



The University of Iowa Foundation

June 4, 2007

Mr. Bernard B. Mauch
Manager
University Athletic Club, L.C.
1360 Melrose Avenue
P.O. Box 1068
Iowa City IA 52244

Dear Bernie:

Sorry we haven't had a chance to chat much recently. I've been on the road and finally back home and attempting to catch up with a lot of old business. My apologies.

But, I wanted to comment on the article I saw in the *Iowa City Press-Citizen* this past winter and then again in early spring. It would appear as though the University Athletic Club is considering the construction of a luxury condominium complex adjacent to the Club. That's a terrific idea and I can tell you that I personally feel there is quite a demand for this type of housing.

Now, I say that from my professional perspective. During my travels for the UI Foundation many of our donors and alumni often seem to ask about "residential retirement options" in Iowa City. Specifically, most inquire as to whether there are (large) independent living units available that might include a dining service and also access to golf and other activities. Actually, there are a number of these folks who recently bought apartments at the nearby Oaknoll Retirement Facility. But, I can say that should you decide to construct a facility as described in the newspaper coverage, I believe there would be high demand for these units and that they would be especially attractive to alumni and friends from out of town. Therefore, I would encourage you to move ahead with these plans and would hope that the community of University Heights would also see the benefits of approving a project like this—one that would ultimately provide significant tax revenue as well as a terrific group of new residents.

Do keep me posted on these plans. Best of luck.

Sincerely,

David R. Dierks
Vice President

DRD:sla



City of
University Heights
Police Department

1004 Melrose Avenue
University Heights, Iowa 52246

Telephone/Fax (319) 887-6800

www.uhpolice.org

Ronald R. Fort, Chief of Police

TO: STEVE BALLARD, UNIVERSITY HEIGHTS CITY ATTORNEY

FM: R. FORT, UNIVERSITY HEIGHTS CHIEF OF POLICE

REF: UNIVERSITY ATHLETIC CLUB

DATE: 08-30-07

I received a request from Bernie Mauch, reference a letter sent by you, to address police concerns on the Application for Rezoning.

The letter asks for concerns the University Heights Police Department may have on the proposal of the University Athletic Club s Luxury Condominiums project.

I have reviewed the material provided to me by the University Athletic Club. From the material provided University Heights Police Department has no issues with this proposal.

The proposal indicates expensive condo units so I do not feel there will any additional services required by University Heights Police.

The additional traffic should not even be noticed with all the traffic University Heights already has on Melrose Avenue.

It is my opinion, from the material I was given, that crime rate will not be any issue, neither will some additional traffic, nor will this proposal cause University Heights Police any additional calls for service.

The exception would be during the construction phase where we would give the area extra patrol like we do any other construction project in University Heights.

Subject:	RE: University Athletic Club proposal
Date:	Tue, 4 Sep 2007 11:06:35 -0500
From:	"Josiah D. Bilskemper" <jbilskemper@shive-hattery.com>
To:	"Steve Ballard" <sballard_lhtw@qwest.net>

Steve,

I looked over these materials this morning. At this point, other than the information you have already requested, I think these items might be pertinent to the Commission:

TRAFFIC

1. How will traffic flow from the underground parking garage, and from the existing surface parking lot, function with respect to Melrose Avenue?

PARKING

2. What are the dimensions of the "Parking/Mech" floor?
3. What are the dimensions of the parking spaces shown (length, width, angle, depth)?
4. How many ADA accessible stalls and corresponding access aisles will be provided, and where are the locations?
5. Would there be enough space for cars parked in the stalls very near the entrance to back out with hitting the garage door?

STORM WATER

6. How and where will storm water collected in the parking area, and from roof drains be directed?

Josiah Bilskemper, E.I.
Shive-Hattery, Inc.
(319) 354-3040

From: Steve Ballard [mailto:sballard_lhtw@qwest.net]
Sent: Thursday, August 23, 2007 5:40 PM
To: Bauer, Patrick B; adudler@gmail.com; wallu@aol.com; mary@darichardlaw.com; wkrkar@aol.com
Cc: lousebob@mchsi.com; Josiah D. Bilskemper; Abby Rury
Subject: University Athletic Club proposal

Hello All,

I am attaching a copy of my letter to Bernie Mauch. You'll receive a hard copy by mail. Please call with questions or comments. I'll let you know if/when I receive additional information.

Steven E. Ballard
LEFF LAW FIRM, L.L.P.
P.O. Box 2447
222 South Linn Street
Iowa City, Iowa 52244-2447
phone: 319/338-7551
facsimile: 319/338-6902
e-mail: sballard_lhtw@qwest.net

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Subject:	University Heights deal
Date:	Fri, 31 Aug 2007 15:28:19 -0500
From:	"John Yapp" <John-Yapp@iowa-city.org>
To:	"Steve Ballard" <sballard_lhtw@qwest.net>

Hi Steve – This is to follow up on our phone conversation. If you can forward me the number of units (52?), the approximate square footage of the commercial space and the type of commercial being envisioned (office? Retail? Restaurant?), and the location of the access point (is it an existing access or a new access?), we will put together a ‘traffic impact’ report. A site plan would be helpful also.

Oh – if they have a proposed number of parking spaces that would be helpful also. Iowa City has been dealing with an issue in some neighborhoods where the amount of parking required by the city is not enough to support the parking demand, elading to spill-over parking. Spill-over parking is acceptable where it is accepted that cars will be parked on-street, but not as accepted in some other neighborhoods.

Also, remind me when you would like this report?

Thanks,

John Yapp, Executive Director
Johnson County Council of Governments
410 E. Washington Street
Iowa City, Iowa 52240

319-356-5252 (phone)
319-356-5217 (fax)
john-yapp@iowa-city.org



IOWA HAWKEYES

The University of Iowa
Carver-Hawkeye Arena
Iowa City, IA 52242-1020

COPY

May 8, 2007

Louise From, Mayor
City of University Heights
1004 Melrose Avenue
University Heights, IA 52246

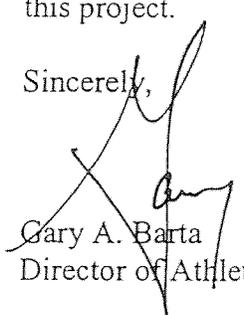
Dear Mayor From:

As a result of recent conversations with Bernard Mauch of the University Athletic Club, I have learned of the condominium project being proposed by him and his partners. Assuming no other consequences or issues exist, The University of Iowa Athletic Department is supportive of the complex that would be located between the Athletic Club and Finkbine Golf Course.

We see this project as a positive addition to the community and as having potential benefits to the University, the Hawkeye Athletic Department, and Finkbine Golf Course.

Please contact my office if you have questions or would like to talk further about my support for this project.

Sincerely,



Gary A. Barta
Director of Athletics

GAB/sg



Department of Orthopaedics and Rehabilitation

*Paul Etre
Assistant to the Chair
200 Hawkins Drive
Iowa City, IA 52242-1088
319-356-2383 Tel
319-353-6754 Fax
paul-etre@uiowa.edu*

July 11, 2007

Lois From, Mayor
City of University Heights
1004 Melrose Avenue
University Heights, IA 52246

Dear Mayor From:

This is to let you know that I believe strongly that the condominium project being proposed by Bernard Mauch of the University Athletic Club is an excellent project that will benefit University Heights, and the University at large. The proximity of the condominiums to University Hospitals and the athletic fields at University of Iowa will provide an ideal location for staff members who work at University Hospitals or at the University of Iowa. This will be an ideal avenue for alumni and retirees since all the services they need will be within walking distance.

I have talked about this project with my colleagues and there was unanimous agreement with the statements that I expressed above.

I will be happy to answer any questions that you may have related to my conviction that this project is extremely worthwhile.

Sincerely,

A handwritten signature in cursive script that reads "Paul Etre".

Paul Etre, Assistant to the Chair
Orthopaedics and Rehabilitation

PGE;jkr