



MEETING: Site Review Committee
SUBJECT: Spring Valley Shelter
ADDRESS: 2001 Calumet Ave.

LOCATION: City Hall
DATE: 8/24/05
ZONING: M-1
PARKING:
VARIANCES:

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Tim Burkman, Chief Deputy Engineer	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Steve Pease, Architect
464-7957
Tom Isakson
Carol Nordstrom
Ken Cook
Paul Schriener

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed Spring Valley Shelter move to 2001 Calumet Avenue. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals. Pease advised that there would be some renovations to the 28 existing apartments. There is also over 3,000 square feet of business up front. They will leave the areas as is to keep the zoning in line. The CCA/Spring Valley offices will use the business space. There is a basement that covers approximately half of the footprint of the building and will be used for storage as well as activities for the residents. There are approximately 57 parking spaces. They are not looking to change the footprint or the use but just changing owners. It will be sent down State since there is extensive work that needs to be done, primarily in the basement and business offices.

Kent asked if the parking spaces are 9'x20' and they are. Tyler advised that we might need to look at the parking because they will need 8 spaces for the offices alone. The dumpster will need to be moved from the front of the building. They are going to reface the existing sign out front and on the east wall. They will be doing some landscaping in the front. They want to try to make the basement handicapped accessible and may have to do that from the front. The Park Department has volunteered to do the landscaping work in the front.

Thrasher advised that they would need a State Design Release for the office work and basement work. Pease advised that they would be doing only general maintenance work to the apartments.

They may enlarge some bathrooms to make them handicapped accessible and will seek a design release for that. Thrasher advised that they would also need to apply for a sprinkler design release for the basement. Pease said that they are working to get around that.

Oeding asked if we are requiring sidewalks across Calumet. Pilz advised that he would suggest a sidewalk waiver.

Nondorf asked how many apartments will be vacant at the transfer of ownership and Pease advised that there would be around 6 or 7. It is a little hard to tell since they are not sure when they will transfer. He would like to walk through them when they are empty to check major safety concerns. Also, before using the basement he would like to be contacted.

Pilz asked if there are going to be any changes to the paving. They will be putting a topcoat on the existing paving and will re-stripe. Before they do that Pilz would like to look at it to see if there is any way they can put some simple ledging so that the runoff does not run into the street. The only other issue is that prior to the issuance of any building permit there appears to be a right-of-way dedication required. There is a 40' half width on Calumet and from the research he sees it appears that maybe 30' exists now so that would require an additional 10' of right-of-way. He can prepare that document when we get a copy of the deed.

Kras stated that diversion of the runoff to the green space would be appreciated along with any green space that could be added.

Brown asked if there will be any change to the water service and Pease advised that it would stay the same as it is now. Backflow protection should be added if they do not have it now.

Schriner stated that the 2nd story walkway needs to be removed and replaced and would like to start that as soon as possible. Thrasher advised that this permit could be issued as soon the right-of-way dedication is taken care of.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Right-of-way dedication
- Backflow Prevention
- State Release
- Building Permit