

MEMORANDUM

TO: Jim Lane, University Heights City Councilor
Steve Ballard, City Attorney
Terry Goerd, City Inspector

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

DATE: November 6, 2015

RE: One University Place – Construction Changes

Based on discussion at the October city council meeting, subsequent review of the PUD Development Agreement, and Section 13 (Multiple-Family Commercial PUD) of Ordinance 79, below is a list of recommended items that would trigger some type of city review, first with city staff and the designated council contact, and then follow-up with the city council if warranted.

1. Changes to the project boundaries:
 - a. Work that would go beyond the approved construction limits (within the site).
 - b. Work that would impact additional sensitive slopes beyond the approved limits.
 - c. Work that would impact adjacent properties.
 - d. Work that would increase tree removals beyond what is shown on the approved plan.
2. Changes to the project occurring within city right-of-way:
 - a. Changes that would impact vehicular or pedestrian traffic, regardless of duration.
 - b. Changes that would impact any public utilities.
 - c. Changes to the design of facilities within the right-of-way.
3. Changes to the project that implicate development regulations or zoning ordinance restrictions:
 - a. Building square footage, commercial square footage, or number of dwelling units.
 - b. Building height and building setbacks.
 - c. Parking (above ground or below ground).
4. Changes to the project storm water design:
 - a. Changes that would alter flow direction or quantity of storm water.
 - b. Changes that would impact the bio-retention cells in any way.
5. Changes to the project that implicate any of the conditions in the PUD Development Agreement. Some examples include:
 - a. Changes to dumpster locations.
 - b. Changes to the landscaping plan.
 - c. Changes to exterior building materials or colors, exterior signing, or exterior lighting.
 - d. Changes to the timing of construction.

Please let me know if you have any questions, thanks.

JDB

