

MEETING: Site Review Committee
SUBJECT: Silver Birch of Valparaiso
ADDRESS: 355 West Street
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: August 6, 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 Director
(219) 462-1161 / amcalpine@valpo.us
Mingyan Zhou, Engineering Dept.
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us

PRESENTERS:

Darrin Jolus, Vermilion Acquisitions, LLC
(312) 239-3526
darrin@vermiliondevelopment.com
Josh Dormeier, Arco Murray
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Michelle Sablack, Worn Jerabek Wiltse
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michelles@wjwarchitecture.com
Brad Hovanec, CAGE
Brian Parker, Vermilion Acquisitions, LLC

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Silver Birch Senior Living Facility to be located at 355 West 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 will be an assisted living residence. The project will provide independent apartments, meals, housekeeping and laundry. The project is being done through Indiana's Medicaid Services and under the Silver Birch brand. Jolus said this will be a four-story residential care facility with 114 apartments. There will be approximately 35 employees. The site is slightly under 5 acres. There are challenges with soil, a flood plain and access along West Street. Hovanec said the main things on the site that need clarification are the flood plain and how the detention basin is being provided below the 100-year flood plain elevation. The detention basin is being designed for a zero release. Any compensatory storage is being shown in a retaining wall; however, it is possible that the retaining wall may go away in some areas. Compensatory storage will be provided for any areas that are being filled in the flood plain on the western part of the site. Hovanec mentioned that they will be tying into water and sewer along West Street. Geskey said this will not be possible. Geskey will provide more information during his comments. An auto-turn analysis was performed to ensure all vehicles can navigate through the site. Exhibit 1 shows the analysis included an ambulance, fire pumper truck, Silver

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Birch van and a box truck. Dormeier said the site layout as shown is due to the flood plain and the soil conditions. The layout is trying to take advantage of the locations on the site that are better. Sablack said the building is laid out in way that the primary entry will be from the parking lot. There will be a porte-cochere for resident drop-off and pickup. Sablack indicated they are trying to activate the plot along West Street, both at the northeast and northwest corners. There will be resident common areas that will be lining the zone to allow dining access, activity areas, gathering spaces and walking areas. The landscape plan will try to activate these areas and provide screening from the service drive and fire lane. There will a community and activity area on the west which will include raised planters for community gardening and more resident access. The areas will be connected by sidewalks. The building design will incorporate a mix of brick masonry with fiber cement panel siding and panel trim. Sablack said they are trying to introduce some volumetric base to breakup the massing along West Street. They want to create an area with exterior doors for resident access and activity at the northeast corner to make it feel like an active and welcoming space. Trellises will be introduced to provide shading in the northeast corner.

STAFF COMMENTS:

THRASHER Thrasher asked if there will be a full-service kitchen in addition to the apartment kitchenettes. There will be a full-service commercial kitchen. The kitchenettes will not have stoves. Thrasher conveyed it will be necessary to contact the Porter County Health Department concerning the commercial kitchen. A State Construction Design Release is required prior to the issuance of Building Permits. Both the State and local permits can be submitted at the same time. A Building Permit is required. Submittal of at least one paper and one PDF copy of the plans is required. All contractors must be registered with the City prior to issuance of permits. Signage will require a permit. Thrasher advised that the soils in the area are poor and the building foundation will have to be specifically designed for this situation. Appropriate addressing will be handled by the Engineering Department.

KENT: The property at 355 West Street is zoned Commercial General (CG) and it is located within the US 30 Overlay District. Referring to Article 2, Section 2.310 concerning outdoor storage and refuse containers will be necessary. A detailed plan showing the trash container will be required. The container must be closed on all four sides, with a fence and a pedestrian access. Landscaping around this container is also required. Kent mentioned a use variance for an institutional use within the US 30 Overlay is being pursued. Therefore, the non-residential, mixed use standards within the Commercial General Zoning District will need to be applied to the project. This allows for a gross floor area ratio of .431 and a net floor area ratio of .507. Kent is aware these calculations are

shown on the plan. Kent asked if the calculations are based on what the standards allow or are these the true calculations. Sablack stated the calculations are based on the actual floor area. Kent conveyed the parking requirements for institutional uses (assisted living) is 1.5 spaces per dwelling unit. A variance is also be sought for this requirement. Bicycle parking is required. Referring to Section 9.206 for bicycle parking standards will be necessary. Sablack said they are planning a space for this parking. Kent mentioned that as part of the submittal, it will be necessary to provide detail on the type of rack that will be used. It will be necessary to meet the Department of Justice's requirements for ADA parking. The calculation is one ADA space for each 25 regular spaces. At least one disabled van accessible parking space is required. Submittal of a photometric plan per Article 9, Section 9.510 is required. The requirement for on-lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre. Open space landscaping requires 10 large trees, 15 small trees and 40 shrubs per acre. The parking lot requirement is 1 large tree per 8 parking spaces and 1 shrub per 4 parking spaces. Kent is assuming there will be a plan to remove trees from the site. It will be necessary to note the trees being removed and meet the standards in Article 10. Removing three large trees per acre per year is allowed. Sablack mentioned that the landscaping calculations are shown on the plans. Kent requested warranty information for the building materials. Sablack said they will be using James Hardie fiber cement siding. Kent conveyed the setbacks within the US 30 Overlay are: Front yard setback: 15 ft.; Side yard setback 10 ft. Rear yard setback 15 ft. The setback for residential buildings that face the right-of-way is 65 ft.; however, this will not be required for this project. A 6 ft. tall monument sign is allowed. Within this corridor the maximum lot coverage is 75% and the minimum landscape ratio is 25%. In this case, the institutional residential density requirements will be applied for this project. The use variance will trigger the calculations for the residential use. The building height shall not exceed three-stories or 35 ft. Kent is aware a variance is being requested for the building height. Kent requested information on the proposed improvements for West Street. There were early discussions concerning the one-way traffic and how to control it, if it is opened to two-way traffic on the western most-portion of West Street. Jolus stated they are currently working on this issue and are opened to conversations about it. The intent is to have two-way traffic to the western most entrance of the site. They feel this will suffice in terms of benefits related to marketing, servicing the community and to extent they have deliveries that need to make it to the eastern side of the project. The auto-turn has been designed to accommodate the internal traffic circulation to allow trucks to enter and still access the loading dock on the eastern side of the site all from the western entrance. Beyond the small

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stretch from Campbell to the site entrance they will be looking for any additional two-way traffic on this street. They are open to dialogue on how to appropriately create curbing and/or other barriers to prevent two-way traffic beyond that point. Kent said it may make sense to make sure fire department vehicles and ambulances are able to make the turn into the eastern drive. They may or may not disobey traffic to enter the site. Kent asked if the sidewalks are to connect to Washington and South Campbell. Jolus said they can say they will extend sidewalks the length of their property; however, they cannot say they have the right to extend beyond that without cooperation from other property owners. Kent asked if they have reached out to the eastern property owners. Jolus stated they have not contacted other property owners. Kent requested they contact these property owners. Kent mentioned the West Street connection will be important to this development. Kent suggested adding some of the larger trees from their landscaping on site to the southern property line. As these trees grow, they will block the building from US 30. The variances for this project will be heard at the Board of Zoning Appeals Meeting on August 20th. A Zoning Clearance will be required. Kent still needs to work with the project team on building elevations, including some type of balcony on the front and additional discussions on the common area on the northeast corner of the site. Kent said he emailed some ideas yesterday and would like to continue the discussion. It is important that some of the requested amenities be added to the site. Kent asked when the INHCDA application is due. Jolus said they stated to IHCDA that they will be submitting the application within 60-days of a June 24th date which means August 23rd. Kent mentioned it is important that everyone works together over the next ten-days to get issues hammered out prior to the BZA meeting so that the final plan submitted to the BZA has the information needed by City staff. Kent said including information on the building elevations, ensuring the auto-turns meet the Fire Department requirements and water requirements on the plans will be important.

ON BEHALF OF NATE MCGINLEY/BRENT DICKSON (PUBLIC WORKS):

Providing dimensions, road profile, curb detail and road profile detail on the West Street widening is necessary. The sidewalk must continue through drives and be along the entire frontage. The minimum width for sidewalks is 5 ft. There are no sidewalks shown east to the property line on the east side of the east drive on Sheet C1.0. Submittal of a signage plan to notify motorist the two-way traffic ends will be necessary. Using INDOT MUTCD signage standards is required. It will be necessary to contract with a private waste hauler. Any questions on these comments should be directed to Nate McGinley (nmcginley@valpo.us) or 219-462-4612 or Brent Dickson (bdickson@valpo.us) or (219) 462-4612).

MCALPINE: A Site Permit covering right-of-way cut, utility connections and erosion control is required. A Rule 5 Permit from the State of Indiana is required. Submittal of a Storm Water Drainage Report with calculations for pipe and pond sizing is required. McAlpine said there is no problem with the pond in the flood plain. The facility will need to be constructed 2 ft. above whatever the established base flood elevation is for this area. All fill in the flood plain will need an equal amount of storage created on site. An easement along the stream running along the east and south sides dedicated to Valparaiso City Utilities for permission to go in the clear it since it serves a large area off site will be necessary. There are several stretches along West Street that appear to be in poor shape. We will need to look at this to see what kind of stream repairs are needed to pull the slopes back and stabilize the banks. A 25 ft. right-of-way dedication along the south side of West Street is needed. The entire site will shift 25 ft. to the south. Sablack said they are currently showing the 25 ft. and then a 15 ft. setback off that. The building has been shifted to the south incorporating the 25 ft. right-of-way. McAlpine said this appears to be addressed, but we will need the 25 ft. formal right-of-way dedication made. It will be necessary to make sure the full public sidewalk is within the public corridor. It appears a small sliver is not. McAlpine said if a portion of the roadway is changed from one-way to two-way that it should be taken all the way to the eastern entrance. This will allow a narrowing of the travel lane so that only west bound traffic off Washington Street is allowed through. This will be a spot for signage. The sidewalk should also go to the eastern entrance to carry over to Washington Street. McAlpine conveyed a grass parkway strip along West Street is recommended. The renderings show an integral curb and gutter. If this works with this site, the grass parkway strip will provide a little buffering between the road and the walkway. Sablack expressed concern that if this is done on the east side, it will continue to push the sidewalk further outside of the right-of-way. Sablack stated this could be done along the west side and in front of the building because there is enough space. McAlpine suggested further discussion on this item. McAlpine said if the retaining wall is over 3 ft. tall, a fence on the retaining wall may be required. The pond is shown as a zero release; however, a spillway as an overflow from the pond to the creek will be required. McAlpine mentioned it will be necessary to work with Will Rose on appropriate addressing for the assisted living apartments. The drainage along West Street needs to be addressed. We need to see how the runoff from the raised sidewalk is being picked up.

ZHOU: A wetland delineation is required. Please submit the report once it is completed. Since this project disturbs over an acre of land, a detailed Stormwater Pollution Prevention Plan is needed as required by IDEM Rule 5. The City of Valparaiso requires 80% TSS removal from stormwater runoff

generated from this property once the construction is completed. The proposed post construction stormwater best management practices (BMP's) need to achieve this goal. A Post-construction Stormwater BMP's Operation and Maintenance Manual is required. Once the above documents are submitted, they will be reviewed, and additional comments will be provided if necessary.

STITES: The Fire Department follows the 2014 Indiana Building and Fire Codes. All inspections required during the construction phase of the project must be scheduled through the Building Department. After construction is complete, the facility will be subject to annual fire inspections. Stites questioned the size of the truck used for the auto-turn analysis. Hovanec indicated it was a typical fire pumper truck. Stites will forward dimensions for the dual-axle tower ladder truck. Stites asked about the height of the canopy. Stites will forward the height of the Fire Department's tallest ambulance to ensure there will be enough clearance. Sablank requested all the dimensions for the biggest ambulance. Stites commented that there does not appear to be a lot of space for an evacuation area. Stites suggested more discussion on this issue. Stites requested the fire protection contractor contact him before they begin their installation. Sablank explained their typical fire protection installation. She mentioned that they will be seeking a variance from the Department of Homeland Security for the CDR for the four-story building. Stites requested they include his name on this submittal. Stites mentioned that email is the best way to contact him.

GESKEY: The sanitary sewer appears to be acceptable. A clean-out within 5 ft. of building and before the two 45's is required. Geskey is aware there is a clean-out at the back end, but it won't clean the two 45's. Geskey conveyed there is no water main on West Street. It was discontinued approximately 10-15 years ago. Geskey said there is a 16" on the south side of US 30; however, they did run across US 30 with an 8" on the west side of CVS. In front of all the banks there is an 8" water main. Geskey suggested an easement between any of the banks to bring the water through the back door. Geskey said this will provide enough water. If they come off West Street, hydraulically there will not be enough to get to the fourth floor for fire protection. It would be necessary to come off Campbell Street as well and loop it. Hovanec asked if utility atlas maps are available. Geskey said these maps are available and it will be possible to provide them. Geskey can also provide hydraulic calculations. Geskey supplied contact information.

ON BEHALF OF PAUL SCOTT, WATER RECLAMATION: A 1,000-gallon oil and grease interceptor will be required for the commercial kitchen. Submittal of an internal plumbing plan as part of the Building Permit process is required. Water Reclamation reserves the right to provide more comments.

ISSUES TO BE RESOLVED:

Landscaping Plan (with tree survey)
Erosion Control Plan
Rule 5 Permit
Storm Water Drainage Report
Operation and Maintenance Manual
Easement
Right-of-Way (25 ft. formal dedication)
Detailed Site Plan
Backflow Prevention
Site Improvement Permit
Contact Engineering Department for Addressing
Provide Wetland Delineation
Submit Paper Copy and PDF Copy of Plans
State Design Release
Building Permit
Contractors Registered with the City
Contact Porter County Health Department
Signage/Fencing Permit
Provide a Plan for the Trash Container
Use Variance
Development Standard Variance
Bicycle Parking
ADA Parking
Provide a Photometric Plan
Provide Warranty Information for Building Materials
Zoning Clearance
Fire Protection Contractor Needs to Contact Fire Department
 Prior to Installation of Fire Protection Equipment
Submit Internal Plumbing Plan