



MEETING: Site Review Committee
SUBJECT: Conversion of HealthLinc Building
ADDRESS: 454 S. College

LOCATION: City Hall
DATE: July 2, 2013

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
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Souders, Fire Department	(219) 462-8325

Media

PRESENTERS:

Paul Schreiner, Project Neighbors
(219) 405-3070 / schreiner1927@aol.com
Jeffrey S. Lewis, Design Organization
(312) 324-5524 / jlewis@designorg.com
Mike Willard, Willard Enterprises
(219) 406-3563

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 the proposed conversion of the HealthLinc Building located at 454 S. College into single apartments. 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: The 11,000 sq. ft. building at the corner of College and Union used by HealthLinc is being vacated. The top two floors will be converted into efficiency housing for women. The main floor will remain a wide open space, perhaps to be used as a community room or an expansion of the adjacent Hilltop Neighborhood House for pre-kindergarten daycare. However, at this point, this has not been decided. There are no plans for the first floor; however, there are extensive plans for the top two floors. The medical facility partitions, equipment and mechanicals will be removed and the floors will be divided into 18 residential units. Each residential unit will have its own small bathroom and mini-kitchen with a microwave only. The plan presented is not written in stone. There will need to be some changes. The existing HVAC system will serve the building. Discussions with Ralph Neff, Mechanical Concepts, have taken place concerning heat distribution. There are 4 furnaces in the building; 2 would serve the upper floors and 2 would serve the main floor and lower level. The biggest challenge will be plumbing. Renovation will not start until the end of summer.

STAFF COMMENTS:

THRASHER: Thrasher is aware that all 3 floors of the building are sprinkled. There is also an appropriate fire alarm system. The project must be submitted to the State of Indiana for a Construction Design Release. A Building Permit will be required. All contractors must be registered with the City. Any signage will require a permit.

SOUDERS: Souders stated he has visited the site and there is an existing Knox Box. As stated there is an existing sprinkler and alarm system. Souders had no further comments.

BURKMAN: Burkman asked about the condition of the existing sanitary sewer lateral. Schreiner is unsure. Schreiner indicated there is a manhole at the entrance on the south side in the middle of the sidewalk. Schreiner is guessing the sewer comes in from College. This will require further investigation. Burkman stated this may be 6". Burkman asked if the underground storm water management detention referenced in the file was installed. Schreiner said on the east side of the building there is dry well installed with 2 or 3 outlets at the sidewalk for overflow. Since there will no changes to the exterior, Burkman had no further comments.

KENT: The property is zoned RT, Residential Transition. A special use variance will be required from the Board of Zoning Appeals for this proposed use. Kent indicated that he needs to research a couple of issues, one being the minimum open space requirement which is 40%, as well as the developable, buildable area requirement of 2-1/2 acres. The net density is 14.189, gross density is 9.932. Kent clarified that these calculations will provide the number of units allowed on site. Referring to Article 3, Table 3.301A for these calculations is suggested. The calculation itself can be referenced in Article 3, Section 3.205. Kent indicated a variance may be required for the densities. Kent asked for clarification concerning the dumpster. Schreiner indicated there is a dumpster in the alley between the daycare and health center and he does not believe it is enclosed. Kent stated if the dumpster is not enclosed an enclosure must be built. Referring to Article 2, Section 2.406 will be necessary. Lewis said the plans he has did show a dumpster enclosure. Kent requested clarification concerning parking. Schreiner said there are 4 parking places on site. Kent stated the requirement for one bedroom is 1.5 parking spaces and 2 spaces for two bedrooms. Schreiner stated none of the apartments are formal two bedrooms. Kent said the floor plan shows two beds in some of the units. Schreiner said this will change. Kent clarified that his calculation for parking was based on the plan submitted and this indicated a total of 57 parking spaces will be required. Schreiner explained that further east on Union Street there is a lot that was built when the center was built. This lot is owned by Hilltop Neighborhood House; however, there is a partnership with the daycare center and Schreiner feels they will share the parking. This still will not provide the 57 spaces needed. Kent said parking for the existing child care facility and the future use for the basement must be taken into consideration as well. Schreiner said the health center dominated the parking needs for the area. Numerically, the goal can't be met; however, practically, the parking demands in the area will be reduced. Schreiner stated there were 50 employees in the health center and this did not include patient parking. Project Neighbors owns the property on South Locust Street which has a small parking lot adjacent to it. There is also a relationship with VU and there is a parking lot on the corner of Freeman and Greenwich which was shared with the restaurant. Since the restaurant is no longer in existence, they will share this parking with Project Neighbors. Kent asked if there is a written commitment from the University stating this parking could be used by Project Neighbors. Schreiner does not have a written commitment from the University at this time. Submitting the floor area of the child care facility is necessary. The parking requirement for the current child care facility is 1 space per 250 sq. If a child care facility is planned for the bottom floor of the health center building, the requirement will also be 1 space per 250 sq. ft. In order to perform calculations, submitting the final site plan will be necessary. Schreiner requested deadline dates for the August BZA meeting. Kent mentioned the deadline for the August 20th meeting is July 19th and the deadline for the September 17th meeting is August 23rd. Submittals for the BZA will need to include the final site layout. The use for the bottom floor needs to be included in the layout. The calculations for the size of the existing child care facility, net density and gross density calculations must also be provided. Kent pointed out that as part of the requirement for Residential Transition District for multi-family the special use is permitted only if it is demonstrated the building or multi-plex has a single family character. A variance may be required for this as well.

PILARSKI: Contacting Mike Steege of the sewer division in order to find the location of the sanitary sewer main in the area was suggested. Since there are a number of changes being made to the interior of the building, providing an internal plumbing plan showing the updates and changes will be necessary

GESKEY: Since no changes are being made to either the domestic water service or the fire service coming into the building, water has no issues.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Signage / Fencing Permit

Zoning Clearance

Variances (as required)

Internal Plumbing Plan

Contractors must be registered with the City

Gross Density Calculation

Net Density Calculation

Square footage for existing child care center

Parking