

**MEETING: Site Review Committee****LOCATION: City Hall****SUBJECT: Student Housing****DATE: June 6, 2006****LOCATION: Between Lincolnway & LaPorte Ave. east of Roosevelt Road****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
Chuck McIntire, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Tony McGinley, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Investment Property Advisors, LLC
Larry Gough
larry_gough@yahoo.com
Chase Sorrick
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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 new construction of student housing across from 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.

Gough explained the proposed development will be a mixed-use development of commercial and residential. The 3-story buildings will offer commercial space on the first floor and 1-bedroom pods on floors 2 & 3. The 4-story buildings will have commercial space on the first floor and housing on floors 2-4. A clubhouse with an exercise facility, small theater, study area, and office, and a pool will be located in the center of the development. Currently, the commercial tenant mix will be comprised of Dance Unlimited, a coffee shop, restaurant, bank, and retail stores. Sorrick clarified parking availability. Parking will be set based on the Eastgate Overlay District Standards, which allow for a 20% deduction of required spaces. The site provides 189 spaces. Sorrick anticipates sharing parking with the LaPorte Federal Credit Union. Sorrick has also spoken with the Redevelopment Commission for permission to use the city owned property for parking. This plan also shows angled street parking along LaPorte Avenue. The total parking shown is 334 spaces. Gough noted that they have submitted to the Redevelopment Commission and to the Economic Development Coordinator a request for Eastgate incentives on this project. Gough is also seeking tax abatement for this project. Gough proposed to trade off any eligible site improvement grants for the right for permit parking. One possible option is to remodel the Big Wheel using the façade improvement loans. Gough will be requesting a drainage waiver for 75% reduction.

McIntire would like to see the water main looped between Lincolnway and LaPorte Ave. An interior tie-in is recommended. Possibly provide branches off the connection from Lincolnway to

LaPorte to assist in fire protection. McIntire would like the new buildings tapped off in the back. A master meter at the clubhouse is acceptable, but individual meters are not allowed off of the master meter. An irrigation system would require back flow protection. McIntire is available for additional assistance as needed.

Phillips inquired about a pedestrian crossing for VU students on LaPorte. Percentage of lot coverage is needed. If the lot coverage exceeds 75%, a variance will be required. The building height maximum is 75'. A detailed landscape plan with a tree survey is required. The details of the Eastgate Overlay District standards will be closely monitored. A variance is required for on street parking on LaPorte Avenue if those spaces are to be included in the parking requirements. A variance is not needed for use of the city lot. Signage, landscape, parking, and refuse screening are subject to the Eastgate Overlay standards.

Kent asked why the buildings do not sit on Lincolnway. Gough commented that they did not want to put the residence so close to Lincolnway. Also, since this is student housing, they want to identify with Valparaiso University and put it in close proximity to the university. Sorrick noted that LaPorte is less traveled than Lincolnway and, therefore is safer for students. Phillips expressed initial concern regarding the parking lot on Lincolnway. Phillips noted that the landscape and fencing should provide a reasonable balance. Gough indicated that they couldn't exceed 15% mixed use space for their financing. They would not be able to add any retail space should they move the residential building closer to Lincolnway. Phillips suggested placing the bank building as close to the corner as possible.

Oeding inquired about the city lot intended for parking. Gough explained that the lot will come with the Eastgate Redevelopment process. Oeding explained that the angle parking spaces along LaPorte are not available unless they are to take ownership of that property. Oeding confirmed that LaPorte, Lincolnway, and Roosevelt would each have sidewalks. Gough mentioned that the curb and gutter along LaPorte Ave. and Lincolnway should be coming through the redevelopment project.

Nondorf requested secondary hydrants to be added to the site. Also, as shown, there is no access to the backside of the units on Lincolnway due to the radius in the parking lot. Nondorf asked for an entrance from Roosevelt or the parking lots to be aligned closer. The fire department needs an inside radius of 48' to turn their trucks around. Gough said they could designate a fire lane.

Pilz echoed Kent's comments regarding placing the building on Lincolnway. The request for angled parking on LaPorte will be subject to the approval by Redevelopment Commission, Traffic & Safety, and Board of Works. Pilz is willing to work with the drainage waiver request. That will be reviewed as the project progresses.

Thrasher noted that a State Design release is needed for all buildings prior to obtaining a building permit. Building permits are required for the pool, signage, and fencing.

ISSUES TO BE RESOLVED:

Variances	Detailed Site Plan
Parking Approval	Sanitary/Sewer
Drainage	Backflow Prevention
Landscaping plan (with Tree Survey)	Site Improvement Permit
Erosion control plan	State Design Release
Right-of-way	Building Permit
Fire Department Access	