

WRITTEN SUBMISSIONS RECEIVED BY UNIVERSITY HEIGHTS ZONING COMMISSION

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54	Whiston	John & Dorothy	317 Mahaska	5/02/09

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Wednesday, April 15, 2009 2:48 PM
To: 'Andy Dudler'; gieseenterprises@mchsi.com; laverman@mchsi.com; 'Brennan McGrath'; amy@oliveandjames.com; Anderson, Christine M
Cc: Bauer, Patrick B; jlane07@mchsi.com; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com
Subject: FW: St. Andrews Property

Hi all- I thanked Bob Hanson for his comments, and he added this..... Louise

From: Hanson, Bob [mailto:Bob.Hanson@pearson.com]
Sent: Wednesday, April 15, 2009 12:26 PM
To: louisebob@mchsi.com
Subject: RE: St. Andrews Property

Thanks, Louise. The one other thing that I hope the members of the zoning commission members and the members of the city council keep in mind is that if this plan fails to get approval, the next purchaser in line is the University of Iowa. That is not fiction, that is fact! If the UI buys the property, none of us will have anything to say about what is done with it!!!

Bob Hanson

506 Mahaska Ct.
(319) 337-7775
Cell: (319) 621-7504

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Wednesday, April 15, 2009 1:38 PM
To: 'Andy Dudler'; gieseenterprises@mchsi.com; laverman@mchsi.com; 'Brennan McGrath'; amy@oliveandjames.com; Anderson, Christine M
Cc: Bauer, Patrick B; jlane07@mchsi.com; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com
Subject: FW: St. Andrews Property

From: Hanson, Bob [mailto:Bob.Hanson@pearson.com]
Sent: Tuesday, April 14, 2009 8:21 AM
To: louisebob@mchsi.com
Subject: St. Andrews Property

Louise,

Gloria and I want you and others to know that we strongly support the sale of the St. Andrews property to the developer and we also strongly support his plan for this area. The proposed development seems to be well thought out and would definitely be an asset to University Heights. We need to recognize that this is the 21st century and if our small community is to continue to prosper much less remain in existence, we need to move forward. If all University Heights is to become is a bedroom community, it will be nothing more than a group of rental homes. We are getting closer to that everyday---we need some upscale properties.

Bob & Gloria Hanson
506 Mahaska Ct.
(319) 337-7775
Cell: (319) 621-7504

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Wednesday, April 15, 2009 3:30 PM
To: 'Andy Dudler'; gieseenterprises@mchsi.com; laverman@mchsi.com; 'Brennan McGrath'; amy@oliveandjames.com; Anderson, Christine M
Cc: Bauer, Patrick B; jlane07@mchsi.com; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com
Subject: FW: One University Place

From: Michael Ziegenhorn [mailto:mkziegenhorn@yahoo.com]
Sent: Wednesday, April 15, 2009 1:26 PM
To: louise-from@university-heights.org
Subject: One University Place

Mayor From,

As a resident of University Heights and manager of a business interested in relocating to the proposed Maxwell development, I encourage the City Council to approve some form of mixed-use development the St. Andrews Church site.

Sincerely,
Michael Ziegenhorn
125 Golfview Ave.

From: mayhem@ia.net
Sent: Tuesday, April 21, 2009 10:43 AM
To: Bauer, Patrick B; william-gay@university-heights.org; wallu@aol.com; jlane07@mchsi.com; karl-robertson@university-heights.org
Subject: One University Place

Dear members of the U-H zoning commission,

I am writing as a citizen who attended two of the informational meetings for the One University Place proposed development. I would urge you to APPROVE this plan when it is presented to the commission. The submitted proposal reflects community input and would be a much needed addition to University Heights. I appreciate the willingness of a developer who listens to community input and makes changes, unlike the previous development proposed at the University Athletic Club site.

A commercial center is desperately needed in U-H, and in order for that to be successful there must also be a residential component to the project. Reducing the height of the residential tower to six stories with wings at three and four stories respectively would be a good fit for the site.

After witnessing the behavior of people opposed to the development at the informational meeting I urge you to consider factual information rather than succumbing to the pressure of emotional appeals. I realize no one wants to make decisions that anger some of their neighbors, but this will be a situation where the greater economic good outweighs a concern that we are a community of single family homes.?

This development would enhance the quality of life in our community. I would predict that this development guarantees the economic viability of University Heights beyond our municipal 75th anniversary next year, and likely ensures the community survives to celebrate a centennial in 2035.

-Mike Haverkamp
315 Golfview Ave.

From: Zlatko Anguelov [mailto:zanguelov@mchsi.com]
Sent: Thursday, April 23, 2009 5:18 PM
To: Bauer, Patrick B; wallacegay@mchsi.com; wallu@aol.com; jlane@mchsi.com; wkrkar@aol.com
Cc: jmaxwell@maxwellconstructioninc.com; ballard@lefflaw.com; amy-moore@university-heights.org
Subject: UH Zoning Commission Meeting, Wed 4/29, 2009
Sensitivity: Personal

Dear Members of the Zoning Commission,,

As I may not be able to attend the Meeting, I'm submitting to you my comments regarding the proposed development application.

I greatly appreciate the willingness of the developer to negotiate and to compromise. However, the two fundamental problems with the proposal still remain: a) the height/number of stories of the proposed condominium building and b) the increased population density. Although the developer has reduced the number of stories from his initial proposal by three (but note that he has added one additional story to the commercial buildings), six stories or 76 feet is still more than double the current height for structures permitted. But more importantly, we may assume that nine single-family residential homes would bring roughly 40 more inhabitants to the community and, say, 20 more cars, whereas the proposed 93 condominium units will, at a most conservative estimate, increase the population by 190 people and 180 cars.

I'm speaking for myself in this letter, but from several conversations with neighbors and the two meetings I attended, I trust that many, if not the majority, in the UH community share my concerns. By proposing a commercial center, the developer is offering us a carrot so that we can swallow the enormous apartment building, which will be totally incompatible with the current skyline of our neighborhood. We like and love our neighborhood as is. So, the argument that it will become better (more diverse, in the developer's language) if we have this "city center" does not fly at all. The issue is: how worse will it become? And is it worth the trade off with more income to the city? And it is not so much about the view of the tall building, but rather about the increased population and traffic that must be regarded as the worst consequence if the developer were given the green light to go ahead with the project.

Here are several disadvantages that you may want to address: 1) Once you give a permission to build a six-story/76 feet building, this will become a precedent, and other developers in the future will have better chances at pushing for similar high rises in a neighborhood that is low-rise, green, leafy, quiet, non-polluted, etc.; 2) By inviting many more people to live in the same space, there will be a considerable increase in a) vehicle traffic, especially on Grant avenue between Golfview and Sunset; b) people who would compete for the same level of infrastructure, walking space, clean air, and so on and so forth; 3) we will have to endure at least two years of construction traffic, noise, street mud, and other inconveniences without any compensation for those; 4) **The project will urbanize University Heights.** The only high-rise in Iowa City is Hotel Vetro down-town. But down-town is a totally different, 100% urban area that has absorbed it in its current environment. What the developer proposes is an unwarranted, forceful urbanizing of a neighborhood that is distinctly non-urban, but has the great advantage to be close to the urban area and to the biggest employer in Iowa City. I just don't see where these people did take the audacity if not the short-sightedness to go about such a radical change!

Here are two points that may tilt the balance in favor of the project. One is the possibility to negotiate a height of the apartment building not exceeding 3 stories. Perhaps the building could be spread over a larger surface (as some suggested, instead of a ground parking between the commercial area and the building). But even in this case, the population density should not exceed 100 more new inhabitants, that is, the developer should reduce the number of units to 16 (front) plus 24 (back building).

My great hope—and actually, expectation—is that the members of the Zoning Commission will hear the people’s voice and won’t change the current zoning ordinance to grant an OK for such a radical project.

Sincerely yours,

ZLATKO ANGUELOV

zlatko anguelov, md, ma
207 golfview avenue
iowa city, ia 52246
319-621-4134 Cell
319-351-8778 Home
zanuelov@mchsi.com E-mail

**All men make mistakes, but a good man yields when he knows his course is wrong,
and he repairs the evil. The only sin is pride.**

From: Frankel, Joseph
Sent: Thursday, April 23, 2009 9:19 PM
To: Bauer, Patrick B; wallu@aol.com; wkrkar@aol.com; wallacegay@mchsi.com;
jlane07@mchsi.com
Subject: "One University Place" proposal

Dear Members of the University Heights Zoning Commission:

My wife and I have lived in University Heights (323 Koser Ave.) since 1971. We have enjoyed our quarter-acre plot of former cornfield, and greatly appreciated nearly 40 years of high-quality suburban living within walking distance of the center of town.

However, I believe that this exclusive single-family-dwelling style of residence is not sustainable. Iowa farm land is too precious in a world of growing food scarcity. Mixed-density neighborhoods are inevitable. They can even have their advantages, with the potential for local food shopping (saving on gas!), and a local plaza for social rendezvous.

Building 93 residential condominium units in a 4 1/2 - acre site is a lot. But the developers appear to have done their best to mitigate the visual impact of their development while retaining high density. It looks to me that they have done this in part by reducing their largest units from the originally planned 3000 square feet (huge) to 2000 (large, but still within reason), and in part by the stepped design of the taller rear residence.

I read the JCCOG planning report and the developer's responses. The report is excellent, and the responses seem encouraging. I believe that the University Heights Zoning Commission should do its best to insure that the site be developed so as to minimize environmental impact (particularly to the ravine on the northeast corner, which will have to be at least partially filled in), and that it be designed in a way that minimizes light and noise pollution.

I am not without my concerns about the project, but I believe that it is likely that its overall impact on our community will be positive. So I think that the Zoning Commission should negotiate seriously with the developers to insure that all of the concerns expressed in the JCCOG report are properly addressed, and if so should seriously consider recommending the zoning variance that is necessary for the project to proceed.

Sincerely,

Joseph Frankel
April 23, 2009

P.S. My wife is out of town until April 30, which is why her name

does not appear on this letter.

--

Joseph Frankel
323 Koser Ave,
Iowa City, IA 52246

115 Golfview Ave.
University Heights, P.A.
52246
April 24, 2009

Steven E. Ballard, Esq.
City Attorney
University Heights

Re: Zoning Commission Meeting
April 29, 2009

Thank you for the Notice of the Meeting.

My parents bought their first property in University Heights in 1942 (125 Golfview). At that time it was understood that the only Commercial property in University Heights would be on the North side of Melrose at the junction with Golfview.

My impression (and that of my parents) was that the Commercial-Property Provision was incorporated in the Town (now City) Charter and could not be changed by a simple amendment to the Zoning Ordinance. An amendment to the Charter would be required, which in turn probably would require approval by the State and the property owners, inasmuch as a significant right (not commercial development), probably running with the land, would be involved.

(over)

I do not have a copy of the charter, and I am not familiar with any changes that may have been made since 1942 (My parents are dead, and I spent my working life in Michigan).

I believe that ^{it} is significant, however, that no additional non-residential commercial area has been established since the formation of University Heights.

It would be a surprise to most property owners that their ostensibly commercial-free City could be modified by a simple zoning ordinance.

I trust that you have access to a copy of the charter and any other pertinent documents, and will be able to clarify or reject the points that I have raised.

Sincerely,
David C. Duncan

c c: Katherine Belgum
Carol Ann Christman

MEMORANDUM

DATE: April 29, 2009
TO: University Heights - St. Andrew Redevelopment File
FROM: Steven E. Ballard
Re: John Strief Voice Mail

I received a voice mail message from John Strief April 24, 2009. This is a verbatim transcript of the message:

Hi Steve Ballard. John Strief a University Heights resident and I just wanted to call in to support the change for the zoning commission for St. Andrew Presbyterian Church grounds. I know Maxwell has presented his ideas and I am all for it. I know with Bernie at the University Club and the Grand Avenue thing that didn't fly and this probably won't either but I was in support of them too, and I will be in support of this for the change of the zoning ordinance. I just wanted to leave a message to that regard. Thanks for all you do. Bye bye.

SEB:jc

jan/seb/university heights/strief voice mail message

From: Hettmansperger, Sue E
Sent: Friday, April 24, 2009 11:20 AM
To: Bauer, Patrick B; wallu@aol.com; wkrkar@aol.com; wallacegay@mchsi.com; jlane07@mchsi.com; ballard@lefflaw.com
Cc: Fritts, Lawrence N
Subject: St. Andrews Church zoning

Dear Sirs,

We wish to register opposition to a zoning change for the property of the St. Andrew Church and adjacent Eastern lot, Located on Melrose. We oppose the density and height of the condominium and commercial proposal. We would not oppose the property to remain as is, or to be turned into single family homes.

Thank you,

Professor Sue Hettmansperger
Associate Professor Lawrence Fritts
114 Highland Drive
I.C., IA 52246

1-319-354-8712 phone

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Sunday, April 26, 2009 7:11 AM
To: Bauer, Patrick B; 'Catherine Lane'; wallacegay@mchsi.com; wkrkar@aol.com; wallu@aol.com
Subject: FW: Proposed Development

Hi All,
I am forwarding this e-mail on to the zoning commission.
Louise

From: Wretmans@aol.com [mailto:Wretmans@aol.com]
Sent: Saturday, April 25, 2009 2:32 PM
To: louisebob@mchsi.com
Subject: Proposed Development

Louise

After attending one of the last sessions on the proposed development on the St. Andrew property, we thought we would offer our feedback.

While we respect that some citizens of University Heights are opposed to the proposed project, we are supportive of it. We feel that a mixed-use development like this will add to our city. Having seen this project when it was originally presented at St. Andrew church over a month ago, it's clear that changes have been made. We appreciate the fact that the developer has listened to feedback and incorporated some of that into the plan.

We look forward to seeing further plans as this project continues to develop.

Deb & Rich Wretman

PS--I would bet a great deal of money that the University will buy the property if this project does not go through. Anyone who believes differently is naive.(Rich)

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Sunday, April 26, 2009 8:09 AM
To: Bauer, Patrick B; 'Catherine Lane'; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com
Cc: 'Andy Dudler'; gieseenterprises@mchsi.com; laverman@mchsi.com; 'Brennan McGrath'; amy@oliveandjames.com
Subject: FW: One University Place

Hi All,

I am forwarding this e-mail sent to me from the Tunwalls that they originally sent to the developers. They asked me to forward it to zoning and council members so their opinions would be expressed, but said they would appreciate anonymity if possible, so not to alienate some of their neighbors.
Louise

From: Deborah S. Tunwall [mailto:dslay@mchsi.com]
Sent: Saturday, April 25, 2009 6:10 PM
To: Louise From
Subject: Fw: One University Place

Dear Mr. Maxwell, Mr. Wells and Mr. Monson,

We wanted to express to you that there is some positive support for your project. Unfortunately, that being said, anonymity would be appreciated, so as not to alienate some of our neighbors.

We realize that the original thinking of the University Heights Comprehensive Plan was to have the "city center" down near city hall. However, that would have required rezoning some residential homes to commercial and mixed-use zones and squeezing retail into small lots, negatively impacting those residents on Melrose, Leamer and Olive. Putting another "city center" on a lot with enough space to not over-shadow or crowd the neighbors and allowing the setback of the residential tower by having ravines and roads in between seems to make some sense.

Thank you for taking the neighborhood character into consideration when planning your commercial building. Please keep this aspect of the project as a priority if it moves forward. Having some retail in the neighborhood which would provide some basic essentials and entertainment within walking distance would personally improve our quality of life as University Heights residents. As there is no retail along Melrose between the highway and the hospital, perhaps gearing some of it toward hospital clientele as well as neighborhood needs could be beneficial. For example, if you are not able to attract a small grocery, a CVS, Hartig, or Walgreens could serve a similar purpose for milk, pop and some groceries as well as providing a pharmacy near the hospital. Other businesses that could work for both the hospital and the neighborhood might be a flower shop, a gift shop or a book store (Prairie Lights West?). In keeping options local, a potential restaurant might be a new location for the flooded family-style version of Mondos. This could possibly go hand in hand with a smaller version of Mr. Mondanaro's Bread Garden Market for which we believe there would be more neighborhood support than a Trader Joe's, Tait's or the seemingly over-extended New Pioneer Co-op. Possible local sandwich shop options might be the popular downtown Mama's Deli and Catering or the recently flooded and re-opened Guido's. And of course, a Java House would be an obvious choice for a coffee shop.

We understand that in order to make this project feasible and profitable, you need to put as many residential units as possible into a small space. If you could, however, at least analyze the potential dollars generated from a six or seven-story building instead, it seems this would go a long way toward alleviating some of the negative sentiment of the neighbors.

We do have some concerns over changing the height limits in University Heights from 35' to the 90' required for your project. Although your intentions seem to be to impact the neighbors as little as possible, not all future developers will be that considerate in areas that may be rezoned commercial or mixed-use along Melrose. I grew up in a suburb of Chicago where this was the case and have seen a community negatively affected by zoning changes that were used solely to developer advantage.

Also regarding the tower, can you provide some photos of other buildings the potential architect for the tower has designed? From Mr. Well's description of the architect's Chicago buildings after the first meeting, I am picturing something similar to the attractive glass and limestone Crate and Barrel on North Ave. in Chicago. Is this a correct assumption?

Can you also draw in the other three or four houses near Kathy Belgum on your overlay and explain how much of the ravine you have actually altered? The new realignment of Sunset seems to be much longer on your slide than it may be in actuality.

We greatly appreciate you listening to the neighbors and adding an option for more green space in front of the commercial building along Melrose. We agree with you that putting some parking in the front would make the building into a strip mall no matter how nicely designed that building is. The added green space can only make it a more attractive space in which to stroll and sit.

And lastly, a potential name for the development might be simply "University Heights Place".

Thank you for taking the neighborhood into consideration and listening to our concerns during the planning stages of this project.

Sincerely,
Deb and Warren Tunwall
100 Koser Ave.

April 26, 2009

City of University Heights Zoning Commission
University Heights City Hall
1004 Melrose Avenue
University Heights, IA 52246

Subject: Development application by Jeff Maxwell to construct condominiums on the current St Andrews Presbyterian Church property

We are opposed to the plans to develop the St Andrews Presbyterian Church property (Church property) as presented to the Zoning Commission by Jeff Maxwell (Developer). Several reasons for our opposition are provided herein.

First, we assume that the plans and documents being presented to the Zoning Commission are the same as those made available to the public on the Internet through <http://www.university-heights.org/zoning.html#SAC>. Among the material presented on the website, we did not find a document specifically titled (for example) "Application for Zoning Change." The principal document pertaining to this request for change apparently is the document titled "Proposed St Andrew Redevelopment to the City of University Heights [sic], April 21, 2009, PART I, RE: JCCOG December 9, 2008 STAFF REPORT" (http://www.university-heights.org/misc_pdf/Applicant-Response-to-JCCOG-Preliminary-Report.pdf, viewed April 26, 2009) (hereafter referred to as the Applicant's Response).

The responses and comments by the Developer in the Applicant's Response were not written by a professional. Consider the first paragraph:

Jeff Maxwell of Maxwell Development LLC has submitted their [sic] plan to develop St Andrew Presbyterian Church [sic] into a Mixed-Use development with a neighborhood commercial building located toward the front of the property and facing Melrose Avenue. A residential condominium building proposed [sic] will set 23'-0" from the north property line, which adjoins property owned by the University of Iowa.

The Developer's responses and comments stand in stark contrast to the carefully-written recommendations in the JCCOG report. Some of Developer's statements have the potential for creating misunderstandings. On this basis alone, we think the Zoning Commission should instruct the Developer to submit his request after he assembles a professional application.

Some of the Developer's statements in the Applicant's Response are meaningless or pure

fantasy. For example, the JCCOG report (http://www.university-heights.org/misc_pdf/JCCOG-Report-SAC.pdf, page 7) raised some “Noise/Hours of Operation” issues related to the commercial property part of the zoning change request. The Developer's response was, essentially, “The City Council will make sure everyone behaves.”

Regarding “Fire and Police Protection” (page 8 in the JCCOG report), the Developer says in the Applicant's Response, “We have provided both police and fire departments the same proposal documents as we have provided to UH city staff. We will have letters from both departments confirming their respected position on this proposal.” We think the Zoning Commission should have all supporting material in hand and presented to the public before considering anything.

Several times the Developer raises the specter that the University of Iowa will very likely purchase the property if his zoning change request is turned down. This may not be a bad thing. It is our understanding that the University of Iowa is obligated to work with the community when it purchases property for development. Also, it is our understanding that the University must compensate the community for police and fire protection, snow removal, and any other services that the community provides. This also applies to their recently-purchased property known as the University Athletic Club.

The Developer's request notwithstanding, we think that all requests for zoning changes be rejected until the entire University Heights community has a chance to carefully and thoughtfully evaluate the ramifications of the St Andrews Church congregation vacating its property in University Heights. As stated in the JCCOG report (page 9),

Rezoning the subject property does not comply with the spirit of the adopted University Heights Comprehensive Plan. As such, any rezoning or application of an overlay zone should be carefully considered and justified to the public.

We think this is a process that will take at least one year—and probably two to three years—to complete.

Ed Fischer
Carol Howard

Carol Howard and Ed Fischer
228 Highland Dr
University Heights, Iowa 52246

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Sunday, April 26, 2009 7:10 PM
To: Bauer, Patrick B; 'Catherine Lane'; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com
Subject: FW: st andrews project with jeff maxwell

Hi All,
I am forwarding on an e-mail from Sheryl Neuzil.
Louise

From: Sheryl Neuzil [mailto:sherylsunboo@mchsi.com]
Sent: Sunday, April 26, 2009 5:59 PM
To: louise-from@university-heights.org
Subject: st andrews project with jeff maxwell

hi louise this is a little note i would so enjoy a place to go for a nice cup of coffee with friends and family with in walking distance of my home and not have to go DOWN TOWN to do so. it would be a nice walk in the summer time. i live at 316 highland dr. i hope this project goes through.

thanks so much for your time

sheryl n.

From: btwice@mchsi.com [mailto:btwice@mchsi.com]

Sent: Sunday, April 26, 2009 6:11 PM

To: louise-from@university-heights.org

Subject: st.andrews church project

hi louise, my name is bobby beinhart i live in u-heights. i think it would great if there was a place close by to shop, eat or get a cup of coffee. that we can walk to on a nice summer day and not have to go down town and park. i am 43 yrs old and i think it you be a nice place to go bring my friends who live out of the area. i think it would be a great thing to have in this small family commutiy.

thank you so much for your time.

robert j beinhart jr.

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Monday, April 27, 2009 7:55 AM
To: Bauer, Patrick B; 'Catherine Lane'; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com
Subject: FW: University Heights

From: Ila Zimmerman [mailto:ilaz@mchsi.com]
Sent: Sunday, April 26, 2009 8:54 PM
To: louisebob@mchsi.com
Subject: University Heights

Louise, U Heights Mayor,

I was at the community meeting on April 7 and think what the developer is proposing for the St Andrew Presbyterian Church site is something that would be good for University Heights.

I cross the Melrose/Sunset intersection daily either in my car or on my run and feel it is very dangerous. I would be delighted to see a developer fix it as proposed.

At the meeting, I observed there were very few people under the age of 55. In the next twenty five years the demographics of University Heights will change and we need to be ready for the change. I shared this proposal with some twenty year olds and their response was, "That would be awesome."

I have family who live in Fairfax, VA and also near Charlottesville, VA, so I am familiar with the housing around George Mason University and the UVA Medical Center. The proposal I see the developers making is very similar to high density housing, amid single family residential and commercial in both places. It is the current way of developments nationwide as communities become self sustaining, encouraging less driving and providing close proximity to jobs, shops, and transit along with enhancing community spirit. With the Hospital and Stadium a couple blocks away, this project would contribute to making University Heights a very desirable neighborhood.

Individuals who live outside the University Heights Community have expressed interest to me about the development and feel it would give them opportunity to move to University Heights. They feel there are currently very few options available for them to choose from.

Until the pain of staying the same is greater than the fear of the unknown, it is very difficult to embrace change. It seemed some people at the meeting, were feeling they were faced with a situation out of their control and wanted to make sure they were heard and weren't necessarily rational. I do believe there was one consensus at the community meeting, and that was everyone loves University Heights and wants it to continue into the future. Instead of a simple yes, I want this or no, I don't, maybe we should list our fears and address them one by one. For example, annexation by Iowa City, infrastructure decay (roads, sewer, water, down town beautification), taxes, traffic patterns down Grand, fire and police protection, deterioration and rental of older homes, library availability, loss of the ravine, etc. To do nothing is a choice and will produce an outcome. The developer has offered University Heights an unexpected opportunity to address some of the problems we will have to face in the next twenty years, if we want University Heights to still be a city.

I endorse this project and encourage the planning and zoning commission and city council to approve and move forward with it.

Thank you for allowing me to state my opinion and for taking the time to give it consideration.

Ila Zimmerman

1468 Grand Avenue Iowa City, IA 52246
H 319.338.0150 W 319.356.0067 C 319.621.1791

From: Brian Butler [mailto:brianarg54@cinci.rr.com]
Sent: Monday, April 27, 2009 12:09 PM
To: Bauer, Patrick B; wallu@aol.com; wkrkar@aol.com; wallacegay@mchsi.com; jlane07@mchsi.com; ballard@lefflaw.com
Subject: University Heights Zoning

Dear University Heights Zoning Commission Members:

I am writing to share my views on the proposed zoning ordinance changes to allow high-end condominium and commercial space development on the St. Andrew Church property. I am the owner of four properties in University Heights, and one nearby in Coralville. I lived for eight years just west of University Heights, and my wife and I plan to live in University Heights upon retirement in the next two to four years, in one of the houses on Melrose Avenue very close to the property. I have a very serious interest in the future of University Heights!

I support the proposed zoning changes to allow the development as stated in the meeting notice for the April 29th meeting of the Commission.

My reasons for this support are:

- The addition of High-end condominiums will provide an increase in tax revenues for University Heights, so that the community can continue to offer excellent services with relatively low taxes.
- The addition of some commercial areas should provide additional options for eating, shopping, or working within walking distance of home.
- The alternative - the development of nine single family homes - would provide neither of these benefits.

I respectfully ask that you support the amendments to the current zoning ordinance.

Brian S. Butler
General Manager
Southern Star Properties, LLC.

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Monday, April 27, 2009 1:43 PM
To: Bauer, Patrick B; 'Catherine Lane'; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com
Subject: FW: Support of University Heights Redevelopment

From: Susan Strauss [mailto:susan-strauss@uiowa.edu]
Sent: Monday, April 27, 2009 6:15 AM
To: louisebob@mchsi.com; louise-from@university-heights.org
Subject: Support of University Heights Redevelopment

Dear Mayor From and University Heights Zoning Commission:

We strongly support the redevelopment of the St. Andrews property and selling it to the developer. To not do, so we feel would be totally irresponsible.

Sincerely,
Steve and Susan Strauss
556 Mahaska Court
Iowa City, Iowa 52246

From: Louise From [mailto:louisebob@mchsi.com]
Sent: Monday, April 27, 2009 1:44 PM
To: Bauer, Patrick B; 'Catherine Lane'; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com
Subject: FW: St. Andrews Property Redevelopment Project

From: Hanson, Bob [mailto:Bob.Hanson@pearson.com]
Sent: Monday, April 27, 2009 6:46 AM
To: louisebob@mchsi.com
Subject: St. Andrews Property Redevelopment Project

Louise,

This email is to inform you that we are definitely in favor of the proposed redevelopment project for the St. Andrews church property that is currently under consideration by the University Heights zoning commission and the city council. The folks that oppose this redevelopment plan fail to recognize that if this proposal is not approved, the "purchasing agency" next in line is the University of Iowa. That is not supposition, that is fact! If/when the University of Iowa purchases the property, no one in University Heights will have anything to say about what is built, how high it is, what it is used for, nor what it looks like. In addition, the property will remain off of the property tax rolls. These are factors that the zoning commission and city council must take into consideration.

Bob & Gloria Hanson

***506 Mahaska Ct.
(319) 337-7775***

From: Orgren, Carl F
Sent: Tuesday, April 28, 2009 8:22 PM
To: Bauer, Patrick B; wallu@aol.com; wkrkar@aol.com; wallacegay@mchsi.com; jlane07@mchsi.com; ballard@lefflaw.com
Subject: St. Andrew property proposal

University Heights Zoning Commission

Dear Fellow Citizens:

For the following reasons I strongly support this proposal:

1: The plan provides new housing stock which will add substantially to the number and nature of residences available.

2: The plan adds much needed commercial amenities to the community.

3. Our landlocked community requires such development to maintain fiscal viability. Presentations of candidates at our last council election all underlined the budget challenges faced by University Heights. I have seen no one else come forward with any realistic vision with a scope that will see us through the next decades.

4. While any change has social costs, I think the proposal, carefully designed and changed twice to accommodate citizen input, inaction now to avoid change will result in drastic changes required in the not-too distant future.

5. This is not a hollow development. It has substance with I think recommends it for careful consideration.

Sincerely yours,

Carl F. Orgren
330 Golfview Ave
University Heights, IA
carl-orgren@uiowa.edu
338-0358

From: [Nick and Karla Laubenthal](#)
To: [Catherine Lane](#)
Sent: Tuesday, April 28, 2009 8:49 PM
Subject: Re: University Heights Development

Ms Lane,
We appreciate you asking our opinion!

As you may know, we own several rental properties closer to the bridge; two on Melrose Avenue across from Taste on Melrose and one behind them on Olive Court. We would support the Maxwell Development plan as a first step in the Melrose "corridor" commercial development.

We are certainly sensitive to the concerns of those living closer to the church. Change is never easy, but inevitable in this case. The "known" proposed development, compared to an "unknown" plan of the University appears to be the better option for University Heights. We attended most of the meetings during the development of the "vision 2035" statement. The request to rezone the St Andrews Church property appears to be consistent with the Vision 2035 and overall in the best interest of University Heights residents.

Again, thank you for soliciting feedback from property owners of University Heights.

Nick and Karla Laubenthal

From: Dave Bartlett [mailto:dave@bartinst.com]

Sent: Tuesday, April 28, 2009 9:15 PM

To: Bauer, Patrick B; wallu@aol.com; wkrkar@aol.com; wallacegay@mchsi.com; jlane07@mchsi.com

Subject: Development at location of St. Andrew Presbyterian Church and adjacent lot

Dear zoning commission members,

We own 1149 Melrose and are writing to express our objections to the development of the St. Andrews property into a multi-residential condominium property. We do not favor this proposal for the following reasons:

- Increased traffic. The dwelling will support ten times the number of residents, as opposed to the number which could reside there if current zoning ordinances were enforced and 9 single-family residential homes were developed on the property. The required traffic for these dwellings will inconvenience residents of University Heights, as well as pose safety hazards. Melrose Avenue is already overburdened with traffic, so multi-residential development will only exacerbate these problems. Additional Roadways need to addressed before adding such a dense concentration of population.
- Sharp, sudden increase in population. The 2000 census listed the population count for University Heights as 987 citizens. Even if these units held only 1 resident each, this alone constitutes a 10 percent increase in population. Is the city prepared, financially and in manpower, to provide the additional services required for these additional residents? We understand that many services are provided by the city of Iowa City. However, there are responsibilities of the building inspector, city clerk and police force which would increase, due to the population increase.
- Decreased aesthetics. University Heights has maintained a careful balance of single residential homes, multi-residential properties, and commercial properties, which provides a good mix of families, students and businesses. This development has the potential to provide more of these, but does the proposed mix correspond to the goals of University Heights citizens?
- Loss of property value. We currently own property at 1149 Melrose and, due to increased traffic and closer proximity to commercial properties, foresee the value of our residence decreasing.

Dave Bartlett
General Manager
Bartlett Instrument Co.
319-372-8366

From: Ken Yeggy [mailto:ken.yeggy@gmail.com]
Sent: Wednesday, April 29, 2009 10:29 AM
To: Bauer, Patrick B; 'Catherine Lane'; wallacegay@mchsi.com; wkrkar@aol.com; wallu@aol.com
Subject: Saint Andrew Development

Please review the attachment regarding the Saint Andrew development.

Thank you

Ken Yeggy
305 Ridgeview Ave.

I have attended the three meetings for the project proposed by Maxwell construction regarding the future development of the Saint Andrew property. I reviewed the proposed plans and strongly support the development plan for this property.

My opinion is based on the following points.

- I am concerned about the future viability of the community of University Heights. Where are the additional revenues needed that will be needed to maintain an aging city going to come from? Without the additional tax revenues the only way will be an increase in property tax.
- There is no doubt in my mind that a rejection of this proposal will result in the purchase of this property by the University of Iowa. The Flood of 2008 has caused the University to review their current expansion plans. I believe they are looking for property that is out of the Iowa river floodplain.
- The purchase and development of this property by the University will not benefit the community. It will eliminate any chance of additional tax revenues and the residents of University Heights will have no say in how the property is developed. I think they are looking for a replacement for the Iowa House and with their recent purchase of the Athletic Club this could be the ideal property. The UAC will be razed, Birkdale will be purchased and razed, and they will build a huge convention complex complete with a six story parking ramp on the Saint Andrew property. Close to the UIHC and Finkbine golf course, why would they consider any other property?
- I have reviewed the University Heights budget and in my opinion the city has no real financial reserves. The additional tax revenues from this development will not only provide the revenues to maintain our current standards but could also be used to make the city a better place to live. This city is aging and could use a make over.
- This city could use some commercial development and this is the last chance.

I think we need to put aside our individual concerns and look at this project as a means to move the city into the 21st Century. We need to look to the future and not be stuck in the past.

Kenneth Yeggy
305 Ridgeview Ave.

From: David J. Cole OD [mailto:djcoleod@netins.net]
Sent: Wednesday, April 29, 2009 1:25 PM
To: Bauer, Patrick B
Cc: wallu@aol.com; wkrkar@aol.com; wallacegay@mchsi.com; jlane07@mchsi.com
Subject: Tonight's meeting

Please see attached document for comments concerning the rezoning.

Thanks

David Cole, O.D.

April 29, 2009

To: University Heights Zoning Commission
University Heights City Office
1004 Melrose Ave
Iowa City, IA

RE: Amendments to Zoning Ordinance

Dear Zoning Commission:

Thank you for your recent notification of the scheduled meeting to discuss the proposed amendments to the current Zoning Ordinances. We are owners of 102 Birkdale Ct and wish to state our opposition to the proposed amending of the existing zoning restrictions.

It seems like only yesterday that we debated and successfully deterred the building of a tall residential structure that was proposed on the property now owned by the University of Iowa and still called the University Athletic Club. We feel that structure would have completely changed our neighborhood with increase noise and traffic concerns. We applaud the commission for not giving in to a zoning change at that time.

This proposed building complex appears even taller yet. One can only image the visual impact on the intersection of Sunset and Melrose. We feel as though the current 35 feet limit was put forth in an effort to keep taller city structures from encroaching on the surround suburbs. I wish we would have known that this ordinance was going to be constantly challenged before we invested the money we did in our condo purchase. To us 54 feet is too tall and 76 feet on the secondary building s even more ridiculous even with the increased setback.

There is a street or exit to be positioned where the current drive to St Andrews is now located. Instead of just Sunday traffic the pattern would change to seven days per week with not only residential usage but also commercial traffic. I am not sure if there is a fence tall enough to ever block the headlight stream from exiting cars on the rear of those condos that abut the ravine. One can safely figure two cars per unit which comes close to almost 200 additional cars around the area. This does not even factor in the commercial traffic and its daily impact.

I hope these brief comments and concerns are helpful in your discussion tonight. We are unable to attend as we are currently out of town. We clearly would have thought twice about our purchase of a condo in Birkdale Court if these building were already in place at the time of our purchase.

Should you have any questions or concerns please do not hesitate to call.

Kind Regards

David J Cole, O.D. (563)-285-4001

Diane L Papke-Cole, O.D. (563)-285-4001

From: Alice Haugen [mailto:alice.haugen@gmail.com]
Sent: Wednesday, April 29, 2009 3:10 PM
To: Bauer, Patrick B; wallacegay@mchsi.com; jlane07@mchsi.com; wkrkar@aol.com
Subject: Concerns about the proposed development

Hello - I am sending you this message because you are a member of the University Heights zoning commission. The original was sent to Weldon Heitman, who contacted us by phone, but I thought you might want to have the same information as he does. Thank you all for your work for University Heights.

Alice Haugen

----- Forwarded message -----

Thank you for your call inviting comments on the proposed development on the St. Andrew lot. I have a number of concerns about it, but will focus in this email on two in particular.

1. It presents grave environmental concerns
2. It violates the specifics and principles of the 2006 Master Plan for development in University Heights.

1. Grave environmental concerns

University Heights has few environmentally sensitive areas, per the master plan, but the proposed development seriously affects one of those few areas. My informal count of tree loss in the ravine alone would be over sixty trees cut down. Presumably more would be cut on the plateau itself. However the gravest concern is that the developers propose to partially fill in the ravine on the east, as a way to redirect Sunset into a more straight connection. I have not heard this environmental concern significantly addressed.

I am attaching an alternative way to provide a second exit from the St. Andrew plateau. It makes more sense to make a dead end extension from Sunset, aligned with the eastern edge of the plateau (the western slope of the ravine). This would allow an exit from the development without filling the ravine and with no potential for traffic problems on Grand Avenue. Its only drawback would be creating a five-way traffic junction but this is not a problem. Boston has many of these (and six and seven way ones as well). All that would be needed would be a traffic signal to synchronize left or right turns from Grand and the development. As Grand carries little traffic (at present!!) such synchronized turns would have little effect on traffic overall.

This dead end extension would by no means address all the environmental concerns but it could largely protect the ravine. It is possible of course that the developers are counting on the ravine to unload the spoil from digging the underground garages, and the dead end extension may not serve their purposes as well.

2. Violating the specifics and principles of the 2006 Master Plan

The master plan, developed by University professionals with broad knowledge and no personal gain involved, strongly suggested growth of mixed use development *out from the existing center of business*. It further suggested keeping the low profile of University Heights; it did not suggest any need to raise the limits on building heights, for example.

This proposed development goes against the master plan in multiple ways. It splits up development into two centers, weakening both. It involves buildings far different and much larger than any existing ones, making it unlikely that they will integrate into the existing community. As a resident of University Heights, I have found it very irritating to hear the developers repeatedly appeal to the master plan when in fact their proposal goes against it in almost every specific. The only overlap of the two is the idea of mixed use, but in all other dimensions the two are in conflict.

I hope these comments are clear. I unfortunately cannot attend tonight as I will be out of town but I would appreciate hearing if there will be another meeting of the zoning commission about this project. Thank you very much for the hard work you do for our community, and I appreciate your interest in hearing from the citizens of University Heights.

--
Peace +

Alice Haugen
1483 Grand Avenue

Ring the bells that still can ring
Forget your perfect offering
There is a crack in everything
That's how the light gets in.

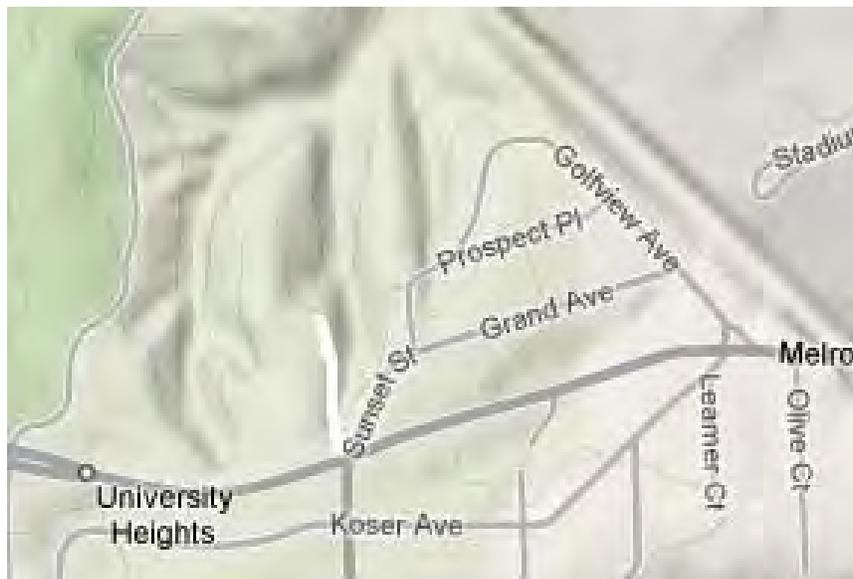
<http://www.dipdive.com/>

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Peace +

Alice

Ring the bells that still can ring
Forget your perfect offering
There is a crack in everything
That's how the light gets in.

<http://www.dipdive.com/>



From: jmac3771@juno.com [mailto:jmac3771@juno.com]
Sent: Wednesday, April 29, 2009 4:11 PM
To: Bauer, Patrick B; wallu@aol.com; wkrkar@aol.com; wallacegay@mchsi.com;
jlane07@mchsi.com; jmac3771@juno.com
Subject:

Dear Mayor, Council Members and Zoning Commission Members,

THE MAIN ISSUE IS:

How do WE PERPETUATE the life of the City of University Heights for another 75 years?

The City of University Heights has survived for over 70 years because of all the residents, previous mayors, city council members and numerous committee members. They have taken great pride in the community, always having foresight, and a great determination to keep the city independent.

These people are all intelligent, from diverse fields, but always with a common interest to work together to keep the continuity going in a positive direction while the community grows. It has involved a lot of compromising over the years.

I respect each citizen's statement of their views, concerns, and thoughts on all of the issues and developments in University Heights.

My life has been shaped by being born and raised in University Heights. Our family business and our livelihood has been centered in this community since 1946.

In my lifetime I have seen much growth in this area:

The building of the Melrose Avenue Building, the present business district, was a battle for my father. (Another story in itself)

The building of the Grandview Apartments on Marietta St. was another conflict of neighbors and the developer.

The development of a new street, Leamer Court.

The filling in of the springs, wet lands, and swamp on both sides of Melrose Avenue to allow for the building of more homes and adding another street with a cul-de-sac.

The large housing area development of Melrose Park Addition.

The building of the University Athletic Club.

The building of St. Andrews Church.

The widening of Melrose Ave.

The changing of the Melrose Avenue, Koser, and Golfview Ave. intersection.

Currently the Grandview Apartments are being refurbished into condos. A new larger condo building has been added at Grandview. (another compromise issue.)

The a new housing development of Birkdale.

The University Athletic Club being purchased by the University of Iowa.

There is not much land left inside of the city limits of University Heights that can be developed without huge expense for sewer lift stations, new sewer mains and new water mains. It is mostly a very rugged terrain area.

The University Heights City Council and the Zoning Commission members have worked for years to support this continual growth with their guidance and control over issues that have been involved. This gradual and continual growth has provided the income for University Heights to operate.

University Heights expenses for services from other communities:

As you all know, University Heights depends on the Coralville Fire Department for fire protection and other emergencies.

University Heights depends on the City of Iowa City for water, sewer, bus, library, and other services.

These expenses for services will continue to rise as the contracts come due for renewal.

I doubt the City of University Heights could find space or afford their own sewer plant and well water system.

The University Heights infrastructure will need repairs, improvements, or replacement. Streets, sidewalks, traffic signals, water and sewer mains will always be a major maintenance expense. The black top streets, lack of curbs, and storm sewers are items to be addressed. Police protection, snow removal, recycle and trash removal also will continue to rise.

Now is another time for the possibility of new growth in University Heights.

Regarding Jeff Maxwell's proposed development of St. Andrew property:

The economics of it for University Heights

The taxes from the Athletic Club will someday be lost since it was purchased by the University of Iowa.

The church has paid no taxes.

The 93 condo units and commercial space will increase the tax base for University Heights.

Depending on final arrangements and negotiations, University Heights could receive the following improvements at no expense if required to be furnished by the developer.

Melrose Avenue widening and intersection improvements.

A new improved street relocation of Sunset Street.

New sidewalks including 8 ft. sidewalks on Melrose Avenue.

Bus stop location on Melrose Avenue.

Protected turning lanes at Melrose intersection.

Storm sewer improvement for drainage in the area.

Improved water pressure by increasing water pressure with a new loop connected water main.

This is probably one of the last chances for University Heights to control it's own future. To control and allow another growth within it's corporate boundaries.

Do we all want to continue as present and watch our property taxes increase? Or do we want to have 93 new owners plus some new business help with the future support of this wonderful community?

Or will 2019 be the year University Heights is annexed by Iowa City if contract demands cannot be met for services?

I feel this new proposed development will benefit and provide continued financial support to the community and will outweigh the increase in traffic and other matters of concern.

I have been to all of the meetings set up by Jeff Maxwell and greatly appreciate his ability to consider the concerns of everyone, address the issues, change, and modify his plans and proposals.

I wish you all the best in addressing and making decisions on this matter.

I can be reached at 319-430-2308 if I can be of further help.

Paul J. Moore

Steve Ballard

From: Louise From [louisebob@mchsi.com]
Sent: Wednesday, April 29, 2009 6:01 PM
To: ballard@lefflaw.com
Subject: FW: from Catherine Lane re: St. Andrew Development

From: Catherine Lane [mailto:jlane07@mchsi.com]
Sent: Wednesday, April 29, 2009 4:51 PM
To: louisebob@mchsi.com
Subject: Fw: from Catherine Lane re: St. Andrew Development

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

From: Bonfield, Arthur E
To: 'Catherine Lane'
Sent: Wednesday, April 29, 2009 5:45 PM
Subject: RE: from Catherine Lane re: St. Andrew Development

Catherine: Eva and I both are of the view that the proposed development of the Church property on Melrose and Sunset would be a good thing for University Heights and that any negatives are far outweighed by the positives. Of course there are some details that may need more scrutiny and further adjustment but the concept and proposal as a whole seems to us to be sound and beneficial. Some high quality multiple housing units in our community seems like a good idea and would clearly satisfy a need or desire for such units by some people already in our community as well as by others who would like to join us here. Also a few commercial spaces for such things as a coffee shop or restaurant or convenience store or small grocery would be good additions to our neighborhood. Finally, this community could use beneficially the extra tax revenue such a development could bring into the town's coffers. We should be careful as a community not to be against all development with a mindset that the status quo is always best. In sum, we support the concept as a whole.

ARTHUR BONFIELD
 EVA TSALIKIAN
 206 MAHASKA DRIVE

Professor Arthur Earl Bonfield
 Allan Vestal Chair and Associate Dean for Research
 University of Iowa Law School
 Boyd Law Building
 Iowa City, Iowa 52242
 Ph. (319) 335-9020 or (319) 338-5017
 E-Mail: arthur-bonfield@uiowa.edu

University Heights
Zoning Commission

✓ Pat Bauer
William Gay
Wally Heitman
Cathy Lane
Karl Robertson

Dear Zoning Commission Members,

We support the development application and requested zoning changes for the current location of St Andrews Presbyterian Church from single family residential to commercial and multi-family residential.

We support this application and related changes in the zoning for the following reasons:

1. Change in this property is inevitable!!
2. University Heights needs to use this opportunity to grow. This is the type of project that is being suggested across the nation to improve neighborhoods, green high end condos with integrated small commercial and public spaces.
3. It is not financially realistic to think this will be developed into 9 single family homes.
4. If not approved, we believe that the University will use its option to purchase the property and U-Heights will lose possible tax revenue.
5. This new tax revenue (the only real option left in U-Heights) will allow for community improvements and lowering of taxes.
6. This type of project will improve property values and possibly create a market that will decrease the number of rentals.

We ask that you support this application and the related zoning changes.

Jane and Mike Gay

Handwritten signatures of Jane Gay and Mike Gay. The signature for Jane Gay is written in a cursive script above the signature for Mike Gay, which is more stylized and includes a long horizontal flourish.

Our vote is to keep the
present zoning ordinance
with the restrictions that
prohibits structures exceeding
35 feet.
Robert Huffman
Martha A Huffman
Owners of 332 Koren Ave.

308 Koser Avenue
Iowa City, IA 52246-3002
(319) 339-0976
April 29, 2009

University Heights Zoning Commission
University Heights City Hall
1004 Melrose Avenue
University Heights (Iowa City), IA 52246

RE: Saint Andrews Church Site Rezoning Application

Dear Commission Members:

We live directly across Melrose from the site and are opposed to the rezoning request based on the high-density development that has been requested. The proposal does not conform to the recently adopted University Heights Comprehensive Plan, which indicates the maximum recommended density to be multi-family development at medium density. In addition, the comprehensive plan did not anticipate development of the Saint Andrews site at a greater density than single-family residential. While the comprehensive plan does recommend mixed use, the proposed 93 condo units and almost 18,000 square feet of commercial space is much too extreme for the neighborhood character, which is comprised of tree-lined streets with single-family residential development set back from the streets.

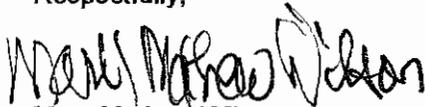
As mentioned in the April 28, 2009 JCCOG report, mass and scale are important factors in blending a building in with the surrounding neighborhood. Although the height of the high-rise building has been reduced from 7-9 stories to 4-6 stories on the east and 3-6 stories on the west, it is still much too high for the neighborhood character where the predominant buildings are one- and two-story residential buildings. In contrast, the front building closest to Melrose has been increased to three stories with commercial development on the ground floor and two stories of condos above. In addition, the Koser Avenue houses across the street back onto Melrose so the three-story building will loom over the outdoor living spaces of those houses at only 150 feet from their back door. Given the neighborhood character and the unusual relationship with the immediate neighborhood, a three-story building with a high-peaked roof is too high. The visual mass of the building is a combination of height and length and the height and the visual mass of both buildings is out of character with the neighborhood.

We believe that the proposal does not fit the neighborhood character in the following more specific ways:

- The plan will require filling in of two ravines, one on the east side and the other on the NW corner of the site which are shown in the comprehensive plan as environmentally sensitive areas in contrast to the developer's assertion that the development will be environmentally friendly.
- The need for the widening of Melrose to include turning lanes and the rebuilding of the Melrose/Grand Avenue intersection to make Grand Avenue 90 degrees with Melrose is created by the development and will further change the character of the area.
- The plans show removal of all trees on the site with the possible exception of three trees at the SE corner. We challenge the assumption that the three trees will survive given the density of the development and the construction activities required to build it. What is now shown on paper regarding the survival of the existing trees is not the likely outcome.
- All other trees on the site will be planted after the development is completed and will take at least 30-40 years to reach a size that will have a substantial visual presence.
- The developer asserts that existing trees will mostly hide the high-rise from view, but this will be

only from a distance. The existing church, low in height by comparison, is quite visible from the neighbor's homes on the east and west, especially in the winter.

Respectfully,


Mary Mathew Wilson


Larry T. Wilson

April 29, 2009

Dear Mr. Bauer and Zoning Commission members,

We are relatively new additions to the city of University of Heights, having purchased our home at 321 Koser Ave. at the end of 2006, from longtime residents, Ken and Ruth Kuntz. We moved from Madison, WI and spent 6 months trying to find the right house for our first family home. More than anything, we wanted a nice quiet established neighborhood for our daughter to grow up in. When we saw our house in University Heights, we knew instantly that it was where all three of us belonged.

Since that time, we have grown quite close to a number of our neighbors and feel like they are family – they have looked out for us when we needed them, and we have tried to do the same. This city offers a truly unique environment: proximity to all of the amenities of a larger city but with a small town neighborly feel. It is because of this city's independence and size that we would even write a letter such as this.

We were each able to attend one of the community meetings held to discuss the possible development on the St. Andrew property. As a result of the information obtained at the meetings, we have several concerns about the proposed development. Rather than get bogged down trying to discuss the details, we feel, in the most general sense, that this development does not match our motives for moving to this city. The high-density and commercial nature of the development are not at all appealing to our little family. We like the small town feel of our neighborhood and feel that this development would fundamentally change our quality life (through increased traffic and congestion, density of population, environmental impact of construction, change to the character of the area, commercialism, etc.). We have lived in several different Midwestern cities (Chicago, St. Louis, and Madison to name the most recent), and we like University Heights the best. A development such as the one proposed, seems very familiar to us from the other places we have lived, but it certainly has not added the character and community that we have found here.

It was suggested by the developers at one of the meetings (March 26), that the residents of University Heights are simply opposed to change, and that progress will march forward. We are both in our 30's and live with a 3-year-old, which involves a great deal of change and adaptability, so that is certainly not our problem! We also have grown quite close to our neighbors across the street, who are in their 70's and 80's, and we feel that it is disrespectful to suggest that they are opposed to change simply because of their age or longevity in their home. Instead, we feel that it is important to value all of the voices of University Heights and particularly the "elders," as they are the ones who have made this terrific community in which we live.

In our conversations with several of our neighbors, we all agree that we are not opposed to progress and the development of the St. Andrew property, but we have many objections to *this* development. In fact, development of that property by the university is quite appealing (it would be a terrific site for the art museum), or a condo/townhouse development similar to Birkdale would also be a better "fit." I understand that there are many complicated factors at play, particularly the financial needs of the church, but we feel strongly that a more modest

development would be better for our city. Of course, our family preference would be a city park and playground, but there isn't exactly any revenue in that! (If our daughter had money, she would pay!) It is our hope that the city council will make a decision on this issue based *solely* on the quality of life and sense of community for the current and future residents of University Heights.

We hope you will consider our voices among the many voices you are hearing from right now in the consideration of this development. We would be very unhappy to see it proceed as it has been proposed.

Sincerely,



Rachel Prickman



Greg Prickman

From: Dell A. Richard [mailto:dell@darichardlaw.com]
Sent: Wednesday, April 29, 2009 11:45 PM
To: Bauer, Patrick B
Subject: UH presentation

Pat:

Attached is a .pdf of my written submission from the April 29, 2009 zoning meeting.

DAR

My address is:

***Dell A. Richard Law Office
1150 5th Street, Suite 280
Coralville, IA 52241
Ph 319-354-9592
Fax 319-354-7957
dell@darichardlaw.com***

To the Council,
Zoning Committee,
and Citizens of University Heights:

Submission of

Dell A. Richard

to

University Heights Zoning Committee

regarding

Application

of

Maxwell Construction

for

Redevelopment

of

St Andrew Presbyterian Church Property

at

1300 Melrose Avenue

April 29, 2009

Let me begin with a few disclosures...

I have been a member of St Andrew Presbyterian Church since 1972.
I have been actively aware of and involved in University Heights political issues since 1975.
I have been a resident of University Heights since 1989.
I live within 200 feet of the proposed development.
I will have an unobstructed view of the proposed residential condominium tower.
I have been the attorney for St Andrew Presbyterian Church since the mid 1980's.
As Church attorney, I have been involved in the sale of the Church property to Jeff Maxwell.
Pat Bauer, Chris Anderson, and I were the principal drafters of the 2006 UH Comprehensive Plan.
I am writing to you in my capacity as a citizen of UH and nothing said here in any way reflects the views or policy of St. Andrew Presbyterian Church.

Let me share a few personal biases...

I wish my church could remain in its present location at 1300 Melrose Avenue.
I would really like to return to the days before my neighbors build the addition onto their home, when I had an obstructed view of the ravine from my living room and deck.
I would really prefer not to have a commercial center a few hundred feet from my house.
I would be perfectly happy to see ten or fifteen nice \$650,000 homes like Birkdale built on the site.
I wish Melrose Avenue was a quiet residential street.
It would be nice to have University Heights remain a quiet low rise residential community.

But my personal wishes are always subject to a few realities as I see them...

I am only one of over a thousand members of St Andrew Presbyterian Church (SAPC), and a significant majority of my fellow parishioners have decided that the 1300 Melrose site will not sustain our long term mission needs and that selling the ground and moving to a new location is what we need to do.

Prior to the floods of June 2008, Jeff Maxwell and the Session of SAPC signed a contract which makes the sale of the church property subject to council approval.

In my humble opinion, the acquisition by the University of Iowa of the University Athletic Club in the aftermath of the 2008 flood, made the high ground ten acre parcel bounded on the south by Melrose Ave, on the east by Sunset, on the west by Finkbine Commuter Dr., and on the north by a line 500 feet north of the city limits of University Heights **the most valuable ten acre parcel in Johnson County** to the post-flood UI. They already own more than half of that site, and the St Andrew parcel represents the balance.

I have no inside information on this, but it only makes sense to believe that the St Andrew site, when combined with the high ground to the north, and the UAC site to the west will become the new western gateway to the UI. This 600,000 square foot parcel, 80% of which UI already owns is uniquely located for access to golf, UIHC, and (as residents of UH already know) it is very near the geographic center of the Iowa City-Coralville trade area. The site's direct access to Highway 218 and its location at the western edge of campus makes it the perfect location for a new Alumni Center or other major venue for alumni, faculty and others to whom the UI wants to provide services. Since most Big Ten universities and Iowa State University, already have Alumni Centers, I have little doubt that the Athletic Club site, together with other land around it (including 1300 Melrose Ave) will become a major focus of UI development during our lifetimes.

What this means to us is that no matter what the citizens of UH want to believe, this site, after June 2008, has become far too valuable to ever be allowed to become single family residential housing.

In the real estate business, the watch phrase is "LOCATION, LOCATION, LOCATION" and I realize that no matter what I may personally prefer, my view of the greater good of my church and my community compels me to conclude that in this LOCATION, at this moment in time, my church's and my community's interests coincide.

I therefore strongly support the approval of the Maxwell project.

2006 Comprehensive Plan

Much has been said about the application of the 2006 Comprehensive Plan (2006 CP) to the Maxwell proposal. The JCCOG report clearly points out that at the time that plan was developed, the community gave no consideration to the possibility that SAPC might relocate its facilities, or the redevelopment of that property. If it had, the introductory paragraph of the "Future Land Use" section of the 2006 CP might have read:

Since University Heights is almost entirely developed, few major changes in land use patterns are anticipated in the immediate future. However, the community must decide the most appropriate use of the [St Andrew site], as well as several larger residential lots. The potential for conversion to commercial or institutional uses must also be evaluated...

Although the SAPC site was never discussed in the 2006 CP, members of the community have argued that the 2006 CP governs the redevelopment of that land. Nonetheless, an examination of the "Suggested Scenarios" contained in the plan demonstrate that the SAPC site is vastly superior to any of those discussed in the 2006 CP.

SUGGESTED SCENARIO ONE

*The first scenario varies only slightly from the current zoning in University Heights. An open space overlay area is defined for the undeveloped property on the northern edge of the city identified as woodland areas in the Sensitive Areas Ordinance. A small parcel that is shown as open space currently serves as a picnic area along Melrose Avenue. The parcel at the corner of Golfview Ave and Melrose Ave signifies a place for public use, which could be park space or a municipal building. The other public use parcel is Ernest Horn School. **Commercial development should be concentrated near the existing commercial and business zones and multi-family development restricted to its current areas.** (Emphasis added).*

This scenario assumes that at some point, someone will purchase and combine six residences on the south side of Melrose Avenue, across from the existing Paul Moore commercial property. These lots are located on both sides of Olive Court. On the east side of Olive Court, a small commercial area would be located where the Brooks, Brown, and Hansen homes now stand. On the West side, the Laubenthal, Meka, and Craig properties would be combined into a larger commercial lot. The assessed value of these homes would be around \$1.6 million dollars. With the addition of demolition costs, that land would cost around \$1.8 million dollars. Based on current commercial land coverage ratios and parking requirements, these two parcels could support an 8,000 square foot building to the east, and a 12,000 square foot building to the west of Olive Court. The combined footprint of these buildings would be roughly the same size as the commercial footprint proposed for the SAPC site by Maxwell.

We must ask, have the citizens who insist the council "stay the course" set out in the 2006 CP consulted with any of the six families to see if they are planning to sell their properties for rezoning, demolition, and redevelopment anytime within the next decade or two? Have they explained to the Wyatt, Fangman, and Wagner families that because a few people who attended a meeting in 2006 drew red boxes on a plan that was later adopted by the City Council, that they must accept commercial development next door? Why is it OK to put a commercial development in their backyards, while at the same time, homeowners like the Wilsons, Kathy Belgum, and the Leffs are assumed to be the victims of a greedy developer across the street, or across the ravine, because in 2006, no one considered that SAPC might move and therefore did not place a red box on its parcel?

The 2006 CP was a framework for discussion and nothing more. Now that the St Andrew site is potentially a development site, it should be evaluated with the same consideration as any other site in our community.

SUGGESTED SCENARIO TWO

*This scenario includes the public use areas and adds provisions for mixed use and more multi-family development. If more multi-family development becomes a reality, it would be best for the city to allow this development to occur near the commercial areas to serve as a buffer between commercial and single family residential uses. **Residents have indicated that mixed-use development may be acceptable along the city's main arterial street, Melrose Avenue. Thus, the second land use scenario indicates a new mixed-use area for the parcel along western Melrose Avenue, which is currently the University Athletic Club. (Emphasis added).***

As above, if you simply substitute the words “*St Andrew Presbyterian Church*” for the words “*University Athletic Club*”, everything else in the paragraph remains valid. However, like *Scenario One*, *Scenario Two* contemplates acquisition of **thirty additional parcels** to create a multifamily residential area.

Scenario Two would involve the following 28 families giving up their houses: Flaum, Moyer, Hamilton, Bowers, Bell, Hubner, Noser, Stamen, Kaminsky, Giese, Meyers, Tailgate, Bruell, Foley, Bruggell, Cumford, Bainbridge, Field, Randell, Roberts, Kemp, Butler, Olsen, Moore, Baculis, Hughes, Schulz, and Whitmer. The current assessed value of the Olive Court parcels described in *Scenario Two* is \$4.8 million and the Melrose Avenue parcels in *Scenario Two* is \$2.0 million.

Do the people who advocate strictly following the 2006 CP actually believe that it is better to disrupt 30 families and destroy \$6.8 million of residential properties, rather than to develop a parcel that is actually being offered for development and disrupts no families?

SUGGESTED SCENARIO THREE

*The third scenario expands the areas for multifamily and mixed-uses along the Melrose Ave corridor. This scenario includes the same designations for commercial, public, and open spaces, but designates more areas that would be suitable for medium density development in the future along Melrose Avenue. The eastern edge of the city would be a mixed-use area, which would be more compatible with adjacent land uses. **It also allows for most of the Melrose Avenue corridor to be redeveloped into a transportation corridor.** This would also serve as a buffer between the street and single-family homes.*

Unlike the *Scenario One* and *Scenario Two*, *Scenario Three* makes no recommendations for development, but rather simply observes that development may occur along the Melrose corridor. In order for *Scenario Three* to become a reality, another 35 families must be added to the consolidation list: Lehmen, Ter Haar, BVD, Butler, Giese, Shamansky, RMB, Haganman, Dallenbach, Meardon, Friedman, Haganman, Cohen, Richard, Belgum, Sims, O’Shea, Mellecker, Butler, Ebinger, McElmeel, Gregory, Panther, Musser, Kimura, Loghry, Musser, MacVey, Karr, Kornegor, Anderson, Boddicker, and Moore. This adds another \$7.0 million to the properties needed to be removed from single family uses in order to “follow” the 2006 CP.

In Summary: *Scenario One* destroys 6 residences worth around \$1.6 million;
 Scenario Two destroys another 28 residences worth around \$6.8 million; and
 Scenario Three destroys another 35 residences worth around \$7.0 million.

All tolled: If followed, the 2006 CP would call for destruction of 69 houses currently valued at around \$15,400,00.00.

How is all that destruction of existing houses better than destroying Zero homes, disrupting zero families, and building on a site that the owner wishes to sell for development?

The Redevelopment of 1300 Melrose Ave is entirely consistent with the 2006 Comprehensive Plan and is vastly superior to any of the community development scenarios considered in 2006.

If We Just Close Our Eyes and Hold Our Breath Long Enough, this Will All Go Away.

Much of the opposition seems to believe that if UH can make development within our community toxic to anyone who wants to come in, eventually no one will want to ever change anything here. Unfortunately, that attitude sets in motion events that greatly increase the chances of destroying the very community they claim to want to save.

LET THERE BE NO DOUBT.

IF ST. ANDREW DECIDES TO LEAVE 1300 MELROSE AVE.

SOMETHING WILL BE BUILT THERE

THAT AT LEAST SOME OF THE NEIGHBORS

WILL NOT LIKE.

If the Maxwell proposal is turned down, and St. Andrew decides to leave 1300 Melrose Ave, it is likely to sell its property to the buyer who offers the highest purchase price.

Like it or not, we can count on one hand the number of potential buyers who will pay top dollar for this land. The only realistic alternate buyers will either be the University of Iowa, The University of Iowa Hospitals and Clinics, or a private developer working with either the UI or UIHC. Rejecting the Maxwell proposal will virtually guarantee that all non-UI sponsored private sector buyers will walk away from the table.

Like it or not, our community changed forever in October 2007 when the Session of SAPC decided to sell 1300 Melrose Ave to Jeff Maxwell. We cannot put that genie back in the bottle.

Like it or not, the value of the corner of Melrose and Sunset, one block from the highest point in Johnson County, and strategically located at the western entrance to the University of Iowa campus and the UIHC changed again forever after the floods of June 2008.

Like it or not, the character of our community and the value of 1300 Melrose unalterably changed when the University of Iowa acquired the University Athletic Club property next door.

We can pretend these things did not happen and pretend the events of 2008 do not have any bearing on the future of our community, but we do so at all of our own peril.

The future of 1300 Melrose Ave and UH will depend upon what we as a community do today.

If we embrace and carefully control what is done here, we are likely to have a project of which we can all be proud.

If we pretend that we can prevent change forever and just say no to everything that comes along, someone else will decide what is to be built on this site and none of us will have anything to say about it.

If the church approves the sale of its property, the redevelopment of 1300 Melrose Ave is not going away and the community should get behind this project and make it the best development in Johnson County.

Taxes

Ultimately this conversation comes back to property taxes. Like every community in Iowa, UH services are paid for by property tax revenues. The higher the assessed value of property in the community, the more money the community has to spend on infrastructure and community services. At present, and for the foreseeable future, UH is stuck in neutral. Our costs of services rise at a slightly higher rate than our tax revenues grow, so every year the city council has to make hard choices about what projects to undertake, and what to defer. It has no meaningful reserves and must ration projects and borrow for even minor infrastructure projects. Enforcement of rental, parking, and many other laws and ordinances are hampered because we have to rely on council volunteers to follow up on things and do not have the staff to assist them.

Our Streets were mostly built more than 40 years ago and within the next 15- 20 years will see ever increasing repairs and the need to be replaced. Much of our water and sewer system in the older parts of town is approaching 70 years old. One of the reasons people feel safer in UH is because we have an active and ever visible police presence in all parts of town. Crime statistics from neighborhoods all around us show that our community's vigilance pays off with significantly lower instances of property crimes in UH than anywhere else around. Many other ongoing and one-time expenses will be facing this community in the next few decades. Unless something changes, these entirely predictable infrastructure costs will require future borrowing and higher taxes to support them.

Someone has to pay for these infrastructure and public service costs. With residential rollbacks, adding a new residence (which basically cannot happen because we have no unbuilt lots in town) only pays tax on 40% of its value. A rule of thumb is that a residential tax assessment basically breaks even on the cost of providing ongoing municipal services to that new residence. No one denies that commercial property taxes paid on 100% of the assessed value of the commercial property is what makes the difference between a fiscally sound community and a stagnant one. Fiscally, UH is clearly stagnant and has no prospect of ever catching up with its predictable future deferred maintenance and ongoing increases in the cost of doing the public's business. Even if we are "doing Ok" in 2009, the die is cast and the trend lines are clear that at some point in the not too distant future, the inherent limitations of our current property tax base will not be able to sustain the level of community service to which we have grown accustomed and which has preserved our ability to proclaim ourselves independent of our dominant neighbor, Iowa City.

It is clear that a financially compromised UH will at some time in the future need to ask itself if it has any continuing reason to exist. With its high property tax value and minimal maintenance costs, UH would be an easy target for Iowa City if a bailout was needed to pay for infrastructure costs that we could not handle on our own. In exchange for bailing us out, Iowa City would be more than willing to absorb UH into IC. Since it provides many of our services already, completely surrounds us, has a fire station right next door and so on, it could keep all our tax revenues, consolidate police, fire and other services, and leave us as just another IC neighborhood.

Prior to reaching that point, the slow decline of services and higher taxes needed to maintain our independence from Iowa City is likely to make UH a less desirable place for "ordinary families" to make their homes. As families move to more attractive neighborhoods, they are replaced by more and more rental houses, which drive away more families, which leads to more rentals, which leads to lower overall property values, which leads to less homeowner pride and care, which leads to less revenue, which leads to fewer services, which leads to the more rapid decline in the livability of the community and so on until the fiscal position of the city is untenable.

The most practical way for UH to avoid this slow decline is to find a new and significant source of property tax revenues. The Maxwell project is just such a source. With a projected net revenue stream to the city of more than \$300,000 per year, this project alone will allow the city to maintain services, fund infrastructure projects both now and for many years into the future, and add minimal additional service costs for the added population and commercial development.

This a defining moment for the community. Not only are we asked to consider a change in the physical face of our community and the nature of its living and working conditions, but we are being presented with an opportunity to radically alter the future fiscal condition of UH, and in all likelihood, the very long term sustainability of UH as a vibrant independent community. This project should be approved.

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

From: Patricia Yeggy [mailto:patbirk@yahoo.com]

Sent: Wednesday, April 29, 2009 11:42 PM

To: Bauer, Patrick B; jlane07@mchsi.com; wallacegay@mchsi.com; wallu@aol.com; wkrkar@aol.com

Subject: comments for zoning commission

My comments as presented at the meeting.

Thank you,
Pat Yeggy

In the 1920's the founders of University Heights said that it was be up to the residents whether they joined Iowa City, incorporated into a town or remained an unincorporated area in West Lucas township. They emphasized the low taxes, "presently about one-third of the tax levy in Iowa City".

Ten years later, in 1935, the residents voted unanimously to incorporate rather than be taken into the Iowa City school district. Residents indicated that they preferred to send their children to the University elementary and high schools and did not care to pay both taxes in support of Iowa City schools and tuition for university schools.

And this is how, and why, the Town of University Heights began.

The City was governed by a group of men, and a few women, who were university professors, business men and doctors. They took no salary, and met in private homes or businesses and eventually at St Andrew Church. They governed the City, but it was a unique city with no town hall, no town property, or town library.

The City offered few services and taxes were low. Until 2000 the tax levy was well below \$8.10 rate. But by 2002 costs had risen so that the general levy was not enough to run the town and additional levies had to be adopted.

From the Comprehensive Plan:

The City of University Heights faces a unique financial situation. As a small community, with a limited commercial base, the city is dependent upon residential property taxes for its revenue. In comparison to surrounding communities, University Heights has lower tax levies.

When this was written (2006) we had lower property taxes than every city in Johnson County except Hills. Now our taxes also higher than Swisher's, Lone Tree's and Shueyville's and we're almost caught up to North Liberty. Here's why (also from the Comprehensive Plan)

University Heights is also unique in that it contracts with other cities and private companies for essential community services. These costs are a significant part of the

community's budget, and the city is vulnerable to rate increases by contract providers.

Our expenses are not going down. What are we going to do?

I think that Mr. Maxwell has shown that he will work with us to build a development that we can be proud to have in University Heights. It will provide much-needed tax revenue making University Heights an even better place to live.

I calculated the amount of revenue we could expect from this development using an assessed value of \$75 million. I looked at next year's city budget. The property tax revenues generated by this project will make us able to meet future obligations.

Even with this development we will never return to pre-2000 spending levels when the general levy was enough to pay our bills.

Why is this? I'll give you one example.

As recently as 2005 when we were under the reimbursement system for individual library cards the city spent \$2450 for library. That year the libraries notified UH that it was discontinuing the sale of individual cards and the City would have to contract for this service at the same rate as other cities our size if we wanted to continue, and we voted to do that. Next year the City will pay almost \$30,000 for library service.

So I urge you to consider the long-term ramifications of your decision. Your decision affects not only these few acres but will impact our future as an independent entity.

We have the opportunity, our only opportunity really, to become a strong, vibrant 21st century city by approving the commercial/residential re-development of St. Andrew.

From: Verne Kelley [mailto:vkelly279@msn.com]
Sent: May 1, 2009
To: Bauer, Patrick B
Subject: U heights

Hi Patrick. We have just gotten back from out of town and missed the most recent meeting. I would like to put my two cents in--you have my permission to share it with anyone who is interested.

I left the third meeting after I got the facts--as before, the same things were being said over and over and I saw no need to stay. So much of what was said was just full of anger and hate --not based on reason. The exception, I thought, was the statement from Kathie Belgum which was very clear, intelligent and well reasoned. However I still disagree with her. I have not lived here 45 years but we have lived here almost 40 years and I love the neighborhood. U Heights has not been single family dwellings only throughout history, however. The Grandview apartments have housed many people over the years, and are big with many units, and in my opinion are not that attractive. I believe that upscale condos with a few stores to increase walking and decrease driving is a good addition to our neighborhood. I do worry about density, however, and I e mailed Maxwell after the second meeting that I thought we could not adjust to as much density as their project proposed. Plus I thought a nine story building is just out of whack with the neighborhood. I was impressed that they did come back for the third meeting with changes suggested by a previous person in a shared e mail---they have put the building farther back from the street and they have reduced the height to 4 to 7 stories from 6 to 9 stories, which is more reasonable. I think if they would also diminish the store front area to fewer stores and fewer apartments and keep the building behind to the lower level that is now proposed, then I think it could be a good addition. It will have amenities for all of us to use, it is designed to be environmentally sound, and is attractive. That is good. PLUS, think of the alternative: if Maxwell does not get this for the condos there is a big chance that the university will take it. They own the land next to it --behind the church--and the athletic club. It is a natural for them to want land adjacent to their property, especially when they are looking for close in land not by the river. If the university buys the land we the people of u heights will have NO SAY as to what they put there--it could be good, like the art museum or bad like a 12 story dorm, but either way they would pay no taxes and we have no say. I support the Zoning Commission and the City Council working with the Maxwell and company to develop the idea of the condo with the modifications they have made (less tall and farther back) and to make sure that the density is not kept at level of taller building by adding to side, but is reduced by the amount the building is lowered (from 6 to 9 to 5 to 7 floors), and to make sure that the stores there are a few basics--grocery, pharmacy, coffee shop and restaurant, as proposed, but no more than 5 or 6 businesses, with a meeting room for u heights to use, and fewer apartments upstairs. I think as long as it is not a strip mall type place is can benefit us all. Thank you for hearing an opinion not expressed the other night --at least while I was there. I am not just after the tax money, I opposed the condos on the tennis courts, and the developers there did not take suggestions into consideration. I am pleased that these people did make modifications as suggested. I think they would work with reasonable people, with reasonable ideas.

Patricia Kelley
376 Koser Ave

From: Dorothy Whiston [mailto:dwhiston@mchsi.com]
Sent: Saturday, May 02, 2009 3:14 PM
To: Bauer, Patrick B
Subject: St. Andrew Church property

Pat,

Dorothy and I did not attend the Zoning Committee meeting on Thursday but I wanted to reiterate in writing our strong support for the proposed development on this property. We have lived in UH since 1993 and very much appreciate the family-friendly aspects of the town. With that said, we do not see that the development as proposed will have any adverse impacts on what we value about our neighborhoods. In talking with neighbors, we constantly hear the word "density" tossed around as if it were necessarily a bad thing. It is not. In fact, in-fill is an absolute necessity in urban environments like Iowa City and if the residents of 1300 Melrose want to live in nice but compact condos, we should be glad to have them.

John & Dorothy Whiston
317 Mahaska Dr.
339-7305