



MEETING: Site Review Committee
SUBJECT: Addition – Gellersen Center (V.U.)
ADDRESS: 1900 Chapel Drive

LOCATION: City Hall
DATE: March 31, 2009

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, City Planner (219) 462-1161
Matt Kras, Storm Water Engineer (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Jack Johnson, Fire Department (219) 462-8325
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Shaun Shifflett, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161

PRESENTERS:

Rich Hudson, Bonar Group
219-462-1158 / rhudson@bonargroup.com
Victor Ritter, Design Organization, Inc.
219-476-1406 / vritter@designorg.com
Nathan Witte, Design Organization, Inc.
219-476-1430 / nwitte@designorg.com

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:

The Site Review Committee met to discuss a proposed expansion for Gellersen Center located at Valparaiso University. Phillips 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.

A handout with additional information had been provided. Ritter explained the project is an addition to the College of Engineering building at Valparaiso University in the Gellersen Center. Since the site is visible from Sturdy Road and US 30 the location is prominent. Improving this area with landscaping etc. is anticipated. The corridor will extend into the addition which includes labs and conference rooms. The building will be 1 story with 2 front doors, one facing north and the other facing south. A sunscreen will be in place and lit from underneath allowing for visibility at night as well as providing shade. It is the intention that the project be submitted for lead certification. Incorporating a rain garden is also expected. Preventing any additional runoff is expected. The facility will be sprinkled with a 2 hour separation between the previous building and the new building. Hudson added that the site utilities are all relative around the building. Utilities will be relocated although they will all be serviced by the existing utilities. On the condition that the sanitary sewer service cannot be run through the building, it will then run down through the corridor between Meier Hall and the Gellersen Center from the existing utilities. An existing fire hydrant currently services 2 buildings. The rain gardens provide storage as well as improve the quality issue of the runoff. The courtyard and sidewalk will utilize porous pavers which then permit water to be directed into the rain gardens. The rain garden system will outlet into an existing storm sewer which then exits into the larger detention basin along US 30.

Johnson said the Fire Department has concerns in regards to vehicle access to these sites at the University. The chapel is isolated from tower access. Although the situation may be improving for the new portion of the building, further review is essential for the existing building. Establishing an improved route for vehicle access is imperative. In reference to the closest hydrant, contacting the Fire Department is necessary for placement of the Fire Department connection. A Knox Box is also required.

Kras stated that a drainage plan is needed indicating the storage capacity of the rain gardens / detention ponds. Showing the peak discharge is also critical in order to determine that there is no increase in the runoff. A detail of how the outlet is constructed and the location where it will tie in to the 21" storm sewer is necessary. Illustrating how the drainage gets to the rain gardens from on site is also important. Hudson commented this is still being developed although it's just a matter of configuring on the site. The placement of native plantings in the basins is recommended to promote infiltration. Kras expressed interest in other BMP's that will possibly be incorporated as far as pavers or other types of impervious surface for parking. An erosion control plan is required as well as a Rule 5 Permit if the site is over an acre.

Burkman said if there is an increase in the water meter size, a sanitary sewer permit is required to cover the change in use for the higher volume of discharge. On the condition that the sanitary sewer service is going to be extended, a permit is needed to cover the inspection.

Thrasher pointed out that a State Design Release is needed before a permit can be issued. Any signage or fencing will also require a permit.

Phillips conveyed that the property is located in the New Campus District according to the recently adopted UDO. As a result, the University has to provide a one time submittal of a campus master plan. This will then take care of future projects unless the physical grounds of the property expand. Phillips acknowledged that this currently exists in some form although there is specific information still needed. The overall campus building coverage is necessary as well as the total area of the campus property. The overall floor area ratio allowed is .667 for the entire campus. The overall parking on campus must be adequate for the square footage requirements. Information must be provided indicating that the site has adequate parking on the campus for any future expansions. A study is required to take place by either a consultant or University staff in regards to this. Setting the standard for the overall University is important. A landscape plan is necessary to ensure that there will be no invasive species as part of this project. Signage is limited to monument style which the University already has a consistent monument style signage theme throughout. Currently service areas are accurately screened. Pedestrian access appears to be sufficient. Phillips advised scheduling a meeting with Fred Plant in order to go over the requirements of the Campus District. The landscape or green area calculation should be at least 60% for the entire campus.

Pilarski deferred comment for the sanitary sewer connection points for the new facility to the Engineering Department and to the Collections Division. Discharge into the sanitary sewer from the facility is a concern therefore; an interior plumbing plan for the new addition is required for review and approval.

McIntire stated that a domestic split is necessary if the water can be relocated outside. Separate shutoffs have to be somewhere on the exterior building. If necessary, backflow protection may also be needed. Additional backflow protection outside at the labs isn't required although it's encouraged. Ritter commented that hazardous chemicals are not being used however, he will check into this matter further. McIntire will verify the current meter size and inform Burkman. Should exterior plumbing on the water main take place; McIntire suggested that this may be a favorable time for the Fire Department to establish an additional or a more accessible fire hydrant. Johnson pointed out that the location of the existing hydrant is not suitable and aerial access is also a problem. Further discussion is needed in order for this issue to be resolved.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)
Erosion Control Plan
Rule 5 Permit
Right-of-way
Detailed Site Plan
Sanitary/Sewer
Interior Plumbing Plan
Backflow Prevention

Drainage Plan
Knox Box
Zoning Clearance
Signage / Fencing Permit
Building Permit
State Design Release
Site Improvement Permit
Sanitary Sewer Permit