

MEETING: Site Review Committee
SUBJECT: Linc Mixed Use Project
ADDRESS: 217 Lincolnway
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: May 26, 2022

IN ATTENDANCE:

Beth Shrader, Planning Director
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Jessica Gage, Associate Planner
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Vicki Thrasher, Building Commissioner
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PRESENTERS:

Victoria Templeton, RQAW
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Tom Dickey, Hageman Group
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Nick Vergatoes
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The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Linc Mixed Use Project to be located at 217 Lincolnway. Shrader 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: Templeton explained that the project is made up of three independent buildings between Morgan Blvd. and Michigan Avenue

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on Lincolnway. The project will be four-stories and comprised of 129 units. The project will have a court yard with amenities. The topography changes significantly on the property and the buildings all sit at varying heights. There are transitional changes for entering the buildings. The buildings have either a direct entrance or a sunken or raised entrance as the sidewalk is traversed. Vergatoes shared the site plan and pointed out the different aspects of the property being discussed. Templeton said the plans show sidewalks with stairs along the street edge to allow entrance into the center of the building. Stairs and ramps are shown to get into the corners along the buildings. Due to the topography changes, they are considering changing the height of Building B so they can eliminate some of the site topography change. This will sink the building a little as the corner is turned between the two buildings into the court yard. Templeton mentioned they are still working through a lot of the details. Dickey said along Lincolnway on the first floor are commercial retail suites. There will be apartments behind the commercial retail suites in Building A. The leasing office, club house, etc. will be behind the commercial retail suites in Building B. All parcel drop-off and mail delivery will be in Building B. The curb on Lincolnway will remain as is and this will prevent additional angled parking, so the parking will remain parallel. On Michigan Avenue there is some angled parking, and some additional spaces will be picked up because the curb cut into the existing parking lot will go away. There is no room for additional parallel parking on Morgan Blvd. Dickey mentioned that the City will eventually vacate the portion of the alley where the court yard will be located. The other portions of the alley will remain intact. Building C will be all residential. Templeton conveyed that there is a mix of studios, one-, two-, and three-bedrooms. They have figured out the accessible unit mix. There is a variety of one-, two-, and three-bedroom units. There is not a stagnant number for people to choose from. Templeton stated they have worked with the Planning Department to look at how the building fits on the site and the property lines. Each building has an elevator. Thrasher interjected that the plans are good, and she has a good feel for what is being proposed. Thrasher feels that more detail is not necessary. Templeton stated that looking along Lincolnway, their building would sit close to the height of the Pappa John Pizzeria. Moving along the building there will be a gap where the public and the residents could enter into the alley space. After the space that is public, it would be gated-off at some point (still to be determined) for the private residents. They have opened up the alleyway so there will be some space for pedestrian traffic to get to loading areas or amenities on the back side of the alley. Templeton pointed out the main entrances for the amenity space and Building C. Templeton conveyed that they are looking at several color options for the buildings. They have done some intricate detailing with reveal in the columns and some lighter

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stone work. The gray areas shown will be fiber cement panels with reliefs. The cornices will be EIFS. The brick shown lower will be a utility size and it will look more like stone. A cast product will probably be used for the cornice at a level Templeton pointed out. The windows will probably be vinyl and they will be black. The railings will be aluminum and black. The awnings will be cloth. The storefronts on the first level will have a 50% openness. On the inside where the court yard is located they will switch over to fiber cement panels. They have carved out a lot of niches for the building along Jefferson Street. There is red brick detailing at the corners. The site has been beautifully designed by the landscape architect. There are ramps and landscape planters. There are tables and awnings. Templeton said having the garage space will make people want to move through the garage and potentially have a protected space from the weather and to be able to move across the pedestrian bridge, move through the building, and circulate from one door to another door in Building A. They have connected the two spaces so the circulation can continue through. They have made sure to connect the entire court yard so that it is fluid. There is a ramp down to an area that is more like a bocce ball/corn hole area with a counter top and grills and the other area would have more of a lounge table and chairs or family seating with a fire pit and landscape. The area is very accessible. In another area there is more of a sunbathing space with cabanas. There will be two grill stations. There will be a seating area and a fire pit. There would also be a potential for a media wall to enable people to gather in the evening to watch movies. Templeton said they would like to be able to open up the amenity space with the overhead doors. They want to have a loading space in the alley for people moving into the apartments. There will be a trash compactor at Building C to service all three buildings. There will be a trash collection area for trucks. Additional parking is planned in the alley. A dog park is also being planned. Vergatoes said they are waiting for some inverts in the alley for the storm and sanitary. There has not been a lot of detail design around these two items. There is a water main in the alley to the north that dead ends. This main will be extended down into the main that exists on Lincolnway. The new main will feed Building B. A new service will be run off the main in Lincolnway to feed Building A. There will be a new main run off of Morgan to feed Building C. Vergatoes said once the inverts are in and the site plan is confirmed, they can better decide on fire hydrant placement. The biggest question they have is storm. They are assuming they will tie-in to the combination sewer in the alleyway. Laterals would be run from all the buildings, and they would be connected into the sanitary system in the alleyway. Storm drainage would also be tied into the dedicated storm line.

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STAFF COMMENTS:

JABO: Jabo conveyed that the Engineering Department would like to schedule a face-to-face meeting to hash these items out. Jabo said they could also cover the geometrics of the road and sidewalks. Jabo mentioned Engineering would like to see some wider sidewalks. He is encouraged by Building B going down a little especially at the south end. That will put it at grade level. Everyone agreed a face-to-face meeting would be beneficial. Jabo said he will be the contact for the meeting. Templeton mentioned they are also discussing utilities with NIPSCO.

FAHEL: Fahel asked if the elevators will be electric or hydraulic. Templeton indicate the elevators will be hydraulic. Fahel advised that submittal of an internal plumbing plan will be necessary. Fahel conveyed that the elevator sump pump pits should not be connected to the sanitary sewer. An oil-minder will also be required for hydraulic elevators.

ROSE: Rose stated that typically in a situation like this, addressing should be one number per building, with suite/unit numbers, for example 100, 200, 300. Rose mentioned it will be necessary to work with the Fire Department and Emergency Services to ensure this will be acceptable. Rose is aware that they intend to have mail going to one central location. This is preferred by the Post Office. Rose requested that name of the person he can deal with to work out the addressing.

THRASHER: Thrasher asked if there will be additional site reviews. Shrader feels this is the kick-off. This is such a large project, and it may be more of a benefit to have smaller breakout meetings as a follow-up. However, if we feel it is beneficial additional site reviews could take place. Thrasher asked if the project will be phased or will all buildings be constructed at the same time. Dickey stated they intend to do all the site work and foundations at one time. They will use the pad for Building C as a staging area. They will focus on Buildings A and B. Thrasher suggested they submit for their Site Permit, Building Permits, and Zoning Clearance for each of the buildings all at once. Each building will require its own permit. It will be necessary to submit to the State of Indiana for plan review to obtain a Construction Design Release. All contractors working on the project must be registered with the City of Valparaiso before permits can be issued. Submitting a complete list of contractors will be required when permits are submitted. Separate permits will be required for signage. Thrasher asked if the retail spaces will be designed out as a shell. Dickey confirmed they will be designed as shells. Thrasher explained that the shell retail areas will be permitted with the whole building. Each individual tenant space will require its own permit as well as its own submittal to the State for a Construction Design Release. Templeton asked if they could submit to the Building Department at the same time they submit to the State. Thrasher confirmed this is possible. The City

can begin its review while the State is doing their review. However, permits cannot be issued until the State releases the CDR's.

STITES: All initial inspections required during the construction phase must be scheduled and coordinated through the Building Department. After occupancy is granted the project will be subject to annual fire inspections. Stites conveyed that all fire protection contractors must contact him prior to beginning any work. Stites said the Fire Department would like all Fire Department Connections to be either along Lincolnway or Morgan. They should be Siamese and mounted on the building. Templeton pointed out the Riser Room in each building. Sites stated the locations should work. Stites asked if the fire pits are gas. Templeton confirmed. Stites asked about the distance the fire pit is from Building B. Templeton asked how far away it should be and said the flames will be small. Stites state the fire pit should be at least fifteen feet away from the building. Vergatoes said the fire pit is approximately twelve feet away. Stites asked if there will be awnings located above the grills. Templeton said there will not be any awnings on that side of the building. Stites asked if the gates will be locked. Templeton said the gates will be locked. Stites asked about access if there is an emergency. Vergatoes said there will be a Knox Box. Stites is assuming there will be standpipes. Templeton said there will be standpipes and a fire pump for each building.

SHRADER: This is a transformational project, and it will have a major impact. There will be tremendous benefits in terms of retail space and new residential areas. It will bring vibrancy to the downtown. It has been the intent of the design team throughout the process to meet the design standards to the very greatest extent possible. There have been several discussions throughout the design development. Some of the high points have been hit. Shrader mentioned the possibility of a site visit to walk the downtown to talk about some of the things to zero in on the elements that are going to make these buildings fit the context as much as possible. This is considered a mixed use, and is the designation being used for zoning compliance. Mixed use is a permitted use in the Central Business District. Calculations for Gross and Net FAR have been done throughout the process and Shrader noted that these are met. Shrader conveyed that all calculations will have to be shown on the plans submitted for permits and Zoning Clearances. Landscaping has been discussed. There are on-lot standards for the Central Business District. This is a special project, and it is also Shrader's opinion that the on-lot requirements in the Central Business District should be relaxed when appropriate and this is the intent. The landscape plan will be treated as an alternative landscape plan that better meets the intent of the zone than what would be required with strict compliance to the code. A lot of this has to do with the amenity space being provided. The way it is divided now is

there is public access about half way up through the north/south alley and the rest is not open from Lincolnway but could be accessed from the alley. Shrader feels if the gate were removed it would provide better pedestrian flow through the site. Shrader would like them to consider having it be more open, or at least so that pedestrians could get through the entire former alley. This would really help with the landscape plan meeting the intent of having public spaces in the downtown.

When we go to the building for the façade, a site visit with the design team would be beneficial for Shrader and she hopes it would also be beneficial for them.

Division 11.600 - Downtown Design Standards. Shrader recognizes that they are in design development, and we do not have all the information needed to determine whether it is compliant. Shader stated she will be going point by point. They are far enough through design development and Shrader wants to make sure that everything is covered now and there are no surprises later.

There has been a lot of discussion about the upper story setback. There have been some alternatives proposed. Shrader thinks that the design team and City staff agree that architecturally they do not hang with the rest of the building, and probably do not achieve what the code is hoping. We recognize the notch out of the building is not a good idea but there is nothing at this point that really hits that design element. Unless we are able to come up with something, this is an element that would need to go to the Board of Zoning Appeals. As discussed, the goal would be to avoid this if at all possible. There is the ability that the Planning Director can allow other methods if it demonstrates it has comparable visual effect as what the standards require.

11.601 - #2, #3, #4 - Horizontal Building Modulation – Planning will need dimensions that show horizontal modulation. Modulation is not well defined in this section, but the expectation is that there are recesses and protrusions. There are some of those; however, Shrader is unsure if they are at an interval, especially at the ground level, that meets the standard. The standard is every twenty-two feet for the horizontal building modulation. For #3, the façade plane has to be divided to avoid long, uninterrupted horizontal façades. There are a number of things shown – repeating distinctive window patterns at intervals less than the articulation interval; a porch, patio, deck, or covered entry; a balcony or bay window; a change in the roofline by alternating parapet heights; a change in building materials that corresponds to a change in building plane; lighting fixtures, trellises, trees, or other landscape features. This is all shown, but

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dimensions are needed on the drawings to ensure that the intervals do not exceed sixty-six feet.

There is articulation at the roofline, but again dimensions are needed. What is required is the greater of two feet or 10% of the wall height. The greater is the 10% of wall height, which is five feet. Five feet is the modulation that is required. There cannot be an unmodulated segment of greater than forty-four feet horizontally. This needs to be dimensioned out to ensure it is met. For the horizontal modulation, there is nothing defined in terms of how far out or in a recession or protrusion needs to be. The goal is that horizontally there are shadows and there is variation along the façade. This is for all facades that face a public way. Templeton stated that for the roofline, they are at a difference of two feet. Is it suggested that it needs to be five feet? Shrader said the standard is the greater of two feet or .1 multiplied by the wall height. Assuming there is a 50-foot wall height, 10% will be five feet. Templeton stated this will really grow the building height. Is this what they need to do? Shrader conveyed we do not want a building that is greater than 50-feet. Shrader knows their intent is to meet the standards as much as possible. Shrader indicated she is only making clear what the standards are.

There is a real clear difference between the store front or at least the ground level around all the buildings and the rest. There are suggested techniques to clearly define the building's top, middle and bottom. At the top of the building, strong eave lines, cornice treatments, and horizontal architectural detailing are recommended. This treatment shall return into alleyways a minimum of twenty linear feet for the full length of any facades clearly visible to the public. Some of the elevations, particularly along Morgan and Jefferson do not have as much treatment on the roofline of the vertical articulation as what the code intends. In Section 11.601, A-5, Shrader is noticing that the east elevation of Building A, does not seem to meet the standards quite yet. The north elevation of Building B meets the standard, but the west elevation needs some work. Both elevations on Building C need some work to meet the standard. At the ground floor level, the buildings have to have one or more storefronts with recessed entrances. Even if there is not a commercial use in the building, there still needs to be the appearance of a storefront. This is present in most of the buildings; however, with Building C, it is more of a challenge. There is the entrance area at the corner near the alley but there needs to be some sort of recess worked into the architecture. To meet the definition of a storefront Shrader recommended they look a little bit closer into this Section to see what makes it qualify as a storefront. The most important thing is that there is some recess in the entryway. What is

important along public rights-of-way is also a horizontal sign band. They do have this, but Shrader suggested they look at it in terms of size and the expectations they may have for lighting. Typically, the City recommends goosenecks for a most traditional look. The City has accepted integral lighting as long as it is a halo-type and does not shine directly out into the street. Shrader asked if they will restrict the types of signage, or will this be up to tenants as they come in. Templeton stated that have not gotten that far into signage. They do intend to be cognizant of what tenants do put there. Shrader said it would be a good thing if they could cruise downtown together to look at the signage that is around and to make sure that what is being planned will work. Shrader is concerned that the sign band maybe a bit too narrow, but this will be between them and the tenants.

Seasonal planters or landscaping need to be incorporated at the buildings. Shrader is aware that the intent is that as they are transitioning to grade they are utilizing in some cases planters as part of the retaining wall. This is good. If there is an opportunity in any of the recesses to plan to have planters that would be good too.

Section 11.601 - B - C - Within fifteen feet of the property line at the intersection areas, treatments need to be incorporated that engage the intersection. Most of the engagement is happening along the façade but not at the corners. This is a requirement not just along Lincolnway but also on Building C. The recommendations are entrance to a store, court yard, building lobby, and some sort of architectural element such as bay windows, turrets, roof deck or balcony, and of course setbacks. Shrader recognizes there is notch, but it is pretty minimal. We want to make sure that we are really meeting the intent of the corner frontage section. Dickey said they have a sketch of the upper story step back. They did this on a project in Noblesville. It was five stories, and it was more of a historical issue than a zoning issue. The building had to appear that it was not five stories. Dickey stated they put the cornice line at the fourth story. Is it worth exploring bringing the mask of the building down to the third floor? Shrader stated that this is absolutely worth exploring. Shrader said she is not an architect but feels this would be a step in the right direction. Templeton said this might make a big difference in the building.

Section 11.602 is a lot about the historic nature of the downtown area and trying to match the pattern of development as commercial Victorian, which is the principal building type in downtown, although we have buildings from all eras. The main goal is that the architecture is oriented to and participates in the activities of the street. The Lincolnway façade does a good job in meeting this

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goal. Shrader mentioned that she is concerned about how we are relating to the street on Morgan. It is an arterial and Shrader thinks it will be heavily traveled and even more heavily traveled as residents move in, and there is the full build out of Calkins Hill to the north. More attention is needed at the corners, the Morgan Blvd. façade, and any detail that can be provided on materials. Overall, the materials are looking very good. Templeton thinks that when Building B is lowered and with the amenity spaces this will really help relate to Morgan . They can have the storefront openings along that building frontage and the fitness space and amenity spaces would be visible. Shrader agreed that treating this as a storefront with a little bit of setback would be a great opportunity. This is where the City is encouraging (technically requiring) looking towards the existing architecture in ensuring there is some of the spirit of the historic architecture downtown that is carried through in the new buildings. The City is concerned with the compatible historic context in terms of architecture, form, scale, materials, and finishes. Shrader feels the architecture will be compatible especially with a few of the tweaks being discussed today. The materials and finishes are great. Shrader believes the form and scale is where there are challenges just because of the bulk of the buildings. Addressing the setback requirements is helpful. Pulling Building B down into the site a little more is good. These are the challenges to address with this project.

Section 11.602 – C8: New buildings shall incorporate the following elements that are compatible with early 1900’s main street buildings. Some of these elements are present. In some cases, we just need more details or information. However, more details may be required to meet the standard.

- a. Decorative rooflines, for example, an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. More detail at the roofline will be helpful.
- b. Decorative treatment of windows and doors. Examples are given. If they have other ideas on how to address this, Planning will be open to ideas. Decorative molding/framing details around all ground floor windows and doors, decorative glazing, or door designs located on facades facing streets or public parks or open spaces. A little more detailing at the windows and doors, especially the ones we are considering meeting the storefront requirement would be good.

Templeton mentioned that more detail on the cornices was brought up. Shrader stated that in some cases just more information is required. Shrader also

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mentioned dimensions that are needed to meet the standards. The cornices are where the red brick façade sections are. Is there a different cornice treatment that is carried through the entire building that is secondary to what is in the brick areas, but is throughout the entire structure? Shrader believes this is what the code is trying to achieve.

Primary public entrances shall be clearly defined with traditional architectural detailing, landscaping features such as ornamental paving, tile works, planters, planting beds, and awnings. Some of these elements are present, but details are needed, and it needs to show that it meets the code. If necessary, additional details are needed to show that it is being defined.

The code hits repeatedly on form and scale. These are the challenges just due to the nature of the project. This can be addressed with the architectural detailing to try to minimize the bulk impact in the area.

Material and finishes are good. However, Planning will need more information on the EIFS being used. Shrader trusts they are using a product that is durable and will last for a long time.

11.605 – Transparency and Fenestration – Planning will need calculations that show the transparency requirements are met on all the facades. This includes any façade up against a street. The requirement is 51% of the area between two and eight feet between ground level. Tinted or mirrored glass is not allowed. There are some window treatments that are allowed. These can be discussed later as they get more into this level of detail. Non-frontage building walls, except rear walls, require between 15% and 60% transparency for the entire wall.

11.605 – Fenestration B3 - Large expanses of glass used in windows and doors shall be reduced to smaller component windows reminiscent of traditional main street vernacular when adjacent to sidewalks or other pedestrian use areas. Shrader indicated they have broken it up some. On Lincolnway they have done a good job, but we want to make sure this is being done in the storefront areas on the other elevations on Michigan, Morgan, and Jefferson.

11.606 – Contextual Design – The goal of the development is to harmonize with the adjacent properties. This section speaks to visual continuity.

Section 11.600 is long. There is a lot in the section, and it repeats over and over. Overall, the challenge is the building mass and trying to make it work in the

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context and trying to do that so the project is still economically feasible but harmonizes with our downtown Valparaiso as it is now.

ISSUES TO BE RESOLVED:

Setup Face-to-Face Meeting with Engineering/Utilities/Planning
Submit Internal Plumbing Plan
Oil-Minders for Hydraulic Elevators
Fire Protection Contractors Must Contact Stites Before Beginning Work
Addressing
Detailed Site Plan
Site Improvement Permit
State Design Release (each building)
Building Permit (each building)
Complete Contractors List
Contractors Registered with the City
Signage/Fencing Permit
Zoning Clearance (each building)