



**MEETING: Site Review Committee**  
**SUBJECT: VU Chapel Addition**  
**ADDRESS: 1600 Chapel Drive**

**LOCATION: City Hall**  
**DATE: October 15, 2013**

**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Tyler Kent, Planning Director	(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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Water Dept.	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

**PRESENTERS:**

Donald J. McKay, Nagle Hartray  
 312-425-1000 / [dmckay@naglehartray.com](mailto:dmckay@naglehartray.com)  
 Michael P. Duffy, DLZ  
 219-845-1750 / [mduffy@dlz.com](mailto:mduffy@dlz.com)  
 Fred Plant, Valparaiso University  
 219-464-5436 / [fred.plant@valpo.edu](mailto:fred.plant@valpo.edu)  
 Julianne Scherer, Nagle Hartray  
 312-425-1000 / [jscherer@naglehartray.com](mailto:jscherer@naglehartray.com)

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss a proposed 11,000 square foot business use addition to the south side of the existing Chapel linked through a multipurpose room. 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:** McKay indicated discussions have taken place with the Building Department concerning building issues. McKay stated that although they are referring to this as an addition to Resurrection Chapel it is more of a standalone building. The building will be connected to the existing chapel in one location. This project is being funded by a specific donation for the purpose of a campus ministries program. The only improvement inside the chapel as a stipulation of the donation is to make the gallery accessible. An elevator is being proposed for inside the building. McKay indicated they are striving to ensure that the building being designed meets all current building code requirements, but do not want to trigger building code requirements that would cause substantial improvements to the existing chapel at this time. This building is wedge-shaped and located to the south of the existing chapel and attaches to the chapel at the round brick enclosed front area. A two-hour fire separation between the chapel and the new building will be provided. The new building will be fully sprinkled. It is a one-story structure and is approximately 11,300 sq. ft. The building is separated from the chapel by a courtyard that is approximately 50-60 ft. wide. McKay is aware that access for the fire department must be within 150 ft. of any part of the exterior of the building. The existing road does provide this access to approximately 2/3's down along the south façade of the proposed building; however, access is not available for the last eastern most 1/3 of the existing building and courtyard. A site access road is being proposed for emergency vehicles. This road has been brought as far west as possible without compromising the site drainage out of the courtyard and down through the meadow. The site access road shown on the plans is within the edge of the drive and is within 150 ft. of everything shown. McKay stated that the code allows for the local jurisdiction to grant an increase to the 150 ft requirement if it meets a couple of conditions, one of which is the building being fully

sprinkled. McKay said that in order to have some tolerance in figuring out the site drainage and where the road ends up, they are requesting consideration for 175 ft. rather than the 150 ft. McKay requested input concerning construction of the emergency access road. They are proposing a geo-type grass system that will support the weight of a fire truck. The width of the proposed drive is 20 ft. Duffy indicated the drainage will sheet drain down to the inlet west of Merlin (tree in the meadow). Duffy stated it was necessary to add a couple of inlet areas to convey the water into the swale. A memo of analysis has been submitted to the Engineering Department concerning the condition of the pond south of the chapel in order to determine there was adequate capacity to handle this project. Duffy said the sanitary system will be an ejection system and will be pumped to the same area as the Welcome Center east of the chapel. The water service will also pick up east of the chapel. Duffy indicated it was necessary to add retaining walls for grading to keep things mowable for the University.

#### **STAFF COMMENTS:**

**BURKMAN:** Burkman said it appears the total disturbed area will be under an acre. Burkman pointed out that if the site is under an acre a local erosion control permit will be required; however, if the area is an acre or more it will require a Rule 5 Permit. A Sanitary Sewer Permit will be required for the sewer connection. The Site Permit covers both the sanitary sewer permit and the local erosion control permit. Burkman asked about the size of the line for the ejection system. Duffy indicated this was still being discussed; however, it will most likely be 1-1/4”.

**THRASHER:** A State Construction Design Release will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. Additional signage will also require a permit.

**SOUDERS:** Souders said suggestions from the Fire Department have been submitted to President Heckler. The suggestions concerning an access road appear to have been met. Souders asked what the road surface will be. Plant indicated the surface will either be a concrete or plastic grid system and the load bearing weight is 80,000 lbs. Souders requested clarification concerning the plastic surface. Plant provided pictures concerning the plastic system. No final decision has been made by the University concerning the road surface. Souders stated road maintenance is another issue. Plant indicated the University would be responsible for maintenance no matter which surface is used. Souders asked if this road would be tied into a parking lot. Scherer said it will tie into the ring road. Souders asked how the access road will be marked. Plant said the road entry point will dip down at the curb chair. This will provide a visual cue. Plant said if this is not visible enough signage could be considered. Souders asked about hydrant locations. Plant indicated the nearest hydrant is located at the northwest corner of the chapel. Souders stated the addition of a fire hydrant will be necessary. The fire department connection should be located in the front of the building. A Knox Box will be required. Souders indicated an alarm system will also be required. Plant indicated the alarm system will report to the 24/7 Campus Police as is usual.

**KENT:** Kent indicated a landscape plan will be needed and referring to Article 10 will be necessary. A Zoning Clearance is required and should be submitted with the Building Permit. Kent requested clarification concerning the material being used for the building. McKay stated a metal shingle is being proposed. The material has a dull gray finish. Kent requested information about this building material. McKay explained although the chapel is not registered as a national historic landmark, the University wants to reserve this as a possibility. McKay mentioned they have been following the Secretary of Interior’s guidelines for adding onto historic structures. Plant said a similar material has been used on a portion of the library. This project will begin sometime in the spring.

**MCALPINE:** The drainage report submitted by DLZ has been reviewed and McAlpine agrees that the detention pond is adequately sized for this addition as well as the Welcome Center. McAlpine

wants to see updates to the exhibits that were provided to reflect the Welcome Center and the chapel addition. This will provide a good snapshot of the University for this time period. Providing storm sewer calculations for what is draining off the roof, as well as the interior courtyard to ensure the pipe is adequately sized will be necessary. The catch basin will need to have a 3 ft. sump. McAlpine asked what the landscaping will be for the interior courtyard. McKay indicated it will be a combination of some hard-scape adjacent to the new glass wall being installed and adjacent to this will be primarily lawn, trees and perennial plantings. The landscape plan is still being discussed with the University. The retaining wall at the front was discussed. The retaining wall will be cast stone and is 2ft in height.

**PILARSKI:** Since the sanitary sewer and the ejector system are private, Pilarski had no comments. However, there is concern about what is being discharged into the sanitary sewer. Pilarski asked if the switches for the floats are mercury. The waste water treatment plant has a very tight mercury limitation as specified within the facility's IDEM issued NPDES permit. Plant indicated the pumps have not been selected. Pilarski conveyed that the City would prefer something other than mercury switches within the ejector pump system. Submitting an internal plumbing plan will be necessary and should be sent directly to Pilarski for approval.

**GESKEY:** Geskey asked if there will be a tie-in between the two buildings for water. Plant stated there will be two services. Geskey asked if there was any work actually being done to the chapel. Plant said the only work being done to the chapel is a proposed elevator. Geskey said records indicate there is no backflow protection at the chapel. If construction is being done in the chapel, backflow protection will be necessary. The new building will require backflow. Geskey provided contact information for Shaun Shifflett.

#### **ISSUES TO BE RESOLVED:**

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit (only if an acre or more)
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- Knox Box
- All Contractors Must Be Registered with the City
- Storm Sewer Calculations (roof and interior courtyard drainage)