



MEETING: Site Review Committee
SUBJECT: Memorial/Northview Elementary Schools
ADDRESS: 1052 Park Avenue/257 Northview Drive

LOCATION: City Hall
DATE: July 26, 2011

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Chuck McIntire, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Evans, Public Works	(219) 462-4612
Jack Johnson, Fire Department	(219) 462-8325
Adam McAlpine, Engineering Dept.	(219) 462-1161

PRESENTERS:

Jeffrey W. Oltmanns, Fanning Howey
(574) 246-1693 / joltmanns@fhai.com
Richard G. Boyd, Fanning Howey
(800) 635-1911 / rboyd@fhai.com
Joe Hickman, Valparaiso Community Schools
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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:

OPENING: The Site Review Committee met to discuss proposed parking lot projects at Memorial Elementary School, 1052 Park Avenue and Northview Elementary School, 257 Northview Drive. Burkman 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.

EXPLANATION OF PROJECT: This project covers Memorial and Northview Elementary Schools. Cooks Corners was an alternate bid for the project, but was not accepted by the School District. The proposed plan at Memorial Elementary is for the extension of Milton Street to provide a parent drop-off lane. Currently there is a pull-off lane close to Park Avenue. This will be extended to the north along the existing sidewalk to provide a wider lane for parents to drop-off and pick up children. Parents currently line up along the street which blocks traffic flow for residents of the neighborhood. There is also an issue for people who park on the east side of the road. There is currently space for one or two busses to pull in on the south side of the building. This proposal includes the extension of the bus lane to the west to the current drive entrance for the parking lot to allow for additional busses to line up along this area to eliminate parking along the street. The parking lot to the east on the northeast corner of Park Avenue and Milton Street will be demolished to the sub-grade elevation and replaced with stone and new pavement. The proposal for Northview is for the complete replacement of the existing parking lot and entrance drive off of Northview Drive. A parent drop-off lane will be added to the east side of the parking lot and the sidewalk will be extended along this area. The parking lot will be restriped to allow for better traffic flow around the parking lot for exiting purposes. One storm structure will be capped and a second storm structure will be added for drainage.

STAFF COMMENTS:

PHILLIPS: There are no issues from a zoning standpoint. All work is being done in the right-of-way, adjacent to the right-of-way, or is just reconfiguration of existing lots.

EVANS:

Northview Elementary School:

Northview Elementary is on private property; therefore, Public Works has no comments regarding this project.

Memorial Elementary School:

The detail for Memorial indicates 8" of compacted aggregate base; however the standard specification requires 10" of compacted aggregate. The 3-1/2" binder and 1-1/2" surface meet specifications. The minimum on binder is 2-1/2". Since 2" of compacted aggregate needs to be added, this will have to be reworked. Evans provided notes. There are issues concerning snowplowing. The school has been plowing the drop-off areas as a matter of convenience. If the City does plow these areas, efforts will be made not to sling snow back onto the sidewalks; however, when sidewalks are up against roads they tend to get covered during plowing. Evans requested that the school not push snow that gets on the sidewalks during plowing back into the road. During heavy snow storms and there being no parkway there will be snow on the sidewalks. Since the bump-outs are being eliminated, there is no place to store snow. Evans requested clarification on whether the alleyway on the east parking lot that appears to be used to access the lot is being included in the repaving. Oltmanns stated that he had checked with the City and was instructed not to include the alley since it is City property. The angled spaces appear to require entrance from the alleyway into the parking lot. If paving is terminated at the alleyway, there is no guarantee as to when the City will repave the alleyway. It could remain bumpy or uneven for a while. Inspections are required for the sub-grade, aggregate base and binder. Public Works needs 24-hour notice to coordinate schedules. Evans indicated that he spoke to Tim Burkman concerning the water inlet to the west of Memorial on Park Avenue on the north side. It appears there is standing water quite often in this corner. Burkman stated the City will be bringing a major storm sewer project through this area. It would be a good time to drop an inlet there and stub it out and a connection could be made when the storm sewer project happens next year.

MCINTIRE: The Water Department has no issues.

JOHNSON: The Fire Department has no concerns. It is good to see the access actually improved, especially at the Memorial building. Johnson asked if any of the work would be done while school is in session. Hickman stated they would like to complete the work before school starts. Johnson stated that if this work goes into the school year, the Fire Department needs to be contacted concerning exits and evacuation routes to be worked out if any are compromised. Hickman stated they hoped to complete Northview first since it affects the entire parking area.

PILARSKI: As there is no change in the connection point from either school into the sanitary sewer system or a change in the discharges from either school, there are no comments.

THRASHER: Any parking lot addition on private property will require a building permit.

MCALPINE:

Northview Elementary School:

McAlpine asked for clarification concerning the removal of the asphalt curb in the parkway at Northview. Oltmanns said this asphalt curb is being removed. McAlpine asked if it was being replaced with a barrier curb or paved up to the edge of the grass. Hickman responded that right now it is paved up to the edge of the grass, but pricing per linear foot for curbing has been requested from Gariup. The school is intending to install curb. McAlpine requested clarification concerning the grading shown on the east side of the parking lot on Sheet G2.1. Oltmanns stated that the parking lot drains from east to west and tends to collect in the southwest corner. When the parking lot is replaced, Oltmanns does not want to cause this water to drain onto the residential property to the west so a depression is being created to catch the water. McAlpine asked if they

would be tying in the storm structure and putting an inlet there to help with drainage. McAlpine also asked about the yard drain detail. Oltmanns stated the yard drain is located east of the sidewalk and building. A structure on the west side has not been considered. McAlpine suggested connecting to the storm manhole on the other side of the fence so the puddle could go into the system

Memorial Elementary School:

The inlet at the northwest corner of Park and Milton shown on Sheet GD1.1 will have to be protected. McAlpine requested paving of the alleyway to the east be considered. This would be a good opportunity for the City to get a repaired alleyway. This could be saw-cut right up by the garage area and be included in this work. McAlpine requested clarification from Burkman concerning the geo-grid. Burkman stated that the City specification is for Tensar TX-5 geo-grid between the sub-base and stone and is more of surface application before the surface coat.

BURKMAN:

Northview Elementary School:

Burkman asked if the sewer line that runs through the parking lot daylight into the depressional area being created. Oltmanns believes the line continues all the way to Campbell. This presents another opportunity to drop a yard inlet to provide an outlet for this depressional area. Consideration for a 90 degree parking layout at Northview should be considered. This would allow for 39 spaces instead of the 31 shown. Stalls on the north and south side could be 18' instead of 20'. Cross walk markings along the south side of Northview Drive where pavement is being removed need to be replaced. The use of pervious pavement or a rain garden along the west side is encouraged. The City does have a grant for rain gardens available and this may be able to help with costs. The rain gardens also provide an educational opportunity for students to understand green practices. Oltmanns said there would be strong interest in pursuing grant money for rain gardens but did not want to encounter delays in getting the projects completed on time. Burkman stated that the rain gardens could be done after the fact, especially given that a depressional area is already being created at Northview. Doing excavation for a depressional area at Memorial now should be considered. Planting the rain garden could be done later. Neither rain garden should hold up the parking lot projects. Oltmanns stated the contractor for the project is familiar with the installation of pervious pavement. Burkman said Engineering would work with Fanning Howey concerning pervious pavement installation. With pervious pavement, the outfall has to be figured and some sort of under drain system is needed. There appears to be an inlet for connection purposes. The Utility does not like additional connections into the combined system; however, what is essentially being done is reducing water that would otherwise feed directly into this inlet. It is unknown how this would work with the grant. Pricing to do a section of the lot in pervious pavement could be sent to the grant consultants for possible approval. McAlpine stated that pervious pavement can be costly, is not a very good load-bearing material and is not an attractive material for sidewalks. McAlpine also stated that in this instance, a bio-swale or rain garden within the parkway is preferable. The survey for the school indicates a structure with no visible pipes. This is a good opportunity to create an outlet for the structure. An erosion control permit will be required.

Memorial Elementary School:

Plans indicate widening the existing sidewalk for the southwest bus lane at Memorial School. This sidewalk should be completely removed and replaced with a new wider sidewalk to avoid differential settlement. A new sidewalk with an integral, turned down curb for the widened pavement for the parent drop off lane is suggested. Burkman stated the new edge-of-pavement grades in the widened parent drop-off lane on Milton Street are higher than the existing edge-of-pavement. Burkman asked if the intention is to create a new gutter line with asphalt rather than pitching the cross slope all the way west towards the curb line. Oltmanns said the main intent was to try to get as close to a 6" reveal on the curb as possible. In some cases the 2% cross slope

could be continued; however, in some cases on the north side, where the sidewalk grade is fairly close to the pavement grade in order to get the reveal, this had to be increased to 4% down to the curb edge. To the south, the sidewalk actually comes up from road. If the pitch across had been continued, it would result in a 10 or 11-inch curb in order to be flush. Oltmanns stated that as he moved south, he tried to keep the 6" curb the entire way so it slopes in and transitions and pitches back to keep the constant 6" curb. This requires further review. An alternative parking layout should be considered. Switching to 90 degree spaces could add 4 or 5 spaces. The use of BMP's is encouraged. This school is in a combined sewer area and anything that can be done to eliminate run-off from entering the sewer is a positive. The use of a rain garden is strongly recommended. Consideration should be given to dropping and stubbing out an inlet in the low point area. This could be picked up when the City does the major storm sewer project next year. A site permit covering the right-of-way cut and erosion control will be required.

ISSUES TO BE RESOLVED:

- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Site Improvement Permit
- Building Permit