

May 18, 2015

University Heights City Council and Staff
1004 Melrose Avenue
University Heights, Iowa
52246

SUBJECT:
One University Place Planned Unit Development

Dear Mayor From, City Council and Staff,

As you are all well aware, Maxwell Development LLC has been in the process of applying for a Planned Unit Development at 1300 Melrose Avenue for some time now. Earlier this month University Heights City Council received feedback on the PUD application from a number of governmental and regulatory bodies with an interest in the project. In response to this feedback the project design team has made revisions to the PUD application packet and provided a new, comprehensively updated packet dated May 15, 2015.

For the sake of clarity, we would like the opportunity to respond to some of the comments received in writing.

Regarding comments from Josiah Bilskemper, P.E., dated May 7, 2015:

13.B.5 Revised ordinance (187) requires height to be measured based on the average height of finish grade measured 5'-0" from the building toward the front lot line. Based on this revision:

South building average grade is 783.85 feet. Top of parapet is 821.85 feet. Total building height by ordinance definition is **38'-0"**.

North building average grade is 781.90 feet. Top of parapet is 835.67 feet. Total building height by ordinance definition is **53'-10"**

13.D.3 Permanent and temporary easements have been provided for utilities and off-site work.

Additional easement provided for around the termination manhole.

Easements for bioretention cells provided.

Easements for gas and electric will be coordinated with construction drawings.

13.D.7 Steep and critical slope areas has been delineated on sheets C-103 and C-104.

The geotechnical report has been provided.

13.D.8. Additional silt fence has been provided.

13.D.12. Physical samples of building materials were reviewed by the city council on 5/12/2015.

13.D.13 Refer to response to comment 13.B.5 regarding building height. Fencing height is proposed at 4'-6".

13.D.16 Water main comments will be addressed once The City of Iowa City has finished their review and provides comments.

Sanitary sewer comments will be addressed once The City of Iowa City has finished their review and provides comments.

The force main along Melrose has been moved to allow more separation between the force main and the ROW.

Stormwater Management:

A variance is requested to allow for no storm water quantity reduction as requested by the University of Iowa in their letters of May 11, 2015 and April 8, 2015.

General Plan Review Comments

C-101

1. Sunset Street / Melrose intersection improvements will be completed by others, and Melrose Avenue turning lane at the entry to One University Place will be completed by the developer.
2. A bus pull-off and bus shelter will not be included in the project.
3. Sidewalk along the north side of Melrose will be relocated to allow for separation between the sidewalk and roadway, eliminating the need for the vehicular barrier, and allow for road widening along the north side of Melrose.
6. A note provided to install guardrail where needed has been added.

7. Parking level plans have changed slightly. Current parking count is 120 spaces for the North Building and 45 for the South Building. This change has been noted on the revised PUD.
9. Pedestrian access to north building and the University owned property to the north is provided by a sidewalk near the east property line.
10. We are in agreement the enclosure should match the building materials. The enclosure will primarily use the wood tone panels that are used on the adjacent exterior wall of the building.

C-102

2. This will be addressed with construction drawings.

C-103

1. Steep and critical slope areas have been delineated on sheets C-103 and C-104.

C-104

1. Slope areas that will be disturbed will be visually delineated.
2. Note added to have the storm pipe directionally drilled.
4.
 - a. The geotechnical report has been provided
 - b. A note has been added to have a geotechnical engineer certify the retaining wall plans prior to construction.
 - d. Steep and critical slopes have been shown. Impacted slopes have been delineated. A note to directionally drill storm sewer pipe has been added.

C-107

- 1)
 - (a) We do not anticipate needing additional parking. If more parking is needed in the future the bio-retention cells will need to be relocated.
 - (d) Water main has been moved to provide 8 feet of separation.

2) Submittals will be completed and permits will be obtained as part of the review process.

Regarding comments from MPOJC, dated May 12, 2015:

Sidewalks: Vehicle barrier along Melrose has been eliminated by re-alignment of sidewalk. Pedestrian access to University property to the north is being provided by sidewalk near east property line. IT should be noted that MPOJC recommended sidewalk along Sunset St. would not be in the scope of One University Place project.

Lighting: Lighting trespass concerns are understood and limits are indicated in the Developer's agreement. The project is pursuing a LEED credit for site lighting trespass. Site lighting will be full cut-off and designed to spill less than 1 foot candle across property lines.

Summary: Regarding South building loading dock screening; the loading dock is fairly inconspicuous as designed. There are vegetated areas on either side that could be used to provide some screening from the east and west views.

If the City Council requires any further clarifications on the PUD application please do not hesitate to contact us.

Respectfully submitted,

Kevin Monson

Attachments:
Sensitive Slope Geotechnical Report

June 13, 2011



Maxwell Development LLC
2937 Sierra Court SW
Iowa City, Iowa 52240-8503

Attn: Mr. Jeff Maxwell
P: 319-358-6392
F: 319-631-1121
E: jmaxwell@maxwellconstructioninc.com

Re: Preliminary Geotechnical Engineering Report
Proposed One University Place Multi-Family Housing & Retail Buildings
1300 Melrose Avenue
City of University Heights, Iowa
Terracon Project No. 06115608.02

Dear Mr. Maxwell:

As requested, three hand auger borings were performed at selected locations along sensitive slope areas classified as "Protected Slope" within the proposed project site. Based on visual examination of the soil samples obtained from these hand auger borings (see attachments), the following observations are made:

- Existing variable fill materials were encountered in the hand auger borings. These fill materials are primarily composed of lean clay with varying amounts of sand, crushed stone pieces, asphalt pieces, cinders, and rubble.
- Hand auger refusal was encountered at depths of about 3 to almost 5 feet below the existing grade where apparent rubble was encountered.

In summary, the areas of the hand auger borings contained random fill materials and these materials are considered to be areas which have been altered by human activity. In addition, it is our opinion that the existing slopes have a relatively low factor of safety against a deep-seated slope failure. Thus, it is our opinion that the proposed development should be designed such that the stability of the slopes are improved.

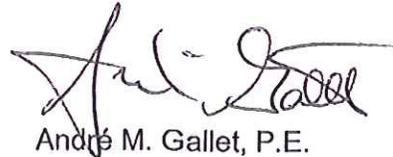


We appreciate the opportunity to be of continued assistance to you on this phase of your project. Should you have any questions regarding this letter, or if we may be of further services to you, please contact us.

Sincerely,
Terracon Consultants, Inc.



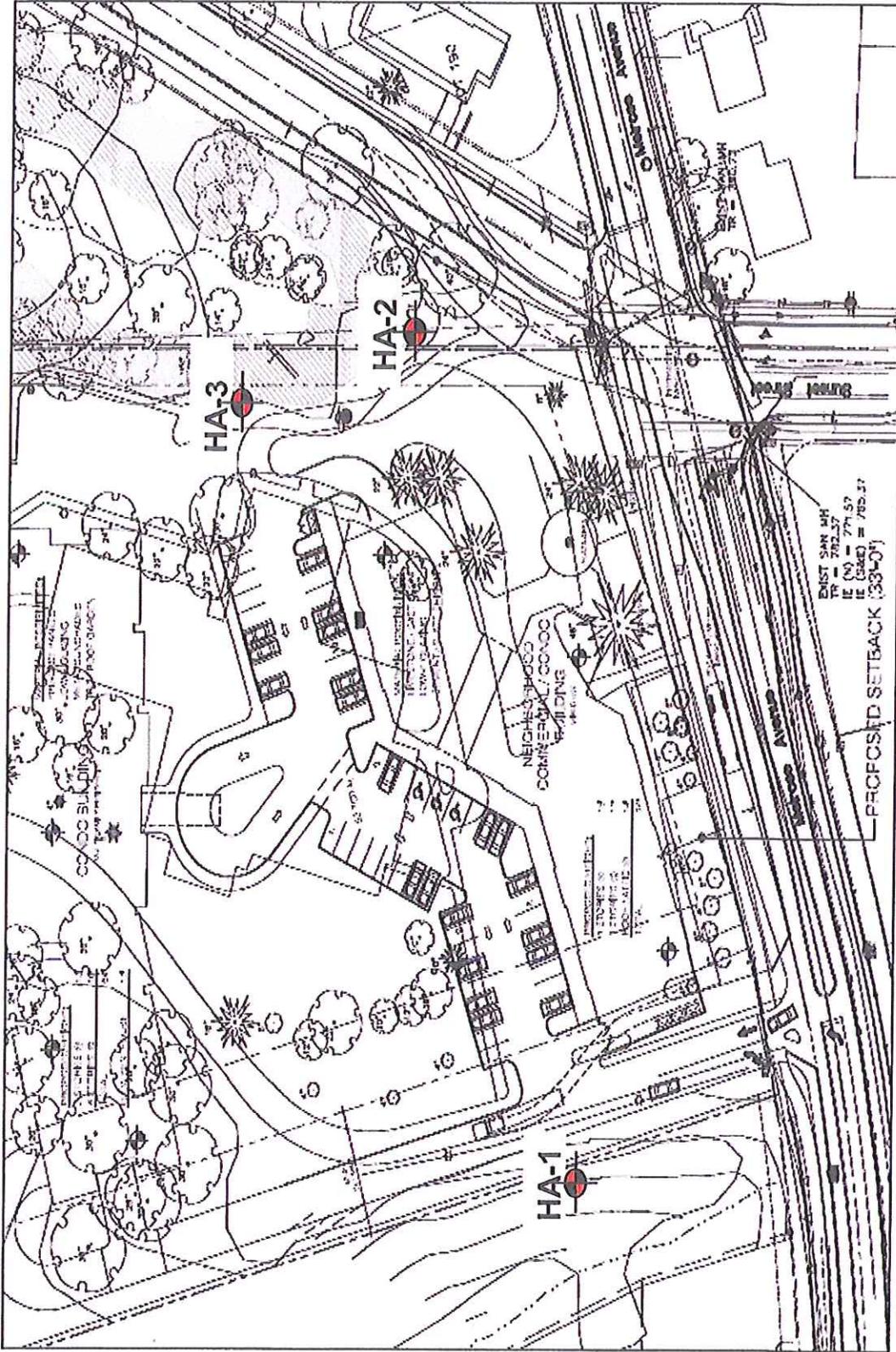
Bachan K. Sinha, M.S., E.I.
Project Engineer/Project Manager



André M. Gallet, P.E.
Iowa No. 13430

BKS/AMG: N:\Projects\2011\06115608\Working Files\DRAFTS (Proposal-Reports-Communications)\06115608.02.docx

Copies: 3 – Client



LEGEND

- Approximate Boring Location
- DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	TWS
Drawn by:	BKS
Checked by:	AMG
Approved by:	TWS
Project No.:	06115608.02
Scale:	N.T.S.
File Name:	06115608.02.BLP
Date:	106/13/2011

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BORING LOCATION PLAN
 One University Place Multi-Family Housing & Retail Bldg.
 1300 Melrose Avenue
 Iowa City, Iowa