



MEETING: Site Review Committee
SUBJECT: Uptown East Apartments
ADDRESS: 1300 and 1400 Lincolnway

LOCATION: City Hall
DATE: July 13, 2009

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, City Planner	(219) 462-1161
Tyler Kent, Asst. City Planner	(219) 462-1161
Bill Oeding, City Administrator	(219) 462-1161
Matt Kras, Storm Water Engineer	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
David Nondorf, Fire Chief	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Ron DeTorrice, Public Works Director	(219) 462-6174
Chuck McIntire, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161

PRESENTERS:

Larry Gough, Investment Property Advisors, LLC
219-613-1329 / lgough@ipa-valpo.net
Chase Sorrick, Investment Property Advisors, LLC
csorrick@ipa-valpo.net
Bill Ferngren, Attorney
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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 the fire and life safety issues for the Uptown East project. Phillips pointed out that this review is specifically for these issues since the project has already been reviewed.

Ferngren explained that they had prior meetings with various City Departments. Ensuring that Fire Department vehicles will be able to get in and out of the site was a concern. As requested, a 24' width has been provided as well as the appropriate turn radius. The drawing indicates these revisions. Access is now off of Lincolnway, LaPorte Avenue, and Roosevelt Road. Ferngren added that access points are also along the sides of the buildings. Prior discussion took place in reference to the center island between buildings 1 and 3. Concern was expressed that the overhang of vehicles will begin to project out and into the necessary travel lanes needed for fire department vehicles. In order to remedy the situation, a 4' landscape island in the center was created. The parking spaces with the overhang now exceed the Overlay requirements. On the condition that ladder trucks are not utilized, an 11' area was created in order to allow ladders to lean up against the building to access the upper levels of the structure. A restricted "no parking" area is designated along the north side of building 4 which will specifically be used as a fire lane. Other parking areas throughout the site have been manipulated in order to provide access to doorways.

In order to provide the entire complex and any future development on LaPorte Avenue and Lincolnway improved fire protection, Oeding stated that the Redevelopment Commission agreed to compensate for increasing the size of the water line coming off of Lincolnway. The line will be increased from 8" to 12", will continue out to LaPorte Avenue, and tie into the line on the main located on LaPorte Avenue. As of yet, Gough said they haven't started to install the line although, they have permission and the materials have been ordered. Oeding added that this has been an interesting and challenging process. An effort to address all the issues has been made and it appears the development is safe.

Phillips stated that in terms of occupancy, a clear understanding is essential before the City will sign

off on the remainder of the project. If necessary, a punch list of items will be clearly defined and will need to be addressed. Phillips pointed out that the City has internally agreed to sign off on occupancy prior to that being granted. Oeding said that building 1 and 2 are progressing and nearing completion. Drawings have not yet been submitted for buildings 3 and 4. Even though things may flex slightly, it's imperative that the key component remains in place in terms of fire access etc. Gough clarified that buildings 3 and 4 are final as seen on the plan. Plans will more than likely be submitted to the State for review within the next 4 weeks.

Thrasher stated that reviewing the site plans for buildings 3 and 4 is necessary in order to ensure that the access points are proper.

Nondorf is aware the utility plan hasn't changed and a hydrant is located in the center island. The Fire Department has the right to approve the location of the Fire Department connections for buildings 3 and 4 in particular, especially if the project changes. Buildings 1 and 2 have basically been dealt with. Gough mentioned that the entire design is based on where they are currently shown. As an example, Nondorf said it will be relevant to the south side of building 1. The access points shown as walkways were clarified to Nondorf as 12' canopies. Underneath the canopies there is a 10' wide walk area. Parking will be available against the canopied area for commercial property at this location. Gough pointed out that there is access from the aisle way which allows entry into the residential, the hallways, and stairways. In the absence of what's recognized as fire lanes around the building, Nondorf said the agreement was that there would be unobstructed access to any ingress / egress door. Since unobstructed access is needed to the retail doors, parking will be affected. The code official will determine whether or not this applies to each individual retail door. The door locations on buildings 3 and 4 are not known. Gough clarified that building 1 will have 4 retail spaces. Nondorf pointed out that 1 combination unobstructed entrance is acceptable although, the code official will need to work with the developer regarding this issue. Gough said they will create access close to the center of these 2 areas. Nondorf stated that this will apply to all 4 buildings. Sharing one access is allowed if the doors are 10' to 20' apart however, cooperation between the developer and the Fire Department is essential. Unobstructed access to these locations is crucial for this project to be approved.

Kras had prior conversation with Burkman regarding drainage on the north side of LaPorte. Ensuring that those parking spaces are sloped toward the street to prevent ponding when it rains is important. Cutting the curb in order to maintain the gutter line had previously been suggested. Burkman said this will need to be checked in order to determine if this can be accomplished.

DeTorrice is aware that there is 1 set of dumpsters centrally located to service the 4 buildings. The dumpster area is situated on a concrete pad, approximately 20' x 12'. The idea of a trash compactor is a possibility in the future. Increasing the service pick up is necessary since there could potentially be 163 families residing at the location.

Burkman stated that changing the width of the sidewalk on the south side of building 1 from 10' to 11' is not a problem. In response to any other changes, Gough said they have been focusing on the ADA access and ramps to ensure that everything is proper. To prevent the walk area from being obstructed with vehicles that overhang, Burkman suggested widening the 5' sidewalks. Regarding parking stalls along LaPorte Avenue, grades and elevations are needed. Burkman suggested widening the radii of these curbs along the parking stalls to add maneuverability when vehicles back out onto LaPorte Avenue. Tying the curb end into the existing curb line at the east end of the development is recommended. The wider they are, the easier it will be for those that park along those curb sections to back out. It also will not impact those that park in the middle of the islands.

Prior to the issuance of permits, a future site review for building 4 was supported by Phillips and Nondorf. Oeding said if and when the plans for buildings 3 and 4 are released by the State, determination can then be made whether a future site review is necessary. If there are any changes however, site review is definitely essential. The Fire and Life Safety staff as well as Thrasher will review the plans. Ferngren agreed and commented that this is a reasonable approach.

Phillips stated that he doesn't have any life safety comments. Based on life safety issues, Pilarski also did not have any comments.

Nondorf reiterated that clear unobstructed access from the parking lot is critical. Gough gave reassurance that this will be provided. Nondorf said that the interior island curb type can be decided at a later time. Since this is a big City project, Nondorf said he prefers to review the blueprints and believes it to be worthwhile coming before site review when the plans are released by the State. Phillips added that he will share a comment following this meeting.

Thrasher stated that when plans are submitted to the State, they can also be submitted to the City at the same time. Phillips said for occupancy purposes, a quick sign off sheet can be drawn up when Nondorf has clear indication that the issues stated have been dealt with.

ISSUES TO BE RESOLVED:

Clear Unobstructed Access

Landscaping plan (with Tree Survey)

Detailed Site Plan