



One University Place Construction Update 3
12/18/15

One University Place construction continues on the front building. The concrete floors for the underground parking, first floor deck and second floor deck have now been poured. Precast columns for first and second floor have been put in place. The target to have the front building enclosed in late January remains, as the favorable weather has been very helpful. A late summer, 2016 completion date is still on schedule for the front building.

Utilities work (storm sewer and sanitary sewer) is progressing on the west side. An updated landscape plan for the east ravine area has been completed with the help of [Earth View Environmental \(EVE\)](#) following approval by the city council on the slope of the ravine and the remaining trees to be removed. An additional fifteen feet will be added to the storm pipe insure we achieve the 3:1 grading slope. The trees will be removed this winter and replanting of trees and vegetation will occur in the spring after the revised landscaping plan is submitted and approved.

Attached to this report are portions of the December [City Engineer's Report](#) to City Council that relate to the OUP Project. This report also makes reference to the EVE report cited in the previous paragraph.

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff
FROM: Josiah Bilskemper, P.E. DATE:
December 13, 2015
RE: City Engineer's Report

(4) One University Place – East Ravine

- a. At the November meeting, council approved recommendations from Judy Joyce with EarthView Environmental for restoration of the east ravine at a 3:1 grading plan, including removal of several existing trees. Jeff Maxwell indicated at the meeting he would put together his proposed plan to accomplish these recommendations and provide to the City for review. This letter of intent (attached) was provided to the City on November 12, 2015.
- b. Engineering comments were provided to Jeff Maxwell on November 16th, which were acknowledged and confirmed by Jeff on November 23rd, including a commitment to have Judy Joyce on site to confirm and mark the exact trees for removal that were identified in her earlier report. Council and staff were copied on each of these communications.
- c. Judy Joyce visited the site with Jeff on December 4th to confirm and identify tree removals. Judy prepared a summary of this site visit (attached) which was sent to Council on December 7th. Implementing the 3:1 grading plan as directed will require removing a few small diameter trees, and extending the storm pipe outlet about 15-feet.
- d. Jeff indicated the weather has kept the ravine fairly wet, so they have not been able to begin any grading. Once the weather allows the grading work to be accomplished, temporary erosion control measures will be installed on the slope. We will be receiving the slope compaction reports, and reviewing as-constructed survey of the ravine to verify the 3:1 grading has been accomplished.
- e. Once the grading work is completed satisfactorily, a revised landscaping plan will be prepared and submitted to the Council for review.
- f. *At the October meeting, during Jeff Maxwell's discussion with the city council, it was agreed that an outside environmental consultant (Judy Joyce with EarthView Environmental) would visit the site and provide recommendations for the work that would need to be prepared for this portion of the ravine. This report was provided to council on October 28th. The report addresses three main concerns: Light Pollution and Screening, Erosion/Slope Grading, and Vegetation Restoration. (Nov. Mtg.)*

(5) One University Place – Public Improvements Project

- a. The council approved a motion at the November 10, 2015 meeting to include replacement of several poor condition street panels on Melrose Avenue (adjacent to the One University Place frontage) as part of the One University Place Public Improvements Project being prepared by MMS Consultants. The City will be responsible for the construction costs associated with these additional panels that are outside the scope of work necessary for the OUP site construction.
- b. An updated project schedule for the "Public Improvements Project" has been requested for dates of plan submittals for city review, right-of-way acquisition and public bidding.

November 12, 2015

Honorable Louise From, Mayor
City Council Members
City of University Heights
1004 Melrose Avenue
Iowa City, Iowa 52240

Honorable Louise From and Council Members:

At the November 10th regular City Council Meeting, I asked the Council to consider allowing the Maxwell Development team to prepare a written "Letter of Intent" clearly defining the plan moving forward in regards to the additional work yet to be completed in the "East Ravine Area". This request was made by me with the intention of:

- Demonstrating our ability to clearly communicate with the Council and the Community and,
- Demonstrating our commitment with a first class, well defined, and agreed upon Plan.

The details of this plan, as outlined below are put forth in lieu of having our respective legal teams spending both hours and dollars defining something that "reasonable partners" can define themselves. The Council granted me permission to prepare this "Draft Agreement" as follows:

1. Construct a Temporary Green colored plastic fence line defining the Boundary of all remaining Work.
2. Install and reposition additional erosion control measures to prevent any migration of soil downstream.
3. Remove the three (3) remaining trees which the retaining wall was designed to protect.
4. Abandon all of the proposed retaining walls as originally approved.
5. Attempt to remove the top 8" to 12" of existing topsoil and stockpile for later use.
6. Import additional fill material in order to create the desired and approved 3 to 1 Grading Plan as approved By Council.
7. Request inspection by the City Engineer and our Civil Engineer to review and confirm conformance to the approved Grading Plan prior to any consideration of Plant Material Placement.
8. Following approval of the Grading Plan, we would contract with our landscaping design team and Judy Joyce for an onsite visit. This meeting would be scheduled in advance so Mayor From, Councilors, incumbents and newly elected, as well as all interested community members could attend. The purpose of this onsite meeting will give us a fresh view of the final shape of the ravine in an attempt to help everyone visualize the yet to be finalized landscaping plan!

9. Following that onsite meeting and exchange of thoughts and ideas my hope is that everyone will be excited and able to review the combined efforts of two great design companies. I am confident that we will all listen to the professionals' input and suggestions and, they, in turn, listen to the Community Members concerns, preferences and hopes!

10. Following this meeting, the two design teams will work together and create an acceptable landscaping plan, full of beauty and quality. This plan will ultimately require Council authorization prior to installation.

I believe that by putting our heads together and working towards resolution of all challenges, this project can be a lot of fun moving forward.

Thank you for allowing the "One University Place LLC" development team and me the opportunity to be able to demonstrate our ability not only to do great work, but do so with reliability, integrity, and Trust! Your confidence in our organization is truly appreciated.

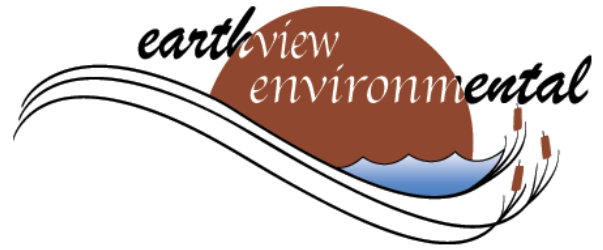


Respectfully,
ONE UNIVERSITY PLACE LLC

Jeffrey L. Maxwell
3011 Sierra Court SW
Iowa City, Iowa 52240
319-631-1121

December 7, 2015

Mayor and City Council City
of University Heights City
Hall 1004 Melrose Ave
Iowa City, Iowa 52246



RE: OUP East Ravine Restoration – Update 1

To The Mayor and City Council of University Heights:

This letter is to update the council on the status of the ravine restoration efforts. I met with Jeff Maxwell on site on Friday to review the site with him. During the visit, I verified with him the trees to be removed including the three large trees referred to on Page 1 of my previous report (Page 1, Item 1) and four large trees near the bottom of the ravine next to the existing culvert (Page 4). These trees are shown in Figure 1. I also verified that during grading understory shrubs (honeysuckle) and a few small trees (most less than 4" in diameter with one at <6" diameter) will also be removed.

In addition, we noted that in order to accommodate the 3:1 slope, the existing culvert will need to be extended downslope approximately 15-20 feet.

Please let me know if you have any questions, comments or concerns.

Sincerely,


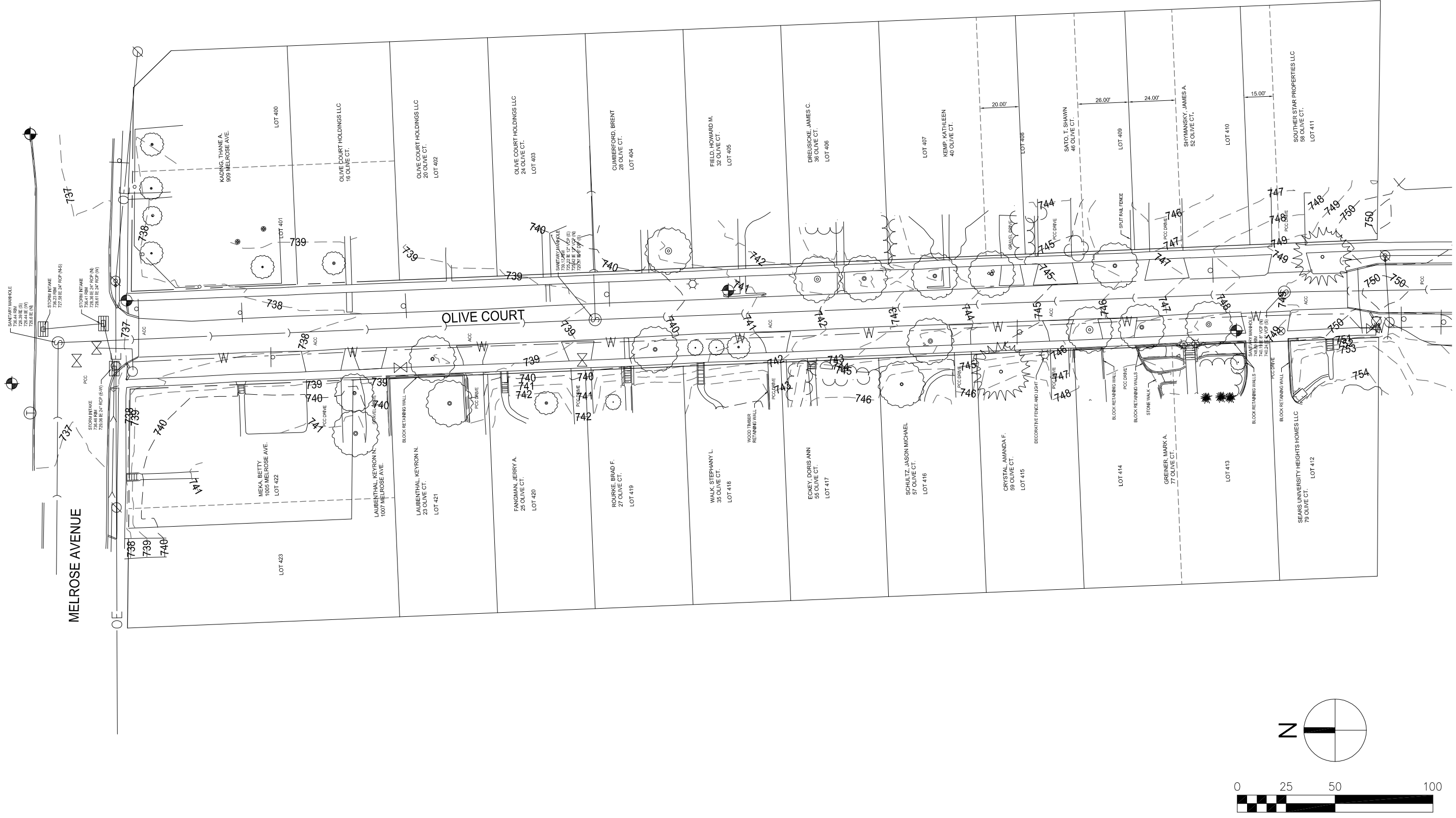

Judith E. Joyce, PWS & Geologist
EarthView Environmental Inc.



Figure 1: Grading Plan showing 3:1 slope and Tree Removal (Provided by MMS Consultants 2015-12-01)



OLIVE COURT
 EXISTING CONDITIONS SURVEY
 UNIVERSITY HEIGHTS, IA

DATE	12/13/15	SCALE	1" = 50'
DRAWN	WITH	FIELD BOOK	
APPROVED		REVISION	

PROJECT NO.
 115102-0 (70)

SHEET NO.
A.1