

**MEETING:** Site Review Committee  
**SUBJECT:** Uptown East  
**ADDRESS:** Bldg. 1 – 1305 LaPorte Ave.  
Bldg. 2 – 1405 LaPorte Ave.  
Bldg. 3 – 1301 LaPorte Ave.  
Bldg. 4 – 1201 LaPorte Ave.

**LOCATION:** Zoom  
**DATE:** January 13, 2022

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Beth Shrader, Planning Director  
(219) 462-1161 / [bshrader@valpo.us](mailto:bshrader@valpo.us)  
Carley Lemmon, Asst. Planner  
(219) 462-1161 / [clemmon@valpo.us](mailto:clemmon@valpo.us)  
Vicki Thrasher, Building Commissioner  
(219) 462-1161 / [vthrasher@valpo.us](mailto:vthrasher@valpo.us)  
Mike Jabo, Engineering Director  
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Bill Laird, Engineering Dept.  
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Will Rose, Engineering Dept.  
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Tim Stites, Fire Department  
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Nate McGinley, Water Dept.  
(219) 462-6174 / [nmcginley@valpo.us](mailto:nmcginley@valpo.us)  
Tony Fahel, Water Reclamation Dept.  
(219) 464-4973 / [tfahel@valpo.us](mailto:tfahel@valpo.us)

### PRESENTERS:

Larry Gough  
[lgough@ipadevelopment.net](mailto:lgough@ipadevelopment.net)  
Jonathan Beal,  
White Oak Commercial Group  
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Scott Goodwin, CSK Architects  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed changes for Buildings 1, 2, 3, and 4 for Uptown East. Lemmon 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:** Gough stated that Uptown was originally developed in 2008 and opened in 2009. This project is a significant remodel. 51 apartment units will be added to Building 2. There will also be some building renovations to Building 1. Building 1 has 23 two-bedroom units and 1 one-bedroom unit. They will be replacing showers with bath tubs in one bathroom in

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each of the two-bedroom units. In Building 2 they will be converting the four-bedroom units to 3 one-bedroom units. The three-bedroom units will be converted to 2 one-bedroom units. The 4 or 5 two-bedroom units will be converted to one-bedroom units. There will be a total of 119 units, with 32 two-bedroom units and the balance being one-bedroom units. Both Building 1 and Building 2 will be affordable targeting 60% of the area median income, which is \$28,000 up to approximately \$55,000. There is a broad range of potential tenants within that range. Gough mentioned that between Building 1 and Building 2 there are 51 tenants already living on site. These tenants will remain in the buildings during construction. The buildings will be on Fire Department test during the day and put back live after each evening before the crews leave. The exterior of Buildings 1, 3 and 4 are to be similar to Building 2 where the EFIS has been changed out. They will be using Hardie siding with a rear drainage system. The EFIS is failing and needs to be replaced.

**STAFF COMMENTS:**

**LAIRD:** Laird questioned if there will be any proposed site work (sidewalks, parking lot, pedestrian access). Gough indicated that they will be repaving the site, doing any corrections that need to be done in the pavement, and restriping. Gough stated that during the restriping there is an access point that is being removed. This was coordinated through the City. This access point will be converted back to a parking space in front of each building. This was discussed with the Planning Department during the parking layout. Laird said submittal of a site plan showing the revised parking and restriping will be necessary. Laird said if there are no other changes to the site itself, he has no other comments.

**ROSE:** Rose knows this is a fairly complicated area as far as addressing. Rose wants a generalized floor plan showing where the existing units actually are (maybe outlined darker) with door locations and whatever the existing addressing is. Rose mentioned if will be helpful to also have the new changes outlined as well with the door access. It will be necessary to make sure the numbering system is logical and specifically easy for emergency services to get to wherever they may need to go. Rose requested pdfs of the floors that will be changing with an existing and a proposed plan with all the specific door access points. He will be able to coordinate with the Fire Department and Building Department. Gough requested that Goodwin supply this information. Goodwin said providing the requested information will not be a problem. Rose asked that the current unit numbers umbrellaed to the area also be included. Rose suggested Goodwin do one floor and send it to him so that we make sure everyone is on the same page.

**MDGINLEY:** McGinley asked if is correct that the entire facility is serviced from one water service with a master meter. Gough confirmed this is correct. McGinley asked if there will any changes to this feed and service for all of the

facilities. Gough indicated that there will not be any changes. McGinley asked if there will be any changes to the sanitary sewer services. Gough said there will be no changes. McGinley presented no further comments.

**FAHEL:** Fahel asked if there will be any changes to the commercial facilities in Building 1 and 2. Gough stated that Select Medical will be expanding 700 sq. ft. and believes they will have to have their own plans and site review. Thrive is also expanding into the back of what used to be BRQ. Gough said there will be one 400 sq. ft. vacant space where Thrive is currently located. Fahel asked if the plumbing for the commercial spaces is being changed. Gough said they are not changing the plumbing for the commercial spaces. Thrive may have to change plumbing, but they will have to provide their own plans and their own site review. Fahel mentioned that the plumbing plans for this site review look good. Fahel had no other comments.

**STITES:** All initial inspections required during the construction phase must be scheduled and coordinated through the Building Department. After occupancy, the facilities will be subject to annual fire inspections. All fire protection contractors must contact Stites before beginning any fire protection work. Stites mentioned that he and Jon Daly still need to do a walk-through to coordinate what needs to happen for the fire watch. Stites said these are his only comments right now.

**THRASHER:** A local Building Permit will be required for each building. Construction Design Releases will be required for each building. All contractors must be listed on the permit application and registered with the City before permits can be issued. Trasher requested the addressing floor plan included with the plans for the Building Permit. Goodwin mentioned that he has the State Release for Building 2. Goodwin stated that since no walls were being added in Building 1 and they are only changing out showers and tubs, that a State Release is not required. Thrasher asked who he spoke to. Godwin said he thought it was with the Building Department. Thrasher said she did not recall this conversation. However, based on the plans it appears that new drain lines and supply lines will need to be run. This is not just a swap of fixtures. It appears things are being switched around. Goodwin stated this has changed and there are different plans. Thrasher indicated it will be necessary to submit an updated set of plans. Goodwin said the toilets will be left where they are. Thrasher said if it is just fixtures being changed out a State Release will not be needed.

**SHRADER:** Shrader mentioned that she will review the striping plan to make sure it matches everything that was discussed in the agreement reached through the PUD.

**LEMMON:** This property is zoned PUD, and it went through multiple processes throughout last year, including the Board of Zoning Appeals for VAR20-019 at the

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beginning of last year. It also went through the Plan Commission for the PUD, which is PUD21-002. This was done about mid-summer. It also includes all of the agreements for the Written Commitments that were agreed to with the ordinance and prior to that. The ordinance that this PUD was approved under is Ordinance #19-2021. We looked at the proposed exterior modifications, and the Hardie board does meet the requirements for Eastgate. Outside of the PUD, anything the PUD does not list refers back to the City's UDO. Section 11.405 contains the architectural design standards for exterior improvements. The proposed material does meet the requirements for Buildings 1, 3, and 4. The number of units does match the number in the Written Commitments. Lemmon cautioned that when they are doing the striping, they need to be mindful of the parking that was allowed per the agreement. Lemmon asked when the exterior improvements will begin. Beal said they have begun the procurement process for the exterior product. The lead time is approximately three or four more weeks. After that they will hold a preconstruction meeting and get started.

**ISSUES TO BE RESOLVED:**

- Detailed Site Plan
- Submit Site Plan Showing Revised Parking and Restriping
- Submit pdfs of Floors That Will Change Showing Existing and Proposed Door Access Points
- Backflow Prevention
- Site Improvement Permit
- State Design Release (per building)
- Building Permit (per building)
- Contractors Registered with the City