

---

NEUMANN MONSON  
ARCHITECTS

---

June 24, 2010

Mr. Steve Ballard, City Attorney  
City of University Heights

**Re: Re-Zoning Request – St. Andrew Presbyterian Church, One University Place**

**08.016 B6**

Dear Mr. Ballard:

Enclosed, please find the preliminary application for the rezoning of the St. Andrew Presbyterian Church, property and PUD submission sent on behalf of Mr. Jeff Maxwell, for One University Place.

There are several improvements to this application that have been made based on comments received last year during the application process of the previous submittal. Please note the south building has been set back an additional ten feet from Melrose Ave., and it's height has been reduced from 54' to 38'. The total number of condos has changed from 93 units in the previous plan to 95 units maximum in the current application. We do anticipate the actual number of condos may be reduced as condo owners may want to enlarge their home by buying more than one unit and combining them into one larger home.

The north building will be three stories high on the west and four stories high on the east with six stories in the center.

If you should require further information for the approval process please let us know.

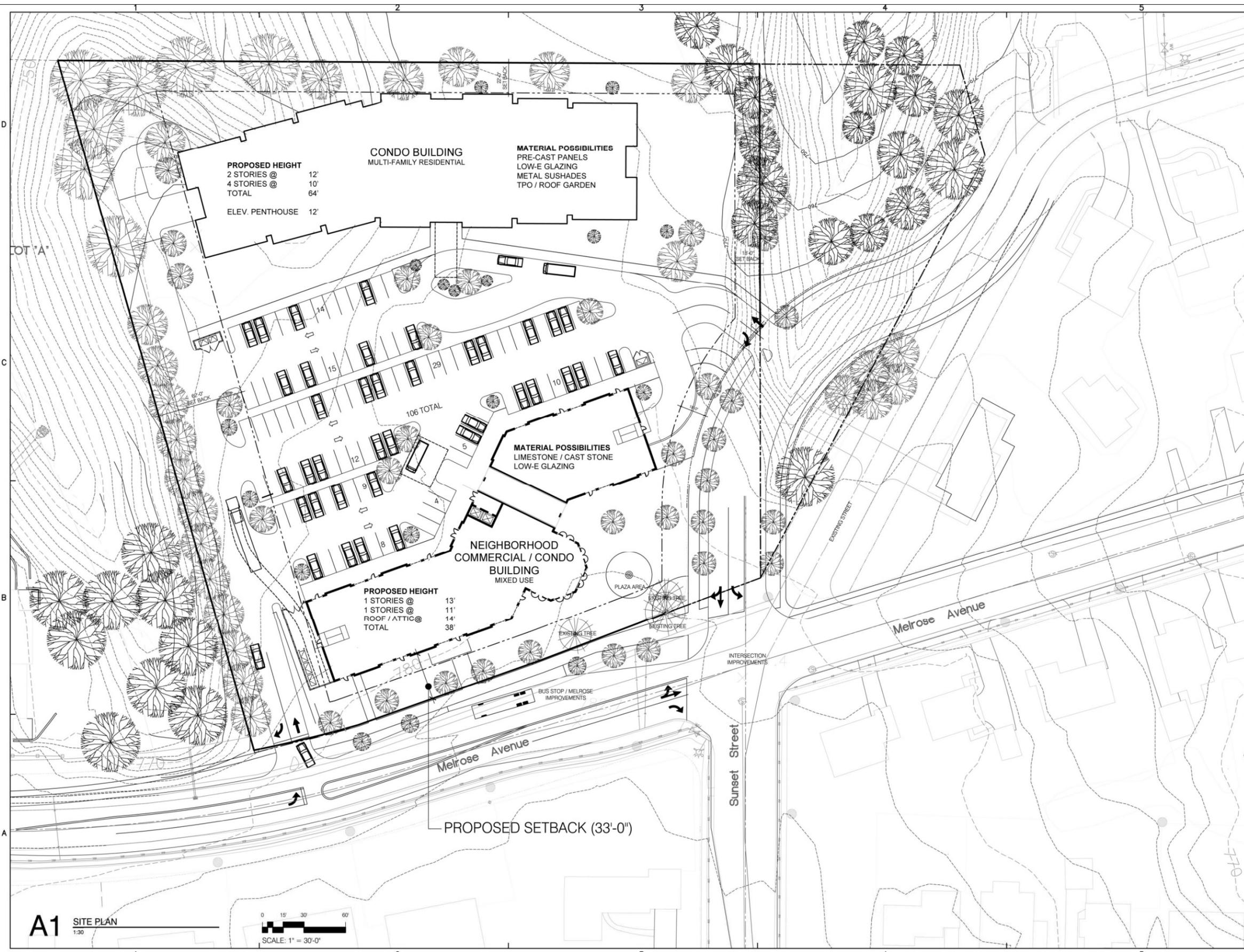
Sincerely,  
Neumann Monson Architect, PC



Kevin Monson, AIA, LEED® AP, NCARB  
President



ONE UNIVERSITY PLACE  
Preliminary PUD Submission – June 24, 2010



Condo Sq. Ft. Numbers								
Floors	# of Condos	# of Apartments	Bldg Gross S.F.	Balcony S.F.	Sun Shade S.F.	Roof Garden S.F.	Green Roof S.F.	Total SF
P2	-	-	25,404	-	-	-	-	25,404
P1	-	-	25,404	-	-	-	-	25,404
<b>Totals</b>			<b>50,808</b>					<b>50,808</b>
1	11	-	24,988	3,866	-	-	-	28,854
2	13	-	24,988	2,308	250	-	-	27,546
3	14	-	24,988	2,425	262	-	-	27,675
4	12	-	22,766	1,610	216	2,390	200	27,182
5	9	-	18,168	677	132	3,972	400	23,349
6	6	-	13,464	415	163	1,810	800	16,652
Roof	-	-	-	-	324	-	-	324
<b>Totals</b>	<b>65</b>	<b>-</b>	<b>129,362</b>	<b>11,301</b>	<b>1,347</b>	<b>8,172</b>	<b>1,400</b>	<b>151,582</b>
BLDG. S.F. COSTS			129,362	5650.5	673.5	4086	700	140,472

Condo Parking Requirements			
# of Condos	# of Spaces / Condo	# of Spaces Required	# of Spaces Provided
65	1.5	97.5	114
1.75 spaces per unit			

Neighborhood Commercial / Condo Sq. Ft. Numbers					
Floors	# of Com. Units	# of Condos / Apt.	Bldg Gross S.F.	Arcade S.F.	Total SF
P1	-	-		20,173	20,173
<b>Totals</b>				<b>20,173</b>	<b>20,173</b>
1	6	-		18,957	20,104
2	-	15		18,730	18,730
3	-	15		15,643	15,643
<b>Totals</b>	<b>6</b>	<b>30</b>		<b>53,330</b>	<b>54,477</b>
BLDG. S.F. COSTS				53,330	54,477

Neighborhood Commercial / Condo Parking Requirements				
Unit Type	# of Units or SQ. FT.	# of Spaces / Condo or SQ. FT.	# of Spaces Required	# of Spaces Provided
Restaurant	4238	150 S.F. per space	28.25	part of 107 surface
Commercial Fit-out	13035	200 S.F. per space	65.175	part of 107 surface
Apartment/Condo	30	1.5 Spaces / unit	45	60 underground
TOTAL PARKING REQUIRED			138.43	
TOTAL PARKING PROVIDED			60 Under Ground, 107 Surface = 167 Spaces total	
2 spaces per unit				



East Elevation



South Elevation



West Elevation



North Elevation

**ONE UNIVERSITY PLACE**  
South Commercial / Condo Building Elevations

NEUMANN MONSON  
ARCHITECTS

A PROFESSIONAL CORPORATION

221 E. COLLEGE ST. IOWA CITY, IA 52240

319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

ONE UNIVERSITY  
PLACE

Owner:

Project No.: 08.016

Drawn by:

Checked by:

Issue:

Date	Description
06.24.10	PUD SUBMISSION

Note:

FIELD VERIFY ALL DIMENSIONS AND CLEARANCES.  
DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND  
OTHER APPROPRIATE DRAWINGS.  
LAY OUT AND COORDINATE ALL WORK PRIOR TO  
INSTALLATION FOR ACCURACY AND NON-INTERFERENCE  
WITH OTHER TRADES. READ PROJECT MANUAL.

© COPYRIGHT

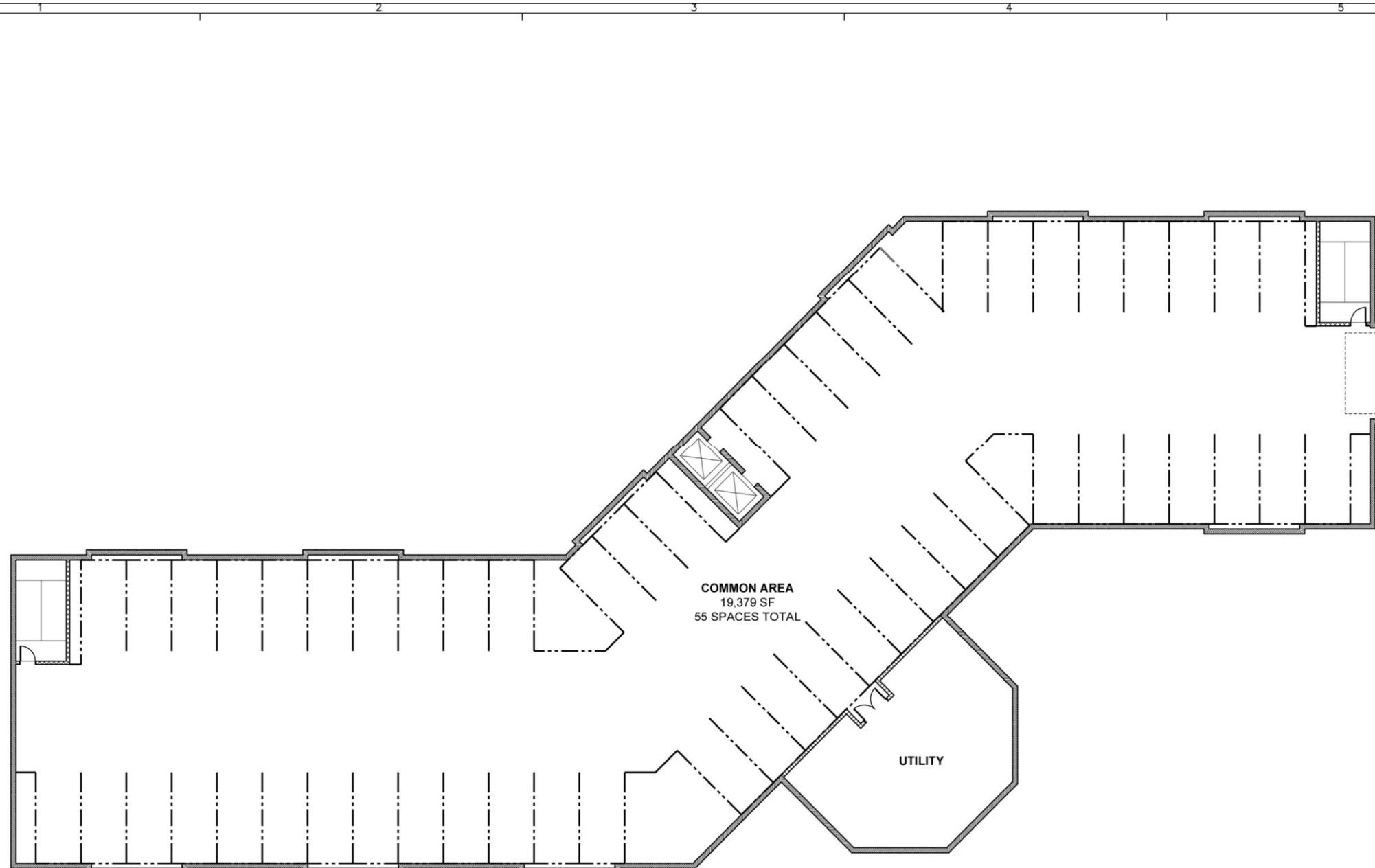
UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION  
WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON  
PC IS PROHIBITED.

UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

Sheet Title:

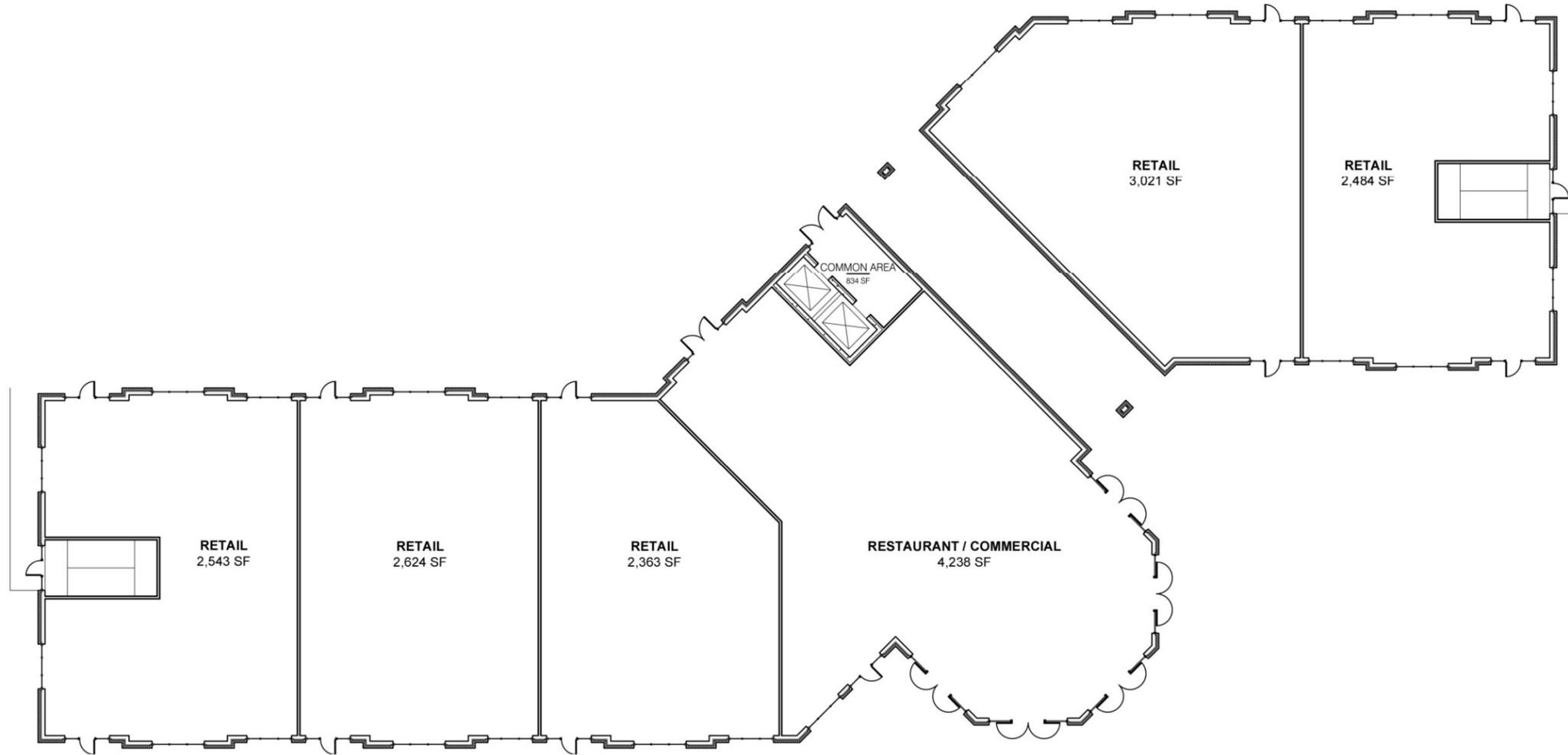
NEIGHBORHOOD  
COMMERCIAL/  
CONDO BUILDING  
BASEMENT LEVEL

Sheet Number:



**A2** NEIGHBORHOOD COMMERCIAL CONDO BUILDING - LVL 0  
3/32" = 1'-0"

Consultants:



Project Title:  
**ONE UNIVERSITY PLACE**

Owner:

Project No.: 08.016  
Drawn by:  
Checked by:

Issue:

Date	Description
06.24.10	PUD SUBMISSION

Note:  
FIELD VERIFY ALL DIMENSIONS AND CLEARANCES.  
DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS.  
LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.

© COPYRIGHT  
UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.  
UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

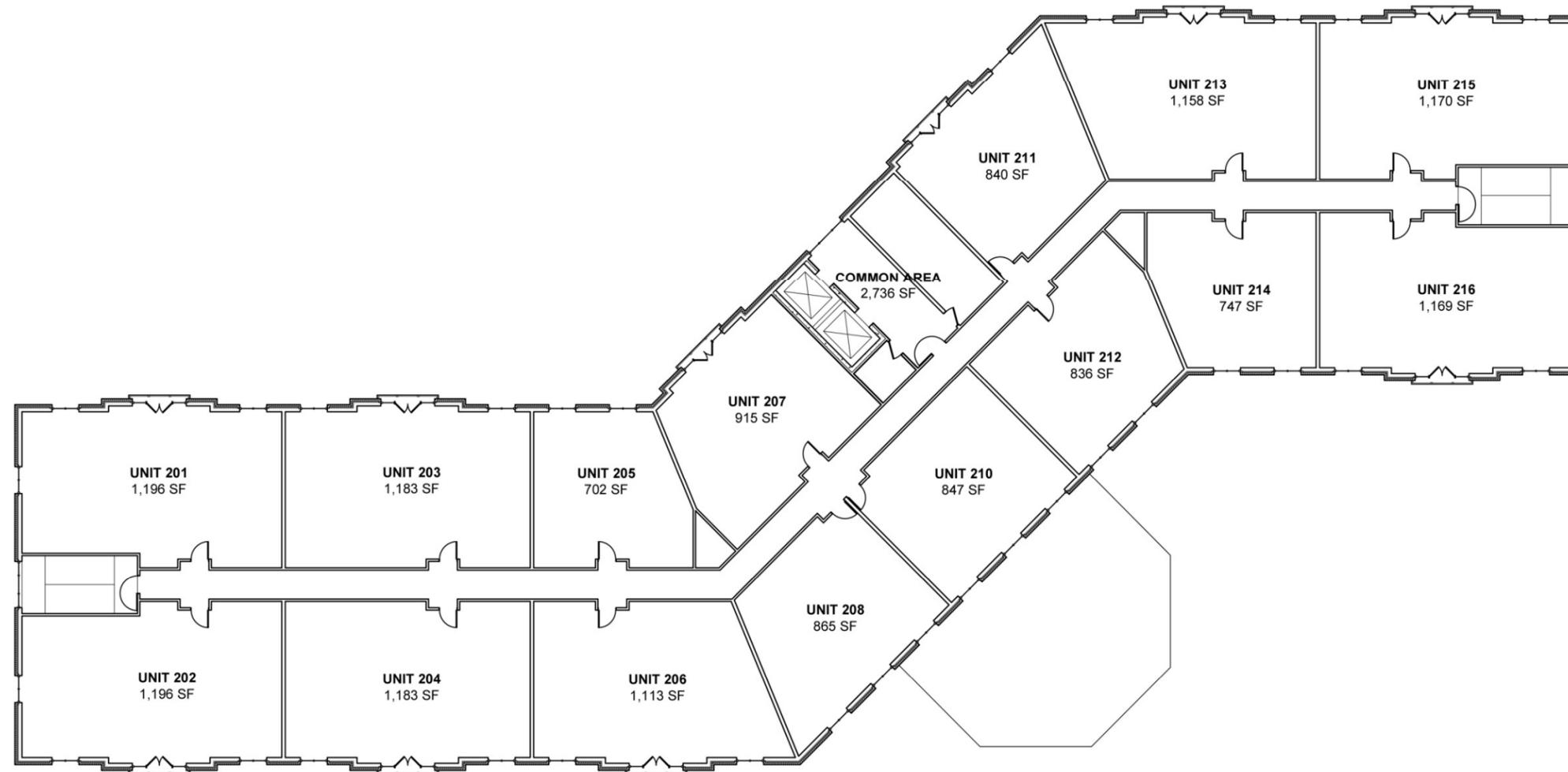
Sheet Title:

**NEIGHBORHOOD COMMERCIAL/ CONDO BUILDING FIRST LEVEL**

Sheet Number:

**A2** NEIGHBORHOOD COMMERCIAL CONDO BUILDING - LVL 1  
3/32" = 1'-0"

Consultants:



Project Title:

**ONE UNIVERSITY PLACE**

Owner:

Project No.: 08.016

Drawn by:

Checked by:

Issue:

Date	Description
06.24.10	PUD SUBMISSION

Note:

FIELD VERIFY ALL DIMENSIONS AND CLEARANCES.  
DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS.  
LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.

© COPYRIGHT

UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.

UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

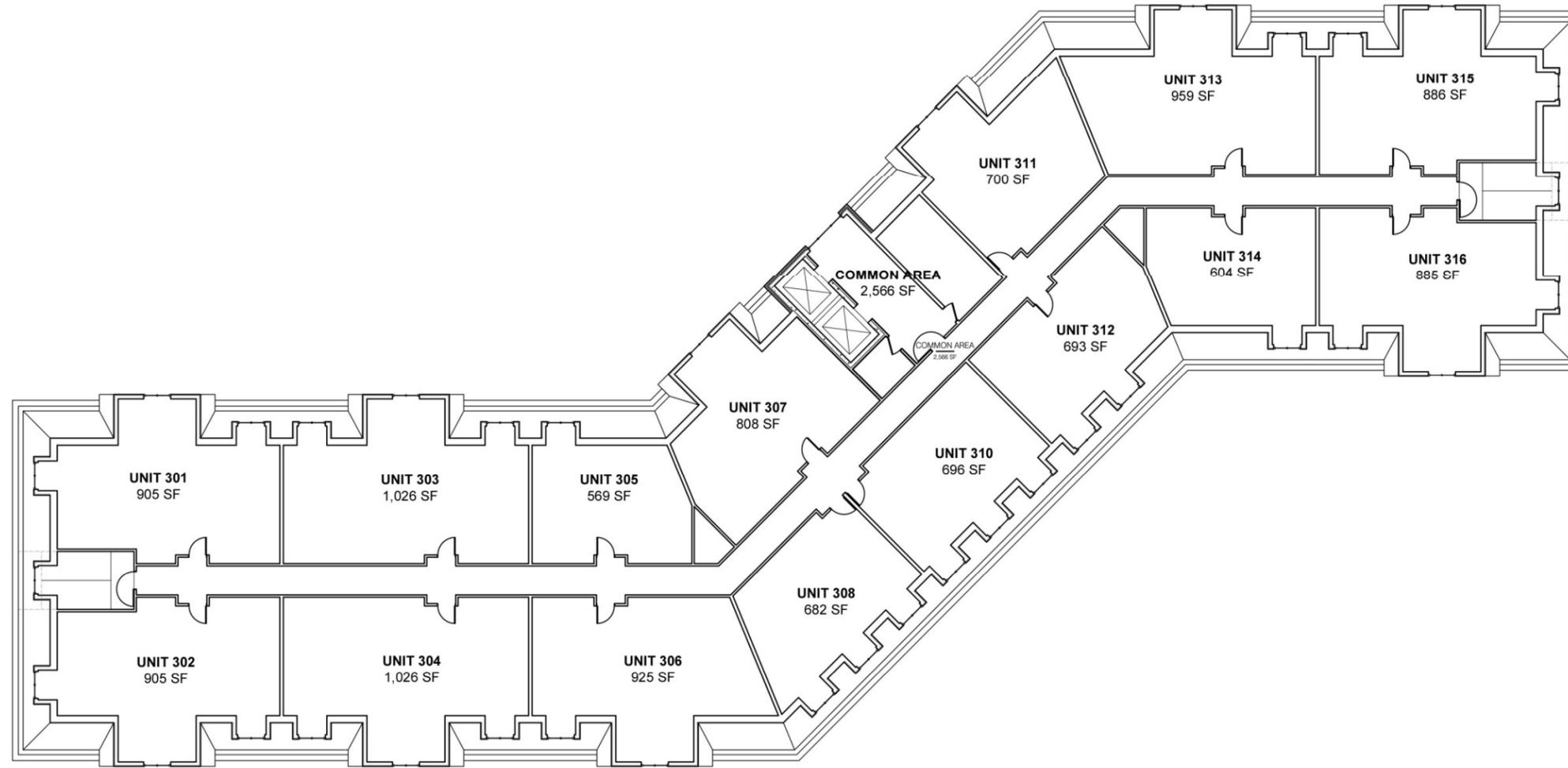
Sheet Title:

**NEIGHBORHOOD COMMERCIAL/ CONDO BUILDING SECOND LEVEL**

Sheet Number:

**A2** NEIGHBORHOOD COMMERCIAL CONDO BUILDING - LVL 2  
3/32" = 1'-0"

Consultants:



Project Title:

**ONE UNIVERSITY PLACE**

Owner:

Project No.: 08.016

Drawn by:

Checked by:

Issue:

Date	Description
06.24.10	PUD SUBMISSION

Note:

FIELD VERIFY ALL DIMENSIONS AND CLEARANCES.  
DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS.  
LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.

© COPYRIGHT

UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.

UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

Sheet Title:

**NEIGHBORHOOD COMMERCIAL/ CONDO BUILDING THIRD LEVEL**

Sheet Number:

**A2** NEIGHBORHOOD COMMERCIAL CONDO BUILDING - LVL 3  
3/32" = 1'-0"



East Elevation



South Elevation



West Elevation



North Elevation

ONE UNIVERSITY PLACE  
North Condo Building Elevations

NEUMANN MONSON  
 ARCHITECTS  
 A PROFESSIONAL CORPORATION  
 221 E. COLLEGE ST. IOWA CITY, IA 52240  
 319-338-7878 319-338-7879 FAX

Consultants:

Project Title:  
**ONE UNIVERSITY PLACE**

Owner:

Project No.: 08.016  
 Drawn by:  
 Checked by:

Issue:

Date	Description
6.22.2010	PROGRESS SET

Note:  
 FIELD VERIFY ALL DIMENSIONS AND CLEARANCES.  
 DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS.  
 LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.

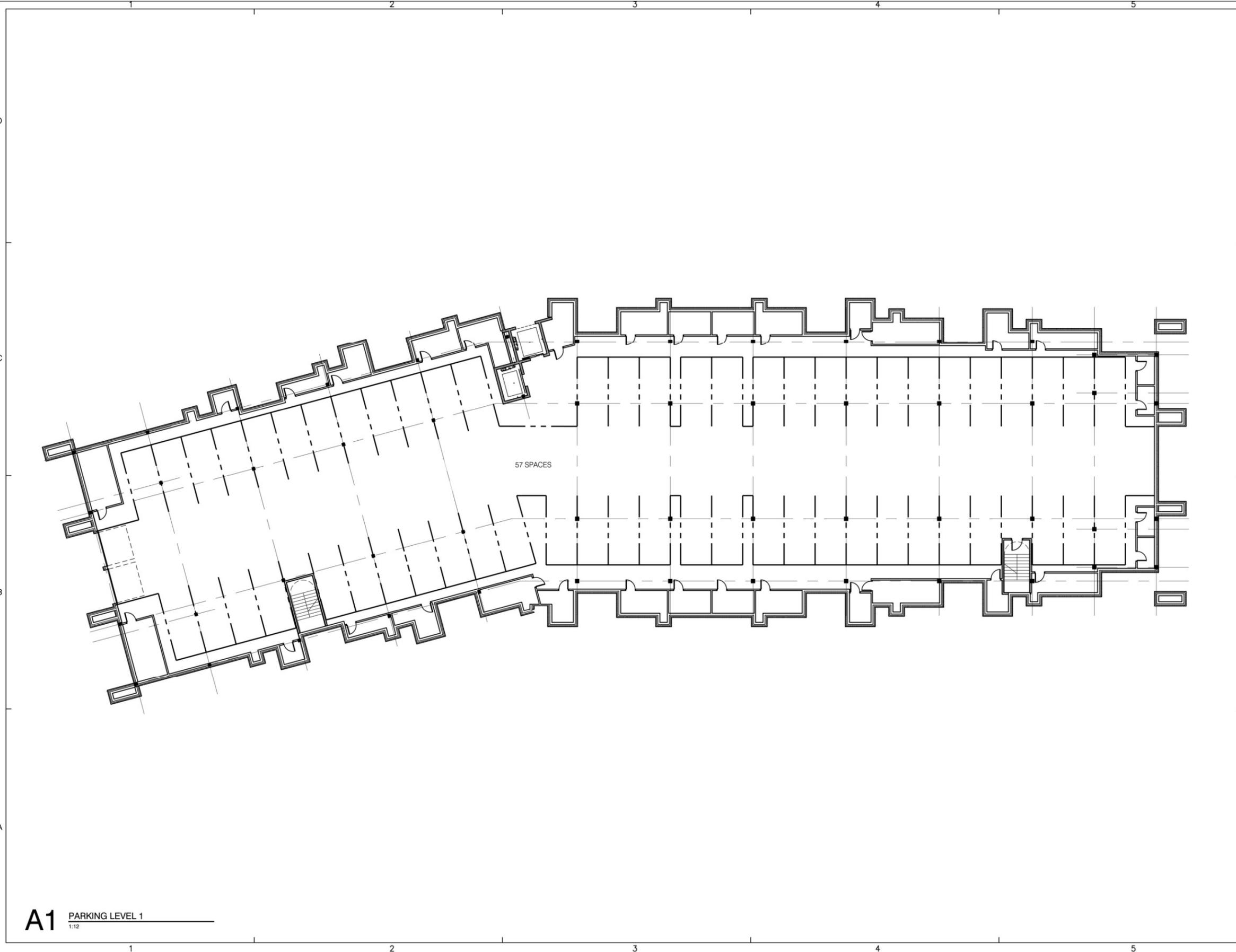
© COPYRIGHT  
 UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.  
 UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

Sheet Title:

**CONDO TYPICAL PARKING PLAN**

Sheet Number:

**P-001**



**A1** PARKING LEVEL 1  
 1:12

Consultants:

Project Title:  
**ONE UNIVERSITY PLACE**

Owner:

Project No.: 08.016  
 Drawn by:  
 Checked by:

Issue:

Date	Description
6.22.2010	PROGRESS SET

Note:  
 FIELD VERIFY ALL DIMENSIONS AND CLEARANCES.  
 DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS.  
 LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.

© COPYRIGHT  
 UNAUTHORIZED COPYING, DISCLOSURE OR CONSTRUCTION WITHOUT WRITTEN PERMISSION BY NEUMANN MONSON PC IS PROHIBITED.  
 UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

Sheet Title:  
**TYPICAL CONDO FLOOR PLAN**

Sheet Number:  
**A-100**



**A1** TYPICAL CONDO FLOOR PLAN  
 1:12