



MEETING: Site Review Committee
SUBJECT: Depot Classroom
ADDRESS: 915 Franklin Street

LOCATION: City Hall
DATE: February 24, 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
Media	

PRESENTERS:

Jon Groth, Porter County Career & Tech Center
 (219) 252-8391 / jgroth@valpo.k12.in.us
 Brent Wagner, Wagner Architecture
 (219) 531-2468 / brent@wagnerarchitecture.net
 Jean Maczak, Wagner Architecture
 (219) 531-2468 / jean@wagnerarchitecture.net

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 the proposed Depot Classroom building to be located at 915 Franklin Street. 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: Groth said the depot building is now sitting on a foundation and they are now looking at putting in into its final usage which will be a classroom/lab facility. Groth indicated this classroom/lab is needed because the school is at capacity. This will add 3,200 sq. ft. to the building. No work has been done inside with the exception of a small amount of demolition. Groth indicated that Wagner Architecture was hired to come up with plans for the finished building. Wagner shared a site plan with the committee. The site plan shows where the building will be located on the parcel. Wagner said the footprint of the parking lot shrinks a little and the travel lanes are wider than they need to be, but this helped with the overall green space requirement. A boardwalk is being planned for the front and rear of the building. It will ramp up and there will be stairs onto the boardwalk. Landscape and visual enhancements will be added to the building.

STAFF COMMENTS:

BURKMAN: Burkman stated it will be necessary to show where the utility connections will come into the building, particularly sanitary. The Site Permit will be issued based on this plan once it has been approved for the sanitary sewer connection. Burkman said at the south end of the existing building on the east side there are two dead-end bays. Burkman suggested this be turned to go east to west and angled and possibly have a one way circulation. The problem with dead-end bays is people enter and find all the spots taken and then they must back out creating awkward turning situations. The site plan proposes to open an access off of Franklin and close the access that is close to the tracks off of Washington. Burkman suggested this be reviewed with the Fire Department and Engineering Department. Burkman asked about the parking situation. Groth indicated parking is currently at capacity. Groth said they allow the bus drivers to use the parking lot; however, Groth said they could request the bus drivers not use the lot to free up some parking.

THRASHER: A State Construction Design Release is required prior to issuance of a Building Permit. All contractors working on the site must be registered with the City.

SOUDERS: Souders requested a PDF of the site plan be emailed to him. Souders reiterated that access will need to be reviewed. Souders said that all though not required, the Fire Department is requesting the installation of a Knox Box. Information concerning the Knox Box was provided.

KENT: Kent said that at the last site review Groth mentioned using either solar panels or geothermal. Groth said both are still being planned, but are dependent upon fund raising. Kent said if they move forward with these, Kent would like to receive information. Kent mentioned that NIRPC (Northwest Indiana Regional Plan Commission) is putting together a program for solar panels and Valparaiso is to be part of integrating solar panels into the community. This might be a good educational project that we could partner with NIRPC to get Federal funds for the solar panels. Kent asked if the depot building could support solar panels. Groth said that would be one option, but there is also roof space on the main building. Groth said the building probably will not be ready until the 2016-17 school year.

MCALPINE: The sidewalk and curb at the entrance off of Evans Avenue needs to be ADA compliant. If site work is being done on the property, this will be a great opportunity to install two ADA ramps. McAlpine said it appears the curb height in close to 10 inches. McAlpine mentioned that at the previous site review there was some discussion concerning landscaping and rain gardens at the depot building. Groth indicated this is still part of the plan. McAlpine said as this plan develops further he will need some details about grading, how downspouts will be tied in and the types of plantings. McAlpine stated there is a menu of plants available that are pretty successful. They are native and there is a nice assortment of flowering plans.

PILARSKI: Pilarski asked about the type of laboratory being planned for this classroom. Groth said this laboratory will be more computer based. Groth is not looking for the laboratory to be science based. Pilarski asked if there will be a mechanical room. Wagner said there will be a basement area underneath the bathrooms and the mechanical equipment will be located in this area. Pilarski asked about the kitchen area. Wagner indicated the kitchen will be a warming kitchen. Pilarski said since this will discharge strictly sanitary waste water, he had no further comments.

GESKEY: Geskey said comments cannot be provided until he knows where the water service will come from. When they are ready to proceed with the water, Geskey needs to be contacted.

ISSUES TO BE RESOLVED:

Landscaping Plan

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

All contractors must be registered with the City

Signage/Fencing Permit

Knox Box

Grading Details

Accessibility Issue

ADA Ramps

Utility Connections

Grading Details