



**MEETING: Site Review Committee**  
**SUBJECT: Aurora View Apartments**  
**ADDRESS: 2504/2514 Valparaiso Street**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: September 7, 2016**

**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

**PRESENTERS:**

Todd Leeth, Hoepfner Wagner & Evans LLP	(219) 464-4961 / <a href="mailto:tleeth@hwelaw.com">tleeth@hwelaw.com</a>
Thomas Longhi, Shive-Hattery	(312) 952-6545 / <a href="mailto:tloghi@shive-hattery.com">tloghi@shive-hattery.com</a>
Jeff Lewis, Shive-Hattery	(312)324-5524 / <a href="mailto:jlewis@shive-hattery.com">jlewis@shive-hattery.com</a>

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 Aurora View Apartments to be located at 2504 and 2514 Valparaiso 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:** Leeth indicated this is a very preliminary site review prior to an appearance before the Plan Commission for rezoning of a portion of what will be redeveloped into multi-family housing. There are renderings and preliminary site plans; however, drainage calculations, etc. will not be provided until this project is rezoned. There has been no civil design. Leeth indicated that two parcels are being put together for this project. One of the parcels is owned by the City of Valparaiso and is the parcel that requires rezoning. The other parcel is properly zoned. Lewis stated the parcel owned by the City is an undeveloped parking lot. This parcel is landlocked. The parcel is 3.67 acres. Lewis said they have done a calculation based on the net density factory allows for 31 units and they are targeting this number. The project will consist of two buildings; one 16 unit building and one 15 unit building. The buildings will be two-story with a mix of one, two and three bedroom units. Preliminary elevations were provided. Lewis believes the ratio of hard surface stone or brick has been met. They would like to achieve LEED Platinum statue for the entire development; however, their minimum goal is LEED Gold. There are a variety of components that will contribute to this, i.e., energy efficiency, quality of materials, natural lighting, site development, waste water treatment. Lewis indicated that the adjacent property is owned by Porter Starke and includes the 4 duplexes to the northwest of the property. The intent is to widen the existing access to this parcel. This will eliminate the need to request any access grants from adjacent property owners or the purchase of property. Lewis indicated that they have spoken with Beth Wrobel who is in the process of purchasing the VNA administration building for use by Healthlinc. Ms. Wrobel said that if this happens she will grant access between her parking lot and the lower right-hand corner of Aurora View site. This access easement will provide a secondary means of ingress/egress for vehicular access. Lewis mentioned that they

have done a preliminary landscape plan. They are providing what they believe are the required buffers. The benefit of this location is that it utilizes an area in the City that is behind the scenes. No one really knows it is a developable lot. It does not take up any valuable retail street frontage. Longhi interjected that one of the benefits of the project is that the four existing Porter Starke buildings will be completely renovated as part of the project. Doors, windows and siding will be replaced. Kent asked how the project will be managed and who will be responsible for overseeing the operation of the facilities. Heintzelman stated that Porter Starke Services and Housing Opportunities will be the owner of the property. They will contract with a third party management firm, Crestline. This company is based out of Indianapolis. Their regional manager is from Valparaiso. They do have a management presence up in the northwest part of the State. Crestline will provide the professional on-site property management for all 49 units. Kent asked who this affordable housing will serve. Heintzelman said all of the 49 units will be available to households below 60% of the area median income for Porter County. There are 15 units in the North Vale apartments that serve persons with disabilities. Because of the original funding source of this property it will continue to serve these individuals. Twelve of the units will be targeted as permanent support housing for the homeless. The balance of the units will be open to any households in search of affordable housing. Kent asked about Housing Opportunities role. Ms. Shook said Housing Opportunities will provide case management for the permanent support housing program. Shook said they will help individuals fill out rental applications, pre-screening them, once they are in the units they will meet with the families at least weekly.

#### **STAFF COMMENTS:**

**EVANS:** Evans' understanding is that the main entrance will be off of Valparaiso Street and the secondary entrance will be off of Valley. Evans asked if there will be a lot of increased traffic going through the parking lots on Valley. Lewis said there would no big increase in traffic. The site plan shows grass pavers to deter additional traffic. They want to provide emergency access, but not necessarily keep it open as an entrance. There is an existing connection and they may not want to spend money to remove it and put in grass pavers. Evans asked for an explanation on grass pavers. Lewis said this is a structured lawn system. Grass grows up through it, but it can support the weight of emergency vehicles. Evans asked if there is any intention of dedicating their access off of Valparaiso Street as a public road. Lewis said there is no intent to dedicate this access.

**BURKMAN:** The addressing of 2504 and 2514 is acceptable and in the right range provided that the primary access is off of Valparaiso Street. Individual unit or suite numbers will need to be coordinated with the Engineering Department. The entrance off of Valparaiso Street is going through the parking lot of Porter Starke. What kind of traffic volumes are generated from the existing site as it functions today? Longhi stated that he spent a lot of hours at the site for the capital needs assessment for the four existing buildings and during the time he was there he saw one vehicle go in and out. These units are residential. A comment was made that only two or three people own vehicles. This property will be under a single ownership. Burkman said providing a detailed site plan showing dimensions and grades will be necessary. Parking stalls need to be 9 ft. x 20 ft. The drive aisle must be a minimum of 22 ft. wide to allow for the two-way traffic. Providing pedestrian access to the site needs to be considered. Plans will need to show how pedestrian traffic will be routed to and through the site with sidewalks or pathways. A Rule 5 Permit will be required. The Storm Water Pollution Prevention Plan needs to be emailed to Mingyan Zhou ([mzhou@valpo.us](mailto:mzhou@valpo.us)) for review and comment. Zhou will issue the Technical Comment Review Form. A Site Permit will be required.

**THRASHER:** A State Construction Design Release will be required for each building. Building Permits will be required for each building. All contractors working on the project must be registered with the City. Signage will require a permit. Kent asked if permits will be required for work being done on the four existing buildings. Thrasher asked if window sizes will be changed. Longhi

stated there will be replacement windows, door replacements, siding and new cabinets. Thrasher conveyed new roofing will require a permit. Contractors working on the four existing buildings will also have to be registered with the City.

**ON BEHALF OF ED PILARSKI:** There is not enough information provided on the plans for Building #1 and #2 for the Valparaiso Water Reclamation Department (VWRD) to make specific comments. Based on drawings SD-3 and SD-4, building #1 and #2 appear to be identical. Submittal of an internal plumbing plan for one of the buildings is necessary. Pilarski asked if the apartment complex includes additional structures at the areas of the site identified as the Playground Commons and Outdoor Seating. Lewis indicated there are no plans for additional structures at these areas. Pilarski asked if a pool is being considered. Lewis conveyed there will not be a pool at this complex.

**KENT:** As mentioned, the petitioner will be requesting rezoning of the property from Business Park (BP) to Urban Residential (UR) at the Plan Commission Meeting on September 13. For the record, under Table 3.301A the minimum open space requirement is 40%. The gross density is 9.932; net density is 14.189; minimum area required for parcel development is 2-1/2 acres. The required width for the lot is 330 ft. The street yard setback is 10 ft.; side yard setback is 30 ft. and they must equal 60 ft. total; rear yard setback is 30 ft. The maximum height for the buildings is 35 ft. The building coverage is 40%; total lot coverage is 50%. Valparaiso Street will be considered the street frontage. The maximum allowable signage is 50 sq. ft. Three feet of landscaping is required around the sign. This detail must be provided on the plans. Lewis stated there will not be any signage. Dumpster details must be provided on the plans. Referring to Section 2.310 will be necessary. The enclosure will need to be constructed of brick material with decorative gates on the front side and a man door on the side. Kent conveyed there is a provision within the UDO that requires the two lots be combined as this is a lot that is landlocked. Referring to Table 9.401 concerning this issue will be necessary. Kent explained that covenants need to be provided for common access for the two sites. Bicycle parking will be required and referring to Section 9.206 is necessary. One bicycle parking space is required for ten vehicle parking spaces. The maximum required for bicycle parking is ten spaces. Parking standards for multi-family require 1.5 spaces per studio and one bedroom units and 3 spaces per 2+ bedrooms. The requirement for ADA parking is 1 space for each 25 parking spaces. There must be at least one van accessible parking space. On-lot landscaping requires 14 large trees, 28 small trees and 238 shrubs per acre. Open space landscaping requires 10 large trees, 15 small trees and 68 shrubs per acre. Parking lot landscaping requires 1 large tree per 8 parking spaces and 1 shrub, perennial or ornamental grass per 4 spaces. Landscaping islands are required for every 18 parking spaces. The maximum square footage per island is 324 sq. ft. with a depth of 36 ft. and a width of 9 ft. A Class A landscape buffer is required between the Urban Residential Zoning Districts and the Business Park. A Class B buffer will be required if there is no landscaping on the adjacent property. On the southern portion of the property that abuts the child care facility there is a large grade change. Kent strongly recommends additional buffering and some type of fence along this area to stop people from standing at the top and watching children below. There have some past issues at this location. Kent conveyed that if any trees are removed, it will be necessary to replace them. Referring to Article 10, Section 10.306 for the replacement ratio is required. It will be necessary to note the trees being removed, their caliper and the type of tree. Any tree 10" in caliper must be included. The final landscape plan will need to include the Latin name of the plant material, the quantity of each plant material and the size of the plant material. Kent conveyed that revised architectural drawings were received. Kent stated that it is still very important to include balconies on the buildings. Balconies are an important architectural feature to allow individuals to enjoy personal outdoor space. The buildings as planned lack this personal-type space. Leeth said they are trying to create a sense of community through the support of services through the outdoor seating area. Leeth said they have discussed the balcony issue and for a number of reasons they

do not want to include balconies. The feeling is the balconies can offer some advantages; however, they also have some disadvantages. Leeth said they can become storage areas for bicycles, etc. There is also a safety issue for small children. Leeth suggested further discussion concerning this issue. Kent indicated that a V-Line bus shelter needs to be located somewhere on Valparaiso Street. Kent reiterated the need for sidewalks connecting through the two developments out to Valparaiso Street. Kent said a pea patch or community garden have been mentioned in the past. Caroline Shook, Kent and Thrasher were members of the Affordable Housing Committee for All Together Valpo. There were discussions about a supply of fresh fruits and vegetables to individuals who do not always have access to these items. It is an important aspect of the development to include this suggestion. Kent requested that landscaping be included for the four existing units being remodeled to help beautify the area.

**DALY:** The City follows the 2014 Indiana Building and Fire Codes. Daly asked about addressing. Burkman said the addressing for these two buildings will be 2504 and 2514 Valparaiso Street. Heintzleman said the addressing for the four existing buildings is 2610 to 2640. Shook mentioned they do not usually have signs. Daly said it will be difficult for emergency services to find these buildings without some type of way-finding signs. Shook said way-finding signs can be used. Daly said if the grass pavers are used, it will be extremely important to have the grass pavers open and accessible at all times (especially during the winter months). If the grass pavers are not used, it will be necessary to provide some type of turnaround that will allow accessibility especially at the backend of the development. Daly asked if the buildings will have vestibules. Lewis confirmed there will be vestibules. Daly asked if the fire alarm panel will be located in the vestibules. Lewis indicated the fire alarm will most likely be located in the vestibules. Daly said each building will require a Knox Box. Contacting the Fire Department concerning Knox Box locations is necessary. Daly conveyed that it will also be necessary to contact the Fire Department concerning the location of the fire department connection. Daly said they will need to discuss the location of fire hydrants.

**MCALPINE:** McAlpine conveyed that most of his comments will be related to storm water management. Many of the things will come up once a civil engineer is on board. A storm water management plan will be required. This plan will involve the proper sizing of the detention pond and the enlargement of the existing pond to the north. The plan must follow the new drainage standards. The standards are available on the City's website. The storm sewer will need to be appropriately sized and placed. McAlpine said he does not know if there is an easement for the existing pond to the north and its outlet to Vale Park Road. It appears that it might go through the Post Office property somehow. An easement will be required from this property to the public right-of-way either through the Post Office property or through the adjoining Purdue Campus property. McAlpine said since this will no longer be a parking lot it appears there is some unnecessary guardrail at the south end. As mentioned by Kent, a fence seems to make sense given the proximity to the playground area. McAlpine asked how a residential project like this receives LEED status. Lewis said it includes several components i.e. energy efficient design, quality of materials, creative storm water management, using bio swales, a water reclamation system that uses rain water for irrigation purposes and site development. Lewis said the process is funding-driven. McAlpine said installation of a storm water quality unit adjacent to the detention pond is highly encouraged and may help with the LEED process.

**GESKEY:** Based on the plans provided, no comments were provided. Geskey said comments will be provided once the civil engineer provides plans. Geskey provided procedures for extension of a water main. Contact information was also provided. Kent asked about the fire hydrant distances. Geskey said because this is residential, the requirement will be 250-300 ft. Geskey said three hydrants will be needed; one at each end and one in the middle.

**ISSUES TO BE RESOLVED:**

Landscaping Plan (with tree survey)  
Erosion Control Plan  
Rule 5 Permit  
Detailed Site Plan  
Site Improvement Permit  
State Design Release (each building)  
Building Permit (each building)  
All Contractors Must Be Registered with the City  
Signage/Fencing Permit  
Zoning Clearance  
Internal Plumbing Plan  
V-Line Bus Shelter  
Dumpster Enclosure  
Bicycle Parking  
ADA Parking  
Sidewalks  
Knox Box (each building)  
Way-finding Signs  
Fire Hydrants  
Storm Water Management Plan  
Pedestrian Access  
Fire Department Connection Location (review with Fire Department)  
Second Site Review  
Unit/Suite Numbers (coordinate with Engineering Department)