



MEETING: Site Review Committee
SUBJECT: VU PARKING GARAGE
ADDRESS: 1710 LaPorte Ave.

LOCATION: City Hall
DATE: 11/22/05

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Dept.	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Vic Ritter
Design Organization
476-1406
Gary Cole
Mike Ortlieb
CARL WALKER
269-381-2222
Rich Hudson
Bonar Group
462-1158

Media

Email addresses for the above City of Valparaiso Departments can be found at:
<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed VU Northeast Parking Garage located at 1710 LaPorte, at the northeast corner of campus, located between Alumni Hall and the power building. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals. As shown in the site plan the University is planning to construct a loop road that rings campus and a portion of that will run directly north of the proposed parking structure adjacent to LaPorte. The loop road itself will not be part of this project. The structure is proposed to have approximately 500 spaces on 5 or levels, the first level being only 2 ½ feet above the main level. They are proposing two stair towers, one in combination with the elevator at the southeast corner. The exits are proposed for the northeast corner off of the existing entrance into campus. The structure is being built over an existing asphalt parking lot. The hard surface will be less with the new project than there is there now.

Ortlieb advised that this will be a traditional single threaded parking structure. You would come in at the northeast corner. They are showing three lanes. They really only need one exit and one entrance based on the 500 cars. They are providing the middle lane for some redundancy and efficiency. That would be a reversible lane for mornings and evenings. You come in and travel up the deck and go all the way to the top and come down the same way. The parking bays are fairly wide. The aisles are 62' wide for the two-way traffic. The parking is at 90 degrees with 8'6" parking stalls. There are ten accessible spots on the first two levels and van accessible is on the first level.

The structure will be located approximately 50' back which is 10' further than required. The top spander will be approximately 49' 6" above grade. Just the stair towers will be projecting above that. Some of the issues that they would like to talk about are connection to the storm and sanitary sewers. The upper deck will be drained by gravity and the other decks will have drains as well. They want to know the preference of the City as to connecting those. Every deck but the upper deck will probably be connected to a triple sand basin for filtering but they have questions on where it goes from there and also on foundation draining.

Hudson said that existing now along the driveway is a storm sewer within the University that outlets by Wehrenberg. Sanitary serving this area comes up west of Domke, connects into Brandt Wehrenberg coming off of LaPorte Avenue. There is also a storm drain capture at the parking area on the north side of Domke Power Center that also drains back into the existing line. This will be relocated because in spots it is actually under the proposed parking garage. Within that drive are heating lines, high-temp water lines, gas main, etc. and these will all be replaced. Their hope is to utilize the internal system as much as they can. The fact that they are decreasing the physical surface area should allow them to duplicate exactly or reduce what is going into that system. There is a city storm sewer that is on University property that will be relocated with the LaPorte Avenue project. They would like comment back from the City on how to deal with certain storm and sanitary issues.

Pilz advised that the existing storm line discharges into the V.U. internal system and we would like to keep it that way. The City sewer discharges down by Wehrenberg and that area is very sensitive to potential backups. The internal system probably gets back to the detention basin. Hudson said that it doesn't. That particular area is at the lower level entrance into Wehrenberg Hall. This existing storm sewer line comes down and outlets about 1 ½ feet lower than the surface. The University has kept this open; it was covered up and caused backup problems for the drain there. For about 30 feet it has been eroding away and they have had great difficulty in stabilizing it. This is very flat and there are a lot of other utilities in there, which are going to be moved. The City storm sewer goes to the same place that this drains. It goes into an approximately 24" square box culvert under Hwy. 130 and then into a larger system and then down to the Nursing Home. Right now this system is not detained at all. If there is any slowing down it is in the grassy area. The only other detention facility that they have is one that they recently created for the tennis court project to drain down into the same system. There are no areas adjacent to this or in line to the outlet that would easily facilitate the drainage system given the nature and elevation of the lower level on Wehrenberg. Pilz said that they made the statement that they are reducing the amount of impervious system and if they take it to their internal system it should be okay. Hudson said he thinks it will work itself out when they get to work on it. Pilz said that on the sanitary line he would like them to contact Ed Pilarski and he will tell them what type of separator will be required. The other floors would go to sanitary sewer after they go through a basin. The top floor will go into their storm system. The foundation would be pumped up into their storm system, like a sump pump. Pilz asked if there is enough room for the ring road. Hudson said that the way it is proposed right now they would have enough room with the right-of-way and the building line that they are using. The main use of the lot will be for storage student parking and staff. In the early years it will be used for construction parking for projects on campus. Pilz asked if one access will be enough and they feel that it is. Exit elimination is required for emergencies according to State code. Brown asked if there is any water service planned for washing things down. Based on a conversation with the Fire Department there are plans for standpipes in the exit stairwells but not domestic at this point. They may want to look at domestic water for wash down but that will be discussed with the University. If they would do that backflow protection will be required on any water system for the garage.

Kent said that when they get further along in the project we would need calculations of handicapped parking spaces. They will be doing landscaping along LaPorte but do not have the plans done yet. Pilz said they might want to hold off on that until the plans for the ring road are done so that it won't have to be torn out. They will be using brick on the facades to blend in with the campus. The gates will be compatible with the building and are not going to be chain link. Phillips said that he feels this will be very compatible with the Eastgate project. Kent advised that we would need a landscape plan with the ring road plan. Phillips asked if there are going to be pedestrian connections to the towers and he was assured that there would be. Johnson asked if they know if the hydrants are going to be moved. Hudson said existing hydrants are along LaPorte Avenue about in the middle of the parking lot on the south side, another one on the southeast corner between Wehrenberg and Brant and another one up by Alumni in the island. There is also one east of the Power House. If there would be any possibility that they could be moved closer to the garage at any time it would be good. Hudson advised that they have no plans to change the water. Jack stated that they had talked with Vic in regard to the standpipes at each end of the garage per NFPA 14 Installation Requirements. The elevator requirements are covered in State code along with emergency lighting. If there were a car fire on the top level they would have to walk up and that is why they require the standpipes. Fire extinguishers should be installed according to code and they probably go in the stairwells. Thrasher advised that they would need a State Design Release proper to issuance of building permits. Pilz stated that we would need a detailed site plan. Phillips said that we would like to get some landscaping in at the base of the structure prior to the loop road going in.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- State Release
- Building Permit