



**MEETING: Site Review Committee**  
**SUBJECT: Central Park Expansion**  
**ADDRESS: 70 Lafayette**

**LOCATION: City Hall**  
**DATE: April 22, 2014**

**PRELIMINARY SITE REVIEW  
 IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
Taylor Wegrzyn, Planning Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Brian Dishman, Public Works Dept.	(219) 462-4612
Brent Dixon, Public Works Dept.	(219) 462-4612
Don McGinley, Project Management Media	

**PRESENTERS:**

Victor Ritter, Design Organization  
 219-476-1406 / [vritter@designorg.com](mailto:vritter@designorg.com)  
 Michael Sewell, Shive-Hattery  
 309-662-8992 / [msewell@shive-hattery.com](mailto:msewell@shive-hattery.com)  
 John Seibert, Valparaiso Parks Department  
 219-462-5144 / [jseibert@valpo.us](mailto:jseibert@valpo.us)

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 the proposed Central Park Expansion, Phase II. 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:** The drawings provided are design development drawings. Construction drawings have not been started. Ritter indicated the design development phase will be completed at the end of May. Construction documents will be completed at the end of August. Ritter indicated the bidding phase will occur between August 25 and September 12. The construction contracts will be awarded during the second week of September. Ritter said the goal is to begin construction October 1, 2014 after the major festivals are completed. They are hoping construction will be completed by late summer of 2015 before festivals start again. The project consists of a ½ block north of the County Administration Building and west of the existing Central Park Plaza. Ritter said the concept involves enhancing Lafayette Street to turn it into a place not only for vehicular traffic when needed, but a flex space that will allow it to become a public plaza that connects the existing Central Park to the new Central Park amenities and buildings. The entire ½ block will be developed either with buildings, hardscaping or landscaping. There will be two major structures; one will be an open air pavilion to be used for multiple activities, i.e. farmers markets, to take the place of the popcorn tent, brew fest. The intent is to have refrigerated ice in the winter for family ice skating and other skating activities. Next to the pavilion will be an activity center that will house a lobby that will allow people to gather inside in cold weather to watch the skating or have a meeting. The center will also have restroom facilities, storage facilities and mechanical equipment for the rink and building. West of the activity center there will be a small park-like area to serve as the entrance to the activity center from Napoleon Street. This will be a very urban project. There will be lots of benches, trees, places to relax and gathering places. The alley will remain open for access to the businesses on Lincolnway. Lafayette Street will remain open during certain times of the year, but will be closed during other times depending on the

schedule of events. Sewell said the storm water management plan for the project takes into account the fact there are some combined sewers now at Indiana Avenue and Napoleon Street. Sewell understands that at some time there will be a sewer separation project. Sewell said they wanted to make sure that they did not tie-in the combined sewer running in the alley, but instead discharge the entire storm sewer into the right-of-way with a pure storm sewer discharge. The utility design is being done in close coordination with Don McGinley's plan for replacing the sanitary sewer that runs down the alley. Sewell indicated water service will come off Indiana Avenue. Sewell said the domestic and fire services will be split at the right-of-way line per comments from the Water Department. Two separate services will be run into the building. Sewell stated that sanitary sewer will tie-into the sanitary line in the alley. They will be leaving the building on the north side of the activity center and installing a new manhole. This will be coordinated with McGinley's project. Gas service will be coming off of Indiana Avenue. Sewell said that McGinley has worked closely with NIPSCO and Verizon to ensure that this work does not cause interruptions in service for the businesses in the area. Sewell indicated there will be five new transformers; three near data graphics at the back of the building and two on the west side of the activity center. A switch gear will be relocated. Verizon and Comcast pedestals and the switch gear will be hidden in the landscaping planters. Ritter indicated that one of the most important things concerning the aesthetics of this ½ block project was doing something with the utility poles located in the alley. There have been discussions about putting the electric underground. Ritter indicated McGinley has been working with NIPSCO to work out a plan to take the utility poles down and get transformers and wires out of the view of the park. Kent requested input about the site grade. Ritter indicated there is an approximate 9 ft. drop from the northeast corner to the southwest corner; therefore, the whole ½ block has to be leveled almost all the way across. Ritter said the southwest corner will be raised. They will dig the northwest corner in a little. Ritter stated the plans show a lot of steps around the pavilion that go up to Lafayette Street and the alley. There are also steps at the southwest corner, west of the activity center that go down to the Napoleon Street and Indiana Avenue. Even though there are steps, the site will still be accessible through the alley. Ritter conveyed the interior of the activity center has a lobby with a window wall that faces the pavilion. The lobby is accessible from the southeast corner, the northeast corner and from Napoleon. Restroom facilities are available north of the lobby. There is a single use toilet in the middle. There is a small conference room with seating for approximately 10 people and its own restroom. The conference room can also be used as a green room when there are events at the theater. The activity center and pavilion are designed to complement the theater. The activity center building will be all brick and concrete block and because it is a smaller building it is not intended to be sprinkled. There will be a garage in the activity center for the zamboni machine with the garage door on the east side. The mechanical room will be located west of the garage. The dumpster enclosure will be located north of the activity center. Currently the dumpsters for the businesses on Lincolnway are located in the parking lot north of the alley. The parking lot will be developed as public space and the dumpsters will be removed and placed along the north side of the activity center. Moving south of the lobby, there will be an area for skate rental, a small office and storage for equipment. South of this area there will be a large storage room for mats, barricades, etc. for hosting activities in the pavilion. There will be a small A/V room because there will be a connection with the theater to pipe sound to the pavilion. Seibert indicated this room will also be for security. Ritter said there will be a locker room to the right of the A/V room. The lockers will be coin-operated and will be used for the purpose of storing personal belongings. There will be enclosures on the west side of the building to house a dumpster and transformer on the north side and storage on the south side. They will be enclosed with masonry walls for screening purposes. Ritter conveyed there are renderings of the interior of the activities center. There will be a large condensing unit for ice maintenance in the pavilion. This condensing unit and the heating/cooling unit will be located on the roof of the activities center. These units will be

screened and will not be visible from grade. Ritter pointed out that the pavilion will have a translucent sky light to bring in some natural light. The pavilion will have shades and wind screens on the north and south sides. The pavilion will have a permanent rubberized floor. Similar flooring will be used in the lobby area and other spaces in the activity center. Ritter said this will be a wonderful addition to the downtown area and great place for people year around. Kent asked about outside amenities. Ritter said they are investigating a possible water feature with stone columns with water coming up through them; however, the water will not pool. It will simply run through rocks and large boulders and re-circulate. Ritter indicated they had thought about a fire pit, but this has evolved into a series of portable units that can be setup in different locations at different times. They will be self-contained with a propane tank. The flame will be contained inside a cage.

#### **STAFF COMMENTS:**

**SOUDERS:** Souders asked if the alley will accommodate an 80,000 lb. vehicle. Seibert indicated the alley will be designed to achieve this. McGinley indicated the current width of the alley is 16-1/2 ft. by survey, but it may be a little wider. Ritter said the alley will not be reduced. Sewell requested the specific measurements of trucks to ensure the alley will be wide enough to accommodate them. Souders is aware there will be a Knox Box. Souders indicated pull stations should be added in the garage and storage area by the exit at the activities center. Ritter said that the size of the building does not require a fire alarm system.

**EVANS:** Evans said it appears there are concrete curbs for the tree wells. These appear to be permanent on Lafayette. Ritter indicated that Lafayette will be one-way traffic south and closed off with barricades when necessary. The width of the street will be a little narrower with one lane going south. The planters will not encroach on the one way traffic. The planters will be used to close the street. Evans stated the plans do not show curb ramps at Lafayette and Lincolnway going east/west and north/south. Ritter said they will be maintained. They are still developing the north and south ends of Lafayette. They are aware that cross walks and curb ramps must be maintained. Ritter said the idea with Lafayette Street is to raise it 6" to the level of the sidewalk so it becomes more of a plaza and not to appear as a street. Evans asked if there would be parking blocks. Sewell said there will be no parking blocks. Sewell explained that on the perimeter of Lafayette Street there will be a moundable curb. This will provide something for tires to bump up against, but will also allow vehicles to drive over it as needed for deliveries and will allow pedestrian traffic without people tripping over something bulky like a parking block or the traditional 6" curb. Evans said parking blocks make snow removal difficult. The plans indicate lighting along the sides and this should help people with parking. Ritter said the lights will have concrete bases and there will also be bollards. Evans mentioned the benches will present snow removal challenges and will required additional labor for maintenance in the winter months. Evans understands that pavers will be substituted for concrete. Ritter stated there are some unit pavers on the project and some tinted concrete pavement. Ritter said they would like to use more unit pavers because it presents a more pleasant space for foot traffic. Evans mentioned that the plow used in the downtown area will sometimes take the tops of the pavers off. McGinley stated that if the right chemical de-icer is not used, the de-icer will deteriorate the pavers. Evans conveyed that an untreated salt is used at City Hall so the pavers will not deteriorate. The pavers at City Hall were sealed and then had a tendency to be slippery. McGinley said a very fine white granular additive was used for the sealer at the theater and this provided friction. Evans mentioned that thermo paint has typically been used for streets at new construction; however, Evans feels epoxy may be longer lasting and should be considered for street markings. McGinley said epoxy was approved by INDOT about two years ago and they are finding epoxy is less seasonal and it holds up much better on concrete. Evans understands that there will parking on the perimeter, but he asked if other parking will be provided. Evans also asked where the bulk of the traffic flow would

come from. Sewell indicated the parking garage would be used as well as parking in all different directions as it does now for special events. Evans questioned if there should be a ramp at the northwest corner to take foot traffic across the west side of Napoleon. Ritter indicated that during discussions with Engineering they were cautioned about midblock crossings. Ritter said they could discuss this further. Seibert indicated there have been discussion concerning drop off zones at the end of Lafayette when the road is closed and also about providing more temporary handicap parking during special events. Evans commented that he is not aware of a very good place to store a lot of snow as it is being moved around and depending on the level of service the snow may have to be hauled away. Seibert stated that one of the first options was a snow melt system; however, this is a very expensive option. Seibert said a fulltime person will be on site. Evans indicated that both yellow and red clay truncated domes are acceptable; however, yellow are preferred by Federal Highway. Evans conveyed that Public Works will remove any street signage not needed. Public Works will be interested in any millings from Lafayette Street.

**MCGINLEY:** McGinley indicated he has been meeting with Mark Geskey and Mike Steege over the past few weeks. Comments have been shared concerning water taps, sewer, etc. McGinley noted that everyone is on board with what Geskey and Steege have requested.

**PILARSKI:** Pilarski indicated there have been conversations concerning the alley and sanitary sewer. Pilarski asked for clarification concerning Item #8 on Sheet C1.11 which states "only City of Valparaiso Public Works personnel shall operate existing valves outside the work area." Sewell said they use some generic wording on projects just to keep contractors from fiddling with things they should not be fiddling with. Pilarski asked what type of valve they were referencing. Sewell indicated the reference is to water valves. Pilarski pointed out that this should be Water Utilities rather and Public Works. Pilarski stated they are concerned with any sanitary wastewater discharge, access points and what is discharging into the sewer system. Sheet P111 shows a trench drain at each door. Ritter explained there is a drain at each vestibule to remove the water brought in by people who will be entering the facility wearing skates. Pilarski requested the volume also be included on the sizing on P121. The volume size of the unit for the zamboni garage needs to be shown on the plans. Pilarski stated that typically this should be 1,000 gallons. Sewell stated the drains will all be tied into the storm sewer system. They will not be connected to the sanitary sewer. Pilarski asked for clarification concerning the types of concessions being proposed. Ritter said these will be packaged i.e. candy bars, canned pop, etc. There will be no food preparation. Pilarski stated the internal plumbing for the building looks good. Pilarski said the storm and sanitary sewer need to be separated. Pilarski asked about the refrigerant being used for the ice. Seibert said this is a technical question that needs to be answered by the consultant working on this portion of the project; however, Seibert will make sure the information is provided. Pilarski stated any chemical addition to the coolant should not include any sodium molybdate. The City has a sodium molybdate ban on coolants for cooling towers and this is similar. Pilarski requested this information be sent directly to his attention.

**KENT:** Kent said the final plans need to include drawings of the dumpster enclosures and should include the details on materials being used. The final plans should also include the materials being used for the buildings. Kent is aware they have been working with Steve Martinson concerning the landscape plans. Providing lighting plans is necessary. The final plans should show the number of parking spaces along Indiana Avenue as well as the number of ADA parking spaces.

**ON BEHALF OF BURKMAN/MCALPINE:** Comments from Engineering will be provided.

**ON BEHALF OF GESKEY:** Kent indicated Geskey could not attend this meeting, but he is working with McGinley concerning this project and will take care of any issues they may have.

**SOUDERS:** Souders is aware there will be a Knox Box. Souders indicated pull stations should be added in the garage and storage area by the exit at the activities center. Ritter indicated that the size of the building does not require a fire alarm.

**THRASHER:** Thrasher asked if there would be one address or two. McGinley said unless they were told different they would only use one. Thrasher stated a Construction Design Release will be necessary for both buildings. Building permits will be required for both buildings. Signage will also require permits.

**ISSUES TO BE RESOLVED:**

Landscaping Plan

Erosion Control Plan

Right-of-way

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance

Alley Must Accommodate 80,000 lb. Fire Truck

Pull Stations for Garage and Storage Area

Correct Item #8 on Sheet C1.11 (should be Utility Department not Public Works)

Information on Refrigerant for Ice

Drawings for Dumpsters (include material being used)

Final Drawings Should Include Materials for Buildings

Lighting Plan

Number of Parking Spaces along Indiana Avenue

Number of ADA Parking Spaces