



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: VU Student Residence
ADDRESS: 150 Campus Drive North

LOCATION: City Hall
DATE: May 7, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner	(219) 462-1161
Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Joel Sandridge, FGM Architects
(312) 667-0134 / joels@fgmarchitects.com
Andy Frank, Mortenson Construction
(847) 472-8102 / andy.frank@mortenson.com
Michael P. Duffy, DLZ
(219) 845-1750 / mduffy@dlz.com
Rod Szrom, Lakeshore Landscaping, Inc.
(219) 462-9555 / rob@lakeshorelandscaping.com
Fred Plant, Valparaiso University
(219) 464-5436 / fred.plant@valpo.edu

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed four-story student residence to be located at 150 Campus Drive, North. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Sandridge indicated there will be approximately 279 beds in a four-story, precast construction building. They have tried to address the nature of the campus buildings as well as LaPorte Avenue. There is a circular entry-drive and drop-off for the main entry coming off of Campus Drive. A new curb cut has been incorporated at the service entry off of LaPorte Avenue. There is no loading dock; however, there is a loading area. The first floor is divided between residential units and common area. There is an apartment for the Residential Life Coordinator. Sandridge indicated the basement will contain a lot of the mechanical equipment. Doing this helps with noise and site lines. The laundry is located in the basement as well. Typical floors will have 80 beds per floor and common space. There will be stairs exiting out to Campus Drive and stairs exiting to the south towards the basketball courts. Sandridge stated the roof plan does indicate some mechanical equipment; however, there is a roof screen wall. The units are suite style and share bath and toilet rooms. The exterior of the building is precast structure with thin brick and architectural concrete to replicate limestone. A simulated slate roof will be used. The building is being designed in a collegiate-gothic manner with a lot of detail. The renderings address some low ornamental trees along LaPorte Avenue. There are also features on the building to call out public spaces. Szrom reiterated than ornamental trees will be along LaPorte Avenue. Trees will be used to accent the building. The landscaping will fit into the present University scheme. Screening will be provided between the building and the tennis courts. Duffy

stated they are proposing a reduction in the impervious area. The water from the north face of the building will continue to shed on to LaPorte Avenue. The remainder of the water will be brought south and to the east into the detention facility adjacent to the tennis courts. They are proposing a swale along south and west side to convey the water to keep it from running off-site. Sandridge indicated there will be a minimum 35 ft. setback from the right-of-way on both LaPorte Avenue and Campus Drive. Sandridge provided updated civil and landscape plans.

STAFF COMMENTS:

THRASHER: Thrasher conveyed a State Construction Design Release will be required prior to issuance of any permits. All contractors working on this project must be registered with the City. Thrasher stated signage will also require a permit.

MCALPINE: McAlpine indicated that he did meet with Mr. Plant and DLZ representatives concerning the drainage plan. McAlpine stated it appears the drainage will be reduced in general for the total drainage area. McAlpine requested this be documented with drainage areas shown, existing and proposed hard surfaces, how the basin functions and what the high water level of it is.

BURKMAN: Burkman indicated a 30 ft. right-of-way is required along LaPorte Avenue. If this does not exist, a 30 ft. right dedication will be required. Burkman assumes the sidewalk will be removed during construction. Burkman conveyed the City is in the process of planning a pathway for this corridor to connect Garfield down to University Drive. The segment from Garfield west of downtown along Lincolnway has been installed. This will provide a nice campus connection into downtown. Burkman requested that when the sidewalk is put back it be put back with an 8 ft. minimum width so that it is in line with the pathway standard width. Burkman indicated it would be a great to place an ADA ramp on the southwest corner of LaPorte and Campus Drive, crossing LaPorte. Currently there is no way to cross. With University Promenade development going in and the road improvements that have already been done, this would provide another pathway connection to connect north to Lincolnway, Rogers Lakewood via the rest of the City's pathway system. Since there is already a stop sign in this location, it would be a good place for students to cross. Burkman suggested the circular drive be made wide enough to allow people to get around when cars are parked for drop-off or pickup. Burkman requested a detailed site plan showing final grades, dimensions, etc. Burkman conveyed if this project is over an acre, it will require a Rule 5 Permit. Also a Site Permit covering local erosion control, right-of-way cut and sanitary sewer is also necessary. Plant indicated the two buildings presently on the site will be demolished and the permit for this will provide erosion control. Plant wanted to know if the erosion control on the demolition could be carried over to the building project. Burkman said it will be necessary to have the building contractor apply for his own permit.

ON BEHALF OF EVANS: Evans agrees with Burkman's comments concerning the pathway being an 8 ft. width along the frontage of the property. Evans comments also mention the ADA ramp on the corner of LaPorte and University Drive. Evans further indicated that if the driveway will be improved and requires a right-of-way cut, the road portion must be restored as follows: compact the sub-grade; 10" of compacted #53 aggregate base placed in two lifts; 2-1/2" of #8 binder and 1-1/4" of #11 surface. This is the minimum section for this area. Evans will handle the right-of-way cut inspection.

KENT: Kent indicated the date, scale, north arrow and contact information must be shown on the final plans. Existing site conditions and uses must also be shown. Kent stated the setbacks from LaPorte Avenue and the existing property need to be shown on the plans. Kent requested the name of the plant material being used be shown on the landscape plan. There will be no dumpster on site. Kent conveyed the materials being used must be shown on the elevations of the building. Kent requested consideration be given to incorporating a V-Line shelter pad when the sidewalk is installed. Kent stated it may be possible for a partnership to place a V-Line shelter in this area for students being picked up on LaPorte Avenue. Kent stated a Zoning Clearance will be necessary.

PILARSKI: Submitting internal plumbing plans to Pilarski is necessary. Pilarski also needs to see the connection point from the building sanitary sewer service to the sewer main.

GESKEY: Geskey indicated there were no comments from the Water Department.

JOHNSON: Johnson indicated the major issue with the project is aerial access on the back side of the building. Although it is parallel to LaPorte, there are high tension power lines all across the front of the building. Johnson has discussed the possibility of pavers with Plant. Johnson stated the pavers would have to be maintained year around. The pavers must be installed to handle the width and weight of the aerial apparatus . Johnson conveyed that he will work with the designers and engineers on this project and will supply the necessary information concerning the aerial equipment. Johnson indicated there will be a main upgrade for LaPorte and there are no concerns with fire flow requirements. Johnson knows the fire department connection will be on the west side of the building. Johnson stated that with the loading area it will be necessary to designate fire lanes and no parking areas to insure access for the Fire Department. Johnson requested a fire hydrant be installed on the west side. Plant suggested a second hydrant as well to supply better coverage for the north side. Johnson conveyed the standpipes need to be completed as soon as possible during the construction phase of the project. Johnson stated the standpipes did not have to be wet but must allow the Fire Department to connect to them. The elevator must be able to accommodate an ambulance stretcher lying flat. Contacting the Fire Department for placement of the annunciator panels is necessary. Johnson said more than one annunciator panel will be necessary due to the size of the building (most likely one by the fire department connection and one at the main entrance). The Fire Department should be contacted for Knox Box locations. The electrical room will be sprinkled. Plant indicated they would not be sprinkling the data closet. Johnson stated this will require a variance from the State. Johnson requested that the Fire Department and Building Department schedule another meeting for this project to insure everything is done right the first time. The sprinkler system will be an NFPA13 system.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Internal Plumbing Plan

Site Improvement Permit

State Design Release

Building Permit

All contractors registered with City

Signage / Fencing Permit

Knox Boxes

Second meeting with Fire Department & Building Department

Zoning Clearance