



MEETING: Site Review Committee
SUBJECT: Interventional Pain Management
ADDRESS: 2205/2211 Roosevelt Road

LOCATION: City Hall
DATE: January 27, 2015

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
Matt Evans, Public Works Director	(219) 462-4612

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Lee Mumaw, Mitch Feikes Builders
 (219) 326-9200 / lee@mfbuilders.com
 Mitch Feikes, Mitch Feikes Builders

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed building additions to Interventional Pain Management located at 2205/2211 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: Currently at 2205/2211 Roosevelt there is a medical office building and surgical center. There is a need to expand the building for storage on the front end of the building and doing some rehab on the back side of the building. Mumaw indicated that the architect has reviewed City requirements for parking spaces, setbacks, etc. and believes the project in conformance with the requirements.

STAFF COMMENTS:

BURKMAN: Burkman indicated there is a 40 ft. right-of-way dedication required along Roosevelt Road. The site plan shows this; however, the Engineering Department does not have any documentation that this actually exists. The development ordinance states that when a permit is pulled for a facility, if the right-of-way has not been dedicated it must be done at that time. Burkman said either the 40 ft. right-of-way dedication documentation needs to be provided if it has already been done, or a new dedication needs to be written up. Burkman asked if both hatched areas shown on the plans are for storage only. Mumaw clarified that the area on the east side is for storage and the one on the west side if for a rehab area. This area will include exam rooms and a therapy room. Burkman asked if any changes will be made to the sanitary sewer. Mumaw stated no additional plumbing is being considered. Burkman asked if anything will be changed on the exterior, i.e. lighting. Mumaw indicated the owner wants to do some upgrades, but Mumaw has not seen anything concerning these upgrades. Burkman conveyed a Site Permit will be required for the areas being disturbed for the building expansions.

THRASHER: A State Construction Design Release will be required prior to the issuance of Building Permits. All contractors working on the project must be registered with the City.

SOULDERS: Souders indicated the Fire Department has no concerns at this time.

EVANS: Evans presented no comments on this project.

KENT: Providing exterior elevations as part of the submittal will be required. Kent suggested the architect send the elevations directly to him for review. Building materials that are permitted are brick, limestone, aggregate stone, textured aggregate concrete masonry units for the building façade. Referring to Article 11, Section 11.500 is necessary. 60% of the façade facing Roosevelt Road will need to be glass windows. Kent mentioned there is a required offset of 2 ft. per 80 ft. of building frontage. This calculation needs to be based off of Roosevelt Road. Submittal of a landscape plan for the site is required. Referring to Article 10 of the UDO for landscaping will be necessary. The parking requirement for medical office buildings is 5 spaces per 1,000 sq. ft. of usable floor area. This calculation should not include restrooms or storage areas. Kent said reducing parking spaces on the site to allow for more green space is highly recommended. The front yard setback is 20 ft., side yard setback is 10 ft., and the rear yard is 10 ft. Per Article 3, Section 3.301, Table 3.301B the landscape requirement (green space) is 15%. The Gross Floor Area Ratio is .280 and the Net Floor Area Ratio is .329. Referring to Article 3, Section 3.206, Intensity, will provide information for these calculations. Kent asked if the dumpsters currently on the site are enclosed. Mumaw said they are not enclosed. Kent conveyed they will need to be enclosed. Referring to Article 2, Section 2.406 of the UDO will provide the standards required for the dumpster enclosures. Kent mentioned that landscaping will be required around three sides of the enclosure with a decorative gate in the front and a man-door on the side. The dumpster enclosure materials must match those of the structure. A Zoning Clearance will be required as part of the permitting process. This form may be found on the website (www.valpo.us) under forms. Comments from the Planning Department are referenced in the Unified Development Ordinance. The UDO can be accessed by going to: <http://www.zoningplus.com/regs/valparaiso/>

MCALPINE: McAlpine requested information concerning the size and condition of the existing storm sewer inlets and pipes. The Central Calumet area has been known to be problematic for drainage. However, McAlpine has not been called out to this particular site for any issues. McAlpine requested they look at the site since it is all hard surface. Where do the building downspouts go. From the site plan reviewed and the address file it appears this building was originally built in 1987 and it seems as though at first glance, the parking lot was intended to serve as some type of detention pond. McAlpine said this site plan can be provided for review. McAlpine indicated the pipe size appears to be 6". McAlpine feels the idea was to slow the flow and store it within the parking lot. McAlpine said if changes need to be made this might be a good time to do them. McAlpine also encouraged any opportunities to reduce hard surface areas especially on the north and west ends of the building.

PILARSKI: Pilarski asked for clarification concerning what will be stored. Mumaw indicated the 416 sq. ft. storage area will be used to store equipment for the operating room. The internal plumbing will not be extended into this storage area. Mumaw clarified the other addition being done will be a physical therapy area and plumbing will not be extended into this area. Pilarski presented no further comments.

GESKEY: Geskey stated records show two backflow preventers in the building. Geskey said one of the backflows is due for inspection in April and the other is due for inspection in May. Geskey suggested they both be inspected at the same time. This may save some money. Mumaw stated the backflows were inspected at the same time last year. Geskey mentioned that Shaun Shifflett is the person to contact concerning backflows. Geskey provided contact information for Shaun Shifflett. Geskey asked if there will be any changes to the water. Mumaw said there will be no changes. Geskey requested that when Mumaw is working in the building that he contact Geskey so that Geskey could verify what is on and what is off at this building. Geskey said that the Water Department has four services in the front; however, Geskey believes only two are being used and were tied together inside. Mumaw confirmed this and stated this was approved by the Water

Department. Mumaw said two of the services were tied together for the surgical center; one service was abandoned; the remaining service takes care of the MOB. Geskey would like to check this to ensure the Water Department records are correct.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Right-of-way

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

All contractors must be registered with the City

Zoning Clearance

Provide Exterior Elevations

Transparency

Dumpster Enclosures