



MEETING: Site Review Committee
SUBJECT: Valplayso
ADDRESS: 1400 Glendale Blvd.

LOCATION: City Hall
DATE: July 1, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(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, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Department	(219) 462-4612
Media	

PRESENTERS:

John Seibert, Parks Department
 (219) 462-5144 / jseibert@valpo.us
 Rob Thorgren, rob@thorgren.com
 Chris Waidner, Troyer Group
 (574) 259-9976 / clw@troyergroup.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 upgrades to the existing Valplayso Park located on Evans Avenue. 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: Waidner stated this project will include a new parking lot, two new entrances, a trail around the perimeter of the park, a new restroom facility, a new pavilion, an inner sidewalk for the playground and plumbing for a splash pad. Lighting and landscaping will also be included as part of the project. Seibert added this will be a community-built and funded project. The Parks Department will take ownership once the project is completed. The Park Foundation is a conduit for receiving the private funds. Seibert mentioned that Kate Frataccia and Rob Thorgren will be the general coordinators and they are working with approximately 100 volunteers at this point. During the building process there will be approximately 2,500 to 3,000 volunteers. The first Valplayso Park included only building the playground. This current project includes taking down the original playground and adding new infrastructure. Seibert mentioned that Don McGinley and Bill Oeding are also part of this project. Thorgren indicated the dismantling of the current facility will begin August 2, 2014. Thorgren said they want to have the new restroom facility and pavilion built before they begin construction of the park. The playground will be built the week of October 5, 2014. Thorgren stated the Memorial Plaza will be built after the playground is installed. Seibert mentioned the hand tile wall will remain and everything will be built around it. Waidner said the statue will be relocated to the center of the donor plaza. Waidner indicated approval for the restroom facility has been received from the State. A preliminary survey has been done. Waidner indicated they will make some changes to the design in order to save more trees. The parking lot will be approximately 100+ spaces. Waidner stated as a cost saving measure, the pathway will be compacted aggregate. The pathway may be paved later if funding becomes available. Waidner said there is no curb on the parking lot. Storm water sheet drains north to south. There will be a collector swale on the south side of the parking lot and this then feeds to a connected basin. The main entrance into the playground will be on the west. There will be a decel/accel lane at the main

entrance. The bus shelter will be located in this area. Kent will provide the specifications for the bus shelter. The splash pad will be located in the northeast corner; however, the splash pad will not be installed at this time, but all the utilities will be stubbed in. The pavilion and restrooms will be located on the east. Waidner indicated there will be a Knox Box for the restroom facility. Curb and gutter, sidewalk curb ramps, sanitary sewer clean-out, sanitary sewer connection and castings will be per City standards.

STAFF COMMENTS:

EVANS: Evans mentioned the City prefers yellow tile rather than the red clay tile truncated domes. The yellow tile is more visible to someone who is vision impaired. The pavement design for the accel/decel lane is listed in pounds per square yard for the surface and base and the aggregate is at 8". Glendale Boulevard is a collector street and City standards require 12" of 53 aggregate.

PILARSKI: Pilarski indicated clean-outs shown on Sheet C1-201 must be less than 5 ft. from the building. Pilarski is aware the sanitary sewer will be for the restrooms only.

GESKEY: Geskey questioned call-out #6 for a 6" ductile iron fire supply line as noted on drawing C1-201. Waidner stated this note is incorrect and the call-out should be a 3" water service line. Waidner indicated they will require one 4" tap. Geskey said this will be tapped in the street into the right-of-way and it will be necessary for their contractor to take the service from this point to where it needs to be. Contacting Geskey when they are ready for the tap will be necessary. Geskey provided his contact information.

MCALPINE: McAlpine indicated a Site Permit covering the utility connections, right-of-way cut, drainage and erosion control is necessary. McAlpine stated when the sewer lateral is removed the manhole will need to be repaired. Repair work will include removing the sewer service line and grouting the hole to the satisfaction of Valparaiso City Utilities. McAlpine said the handicapped parking spaces are situated in front of the walkway leading to the playground. These spaces need to be arranged so the hatch striping is west of the sidewalk entrance to the park. Increasing the thickness of the parking lot base layer from 6" to 10" compacted aggregate is recommended. McAlpine stated the accel/decel lane cross section should be consistent with collector street standards which is Tensar TX5 Geogrid below 12" compacted aggregate below 3" HMA binder below 1-1/2" HMA surface. Souders commented the parking lot must be able to support 80,000 lbs. Geskey indicated the full vac-truck weighs 78,000 lbs. The parking lot will require further discussion. McAlpine recommended using concrete for the trail. Providing more information concerning the proposed storm structures shown within the decel lane and how the connection is proposed to be made into the Glendale storm sewer is required. McAlpine indicated cross hatch striping is needed for the entrance drive pedestrian walkways. McAlpine recommended a sidewalk connection be made at the northeast corner for pedestrians walking from the pathway neighborhoods to the east. This will reduce the number of people walking in front of the driveway entrance or along the driveway to gain access to the park. Consideration should be given to a vertical barrier (split rail fence) or landscaping between the walkway and the drive entrance to protect pedestrians from the vehicles. Providing storm drainage calculations showing how the proposed detention and outlet pipe were determined is necessary. The plans need to show the outlet pipe from the detention pond to the wooded creek. McAlpine stated that additional berming and swale work is needed south of the parking lot to ensure the water is directed into the detention pond area. Additional grading and drainage details for the proposed playground area to ensure the area drains as intended are needed.

ON BEHALF OF THRASHER: A Construction Design Release from the State will be required for the new buildings before issuance of Building Permits.

KENT: Kent is aware the park will be completely ADA accessible. Kent stated a revised copy of the trees being removed is needed. A tree survey is required for any trees over 10" in caliper that

are being removed. There is a one to one ratio for trees that are 10" to 16" in caliper; for trees that are 16" to 24" in caliper the ratio is two to one; the ratio is three to one for trees that are 24" to 30". Seibert mentioned they will be working with Thomas Jefferson School to clean-up the corner. Kent stated that trees being removed from this area need to be kept separate from the trees being removed at the park. Kent indicated the number of parking spaces needs to be shown on the final plan. The landscaping table needs to be shown on the plans and should include the name of the trees and shrubs. An internal discussion is needed concerning the proposed gravel pathway. Kent asked if consideration is being given to bike racks on the site. Seibert stated they are looking into this issue. Providing information about the type of bike rack they will be using is necessary. Kent suggested they use the inverted U.

BURKMAN: Burkman mentioned the four area lights being removed are not called out on the demolition sheet. Seibert stated the heads are out of date, but they will try to reuse the poles. Burkman referred to drawing C1-100 and pointed out that the parking stalls at the north and south ends that can overhang can be reduced to 18 ft. Burkman suggested parking blocks at the ends since there is no curb. Burkman suggested implementing some pedestrian connections to the pathway. Burkman recommended shifting the V-Line shelter to the west so the view of the playground is not blocked from Glendale and also to not create a blind spot with cyclists traveling east on the pathway being shielded from view of approaching cars exiting onto Glendale. Burkman mentioned concerns about the bend in the road coming in and suggested the use of a double yellow pavement marker to keep people on their side of the road. Burkman suggested possibly adding lights where the pathway comes up against the woods on the west side of parking lot. Burkman asked how the sanitary lateral connection will be made. Waidner indicated a tap will be made into the sewer.

SOUDERS: Souders reiterated that the parking lot must be capable of supporting 80,000 lbs. The right-of-way widths should be maintained at 20 ft. Souders indicated the mechanical storage area will require a Knox Box as well as a fire extinguisher.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Parking Lot
- Storm Drainage Calculations
- Grading/Drainage Details (Playground)
- Bike Racks
- V-Line Shelter
- Knox Box/Fire Extinguisher (Mechanical Storage)