

**MEETING: Site Review Committee****LOCATION: City Hall****SUBJECT: Student Housing & Commercial Dev. DATE: 2/6/07****ADDRESS: 1300 Lincolnway****PRELIMINARY SITE REVIEW****IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
John Hardwick, Utility Director	(219) 4626174
Media	

PRESENTERS:

Larry Gough, Invest. Prop. Advisors
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Chase Sorrick, Invest. Prop. Advisors
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John Leurck, White/Peterman Prop.
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E-mail 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:

The Site Review Committee met to discuss a proposed Student Housing and Commercial Development. Phillips 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.

This project was originally titled Eastgate and is now University Place which has mixed use development and commercial uses.

Gough explained that there have been some modifications to the plan. Originally it was intended the building be more of an oval shape. This didn't give much frontage on Lincolnway. The previous Rouch Appliance building was being used for commercial space which was approximately 6,000 square feet. One of the restrictions for getting more commercial on the property was the parking. This was cause to look into parking underneath the residential buildings. The larger building on Lincolnway would be a mixed use building. The size would be 12,000 square feet of commercial with 3 floors of residential above. A separate out lot is added for another commercial use.

Sorrick explained the 3 other buildings on the site are 5 stories. This includes 1 level of parking at grade, with 4 stories of residential above. Sorrick had spoken with Jack Johnson previously regarding the engine code. It was determined that a 5 story building is more favorable rather than a parking structure. A variance request for the building height will be submitted to the BZA this month. Sorrick also explained that they have plans to purchase additional property in this area. A drainage solution is needed and Pilz is requesting more information. A drainage waiver will be requested because there is no area on the site for detention. Also needed is more information on the water service to the site. The parking issues will need to be resolved.

Phillips stated the parking will be determined on the type of tenant mix. More details are needed when the specifics are established. Lot coverage is sufficient. The details of the

landscaping will have to be approved according to the Eastgate Overlay District standards. A detailed landscape plan is needed. Concern was expressed regarding the drive-thru aspect and this will be reviewed based on the plan that was submitted. It was recommended that Gough and Sorrick also take a look at the stacking standards in the Eastgate Overlay District. The spaces along the building may be blocked if the drive-thru becomes heavily backed up. Detailed lighting information is needed based on the Eastgate Overlay District standards. It is important that the first floor of the residential buildings do not look like a parking garage. This can be accomplished through landscaping and architecture. The architecture will also need to be approved as part of the Eastgate Overlay District standards. The architecture information is needed for the BZA approval. The dumpsters need to be handled according to the Eastgate Overlay District standards as well. The first floor of the buildings is a parking garage therefore, the Eastgate Overlay District parking standards are necessary. A 6' tall monument style sign is required. Any signage on the property needs to be at least 15' back and limited to 24 square feet of the face area. A much more thorough review will be needed by Phillips as the details come together. There are not a lot of major issues but many details need to be worked out.

Kent is aware that there will be sidewalks throughout. It was also conveyed that the parking site plan shows the capability as to how many cars can be parked in regards to the set uses. Kent distributed a copy of the Eastgate Overlay District regarding drainage. Kras and Pilz will need to be contacted so this project can be discussed further.

Brown pointed out that this site will require a meter for each domestic service tap. Fire service will have to be separate taps. Domestic, fire suppression and landscape irrigation systems will require backflow protection. Contact the water department for information regarding water pressure.

Pilarski needs clarification on what type of commercial establishment will go into the 2 northeast buildings. There are requirements in treating restaurants and Pilarski will need to be contacted. There also may be some other treatment considerations for the wastewater discharge in different types of establishments.

Thrasher stated that a demolition permit will be required. Signage and fencing will also require a permit. A State Design Release will be required for each building.

Phillips stated that the jurisdiction over Lincolnway is the states. Any curb cuts and access to and from Lincolnway would be subject to their review and approval. It was suggested to speak with INDOT, Laporte district about this project. Additional site reviews are needed when details are decided upon.

Martinson was unable to attend this meeting and requested to be contacted with regards to the landscaping.

The fire and engineering department comments are attached.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Demolition Permit
- Sign / Fencing Permits

Student Housing & Commercial Development at 1300 Lincolnway

While the Fire Department is committed to the economic growth and development in the City of Valparaiso, a project of this scope deserves special consideration for many reasons. A project of this size creates many issues with regards to fire protection. While the Fire Department is dedicated to providing the very best in emergency services that it is capable of, now is the time to create the mindset to give the Valparaiso Fire Department the greatest chance of success in the event of an emergency.

I thank Larry Gough for taking the time to meet with me prior to this site review to voice the options and concerns that both parties have. Some comments have been voiced prior and others may be new concerns.

*In regard to the water supply: It will be necessary for the Project Fire Suppression Engineer to provide the required firefighting flow rates to the water department to ensure that adequate hydrants and protection are in place for each building.

*Fire lane(s) suitable for an aerial apparatus will be required due to the building height and life safety risk involved with each structure. The exterior parking lot portion of the project should be designed so that an aerial apparatus may be maneuvered through it, with emphasis on the turning radius required for said apparatus. A copy of Appendix D from the International Fire Code was provided and should be used as a reference.

*Each building must install a Knox Box by the main entrance and keys must be installed to gain access to the sprinkler control room (Information provided.)

*The Fire Department reserves the right for final placement of the FDC.

*The Fire Department requests to site review each phase or building when detailed plans can be provided, and in the event major changes are made to previously approved plans.

Inspector Jack P. Johnson, VFD
February 6, 2007

Comments From The Engineering Department Regarding: 1300 Lincolnway

2/6/07

A drainage plan is required showing how storm water will be managed onsite. Being in the East Gate Overlay district, this development must meet the standards provided for in the City's Zoning Ordinance for this area. A copy of the standards was provided to Larry Gough. An erosion and sediment control plan showing how erosion/sediment will be minimized (silt fence, stone construction entrance, etc.). Since this develop is over 1 acre in size, a Rule 5 permit must be obtained by IDEM. A packet detailing what is needed in the Rule 5 plan has been given to (whoever is at the site review meeting, Larry Gough). Please submit the plan to me for review, after I have reviewed it, if the plan is adequate, you need then submit a Notice of Intent (NOI) to IDEM. The City of Valparaiso requires a copy of this NOI.