



MEETING: Site Review Committee
SUBJECT: CN Depot Relocation
ADDRESS: 915 Franklin

LOCATION: City Hall
DATE: April 15, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

| | |
|---------------------------------------|----------------|
| Tyler Kent, Planning Director | (219) 462-1161 |
| Taylor Wegrzyn, Planning Dept. | (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 |
| Vicki Thrasher, Building Commissioner | (219) 462-1161 |
| Mark Geskey, Utilities | (219) 462-6174 |
| Media | |

PRESENTERS:

Jon Groth, Porter County Career & Technical Center
 (219) 531-3170 / jgroth@valpo.k12.in.us
 Brent Wagner, Wagner Architecture
 (219) 531-2468 / Brent@WagnerArchitecture.net
 Steven Ingram, Valuation Services, LLC
 (219) 464-4138 / valuation.services@frontier.com
 John Blosky, Amereco, Inc.
 (219) 531-0531 / JBlosky@AmerecoEng.com
 Jan Dick, (219) 464-1942 / janmares@msn.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 the proposed relocation of the CN Depot building. 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: Groth indicated the project concerns the Grand Trunk Railroad Depot. The building is being donated to the schools by Canadian National. The building will be moved to the Career Center property located at 1005 North Franklin Street. The building will be restored and used as a classroom. Groth said they are still working on the route to be used for the move. Groth stated there have been previous discussions concerning items that needed to be adjusted to meet City requirements. Groth indicated that Wagner is working on the site plan. One of the requirements was a need for green space. Wagner stated the travel lanes in the parking lot are wider than necessary; therefore, they were able to reduce the parking lot and offset the paved area for the paving around the building itself. Wagner stated they will reuse the brick pavers and install them as a permeable surface at the relocation site. This will provide drainage around the whole building. Wagner pointed out the school and students are very interested in making this a green project. Wagner said the front door is on axes with part of the parking lot route. They are proposing to close the Washington Street entrance to the parking lot and relocate the entrance to Franklin Street. This lines up roughly with Billings Street. People entering from Franklin Street will enter a courtyard area and a campus of buildings for the Career Center. Groth said the reconfiguration of the parking lot eliminates the exit that was close to the railroad tracks and provides a safer exit from the parking lot. Groth indicated they will be incorporating rain barrels and a rain garden at the site. Kent asked if the project will be phased. Groth said they hope to be able to move the building on July 7. Once the building has been moved to the new site, restoration will begin and will probably take a couple of years before classroom occupancy. Wagner indicated he has contacted the State concerning their requirements for review. Wagner said the State will issue a design release for the foundation if the plans note the building is not to be occupied. Kent

asked about alternative energy measures. Groth said there is funding available for geo-thermal energy. They would also like to use solar panels to run the geo-thermal pumps. Blosky indicated there are two routes that can be used; the north side of the tracks and the south side of the tracks. Blosky said if the south side route is used the depot will be moved to Franklin Street and staged there. On July 7 they will cross the tracks and move the building onto the Career Center site. Blosky explained that if the north side route is used, the building will be moved across the tracks on July 7 to the parking lot near Franklin Street. The depot will be moved across Franklin on July 8. Blosky will provide detailed information concerning this move. Blosky conveyed that Dillabaugh will be starting the excavation and setting the beams to raise the building in May. Blosky indicated it will probably be necessary to close Bush Street periodically so that Dillabaugh can slide the beams under the building. Blosky will provide a written document concerning the street closing.

STAFF COMMENTS:

BURKMAN: Burkman feels this is great project and he appreciates all meetings to discuss this project. Burkman indicated that he understands what is being done with drainage and offsetting the impervious being added by reducing some of the impervious at the site and excess parking lot that is unnecessary. Burkman said the plans need to show grades to indicate where the runoff point is to be routed and how the runoff will get away from the site. The plans also need to show how and where utility connections will be made to the building. The sidewalk needs to be extended through the drive on Washington that is being removed. Burkman pointed out that the parking spaces along the perimeter of the lot can 18 ft. in length rather than 20 ft. Burkman said a Site Permit will be required and will cover work within the right-of-way for removing the drive on Washington Street and installing the new drive on Franklin Street. The Site Permit will also cover the sanitary sewer connection. Burkman conveyed the Public Works Department needs to be contacted concerning road closures for Bush and Franklin Streets. Once the dates for the move are firm, a written request for the road closures must also be sent to Patty Setzler in order to be placed on the Board of Works agenda for approval prior to the move.

THRASHER: Thrasher said that since the sanitary sewer permit is only good for one year this might require further discussion with Engineering. A Building Permit will be required to move the building and will include a permit to abandon the sewer line at the old location. Providing the route and schedule will be necessary. The Foundation Release from the State of Indiana will be required prior to the permit being issued for the foundation at the new location. Thrasher conveyed a permit will be required for any future work as well as Construction Design Releases from the State. Thrasher indicated the State requires moved building be brought up to code. Accessibility must be provided for at least one of the doors.

KENT: The setbacks appear to comply with City standards. Providing a landscape plan is necessary. Kent stated he will work with the Career Center concerning the geo-thermal energy and where it will be located. Kent conveyed there are standards concerning solar panels and he will provide this information. A Zoning Clearance will be required. Kent asked if there will be a dumpster on site. Groth indicated there is already one dumpster on the site. Kent indicated that if additional parking is added a parking lot lighting plan will be required.

MCALPINE: McAlpine requested information on how the site currently drains to see how the parking lot modifications might affect the drainage. McAlpine stated the rain gardens and permeable pavers are an excellent idea and locations need to be shown on the plans. McAlpine pointed out that the curb at the entrance off of Evans Avenue is approximately 8" high. McAlpine asked about the possibility of making these at grade ramps to make it easier for people to walk in this area. Groth indicated he would speak to their building supervisor concerning this issue. McAlpine asked what is proposed for the old depot site. Groth indicated that Canadian National will be responsible for the disconnection of utilities and restoration of the site.

PILARSKI: Pilarski stated the sanitary sewer connections into the building need to be shown on the plans. Providing an internal plumbing plan is necessary.

GESKEY: Geskey said that when the sewer is abandoned an inspection by the Water Department will be required as the line is plugged. Geskey stated the Water Department has televised three lines running into the building. Geskey indicated they do not know if all the lines are connected. The water service comes off of Calumet and must be disconnected at the curb stop. This will also require an inspection. Geskey said for the new site there is a sanitary sewer main that runs from Franklin to Washington through the parking lot where the entrances are being done. The water service for the new location would come from either Washington or Franklin.

ISSUES TO BE RESOLVED:

Landscaping Plan

Right-of-way

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance

Internal Plumbing Plan

Contact Public Works – Road Closures

Written Request for Road Closures to Patty Setzler for Board of Works

Moving Routes and Schedules

Sewer Abandonment – Water Department Inspection

Water Service Disconnect – Water Department Inspection