



MEETING: Site Review Committee
SUBJECT: VU East & West Quad
ADDRESS: Valparaiso University
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 30, 2018

IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
 Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
 Yacoub Aljobeh, Water Reclamation (219) 464-4973
yaljobeh@valpo.us
 Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
 Jon Daly, Fire Department (219) 462-8325
jdaly@valpo.us
 Media

PRESENTERS:

Vic Ritter, Shive-Hattery, Inc.
 (219) 476-1406 / vritter@shive-hattery.com
 Ron Brindley, Valparaiso University
 (219) 464-5437 / Ron.Brindley@valpo.edu
 Michael Sewell, Shive-Hattery, Inc.
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The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed East and West Quad for Valparaiso University. Thrasher 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 project is the realization of many of the Valparaiso University Master Plan recommendations. Parking will be moved from the center part of the campus to the perimeter and pathways will be created through the center part of the campus. The road that previously ran through campus was removed a few years ago. This project removes the remaining parking in the center and creates a series of quads with a pathway linking these quads and the east and west ends of the University. Renderings were presented. Ritter said the project is basically a spine with unit pavers. There will be a turn-around at VUCA coming in from Sturdy Road. There will be plazas in front of the Chapel. Buildings are not part of the project. This project is landscaping and hardscape. Sewell commented that although there is a large footprint to the project it is a simple project. A small amount of storm sewer will be added. There are some low spots that will be picked up to make sure the water is being directed where it needs to go. Sewell mentioned there is a net decrease in impervious surface area. The water flow will not be changing and they are anticipating things will be made better from a storm water standpoint. Lighting will be installed for the drive up to VUCA and the pedestrian corridor going through the site. Sewell said very likely the only portion that will be completed this year will be Phase 1 and possibly Phase 2. Phase 3 will be completed in the future.

STAFF COMMENTS:

MCALPINE: McAlpine asked about the overall timeframe for the project. Sewell said Phase 1 will begin after commencement and hopefully be completed before fall semester begins. Phase 3 will be in the future. McAlpine asked if the roadway for Phase 3 is intended to be a one-way road to the north. Sewell confirmed it is intended to be a one-way with a drop-off area. McAlpine suggested Phase 1, 2 and 3 as one project for a Rule 5. The rule says if it is part of an overall master project and it is greater than one acre a Rule 5 should be applied for. McAlpine indicated a

Rule 5 is good for five (5) years and believes it can be extended by a simple amendment. Mingyan Chou will review this and provide comments for the plan. A Site Permit is required. McAlpine requested submittal of the total square footage change for hard surface area. Submittal of a grading plan for Phase 1 with the internal courtyards is necessary. Sewell mentioned the grading plan was included in the plans submitted. McAlpine mentioned there is an area in front of the new science center that ponds water. Sewell conveyed this is one of the low spots mentioned earlier that will be picked up. McAlpine asked how parking will be addressed with the huge decrease in parking spaces. Brindley said the Parking and Transportation Department has taken account of the cars in Lot 4 and whether they are staff or commuters. Plans have been made to move the staff to the north side of the dorms and commuters will possibly go to the parking garage.

THRASHER: All contractors working on the project must be registered with the City before work begins. Thrasher asked if there will be any new electrical services. Brindley said new lighting will be run from existing services. Thrasher said if new services are required a permit will be required. NIPSCO will require the City to inspect any new services before they are powered up.

ON BEHALF OF KENT: Submittal of a landscape plan is necessary. The plan needs to include the tree size (caliper), the number of trees being installed, the common and Latin name of the trees/shrubs being installed and the number of trees being removed. A mixture of trees is highly recommended. Kent suggested a permanent V-Line bus stop be installed within C-105. The V-Line currently stops on the curve to pick-up and drop-off riders; however, there is no shelter to keep students/passengers out of the elements. Further discussion is suggested. Kent requested submittal of the Campus Master Plan for review by the Planning Department. A Zoning Clearance is required.

DALY: Daly expressed concern about access. Daly mentioned the turning radius of the largest truck is 40'-3" and asked if the cul-de-sac is large enough to accommodate this truck. Sewell said this will be coordinated and adjustments will be made. Daly asked if there are any hydrants being removed. Sewell said hydrants are not being removed or added. The hydrants will remain where they are currently located. Geskey asked if they will be within 11-ft. of the pavement. Sewell said he will have to check on this. Daly asked if the sprinkler system for Gellerson and the Innovation Center are connected. Brindley said he is unsure. Daly expressed concern about being able to reach the Chapel. Further discussion concerning access is needed.

ALJOBEBH: Aljobeh asked if there will be any discharges into the sanitary sewer. Sewell said there will be no discharges. Aljobeh presented no other comments.

GESKEY: Geskey said since infrastructure is not being moved, he has no comments. However, if infrastructure needs to be moved, using City of Valparaiso specifications will be necessary.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with tree survey)
- Erosion Control Plan
- Rule 5 Permit
- Detailed Site Plan
- Site Improvement Permit
- All Contractors Registered with the City
- Zoning Clearance
- Submit Campus Master Plan (Planning)
- Access (Fire Department)