



MEETING: Site Review Committee
SUBJECT: Aperion Care Valparaiso
ADDRESS: 3301 Calumet Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: July 19, 2016

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(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
Jon Daly, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Darek Zarnowski, SAS Architects & Planners
 (847) 584-8333 / daz@sasarch.com
 Daniel Martin, SAS Architects & Planners
 (847) 564-8333 / danny@sasarch.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 vestibule addition and interior remodeling for Aperion Care Valparaiso located at 3301 Calumet 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: This is an existing facility located on Calumet Avenue. This is a skilled nursing facility. There are two buildings, the Manor Building at the back and the Pine Building at the front. The goal of this project is to improve the functionality and appearance of the facility. The main work will take place at the Pine Building. There will be interior remodeling at the Manor Building. Both floors of the Pine Building will be remodeled. A Porte cochere will be added to the drop off area for the residents at the main entrance. Parking will be added to the front. Landscaping will also be added along the front. Landscaping will also be added to the courtyard area between the buildings at the back. They will be upgrading the ambulance entrance at the back. There will be an area for emergency vehicles. The old canopy and the columns will be removed from the front building. The materials being used are stone and some stucco for the arches over the windows on both sides of the entry. More single rooms will be provided. Martin said the main entry is currently located in the Manor Building. A new entry is being created in the front to make it easier and help with way finding. Kent asked if the kitchens are being reconfigured. Zarnowski said no work is being done in the kitchen. However, a serving area will be provided in the center of the building. Kent asked if this area will have sinks. Martin indicated there will be sinks. The primary kitchen in the Manor Building will serve both buildings. Food will be prepared in the Manor Building and brought to this serving area. The open area in the center of the building is a more cook to order café configuration.

STAFF COMMENTS:

PILARSKI: Pilarski indicated that the Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski said he visited the site to look at the oil and grease

interceptor. The size of the oil and grease interceptor is not shown on the plans. Sheet P1.01 needs to be revised to show the exact size of the interceptor. Pilarski conveyed that municipal code requires a minimum size of 1,000 gallons. Pilarski asked if the elevator shown is electric. Zarnowski confirmed that the elevator is electric. Pilarski asked if there is a sump pit with a pump at the bottom of the elevator that is attached to the sanitary sewer. Zarnowski is unsure and will have to check on this. The isometrics on P0.01 show the sanitary riser south wing bathroom and the sanitary riser north wing bathroom. Pilarski said the plans are confusing because they do not show what is attached to the interceptor. Providing this information will be necessary. Sheet ID105 shows an existing mechanical hazard supply area. Will this be part of this project? Zarnowski indicated it is not part of the project. Pilarski needs to know what is meant by hazardous supplies. Zarnowski said a list will be provided. Pilarski provided a copy of Chapter 52 of the Municipal Code.

BURKMAN: The Unified Development Ordinance states that anytime a permit is pulled on a site, if the right-of-way is not currently in compliance with what is stipulated in the Thoroughfare Plan, the difference needs to be dedicated. The plans currently show a 40 ft. right-of-way along Calumet Avenue; however, the UDO calls for a 100 ft. right-of-way, or 50 ft. on either side. Therefore the additional 10 ft. must be dedicated. Burkman supplied a written explanation concerning this issue and an example to be followed for preparation of a document dedicating the additional 10 ft. strip to the City as a condition of permits. The majority of improvements to the site include parking lot areas and landscaping. The minimum standards for parking spaces are 9 ft. x 20 ft.; however, they may be reduced to 18 ft. when the spaces overhang green space. The minimum width for drive aisles is 22 ft. Overall the widths appear to be in line with the requirements but it is redistributed a little differently. It will be necessary to ensure the minimums are being met. A Site Permit is required. Burkman conveyed the City is planning a project along this corridor of Calumet and will go to construction later this month. All of the work will be on the east side for installation of curb and gutter, lighting, landscaping and a pathway.

THRASHER: Thrasher conveyed the Building Permit application has been submitted. The State Construction Design Release is still in the review process. Thrasher will need the State Construction Design Release before permits can be issued. Providing a list of all contractors working on the project is necessary. If the signage remains the same nothing will be required; however, if any new signage is considered it will require a permit.

KENT: Kent is aware EIFS is being used for the exterior renovation of the building. Kent asked if the use of the EIFS is above 12 ft. Zarnowski confirmed this and said it is only being used for the arches. Kent conveyed that the landscape plan will be submitted to the Parks Department Horticulturist for review of the plant material. If the horticulturist has comments, they will be forwarded to Zarnowski. It appears trees will be removed from the site. Kent said the replacement ratio for anything over 10" in caliper is 1 to 1; the replacement ratio is 2 to 1 for any trees removed that are 16" to 24" in caliper. Providing the open space calculation for the site is necessary. The requirement for open space is 40%. A Zoning Clearance is required.

DUTZ: The Fire Department contact is Jon Daly. Contact information for Daly was provided. Dutz conveyed that the City follows the 2014 Indiana Building and Fire Codes, as well as NFPA codes and the Department of State Health and Services codes. The address must be placed at the front door. Additional fire extinguishers must be per code. Dutz asked if the fire alarm is being moved. Zarnowski said the ceilings are being updated and detectors will be relocated. Dutz said the main fire alarm panel needs to be at the front door. The fire department connection will stay in the same spot. Any new door keys need to be added to the Knox Box. Exit lighting and emergency lights must be installed per code. Emergency lights are required on the outside of exit doors. The electrical panel needs to be labeled and no open spaces are allowed.

MCALPINE: No comments were presented.

GESKEY: Geskey asked if the water service going into the any of the buildings will be changed.

Zarnowski said this is all interior work. Geskey presented no further comments on this site review. However, Geskey included information concerning the walkway that goes from Building 1 to Building 2. During previous discussions with the Water Department, the owners of the facility were made aware of an aging water main that is located under the walkway. Geskey would like to meet with the owners and/or the architects about a possible renovation to this water main. Zarnowski indicated he will talk to the owners concerning this issue. Geskey provided contact information.

ISSUES TO BE RESOLVED:

- Erosion Control Plan
- Right-of-Way Dedication
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Provide Open Space Calculation
- Address at Front Door
- Provide Oil and Grease Inceptor Size
- Provide Information for Everything Attached to the Interceptor