environment for the community residents. I think the green space provided will only be utilized by the development residents.
3. In Scenario 1 I would like to see more green space in the front of the development by reducing size of front building and increasing size of back building. The small park and commercial businesses will make this scenario more welcoming to community residents.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

1. Need to control signage and lighting so they are not intrusive to the neighbors.
2. Have as many 7am-6pm hours of operations types of businesses, so as to minimize noise in the evening. Would prefer a more upscale restaurant than Stella's.
- 3.The town needs to increase our tax base. Limited commercial and/or residential will both accomplish this goal.
- 4.No drive thru businesses should be permitted or 24 hour types of businesses.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#31



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 23, 2013 9:00:25 AM

Last Modified: Monday, September 23, 2013 9:27:13 AM

Time Spent: 00:26:47

IP Address: 128.255.155.238

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario 1 is wholly unacceptable. It would require TIF funds. The double footprint is too much development. Commercial is unacceptable. Set backs ,particularly from Melrose are too short a distance. Scale is too great. I also believe the traffic count with commercial is understated compared to the likely reality.

Scenario 2 is better than #1, but two footprints of this scale is too much development and too near the thoroughfare.

If we must choose among the three scenarios our household would choose Scenario 3. It offers more green space, less concrete. It does not include commercial. It would not require a TIF. The location would help offset the huge scale of the building. The City could work with the developer on use of the greenspace. The concept represented by this option could serve to unite our divided community.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

See my response to the first foil.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The second and third Scenarios are not developed sufficiently for the comparison you are suggesting. Further, we had 10 at our table so the renderings were not easy to study as they were flashed in front of us.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

We do not favor anything concerning commercial space, other than preferring it be dropped from any prevailing Scenario. We would not welcome any aspect of the commercial development proposal in Scenario 1, including noise, lights, signage, evening operations, and the added traffic. An increase in the tax base would be insufficient as a quid pro quo.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#33



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 23, 2013 9:14:22 AM

Last Modified: Tuesday, September 24, 2013 6:02:28 PM

Time Spent: Over a day

IP Address: 173.25.84.58

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

5/3 This is a well thought out plan as far as location of the buildings, the parking, and access. The setbacks are well within legal and esthetic limits and after seeing the simulation that showed walking (or was it driving) past the proposed development I think that the relation to adjacent properties is well proportioned.

4/2 I also agree that this plan is desirable as far the layout is concerned.

Park/5 Another desirable layout but

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

5/3 I think the height, mass and scale are a good fit for this property.

4/3 I also approve of this concept as far as height, mass and scale are concerned.

Park/5 This scenario would also fit well on this parcel as concerns its relationship to the site, the adjacent properties and the topography of the site. I would prefer to see a taller building if this wider building is a lot closer to the ravine.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

5/3 Great use of the property as far as the proportion of public and private space. If it's an upscale development I can imagine that the landscaping and open spaces will be well thought out and attractive.

4/2 While I don't doubt that the landscaping and natural areas will be attractive, if it's a residential only development there will be no public spaces. There is no benefit to the whole community with this scenario.

Park/5 It remains to be seen what landscaping, screening and use of the natural spaces will be with this scenario. While the site will probably be attractive from the street, I think it is too close to a busy street (Melrose) to be a good location for a park.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

5/3 I would be very happy to have commercial services available within an easy walk of our residences, especially if this included a restaurant and/or coffee shop or establishments that served food and beverages, places where neighbors can congregate. I feel that any issues regarding hours of operation, signage, noise, etc can be addressed by ordinance, if not already in place. I think a commercial area will give University Heights a "sense of place" that it lacks because the town is just a bunch of houses. I know that we need to increase our tax base in order for our town to survive in the long term; we cannot just remodel our way to financial security.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#48



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 7:48:21 AM

Last Modified: Wednesday, September 25, 2013 8:20:28 AM

Time Spent: 00:32:06

IP Address: 63.152.97.18

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

#1--Like a little commercial, ie coffee shop, café, ice cream shop idea, BUT feel rental space would be too expensive for small businesses, ie salon, barber shops. Not in favor of the potential for empty business space sitting in our neighborhood. Office space as such isn't a plus to our community--no regular need to walk to a lawyer's office, for example. Think otherwise it's too dense with that much building in either #1 or #2. Too much traffic for area, both for access in and out on Melrose. Busy street anyway and this would be full time, not just the intermittent church uses as we currently have now.

Preference is #3 due to multiple considerations. Less dense traffic, potential city park/open space in front for community (if we can afford it!), more pleasing look esthetically as building sits back further and better look with surrounding properties.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

#1 seems way too dense to fit into the property space.

#2 also dense but not as bad as #1.

#3 seems more pleasing in relation to set back, height, mass and scale. Fits into area better with other properties.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

#1 and #2 minimal open space, natural areas.

#3 again, if we can get the city to purchase the front space, if we can afford it, would add the attraction of UH residential.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I'm not convinced we need the additional tax base generated by the commercial. Does anyone really have a concrete answer to this? Traffic will definitely impact Melrose and surrounding areas. As detailed in first question, do we want empty business space, potentially, sitting unrented because the rent is too high? I don't need a doctor, dental, lawyer, CPA office within walking distance. The "market" idea might work but that is only a portion of the space--if it doesn't, we're stuck with a strip mall effect which does not enhance our community. Also, I do not like the idea of TIF money being requested unnecessarily by anyone. As I understand it, it otherwise would not be needed as in this case it is only justified by needing to re-do the Sunset approach.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#50



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 8:35:23 AM

Last Modified: Wednesday, September 25, 2013 8:48:16 AM

Time Spent: 00:12:52

IP Address: 129.255.1.147

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Likes - Scenario 1's plaza area with trees/public walk/outdoor tables; Scenario 1's aligning of Grand Ave and Melrose intersection; also like the island with trees to prevent more traffic on Grand. Scenario 3 - I do like the idea of green space/park area.

Dislikes - Scenario 2 doesn't seem to provide enough parking for visitors for the amount of units proposed

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

#1 - like the idea of limited commercial, especially a neighborhood market/coffee shop

#2 - am concerned about the number of units and how this will impact the neighborhood, especially on game days

#3 - like the idea of the green space, but who maintains it and does the city have to purchase it to keep it as green space?

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

#1 - like the idea of a "town square" on the corner of Melrose and Grand

#2 - least favorite in terms of open space/natural areas/useable space for public

#3 - like green space but do have concerns as outlined previously

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

As expressed previously, I am in favor of commercial space, with reasonable hours of operation (until 8 or 9pm). I believe the right type of commercial space could enhance the community/neighborhood feel. The traffic is not a particular concern, especially if the intersection was straightened, as proposed.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#55



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:36:32 AM

Last Modified: Wednesday, September 25, 2013 10:47:41 AM

Time Spent: 04:11:08

IP Address: 63.152.94.223

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building set-backs (distance from property lines), and site layout in relation to adjacent properties.

It was hard to address building location(s), parking lots, access drives, building set-backs and site layout in relation to adjacent properties without looking broadly at each plan, so I started with the next question instead of with this one. Since I am having a hard time entirely supporting any of the scenarios as proposed for broader reasons, discussing these details is difficult. So my feedback in this section seems somewhat repetitive and almost leaves me with more questions. I apologize for not addressing this section as requested, but here goes.

I can dismiss scenario 2 altogether as it doesn't offer anything to UH other than condo units and without amenities, the one access drive seems inadequate.

While scenario 1 and 3 have features I support, they both fall short in other areas and I do not feel I can entirely support either.

I support having some commercial space, but scenario 1 packs too much into the space with the 5+ back condo building plus the front commercial/ condo space, plus parking (which may frequently be used by the condo residents and not as available to users of the commercial space), and some limited open/public space. The proposed entrance and exit access drives are better than previously proposed but seem somewhat shortsighted for the added number of residents unless they are all looking for a walking/biking community. However, the proposed concept is just too dense and would impact the traffic and the adjacent neighborhood 'feel' the most of all three proposals.

Scenario 3 provides some future options for the city and I would be interested in how the city might propose its future use. Having just open space could be an asset for privacy for the condo unit as well as somewhat hiding its size from the road and from the adjacent properties. However, the proposed huge glass 5+ condo unit in the back will still tower over the open space and having just open space may not be attractive to future owners or even to the UH community without at least some developed park space. Also without any commercial amenities, the residents of the back condo unit would be driving more which would increase demand on the one access drive. No access to the open space is drawn into the plan, so UH or a future developer may need to develop a plan for increased access which could accommodate both the condo unit and future use of the open/park space. Just leaving it as open space seems shortsighted and unaffordable. It would still need to be maintained and the area enforced to be attractive and safe for the community. However, developing it into an attractive and useable park space first requires funding followed by funding for maintenance and enforcement. If the city doesn't purchase it, will another developer? Still of the 3 proposals, I tentatively support scenario 3 the most with some reservations and definitely some questions as to who would end up owning the open/park space and how it would be developed and whether UH could add some commercial amenities on that property or on the open space across the street from Stella's.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario 1: I remain concerned about the height of building 2 in relation to the UH community as a whole. I was pleased with the developer's willingness to decrease the height from the initial 9 stories to 7 to 5+, but even that 5+ looked really out of place on the aerial view of the site shown at last Wednesday's meeting. Could the developer be persuaded to reduce it to 4+?

I have been in favor of some commercial space and am a proponent of a walking/biking community. I feel the commercial space would be an asset to that kind of community and to the residents in the proposed condos as well as the community as a whole. However, I can't reconcile the 3/5+ plan with commercial space in the allotted area without worrying about the density or overcrowding of the site. In a less residential community, I wouldn't have the same concern about the 3/5+ layout, however, I feel the density of the site doesn't fit with the adjacent residential properties. I would be willing to consider a 3/4+ proposal if it were on the table. My biggest hangup to supporting any of the existing plans is the height of the back building.

Although Scenario 2 indicates a 2/4+ plan, the illustration continues to show bldg 1 and bldg 2 at the same elevation as in scenario 1. That may be an error but needs to be clarified. Additionally, scenario 2 has increased the length of building 2 to accommodate more condo units without providing any amenities from some sort of commercial space, forcing its residents to drive more, thus increasing the traffic at the busy Melrose/Sunset corner. I am least supportive of this proposal.

Scenario 3 reduces the number of condo units and does leave the city some options for future development if the city can afford to purchase the open park property. However, any development of that property will be very influenced by the existence of the 5+ condo unit in the back (if that is approved) and the city's budget. Can the city acquire funding to purchase the property, acquire more funding to develop it for community use (shelters, playground, parking, space for a farmer's market, perhaps some commercial or enclosed community space) and then further continual funding for enforcement and administrative costs of the property? The open space would provide some amenities to the condo unit which I think would make it more attractive to future owners.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Scenario 1 has improved in relation to its landscaping/screening and natural areas since it was first put on the table, but it is hard to tell whether there will be much useable open space for the UH community either in front of the commercial space or in the parking lot. I am skeptical that space would be available for something like our current Farmer's Market.

Scenario 2 doesn't offer any public/open space.

Scenario 3 will only offer public/open space if the city can afford to purchase it and develop it for public/open space use.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I am in favor of some commercial space and think it would be an asset to the future owners of the proposed condos as well as to the community if we could attract the right retailers (something like the Bread Garden in downtown Iowa City). However, the density of the current scenario 1 will only work in the neighborhood if the retailers in the commercial space are very attractive to and highly used by the owners of the condo units thus reducing their need to drive to get milk or enjoy coffee with friends. However, it is scary to support a plan with commercial space without some assurances or vote on what goes in there. With space owned by the developer, how much say will the city or the community have in selecting the retailers or governing that space?

Scenario 1 seems to be offering less open/public space than in previous renditions and I don't see how it could accommodate a Farmer's Market.

Certainly all of the proposed scenarios will change the neighborhood 'feel', but scenario 3 probably has the least initial impact on the 'feel'.

Although scenario 1 has been revised to improve the traffic flow, it would be naive to think that the neighborhood won't see an increase in traffic at an already busy intersection with any of the three plans.

With the negativity of needing a TIF to support scenario 1, could the open area across from Stella's be developed to accommodate a community grocery/coffee shop and outdoor open space?

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#57



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 11:51:05 AM

Last Modified: Wednesday, September 25, 2013 12:17:52 PM

Time Spent: 00:26:47

IP Address: 63.152.105.17

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

OK for Scenario 1. Acceptable for Scenario 2 and 3, although I dislike the latter two scenarios for other reasons. Please note that although I favor the intrinsic design of the 3/5 proposal (Scenario 1), I oppose the use of a TIFF to pay for it. Bonding for its public components (e.g. street redesign) might be a reasonable alternative.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

OK for Scenario 1. I dislike the increase in mass of the back building proposed in Scenarios 2 and 3.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

OK for Scenario 1. I dislike the absence of public space in Scenario 2. The "public park" in Scenario 3 needs to permit some limited development to be really usable; e.g. a small parking lot at the west end, and a modest "clubhouse" at the east end (suggestions originally by Silvia Quezada)

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I cautiously favor limited commercial development, if it could be made neighborhood oriented and promote walkability.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#63



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 7:51:22 PM

Last Modified: Wednesday, September 25, 2013 8:07:23 PM

Time Spent: 00:16:01

IP Address: 173.27.98.94

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I like the layout of site plan 1 with the commercial/residential in the front and moderate sized residential in the back. It allows for improved safety at the intersection and walkable commercial which would be great for the neighborhood.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Plan 1 is preferred as it makes the intersection safer. The scale of both buildings should be fine for that much land and the setback should be fine.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

While the idea of a park would be nice, it is not very usable much of the year, the farmers market is 3 hrs a month and the first plan preserves the greenspace around the area.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I like the idea of being able to walk to another restaurant, grocery, bakery etc. The type of commercial will be important but the plans without commercial provide little benefit to the community beyond the tax base.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#64



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 8:59:54 PM

Last Modified: Wednesday, September 25, 2013 9:16:49 PM

Time Spent: 00:16:55

IP Address: 173.27.98.94

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I very strongly support plan 1 with the associated commercial development. We have lived in UH since 1990 and remember the advantages of being able to walk to Melrose Market to get a donut, milk, bread etc. We enjoy being able to walk to Stella and grabbing a bite when we don't feel like cooking. Having a second option would be great. I believe the developers have listened to the community input regarding the site layout and adjusted to make it fit well with the site.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

With the reduction from 9 stories to 5-6, combined with the nice brick/stone facade and public space on the top of the back buildings, it should fit the space just fine.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The protection of the ravine has been addressed so plan 1 should provide adequate greenspace. While a park in UH would be nice, this space does not seem adequate or appropriate for that use.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I believe appropriate commercial is critical to the future of the community. The major advantage of our community is the relative close proximity to UHHC and the west side campus but this advantage is not being fully utilized. We are turning into a town of rentals. The right kind of commercial (such as a locally owned grocery such as bread garden or Johns, a restaurant such as Hamburg Inn or a bakery/coffee shop) would help make the neighborhood even more desirable for owner occupied homes and families. It is not a guarantee but a step in the right direction. Other commercial such as professional offices, while not a nuisance, would not add much to the walkable community concept.

BTW-I spoke to Peter Fisher yesterday, who is probably the state's expert on TIF. He is a former faculty colleague in the UI School of Urban and Regional Planning and now Research Director for the Iowa Policy Project (and the person who has been most elegant in criticizing the Coralville TIF). He sees no problem with the UH TIF as I described it to him to be used to support the intersection redesign and other infrastructure associated with the commercial development. The problem would come if the City kept the TIF going past the original 10 yrs for other purposes like Coralville did. That shouldn't be an issue here because the City will have more property tax revenue from the development when the TIF runs out so shouldn't need to keep it open.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#68



COMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 26, 2013 7:33:46 AM

Last Modified: Thursday, September 26, 2013 7:55:04 AM

Time Spent: 00:21:18

IP Address: 97.127.182.46

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

The first proposal sounds fabulous. The second proposed concept is terrible. It gives nothing back to the community. The third concept looks ok... But isn't a realistic year-round community option. (Nobody can enjoy a park w hen it's cold outside.) It also doesn't make any money for UH.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I love the corner landscaped space on the first proposal!

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

This community needs some other indoor "gathering" options. Stella's is great! We LOVE w alking up the street for a yummy dinner. It w ould be fabulous to have a coffee shop, ice cream parlor, etc., that could also be w ithin w alking distance and utilized by all ages. A little corner grocery store w ould be ideal for the basic necessities!
Plus, the eventual revenue w ould be great for UH!

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (w ith five story building tow ards the rear of the property and a 3 story building fronting Melrose Avenue - w hich includes 1st floor commercial space).

#73



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 9:50:13 PM

Last Modified: Thursday, September 26, 2013 2:02:55 PM

Time Spent: Over a day

IP Address: 63.152.96.238

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

The third proposal has some advantage in that it has a greater set-back from Melrose Ave.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The third proposal is closer to the existing building.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The third proposal has the best open space element.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I do not think that sufficient parking has been allocated if commercial space is included.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#77



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 27, 2013 9:43:28 AM

Last Modified: Friday, September 27, 2013 9:49:27 AM

Time Spent: 00:05:58

IP Address: 173.19.91.75

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I very much like the cafe-style seating area featured in the mixed use design. The single building + park design is also quite attractive, as it would provide a public space that the families and children of UH could walk to.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Cities with more pedestrian traffic are safer than those without. This is because criminals are less likely to operate in areas where there are "eyes on the ground" rather than people simply driving past in cars. I predict that creating a commercial space would increase the neighborhood feel of UH, would increase the pedestrian traffic and lead to UH being a safer community.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#78



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 27, 2013 8:46:32 AM

Last Modified: Friday, September 27, 2013 11:24:26 AM

Time Spent: 02:37:53

IP Address: 173.19.86.201

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I would like the site to continue to be used as a church or place of worship. If that is not possible, I would like the site to be developed strictly as residential property with no retail. I dislike both plans that incorporate a structure on the south edge of the property towards Melrose Ave because I think it will greatly increase congestion and detract from the attractiveness of the site which currently has the church off set nicely from the street. Similar to the University Club site, setting it back towards the north end of the property seems to me to be the most appealing and least disruptive area for a structure. I dislike the idea of two large structures with a parking area sandwiched between them. Again, it would look and feel overly crowded and overly paved. There is very limited room for mature trees and the landscaping would be more limited than the site plan which shows unpaved park-like area to the south end of the property.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Mass increases on the back structure when the forward structure is removed. For me, that is much more acceptable in terms of visual impact and overall pedestrian and vehicular congestion. Having the structures present on the south aspect of the property in site plans 1 and 2, puts too much visual mass, light, noise, and movement in too close proximity to established neighbors. Putting the residential structure as far north as possible minimizes those concerns.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Clearly site plan 3 maximizes the space for public use and enjoyment, and maximizes the visual and wildlife impact on natural places. For the long term and for the multigenerational aspect to our community, this type of space development will be most appealing and will continue to attract people to our community.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Adding commercial property will, without a doubt, add more foot and vehicular traffic. What is very much uncertain is the type of retail which would be able to succeed in this space. That of course facts in greatly in terms of overall impact on the community, by way of signage, hours of operation and "feel" of that area of University Heights. Everyone would want successful, upscale tenants to occupy the space, there is no guarantee as to what retail would be located there. Once a commercial space is built, there will be a need to keep it occupied continuously, and the community would not be able to closely regulate what would be acceptable and what would not. To me, the far better area for retail development is at the opposite end of Melrose, where Stella has so far been able to succeed. Again, the ideal occupant of that space is another church or place of worship, and if retail is so vitally needed, work to develop the area near the Melrose/Koser/Golfview intersection. IF, unfortunately development occurs at the St. Andrew site, I most strongly prefer the site plan 3 version of development, with 5+ residential building and park like area to the south of the property towards Melrose.

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#81



COMPLETE

Collector: Web Link (Web Link)

Started: Friday, September 27, 2013 7:10:27 PM

Last Modified: Friday, September 27, 2013 7:11:47 PM

Time Spent: 00:01:20

IP Address: 63.152.77.74

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#83



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 28, 2013 7:30:34 AM

Last Modified: Saturday, September 28, 2013 9:31:29 AM

Time Spent: 02:00:54

IP Address: 63.152.117.200

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

The commercial component of Scenario 1 requires too much surface parking, will generate too much increased traffic, has the greatest impact on the ravine, and is most at odds with the expectations of owners of adjacent homes. Scenarios 2 & 3 are decidedly better in all such respects.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario 1 is the largest and involves the greatest departure from the height, mass, and scale of adjacent properties. Scenario 3 involves greater height but less mass and scale than Scenario 2, but the rear building's different architectural style might be more effectively "buffered" by the front building in Scenario 2.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Scenario 3 obviously has the most green space and Scenario 1 obviously has the least amount of green space. Because it wouldn't involve the cost of acquiring the park portion of the site, Scenario 2 seems best.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Scenario 3 obviously has the most green space and Scenario 1 obviously has the least amount of green space. Because it wouldn't involve the cost of acquiring the park portion of the site, Scenario 2 seems best.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#84



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 28, 2013 11:43:59 AM

Last Modified: Saturday, September 28, 2013 12:03:14 PM

Time Spent: 00:19:15

IP Address: 173.29.86.72

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Regardless of where the building is located on the property, it is going to spread unwanted noise and light to the surrounding area. It will also make traffic on Melrose Ave even worse. I oppose a TIF, but even if a TIF is not part of the deal, U Heights will end up paying due to the modifications that will need to be made to infrastructure to support a building this size.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

The building is too big. Eighty units is too many, even if some of them are combined. Putting a building of this size in the middle of a neighborhood like ours only serves the interests of the church and the builder. It will cause our community to turn into a community of rental units and houses. Homeowners will likely decide to rent out houses to students rather than put up with the noise, light, and traffic from Melrose Ave. While I do not live behind the proposed sight, those homeowners are going to be the most severely impacted. What did they do to deserve that, except for build or buy a house next to a natural area that was zoned residential. This must be inconsistent with the church's teachings and general concepts of city planning.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

It seems obvious that the quiet days for U Heights residents working in their yards without the sounds of music, shouting, and other noise coming from such a large building will be over. This sort of building belongs in downtown low a City or out West where there is less development. Put this development on the church's 40 acres. Then anyone who builds a house next to it would be making the voluntary choice to do so. The lack of fairness in changing the zoning and allowing the construction of a facility like this is apparent.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

The likelihood that a business going into the proposed development would be beneficial for U Heights residence seems very low. I can drive a few more blocks to go to Cost Cutters, and I do not need that in the middle of my neighborhood. I like walking to Stella, but the location of Stella makes a lot more sense. Of course a strip mall or other commercial building in the middle of a neighborhood is going to take away from the neighborhood feel. Have supporters pointed to such a building in existence that would be similar and is beneficial to the community? The developer has said a TIF is necessary to do commercial. Even if it were not, U Heights is inevitably going to be paying for having a huge building plopped down in the middle of a neighborhood. Melrose will eventually need to be dealt with under any scenario. Instead of thinking of ways to increase traffic on Melrose Ave., it should be thinking of ways to direct traffic to other streets.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#86



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 28, 2013 2:35:30 PM

Last Modified: Saturday, September 28, 2013 5:06:24 PM

Time Spent: 02:30:54

IP Address: 173.27.1.206

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Construction, condos, parking lots, traffic and added noise is a very high concern. A light study needs to be done!!!

I would be more inclined to buy a house in University Heights if a park were up the street rather than a bunch of condominium buildings. (I think I would have an easier time selling my house, too.)

OF THE THREE PROPOSALS: I liked the third one best. The building should blend in. The idea of a green space/park in front of the condo building is best of the three.

If given a choice I would vote to have another Birkdale. None of the three proposals appeal to me.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Discussion at our table was about maintaining the charm of our community. We should not compromise the vision and values; the integrity of our quaint town, by building a over-sized condominium complex.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

If I could, I would buy the space myself and put a park there.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

If we are going to have more commercial space, I think that it should be at Stella. This space will stick out strangely if there is commercial space. There are a lot of suppositions about the viability of a "coffee" shop in a commercial space. As told to us in the meeting, a coffee/grocery/ice cream store MIGHT be able to make it.

I am very concerned about traffic. Melrose is going to be so so busy! Bikers are going to hate it. (No bike lanes, and now more traffic.) Cars and traffic, light and noise. Light study???

It is not clear to me why the council can not have a consensus on the financial future of our town.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#87



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 28, 2013 6:23:37 PM

Last Modified: Saturday, September 28, 2013 6:26:36 PM

Time Spent: 00:02:59

IP Address: 173.25.85.150

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

as far from the road and neighbors as possible

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

the first two are too close to sunset and the road

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

the commercial portion of the presentation was simply not realistic. No one is that ignorant that they would believe the architect from the developer.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#92



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 4:49:09 PM

Last Modified: Sunday, September 29, 2013 4:56:32 PM

Time Spent: 00:07:22

IP Address: 97.127.183.45

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

We appreciate the underground parking and the effort to maintain as much greenspace/trees as possible. Having the taller building to the back is preferred. We are pleased with all proposed site layouts.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

We are pleased with all proposals relative to height, mass and scale.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

We appreciate the green roof for the taller back building, along with the proposed rooftop space for social gathering. Our first preference would be the Scenario 1 because of the amenities that might be available commercially as well as the community space/fountain at the Melrose/Sunset corner. Our concern for #3 would be taking on a city park that would cost the community money as opposed to increase our taxbase - but agree that having space for community gathering is preferred to not having the space.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

We are fully in support of commercial space both for the opportunity to positively increase our tax base but to also provide another walkable option for our community. We walk to Stella and very much enjoy having that option in our neighborhood - and would welcome more options on a smaller scale. Hours of operation are not of great concern to me - clearly, they would need to be open to do business at whatever time of day their service was needed.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#95



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 7:07:00 PM

Last Modified: Sunday, September 29, 2013 7:10:30 PM

Time Spent: 00:03:29

IP Address: 63.152.94.96

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Option 1 with the commercial space is my first choice. Option 3 with the green space is my second choice. I think a community gathering area is very important for UH.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Option three would be nice with the green space, albeit close to a very busy street.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

1. opportunity to have a convenience store
2. opportunity to increase taxes

I think the anticipated increase in traffic is being highly exaggerated. I also would welcome a better traffic light at sunset.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#99



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 5:19:11 AM

Last Modified: Monday, September 30, 2013 5:33:37 AM

Time Spent: 00:14:26

IP Address: 67.132.28.217

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario 1 has too much surface parking due to the commercial component. The commercial component also adds too much traffic, and due to the second exit has the greatest impact on the ravine. It also fits in poorly with the adjacent property owners. Scenario 2 and 3 are better with respect to how they fit in--something smaller and more in keeping with the neighborhood would be better still--Birkdale type or smaller town homes.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario 1 is too large and too high. It is completely out of character with the neighborhood. Scenario 3 is better because the single building is at a significant distance from the highway and thus its mass and height appear less. Scenario 2 lowers all heights and has the potential to fit in better with the neighborhood.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Scenario 3 provides the greatest amount of open space and if it could be city owned, the greatest amount of public space. Whether the city could afford the space is a serious question. Scenario 2 allows significantly more open space than 1 and as a result may be the better practical option. Scenario 1 also impacts the ravine more significantly and thus is the poorest choice of the three.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

The commercial component has the highest risk. No matter the original restrictions, if the space does not rent, there will be pressure to allow additional types of stores. Even now the comment was made by the developer's representative that a convenience store is a possibility. That would be totally out of keeping with the neighborhood, increase the risk of adverse consequences in terms of traffic, noise and likelihood of problems. Since TIF would be required, it also reduces the amount of revenue to the city. Scenario 2 may well provide greater taxable valuation than Scenario 3 and also wouldn't have the cost to the city of purchasing the park land. In terms of any commercial component, I am very concerned about hours of operation, signage, noise, light, and additional traffic. The high cost of the space will put it out of reach for places like a coffee shop. There is plenty of commercial space close by (grocery store, convenience store, coffee shop, restaurants) and many commercial spaces open in low a City which have not been filled. The increased traffic will put pressure on Melrose, potentially to the point where the road will need to be widened. The danger to the integrity of the community is not worth the risk of whatever increase to the tax base we might see.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#104



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 11:31:01 AM

Last Modified: Monday, September 30, 2013 11:43:30 AM

Time Spent: 00:12:28

IP Address: 173.19.227.193

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I do not like any exit onto Sunset. I would prefer no commercial space. I don't like any of the three proposed facilities.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I do not feel these plans belong in U Heights

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

This is not guaranteed to increase our tax base

The traffic will be a great problem at the corner of Melrose and Sunset

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#105



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 11:59:54 AM

Last Modified: Monday, September 30, 2013 12:06:24 PM

Time Spent: 00:06:30

IP Address: 128.255.242.246

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I don't believe that any of the 3 proposals presented are in the best interest of or fit with the established neighborhoods of University Heights.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I think all of the proposals woefully underestimate the effects of traffic and need for parking. I dislike #1 the most and only sparingly like #3.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The only one I find acceptable is #3 with the park in the front. If enough trees are spared and new mature trees are added to the landscape, it may diminish the effects of a 6 story building on the adjacent neighborhoods.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I don't favor ANY commercial space at that location. The traffic that will be generated will be disastrous to the neighborhoods adjacent to the project.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#109



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 2:01:27 PM

Last Modified: Monday, September 30, 2013 2:32:12 PM

Time Spent: 00:30:45

IP Address: 173.19.86.68

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

All three projects are too large for the site and for the neighborhood, which is all residential. Of the three projects, the third one, with one building and parkland, is the least objectionable. All three projects are much too close to their neighbors in Birkdale. The mixed use project re-routes Sunset which destroys several mature trees and hurts the green space of the neighborhood. The restricted access will also make it more difficult for people living on that street. The mixed use project will also increase traffic much more than the other projects. The mixed use project will have a worse impact on the neighbors across Melrose.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

All three projects are too large for the site and for the neighborhood, which is all residential. Of the three projects, the third one, with one building and parkland, is the least objectionable. All three projects are much too close to their neighbors in Birkdale. The third project takes advantage of the slope to slightly hide the mass.

The second proposal, with the 2/4 floors, was not the real alternative as originally conceived. The original 2/4 proposal had a lower building in front. The 2/4 proposal shown had a front building the same height as the mixed use project so the 2/4 presented did not significantly improve mass and height compared to the mixed use project.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The first two projects offer trivial amounts of open, green space. The public space in the mixed use project is next to a busy street and is not a good candidate for people to spend time. The mixed use project damages the ravine by redirecting Sunset while the other two projects preserve the ravine and the screening function of its mature trees. Only the third project preserves any significant amount of natural areas. The five+ project has good potential with its open space but careful development of that for parkland would be needed.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

All desired services are already readily available between the nearby Mormontrek cluster and low a City. It is difficult to see how any small service oriented business could be viable in this expensive space when comparable businesses are close.

Commercial space is inconsistent with the neighborhood feel, because it will be entirely surrounded by R1 housing. The other commercial ventures in University Heights are different - the University Club has a large set back and all other businesses are clustered together in the original business district planned at the founding.

It is a fundamental mistake to try to maximize tax returns if it costs the social fabric of the town.

People should use the example of Stella to see how much impact on traffic and parking a business can have. Certainly even with good intentions noise has been a problem there and thinking it will not be on the SAPC site is wishful thinking.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#111



COMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 11:25:27 AM

Last Modified: Monday, September 30, 2013 4:07:13 PM

Time Spent: Over a day

IP Address: 173.19.90.98

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

#1 Proposal -

Too large. Turn Lane will take 6 ft. off ours & some others properties on the South side of Melrose. There is already a problem with snow plowing, throwing snow up on to the sidewalk - with 6 ft less, snow will be thrown even further up on the trees & other plantings. This will be a snow removal problem for residents. Commercial space will increase traffic, invite others not residents of U. Hts. It is not necessary; this is not Chicago, we are all 15 minutes or less from businesses, restaurants etc. It can be expected that any business will have to charge too much for most so it is hard to see that any could survive.

#2 Proposal

Though no commercial, there will still be too much extra traffic. This, however is an improvement over #1 Proposal.

#3 Proposal

This would be the best one and would be in keeping with U. Hts. living. It provides more green space. We realize U. Hts. would probably have to buy the park space but this could probably be handled.

Generally Speaking:

In any proposal there needs to be room for community activities both inside and outside.

It seems that Maxwell cannot build without TIFF and we cannot see any reason why he should receive this. It is confusing about the financial return to U. Hts. and the number of years before any money would be appreciated by U. Hts.

We believe the only proposal that would not have a negative property value effect for homeowners especially those on Melrose and across the ravine would be Proposal #3..

Robert and Della Ruppert

314 Koser Avenue

Phone: (319) 338-4811

ruppertdm@aol.com

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others. *Respondent skipped this question*

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well. I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#123



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 10:58:10 AM

Last Modified: Tuesday, October 01, 2013 11:01:39 AM

Time Spent: 00:03:29

IP Address: 70.197.195.219

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I think that the site layouts of all three proposals are fine.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#126



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 11:58:44 AM

Last Modified: Tuesday, October 01, 2013 12:07:06 PM

Time Spent: 00:08:21

IP Address: 128.255.169.252

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario 1, with the commercial space on the ground floor is my favorite. I think it could bring back what University Heights had 20+ years ago. A neighborhood market, a coffee shop, etc. I think the taxes from the development are important for the sustainability of the city. The new trend in urban living nationwide is to be able to walk/bike to neighborhood businesses. I think it will be a very nice addition that will make University Heights even more livable than it is now.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario 1, with the commercial space is my favorite, and the height, scale, etc. seems fine.

I don't like scenario 2 since there is no public meeting space (no coffee shop, etc.).

My least favorite is scenario 3 with the park space. I think this would lead to less tax revenue, plus U Heights would have to purchase it. I worry about it getting trashed on football weekends, and I don't like a park that small so close to a busy intersection.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I think all 3 scenarios would be fine regarding landscaping, etc. But scenario 1 offers the best option for public space since people in U Heights will be able to walk and congregate at businesses there.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I think the neighborhood feel would definitely be best with scenario 1. The commercial property on the first floor of the front building will hopefully allow neighbors to run into each other, talk, mingle, and have a true sense of community.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#132



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 1:58:43 PM

Last Modified: Tuesday, October 01, 2013 3:01:00 PM

Time Spent: 01:02:17

IP Address: 198.228.228.171

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Scenario 1: dislike the size - too large for our community. Concerned about the increased traffic issues and the density. Seems like a lot of units to fit into a small space. I would want there to be no access onto Grand either to enter the bldg or to exit (except to exit to get to Melrose). Don't mind small commercial. Definitely no movie shops, gas stations, etc. absolutely would not support a TIF for this project - even to realign Sunset. This is not a problem as I see it. I like scenario 2 and I was disappointed that more effort was not put into the plan to give it a fair chance. Mr. Maxwell said if 4/2 is what we support, he would make it work if we would not be opposed to small commercial in this site and/or looking into the possibility of community space in the development. Again, I would echo the entry/ exit opinion onto Grand. Scenario 3. Like the setback. Would like 4 plus instead of 5 plus. The elephant in the room here is the cost of the green space to the city. I would want the city to have control of the green space but leary of what that would cost.. Again, see the entry/exit comment onto Grand. In all three scenarios, I am pleased to see the ravine preserved..

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Scenario one is completely out of proportion and will stick out like a sore thumb. The light projection would be a nuisance. Scenario two fits better into the space - not sure about the 'plus' but that may be something that comes with a compromise. Scenario three seems good - I like the setback. Would again propose four plus instead of five plus. I appreciate the ravines being preserved.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

I would like to research the cost of community space in the 4/2. Also look at cost of land in the third scenario. Don't like scenario one

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I feel we can increase our tax base without ruining our community. Building a 4/2 plan without TIF will give us money from the start. I feel commercially space is something I'm willing to compromise on as long as we remain in control and continue to disallow gas stations, convenience stores, fast food establishments, etc. I feel traffic is going to be an issue with the density so adding to that would not be good. I don't think every service has to be duplicated so we only have to walk one block. There are coffee shops at the hospital and the Mormon trek. I don't mind walking further or riding my bike. Realistically, how many months out of the year will these places be walked to? I don't see them getting the business they would need to sustain themselves. Also don't see the area as a destination spot. Our budget is doing good we have a surplus and a savings. We need to be conservative in our spending and grow responsibly.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#136



COMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 1:05:17 PM

Last Modified: Tuesday, October 01, 2013 6:48:44 PM

Time Spent: Over a day

IP Address: 63.152.85.57

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Building 1 is too close to the street and too large. The commercial space is too close to, and would be disruptive to, surrounding homes. The outlet on and realignment of Sunset would be disruptive to the adjacent neighborhood. The roof garden "reception" seems invasive to surrounding and immediate areas. The council should be most concerned with how the change in zoning affects existing neighborhoods rather than what hypothetical wealthy buyers might desire.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Height, mass, scale overwhelm surrounding neighborhoods. The development should enhance our neighborhoods without dwarfing them (but not necessarily another Birkdale-scale development).

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

The "public" / open spaces are nice, but not realistically useable. Incorporation of natural areas and natural landscaping is preferable to manicured lawn everywhere. Protection of the ravines is very important to the ecosystem of the area.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

We don't see a real "need" for services – everything anyone needs is very close. Traffic, hours of operation, noise, and light are major concerns. Commercial entities that people seem to want are not likely what we would get: i.e., a nice, quiet "family" restaurant would be wonderful, but more likely we'd get another mediocre, noisy sports bar that would be disruptive to a wide circle of neighbors.

If there is a commercial component, it should be located so that it is not disruptive to surrounding homes – even if that is not "normal."

We would like a development on this site that brings something new – not just to University Heights, but to the low a City area. These buildings are comparable to things that exist in IC. We would like the developer to go back to the drawing board and come up with something that fits our community, with elements that many people want, something that doesn't overwhelm our neighborhoods, and - above all - makes University Heights distinctive. In our opinion this development doesn't accomplish that. Kevin Monson is an accomplished architect who could certainly design something truly unique for this site.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#137



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 6:43:55 PM

Last Modified: Tuesday, October 01, 2013 6:49:49 PM

Time Spent: 00:05:53

IP Address: 173.29.240.62

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

All three sites are appropriately developed.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

#1 like the way front screens out back building

#2 4/2 same

#3 like that trees screen out back building

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

#1 like the space in front and that parking is behind

#2 Like that there is lots of green space

#3 same as #2

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I like that there could be commercial. Needs to be regulated for hours and signs to minimize affect on neighbors.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#140



COMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 7:22:52 PM

Last Modified: Tuesday, October 01, 2013 7:36:36 PM

Time Spent: 00:13:43

IP Address: 173.25.84.45

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I felt that the designs all incorporated the green space around the site. specifically keeping the trees on the east and west as a barrier to the neighborhood. The design for the 5/2 site keeps the parking lot for the commercial on the interior of the space, this makes less of an impact on the streetscape. I appreciate the underground parking for the units.

The designs do try to incorporate access drives to the site. My preference is the 5/2 design which incorporates the redesign of the Melrose and Sunset intersection. I believe that provides greater flexibility and access to the property.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

I feel the set back, especially on the east and west provides a good buffer to the neighbors. My preference was the 5/2 design. The back building, although at five stories, is smaller in scale. I also feel the green space on the east side of the commercial softens the impact on the neighborhood, provides community space and a nice entrance to the site.

Although I like the idea of the park, I didn't like the increased height and length of the condo building.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

My preference is a site that incorporates landscaping and screening designs that lessen the impact of the structure in the neighborhood. I feel like all designs are respectful to the natural areas, include trees and make use of the existing site.

Any opportunity to increase the green space in the area so that it isn't simply buildings and parking would be my preference.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

I do like the aspect of walkable services in our neighborhood. Spaces that will operate in a shortened, not late evening, hours of operation. I understand they need to be sustainable businesses, but there are those that could be amenities to the residents in the condos and those of us in the neighborhood. Outside space for community gathering, trees, bike parking, welcoming space.

I truly believe we have an opportunity to expand our tax base as St. Andrew's moves and should take advantage of this.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#142



COMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 11:14:52 AM

Last Modified: Tuesday, October 01, 2013 8:20:51 PM

Time Spent: Over a week

IP Address: 97.127.189.238

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

3/5+ plan:

The high-rise building is much too tall and dense for the community. Commercial in Building 1 will require a lot of surface parking. This plan invades the ravine and requires the re-working of Sunset which, in itself, is a MAJOR change in the University Heights environment.

Building 2 will tower over adjacent Birkdale Court. It requires removing trees and re-grading almost all of the property. The sizes of the buildings are out of character with the surrounding single-family residences of University Heights and commercial is not restricted to the types of businesses that would not require a lot of parking. There is very little open space that's not dominated by parking. Entrance off Melrose would probably require a traffic signal (stop light). I do NOT support this plan!

Park/ 5+plan

It has a lot of open space but a 5+ story building will still be very visible from Melrose since there's nothing to screen it from Melrose. The trees won't grow that high; and they'll shed their leaves for over half the year. Building is too tall and massive for the character of University Heights; the building will tower over the adjacent Birkdale Court residences. Looks like it encroaches too much on the ravine. It is a plus that North Sunset isn't changed (as it would be in the 3/5+ plan). This is not a good location for a city park; along a busy street with restricted access. Also too distant from residences of younger families. They would have to wheel their strollers to the edge of town to even get there. Tower Court Park is much closer to young families with children. They are using it heavily already; it is a congregating spot, so that speaks to its usability by UH residents. It is a lousy idea to have the city purchasing this property from the developer. It is foolish to consider a park in this location, especially if the city has to purchase it! It looks like it might be a ploy to keep the land ready for future development. Not at all an appropriate place to plunk down a city park. And there would be no parking for residents or others who would want to visit the park. Dumb idea for many reasons; it seems like the developer is grasping at ideas to get the 5 story condo building he wants! I don't like this plan!

2/4+ Plan

Building 1 should be set back further from Melrose. The ravine is again encroached upon by this plan. I do like that there will be no commercial which will eliminate the need for surface parking and not create overloads of traffic coming into the development to frequent businesses there. I think this plan is a good compromise and the best of the three that the developer is proposing. Pluses are the greatly increased tax revenue and a more palatable size of the buildings. North Sunset would not be changed for this plan, so that's another plus. This plan, overall, is more aligned with a residential neighborhood and more similar to Grandview Court. We do NOT need a big commercial hub here and we do NOT need a park in this location (if at all, since we already have access to Tower Court Park). I could support this plan well ahead of the others, but I would still prefer it to be scaled back even more.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

3/5+ plan:

I don't like it at all; this one should be pulled from consideration! Too much height and mass; out of scale with the residential neighborhood. Completely off the mark for our community. It would tower over the neighboring areas and create a massive traffic problem on Melrose. It is a monstrosity as much today as it was when the developer trotted it out a couple of years ago for consideration. Would require major regrading of the property. Too invasive! Boo. Hate it!

Park/5+ plan:

I don't like anything about it. The building is still too big and there's nothing to screen it or reduce the visual impact; the set-back is NOT ENOUGH to accomplish that! It will look horrendously out of scale for our community. Put it out on the Peninsula! Rich people will love it! Still a problem of towering over adjacent homes and looking really out of scale with the surrounding residential area. I very much dislike the idea of the city buying property from the developer to create the park. This allows the developer to get his building and also have the city help pay for it. This is no place for a park. Think TOWER COURT PARK! We already have that and it is well-used by UH Residents. We don't need 2 parks.

2/4+ plan;

Of the three, this is the least offensive to University Heights' sense of place. However, it is still pushing the envelope in terms of overwhelming an established look and feel of our community. I could see some value of a city center/police facility going into a portion of the first floor of Building 1. However, we do not need extensive city offices to accommodate the mayor and the council and a huge community space requiring extensive ongoing maintenance. We are way too small of a potato for that!

Of the three plans submitted this one has potential for fitting in with the community, especially if building 1 is set back further from Melrose.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

3/5+ plan

There is very little usable open space in this plan, and what does exist is inside the confines of the development (between the buildings). The buildings have an appearance of being shoe-horned into a space that isn't large enough to accommodate them. Again, the realignment of North Sunset damages the ravine and especially encroaches the first part of it (at the south end--almost 1/3 of it!) There will be extensive regrading required and there is NO WAY that the trees and shrubs shown will screen the building from view.

Sidewalks will only serve the development.

Park/5+ plan

The city park area should be protected from any future development. It looks suspiciously like the property is being held for future development; just with a nice lawn planted on top! I don't think it is a usable public space with no parking available for people to travel there in cars (thinking of elderly who might want to drive there). It just is not a suitable site for a city park, given the busy street and its distance from residences where young families with children currently reside. Dump this idea; it looks like a desperate move on the part of the developer to appease his critics and snag some money from the city.

2/4+ plan:

Elimination of commercial allows for quite a bit of usable open space between the buildings. Would like to see Building 1 moved back a little to displace some of that open space to the side along Melrose. Needs more of a buffer on that side. Would probably be the most attractive of the three in terms of visually fitting in to the UH environment and best use of space.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Commercial space is not needed in our community. We have amenities already really close by, and the idea of an open market that I've heard touted by those "in the know" would create a large amount of "destination" traffic; the developer is angling to provide services to more than just our community in spite of what he says. We will pay the price of the increased traffic from outside our community. I very much dislike this idea. We can increase our tax base well enough with the 2/4+ plan; possibly the best scenario for that, especially if businesses fail to take off as they have in similar commercial developments in low a City (along Burlington & Gilbert). A commercial development is NOT appropriate for a residential area like UH. We do not need it and people of UH could not and would not support it on their own.

PAGE 6

St. Andrew Church Site - Proposed Development Feedback

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

#145



COMPLETE

Collector: Web Link (Web Link)

Started: Sunday, September 29, 2013 9:25:04 AM

Last Modified: Tuesday, October 01, 2013 9:57:05 PM

Time Spent: Over a day

IP Address: 173.19.227.197

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Like. Commercial plan=need tax base and is best plan. 2 building is worst. Should always have main exit with light. Like setback with low profile and in NW part of lot. With greatly increased revenue, city could help with intersection.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

In one building do like park.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Raven could be valuable area with environmental expertise

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

We have to increase tax base significantly and not handcuff future generations with no substantial development to this property.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#4



INCOMPLETE

Collector: Web Link (Web Link)

Started: Thursday, September 19, 2013 8:05:34 PM

Last Modified: Thursday, September 19, 2013 8:10:14 PM

Time Spent: 00:04:39

IP Address: 173.19.91.75

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Like the set back from the street on all plans. Like the ravine and woods are left as is. Really like the outdoor patio space on plan 1.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

All looks fine to me.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Like the public space on plans 1 and 3.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Like the commercial space. Like the redesigned intersection. Like the increased foot traffic that will come from plan 1, i feel that is an important aspect of public safety.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well. *Respondent skipped this question*

#14



INCOMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 4:14:36 AM

Last Modified: Saturday, September 21, 2013 4:15:10 AM

Time Spent: 00:00:34

IP Address: 174.253.146.37

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Mixed use bu

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

Respondent skipped this question

#35



INCOMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, September 24, 2013 10:04:28 PM

Last Modified: Tuesday, September 24, 2013 10:06:02 PM

Time Spent: 00:01:33

IP Address: 173.25.84.78

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#36



INCOMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 5:14:07 AM

Last Modified: Wednesday, September 25, 2013 5:16:21 AM

Time Spent: 00:02:13

IP Address: 129.255.1.140

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

It is important to keep green space, so scenario 3 with a public park is the best solution.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

It is important to keep green space, so scenario 3 with a public park is the best solution.

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

It is important to keep green space, so scenario 3 with a public park is the best solution.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

It is important to keep green space, so scenario 3 with a public park is the best solution.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#45



INCOMPLETE

Collector: Web Link (Web Link)

Started: Wednesday, September 25, 2013 6:26:01 AM

Last Modified: Wednesday, September 25, 2013 7:15:33 AM

Time Spent: 00:49:32

IP Address: 209.253.190.225

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

Respondent skipped this question

#89



INCOMPLETE

Collector: Web Link (Web Link)

Started: Saturday, September 21, 2013 4:19:40 AM

Last Modified: Sunday, September 29, 2013 7:19:02 AM

Time Spent: Over a week

IP Address: 97.127.181.151

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

#100



INCOMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 1:57:29 AM

Last Modified: Monday, September 30, 2013 7:00:24 AM

Time Spent: 05:02:55

IP Address: 173.19.35.229

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

Respondent skipped this question

#106



INCOMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 1:29:26 PM

Last Modified: Monday, September 30, 2013 1:43:38 PM

Time Spent: 00:14:12

IP Address: 63.152.100.245

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I would prefer #3, Park/5. The park in front is a nice feature

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

#3 would be less disruptive for the surrounding neighborhood

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

#3 would have more open space and screening.

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Coffee and sandwich shop would be OK

I would like to see a public meeting place and some "affordable" units in the housing.

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

#129



INCOMPLETE

Collector: Web Link (Web Link)

Started: Tuesday, October 01, 2013 12:31:03 PM

Last Modified: Tuesday, October 01, 2013 12:32:23 PM

Time Spent: 00:01:19

IP Address: 128.255.229.3

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

I am very concerned about the overall increase in traffic given the congestion that already exists on Melrose at peak travel times.

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

#130



INCOMPLETE

Collector: Web Link (Web Link)

Started: Monday, September 30, 2013 8:39:52 AM

Last Modified: Tuesday, October 01, 2013 1:08:05 PM

Time Spent: Over a day

IP Address: 63.152.92.186

PAGE 2

Q1: General Site Layout Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building setbacks (distance from property lines), and site layout in relation to adjacent properties.

Respondent skipped this question

PAGE 3

Q2: Height, Mass, and Scale Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

Respondent skipped this question

PAGE 4

Q3: Streetscape, Open Space and Amenities Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

Respondent skipped this question

PAGE 5

Q4: Commercial Components Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

Respondent skipped this question

PAGE 6

Q5: IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

Name:	Address:	City/Town:	ZIP:
Alex Lagneaux	126 Grandview Ct	Iowa City	52246
Alice Haugen	1483 Grand Avenue	University Heights	52246
Amanda Chrystal	59 Olive Ct.	University Heights	52246
Andy Dudler	205 Koser Ave	University Heights	52246
Ann Dudler	205 Koser Ave	University Heights	52246
Ann Grossheim	107 Birkdale Ct	I C	52246
Ann Perino	235 Koser Ave	Iowa City	52246
Ann Sokolowski/Branford LC	1306 40th Street	Des Moines	50311
Anna Hughes	1465 Grand Ave	Iowa City	52246
Anne Langguth	114 Grandview Court	Iowa City	52246
Aron Wardenburg	117 Highland Drive	iowa city	52246
Barbara Stehbens	305 Sunset	U Heights	52246
bob beinhart	316 highland dr.	uiversity heights	52246
bonfield	206 mahaska	uh	52246
Brad Rourke	27 Olive Ct	UH	52246
Brent Metcalf	216 Marietta a e	Iowa city	52246
Caroline Mast	111 Highland Drive	Iowa City	52246
Carolyn Brown	1434 Grand Ave	Iowa City	52246
Carolyn J. Swails	333 Koser Ave	university heights	52246
Catherine Lane	303 HIGHLAND DR.	University Heights	52246
cathie payvandi	349 Woodland drive SE	cedar rapids	52403
Chris	Hedlund	Iowa City	52246
Christine Luzzie	338 Koser Avenue	University Heights	52246
Cristi Gleason	416 Monroe St	Iowa City	52246
Cullen	334 Highland Dr.	IC	52246
Dan	Miller	University Heights	52246
Dan and Deb Fick	215 Grandview Ct.	University Heights	52241
Dan Stence	310 Golfview	University Heights	52246
Daniel and Liesa Moore	220 Koser	University Heights	52246
Dave Deyak	209 Ridgeview Ave	Iowa City	52246
David Pedersen	309 Sunset	University Heights	52246
David Shriver	100 Sunset St	University Heights	52246
Deb and Rich Wretman	386 Koser Avenue	Iowa City	52246
Dennis Wilson	306 Mahaska Dr	University Heights	52246
Derek Timmerman	300 Koser Ave	University Heights	52246
Dorothy Whiston	317 Mahaska Dr.	IC	52246
Eliza easker	134 Marietta ave	Iowa city	52246
Erin Balkenende	250 Marietta Ave	UHeights/Iowa City	52246
Erin Shriver	100 Sunset Drive	University Heights	52246
Eunice Hunzelman	1456 Grand Av	Iowa City	52246
Eva Tsalikian	206 Mahaska Drive	University Heights	52246
Greg Prickman	321 Koser Ave.	University Heights	52246
Gretchen Blair	51 Prospect Place	University Heights	52246

Harold J. Black	333 Koser Ave	University Heights	52246
Ila Zimmerman	1468 Grand Avenue	Iowa City	52246
Jacinda Pedersen	309 Sunset St	Iowa City	52246
James Hopson	205 Golfview	University Heights	52246
Jane Gay	106 Koser Ave	Iowa City	52246
Janet Stewart	222 Golfview Ave	Iowa City	52246
Janice Launspach	136 Koser Ave	Iowa City	52246
Jase Humphrey	27 prospect pl	iowa city	52246
Jayne Hansen	335 Koser Avenue	Iowa City	52246
Jeb S Rosebrook	426 Ridgeview Ave.	University Heights	52246
Jeff Edberg	337 Highland Dr	Iowa City	52246
Jenson	312 Highland Dr	Iowa City	52246
Jerry & Judy Musser	21 George St	Iowa City	52246
Jerry Zimmermann	1434 Grand Avenue	Iowa City	52246
Jill	21 Prospect	U hts	52246
Jim Bradley	1417 Grand Ave.	Iowa City	52246
Jim Lane	303 Highland Drive	University Heights	52246
Jo Ellen Ross	315 highland drive	Iowa city	52246
Jo Klopp	226 Mahaska Drive	University Heights	52246
joe kimura	426 koser	uh	52246
John and Peggy Saehler	323 Highland Dr.	Iowa City	52246
John McLure	415 Koser Avenue	University Heights	
john streif	1479 grand ave	iowa city	52246
Jon Fravel	223 Highland Dr	Iowa City	52246
Joseph Frankel	323 Koser Ave.	Iowa City	52246
Juan Pablo Hourcade	416 Ridgeview Ave	Iowa City	52246
Julie Andsager	231 Golfview Ave	UH	52246
Julie Damiano	1470 Grand Ave	UH	52246
June Braverman	349 Koser Ave	IC	52246
Karen Drake	322 Koser Ave	University Heights	52246
Kate Durda	46 Olive Court	Iowa City	
Kate Robb	625 Grandview Ct	Iowa City	52246
kathie belgum	104 sunset street	iowa city	52246
Katie Harris	1455 Grand Avenue	Iowa City	52246
Kris McLure	415 Koser Ave.	University Heights	52246
Kristen Metcalf	216 Marietta Avenue	Iowa City	52246
Larry Wilson	308 Koser Avenue	University Heights	52246
Laura O'Conner	120 Golfview Ave	Iowa City	52246
Lisa Cramer (Edeker)	230 Golfview Avenue	University Heights	52246
Lisa Haverkamp	315 Golfview	Iowa City	52246
Llinda Fincham	1475 Grand Ave	Iowa City	52246
Lori Kimura	426 Koser Avenue	Iowa City	52246
Marisa Buchakjian	1409 Grand Ave	Iowa City	52246
Mark Greiner	77 Olive Court	Iowa City	52246
Marlys Svare	228 Marietta Avenue	Iowa City	52246

Mary Mathew Wilson	308 Koser Avenue	University Heights	52246-3002
Melanie Laverman	24 Highland Drive	Iowa City	52246
Michael Kanellis	305 Golfview Ave.	University Hgts/Iowa City	52246
Mike Gay	106 Koser Ave	Iowa City	52246-1918
Mike Haverkamp	315 Golfview Ave.	U-Heights	52246-1911
Mitchell Vogt	32 Olive Court	University Heights	52246
Nancy J. Barnes-Kohout	300 Golfview Avenue	University Heights	52246
Nick Herbold	1250 Melrose Avenue	University Heights	52246
Pat Yeggy	305 Ridgeview Avenue	Iowa City	52246
Patrick B. Bauer	338 Koser Avenue	University Heights	52246
Paul De Young	21 Prospect Place	University Heights	52246
Peige Zhou	636 Grandview Ct	Iowa City	52246
Pete Damiano	1470 Grand Ave	Iowa City	52246
peter van elswyk	1237 melrose avenue	Iowa City	52246
Rachel Prickman	321 Koser Ave.	Iowa City	52246
Randy Kardon	220 Sunset St	Iowa City	52246
Renee Goethe	103 Highland dr.	Iowa City	52246
Rita Zajacz	537 Mahaska Ct.	University Heights	52246
rob philibert	15 prospect	x	xx
Robert & Della Ruppert	314 Koser Avenue	Iowa City	52246
Robert From	207 Monroe Street	Iowa City	
Robert Hanson	506 Mahaska Ct.	University Heights	
Robin Hayward	270 Highland Dr	U Heights	52246
Roger Tracy	105 Birkdale	University Heights	52246
Rosanne Hopson	205 Golfview Ave	University Heights	52246
Russ Hunzleman	1456 Grand Av	Iowa City	52246
Shaun Vecera	315 Ridgeview Ave.	Iowa City	52246
Sheryl Beinhart	316 Highland Dr.	Iowa City	52246
sheryl neuzil-beinhart	316 highland dr.	Iowa City	52246
Stan Laverman	24 Highland Drive	Iowa City	52246
Stepheny Gahn	62 Highland Drive	Iowa City	52246
Sue Hettmansperger and Lawrence Fritts	114 Highland Drive	University Heights	52246
Thomas Haugen	1483 Grand Avenue	University Heights	52246
Todd Cramer	204 Golfview Ave	Iowa City	52246
victoria guzman	306 mahaska	Iowa City	52246
Virginia Miller	7 Glencrest Drive	University Heights	52246
Wally Heitman	262 Highland Drive	Iowa City	52246
Wendi Slaughter	205 Highland Drive	Iowa City	52246
Xia Chen	636 Grandview Ct	Iowa City	52246
Zadok Nampala	23 leaer court	Iowa City	52246

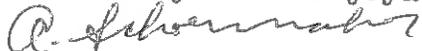
27 Leamer Court
Iowa City, Ia. 52246
Sept. 25, 2013

U. Heights City Council via Chris Anderson;

Being almost computer illiterate and unable to get my ancient I Mac to respond I am sending this note regarding my position on the proposed building plans for the land occupied by the Presbyterian Church.

My main concern is to preserve the personal character of University Heights as a mainly residential area. I do not believe we need to yield to business interests in order to protect the financial viability of U. Heights. I do believe proposed options number one and number two would damage our community. Thus option number three with park space and a limited number of apartment units appears the best choice as I view our present situation. If Sara Lee was able to voice her opinion I am sure it would be the same as mine.

No matter what decision is finally made I believe it is ~~impair~~ of great importance that all sides bury their hatchets and we work together to keep University Heights a prime place to live and enjoy an environment that helps make daily life enjoyable.


Adrian "Yon" Schoenmaker

St. Andrew Church Site - Proposed Development Feedback

14%

Thank you in advance for your participation. The information you provide will be used by the development team as part of their decision-making process as they proceed with a development proposal for the St. Andrew Church property. The University Heights City Council will also use your input to help inform their decision-making related to development proposals for the St. Andrew Church property.

If you do not prefer any of the proposed concepts (or blend of concepts) you may also provide your answers below in context of another alternative.

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ANOTHER ALTERNATIVE

I would like to see more ideas and thought put into other options for the development of St. Andrew Church property than the options presented by Maxwell/Monson.

My ideal option would be a Birkdale type residential area which would more appropriately fit into our neighborhood community in height, mass and scale. A Birkdale type area would not be fraught with traffic issues, would not require a redo of the Sunset/Melrose intersection, would not have the commercial risk element, would not negatively effect property values for those neighbors in close proximity, but would bring increased tax revenue to UH.

If a Birkdale option is not to be, I have a suggestion for a different option. I believe this option may give the development an interesting look and preserve some green space for esthetics (not for public use). It rules out the Park and commercial which I believe to be very bad ideas for reasons stated in later responses.

The attached sketch is very rough and is most certainly not to any scale.

I would like to touch on the issue of UH needing a park. UH residents have in the past and continue to utilize the Tower Court Park which is actually owned by the City of Iowa City. In fact, the UH-wide picnic was held there in 2012. This park is centrally located and is not on a dangerously busy thoroughfare. Perhaps UH and Iowa City could negotiate on UH annexing the park. Or, perhaps UH and Iowa City could negotiate on the construction of a shelter to house picnic tables and to redesign the playground layout. This option would alleviate the squabble over a park in the Maxwell development and would preclude UH from buying property from Maxwell to decrease his debt load. Many UH residents also utilize the Willow Creek Park on Benton Street. Additionally, Horn School also has playground equipment that can be utilized on weekends and during the summer months and school vacation periods.

Thank you for the opportunity to provide our individual thoughts regarding the St. Andrew development.

This sketch:

Removes the building on the Melrose curb

Still can build 80 condos

Removes the unneeded City Park concept

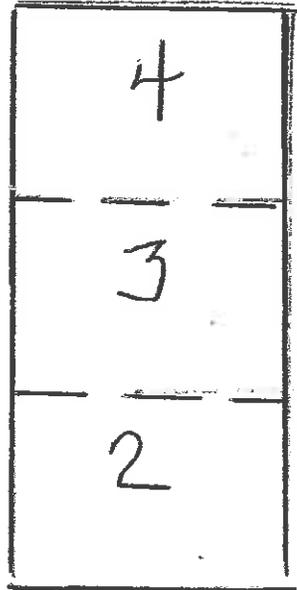
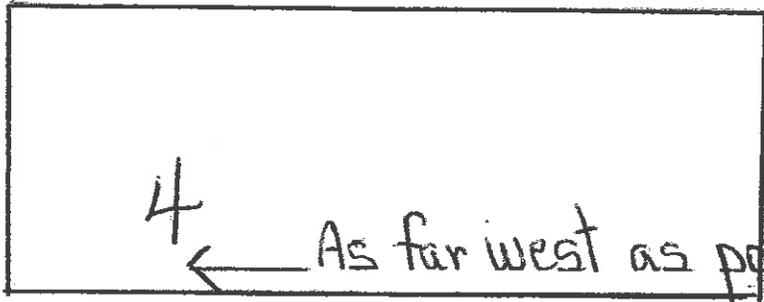
Saves UH from purchasing land from Maxwell

Removes risky commercial and thus eliminates an additional traffic load

Does not require a change in the Melrose/Sunset intersection

Perhaps acts as a "shield" for neighbors on North Sunset

Presents a more open design by allowing a green space view from Melrose rather than a building



Entrance/
Exit

No Public Area

Melrose

St. Andrew Church Site - Proposed Development Feedback

29%

General Site Layout

Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building set-backs (distance from property lines), and site layout in relation to adjacent properties.

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General Site Layout

A general statement that applies to all three proposed concepts:

I find it difficult to respond to this request because there are no dimensions readily available on the three proposals. I am assuming the scale in the lower left hand corner is not true to scale because of photocopying. We should not have to do the architect's job and try to figure out the spatial aspects of the proposals.

I strongly suggest that the drawings of the three proposals be available at the next council meeting in the form of large layouts (poster size, perhaps) with all dimensions included so that we can more accurately gauge if the proposals will "fit" the space available. Include all actual dimensions on the layouts – don't just provide a scale – dimensions should show property lines, distance between buildings, parking lots, roadways, sidewalks, heights of buildings, etc.

The 3-5 Plan

I do NOT favor this plan. It is too big for the space and is not a good fit in our neighborhood community. Bldg 1 is too close to the street. I do not favor an exit onto Sunset – a waste of funds and space to redo an intersection which historically has NOT caused problems. I do not favor retail space.

The 2-4 Plan

This plan may be workable if Bldg 1 is moved north – but again without known dimensions it is unknown how far north it could be located. It is good not to change the Sunset intersection. It is good that the retail element with many potential negatives is gone. This plan is still too big and is not a good fit in our neighborhood community. It is good that there is NO designated Park with the potential that UH would be funding Maxwell's project by buying space from him! Building 2 now has a larger "foot print" and is closer to the east ravine – it would seem that there is potential disruption of the ravine during construction. Can't tell from drawings how close the building will come to the ravine.

The 5+ Park Plan

Building 2 now has a larger "foot print" and is closer to the east ravine - it would seem that there is potential disruption of the ravine during construction. Can't tell from drawings how close the building will come to the ravine. This plan does not fit into our neighborhood community. I am extremely leery of this plan because the "City Park" designated space is a total unknown. Labeling the space a "City Park" may be a ploy by Maxwell to get UH to buy this space to lessen his debt load. "TIFs" not only come in different sizes but also in

different disguises! Once Maxwell owns the entire property he could potentially sell the “Park” space to an unknown or use selling as a tool to “force” UH to buy it from him to control development of the space. This plan is too iffy to endorse.

A Park on one of the busiest streets in Iowa City, really? UH already has access to two parks – Tower Court Park and Willow Creek Park.

St. Andrew Church Site - Proposed Development Feedback

43%

Height, Mass, and Scale

Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

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Height, Mass, and Scale

The 3-5 Plan

This plan is too massive for the space available. Does not fit into a neighborhood community – there is no transitioning from single family homes (including Burkdale) to multiple to massive. A three story building “sitting on the curb” with a five story behemoth towering behind it is way out of scale for the area as it would be in any neighborhood community. The video by Monson shows the trees hiding the size and height of the buildings in this plan – this video is very deceptive. The trees will take many years to grow to even begin to reach the second story of Building 1 and for six months of the year the trees will have no leaves to camouflage the buildings.

The 2-4 Plan

Same comments as above plus concerned about the east ravine during construction.

The 5+ Park Plan

Does not fit into a neighborhood community. You cannot “hide” a building this size with trees! Concerned about the east ravine during construction.

St. Andrew Church Site - Proposed Development Feedback

57%

Streetscape, Open Space and Amenities

Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

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Streetscape, Open Space and Amenities

The 3-5 Plan

Without dimensions it is difficult to judge the size of public/open space as to adequacy for use. I assume the public space is limited to the south-east area of Building 1. I doubt that the public would be welcomed beyond that space. The public space appears to be small and viability limited by Iowa weather. The landscaping on paper shows the public area to be private and screened by lush landscaping. However, noise could be an issue as this area is adjacent to one of the busiest streets in Iowa City and a bus stop. The time it takes for landscaping to reach adequate growth to provide screening could take many years. Utilization of this public space could also be dependant on what retail shops will serve this area. A retail shop may designate the area adjacent to their shop for use by only their customers, thus I am not really sure that there will be a true public space for the masses.

I am neutral on the “public space” issue because I most likely will not use it but the above comments should be considered when determining adequacy and viability.

The 2-4 Plan

The open spaces in a privately owned division can hardly be considered public space. You can landscape all you want but you cannot screen or “hide” buildings of this size. Again, the Monson video is extremely deceiving in an attempt to camouflage with trees a four story or even a two story building in the middle of a residential neighborhood!

The 5+ Park Plan

Again, how are you going to screen a five story behemoth with trees. It just doesn't fit the residential nature of UH.

The Park: I am not in favor of developing this space into a park. If I purchased a \$500-600,000 condo I would not take kindly to looking down on a public park that could become a gathering space for noisy children, that could host noisy family reunions or even athletic events, game day events, etc. The safety factor of children in an area close to one of the busiest streets in Iowa City must also be considered. How big is the Park – what are the dimensions?

St. Andrew Church Site - Proposed Development Feedback

71%

Commercial Components

Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

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Commercial Components

I do NOT favor any commercial space.

We have no NEED for commercial businesses. We are centrally located to Iowa City, Walmart, Menards, a bank, grocery store, restaurants, drug stores, and Coralville with all of its commercial outlets.

The TRAFFIC associated with an 80 condo development will have a horrendously negative impact on our residential community. Melrose Avenue is already one of the busiest streets in Iowa City as a route to downtown Iowa City, the UIHC, and multiple athletic events. The fire station and other emergency vehicles also utilize Melrose Avenue daily. The Finkbine Commuter Lot also generates traffic for Melrose Avenue. Add commercial traffic to this mix and you will have a monkey by the ass, thus making it a possibility that a traffic light may need to be added at the entrance to the development. Not an ideal situation with the existing traffic light at Melrose/Sunset.

HOURS OF OPERATION may be driven by the type of commercial establishment. UH must be vigilant in protecting UH residents from the noise and lights associated with different commercial establishments which may wish to open early or close late in the evening.

SIGNAGE AND LIGHTING must be strictly regulated to keep our neighborhood from taking on a "strip mall" appearance.

OPPORTUNITY TO INCREASE TAX BASE – I don't understand why this element is included here. The tax from 80 condos isn't enough?

COMMERCIAL SUSTAINABILITY in UH is questionable. UH is not a destination – we are a neighborhood surrounding a major traffic artery that leads to destinations. I am doubtful, that in the long run, that commercial endeavors can be successful with UH residents as their primary customers. What becomes of commercial space if a vendor fails and a replacement vendor cannot be found?

PROPERTY VALUES in UH in close proximity to the condo development can't help but be negatively impacted. I believe that a greater negative impact will occur with the addition of commercial establishments.

St. Andrew Church Site - Proposed Development Feedback

86%

IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

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St. Andrew Church Site - Proposed Development Feedback

14%

Thank you in advance for your participation. The information you provide will be used by the development team as part of their decision-making process as they proceed with a development proposal for the St. Andrew Church property. The University Heights City Council will also use your input to help inform their decision-making related to development proposals for the St. Andrew Church property.

If you do not prefer any of the proposed concepts (or blend of concepts) you may also provide your answers below in context of another alternative.

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ANOTHER ALTERNATIVE

I would like to see more ideas and thought put into other options for the development of St. Andrew Church property than the options presented by Maxwell/Monson.

My ideal option would be a Birkdale type residential area which would more appropriately fit into our neighborhood community in height, mass and scale. A Birkdale type area would not be fraught with traffic issues, would not require a redo of the Sunset/Melrose intersection, would not have the commercial risk element, would not negatively effect property values for those neighbors in close proximity, but would bring increased tax revenue to UH.

If a Birkdale option is not to be, I have a suggestion for a different option. I believe this option may give the development an interesting look and preserve some green space for esthetics (not for public use). It rules out the Park and commercial which I believe to be very bad ideas for reasons stated in later responses.

The attached sketch is very rough and is most certainly not to any scale.

I would like to touch on the issue of UH needing a park. UH residents have in the past and continue to utilize the Tower Court Park which is actually owned by the City of Iowa City. In fact, the UH-wide picnic was held there in 2012. This park is centrally located and is not on a dangerously busy thoroughfare. Perhaps UH and Iowa City could negotiate on UH annexing the park. Or, perhaps UH and Iowa City could negotiate on the construction of a shelter to house picnic tables and to redesign the playground layout. This option would alleviate the squabble over a park in the Maxwell development and would preclude UH from buying property from Maxwell to decrease his debt load. Many UH residents also utilize the Willow Creek Park on Benton Street. Additionally, Horn School also has playground equipment that can be utilized on weekends and during the summer months and school vacation periods.

Thank you for the opportunity to provide our individual thoughts regarding the St. Andrew development.

This sketch:

Removes the building on the Melrose curb

Still can build 80 condos

Removes the unneeded City Park concept

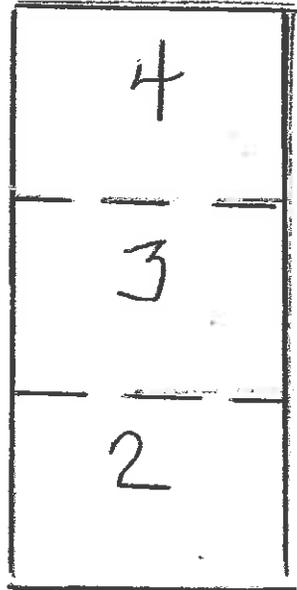
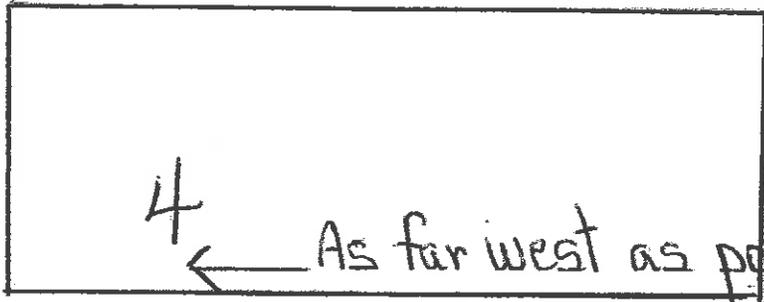
Saves UH from purchasing land from Maxwell

Removes risky commercial and thus eliminates an additional traffic load

Does not require a change in the Melrose/Sunset intersection

Perhaps acts as a "shield" for neighbors on North Sunset

Presents a more open design by allowing a green space view from Melrose rather than a building



Entrance/
Exit

No Public Area

Melrose

St. Andrew Church Site - Proposed Development Feedback

29%

General Site Layout

Please identify likes/dislikes with respect to the layout of the proposed facilities planned on-site for each of the three proposed concepts, including: building location(s), parking lots, access drives, building set-backs (distance from property lines), and site layout in relation to adjacent properties.

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General Site Layout

A general statement that applies to all three proposed concepts:

I find it difficult to respond to this request because there are no dimensions readily available on the three proposals. I am assuming the scale in the lower left hand corner is not true to scale because of photocopying. We should not have to do the architect's job and try to figure out the spatial aspects of the proposals.

I strongly suggest that the drawings of the three proposals be available at the next council meeting in the form of large layouts (poster size, perhaps) with all dimensions included so that we can more accurately gauge if the proposals will "fit" the space available. Include all actual dimensions on the layouts – don't just provide a scale – dimensions should show property lines, distance between buildings, parking lots, roadways, sidewalks, heights of buildings, etc.

The 3-5 Plan

I do NOT favor this plan. It is too big for the space and is not a good fit in our neighborhood community. Bldg 1 is too close to the street. I do not favor an exit onto Sunset – a waste of funds and space to redo an intersection which historically has NOT caused problems. I do not favor retail space.

The 2-4 Plan

This plan may be workable if Bldg 1 is moved north – but again without known dimensions it is unknown how far north it could be located. It is good not to change the Sunset intersection. It is good that the retail element with many potential negatives is gone. This plan is still too big and is not a good fit in our neighborhood community. It is good that there is NO designated Park with the potential that UH would be funding Maxwell's project by buying space from him! Building 2 now has a larger "foot print" and is closer to the east ravine – it would seem that there is potential disruption of the ravine during construction. Can't tell from drawings how close the building will come to the ravine.

The 5+ Park Plan

Building 2 now has a larger "foot print" and is closer to the east ravine - it would seem that there is potential disruption of the ravine during construction. Can't tell from drawings how close the building will come to the ravine. This plan does not fit into our neighborhood community. I am extremely leery of this plan because the "City Park" designated space is a total unknown. Labeling the space a "City Park" may be a ploy by Maxwell to get UH to buy this space to lessen his debt load. "TIFs" not only come in different sizes but also in

different disguises! Once Maxwell owns the entire property he could potentially sell the “Park” space to an unknown or use selling as a tool to “force” UH to buy it from him to control development of the space. This plan is too iffy to endorse.

A Park on one of the busiest streets in Iowa City, really? UH already has access to two parks – Tower Court Park and Willow Creek Park.

St. Andrew Church Site - Proposed Development Feedback

43%

Height, Mass, and Scale

Please identify likes/dislikes of each of the three proposed development concepts with respect to height, mass, and scale of the facilities, including; the relationship of buildings to the subject property, adjacent properties, and topography.

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Height, Mass, and Scale

The 3-5 Plan

This plan is too massive for the space available. Does not fit into a neighborhood community – there is no transitioning from single family homes (including Burkdale) to multiple to massive. A three story building “sitting on the curb” with a five story behemoth towering behind it is way out of scale for the area as it would be in any neighborhood community. The video by Monson shows the trees hiding the size and height of the buildings in this plan – this video is very deceptive. The trees will take many years to grow to even begin to reach the second story of Building 1 and for six months of the year the trees will have no leaves to camouflage the buildings.

The 2-4 Plan

Same comments as above plus concerned about the east ravine during construction.

The 5+ Park Plan

Does not fit into a neighborhood community. You cannot “hide” a building this size with trees! Concerned about the east ravine during construction.

St. Andrew Church Site - Proposed Development Feedback

57%

Streetscape, Open Space and Amenities

Please identify likes/dislikes of the public/open space elements of each of the three proposed development concepts, including: landscaping/screening, useable open space, natural areas, sidewalks/paths, or others.

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Streetscape, Open Space and Amenities

The 3-5 Plan

Without dimensions it is difficult to judge the size of public/open space as to adequacy for use. I assume the public space is limited to the south-east area of Building 1. I doubt that the public would be welcomed beyond that space. The public space appears to be small and viability limited by Iowa weather. The landscaping on paper shows the public area to be private and screened by lush landscaping. However, noise could be an issue as this area is adjacent to one of the busiest streets in Iowa City and a bus stop. The time it takes for landscaping to reach adequate growth to provide screening could take many years. Utilization of this public space could also be dependant on what retail shops will serve this area. A retail shop may designate the area adjacent to their shop for use by only their customers, thus I am not really sure that there will be a true public space for the masses.

I am neutral on the “public space” issue because I most likely will not use it but the above comments should be considered when determining adequacy and viability.

The 2-4 Plan

The open spaces in a privately owned division can hardly be considered public space. You can landscape all you want but you cannot screen or “hide” buildings of this size. Again, the Monson video is extremely deceiving in an attempt to camouflage with trees a four story or even a two story building in the middle of a residential neighborhood!

The 5+ Park Plan

Again, how are you going to screen a five story behemoth with trees. It just doesn't fit the residential nature of UH.

The Park: I am not in favor of developing this space into a park. If I purchased a \$500-600,000 condo I would not take kindly to looking down on a public park that could become a gathering space for noisy children, that could host noisy family reunions or even athletic events, game day events, etc. The safety factor of children in an area close to one of the busiest streets in Iowa City must also be considered. How big is the Park – what are the dimensions?

St. Andrew Church Site - Proposed Development Feedback

71%

Commercial Components

Please identify likes/dislikes of including commercial space within the proposed development, including: need/desire for services, traffic, hours of operation, neighborhood 'feel', signage, opportunity to increase tax base, or others.

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Commercial Components

I do NOT favor any commercial space.

We have no NEED for commercial businesses. We are centrally located to Iowa City, Walmart, Menards, a bank, grocery store, restaurants, drug stores, and Coralville with all of its commercial outlets.

The TRAFFIC associated with an 80 condo development will have a horrendously negative impact on our residential community. Melrose Avenue is already one of the busiest streets in Iowa City as a route to downtown Iowa City, the UIHC, and multiple athletic events. The fire station and other emergency vehicles also utilize Melrose Avenue daily. The Finkbine Commuter Lot also generates traffic for Melrose Avenue. Add commercial traffic to this mix and you will have a monkey by the ass, thus making it a possibility that a traffic light may need to be added at the entrance to the development. Not an ideal situation with the existing traffic light at Melrose/Sunset.

HOURS OF OPERATION may be driven by the type of commercial establishment. UH must be vigilant in protecting UH residents from the noise and lights associated with different commercial establishments which may wish to open early or close late in the evening.

SIGNAGE AND LIGHTING must be strictly regulated to keep our neighborhood from taking on a “strip mall” appearance.

OPPORTUNITY TO INCREASE TAX BASE – I don’t understand why this element is included here. The tax from 80 condos isn’t enough?

COMMERCIAL SUSTAINABILITY in UH is questionable. UH is not a destination – we are a neighborhood surrounding a major traffic artery that leads to destinations. I am doubtful, that in the long run, that commercial endeavors can be successful with UH residents as their primary customers. What becomes of commercial space if a vendor fails and a replacement vendor cannot be found?

PROPERTY VALUES in UH in close proximity to the condo development can’t help but be negatively impacted. I believe that a greater negative impact will occur with the addition of commercial establishments.

St. Andrew Church Site - Proposed Development Feedback

86%

IF you prefer one of the proposed development concepts over others, please note that preference below. IF you do not prefer any of the options, you may indicate that as well.

I prefer the 3/5+ proposal (with five story building towards the rear of the property and a 3 story building fronting Melrose Avenue - which includes 1st floor commercial space).

I prefer the 2/4+ proposal (with four story building towards the rear of the property and a 2 story building fronting Melrose Avenue - which does NOT include 1st floor commercial space).

I prefer the Park/5+ proposal (with five story building towards the rear of the property and open space / park land fronting Melrose Avenue).

I do not prefer any of the concepts and have identified my preferences in the context of the previous questions.

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Date: October 7, 2013
 To: John Yapp; Executive Director
 From: Kent Ralston; Assistant Transportation Planner
 Re: Trip Generation and Left-Turn Lane Analysis for One University Place

Following is an analysis of total vehicle trip generation and the necessity of a dedicated left-turn lane on Melrose Avenue at the main entrance to the proposed One University Place development. For this analysis it is assumed that there is no commercial land-use on site, 80 residential units, and only one entrance to the development (accessed from Melrose Avenue). In general, left-turn lanes benefit street capacity and safety by removing left-turning vehicles from the travel lane - reducing the potential for rear-end collisions. This analysis is to determine whether a left-turn lane on Melrose Avenue is warranted based on traffic volumes.

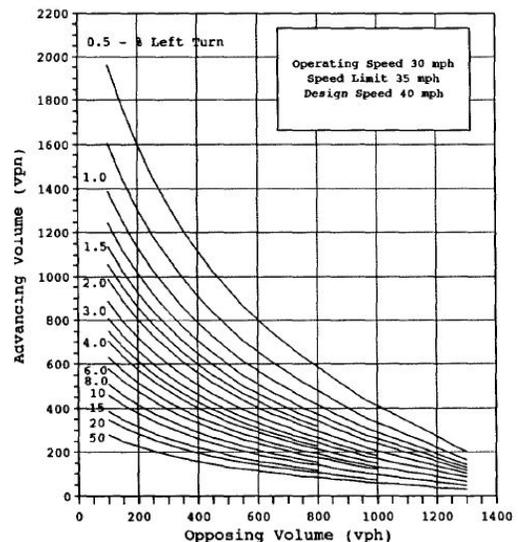
Trip Generation - The Institute of Traffic Engineers (ITE) Trip Generation Manual uses 5.86 trips/day per dwelling unit for *Residential Condominiums/Townhouses* and is applied to 80 dwelling units. The ITE uses 0.44 trips/unit for AM peak hour generation and 0.52 trips/unit for PM peak hour trip generation estimates.

- Daily trip generation - 5.86 trips/day x 80 units = 469 daily trips.
- AM peak hour - 0.44 trips/unit x 80 units = 35 trips
- PM peak hour - 0.52 trips/unit x 80 units = 42 trips

Dedicated Left-Turn Lane - The following examines whether a dedicated left-turn lane is warranted at the access to the proposed development. The analysis is based on guidance provided by the Institute of Traffic Engineers (ITE) (Figure 1), estimates of vehicle trips generated by the proposed development, and peak hour traffic volumes collected by Shive-Hattery in May 2011.

Given the estimates of advancing and opposing traffic at the entrance to the development during peak hours, (using ITE guidance) a left-turn lane into the development would not be warranted in the AM peak period but would be warranted in the PM peak period (Figure 2). However, the warrant for the PM peak period is only met due to the large volume of westbound (advancing) PM peak hour traffic – not because of the volume of left-turning traffic. The left-turn lane is not warranted for the remaining twenty-three hours of an average day.

Figure 1 - Left-Turn Lane Warrants



There are also several other important elements that are not factored into the ITE guidance: 1) University Heights generally has a high percentage of residents walking, biking, or using transit to commute and it is reasonable to assume that a high percentage of residents of this property will commute by means other than a car; and 2) the traffic signal at Melrose/Sunset creates gaps in westbound traffic, which benefits eastbound vehicles turning left into this property.

Figure 2 – Dedicated Left-Turn Lane Analysis at Entrance to Proposed Development

Location	Advancing Peak Volume		Opposing Peak Volume		Estimate of Left-turns		Warranted (ITE Guidelines)	
	AM	PM	AM	PM	AM	PM	AM	PM
Melrose Access	756	687	442	1018	3	14	No	Yes

1. Assumes trip generation of 0.44 of AM peak hour and 0.52 for PM peak hour
2. Assumes 17% entering; 83% exiting directional split for AM peak – 67% entering; 33% exiting directional split for PM peak
3. Assumes 469 trips/day generated by the proposed development – 80 units x 5.86 daily trips/day
4. Assumes 50% of traffic comes/goes to the west & 50% comes/goes to the east

Given that the left-turn lane warrant is only met during the PM peak travel hour, the traffic signal at the Sunset / Melrose intersection is in close proximity to the proposed access and will create gaps in traffic – allowing left-turning movements into the development access, and a large number of residents of the development will likely walk/bike or use transit to commute to work, staff does not feel that an eastbound left-turn lane on Melrose Avenue at the One University Place entrance is necessary.

Should the developer wish to add commercial or park property to the development, or change the number of dwelling units, this analysis should be revisited.

Mayor Report- October 2013

University Heights Farmers Market- The last farmers market of the 2013 season was held Tuesday, Oct. 1st. It was another successful market and very well attended. I spoke with most of the vendors and the majority agreed to keep the same date- (Tuesday) and times (5:00-7:00) for the 2014 season. It was decided that the first Tuesday of each month is successful as it makes each market a “special event”. It was stated that sometimes adding more dates can actually lower attendance. I will be able to get the word out much earlier for the 2014 market schedule to continue to build attendance. If anyone is interested in being a Vendor or wants to refer a Vendor -please contact me at 354-1433.

Lori Kimura is assisting me in getting a complete financial report of the farmers markets. We will have it completed for the November 12th council meeting.

I want to give **Special Thanks** to **Mike Haverkamp** for organizing all the wonderful music for all five of the farmers markets. Here is the list of musicians from Mike. The regulars: **Loren Brumm & Margaret Brumm**. Others who played once or more were: **Tom Raife, Dave Hicks, Mike Kanellis, Guy Drollinger & Betty Vornbrock**.

MPO-JC Urbanized Area Policy Board- meeting on Sept. 11th at Coralville City Hall. Highlights: Two amendments were considered & approved to the FY14-18 Transportation Improvement Plan 1) Coralville’s signal coordination on Highway 6 and 2) I-80/380 and US Hwy 218 interchange redesign services. There was an update on the ADA curb ramps (University Heights has been completed) Update on Chicago to IC/to Omaha rail service. There will be future discussions of interest in a regional Affordable Housing plan.

Emergency Management Agency Board meeting- was held Sept. 28 at JECC. Highlights: Hazard Mitigation Grant planning is 60% completed in the county. (University Heights has been completed). E911 Surcharge law change- effective July 1, 2013. The state-wide levy leveled out to one dollar a year for wireless and wire line. It was noted that the Haz Mat team is comprised of about half of the members are from the Iowa City Fire Department.

I also completed all the final **FEMA paperwork** for the City damages associated with the April 17th extraordinary rain event. We should be getting reimbursement checks in the next 6 weeks.

Please contact me if you have questions.

October '13 – City Attorney's Report

1. **Portable Toilet Ordinance – No. 136.** I have received several emails about the portable toilet ordinance – No. 136, which may be found here: <http://www.university-heights.org/ord/ord136.pdf>.
 - I thought a brief summary of the ordinance (as related to football season) might be helpful:
 - Portable toilets are permitted on property where 15 or more vehicles are parked on game days.
 - They may be placed no earlier than 8:00 a.m. the Friday before the first home game (this year, August 30); they must be removed no later than 5:00 Monday following the last home game (this year, November 25).
 - They must be placed so they are not visible from City streets. The Council may grant an exception to this requirement under certain circumstances, taking into consideration these factors:
 - Whether the configuration of the lot permits placement so as to be not visible.
 - Whether placement of any home, garage, or other structure on the lot prevents strict compliance with the ordinance.
 - Whether configuration and placement of City streets prevents strict compliance with the ordinance.
 - Whether neighboring or nearby property owners are in favor or against the particular location of the toilet in question.
 - Portable toilets must be serviced by 5:00 p.m. the Sunday after each home game.
 - In some years past, the Council has convened a committee of citizens, the Chief of Police, and Council Members at the end of the football season to discuss how things went and what might be done differently. The portable toilet subject has been part of that conversation in the past, and it certainly could be again.
2. **Parking on Yard – 1265 Melrose Avenue.** I informed the Council at the September meeting that I had received certain information from Marvin Sims, Jr., and that I needed an opportunity to evaluate that information. Since then, I have had an opportunity to do so, and I also have looked into eight other addresses identified by Mr. Sims as having similar or somewhat similar parking circumstances.

- Mr. Sims provided the cover page and one entry from the abstract of title to his property.
 - This information indicates that the 1951 purchase agreement concerning the property called for a “parking driveway for 2 cars . . . in addition to the concrete driveway in the specifications[.]”
 - I have not seen the referenced “specifications”, I have not found any information showing the locations of either the “parking driveway” or the “concrete driveway” that are also referenced.
 - The other properties I have looked at appear to be in compliance with the City’s zoning ordinance, although I still seeking some additional information on a couple of them. Once I have this information, I will provide the Council with a report with my findings on why these particular properties do or do not comply with City ordinances.
 - The question that I believe will determine whether parking may continue in the back yard of 1265 Melrose Avenue is whether parking in that area has continued consistently since 1982, when the zoning ordinance was adopted.
 - Parking in the back yard was not permitted by the zoning ordinance but if parking was occurring at this address, the ordinance permits it to continue as a pre-existing nonconforming use; i.e., it’s “grandfathered”.
 - The zoning ordinance provides that such “grandfathered” uses may continue unless they cease for a period of three months.
 - So, I am now gathering what information might be available to determine whether the parking in the back yard continued from 1982 forward or whether it stopped for three months or more. The City has gathered similar information for other property when questions of “grandfathering” have arisen.
 - In summary, 1) I am completing my analysis of the other properties identified as having similar parking, and 2) I am still gathering information related to the “grandfathering” question.
 - Once I have completed these tasks, I will report to the Council. I expect that I will be able to do so in November. Until then, there is nothing for the Council to take action upon regarding this matter.
3. **Leasing Parking Spaces.** I have received inquiries about property owners leasing parking spaces in University Heights on non-game days. City ordinances do not expressly prohibit this practice, and past Councils confronting the issue have chosen not to take action that would prohibit it. Several years ago, the Zoning Commission discussed this issue and did not recommend that the Council amend City ordinances to prohibit leased parking.

Earlier this year, the Zoning Commission again discussed this issue and concluded that the Council should provide guidance if the Council wants the Zoning Commission to pursue this issue further. Commission Chair Pat Bauer reported to the Council on this issue (among others) by Memorandum dated February 10, 2013. The Memorandum says this about leased parking:

Outside Parking of Motor Vehicles by Nonresidents

The Zoning Commission’s consideration of this matter . . . included discussion of (i) the extent to which outside parking by non-residents might be mistakenly viewed as evidence of non-existent over-occupancy, (ii) the difficulty of treating paid instances of such parking as a prohibited “business” use in light of longstanding contrary treatment of paid parking on football weekends, and (iii) essentially aesthetic concerns involving no violation of any existing restrictions of our zoning or housing ordinances. Between concerns about the appropriateness of regulating aesthetic concerns and the lack of obstacles to doing so at some later point in time, the Zoning Commission concluded that it should seek further guidance from the City Council before pursuing this matter further.

The Council has the prerogative to provide the Zoning Commission with “guidance” on this issue and ask the Commission for recommendations. The Council also has the options of considering this issue itself (without the Zoning Commission’s direct input), or doing nothing and leaving things as is.

4. **Lawn Care Along Emerald Street.** Some complaints have been made to both the City of University Heights and the City of Iowa City concerning trimming of grass/weeds/vegetation along the Emerald Street right-of-way. This street is in Iowa City, but the abutting property owners live on Koser Avenue in University Heights.

- Regarding certain lots, the unmowed property is in Iowa City but the abutting owner is in University Heights. That is, the City boundary does not go all the way to the east curb on Emerald Street.
- A question arises whether Iowa City may enforce its “mowing” ordinance with respect to property owners in University Heights; the parallel question is whether University Heights may enforce its “mowing” ordinance as to property that is in Iowa City.
- Somewhat similar issues have arisen in the past with respect to removing snow from the sidewalk along the north edge of Benton Street west of George Street.
- As discussed at last month’s meeting, I have spoken with representatives with the City of Iowa City about these issues. I am awaiting word from Iowa City on a meeting between City representatives to discuss these matters further. I would suggest that

the Mayor and perhaps Streets and Sidewalks chairperson attend, with me, on behalf of the City.

5. **Josh Beeks – Training Reimbursement.** I have drafted the lawsuit authorized by the Council. I expect to speak with Officer Beeks’ lawyer about his intentions, and I will report back once I have done so.

6. **Zoning Commission Meeting – October 17.** The Zoning Commission will meet at 7:00 October 17 to discuss an application to develop Lot 115, University Heights First Addition.
 - o This lot sits just south of (and below) 62 Highland Drive. You may link to the Johnson County Assessor’s page for this lot here:

<http://beacon.schneidercorp.com/Application.aspx?AppID=86&LayerID=841&PageTypeID=4&PageID=572&Q=403559656&KeyValue=1016232033>,

 - o Although characterized accurately as a “rezoning”, this application will only concern an amendment to permit parking and a driveway in the back yard of the property. It is not a rezoning that seeks to change the use from single-family residential, for example.

7. **Possible Rental Properties.** When my office sent the recent mailing about the St. Andrew Redevelopment Focus Group Meeting, we noticed quite a few property addresses where 1) the tax bill is sent to an address other than the property (which would seem to indicate a rental), and 2) the address does not have a current rental permit. We will draft a letter to be sent to these owners to ensure compliance with City ordinances.

**City Clerk Report
October 2013**

- **Three building permits received since the last meeting:**
 - 302 Melrose Court – Electrical permit**
 - 207 Monroe Street – Mechanical permit – install gas fireplace**
 - 208 Highland Avenue – Egress window**
- **Updated rental permit spreadsheet sent to council, mayor, police and rental inspector.**
- **Yearly city debt report submitted to State of Iowa.**

Norm's report:

A quiet month for rental inspections. Follow up rental inspections were completed at 26 Leamer and 100 Highland as well as a follow up inspection for a structural upgrade to an exterior deck at 52 Olive Ct.

I received another complaint regarding weeds along the Emerald St. right of way and I informed the complainant that the issue was to be addressed at the next council meeting.

**University Heights
Building Permits
January 1, 2013 - October 6, 2013**

Permit #	Building Address	Date Issued	Fee	Building Valuation	Description of Remodeling
BLD13-003	23 George Street	1/29/2013	\$374.40		Kitchen remodel (bldg., plumber, electrical and heating permits)
BLD13-004	1456 Grand Avenue	2/14/2013	\$398.53		Basement remodel (bldg., plumber, and electrical permits)
BLD13-006	23 Leamer Court	3/12/2013	\$451.50		Kitchen remodel, partial wall removal & update electrical
BLD13-007	307 Monroe Street	1/15/2013	\$573.02		Interior remodel (bldg., plumber, and electrical permits)
	1212 Melrose Avenue	4/23/2013	\$70.00		Plumbing and electrical permits for bathroom remodel
	322 Koser Avenue	3/25/2013	\$226.10	\$8,000.00	Converting screen porch to 3-season porch
BLD13-008	1517 Oakcrest Avenue	4/24/2013	\$79.50		15x20 uncovered wood deck
BLD13-009	1212 Melrose Avenue	4/24/2013	\$72.50		Bathroom remodel
	1212 Melrose Avenue	4/22/2013	\$35.00		Plumber permit for bathroom remodel
	1212 Melrose Avenue	4/22/2013	\$35.00		Electrician permit for bathroom remodel
BLD13-010	399 Mahaska Drive	5/27/2013	\$95.60		Install geo piers
	365 Koser Avenue	5/22/2013	\$35.00		Repair electrical services damaged by storm
BLD13-011	1455 Grand Avenue	7/1/2013	\$422.70		Remodel 2nd floor bathroom & playroom (bldg., plumber, & elec. permits)
BLD13-012	600 Koser Avenue	7/8/2012	\$2,205.15		Partial re-roof at Horn School
BLD13-013	100 Sunset Street	7/8/2013	\$95.60		Basement repair
	300 Golfview Avenue	7/8/2013	\$35.00		Electrical permit
BLD13-014	241 Koser Avenue	8/6/2013	\$374.40		Kitchen remodel (bldg., plumber, electrical and mechanical permits)
BLD13-015	24 Olive Court	8/12/2013	\$160.00		Window replacement
BLD13-016	212 Golfview Avenue	8/12/2013	\$406.00		Basement remodel (bldg., plumber and electrical permits)
	302 Melrose Court	8/6/2013	\$50.00		Electrical permit
	207 Monroe Street	9/9/2013	\$50.00		Mechanical permit - installation of gas fireplace
BLD13-018	208 Highland Avenue	9/9/2013	\$44.50		Egress window

Total \$6,289.50 \$8,000.00

Treasurer's Report – submitted by Lori Kimura**September 2013**

Our total revenue for the month of September was \$197,461.60 comprised of the following amounts:

Property Taxes	\$86,349.52
Parking fines	\$ 850.00
Traffic Fines from Clerk of Court	\$ 6,149.59
Interest on bank accounts	\$ 44.90
Road Use Funds	\$ 9,461.40
Rental permits	\$ 1,225.00
Police Reports	\$ 25.00
Marietta parking permits	\$ 760.00
Building/equipment/excavation permits	\$ 1,200.42
IDOT reimbursement for sidewalk project	\$10,596.90
IDOT reimbursement for sidewalk project	\$79,295.20
Storm Damage Funds	\$ 775.50
GTSG funds	\$ 681.17
Rental inspection/structural compliance	\$ 80.00
Farmers Market Stall fees	\$ 10.00

In addition we received a refund of \$50.30 from Windstream from when we changed our phone service to CenturyLink. That goes to offset the City Hall Telecommunications expense line item.

Balances in the bank accounts as of 9/30/13:

MidwestOne Bank Checking Account	\$150,818.22
Hills Bank Money Market Account	\$ 1,039.34
Hills Bank Forfeiture Fund	\$ 2,302.23
CD at Hills Bank (due 8/20/2013)	\$ 22,821.20
CD at UICCU (due 5/25/14)	\$ 50,817.74
CD at UICCU (due 2/28/14)	\$ 42,315.60
CD at UICCU (due 2/22/14)	\$ 75,378.55
CD at UICCU (due 9/8/14)	\$ 50,825.84

We got 2 reimbursements from the IDOT this month for the Sunset wide sidewalk project – totaling \$89,859.10. We also received \$775.50 from the Iowa Homeland Security Emergency Management Dept . Several months ago Louise had applied for assistance to help cover the costs of the Action Sewer bill for cleaning out the storm intake on Golfview back in April during the extraordinary rain event that had occurred and the money has now arrived.

City of University Heights, Iowa
Warrants for Council Approval
 September 11 through October 8, 2013

Date	Name	Memo	Amount
Sep 11 - Oct 8, 13			
9/13/2013	City of Iowa City	City Hall water/sewer automatic payment	-14.26
9/13/2013	Brian Hinshaw	balloon making for city picnic	-50.00
9/15/2013	Fort, Matthew A		-1,869.09
9/15/2013	Fort, Ronald R		-2,404.34
9/15/2013	Plate, Harold,		-181.77
9/15/2013	Stenda, Jeremy P		-1,853.15
9/15/2013	Tucker, Darryl		-2,083.05
9/16/2013	Internal Revenue Service	42-1109342	-3,911.40
9/19/2013	MidAmerican Energy	pedestrian lights at 113 Golfview	-29.50
9/19/2013	MidAmerican Energy	1301 Melrose stop light	-36.95
9/19/2013	MidAmerican Energy	1011 Melrose stop light	-36.85
9/24/2013	MidAmerican Energy	street lights	-647.11
9/25/2013	MidAmerican Energy	City Hall electricity	-109.97
9/30/2013	Fort, Matthew A		-1,696.39
9/30/2013	Fort, Ronald R		-1,311.68
9/30/2013	Plate, Harold,		-219.07
9/30/2013	Stenda, Jeremy P		-1,759.30
9/30/2013	Tucker, Darryl		-1,783.50
9/30/2013	Wellmark BC/BS	monthly insurance payment	-640.39
9/30/2013	Anderson, Christine M.		-197.94
9/30/2013	Kimura, Lori D.		-294.83
9/30/2013	From, Louise A.		-454.13
9/30/2013	Haverkamp, Michael J		-173.14
9/30/2013	Hopson, Rosanne C		-184.70
9/30/2013	Lane, James		-184.70
9/30/2013	Leff, Janet S		-184.70
9/30/2013	McGrath, Brennan		-184.70
9/30/2013	Internal Revenue Service	federal payroll taxes	-3,428.00
9/30/2013	IOWA PUBLIC EMPLOYEES ...		-3,800.87
9/30/2013	IOWA PUBLIC EMPLOYEES ...		-202.98
9/30/2013	TREASURER STATE OF IO...	42-1109342-001	-2,948.00
10/1/2013	Paul J. Moore, Melrose Aven...	City Hall Rent	-867.00
10/1/2013	Verizon Wireless	monthly wire service/cell phone for police car a...	-114.36
10/8/2013	Internet Navigator	monthly fee for city website/email service	-24.95
10/8/2013	Paul J. Moore, Melrose Aven...	Garage rent	-35.00
10/8/2013	SEATS	Seats Payment	-703.66
10/8/2013	Aero Rental	chair rental for farmers market season	-108.00
10/8/2013	L.L. Pelling Co., Inc.	patch on Oakcrest/restripe & water blast	-9,383.00
10/8/2013	Terry Goerd	inspection services for September	-700.00
10/8/2013	Norm Cate	inspection services for August & September	-560.00
10/8/2013	Johnson County Refuse, Inc.	September recycling	-1,738.50
10/8/2013	Mediacom	online service 10/3/13-11/2/13	-109.95
10/8/2013	Metropolitan Planning Organi...	FY2014 MPOJC Program assessment	-1,971.65
10/8/2013	OMB Guns	replace 2 flashlights-quick recharge	-335.99
10/8/2013	Pyramid Services Inc.	rpl radiator fan motor 2009 car	-384.23
10/8/2013	Staples	toner/pens	-79.98
10/8/2013	Shive Hattery	Wide Sidewalk Construction-prof services agre...	-4,219.77
10/8/2013	Shive Hattery	engineering services 8/3/13-9/27/13	-11,668.20
10/8/2013	Westport Touchless Autowash	August vehicle washes	-36.00
10/8/2013	Virginia Miller	VOID: wrong amount	0.00
10/8/2013	St Andrew Presbyterian Church	custodial set up fee for Candidate Forum meeti...	-30.00
10/8/2013	Vieth Construction	Sunset Wide Sidewalk pay application #4	-19,633.53
10/8/2013	VISA	culligan/binder/supplies for clerk/treasurer	-57.95
10/8/2013	City of Iowa City	bus, fuel for police vehicles, animal shelter. par...	-4,268.38
10/8/2013	Hopson, Rosanne C	reimburse for picnic supplies/picnic flyer/comm ...	-83.29
10/8/2013	CenturyLink	monthly telephone service	-153.68
10/8/2013	Virginia Miller	childcare for community focus group meeting	-48.00

Sep 11 - Oct 8, 13

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff
FROM: Josiah Bilskemper, P.E.
DATE: October 7, 2013
RE: City Engineer's Report

(1) Sunset Street Wide Sidewalk [STP-E-7855(607)—8V-52]

- a. Sod was placed and trees were planted September 25-28. A few of the scheduled waterings for both sod and trees have been completed. Each tree has a watering bag placed around the trunk. The landscaping contractor (Country Landscapes) will fill each bag before they leave when they complete their scheduled waterings. The purpose of the bag is to allow additional water to slowly drip out around the tree after they have left. Adjacent residents can also fill the bag with water when it is empty if they want to.
- b. The contract time to complete the project is 45 "working days." Prior to suspension of working days until sod/tree work, the contractor had been charged 42.0 days. After landscaping work, the final number of days charged is 45.0 (report attached).
- c. Reimbursement Request #4 (\$10,563.89) was submitted on August 13th and was electronically deposited on September 10th. Reimbursement Request #5 (\$79,295.21) was submitted on August 23rd and was electronically deposited on September 30th.
- d. The contractor has submitted their fourth pay application, in the amount of \$19,633.53 (see attached). This pay application covers work completed from August 10th to October 1st. There is a standard (Iowa DOT) 3% retainage withheld until final project acceptance. The pay item quantities submitted have been approved by the consultant. Approval of the pay application is recommended based on the work completed.
- e. Reimbursement Request #6 can be submitted after the contractor and consultant checks from the October council meeting are deposited and copies of the checks can be retrieved from the bank. This is typically the week after the council meeting.
- f. The project walk-thru and audit with Iowa DOT has been scheduled for October 16th.

(2) Sunset Street Tree Master Plan - Update

- a. The (3) new "Shademaster Honeylocust" trees that were planted along the sidewalk turned out to be 20-25 feet in height. One of these trees near Oakcrest is adjacent to the existing overhead wire that has been previously discussed, and the height of the tree is already near the overhead line. There was an expectation that the height of the new tree would be lower, allowing several years for potential to identify/budget for removal of the overhead wire. The height of this new tree at this location creates an immediate conflict with the overhead wire, and relocation of the tree to another location along Sunset is being identified. Another tree variety (China Snow Peking Lilac) is planned to replace the Honeylocust at this location.
- b. We are waiting for confirmation from the landscape contractor associated with the DOT sidewalk project (Country Landscapes) regarding whether they would be able to



procure any additional numbers of the trees species in the master plan for planting yet this fall, or whether they would be unable to have them available until next spring.

- c. When the availability of additional trees is confirmed, Brennan and I will meet with three residents to discuss potential for having recommended future trees planted.

(3) Traffic Signs

- a. The City of Iowa City streets department fabricated and installed new arterial street signs at each of the signalized intersections on Melrose Avenue. The new signs meet the current MUTCD guidelines for upper/lower case lettering. Russ has been contacted to remove the old street name signs and posts at each intersection.
- b. Mayor From requested a review of the “school zone” signage on Oakcrest Avenue and Koser Avenue near Horn School. The existing school zone speed limit signs indicate that the 20 MPH speed limit in this area is limited to the hours between 8am and 5pm. This implies the speed limit reverts to 25 MPH outside of these hours, which is not consistent with the council’s intent for these streets to be 20 MPH at all times.
- c. We reviewed all the existing signage in the school zone area, drafted new proposed signage consistent with the MUTCD guidelines for school zones, and submitted a request to Iowa Prison Industries for a quote on this new signage. The quote to replace ALL of the 41 existing signs is \$781.00 (material \$710.91; shipping \$71.09). Please note this quote includes replacement of all the “No Parking” signs attached to these posts in these areas as well, as they are very faded.
- d. Recommend that two of the 20 MPH signs are not needed on Oakcrest (one each way, they are currently on every block), and by eliminating these and the associated “school” sign, the order is reduced to \$694.65 (material \$631.50; shipping \$63.15).
- e. Orders of \$750 are eligible for free shipping from IPI. If the council wants signs ordered and installed, additional signs could be added to the order to reach the \$750 threshold and eliminate the 10% shipping charge. It has been noted that there are quite a few “No Parking” signs around town that are faded. These signs are \$8.60/each.
- f. *The street name signs at the Melrose/Sunset intersection have gone missing. The plan is to order new street name signs for the 2 arterial intersections (Melrose/Sunset and Melrose/Koser) that are the larger size sign and lettering that are installed overhead on the traffic signal arms and posts (see attached photos). This will be consistent with the adjacent Melrose and Sunset intersections to the east, west, and south of University Heights. (September Mtg.)*

(4) Oakcrest Avenue Panel Repair

- a. L.L. Pelling completed the street repair September 17-20. Upon opening the street patch, several large voids were discovered extending in each direction under the adjacent street slab. Instead of tearing out additional street panels in every direction, we directed the contractor to order additional loads of flowable concrete to fill these voids before continuing with the patch repair.
- b. The attached invoice for the work reflects the approved quote for the repair work and the additional work (equipment, labor and material) required to address the under slab

voids before completing the street panel replacement. Approval of the pay application is recommended based on the work completed.

- c. *The proposal submitted by L.L. Pelling was to repair a sunken panel on Oakcrest Avenue was approved following the August council meeting. (September Mtg.)*

(5) Snow and Sand Contract

- a. At the September meeting, Steve Smith with Johnson County Refuse addressed the council to indicate they would not be renewing their snow/sand contract for this year. Council requested that we begin work to identify a new contractor. As detailed in the attached memo, 14 contacts were identified. Of those, there are 5 contractors that expressed interest in the work, and indicated by phone they had appropriate equipment:
 - i. Concrete Central (Coralville)
 - ii. Cedar Rapids Plowing Company (Cedar Rapids)
 - iii. Bud Maas (Iowa City)
 - iv. Hawkeye Construction & Snow Removal (Iowa City)
 - v. Power Concrete Construction (North Liberty)
- b. At this time, we would like further direction from council as to whether there is a desire for further effort to try and identify potential contractors. Steve Ballard has indicated that the city is not required to employ a competitive bidding process in letting, considering, and entering into a contract for snow removal and sanding services.
- c. Council will next need to consider their preferred method to select a contractor from the list of interested candidates. Similar tasks have sometimes been handled by committee of council members and staff. We are available to meet as needed.

(6) Pavement Markings

- a. The L.L. Pelling painting division has completed the pavement markings in town. The attached invoice reflects the quote received and approved in July. Approval of the pay application is recommended based on the work completed.
- b. *Based on observations made while driving through University Heights over the last week, it appears that all pavement marking work is completed. We will confirm this with L.L. Pelling and request an invoice be submitted. (September Mtg.)*

(7) Paul Moore – Paving Stones

- a. I talked with Paul Moore last week and he mentioned that he has considered placing colored paver stones between the sidewalk and street out in front of Stella's, just to the west of the outdoor seating area, up to the driveway entrance to the parking lot. There is grass there now and the amount of pedestrian traffic in this area makes it difficult to sustain grass. He would use the same colored paver stone pattern that he had installed along the front of his building along Melrose. I indicated to Paul that this would be an improvement to the area, and that I would make mention to council of this possibility.
- b. If this is to move forward, as the area is in the city right-of-way, the issue of how the pavers would be replaced and who would pay for them if the area ever needed to be excavated needs to be considered.

(8) Miscellaneous

- a. FYI...just a note to let everyone know that the City of Iowa City sanitary sewer department was in town last week doing a regular scheduled cleaning of all their sewer collection lines. I talked to the guys working there and they said they had been in University Heights a couple of times over the last few weeks and would have all the sewer collection lines cleaned in a few days.

Please feel free to contact me if you have any questions about these or any other items.

JDB

MEMORANDUM

TO: City of University Heights
Mayor, Council and Staff

FROM: Josiah Bilskemper, P.E.

DATE: September 2013

RE: UHTS Snow Removal and Sanding Contract – New Contractor

Steve Smith with Johnson County Refuse notified the council at the September 10th meeting that they will not be renewing their snow removal contract with the University Heights. The current contract expires on October 1, 2013. Steve indicated he would help out the city as needed until they got a new contractor hired. Companies in and around the Iowa City area that have “snow removal” listed as one of their services are being contacted.

I talked with Steve Smith on September 11th about some of the details of completing this work in UHTS. Steve noted that he buys his sand and salt from S&G Materials, and would typically purchase it on an “as needed” basis for the first few years. Since then, Steve had a storage area built at their shop in North Liberty where he can purchase larger quantities and store it. He had a good relationship with S&G such that they would give him a heads-up when it looked like material quantities might be running low, and he would be sure to go get sand and salt ahead of time so he didn’t get caught without it during a storm.

Steve noted that one thing becoming more common is spraying of salt brine mixture on the roads in advance of winter weather. There isn’t anything in the current contract for an item like this, and he was not doing this type of work. Steve reiterated that he would help out the city in the interim if they needed service before getting another contractor hired.

Steve Smith used the following equipment:

- FL-70 snow plow (1-truck) with 10-foot plow (sander holds 6-7 tons of sand);
- Pick-Up truck (2-trucks) with 8.5-foot plows;
- Skid Loader to break-up ice and pile snow (only required 1 or 2 times);
- Shovels for hand work (garden island 8’ sidewalk; triangle park 4’ walk both sides)

I talked to Louise on September 11th to identify her general expectations or plans for carrying out the process of hiring a new snow removal contractor. Louise is going to make contact with several nearby small cities to see if they have recommendations, and may also utilize the League of Cities contacts for recommendations. It seemed like a target of November council meeting for having an agenda item to hire new contractor would be a good starting point. Process to start with making phone calls and obtaining recommendations to see which local contractors have the (1) the ability (equipment, staff) to complete the work, and (2) are interested.

Anticipate using a 1-year contract to start out with when working with a new contractor.



1. Total Tree Care of Iowa City – Iowa City (319-430-3590)

- a. JDB called 9/11 and talked with Eric. Snow removal is listed on their website as one of their services, but Eric indicates they will no longer be pursuing that this winter. Their equipment was primarily geared towards parking lots, not city streets.
- b. Eric suggested Quality Care may have the equipment necessary for this type of work.

2. Quality Care – Coralville (319-354-3108)

- a. JDB called 9/11 and talked with Zach. They do snow removal, but Quality Care only does sidewalks, steps, etc. They sub-contract out any larger snow removal.
- b. Zach suggested Concrete Central (Jeff Harris) from Coralville. That's who they call.

3. Concrete Central – Coralville (319-545-4150; Mobile: 319-631-3851)

- a. JDB called 9/11 and talked to secretary, left message for Jeff Harris to return call.
- b. Talked with Jeff Harris on 9/12. Jeff is interested in the work, and feels they have the equipment and staff in-house (no sub-contracting) to complete this work. They make their own brine for pre-spraying before snow/ice storms. They do their own brine spraying and sanding with their own equipment. Told Jeff we will put him on the list of interested contractors (contact e-mail: jeff@concretecentralia.com).

4. Noel's Tree and Crane Services (319-351-2713)

- a. JDB called 9/11, they do not think this is something they have the equipment or manpower to complete.

5. City of Tiffin

- a. JDB called 9/11, talked to Amy at City Hall. Tiffin completes snow clearing with their own staff. Amy is going to e-mail a list of references for snow removal.
- b. No listing has been provided (9/30).

6. Curtis Contracting – Cedar Rapids

- a. JDB called 9/11 and left message.

7. Cedar Rapids Plowing Company – Cedar Rapids, (319-899-9929)

- a. JDB called 9/11 and left message. Cody returned call at 2:30. They would be interested. They have done some emergency snow removal work in the past for smaller Iowa towns during large winter storms (helping city staff by handling local streets while they focused on arterials). Told Cody we will put him on the list of interested contractors (contact e-mail: cody@cedarrapidsplowingco.com).

8. Mike's Services – Iowa City (319-471-8369)

- a. JDB called 9/11 and left message.

9. R & R Lawn Care – Coralville (319-631-4794)

- a. JDB called 9/11, they are not interested.

10. Bud Maas – Iowa City (319-351-0292)

- a. Steve Smith suggested calling to see if they are interested.
- b. JDB called 9/11 and talked to Manette Scott. They would be interested in this work. They have 15 trucks and 3 salt spreaders. Told Manette we will put them on the list of interested contractors (contact e-mail: manettescott@aol.com).

11. Barry Frantz Construction – North Liberty (319-665-9699)

- a. Steve Smith suggested calling to see if they are interested.
- b. JDB called 9/11 and left message.

12. Hawkeye Construction and Snow Removal – Iowa City (319-631-4832)

- a. Mark Phelps called us 9/24 after talking with Steve Smith and finding out that Steve will no longer be doing snow removal. Steve provided Mark with Shive-Hattery number.
- b. Currently they primarily do roads; they handle quite a few of the private residential subdivision streets located between Dubuque Street and the Iowa River.
- c. They stockpile their own salt and sand, and do their own mixing. They blend with “geo-melt 55” product (sugar beet byproduct); this reduces operating temperature from 10° or 15° down to -5°.
- d. They have their own snow removal trucks and spreading (gas-powered) equipment. Larger trucks have strobe lights on top, and on rear and sides of spreading equipment.
- e. They have a pre-wetting system on their spreading equipment that helps ensure that sand/salt mixture spread on the streets doesn't roll off to the curb and gutter, but stays on the driving lanes.
- f. They have the ability to load-out snow if needed (S250 skid steer). They use Rittenmeyer Trucking to haul out snow.
- g. Typically, with their current workload, there are usually 2 trucks additional trucks at their shop that can be called on for back-up if needed.
- h. They do have smaller equipment that can be used to clear snow from sidewalks. Last year they had a contract with City of Iowa City to clear snow of several downtown sidewalks.
- i. Told Mark we will put them on the list of interested contractors (contact e-mail: mark@hawkeyecampus.com)

13. Power Concrete Construction – North Liberty (319-665-8181; 319-631-4542)

- a. JDB called 9/30 per e-mail from Louise From. Talked to Dan Power, he is interested in finding out more about the work. They currently handle snow removal from private residential streets, and quite a lot of work in the area clearing parking lots for large and small commercial properties. They have 4 or 5 plows (1-ton or greater) with both V-plows and straight plows. They have attachments for skid loaders to do walks.
- b. Told Dan we will put them on the list of interested contractors (contact e-mail: danpower@power-concrete.com); (www.power-concrete.com)

14. Knebel Landscaping – Hills (319-430-1056); (www.knebelnow.com)

- a. JDB called 9/27 per e-mail from Louise From. Left message.
- b. JDB called 9/30. Left message.

City of University Heights - School Zone Sign Replacement Quote (Iowa Prison Industries - 10/02/13)

Koser Avenue

Field	Type	Classification	Size	Sheeting	Quantity	Unit Cost	Total
282, 285, 287, 290, 301	SPEED LIMIT 20	R2-1	24" x 30"	HIP	5	\$ 28.60	\$ 143.00
282, 285, 287, 290, 301	SCHOOL	S4-3P	24" x 8"	DGC	5	\$ 11.10	\$ 55.50
291	(Pedestrian Image)	S1-1	36" x 36"	DGC	1	\$ 56.00	\$ 56.00
291	AHEAD	W16-9P	24" x 12"	DGC	1	\$ 16.60	\$ 16.60
<*>	NO PARKING ANY TIME	R7-1	12" x 18"	HIP	1	\$ 8.60	\$ 8.60
282, 285, 287, 290	NO PARKING 2AM - 9AM	R7-2a	12" x 18"	HIP	4	\$ 8.60	\$ 34.40
291, 301	No Parking Here to Corner	R7-3	12" x 18"	HIP	2	\$ 8.60	\$ 17.20

19 Sub-Total = \$ 331.30
 Shipping = \$ 33.13
TOTAL = \$ 364.43

Oakcrest Avenue

Field	Type	Classification	Size	Sheeting	Quantity	Unit Cost	Total
307, 310, 379, 381, 383, 388	SPEED LIMIT 20	R2-1	24" x 30"	HIP	6	\$ 28.60	\$ 171.60
307, 310, 379, 381, 383, 388	"SCHOOL"	S4-3P	24" x 8"	DGC	6	\$ 11.10	\$ 66.60
308	(Pedestrian Image)	S1-1	36" x 36"	DGC	1	\$ 56.00	\$ 56.00
308	AHEAD	W16-9P	24" x 12"	DGC	1	\$ 16.60	\$ 16.60
308, 381, 388, 383, <*>	NO PARKING ANY TIME	R7-1	12" x 18"	HIP	5	\$ 8.60	\$ 43.00
307, 379, <*>	NO PARKING 2AM - 9AM	R7-2a	12" x 18"	HIP	3	\$ 8.60	\$ 25.80

22 Sub-Total = \$ 379.60
 Shipping = \$ 37.96
TOTAL = \$ 417.56

* Fluorescent Green Sign Color (S4-3P; S1-1; W16-9P); Diamond Grade Cubed Sheeting

** HIP = High Intensity Prismatic



WEEKLY REPORT OF WORKING DAYS

IMPORTANT! Whenever the prime or a subcontractor starts or completes work it shall be so stated on the corresponding daily line below. This shall also apply when work is resumed after a winter shutdown.

Late/Approx. Starting Date May 7th, 2013
 Intermediate Construction Period, if specified _____
 Length of project 0.36 Miles km (miles)
 Type of Work (If Bridge Give Design No.) _____
 PCC Sidewalk/Trail _____

Report No. 021
 Week Ending Sat. September 28th, 2013
 County Johnson
 Project No. STP-E-7855(607)--8V-52
 Contract No. 52-7855-607

Contractor Vieth Construction Corp.

Days of Week	Date	Controlling Operation	Explanation of Delays	Contractor Working Yes or No	Working Days Charged
Sunday	9/22/2013	N/A		No	0.0
Monday	9/23/2013	Sodding\Trees	Scheduled to Start 9/25	No	0.0
Tuesday	9/24/2013	Sodding\Trees	Scheduled to Start 9/25	No	0.0
Wednesday	9/25/2013	Tree Planting & Sodding		Yes	1.0
Thursday	9/26/2013	Tree Planting & Sodding		Yes	1.0
Friday	9/27/2013	Tree Planting & Sodding		Yes	1.0
Saturday	9/28/2013	Sodding		Yes	0.0

Remarks:

Percent of Contract Completed 96.6%

Percent of Time Used 100%

Contractor finished up the contract work this week, completing the final sodding on Saturday. Watering schedules started on Thursday for the project. Contractor to provide tickets for all waterings. Additionally contractor using gator bags for all the trees along the site. Friday is considered the last official working day. The punchlist will be reviewed for completion on Monday, and any additional items resent to the contractor to complete.

*The % of contract is not complete due to waterings required. The watering days will not be counted as working days.

Inspector Eric Munchel, Shive-Hattery

Eric Munchel
Project Engineer

9/30/2013
Date

TOTALS FOR THE WEEK			3.0
Total Working Days Used Last Report			42.0
Total Working Days Used To Date			45.0
Number of Working Days Specified			45.0
Type of Work	km (miles) Or Quantity Completed To Date	Percent Completed To Date	



Remit to:
 L L Pelling Co.
 P.O. Box 230
 North Liberty IA 52317
 www.llpelling.com

INVOICE

Contract: 10134. University Heights PCC Patch

To: University Heights, City of

1004 Melrose Ave.
 Iowa City, IA 52246

Invoice #:	12508
Date:	9/26/2013
Customer #:	100213
Customer Job:	10134.1 University Heights
Customer PO:	
Total Due:	4,400.00
Page 1 of 1	

▲ PLEASE RETURN TOP PORTION OF INVOICE WITH PAYMENT ▲

Contract: 10134. University Heights PCC Patch

Cont Item	Description	Contract Quantity	U/M	Unit Price	Contract Amount	Current Quantity	Current Amount	JTD Quantity	JTD Amount
1	7" PCC with 3" HMA Patch	8.000	SY	150.00	1,200.00	8.000	1,200.00	8.000	1,200.00
2	Traffic Control	1.000	LS.	850.00	850.00	1.000	850.00	1.000	850.00
3	Mobilization	1.000	LS.	350.00	350.00	1.000	350.00	1.000	350.00
4	Core Out/Added Concrete	10.000	CY	200.00	2,000.00	10.000	2,000.00	10.000	2,000.00
					4,400.00				

Amounts Billed	4,400.00	4,400.00
Less Retainage	0.00	0.00
Plus Retainage Release	0.00	
Less Previous Billings		0.00
Total Due This Invoice	4,400.00	4,400.00

Invoice #: 12508 Date: 9/26/2013 Customer #: 100213



Remit to:
 L L Pelling Co.
 P.O. Box 230
 North Liberty IA 52317
 www.llpelling.com

INVOICE

Contract : 30680.13 University Heights Restripe

Invoice # :	12306
Date :	8/22/2013
Customer # :	100213
Cust Job :	30680.13.1.University Heights
Cust PO :	
Total Due:	4,983.00

To : University Heights, City of
 1004 Melrose Ave.
 Iowa City, IA 52246

▲ PLEASE RETURN TOP PORTION OF INVOICE WITH PAYMENT ▲

Contract Item	Quantity	Unit Price	U/M	Amount
1 Restripe & Water Blast Per Proposal	1.00	4,983.00	LS.	4,983.00

Contract terms prevail if contract and terms are present. Otherwise, payment is due on receipt of invoice. 1 3/4% Service Fee will be charged on all past due accounts (21% per annum). Any expenses incurred to collect past due accounts, including attorney fees, will be reimbursed by owner.

Total Due This Invoice :	<u>4,983.00</u>
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University Heights October 2013 eGovernment Report

U-H Website Updates/Statistics September 1- 30, 2013

- **September 27, 2013**
 - Community Focus Group Meeting webstream
- **September 26, 2013**
 - Sunset Sidewalk Update #14
- **September 24, 2013**
 - Community Focus Group Meeting online feedback form closes 10/1/13
- **September 19, 2013**
 - Community Focus Group Meeting online feedback
- **September 16, 2013**
 - Community Focus Group Meeting scenarios
- **September 14, 2013**
 - September 10 council meeting webcast
- **September 13, 2013**
 - Oakcrest Street panel repair and detour
- **September 11, 2013**
 - Sunset Sidewalk Update #13
 - Community picnic photos
- **September 9, 2013**
 - September 10 council meeting agenda & attachments
 - August 13, 2013 council meeting minutes
 - Rental Spreadsheet
 - Childcare available for 9/18 Community Focus Group Meeting
- **September 4, 2013**
 - Community Focus Meeting 9/18/2013 at University Club 7:00 PM
- **September 3, 2013**
 - U-H Police Department job opening
- **September 2, 2013**
 - City Election Information Council Candidates

Monthly Statistics from Stat Counter

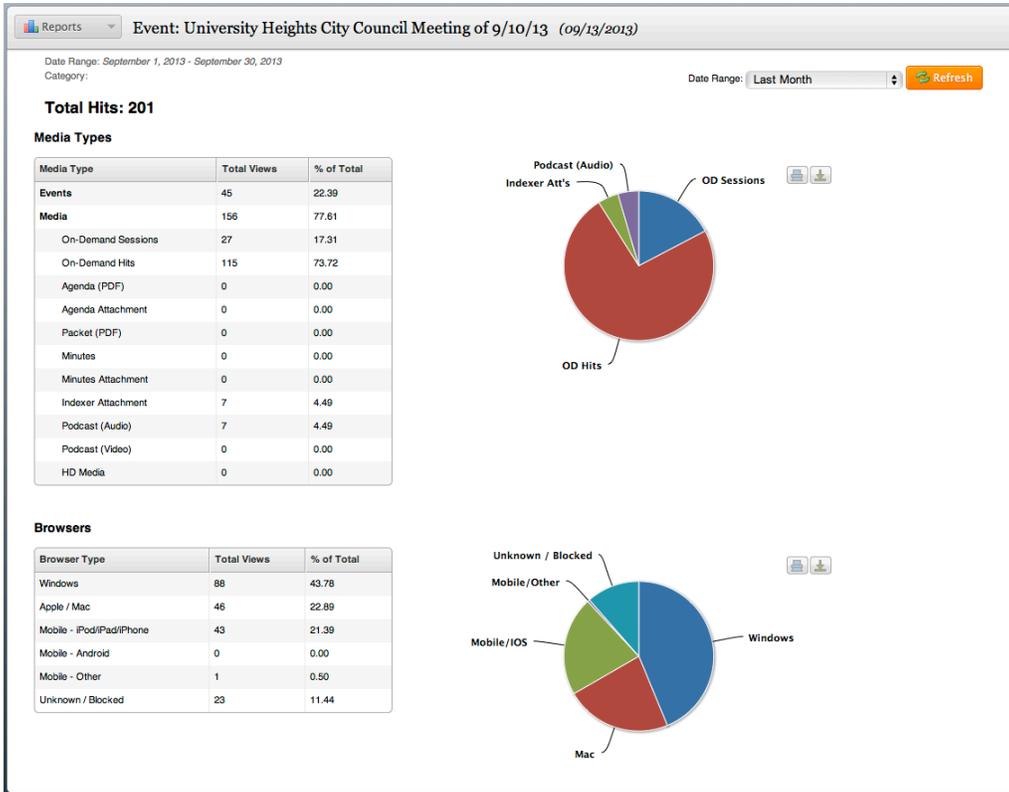
Page Loads	Unique Visits	1 st Time Visits	Returning Visits	
1,492	1,027	677	350	Total
50	34	23	12	Average

Monthly Statistics from Webalyzer

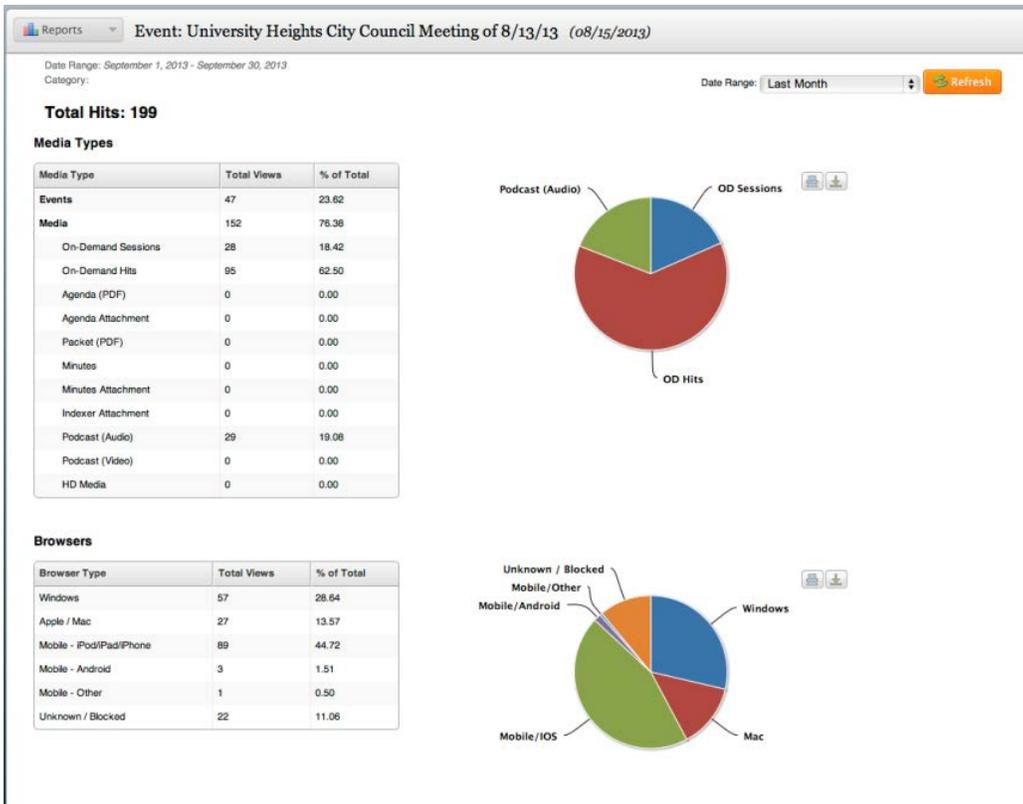
Total Hits	39738
Total Files	25107
Total Pages	9466
Total Visits	5392
Total KBytes	5988923
Total Unique Sites	2721
Total Unique URLs	1321
Total Unique Referrers	534
Total Unique User Agents	815
Average Visits Per Day	179

University Heights City Council Meeting Webcasts

Viewing Statistics From EarthChannel



September Council Meeting statistics from 9/10/13 to 9/30/13



August Council Meeting statistics from 8/15/13 to 9/30/13

Community Focus Group Meeting statistics from 9/26/13 to 9/30/13

Reports
Event: University Heights Focus Group Meeting September 1... (09/26/2013)

Date Range: September 1, 2013 - September 30, 2013
 Category: Date Range: Last 30 Days [Refresh](#)

Total Hits: 102

Media Types

Media Type	Total Views	% of Total
Events	26	25.49
Media	76	74.51
On-Demand Sessions	18	23.68
On-Demand Hits	54	71.05
Agenda (PDF)	0	0.00
Agenda Attachment	0	0.00
Packet (PDF)	0	0.00
Minutes	0	0.00
Minutes Attachment	0	0.00
Indexer Attachment	0	0.00
Podcast (Audio)	4	5.26
Podcast (Video)	0	0.00
HD Media	0	0.00

Browsers

Browser Type	Total Views	% of Total
Windows	66	64.71
Apple / Mac	15	14.71
Mobile - iPad/iPhone	13	12.75
Mobile - Android	0	0.00
Mobile - Other	1	0.98
Unknown / Blocked	7	6.86