



MEETING: Site Review Committee
SUBJECT: Lots 50 & 51 – VU Law School
ADDRESS: Lot 50 / 655 Greenwich St.
Lot 51 / 653 Garfield St.

LOCATION: City Hall
DATE: February 22, 2011

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Susan Gustafson, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Matt Evans, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Adam McAlpine, Engineering Dept. (219) 462-1161
Media

PRESENTERS:

Rick Hudson, GAI Consultants
219-464-1158 / r.hudson@gaiconsultants.com
Ron Brindley, VU Facilities Management
219-477-9014 / Ron.Brindley@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 rehabilitation of Lots 50 and 51 at VU Law School. 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.

EXPLANATION OF PROJECT: This project covers the rehabilitation and reconfiguration of existing Lots 50 and 51 for VU Law School. New curbing will be installed at Lot 50. The gutter line will be maintained. The slope on Short Street will be maintained. Lot 50 will have entrances on Short Street and Mound Street. Lot 51 will have improvements where appropriate. Lot 51 will have 1 entrance to the north and a second entrance on the south side of Short Street. A tree survey has been done and 37 trees will be replaced around the area. The current parking limits for these lots will be maintained. If possible, bio-swales will be used to divide the lots. The setback is driven by the distance from the curb. Further discussion with Planning is needed. The 8' walk will be relocated to line up with the steps. This will be striped, as will Garfield.

STAFF COMMENTS:

KENT: No comments. .

THRASHER: A building permit will be required. Three copies of the landscape plan will need to be submitted for review.

BURKMAN: The parking space widths shown are less than the minimum required by UDO. This

creates difficulty for parking. The circulation pattern on Lot 50 is confusing. It does not alternate by aisle, and may create congestion when students leave class. The last 2 southernmost spaces on Lot 50 will be difficult to exit. A detailed plan showing proposed grades and dimensions is needed. The plan for storm water runoff needs to be discussed with the Engineering Department. Installation of bio-swales in non-paved areas to manage runoff is encouraged. Contacting Traffic & Safety concerning the defined crossing on Greenwich is suggested. ADA compliant ramps need to be installed where sidewalks meet the street. A Site Permit for Erosion Control and Right-of-Way is required. There will be emergency phones and lighting in the lots.

MCALPINE: The storm drainage calculations need to be reviewed. Pervious concrete should be considered if the bio-swales cannot be installed.

GUSTAFSON: No comments.

JOHNSON: No comments.

PHILLIPS: The lots are per the Campus Master Plan. The traffic flow requires further discussion with Engineering. There are no other issues with the lots.

EVANS: Straight back curbing is preferred for snowplowing purposes.

PILARSKI: If the University wishes to pursue collection system separation for the streets that surround these lots, the Water Reclamation Department needs to be contacted.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Site Improvement Permit
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance