



**MEETING:** Site Review Committee  
**SUBJECT:** Porter-Valparaiso Medical Campus  
**ADDRESS:** 1920 Roosevelt Road

**LOCATION:** City Hall  
**DATE:** July 15, 2014

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

#### PRESENTERS:

Ashley Dickinson, Porter Health Care System  
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Kelly Credit, Porter Health Care System  
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Andrew Moats, Design Organization  
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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 Emergency Department addition to be located between the existing Surgery Center and Northwest Indiana Heart Center located on Roosevelt Road. 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:** Credit indicated that when the hospital was relocated one of the commitments they wanted to make was to keep as many services as possible in the City. This project will provide a full-service Emergency Department at the Valparaiso Medical Center and will provide the next layer of service currently not available. Moats stated this project was studied approximately two years ago, but for any number of reasons the project was put on hold. The project has been resurrected. Moats mentioned some internal revisions have been made to the 2012 plans. The addition is approximately 10,200 sq. ft. and will be located between the existing Surgery Center and the Heart Center. The Emergency Department will include ten treatment rooms. The addition will also include lab and registration functions. Moats said that in order to make the ten treatment rooms fit, it was necessary to bump the east driveway out a little further. This will require the relocation of sanitary and water. Also easements will need to be adjusted. An old water easement in the bump out will be abandoned. Moats stated that some items were discussed with Engineering in 2012. Moats mentioned the 2012 C-200 Site Development Plan represents the trade-offs for pervious/impervious surfaces. In order to not expand the detention areas it was necessary to reduce the parking pervious surfaces. Moats stated a strip of parking on the northeast corner will be removed and a parking island will be modified. Parking spaces on the east side of the addition will also be removed. Moats said the net added impervious equals 4,100 sq. ft. Moats indicated the Engineering Department found this amount to be acceptable. Some parking to the east of the addition will be displaced. Moats provided parking calculations. Moats stated the existing parking is 380 spaces. The proposed parking will be reduced to 324 spaces. Moats indicated the UDO requires five spaces per 1,000 square feet of usable floor space. The total square footage of all buildings including this addition is 73,890 sq. ft. The required parking

per the UDO is 369 spaces. Kent said a variance through the BZA may be required for the reduction in parking. Moats pointed out that the north parking lot is never filled to capacity. Parking for staff will be mandated to the north and this will relieve parking spaces in front of the two buildings for client use. The exterior of the new addition will match the existing buildings.

**STAFF COMMENTS:**

**GESKEY:** Geskey requested a separate meeting to discuss issues concerning water and sanitary sewer. Geskey indicated profiles will be required. Geskey provided contact information. Geskey indicated comments will be reserved until after the requested meeting.

**PILARSKI:** Pilarski is interested in the types of waste water discharges coming from this facility. Providing an internal plumbing plan will be necessary. Pilarski also requested a Medical and Mercury Waste Disposal Survey be completed and submitted. Pilarski provided the necessary Medical and Mercury Disposal Survey. Moats indicated the lab does not anticipate any mercury coming from their lab. Moats requested that Pilarski participate in the meeting with Geskey.

**MCALPINE:** McAlpine confirmed that the 4,000 sq. ft. of additional hard surface was negligible and no additional storm water management will be needed. McAlpine is aware the northeast section will be removed and made into a grassy area. There will be a barrier curb. McAlpine asked if a separate water meter will be installed for this new addition. Moats is not sure about this item. McAlpine explained that if there is a separate water meter and a separate utility account there will be a separate storm water fee associated with the addition. McAlpine suggested looking at the whole medical campus to see how the storm water fee is determined.

**KENT:** Kent pointed out that storage areas and restroom areas should not be included in the parking calculation. Kent stated that if a variance is required for parking, there may be a special meeting for the Board of Zoning Appeals scheduled for the first week of August. Kent conveyed the next regular BZA meeting is scheduled for August 19. The filing deadline for this meeting is July 18. Moats said they would rework the parking calculations to see if a variance will be required. Kent mentioned that if trees larger than 10" in caliper are removed, it will be necessary to provide information concerning the type and species of trees being removed. Kent will provide information concerning tree removal. The final plans must include the gross floor area ratio and the net floor area ratio. Referring to Table 3.301B, Article 3 for these calculations will be necessary. Also, Article 3, Section 3.206, Intensity, will assist with figuring these calculations. Kent will provide copies of these articles. Providing a landscape plan for the front of the new building per Article 10, Section 10.301 will be necessary. Kent mentioned signage will be calculated at 3 sq. ft. of signage per 1 linear foot of building frontage for the site. Submitting a Zoning Clearance as part of the Building Permit application is required. The Zoning Clearance is available on the City's website. Kent expressed a concern that sirens from emergency vehicles entering the site may disturb surrounding residential areas. Kent suggested possibly planting a tree line to reduce the noise. Dickinson said usually sirens are off when they enter the site. Kent said if this does become an issue at a later date, he will work with the hospital to resolve the issue.

**SOULDERS:** Souders asked if this will be a 24/7 operation. Dickinson confirmed that it will be. Souders asked if the new addition will have a separate fire sprinkler system or will they tap into the system in the existing buildings. Moats indicated it will be necessary to get this information from their engineer. Souders indicated further discussion will be needed on this issue. Souders stated the Fire Department needs to be contacted concerning placement of the fire department connection. Souders mentioned the size for the FDC needs to be 2-1/2" not the 5" Storz. Hydrants will not be moved. Souders pointed out the canopy in front must be high enough to accommodate the Fire Department's ambulance/rescue vehicle. Moats believes the current canopies are 13'-4".

**THRASHER:** A State Construction Design Release will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. Signage will require a permit.

**BURKMAN:** Providing a profile of the proposed sanitary sewer, showing existing main connection points and where the structures will be in order to see what types of slopes exist is necessary. The profile needs to show where the proposed water main will cross. An 18" minimum separation is required at the crossing. The plans need to show the manhole details are in compliance with VCU specifications. Burkman indicated there is a 10 ft. separation required between water and sewer. Providing the new utility easement to VCU is necessary. Burkman asked if a new tap is being made for the sewer. Moats indicated the sewer will tap into the existing sewer outside the building in a new manhole. Burkman indicated the connections need to be made into the main line not in a manhole. Submitting a site grading plan and erosion control plan is required. A Site Permit will be required and will cover the local erosion control permit and sanitary sewer permit. Burkman reiterated that the reduction in hard surface as proposed is an acceptable method to mitigate for the increased storm water runoff.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan
- Erosion Control Plan
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Parking Variance (if required)
- Internal Plumbing Plan
- Medical & Mercury Disposal Survey
- Tree Removal
- Gross Floor Area Ratio
- Net Floor Area Ratio
- Fire Sprinkler System
- All Contractors Registered With City
- Sanitary Sewer/Water Profile
- New Utility Easement
- Site Grading Plan