

February 19, 2014

Proceedings of the City Council of University Heights, Iowa, subject to approval by the Council at a subsequent meeting.

WORK SESSION

Mayor From called the February 19, 2014, work session of the University Heights City Council to order at 7:00 p.m.

Present: Mayor From. Council Members: Mike Haverkamp, Jim Lane, Virginia Miller, Silvia Quezada. Staff present: Attorney Ballard; Kent Ralston, MPOJC. Also present: Jeff Maxwell, Kevin Monson, Andy Dudler, Jase Humphrey, Jane Swails, Rebecca Reiter, Pat Yeggy, Ken Yeggy, Joe Frankel, Alice Haugen, Pat Bauer, Rich Wretman, Deb Wretman, Catherine Lane, Rich Schmidt, Mary Schmidt, Mary Matthew Wilson, Al Leff, and John McLure.

Absent: Council Member Zadok Nampala.

Mayor From announced that the purpose of the meeting was to discuss proposed development of St. Andrew Presbyterian Church property.

Attorney Ballard described the Multi-Family Commercial PUD application process. He circulated a memorandum shortly before the meeting outlining the City's Zoning Ordinance as it relates to development of the St. Andrew property and the process for considering such an application.

Jeff Maxwell thanked the Council for the opportunity to meet and discuss the development.

Kevin Monson, an architect with Neumann Monson who is part of Mr. Maxwell's development team, presented current intentions concerning development. He stressed that the information presented was not a PUD application; rather, the development team hopes to receive feedback and input from the Council and the community with which such an application may be prepared and presented.

Monson reviewed the footprint of the existing church building; the previous PUD application; and the current site plan. Front building features commercial.

Quezada asked Maxwell about commitment to "amenities" – coffee shops, bakeries, restaurants, etc. as opposed to medical or professional offices. Maxwell said the intention is to meet the community's expectations and that the interest from prospective tenants matches, as well – bakeries, restaurants, grocery stores, and the like.

Quezada asked about construction materials and exterior presentation of commercial building. Monson said the buildings would probably have more glass and be more contemporary than previously proposed.

Miller noted that the present concept will have more of the back building visible; the prior application, with a taller front building, kept less of the back building visible.

Quezada asked about a change in the plan for parking and how that impacted water retention. Monson said the plan is to drain to ravine, as presently. Quezada asked about pervious pavement.

Lane asked about construction schedule; Maxwell said both buildings would be built simultaneously and come on line at same time. Construction time is estimated at 16-18 months, depending on a host of factors, including weather.

Monson said the developer would not offer all 72 residential units for sale at the same time; many will be leased. Quezada asked about a percentage limitation on rentals. Maxwell said he would be hesitant to put a restriction on specific percentage of rentals.

Lane asked how many units would be bought and combined into a single dwelling unit. Monson said typical size will be roughly 1,500 square feet – 2 bedrooms with den/office/etc. Monson said maybe the 72 units would be reduced by 10% by owners combining units.

Quezada asked about construction materials – concrete and steel or wood. Monson said height of building will require concrete and steel – not combustible materials – based upon building codes requirements.

Monson said sound control is a major factor for the developer. There are sound ratings for all wall systems – know the sound transmission coefficient and standards they will not go below. Quezada asked about use of gypsum.

Monson said now is a good time historically to get good heating and cooling systems, including geothermal – probably horizontal not vertical bore.

Glass will be abundant in exterior walls.

Monson said the limitation on commercial is 20,000 square feet. One thought is a mezzanine – two-story volume without having to count all the square footage. With articulated front building, there might be a possibility of mezzanine. Maxwell said front building is “too broad”; the footprint needs to come in and the height increase.

Quezada asked about making front building rooftop space available for commercial tenants and use – “lounging”.

Maxwell said if community space is attractive – shown as 2,400 square feet – maybe public restrooms. Lower-level storm shelter? Quezada asked about tornado shelter; Monson said it is in the rear building.

Quezada asked about funding request to City. Maxwell said he did not know specifics.

Public Input.

Alice Haugen distributed written materials. Pedestrian concerns. Will a structural engineer certify that this site will support a 6-story building?

Rich Schmidt asked about the exit onto North Sunset Street. Also, about why no more stories on front building? Will foundation be stout enough for growth up in the future? Are you really ready for educational change? How flexible is the building? What are the funding sources?

Jerry Zimmerman noted that if concept plans are generally agreeable, the project is likely to move ahead with some great speed. He suggested obtaining different design options now at the beginning so that the Council may pick and choose from different options.

Mary Matthew Wilson presented written materials from Larry Wilson and reviewed them.

Rebecca Reiter spoke about affordable housing and whether any price range was discussed concerning affordable housing.

Pat Bauer asked about sequencing of financing and concepts. Quezada asked whether recommendation was to have financing discussion proceed simultaneous.

Joe Frankel reiterated that community amenities and pedestrian use was important.

Mary Matthew Wilson asked whether LEED certification was still on the table. Monson said there was no design so no level that he could design to presently. Lane asked for a brief primer on LEED at next meeting.

Jane Swails said she liked the lower front building so long as it doesn't look like a strip mall.

New email to contact Mayor and entire Council: council@university-heights.org

Lane said he hoped the Council could come to a decision at the next meeting in terms of moving forward on new design.

Maxwell said there were a lot of questions asked tonight but not answered. He thinks there should be answers. He wants to answer.

Next meeting is March 11, 2014 – either at Horn School or the University Club.

The meeting was adjourned **by unanimous consent at 8:40 p.m.**

**Attest: Steven E. Ballard, City Attorney
substituting for Christine Anderson, City Clerk**

Approved: Louise A. From, Mayor