Sports and Recreation Facilities
West Campus Master Plan Update April 2004
Sports and Recreation Facilities
West Campus Master Plan Update 2004

Steering Committee:
Doug True
Mike Finnegan
Andrew Ives
Phillip Jones
George Hollins
Larry Wilson
Bob Brooks

User Groups
Athletics
Jane Meyer
Del Gerke
Recreation Services
Harry Ostrander
Michelle Harder
Wayne Fett

Parking & Transportation Services
David Ricketts
Dan Barnhart
Brian McClatchey
Linda Noble
Jeff Rahn
# Table of Contents

I. **Executive Summary** ........................................................................................................ 1 to 2
   Exhibit A – Conceptual Master Plan

II. **Existing Conditions** .................................................................................................... 3 to 4
    Exhibit B – Aerial Photograph
    Exhibit C – Existing Conditions

III. **Program Requirements** .......................................................................................... 5 to 6

IV. **Master Plan** ............................................................................................................. 7 to 9
    Exhibit D – Land Use Plan

## Appendix

A. **Option One** ............................................................................................................... A–1 to A–2
   Land Use Plan .............................................................................................................. A–3
   Preliminary Conceptual Master Plan .......................................................................... A–4

B. **Option Two** ............................................................................................................... A–5
   Land Use Plan .............................................................................................................. A–6
   Preliminary Conceptual Master Plan .......................................................................... A–7

C. **Wetlands Delineation** .............................................................................................. A–8

D. **Reference to Stormwater Management and Wetlands Mitigation** ....................... A–9

E. **Miscellaneous Background Documents Regarding Stormwater** ....................... A–10 to A–14

F. **Miscellaneous Background Documents Regarding Digital Easements** .......... A–15 to A–18
Sports and Recreation Facilities
West Campus Master Plan Update 2004

I. Executive Summary

In 1980, EDAW and Associates created a master plan for this western tract of the University's property. The primary focus, at that time, was to address the needs of the married college student for housing. The parcel lay basically undeveloped except for the two housing projects (Hawkeye Apartments and Hawkeye Court Apartments) and outdoor storage of materials, until pressing recreational and athletic needs precipitated a master plan for the area which was produced in 1992 by RDG Bussard Dikis, in association with Crose Gardner Associates.

In 1995, an amendment to this plan was prepared to evaluate additional program needs, as well as to reflect the impact of the wetland area that was discovered during the extension of Hawkeye Park Road.

Since 1995, program needs have yet again changed. Projects have been built and some of the design constraints have been altered. These changes have prompted the University to update the 1995 Master Plan to reflect the new conditions and needs.

RDG Crose Gardner Shukert (now known as RDG Planning & Design) was engaged to update this plan. This new plan incorporates into the Master Plan the projects developed since the previous Master Plan and considers the most efficient utilization of the land resource, while looking at the University's ever-changing needs.

Detailed programming discussions were held with the primary users of west campus including: Athletics, Recreational Services, Residence Services, and Parking and Transportation Services.

After reviewing alternative scenarios with the steering committee and user groups, the final plan has evolved to the plan shown as the Master Plan (Exhibit A).

The major recommendations of the plan, as well as University long-range strategies, include the following:

1. Generally organize facilities into like land use zones: i.e., Athletic, Recreation, Housing and Mixed Use. (See Exhibit D.)
2. Retain existing woodlands and natural drainage ways.
3. Develop a trail system that links internal site facilities, as well as the continued development of strong trail connections to Campus and the Clear Creek trail system. Lighting of trails should be consistent with University standards.
4. Develop landscape buffer between existing residential areas to the west.
5. Remove the outdoor materials storage facilities.
6. Raze the Hawkeye Apartments, utilizing this site for future practice soccer fields and multi-purpose recreation fields.
Sports and Recreation Facilities
West Campus Master Plan Update 2004

I. Executive Summary (continued)

7. Add a minimum of six additional multi-purpose recreational fields and associated parking south of Hawkeye Park Road.

8. Develop a master plan for the redevelopment of Hawkeye Court Apartments (presently 500 units) to include 300 to 350 housing units, a community center, and a service facility. Consider including the existing practice soccer field site in this master plan to provide space for contiguous new housing, a community center, or other housing related uses. Master Plan needs to consider the impact of 100 yr. floodway and issues relative to poor drainage in the existing development.

9. Long-range, retain the site at the corner of Melrose Avenue and Mormon Trek Boulevard as a high profile building site. Interim use to be practice soccer and field hockey.

10. Reserve the site adjacent to Melrose Avenue and west of Hawkeye Park Drive for University Housing. This is a highly visible and, therefore, high profile site that deserves special consideration from an architectural and site development viewpoints.

11. The hilltop should be reserved as a high profile building site.

12. Reserve the site north of Prairie Meadow Drive and west of the wetlands for a recreation/athletic facility and associated parking.

13. Existing Hawkeye Storage/commuter parking lots would likely not be expanded; rather, new storage/commuter parking lot would be handled at other, more strategic, satellite parking locations.

14. Development of a master landscape plan for internal roadways and facilities, including street tree planting.

15. Develop a cohesive wayfinding system for West Campus, including campus entry feature.

16. Develop a ropes course in proximity to the existing cross country course.

17. Develop a disc golf course west of the existing Hawkeye Storage Parking Lot.

18. Utilize the trail system and its interface with the wetlands area as an educational interpretive area.

This Campus Master Plan is also accompanied by an Appendix, which contains more detailed information gathered during the planning process, including programming, background data, and other options that were considered.
Sports and Recreation Facilities
West Campus Master Plan Update 2004

II. Existing Conditions

The Project Area

The West Campus comprises an area of approximately +/- 648 acres and is bounded by Mormon Trek Boulevard on the east, Melrose Avenue on the south, residential neighborhoods on the west, and Clear Creek on the north. (See Exhibits B and C.)

Existing Influences and Planning Assumptions

The project area was reviewed relative to modifications since the 1992 Master Plan, including the 1995 Master Plan amendment with major additions and modifications as follows:

1. An agreement has been reached between the University and the Army Corps of Engineers regarding specific wetland delineation and mitigation.
2. The radio towers have been cleared from the site.
3. Hawkeye Court Apartments are scheduled to be rebuilt.
4. The housing development of Hawkeye Drive Apartments is scheduled to be removed from the site and, perhaps, replaced somewhere on this project site.
5. The existing outdoor storage materials space is scheduled to be removed from West Campus.
6. The Hall of Fame building and associated parking has been completed.

Existing Facilities Include:

Athletic
- Hall of Fame Building
- Competition Soccer Field
- Soccer Practice Field (North of Hawkeye Park Road)
- Parking for Competition Soccer Field and Future Athletic Facilities – 272 stalls
- Competition Cross Country Course

Recreation
- Four (4) large multi-use recreation fields (north of Hawkeye Park Road)
- Seven (7) smaller multi-use recreation fields (north of Hawkeye Park Road)
- Existing trail to Clear Creek
- Restroom facility (North of Hawkeye Park Road) to serve recreation fields
- Four (4) sand volleyball courts
- Two (2) full-court and two (2) half-court outdoor basketball courts
- Associated parking (approximately +/- 253 spaces)
Sports and Recreation Facilities
West Campus Master Plan Update 2004

II. Existing Conditions (continued)

Parking & Transportation Services
- Long term student parking storage, approximately 1200 spaces
- Satellite daily commuter parking, approximately 300 spaces
- Four (4) bus stops (Cambus direction of travel is presently counterclockwise)

Residence Services
- Hawkeye Court Apartments (500 units)
- Hawkeye Drive Apartments (350 units)
- Housing Services building (North of Hawkeye Drive Apartments)

Utilities
- Major gas line bisects the West Campus. No buildings may be placed on this easement.
- Telecommunications facilities include a leased parcel on the north edge of the Hawkeye Court Apartments property and an easement for lines that generally follow Hawkeye Park Road, from Mormon Trek Boulevard to the vicinity of the Mormon Handcart site (see Appendix, page A–15 to A–18).
- Sewage lift station.
- Gas metering station.

Other
- Wetlands as delineated in Corps of Engineer agreement with the University
- Antenna towers (recently removed)
- Handcart site (as delineated on Master Plan — Exhibit A)
Note: Map predates construction of Prairie Meadow Drive, Hall of Fame, Commuter/Storage parking lot expansion, Hall of Fame/Soccer parking lot, etc.
Sports and Recreation Facilities
West Campus Master Plan Update 2004

III. Program Requirements

The user groups were consulted to determine their immediate and long range needs. Primary users of West Campus include: Athletics & Recreational Services, Parking & Transportation Services, and Residence Services. The following is a summary of each user groups needs:

Athletics
- One full-size practice soccer field.
- One half-size practice soccer field.
- Expanded cross country course.

Recreational Services
- Ropes course (225 ft. x 300 sq. ft., with 42 to 50 ft. towers).
- Six additional multi-purpose recreation fields.
- Cross country ski trails (could be combined with cross country course).
- Nature/walking trails.
- 18-hole frisbie/disk golf course.
- Outdoor Center – 3,000 to 5,000 sq. ft. equipment checkout building and fenced outdoor storage area (canoes, etc.).
- Tennis (12 outdoor/6 indoor/50 parking spaces).
- Open air shelter at volleyball/basketball courts.
- Expand existing restroom facilities.
- Playground near volleyball/basketball courts (for children).
- Underpass under Hawkeye Park Road, to connect facilities north and south of road, would be desirable.
- Additional parking south of recreation fields (100 spaces minimum).

Parking & Transportation Services
- Consolidate parking facilities as much as possible.
- No long-term plan for expanding Hawkeye Storage Parking Lot – 1487 commuter and long-term student parking stalls (predominately commuter).
- Cross country events and practice parking should be consolidated with Hawkeye Storage parking lot.
- Parking lot okay on gas line easement.
- Maintain option of bus traffic in both directions.
- Could use commuter lot on nights or weekends for major events.
Sports and Recreation Facilities
West Campus Master Plan Update 2004

III. Program Requirements (continued)

Residence Services
- Complete an internal pro forma and hire outside consultant to evaluate feasibility of providing affordable housing for client base.
- Remove buildings from Hawkeye Drive Apartments. (After debt load on Hawkeye Drive and Hawkeye Court Apartments ends in 2 years.)
- Redevelop/replace Hawkeye Court Apartments. (Reduce current 500 two-story units to 300 or 350 two-story or three-story units.) Allow for an additional 300 units adjacent to Hawkeye Court Apartments.
- Provide for future addition of 300 two-story or three-story units, in event needed.
- Community center (with public day care, computer rooms, meeting rooms and administration offices).
- Housing Services Building with shops area.
- Parking 1 1/2 cars per unit minimum.
- Outdoor play areas.
- Vegetable gardens.
- Walk connections to recreation fields.
- Potential flooding in northeast corner of Hawkeye Courts area.
Sports and Recreation Facilities
West Campus Master Plan Update 2004

IV. Master Plan

Taking into consideration the programming needs of each user group and the constraints of the project site, two conceptual plans were developed (see Appendix). These two proposals were reviewed by the steering committee and user groups and were distilled to incorporate the best of both options as shown on the Master Plan (Exhibit A).

The final master plan includes the following facilities, improvements, and strategies:

The facilities planned for the West Campus are generally designated in zones of similar land uses. The land uses for the West Campus are generally designated in zones (see Exhibit D) for athletics, recreation, housing, and mixed use development.

**Athletic Zone includes the following:**

1. Long range, a full-size and half-size soccer practice field are proposed immediately west of the competition soccer field on the current site of Hawkeye Drive Apartments.
2. The area east of the competition soccer field will be reserved for a high profile building site, with the interim use a soccer practice field and field hockey field.
3. There is the opportunity for three (3) large multi-purpose fields in this area as well.
4. Existing Hall of Fame building and associated parking.

**Recreation Zone includes the following:**

1. In addition to the eleven existing fields north of Hawkeye Park Road, seven (7) additional large multi-use fields are planned south of Hawkeye Park Road. Four (4) of these fields are located on the old radio tower site, immediately east of the wetlands. These fields are intended to be an interim use with the long term use being a potential building site for a high profile building compatible with Athletics, Recreation and Housing.
2. The existing restroom facility north of Hawkeye Park Road will be expanded to meet the demand.
3. A shelter and outdoor play area are planned in proximity to the existing restroom facilities.
4. Expansion of the outdoor equipment checkout facility in the vicinity of the existing restroom facility.
5. A 200–car parking lot is planned south of Hawkeye Park Road to service the proposed recreation fields, as well as supplement the parking for the existing fields. Presently, Hawkeye Park Road is used for parking, creating a very unsafe situation. A controlled pedestrian crossing should be considered between the fields and parking.
6. An indoor and outdoor tennis facility is in the process of being considered, with the potential for 100 parking spaces.
**Sports and Recreation Facilities**  
*West Campus Master Plan Update 2004*

IV. Master Plan (continued)

### Mixed Use Zone includes:

1. Proposed ropes course.
2. Existing parking lot. There are no long range plans to expand this parking.
3. Four (4) multi-purpose recreation fields.
4. Proposed disc golf course.
5. Existing cross country course/cross country ski course.
6. Open space for future expansion or complimentary recreation or athletic facilities.
7. Additional walking trails.

### Housing is Shown in Two Zones:

1. North zone includes the existing Hawkeye Court Apartments and the present soccer fields.
2. It is anticipated that this 500–unit complex be replaced with approximately 300/350 units. This facility would include a community center and may include the area occupied by the existing practice soccer field as a part of this redeveloped site. It is recommended that a master plan be developed for the redevelopment of Hawkeye Court Apartments and that this master plan incorporate the Community Center and support facilities as part of the overall plan. This site is partially in the 500–year and 100–year flood plain and, therefore, the master plan for this area needs to include a review of the storm water and floodway studies that have been prepared by the City of Coralville and the University to insure that the new building elevations are positioned out of harms way (see Appendix).
3. South Zone: This approximately 33 acre site is reserved for future housing of some type, yet to be determined. The site shown as community center needs to be a high profile building, since it is a very visible site and is the west entrance to the University on Melrose Avenue.

### General Strategies:

1. Generally organize facilities into like land use zones: i.e., Athletic, Recreation, Housing and Mixed Use.
2. Retain existing woodlands and natural drainage ways with storm water management plan.
3. Develop a trail system that links internal site facilities, as well as the continued development of strong trail connections to Campus and the Clear Creek trail system. Lighting of trails should be consistent with University standards.
4. Develop landscape buffer between existing residential areas to the west and University development.
IV. Master Plan (continued)

5. Remove the outdoor materials storage facilities.
6. Raze the Hawkeye Drive Apartments (350 units), utilizing this site for future practice soccer fields and multi-purpose recreation fields.
7. Develop a master plan for the redevelopment of Hawkeye Court Apartments (presently 500 units) to include 300 to 350 housing units, a community center, and a service facility. Consider including land now occupied by the practice soccer field in this master plan to provide space for contiguous community center to new housing. Master plan needs to consider impact of 100 yr. floodway and issues relative to poor drainage in existing development. Consider shifting Hawkeye Court Drive to west edge of housing area.
8. Existing Hawkeye Storage parking would likely not be expanded; rather, new satellite parking would be handled at other, more strategic, satellite locations.
10. Develop a cohesive wayfinding system for West Campus, including a campus entry feature.
11. Utilize the trail system and its interface with the wetlands area as an educational interpretive area.
CONCEPTUAL PLAN OPTIONS

Two conceptual plan options were developed to address the proposed program requirements. These plans were then reviewed and discussed by a joint meeting of the user groups to evaluate the merits and concerns of the respective plans.

Concerns that were voiced included:

1. The potential, in the near term, for development of a tennis facility on this project site.
2. The status of the housing stock and the desire to grasp how imminent housing redevelopment may occur.
3. The concern was expressed by Recreational Services that it would likely cost 3–4 million dollars to replace the recreation facilities presently in place. How would this get funded, if Housing was to occupy all of the existing recreational field space?

Option One

Option One (See Appendix, page A–3 to A–4) includes both a full–size and a half–size soccer field, immediately northwest of the existing soccer field. The area west of the soccer field (the current site of the Hawkeye Drive student housing) will be reserved for future athletic uses.

Replacement of the Hawkeye Drive Apartments is proposed to be incorporated with the Hawkeye Court Apartment redevelopment on Hawkeye Park Road and Hawkeye Court Drive. This area would accommodate about 300 to 350 units, plus future expansion, essentially replacing the existing Hawkeye Drive and Hawkeye Court Apartments.

A disc golf course is proposed to the west of the existing Hawkeye Storage parking lot. A ropes course is also proposed adjacent to the area for the cross country course.

The multi–purpose recreation fields currently located north of Hawkeye Park Road will retain their current location. Additional multi–purpose fields are proposed south of Hawkeye Park Road, on the present site of Hawkeye Storage and the former site of the radio towers. The fields on the old radio tower site are intended as an interim use, since this site would be ideal for a high profile building.

The plan calls for the replacement of existing Hawkeye Court units just west of Mormon Trek Boulevard. The current 500 units will be replaced with between 300 to 350 units. The present site of the athletic practice field north of Hawkeye Park Road will be reserved for future housing or a community center.
Sports and Recreation Facilities
West Campus Master Plan Update 2004

Appendix

Much of the area between Hawkeye Court and the existing Hall of Fame will be reserved due to its environmental sensitivity. A portion of this area will be reserved for wetlands education. A parking lot for the recreation facilities is proposed immediately north of this wetlands area. Two additional parking lots will be located along the east side of Hawkeye Park Road, just southeast of the existing student parking lot. In addition, an interconnected trail network will connect all major facilities and complete the existing trail system.
Option One Land Use
Preliminary Conceptual Master Plan
University of Iowa
Sports & Recreation Facilities Master Plan Update
Iowa City, Iowa
April 2004
Project No. 22456.00
Option Two

Option Two (see Appendix, page A–6 to A–7) largely concentrates athletic facilities in the southern portion of the area and residential facilities in the northern portion.

Under this scenario, both a full-size and half-size practice soccer field are located just to the west of the existing soccer field and on the current site of the Hawkeye Drive Apartments. Land along Melrose Avenue, to the west of the soccer area, will be reserved for prairie education and future development.

The central portion of the master plan area will include several multi-purpose recreation fields. These are generally located to the south and east of the existing student parking. Some of these fields lie on the site of the existing Hawkeye Storage materials area. The disc golf course will be to the west of the student parking lot. Prairie education areas are proposed to the north of the disc golf course, in the general vicinity of the existing cross country course.

Under Option Two, all housing is located north of Hawkeye Park Road.

The plan calls for the replacement of existing Hawkeye Court units on the property just west of Mormon Trek Boulevard. The current 500 Hawkeye Court and 350 Hawkeye Drive units will be replaced with between 300 to 350 units. An additional 23 acres of housing will lie immediately west of the current Hawkeye Court site, on the present site of the multi-purpose recreation fields. This area would accommodate about 300 housing units for future expansion.

Although four additional multi-purpose fields are proposed along the west side of Mormon Trek Boulevard, much of the area between Hawkeye Court and the existing Hall of Fame will be reserved due to its environmental sensitivity. A portion of this area will be reserved for wetlands education. Two parking lots for the athletic facilities will lie to the north and west of this wetlands area. An interconnected trail network will connect all major facilities and complete the existing trail system.
HAWKEYE PARK STORMWATER MANAGEMENT
AND WETLANDS DELINEATION

THE UNIVERSITY OF IOWA
IOWA CITY, IOWA

March 1994

Prepared by

SHIVE-HATTER
ENGINEERS AND ARCHITECTS, inc.
2122 ACT Circle
Iowa City, Iowa 52244

I hereby certify that the portion of this report below was prepared by me or under my
direct supervision and responsible charge. I am a duly Registered Professional
Engineer under the Laws of the State of Iowa.

Signature: [Signature]
Name: Phil S. Larson, P.E.
Date: March 14, 1994
Registration Renewal Date: 12/94

RECEIVED
MAR 14 1994
PLANNING AND
ADMINISTRATIVE SVCs.
are subject to flooding at this elevation -- although I haven't reviewed the topo maps there.

At 11:36 AM 1/11/2003 -0600, Larry Wilson wrote:
    Dan and George--

    I am following up on the conversation we had yesterday after our conservation easement boundary meeting about the new flood elevation set by FEMA in the University's Lower Finkbine area. We all concurred that the new 100-yr. elevation is 653. Dan, you were not certain about what flood protection elevation the fairly recently installed Coralville flood protection system was based upon. The University is keen to know what the Lower Finkbine protection actually is, given the new elevation. Similar questions would seem to be raised about the Hawkeye Court Apartment area which was recently protected from flooding by Coralville's storm water detention project. Was that project based upon the new 653, 100-yr. flood elevation?

    The flood protection improvements that have been completed by the City of Coralville take into consideration flooding events from three different sources: 1) the Clear Creek basin; 2) the Iowa River; and 3) localized rainfall events that occur when the gates in the three flood control structures are in the closed position. The flood elevations for various events in both Clear Creek and the Iowa River are described in the FEMA reports as a profile gradient, which roughly approximates the gradient of the channel bottom, and is refined by the channel configuration and constrinctions in the waterway caused by bridge crossings, etc. Based on the 2002 FEMA mapping, the 100-year flood profile for Clear Creek ranges from elevation 656.8 immediately upstream of the Iowa Interstate Railroad bridge to elevation 653.8 at its mouth at the Iowa River. The 100-year flood profile for the Iowa River ranges from elevation 653.4 at the confluence of Clear Creek to approximately 652.7 near the intersection of Rocky Shore Drive. Flood protection levels therefore vary according to the location of the property adjacent to these waterways.

    A berm between the Clear Creek and Hawkeye Court Apartments was constructed to an elevation of 658.0. An emergency overflow swale across the south end of the berm must be supplemented by sand bagging or other measures during peak events in Clear Creek to provide protection up to the elevation of 658.0. A berm was also constructed along the west side of Mormon Trek Boulevard adjacent to the Hawkeye Court Apartments to elevation of 656.00. This berm aids in preventing stormwater runoff from the Hawkeye Court Apartment area from contributing to the runoff downstream towards the Lower Finkbine area.

    Are there other implication of flooding that I haven't mentioned? Flood protection for interior (localized) rainfall events is provided by
Digital Teleport, Inc., a Missouri Corporation, (DTI) is constructing telecommunications facilities along a route branching from Kansas City to Chicago. The facilities will pass through the Iowa City area and more specifically, through University property. DTI's facilities include underground duct bank, fiber optic cable, and ancillary structures. The University is interested in using DTI's facilities as a connection between the Main Campus, Hawkeye Area and the Oakdale Campus. The DTI facilities will provide the communications and data connection between the Campus and the Hawkeye Athletics/Recreational Facilities.

The term of this lease is 25 years, commences July 1, 2001 and includes two five-year renewal options. The property is located west of the intersection of Mormon Trek Road and the bicycle path (map attached). The property consists of two parallel strips of land, one that is approximately 29 feet X 85 feet and one that is approximately 29 feet X 75 feet. The property will be used to construct, operate and maintain the DTI equipment building(s).

In exchange for granting the land lease and the accompanying easement (B-2, 2a), DTI will provide the University with ownership of approximately six miles of fiber conduit connecting the Main Campus, Hawkeye Area and Oakdale Campus. This arrangement will provide the University with cost effective solutions to major telecommunications infrastructure issues confronting the Campus. The University considers these agreements favorable.

Lindalease:DTI
PROPOSED EASEMENT AND LAND LEASE AREA FOR TELECOMMUNICATIONS LINES
CORALVILLE SEWER PLANT TO IOWA INTERSTATE RAILROAD PROPERTY

THE UNIVERSITY OF IOWA

Plotted 5-21-01
THE UNIVERSITY OF IOWA

PERMANENT EASEMENT
TO DIGITAL TELEPORT INC. FOR
TELECOMMUNICATIONS FACILITIES

ACTION REQUESTED: Grant Permanent Easement
Subject to Executive Council Approval

Digital Teleport, Inc., a Missouri Corporation, (DTI) is constructing telecommunications facilities along a route branching from Kansas City to Chicago. The facilities will pass through the Iowa City area and more specifically, through University property.

DTI's facilities include underground duct bank, fiber optic cable, and ancillary structures. The University is interested in using DTI's facilities as a connection between the Main Campus, Hawkeye Area and the Oakdale Campus. The DTI facilities will provide the communications and data connection between the Campus and the Hawkeye Athletics/Recreational Facilities.

The proposed easement will be located approximately as shown on the attached drawing and will consist of a 10 feet wide strip of land approximately 13,422 feet long – 134,220 square feet.

In exchange for the granting of the easement and the accompanying land lease, DTI will provide the University with ownership of approximately six miles of fiber conduit connecting the Main Campus, Hawkeye Area and Oakdale Campus. This arrangement will provide the University with cost effective solutions to major telecommunications infrastructure issues confronting the Campus.

The easement document is the University's standard form and has been reviewed by the University's legal counsel. The easement includes Digital Teleport, Inc.'s agreement to indemnify, defend and hold harmless, the University, the Board of Regents, and the State of Iowa, from damages resulting from use of said premises except such as may be due to unavoidable casualty beyond Digital Teleport Inc.'s control and without its fault or such as Digital Teleport, Inc. may be exempt from under the laws of Iowa.
The University of Iowa

PROPOSED EASEMENT AND LAND LEASE AREA FOR TELECOMMUNICATIONS LINES
Coralville Sewer Plant to Iowa Interstate Railroad Property