



MEETING: Site Review Committee

LOCATION: City Hall

SUBJECT: Thomas Jefferson Elementary School DATE: March 14, 2017

ADDRESS: 1700 Roosevelt Road

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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
 Matt Evans, Public Works Director (219) 462-4612
 Media

PRESENTERS:

E. Ric Frataccia, Superintendent of Schools
 (219) 531-3000 / frataccia@valpo.k12.in.us
 Don Torrenga, Torrenga Engineering, Inc.
 (219) 836-8918 / don.torrenga@torrenga.com
 Terry Alsop, The Skillman Corporation
 (574-971-7922 / taallsop@skillman.com
 Will Hoefflicker, The Skillman Corporation
 (219) 789-7737 / whoefflicker@skillman.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 additions and renovations to Thomas Jefferson Elementary School. 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: The project will include a gymnasium addition to the east side of the building. There will be addition to the south side of the building and a very small addition to the west side of the building for a mechanical yard. There will be modifications to the entrance on Roosevelt Road so the parking lot can be serviced better. There were some alternative site plans that were proposed; however, at this point we will talk about what will actually happen. There is a hard play area and a soft play area to be added south of the gymnasium. There is a large retention area that exists on the property and it doubles as a soccer field. With the limited amount of hard surface area being installed, Torrenga believes the requirement for detention for this area is being waived. The gymnasium is being placed on what is currently hard surface area.

STAFF COMMENTS:

EVANS: Evans said the reconfiguration of the parking lot along the front on the west side will impact the rights-of-way. Torrenga said the entrance off Roosevelt Road is currently about 24 ft. wide. They intend to widen it to make it easier for cars to come in and out. There will be a dedicated left and right turn coming out. Evans conveyed once the new parking lot is built any pavement that will be replaced must match the existing pavement. The minimum will be the City standard for a collector street; however, it could be greater depending on Roosevelt Road's pavement design. Evans indicated that inspections will be required for the sidewalk, road and curb. The subgrade and final product must be inspected. Contacting Public Works for these inspections is necessary.

MCALPINE: McAlpine needs to know what the net increase will be for hard surface areas. He is aware there is a plan to reroute the storm sewer. Providing storm sewer flow rate calculations for these pipes is required. McAlpine needs details for the creek repair where the storm sewers will

be removed to ensure the bank is properly stabilized. McAlpine is aware there are plans for a proposed pedestrian bridge. Providing plans for the bridge will be necessary. McAlpine is curious about the traffic patterns within the reconfigured parking lot and whether or not they can be improved. There always seems to be a row of cars at the drop-off and pick-up along the north side of the Middle School. Two-way traffic is being proposed. However, McAlpine feels a counter-clockwise traffic pattern will be better and safer. Frattacia mentioned they have talked about closing off the entrance into T.J. Middle School. McAlpine likes the idea of closing off the entrance and said this may calm the traffic. McAlpine suggested further discussion on this issue.

BURKMAN: Burkman suggested 60-degree angled spaces instead of the perpendicular spaces to make better use of the existing asphalt area. This will increase the number of parking spaces and encourages a one-way flow traffic pattern, counter-clockwise. Burkman said this will impact where the landscaping islands are located. There will probably also be a need for a staging area for parent pick-up and drop-off. Angled spaces may not be needed all the way on the north side. Burkman conveyed the right-of-way dedication requirement along Roosevelt Road is 40-ft. and there is a 30- ft. requirement along Glendale. Torrenga believes 35-ft. along Roosevelt Road has been dedicated. Burkman indicated that if there is a 35-ft. dedication an additional 5-ft. will be required. As a condition of pulling permits our development ordinance says that right-of-way must be dedicated to the public. Burkman said the City does have a pathway requirement along Roosevelt Road. The plans show a sidewalk replacement of 5-ft. The minimum pathway requirement is 8-ft. Burkman asked if there are any utility impediments from being able to accomplish the 8-ft. pathway. Torrenga said there may be, i.e. the existing power poles, guy wires and utilities that come out from the ditch and go underneath. Torrenga mentioned he will look into this issue. Torrenga asked if the pathway would go all the way to Glendale Road. Burkman said according to our ordinance it is across the entirety of the frontage; however, during internal discussions, the thought was from the parking lot entrance to Glendale. Burkman mentioned that one of the alternate plans shows a pathway on the east side of the school connecting the parking lot to Valplayso. This is a great idea. Torrenga said this is one of the budgetary items that may be cut. Burkman said if the pathway is going to be owned and maintained by the school, it is the school's prerogative as to what type of material is used; however, the City prefers concrete for long term maintenance and durability on pathway systems. A Site Permit will be required. MS4 Operator, Mingyan Zhou, may have comments with respect to the erosion control plan and will follow-up directly with Torrenga.

ON BEHALF OF KENT: A landscape plan will be required and should include both the common and Latin name for all plant material. The caliper size of the trees also needs to be shown. Plans show the dumpster enclosure located in the front of the building along Roosevelt Road. Placing the dumpster enclosure in front and at the entrance of the school is not ideal. If the dumpster enclosure can be moved to the rear of the property, maybe the schools can share the dumpsters. Kent assumes the dumpster enclosure was placed at its proposed location for easy access for garbage pickup. A Zoning Clearance will be required.

ON BEHALF OF THRASHER: A State Construction Design Release will be required. A Building Permit will be required. All contractors must be registered with the City.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly asked if hydrants will be changed or added. Torrenga said no changes will be made. Daly mentioned the Fire Department wants to be involved in the FDC placement. The doors should be numbered or lettered. A Knox Box with appropriate keys will be required. A horn strobe needs to be located at the FDC. Daly asked if the fire alarm panel will remain in the main office. Torrenga said it will remain in the main office. The address needs to be at the front door.

PILARSKI: Pilaski asked if the lift will be electric or hydraulic. Allsop indicated the lift will be electric. Pilarski indicated the isometrics are not shown on Sheet P501. A revision showing the plumbing isometrics is required. The grease trap shown on Sheet P001 as 100 gpm is acceptable.

Contacting Yacoub Aljobeh, Pretreatment Coordinator, concerning the grease trap will be necessary.

GESKEY: Geskey asked if there will be changes to water or sanitary sewer coming to the building. Torrenga said there will be changes to the water. Sheet C4.0 shows the addition of a 6" line for fire service and a 3" domestic water service line. As far as the sanitary sewer, Sheet 4.0 shows a new line coming out and going to the south and then angling to the southwest. Geskey said the 3" for domestic needs to be changed to 4". It can be downsized once it's in the building.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Provide Net Increase for Hard Surface Areas
- Storm Sewer Flow Rate Calculations
- Provide Plans for the Pedestrian Bridge
- Creek Bank Repair Details
- Right-of-Way Dedication
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- All Contractors Must Be Registered With The City
- Signage/Fencing Permit
- Zoning Clearance
- Inspections for Replaced Sidewalks, Pavement and Curb
- Knox Box
- Contact Fire Department For FDC Placement
- Horn Strobe At FDC
- Revise Sheet P501 To Include Plumbing Isometrics.