



**MEETING: Site Review Committee**  
**SUBJECT: Tower Park Renovation**  
**ADDRESS: 1000 Franklin Street**  
**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Tyler Kent, Planning Director (219) 462-1161  
Vicki Thrasher, Building Commissioner (219) 462.1161  
Adam McAlpine, Engineering Dept. (219) 462.1161  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Media

**LOCATION: City Hall**  
**DATE: September 13, 2016**

**PRESENTERS:**

John Seibert, Parks Director  
(219) 462-5144 / [jseibert@valpo.us](mailto:jseibert@valpo.us)  
Michael Bultinck, Lehman & Lehman, Inc.  
(574) 257-0255 / [mike@landlehman.com](mailto:mike@landlehman.com)

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed renovation at Tower Park. 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 essentially an infrastructure project at Tower Park. It is the same scope of facilities, but they will be improved. The project started with Brian Cardinal, Purdue University, approaching the Parks Department about a Community Hoops Program. With a league gift from the Community Hoops Program at Purdue one of the courts will be renovated. A group of former athletes and friends of Tim Bishop from Valparaiso High School worked together to provide another league gift for the second court renovation which will be a Valparaiso High School theme court. The final portion of the hard surface area will be a combination of some smaller half-courts to serve younger children and can also be used as a practice area. There will be a pickle ball overlay. There is not enough room for tennis. The asphalt is in poor condition because it was overlaid with ice during the winter months to provide an ice skating area. Central Park Plaza now serves those who like to ice skate. There is a program called Leaders Giving Back. The program started with the people for Purdue, Valparaiso High School and others who are coming on board. They will help fund this project. The cost for the hard surface area will be approximately \$500,000. Seibert said they are close to this goal. They need to raise approximately another \$100,000; however, this is a combination of not only money, but also in kind services. Seibert mentioned that when the fence went down Damon Colby, Northwest Indiana Fence provided fencing at an in-kind cost. They are in the process of negotiating for the fence that will be going back up. They continue to negotiate with Reith-Riley and others for in-kind services. Seibert said they will also look to get the community involved with the project. The first phase of the project is the hard surface area. The second phase of the project will be the Tower Park field which is part of a significant gift from the Samardzija family. They are hoping to have the court project completed by the end of October. The field project will go into next summer. The field will be artificial turf. The field project will cost approximately \$700,000. Seibert said they want to raise \$150,000 towards this project and this will consist of cash gifts as well as services in-kind. Seibert said there is a small parking lot on Evans Avenue; however, they have permission from Utilities to use their parking lot on the south side near the baseball field. They are trying to make this even

more accessible and obvious to users of the Tower Park facilities by a sidewalk connection. The rain gardens will also be improved. They will be seeking approval of the sidewalk at the Utilities meeting.

**STAFF COMMENTS:**

**PILARSKI:** Pilarski said this is a very impressive upgrade to the area. Since the project does not include discharging waste water into the sanitary sewer system, Pilarski provided no specific comments. Pilarski pointed out that Notes 2 and 3 on Sheet C1.0 refer to St. Joseph County this needs to be changed to the City of Valparaiso.

**MCALPINE:** McAlpine indicated that he will reserve comments for the baseball field until plans are presented. There will be a site review for baseball field. McAlpine said the structures for the storm sewer along the one side of the basketball court need to be 24" diameter pre-cast concrete. McAlpine indicated that the under drain is typically 6" in diameter.

**KENT:** Kent complimented the project. Kent asked if additional lighting is being considered. Seibert stated that lighting will not be added; however, lighting will be replaced. The baseball field will not be lighted at this point. Seibert said they will replace 8 poles with 2 poles at the court facility. The lighting will be state of the art LED's. It will be brighter, but will be more direct to the site. Bultinck said the poles will be located at the east and west ends of the courts and will shine to the middle. Kent asked if the lights can be dimmed. Bultinck said the lights will be either on or off. Kent conveyed that submitting the photometric plan will be necessary. Parking will not be reconfigured.

**ON BEHALF OF DALY (FIRE DEPARTMENT):** The City follows the 2014 Building and Fire Codes. Daly conveyed that emergency access to the baseball field and basketball courts via hard surface will be necessary. Bultnick said only the north and east sides of the site will be fenced. Bultinck indicated that a couple of small sidewalks will be added and there will be a 4ft. gate on the northeast corner.

**THRASHER:** Signage will require a permit. If there is a need for any new electrical services, it will be necessary to work with the Building Department.

**ISSUES TO BE RESOLVED:**

Detailed Site Plan  
Signage/Fencing Permit  
Zoning Clearance  
Photometric Plan