



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**

**LOCATION: City Hall**

**SUBJECT: HealthLinc Community Health Ctr.**

**DATE: July 3, 2012**

**ADDRESS: 1001 Sturdy Road**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Mark Geskey, 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  
Media

**PRESENTERS:**

Jeffrey R. Ban, DVG, Inc.  
(219) 662-7710 / jrbandvg@sbcglobal.net  
Gracia N. Dudlicek, DVG, Inc.  
(219) 662-7710 / gndudlicekdvg@sbcglobal.net  
Beth Wrobel, HealthLinc  
(219) 465-9500 / bwrobel@healthlincchc.org  
Terry A. Larson, Larson-Danielson Construction  
(219) 362-2127 / [tal@ldconstruction.com](mailto:tal@ldconstruction.com)

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed HealthLinc Community Health Center to be located at 1001 Sturdy Road. Thrasher 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:** Ban explained he was there to discuss preliminary site plan improvements being proposed at 1001 Sturdy Road for HealthLinc. Ban extended thanks to the City for all the work it has done in conjunction with this project. This building has been vacant for several years. HealthLinc was able to purchase this site and applied to a federal government agency for a capital improvement grant. The support of the City for this project was very important from the federal agency's perspective and enabled HealthLinc to secure the grant which was awarded this spring. HealthLinc is currently housed on the Valparaiso University campus area. The new facility will provide more space and will allow HealthLinc to bring better health care to the community. Ban stated the majority of the center will be housed in 100% of the existing building. There will be a 5,000 sq. ft. addition. The current zoning on this property is industrial and the health center is not a permitted use. A petition has been filed with the Plan Commission for rezoning from industrial to campus. The Planning Department requested DVG bring this project before the Site Review Committee. Ban explained they were a few weeks behind in development. They want to address certain aspects of access and drainage and to explain what is being done with utilities. They are looking for comments that will enable them to finalize their plans. They will make another submittal in the next few weeks and hope to have final plan approval by the end of the month. Ban stated that this building is on an existing sanitary sewer line and this line will be used. Ban requested information concerning the sewer tap location and verification of line size. DVG is assuming this line is 6". Ban said there is a water tap on site, but they are anticipating it is a very small, non-fire flow water tap, that services domestic use. This 16,000+ sq. ft. facility will require fire protection from a code perspective. DVG is currently going through the design process of flow and volume required for the fire protection system. Ban asked if the Water Department

would do fire flow tests. Geskey clarified that DVG would have to choose a company and a Water Department representative would meet them on site. The company would perform the flow test and the data would be sent back to the Water Department. Ban stated they would get a fire flow from the nearest hydrant. Ban asked about hydrant locations. Johnson stated there is a hydrant located north of the railroad tracks. Ban stated that they would note whether or not there are hydrants available on the next set of plans. Ban noted there is an existing, very small narrow strip pond on the south end of this site. Ban stated the proposed plan shows a dry detention pond. The preliminary calculations indicate a need for .4 acre feet of volume and this has been provided in the detention pond. There are two runs of storm sewer; one will pick up the east side of the building and parking lot and the other will pick up the west side of the building. Currently the building has downspouts from a gutter line and the entire roof of the existing building flows to the west. This discharges out to the west and into the properties to the west of this site. The sewer being installed on the west side of the building will pick up all the downspout connections to prevent the water coming off the roof from flowing to the properties to the west. The two runs of storm sewer will be discharging into a grass pond. This will leave a small 6" outlet pipe to discharge into the existing drainage system in the rear road track right-of-way. This is where the water currently goes. The water discharges towards Sturdy Road and the Sturdy Road ditch and after 30 ft. ends up in the drainage ditch of the railroad right-of-way. Access to the property will utilize the two existing driveways. The driveway to the north is the existing driveway. The southerly driveway into the site will be moved 30'-40' south from its current location. This is being done to accommodate the canopy drop-off for patients. It provides better circulation and access into the site for patients, employees and emergency services of the City. Wrobel stated the City has committed that the new V-Line bus stop will be under this canopy. Ban explained that no improvements to Sturdy Road are being shown. A traffic study has not been done, but it is felt that this facility will not provide anymore traffic than that associated with the medical complex that was located on the east side of Sturdy Road. Ban further stated that they did not feel any left or right turn lanes are needed. He further stated that very few locations on either Evans Avenue or Sturdy Road provide dedicated left- or right-hand turns. Ban stated the project simply does not have the capital budget for road improvements. He conveyed that early discussions with the City indicated that improvements on Sturdy Road, if any, would be worked out by the City with this development. Wrobel stated that Mr. Oeding confirmed that any upgrades to Sturdy Road would be picked up by the City. Ban stated they are still working on site lighting, but they will insure that the City ordinances would be adhered to concerning Campus zoning. A landscape plan has not been finalized. Once the engineering and architectural designs are complete, they will apply for another site review.

#### **STAFF COMMENTS:**

**JOHNSON:** Johnson stated it was nice to see the building being used. Moving the fire department connection as much as possible to the northeast corner to get it away from the utilities and closer to the hydrant is requested. The hydrant appears to be close to the northeast entrance of the parking lot. A Knox Box and alarm system will be required. The Knox Box and annunciator panel need to be installed at the main entryway. Johnson needs to check the height of the ambulances to insure they will fit under the canopy.

**EVANS:** Evans is aware they are trying to align all the sidewalks. Evans would like to work with DVG on lining up the ramps going across the northern entrance. They are juxtaposed a bit and lining them up would be better for foot traffic. Evans stated that signs can be removed; however, he requested that Public Works be contacted so that the signs can be collected and held until the signs need to be re-installed. Evans pointed out that anything the City is doing as far as ADA standards is per Prowag rather than Adag. Ban stated they would follow the trends that the City is using. Evans said any further questions need to be directed to Tony Reid at 462-4612.

**PILARSKI:** Pilarski conveyed that the Collections Division has televised the line along Sturdy

Road to the tap. The sewer line and tap are in good condition. Since this facility has not been in use for quite some time, televising the existing sanitary sewer service line (lateral) to insure that it is in good condition is recommended. Pilarski suggested contacting Mike Steege concerning the connection point. Pilarski believes this is a 6" line, but Steege can confirm this. Pilarski stated that there is a concern about discharges into the sanitary sewer system. One of the major concerns is mercury; therefore completion of a Mercury and Medical Waste Disposal Survey is required. Information was provided. Pilarski noted that any waste water discharges from the facility will be required to meet Chapter 52 of the City of Valparaiso Code of Ordinances.

**ON BEHALF OF BURKMAN:** The drive aisle widths can be reduced to 22 ft. It appears the curbing being proposed in some areas may obstruct the flow. This should be reviewed to insure water is conveyed to the pond. It is unclear if sidewalk is being removed. This needs to be called out on the plans. A field check on some of the existing survey conditions should be done to see if it is accurate. In the southeast corner, it appears the sidewalk terminates in a drop-off. Burkman requested this sidewalk be extended to the railroad right-of-way. A site permit with local erosion control and a right-of-way cut permit will be required. More detail related to proposed grades and elevations is needed. A Rule 5 Permit will be required if this is more than an acre project.

**MCALPINE:** McAlpine stated that he spoke to Jack last week and suggested that Jack call him as the project develops to work through details related to drainage. McAlpine noted that taking the water away from the western property owners was very positive. McAlpine conveyed the Duneland Group prepared a drainage report when this building switched uses. Ban related they had a copy of this report. McAlpine suggested the pond size be checked to insure that it would be at least as large as the existing pond. Ban stated the pond will actually be increasing in size. McAlpine will reserve further comments until the project develops further.

**THRASHER:** A State Construction Design Release will be required before Building Permits can be issued. All contractors working on the project must be registered with the City. Signage will also require a permit.

**ON BEHALF OF KENT:** The site plan needs to show setbacks. Exterior Elevation Plans need to show building materials being used. Refer to Article 11, Section 11.500. Non-residential lighting standards should adhere to Article 9, Section 9.501. Refer to Article 9, Section 9.202a concerning floor area. The measurement of floor area should not include restrooms and areas that are designed and used exclusively for storage. This calculation may reduce the number of parking spaces needed. The site plan needs to show lot coverage. Kent needs to check if there are pathway requirements on Sturdy Road per the Pathway Master Plan. Article 11, Section 11.700 should be followed for landscaping, architecture, site layout and sign requirements for the Campus district.

**GESKEY:** Geskey is aware that there is backflow protection at this site; however, it does require testing. The Water Department should be contacted for this. Comments concerning the fire protection will be reserved until it is designed. If a flow test is wanted, contact information will be provided.

#### **ISSUES TO BE RESOLVED:**

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Backflow Prevention Testing
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit

Zoning Clearance  
Mercury & Medical Waste Disposal Survey  
Flow Test  
Contractors must be registered with the City  
Rezoning