



MEETING: Site Review Committee
SUBJECT: VU Track & Field/Storage Shed
ADDRESS: 1009 Union Street

LOCATION: City Hall
DATE: February 18, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mike Steege, Water Dept.	(219) 462-6174
Mark Geskey, Water Dept.	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Greg Lorig, DLZ
 (219) 845-1750 / glorig@dlz.com
 Ron Brindley, Valparaiso University
 (219) 464-5437 / ron.brindley@valpo.edu

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 track and field area and storage shed at Valparaiso University. 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: Brindley stated that this is the final phase of the University's FITT Project. The project was started in 2006 with the addition of the tennis courts. The football field was added in 2009. Brindley indicated that FITT stands for football and inter-mural tennis and track. The turf field at BrownField was torn up. Bleachers were relocated in a way that anticipated the track being the final phase of the project. Field drainage has been addressed and an artificial turf field has been installed. Brindley stated they are ready to demolish the old tennis courts located west of Brown Field. A proposed storage shed will be added on the northeast corner by the score board. An eight lane track with drainage will also be added around the existing football field. Lorig referred to Drawing C4.0 which shows the track layout and C5.0 shows the grading. In 2008-09 a perimeter drainage system was installed when the new turf field was installed. This system wraps around and parallels the curb that wraps around the football field. Stubs were left in anticipation for drainage for the new track. The inside of the track is basically a concrete trench drain and is more specialized for track applications. The plan is for this to drain into the stubs and then drain east into the existing detention pond. Lorig said the west side of the site which is now parking will be demolished. There will be a shallow swale that will direct water to an existing storm manhole near a trench drain which is straight west of the track. This will be converted to an inlet which will drain to a depressional area in the southwest corner of the site and will ultimately drain into the storm sewer system that the eastern detention pond drains to. The interior of the track will have a long jump, pole vault area and steeple chase. This area will slope back opposite to the track towards the trench drain that runs around the inside of track. Lorig indicated that he has discussed the drainage with McAlpine over the past two weeks. The difference in what was originally planned is the storage shed. Originally the storage shed was going to be east of the away bleachers on the north side of the field. The storage shed now will be shifted about 30 ft.

east. The new footprint will come in to the highest end of the detention pond storage. The detention pond slopes north to south currently toward the outlet. The building will be installed on a slightly elevated pad and a small portion of the detention basin will be filled. Lorig believes that calculations will show there will still be enough storage for the pond. Lorig indicated that because of the size of the track the walkways in front of the bleachers will be replaced. The proposed storage building will be metal. Brindley indicated the storage building will be used for track storage, i.e. high jump pits, pole vault pits, hurdles, etc. There will be doors on the south facing the track and regular lighting on the interior. There will be no water or sewer in the building.

STAFF COMMENTS:

SOUDERS: Souders asked if there is access to the building. Brindley indicated there is no access from the north off the parking lot. Brindley said the fire department could enter through the south gate and around the east side of the field. Brindley said they would have to drive on the turf area. Souders indicated that driving on the turf may not be feasible. Souders asked if would be possible to install a double gate in the fence on the north end of the field. This would allow the fire department to get to the parking lot on the north end for setup. Souders suggested a man door be installed at the north side of the building. Brindley indicated the double swinging gate and man door would not present a problem.

GESKEY: Geskey stated because there will be no water to the building, the Water Department has no comments on this project.

STEEGE: No comments.

PILARSKI: No comments.

MCALPINE: McAlpine said the calculations seem consistent from 2008 to the present; however, there is a small minor issue related to the outlet pipe. McAlpine stated he would like to speak with the engineers to see how the rate of discharge actually compares to the way it was calculated in 2008 to see if this changes the figures in any way which would affect how the water is stored. McAlpine has another issue related to any filling that will be done to any of the ponds. If a pond is filled in one location, another pond will have to be enlarged so there is no net loss to the pond storage.

THRASHER: Thrasher said the plans indicate a couple of areas of construction. Brindley clarified the track and field area is the only area with any construction. Submitting the building plans to the State of Indiana for a Construction Design Release will be necessary prior to the issuance of a Building Permit. All contractors working on the project must be registered with the City. Any signage will require a permit.

KENT: Kent indicated the standards for non-residential buildings limit the use of metal siding to industrial sites; therefore, a variance will be required to allow for the metal siding proposed for the storage shed. Kent said that ideally, the City would prefer some sort of masonry or stone applied to the north side of the building since it might be visible from LaPorte Avenue in the future. Kent suggested possibly some landscaping could be used to break up the mass. Kent will work with VU concerning the standards. Brindley said there is a mass of trumpet vine growing on the fence and the building at its peak will be 16 ft. Brindley explained that with a 6 ft. fence and a 4 ft. drop in the elevation on the parking lot there will not be a lot of the building visible. Kent further suggested the application of some arborvitae. Kent said since this is a storage building a variance would probably be best.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Signage/Fencing Permit

All Contractors Must Be Registered with the City

Zoning Clearance

Drainage Issues

Variance (Metal Building)