



MEETING: Site Review Committee
SUBJECT: Proposed Senior Apt. Complex
ADDRESS: Vale Park Road (south of WiseWay)

LOCATION: City Hall
DATE: May 16, 2006

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Chuck McIntire, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612
Tony McGinley, Collections Department	(219) 464-2346
Marv McDaniels, Collections Department	(219) 464-2346
Steve Martinson, Parks Department	(219) 462-5144
Tim Burkman, Engineering Department	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

PRESENTERS:

James Wilson, Crestline Communities
 Adam Reissner, Crestline Communities
 adamreissner@crestlinecommunities.com
 (317) 257-8922 ext. 115

Media

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 Senior Apartment Complex on Vale Park Road. 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.

The preliminary site plan is for a 3-story, 90 unit, apartment complex for senior adults. It will be a restricted age community of 55 and older. One and two bedroom units are available. Reissner would like suggestions regarding the entrance for this facility.

Oeding inquired if the back entrance is planned to go through the Rivinia Townhomes. That is a private street and is not maintained by the city. Oeding suggested finding another option. The city will offer recycling services, but a waiver will be required. The city will not offer trash pick-up or plowing services.

Phillips mentioned that this site is part of the city plan to connect Roosevelt to Vale Park Road. The expected increase in traffic at the 5-point intersection is a concern. A detailed site plan is needed that shows setbacks, lot coverage, building dimensions, building height, etc. Architecture and landscaping are to be approved. Phillips encouraged the use of masonry on the front of the building. A detailed landscape plan will be needed. Wilson noted that a variance on the site allowed for 150 parking spaces. Minimum square footage per unit is 600 sq.ft. for a 1 bedroom unit and 750 sq.ft. for a 2 bedroom unit. A 30' landscape buffer is required along Vale Park Road. Right-of-Way dedication may be needed to meet the standard as set forth in Article 10 of the Zoning Ordinance. Along with a pathway, a pedestrian connection is required. Careful attention should be given to adequately screen service areas. Phillips confirmed that this is a rent

reduction program, and tenants must qualify for assistance. A buffer may be required along the residential areas. Signage is limited to a landscaped 6' high, monument style sign. Parking spaces may be 9'X20'. Kent confirmed that the carports will match the buildings and will be enclosed on two sides. Kent also mentioned the future installation of a transit system. He suggested incorporating a stop at this location. Wilson noted that the cul de sac would be used simply for a turn around. Wilson mentioned that there are no wetlands on this site. There is a wetland off the site that may affect the current parking, but the engineering report has not been completed.

Johnson inquired about medical care. Wilson explained that there would be no supervised care. Wilson also noted that the building would be sprinkled. Johnson also stated that more access around the building would be better for the fire department. Johnson provided additional information regarding hydrant spacing, Knox Box system, etc. Johnson confirmed that an elevator would be provided and requested that a rear access be apart of the plans.

Burkman mentioned that a detailed drainage plan would be needed as the project progresses. Also, Dave Pilz, City Engineer, has not reviewed the project at this time.

McDaniels provided contact information regarding the sewer system.

Martinson explained that a tree survey is required before any work is done on the property. The landscape plan should reflect the additional trees needed to meet the replacement tree requirement. A Preferred Plant List and a Do Not Plant List are available on the park department's web page at www.valparaisoparks.org under the Horticulture link.

Pilarski clarified that there will be no commercial kitchen on site. Wilson explained that there will be a community space with a warming kitchen area.

Brown explained that backflow protection will be required on each meter tap, on the fire system, and on any land irrigation systems.

McIntire verified that there will be a master meter on the complex. The water main is on the north side of the road. McIntire explained that it would be beneficial if the entrance drive could line up with Wise Way's entrance road as much as possible. The water department will require an easement to maintain that line.

Thrasher noted that a State Design Release is required prior to receiving a building permit. A permit is also needed for signage. A "Coming Soon" sign is allowed without a permit. The temporary sign cannot exceed 36 square feet and must be removed 15 days after the completion of the project.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Landscaping plan and Tree Survey
- Erosion control plan
- Right-of-way
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit