



MEETING: Site Review Committee
SUBJECT: Michiana Hematology
ADDRESS: 600 Vale Park Road
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 29, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
tkent@valpo.us
Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
Paul Scott, Water Reclamation (219) 464-4973
psscott@valpo.us
Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
Tim Stites, Fire Department (219) 462-8325
tstites@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us
Media

PRESENTERS:

Dave Streeter, Jade Construction
(219) 89-3008 / dave@buildingwithjade.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Michiana Hematology to be located at 600 Vale Park Road. 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 project is for 5,200 sq. ft. in the upstairs portion of the building. This space was previously used by Purdue and originally setup for offices and classrooms. Streeter said the plans have been submitted to the State for review. There will be four exam rooms, a lab, offices, mixing room and an injection room. Electrical and plumbing will be brought up to code. There is also an opportunity for Michigan Hematology to use the basement as an imaging room. However, the basement is not part of this site review.

STAFF COMMENTS:

MCALPINE: A Site Improvement Permit will be required to cover the right-of-way cut and erosion control. It appears the direction of the angled stalls in the proposed parking lot is being flipped. The angled stalls appear to work as they are. McAlpine is curious about the reason for reorienting the traffic circulation. Streeter indicated the change is being made for the canopy drop-off point. Providing the total amount of hard surface area will be necessary. McAlpine needs to see how run-off from the new hard surface areas (southwest of the building) will be handled. Streeter mentioned that the parking lot directly behind this new area runs off to a detention area. Streeter said one of the options presented to them was to put a dry well in the center of the round-about area. McAlpine suggested they try to have the run off go east toward the right-of-way which is perfectly acceptable, but the new hard surface should not direct water toward the individuals to the south. Street indicated buildings to the south sit higher than Michiana Hematology. The north

building is 3.5 ft. to 5 ft. lower than the south building. Streeter mentioned they are working with Mecca Engineering. McAlpine suggested they request a grading plan from Mecca.

MCGINLEY: It appears the drive apron to the parking lot is not being replaced. Unfortunately, the current sidewalk does not go through the drive apron. This is a requirement of ADA and City Standards. The apron will need to be replaced to get the 2% cross-slope for the sidewalk through the drive. The current sidewalk is 4 ft. wide and the City standard is 5 ft. Since there are several exterior improvements being made, McGinley requested the sidewalk be replaced. McGinley said the sidewalks can be discussed further.

THRASHER: Thrasher mentioned the addressing. All buildings in this campus fall under one address. Thrasher feels this is a good time to change the address for this building. Streeter said they ran into issues with NIPSCO. NIPSCO has the address for this property as 2505 Valley Drive. Thrasher said this address will work. Thrasher said Engineering can provide a letter concerning the address change. Thrasher is aware that the plans have been submitted to the State for plan review. A Sign Permit will be required. The local Building Permit application has been submitted. The address on the Building Permit application can be amended internally. All contractors working on the project must be registered with the City. Thrasher asked for clarification concerning the basement level. Streeter said the basement is not part of this project and will be a separate submittal.

KENT: There are three parcels. Kent asked if the lots will be sold or if they planned to own the building. Nothing will be decided until everyone is in the buildings. Kent said he will want to work with them concerning this issue. If there are different ownerships, they will probably want to replat and allow for cross-access agreements for parking. The property is zoned Business Park (BP) and the zoning allows for office use. The property is located within a Signature Overlay District and a 6 ft. tall monument sign is permitted. Kent asked if there is a dumpster enclosure. Streeter said the dumpster enclosure was setup at the north building and it will remain in this location. Kent asked if the intent is to have the other users walk their trash over to the enclosure. Streeter said they will have to look into this issue. Kent indicated that if separate trash enclosures are considered, it will be necessary to meet the standards of Article 2, Section 2.406 for dumpster enclosures. Enclosures require a mandoor and gates at the front. Kent asked if there will be lighting improvements. Streeter said there is adequate lighting on the site. Kent indicated that if improvements are made, submittal of a photometric plan is necessary and needs to be part of the overall submittal. The landscape ratio is .30. This is the minimum allowable green space on the site and needs to be shown on the site plan. The gross floor area ratio is .531; net floor area ratio is .597. Kent conveyed that if the parcels are replatted, the minimum lot size is one acre. The required lot width is 150 ft. The front yard setback is 40 ft; side yard setback is 15 ft. with a total of 35 ft. between the two; rear yard setback is 50 ft. Kent asked if any of the windows are being removed. Streeter does not know if windows will be removed. Windows are being replaced along the Valley Drive side of the building. Kent conveyed that the required transparency along the front face of the façade is 40% and is measured between 3 and 8 ft. Kent is aware there is EIFS on the building and asked if this will be patched and repaired. Streeter confirmed the repair to the EIFS. Kent advised that the maximum amount of EIFS permitted is 15% of the total face of the building. Referring to Article 11, Non-residential Design Standards is necessary. Providing a colored building elevation with the final development plan is required. Submittal of a landscape plan is required. Kent mentioned that parking is almost maxed out with the use on the second floor and asked if there is a cross-access agreement between the north and south lots. Kent said the Planning Department will work with them concerning the parking. A Zoning Clearance is required.

STITES: The Fire Department follows the 2014 Indiana Fire and Building codes. All initial inspections during the construction process should be scheduled through the Building Department. The facility will be subject to annual inspections by the Fire Department. Stites mentioned the

plans reference the incorrect codes.

SCOTT: The plans indicate a lab, chemo rooms and pharmacy, in addition to the normal plumbing. Scott provided a Medical and Mercury Waste Disposal Survey and requested completion and submittal of this survey. Scott explained everything needs to meet Chapter 52 of the Sewer Use of Ordinance. The ordinance can be found on the City's website.

GESKEY: Geskey asked if they plan to change the sanitary sewer or water going into the building. Streeter said they are not making any changes. Geskey said the building already has backflow protection and everything is in good shape. Geskey provided no other comments.

ISSUES TO BE RESOLVED:

Landscaping Plan
Erosion Control Plan
Detailed Site Plan
Replace Drive Apron
Sidewalks
Site Improvement Permit
Grading Plan
State Design Release
Provide Total Hard Surface Area
Building Permit
Signage Permit
All Contractors Registered with the City
Photometric Plan (if lighting is changed)
Provide Colored Building Elevations
Zoning Clearance
Medical and Mercury Waste Disposal Survey