

MEMORANDUM

TO: Mayor, Council and Staff

FROM: Josiah Bilskemper, P.E. (Shive-Hattery, Inc.)

DATE: May 30, 2014

RE: One University Place PUD Submission (April 30, 2014)
City Engineer Staff Report #1

This memo provides a review of the One University Place PUD submittal in accordance with Section 13 (Multiple-Family Commercial PUD) of University Heights Ordinance #79. Following discussion of these items, there is a section of general plan review comments (including the proposed changes within the Melrose Avenue and Sunset Street right-of-way) and developer's agreement items.

Ordinance 79 – Section 13 (Multiple-Family Commercial PUD)

13.B.1. *No more than two (2) buildings may be constructed with combined footprints of no more than forty-five thousand (45,000) square feet.*

Refer to MPOJC staff report.

13.B.2. *No more than (80) dwelling units may be constructed.*

Refer to MPOJC staff report.

13.B.3. *No more than twenty thousand (20,000) square feet of commercial space may be constructed.*

Refer to MPOJC staff report.

13.B.4. *No more than one person not a member of the family as defined in Section 3 of this Ordinance may occupy each dwelling unit as part of the individual housekeeping unit.*

Refer to MPOJC staff report.

13.B.5. *The front building of the development (closest to Melrose Avenue) shall not exceed thirty-eight (38) feet in height, and the rear building shall not exceed seventy-six (76) feet in height. "Height" is defined in Section 7 of this Ordinance.*

The site plan submitted indicates that the high point along Melrose Avenue is elevation 783.10, and this establishes the measuring point for building height as defined in the ordinance.

The east elevation view shows the parapet of the front building at 24'-0" above the Melrose curb elevation. There is an equipment enclosure extending an unknown distance above.

The east elevation view shows the parapet of the rear building at 76'-0" above the Melrose curb elevation. There is an elevator and storage room extending an unknown distance above.



- 13.B.6. *A minimum of one hundred eighty-five (185) off-street parking spaces, of which no more than fifty-five (55) may be above ground, shall be provided for commercial and residential uses. "Parking space" is defined in Section 10 of this Ordinance.*

There are 55 above ground parking spaces shown on the layout plan, which includes three ADA parking stalls. The two underground parking levels include 65 parking spaces on each level, for a total of 130 covered parking stalls, and 185 total parking stalls. There is no ADA parking currently identified in the underground parking levels. Depending on the space available in the underground parking, adding ADA stalls may reduce the total number of spaces.

- 13.B.7. *The eaves or building projections, including screened porches or walls, of the front building shall not be less than thirty-three (33) feet from the lot line along Melrose Avenue; the eaves or building projections, including screened porches or walls, of any other building or portion thereof shall not be less than twenty (20) feet from any lot line.*

The plan shows the buildings placed inside all of the required setbacks.

- 13.B.8. *The University Heights City Council may impose additional reasonable conditions as it deems necessary to ensure that the development is compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.*

Refer to MPOJC staff report.

- 13.D.1 *Location, size, and legal description of the site.*

Included on Sheet C-101.

- 13.D.2 *Location and area of land uses.*

Included on Sheet C-101.

- 13.D.3. *Detailed site plan showing all existing or proposed easements.*

The site easement layout is shown on Sheet C-102.

The plans show utility work, grading, and presumably tree clearing occurring onto the University property to the north. This would require permanent easements for the utility work and likely temporary construction easements from the adjacent land owner.

The plans propose a sanitary force main running along the north side of Melrose Avenue and connecting to an existing Iowa City sanitary sewer manhole in the parking lot of the University Club. An additional easement would be needed on the University Club property to route the force main into the parking lot. Depending on the final alignment of the force main within the Melrose right-of-way, a maintenance easement may need to be obtained along the south edge of the Birkdale Court properties to allow access for future maintenance or repairs.

The City of Iowa City has responded that the water main and sanitary sewer within the site will be private utilities (Iowa City will not take over responsibility

for these lines). Therefore dedicated easements for water main, sanitary sewer, and sanitary force main are not required within the property lines.

The City of University Heights will require stormwater management easements around the stormwater management components installed on the site to allow access and inspection by the city.

Mid-American Energy will require dedicated easements for the gas and electric services that run through the site.

13.D.4. *Front, side, and rear yard setbacks.*

Included on Sheet C-101.

13.D.5. *Existing topography at two-foot intervals.*

Included on Sheet C-104.

13.D.6. *Grading plan at one-foot contours.*

Included on Sheet C-104.

13.D.7. *Location and description of major site features, including tree masses, drainage ways, wetlands and soils.*

Included on Sheet C-103 and C-104. These sheets identify the various sensitive slope areas, and show how the proposed construction will impact these areas. There is a table on Sheet C-104 showing the percentage of each type of slope area that is being impacted by construction.

Based on the proposed site plan elements, anticipate that all of the slope areas on the west side of the site will be disturbed, and a portion of the slope areas at the head (south end) of the east ravine will be disturbed by construction.

The plan identifies the location of three soil boring locations, and notes the slope in that area was previously altered by human activity. I recall that these soil borings were completed in 2011 and were accompanied by a Terracon geotechnical report submitted to the council at that time.

Refer to general plan comments for Sheet C-104 at the end of this report for discussion of the city's Sensitive Areas Ordinance (#128).

13.D.8. *Erosion control plan.*

Sheet C-104 is labeled as the erosion control plan. It indicates silt fence being installed along the perimeter of the site and the top of the east ravine to block sediment from leaving the site or entering the ravine. A more detailed erosion control plan will be included in the construction drawings.

Refer to general plan comments for Sheet C-104 at the end of this report for discussion of the city's Sensitive Areas Ordinance (#128).

13.D.9. *Proposed type or types of development, e.g., commercial, multiple-family dwelling, etc.*

Refer to MPOJC staff report.

13.D.10. *Location and size of buildings or building footprints.*

Building locations and footprints shown on the overhead color site plan and individual floor plans.

13.D.11. *Design elevations showing all sides of every building, roofline, and perimeter fences.*

Included in the elevations views.

13.D.12. *Description of materials for all exterior building surfaces and perimeter fences.*

Material descriptions included in the color elevation sections. There appear to be two different types of trellis systems (ground level and atop the rear building) identified, but no material type indicated. Balcony materials may also be of interest to the council as they are prominently visible on the south side of the rear building toward Melrose Avenue.

13.D.13. *Vertical and horizontal dimensions of the exterior of all buildings and perimeter fences.*

Parapet heights called out on the elevation views and horizontal building dimensions identified on the building floor plans. Height of equipment enclosures, storage areas, and elevators above the parapet height are not dimensioned.

13.D.14. *Maximum height of proposed structures and perimeter fences.*

Refer to comments from section 13.D.13 above.

13.D.15. *Floor plans showing square footage of each commercial and each dwelling unit.*

Included on the floor plan drawings.

13.D.16. *Location of existing and proposed utilities, sanitary sewers, storm water facilities, and water, gas, and electrical distribution systems.*

Existing utilities are shown on Sheet C-103, proposed facilities are shown on Sheet C-107.

Proposed water main has been reviewed by Iowa City water department:

Iowa City indicated all water main within the property lines will be private (they will not take over the responsibility for these lines), and therefore no water main easements are needed within the property.

Iowa City provided several comments on the details of the hydrant types, service connection lines, and piping materials. These details will need to be incorporated into the construction drawings.

Iowa City would like to see a new 8-inch water main connected to the existing 16-inch water main at the Melrose and Sunset intersection, and extended north along Sunset Street for a future connection to the existing dead-end water main at the west end of Grand Avenue. Whether this new 8-inch water main would be aligned to run on the west side or east side of Sunset Street is still being reviewed by the water department. A similar water main extension was incorporated during the previous PUD discussion in 2011.

Proposed sanitary sewer has been reviewed by Iowa City wastewater department:

Iowa City indicated all sanitary sewer associated with the project will be private (they will not take over the responsibility for these lines), therefore no sanitary sewer easements are needed within the property.

There is a proposed pump station in the northwest corner of the site. Sewer services from each building flow by gravity to the pump station, which will then pump wastewater through a force main pipe out to Melrose Avenue, then west within the Melrose right-of-way, and connecting to an existing Iowa City sewer manhole in the University Club parking lot.

The entire length of force main would be privately owned by the development, and this should be clearly spelled out in an agreement indicating that the development shall be responsible for all future maintenance, repairs, and any other costs associated with those efforts.

The location of the force main within the Melrose right-of-way requires further study during the development of construction drawings. In the concept proposed, the force main is so close to the Birkdale property, that any repair work on the buried line would require digging into adjacent property. Options could include a different alignment, and/or securing a maintenance easement from the Birkdale properties.

Gas and Electric:

There is no proposed gas or electric facilities shown at this time. As noted previously in the item about easements, these will need to be provided for Mid-American within the site. The layout and design will need to be coordinated with Mid-American Energy during development of the construction drawings.

Stormwater Management:

Stormwater runoff from the site is shown being piped across the north property line and discharged onto the adjacent property at the northwest corner of the site. There is a bio-retention cell concept shown to collect water from the parking area north of the commercial building, but this only accounts for a small portion of the overall site.

As currently shown, the storm water management does not address the compliance requirements of the city's "Post-Construction Stormwater

Runoff Control” ordinance (#169). These items will need to be addressed prior to issuance of a construction permit.

General Plan Review Comments

Sheet C-101

1. Notes indicate street improvements along Melrose Avenue, the bus loading lane, and bus shelter are “possible improvements” to be completed by others. The council should have a clear understanding of exactly what improvements in the right-of-way are to be constructed as part of the project. The MPOJC traffic report indicates the dedicated left-turn lane for eastbound traffic at the main entrance is required, which means the Melrose Avenue widening is required.
2. As part of the construction plan process, the overall geometry, lane configurations, turn lane lengths, pavement widening and new traffic signals at the Melrose and Sunset intersection will need to be evaluated and designed. The Melrose widening concept west of the development shows widening both sides of the street, but there are space limitations on the north side due to the existing wide sidewalk and retaining wall that conflict with pushing the street and storm sewer intake up into the edge of the walk. The final roadway design will need to evaluate how much of the widening can be accomplished on the south side of the road.
3. The proposed retaining wall on the east side of the site extends into public right-of-way. There should be an agreement clarifying that the property owner will be responsible for maintenance, repair, replacement, etc. of this wall even though it is within the street right-of-way.
4. The construction drawings will need to include design of appropriate barriers along the top of the retaining walls where required due to wall heights.

Sheet C-102

1. The sidewalk, fencing, and curb ramp layout at the SW corner of the Melrose and Sunset intersection was rebuilt in 2013. The city also acquired additional right-of-way at this corner. New survey needs to be obtained at this corner for the construction plans.
2. Based on the location of existing right-of-way lines at the SE corner of the Melrose and Sunset intersection, anticipate that property and/or easement acquisition would be required to place and install new traffic signals.

Sheet C-103

1. This drawing shows the “Sensitive Areas Development Plan”, and is the first component of complying with the Sensitive Areas Ordinance (#128). It correctly delineates the existing slope areas on the site.

Sheet C-104

1. This shows the “Grading Plan” and the “Sensitive Areas Site Plan,” which are the other two components of the Sensitive Areas Ordinance. This drawing needs to be updated to clearly delineate the intended slope areas to be disturbed. There is a table indicating the percentage disturbed, but this should be marked out on the drawing as well. As noted previously in this report, it looks like all the slopes on the west side of the site would be disturbed by construction,

and an area at the head of the east ravine. More detailed versions of these sheets would be included in the construction drawings showing construction entrances, job trailer locations, intake protection, etc.

2. In accordance with the city's Sensitive Areas Ordinance, for construction that disturbs protected slopes as proposed at this site, the following four conditions need to be met:
 - a. The protected slopes have been "previously altered by human activity..."
 - i. As noted above, soil borings and a geotechnical report were provided to the council in 2011 regarding this item.
 - b. "...a geologist or professional engineer can demonstrate to the University Heights City Council's satisfaction that development activity will not undermine the stability of the slope..."
 - i. The plan shows retaining walls on either side of the site adjacent to slope areas. Recommend that during the construction drawing review process, the city request a letter from the geotechnical engineer and the retaining wall structural engineer certifying the design will maintain the slope stability.
 - c. "...the City further determines the development activities are consistent with the intent of the Sensitive Areas Ordinance."
 - i. This is for the council to determine.
 - d. The University Heights City Council approves a submitted Development Plan, Grading Plan, and Sensitive Areas Site Plan.
 - i. The Development Plan accurately delineates the sensitive areas locations. The council needs to determine if they are in agreement with the concepts shown for site grading, ravine protection, and locations of sensitive areas disturbed as shown on Sheet C-104.
 - ii. If council wishes to approve these drawings related to the Sensitive Areas Ordinance, recommend they do so contingent upon receipt of the certification letter from the geotechnical and structural engineer noted above, the delineation of disturbed areas on Sheet C-104, and confirmation that construction drawings reflect the same disturbance limits shown.

Developer's Agreement

1. The Post-Construction Stormwater Runoff Control ordinance (#169) requires a number of submittals (refer to Section 169.10 and 169.12) from the developer. These requirements are currently identified in Section 2 of the developer's agreement.
2. This report identifies private sanitary sewer facilities and retaining walls extending into city right-of-way, with recommendations to clarify that maintenance and responsibility for these remain with the development. If the developer's agreement is the appropriate place for this to occur, reference to these items should be included.

Please let me know if you have any questions, comments, or need any further information.

JDB