



MEETING: Site Review Committee
SUBJECT: Ivy Tech Phase II

LOCATION: City Hall
DATE: 10/18/05

**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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Dept.	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Dept.	(219)

PRESENTERS:

Peter Andreou
 Design Organization
 476-1412

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 Phase II of Ivy Tech. 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.

Andreou advised that Phase II will contain about another 103,000 SF of buildings added onto the existing. They will be expanding two of the modules to include an additional lab (17,000 SF), an auditorium accommodating about 380 seats (9,000 SF) and an academic building (78,000 SF). The current parking is on the north side and includes 387 spaces. Phase II parking will go to the south and will include another 317 spaces. The sanitary and storm were included in the original plans for Phase 1. In Phase 1 all the storm off the buildings went to the filtration areas to the south, the parking lots drained and filtered the water and then went to the City storm sewers. They are hoping to that for Phase II and have a filtration area to the south. They will be adding two more fire hydrants and each is within 600 feet of the next. They asked if they need to loop the hydrant system or can it be branched off. Brown advised that it could be branched off. There will be a fire lane all around the buildings. The landscaping will be the same type as in Phase 1. There will be lighting around the perimeter of the building and parking lot. There is an 80-foot radius that will include plantings in the middle. The schedule is set to probably start building early next year. Martinson asked if the detention basins would be planted. They will be planted with native plantings. A tree list will be faxed to DO. The drive around the building will be grass pavers. Martinson advised that the City is trying to be diligent about invasive plants. If we run into that Steve will recommend others to use. We will need a new landscape plan for this phase. Kent advised that there is 75% maximum lot coverage. The signage is restricted to monument style with a maximum height of 6 feet. Kent asked about the estimated number of students. They now have 2,000-2,200. Parking requirements are 1/10 student and 1/1-2 faculty members. They will be over the needed amount but that will allow for future expansion. Kent stated that this board would have

to vote on the parking in the "front yard". Phillips stated that he felt this was taken care of with Phase I. They are not allowed any outdoor storage. There is a facility that is pre-cast that hold any outdoor storage materials. The dumpster must be enclosed on three sides with compatible materials. They will need a landscape buffer on the south side between the parking lot and the easement. Phillips advised that we would work with them on the signs along 49 as far as berming them so that they can be seen. They are going to double check the required handicapped spaces required.

Brown asked if they are going to extend the existing services and they are. They had already planned for future expansion when the pipes were first installed. The buildings are fully sprinkled. Brown is going to check with Chuck McIntyre in regard to branching the hydrants but he does not think that will be a problem.

Oeding just wanted to advise that the sidewalk would need to meet the ADA requirements. He would like to see the City vacate Ivy Tech Drive entirely.

Pilz stated that this phase should conform to the original plans. We will need a detailed site plan, erosion control plan and they need to check if IDEM will required another Rule 5.

Thrasher advised that they would need a State Design Release before getting their building permit.

Johnson asked if they would be having a Knox-box system. They have one in each module now.

Phillips advised that they should check with Doniger at the Park Dept in regard to the Pathway Master Plan to just check if any considerations need to be made in regard to that.

Martinson stated that they need to watch the trees that are put in the parking lot as that would affect which way the water goes. There is going to be curb and gutter in the lots so they need to have trees that will do well in wet conditions.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Detailed Site Plan
- State Release
- Building Permit