



**MEETING: Site Review Committee**  
**SUBJECT: Vale View**  
**ADDRESS: 260 Franklin Street**  
**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
<a href="mailto:tkent@valpo.us">tkent@valpo.us</a>	
Adam McAlpine, Engineering Dept.	(219) 462.1161
<a href="mailto:amcalpine@valpo.us">amcalpine@valpo.us</a>	
Amanda Glanz, Water Reclamation	(219) 464-4973
<a href="mailto:aglanz@valpo.us">aglanz@valpo.us</a>	
Tim Stites, Fire Department	(219) 462-8325
<a href="mailto:tstites@valpo.us">tstites@valpo.us</a>	
Nate McGinley, Public Works Director	(219) 462-4612
<a href="mailto:nmcginley@valpo.us">nmcginley@valpo.us</a>	

**LOCATION: City Hall**  
**DATE: September 4, 2018**

**PRESENTERS:**

Steve DeBold, Chester, Inc.  
 (219) 465-7555 / [sdebold@chesterinc.com](mailto:sdebold@chesterinc.com)  
 Laura Small, Chester, Inc.  
 (219) 465-7555 / [lsmall@chesterinc.com](mailto:lsmall@chesterinc.com)  
 Matt Welter / [mwayneenterprises@gmail.com](mailto:mwayneenterprises@gmail.com)

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed new building to be located at 260 Franklin Street. 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 located on the northwest corner of Franklin and Brown Streets. The site is approximately .217 acres. The existing home and fencing on the parcel will be removed. The utilities going to the home will be removed and stubbed. The sidewalks adjacent to the property will be removed. Sheet C-1 shows the contouring of the parcel. DeBold mentioned from the alley going south to the lowest portion along the intersection of Brown and Franklin there is approximately a 10-ft. drop. However, since the project includes an underground parking garage this will work very well for the project. DeBold conveyed the first floor will be either retail or office space. There will be three floors above with high-end apartments. There will be a total of 12-units. The entry to the underground parking garage will be located on the Brown Street side. The garage will be exposed to Brown Street, but on the alley side, it will be completely underground. The footprint of the project is approximately 7,300-7,400 sq. ft. No determination has been made concerning the tenants for the first floor. The building entry will be off Franklin Street. There will be an elevated pad for entrance to the first floor. A ramp will be installed on the north end of the project to access this platform. There will be stairs in the center of the project to access this level. On the west side of the project there will be a level concrete area with a ramp going down towards the alley. The dumpster and a delivery loading area will be located in the alley. The existing sanitary sewer on Brown Street is not in very good condition. As part of this project, the sanitary sewer will be extended to Washington Street with a new line to this project. There is one additional resident that will tie-in to this line. The connection for water will be located on the southeast corner of the building. There will be a dedicated room in the parking garage for the backflow preventer and sprinkler riser. DeBold said the only drainage that will be included in this project will be internal roof drains. This drainage will be tied into the storm sewer located at the intersection of Franklin and Brown Streets. All the sidewalks adjacent to the property will be

replaced. There will be a 7-ft. sidewalk along Franklin Street and part of Brown Street. There will be a 100-gallon three-bay separator in the garage. The use of the three-bay separator will need approval from Utilities. Small said the raised platform, stairs and handicapped ramp will be concrete. The building façade will be masonry or a masonry-type product. The elevator shafts will be completely enclosed, fire rated and sprinkled. The residential units will have bay windows to break up the front façade on Franklin Street. Balconies facing east and west will be included for the residential units. Small said there are architectural details with some of the stone and brick work. There are canopies that will extend out over the retail spaces on the first floor. A 4-ft. light canopy is being proposed over the entrance to the parking garage on Brown Street. Small said they are proposing a small fenced area on the north side for pets. HVAC units for the first floor may be housed in this area. DeBold mentioned there are a number of variances that will be required. They will be appearing before the Board of Zoning Appeals on September 18<sup>th</sup>.

**STAFF COMMENTS:**

**MCGINLEY:** Public Works is concerned with sidewalks, curb and gutter and alleys. McGinley said it is great to see the frontages being improved. McGinley conveyed that along Brown the minimum sidewalk width will be 5-ft. and then it should transition back into the existing sidewalk. McGinley requested they try to align the ramps crossing Franklin as close as possible. There is no receiving ramp on the south side of Brown. Wherever they land the ramp on the north side of Brown, McGinley indicated Public Works will work with them and try to put a new ramp on the south side of Brown. The curb and gutter detail shows two #4 bars.; however, these are not required. The typical section for a collector street is shown as Washington Street; however, Franklin is also a collector street. The City specification for sidewalk is 6 on 6 and 4 on 6; 6 on 6 for driveways and 4 on 6 for sidewalks. McGinley said a vapor barrier is not required, but it can be installed if they so choose.

**ON BEHALF OF STEEGE (UTILITIES):** The proposed sewer is fine. Contacting Mike Steege or Mark Geskey for the water service tie-in will be necessary (Mike Steege – [msteege@valpo.us](mailto:msteege@valpo.us), Mark Geskey – [mgeskey@valpo.us](mailto:mgeskey@valpo.us); Phone; 219-462-6174).

**MCALPINE:** McAlpine asked about the internal plumbing plan in the garage and how it connects to the utility systems. DeBold explained the floor will slope to an 80-ft. center drain which will outlet to a three-bay separator and then out to the sanitary sewer. DeBold said there will be two exit points for the sanitary; one that leaves from the southwest corner of the building and another line that leaves above for the regular sanitary. They will tie together outside. McAlpine asked if there was any intention for a restaurant. Welter indicated a full-service restaurant is not being considered; however, they may consider a small coffeeshop. McAlpine asked if the parking is strictly for residents. Small confirmed the parking garage is for residents and the parking in the perimeter will be for the commercial space. DeBold said there is a public parking lot to the north of this parcel. McAlpine asked if there will be a plat amendment. Kent said the amendment has already been done. McAlpine said the ramps and stairs are within the right-of-way and an encroachment agreement will be needed. The City does not want to be responsible for maintenance. McAlpine mentioned there are similar arrangements in the City and an example of the agreement will be provided. DeBold mentioned there will also be some lights in the right of way. DeBold presented an example of the type of lighting they are considering. McAlpine said a Site Permit will be required for erosion control, utility connections and right-of-way cuts. McAlpine said it will be necessary to work with Will Rose, Engineering Department for appropriate addressing. DeBold mentioned that he has already spoken to Rose and was given the address by Rose. McAlpine suggested they further discuss the southeast corner after the meeting.

**STITES:** The Fire Department follows the 2014 Indiana Building and Fire Codes. Stites asked about the location of the Fire Department Connection. DeBold said the most practical location is the southeast corner of the building. Stites recommended they install the Knox Box in the same location. Stites asked if the fire alarm control panel will be in the same room with the riser. Small

indicated they are still working through details with a couple different fire protection firms. Stites asked if parking will be along the road. DeBold said they will be striping some spaces adjacent to the project. There will also be areas striped as no parking areas.

**GLANZ:** The Water Reclamation Department is interested in what is being discharged into the sanitary sewer system. Submittal of an internal plumbing plan is necessary. Glanz asked what will be stored in the Equipment Storage/Utility Rooms. Small said until all systems are designed they do not know how much utility room will be required, or what will be needed for electrical panels, HVAC systems, HVAC system for air flow through the garage. The rooms shown may be broken up into smaller rooms with just utilities with a rated enclosure or storage for the owner or storage that the residents can rent. Glanz asked about storage of lawn maintenance equipment. Welter said there will be on-site management and maintenance; however, equipment will not be stored at the site. Glanz asked if there will be a catch basin for the garage floor drain. DeBold said there will be a three-bay separator to capture the water. Glanz asked that the plans for the three-bay separator be submitted for review. DeBold said because this a smaller unit than the City normally requires it will be necessary to get approval from Utility to use the three-bay separator for this project. Glanz asked if there will be a sump pit pump for the elevator. Small said they elevator they are considering is an electric elevator and does not require a sump pit pump. Nothing will be discharged into the sanitary sewer.

**ON BEHALF OF THRASHER:** A State Construction Design Release is required prior to the issuance of any Building Permits. All contractors must be registered with the City. Signage will require a permit.

**KENT:** The property is zoned Central Place (CP). The proposed use is a mixed-use building with office/retail and residential. Referring to Section 2.406 for the dumpster enclosure requirements is necessary. The dumpster enclosure requires a man-door and front decorative gates. The dumpster enclosure material must match the primary structure. In the Central Place Zoning District, all units in a multi-family building shall be accessed by interior hallways. The plans appear to meet this requirement. Parking may be surface or located underneath or behind the building. Each unit shall be designed and constructed with a balcony. The ground floor units require a patio with railing. The building must be at least three-stories in height. Office use in the Central Place Zoning District shall not exceed 40% of the total ground floor area on the entire boundary. Kent said at this point he does not believe the boundary is encompassed with at least 40%. The lot size for mixed-use buildings shall be at least 12,000 square feet. A variance will be required. The landscape ratio is 15%. The density calculations are 1.175 and 1.32 for the mixed-use. Referring to Article 8.215 for site distance requirements is recommended. Kent requested a drawing showing the proximity of the building to the intersections with measurements. DeBold said line of site is not blocked. Kent asked that they submit building elevations and a site plan highlighting all the items that will encroach on public right-of-way. This plan will become part of the encroachment agreement. Within the multi-family use, there is language within the UDO that allows for the use of the public parking spaces that are within 330 ft. of the proposed project. There is a reduction in the total amount of parking spaces required on site, which is 1.5 spaces per dwelling unit. Kent is aware they will be requesting a variance from this. Kent said the parking calculation for office use is 3 spaces per 1,000 sq. ft. of useable floor area and retail uses will require 5 spaces per 1,000 sq. ft. of useable floor area. Kent requested that bicycle parking spaces be included on site. DeBold indicated that bicycle parking has been added, but it is within the right-of-way. Small mentioned that bicycle parking was added in the parking garage for residents. Kent has not looked at the landscape plan; however, he hopes to do that today. Submittal of a photometric plan is necessary. Referring to Article 9.501 is recommended. We need to make sure that the lighting does not bleed on to the properties in and around the area. Referring to Article 11, Division 11.500 for the non-residential design standards is necessary. Kent is aware they are seeking a couple of variances from this section; one being the transparency on the first floor on Brown Street and

Franklin, as well as the articulation of the building and the bump-out that is required. Kent requested a section of the Nichiha board material and information concerning the warranty. This material has been used around town, but only as an accent material never for an entire building. Small said she will provide contact information for a salesperson. Kent asked if any of the material from the demolished building will be recycled. Welter said they will be taking the working material and Metro Recycling will be contacted for the remaining material. Kent requested colored renderings of the building elevations for the Board of Zoning Application and the Building Permit. Kent asked if the HVAC units on the ground floor are enclosed. DeBold said they are proposing a wrought iron fence with plantings around the fence. Kent asked if there will HVAC units on the roof. Small said only residential AC units will be on the roof, but they will not be visible from the ground. Kent asked there are any intentions of using the City lot for storm water runoff. DeBold looked at taking the roof drainage into a storm sewer and into a rain garden area. There is only about 10-ft. once the sidewalk is installed. DeBold said the grades drop from the corner of the building about 3-ft. It will be extremely difficult to create anything in the area. DeBold said what would happen is the water would naturally overflow into a low-point area and create an icing situation. The owners do not want to create this type of situation. DeBold conveyed the water will be taken straight to the drainage manhole. There will not be a large amount of water. It is 1.01 CFS for a ten-year storm. Kent mentioned this project will be on the BZA agenda for September 18<sup>th</sup>. The meeting will take place at 7:00 p.m. This project will probably be one of the last items on the agenda.

**ISSUES TO BE RESOLVED:**

- Erosion Control Plan
- Encroachment Agreement
- Right-of-Way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage/Fencing Permit
- Internal Plumbing Plan
- Photometric Plan
- Colored Rendering of the Building Elevations
- Warranty Information for the Nichiha Board
- Provide a Section of the Nichiha Board
- Zoning Clearance