



MEETING: Site Review Committee
SUBJECT: Fifth Third Bank
ADDRESS: 56 Washington Street

LOCATION: City Hall
DATE: October 23, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner	(219) 462-1161
Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Doug Zegler, M.E. Olson Construction, Inc.
 (630) 832-6443 / doug@meolson.com
 Mark Olson, M. Olson Architectural
 (312) 772-3606 / mark@molsonarch.com

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 a proposed repaving and garage wall repair at Fifth Third Bank, 56 Washington Street. Kent 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: Zegler said this project includes five items. The major portion is the repaving of the lot and adding a waterproof membrane to the concrete deck. There is a slight seepage through the concrete. The waterproof membrane will only be added to the parking deck and ramp area. The south portion is on-grade asphalt. The asphalt coating around the bank will be replaced. They will add to the ramp area. The ceiling tile and lights in the drive-thru canopy will be updated and replaced. Zegler stated that in order to reduce any movement, the south wall of the parking garage needs steel reinforcing. A gravel island will be removed and a green space will be planted.

STAFF COMMENTS:

MCALPINE: On the west side of the parking lot where the drain lines tie into the scuppers, it is unclear if the existing scuppers will be used. Zegler explained there are six wall scuppers on the outside and three of these scuppers are cored through for the parking lot. Zegler plans to core two drains into these scuppers and use the French drain. Olson said there is a slight dip to the slab so they wanted to add drains to get the water into the scupper. Zegler said at one time there were five drains originally, but they have been covered up. McAlpine stated that if it is possible the existing scuppers should be used. Zegler clarified that the existing scuppers are being used. The exposed retaining wall located at one of the scuppers on the park side needs patching. Adding more green space is suggested. McAlpine suggested removing the asphalt in the striped island areas and the area in the southwest corner at the existing drainage structure to enhance the green space. This will not affect current parking. Zegler has concerns regarding the area near the

existing drainage structure. He is unsure if water would make it to the storm drain and this in turn might impact the neighbor to the south. Zegler will look into adding more green space.

THRASHER: Thrasher is aware that steel reinforcing will be added to the parking garage wall. Olson stated this is an old foundation wall that was used to bear the slab. Zegler stated this wall does not meet today's standards; however, in the 1960's this was considered appropriate. Zegler conveyed that several tests have been done. The first test was a wall survey test to see if there was any movement. This test indicated slight movement. A wall scan test was done to see if there was rebar. Zegler said the rebar is only in the underpinning of the wall and is not in the original foundation of the old building. Thrasher needs to determine if this is a structural change and will require submittal to the State for plan review. Thrasher stated this is something that is not existing and is a change to the structural wall. Discussing this with the architect is recommended. A Building Permit will be required for the repair to the parking garage. Thrasher is aware the ceiling tiles and lighting are being changed in the drive-thru canopy, but no construction is taking place.

BURKMAN: Burkman requested clarification concerning the center strip. Zegler said this center strip is currently gravel with curbing around it. Zegler stated the curb will be removed, a metal edge band will be installed around the asphalt then low grow sumac will be planted. Zegler said parking will remain pretty much the same. A Site Permit will be required. Burkman said there will not be any fees associated with the Site Permit. The Site Permit allows the project to be tracked and provides a record of the project.

KENT: Kent is aware that there will be no architectural changes. Providing three copies of a landscape plan is necessary. The landscape plan needs to include the name of the species being used. The landscape plan should include the additional bump outs. Kent asked about improvements to the west retaining wall. Zegler confirmed that other than patching, no other changes will be made.

PILARSKI: Pilarski noted that since this project is making no changes to the existing sanitary sewer service line for the building nor requiring additional sanitary sewer connection points to the main, there are no further comments.

GESKEY: The Water Department has no comments on this project.

JOHNSON: Johnson stated that landscaping is not to be placed in front of the fire department connection.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Detailed Site Plan

Site Improvement Permit

State Design Release (?)

Building Permit

Zoning Clearance

Discussions with Building Commissioner