

MEETING: Site Review Committee
SUBJECT: Phi Kappa Psi
ADDRESS: 814 Union Street
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: September 17, 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
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / pscott@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Nate McGinley, Public Works Director
(219) 462-4612 / nmcginley@valpo.us

PRESENTERS:

Scott Rodseth, HLR
(847) 697-6700 / srodseth@hlreng.com
Randal Newkirk, HLR
(847) 697-6700 / rnewkirk@hlreng.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Phi Kappa Psi Fraternity House to be located at 814 Union 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 was reviewed in May. Many of the comments from that site review have been addressed. This is a new fraternity house and it will be built on the Valparaiso University Campus. Phi Kappa Psi is currently housed at 801 Mound Street. They are in the process of closing on the Union Street property with the University this week. There has been constant coordination with VU on the development of the site plan and access to this property. Approximately two weeks ago, they received direction from the University as to how the access drive will proceed. The plans for the access are currently in progress. The sanitary line connection to this site runs through the access drive. That is why it is shown on the plans heading in that direction. Rodseth said Jay Wilhelm has talked to Vicki Thrasher about a preliminary foundation approval. There are certain comments and other aspects of the plans that still need to be addressed. Rodseth said VU's Homecoming is in two weeks,

and the University is hoping to get moving on this project as soon as possible (near Homecoming), with a potential move-in date of mid-August of next year. The retention basin was originally shown as an overflow going to adjacent VU property; however, it has been revised to show a pipe overflow going all the way to Linwood. This is another aspect of coordination with VU and was finally worked out last week. The plans do not show it as 100% complete, but they did want to show the intent behind it and follow up with a secondary submittal.

STAFF COMMENTS:

MCALPINE: This project will require a Site Permit for utility connections, right-of-way cut and erosion control. It is greater than one acre and will require a Rule 5 Permit for soil erosion and sediment control. Rodseth mentioned the Rule 5 was submitted. McAlpine asked if the Rule 5 was reviewed by Mingyan Zhou, Engineering Department. Newkirk indicated there has been back and forth conversations. McAlpine said Zhou will provide any necessary comments within the next week. Submittal of a copy of the Access Easement is required.

Showing the locations of the roof drains and how they will be extended to the south toward the detention pond is necessary. All proposed storm structures around the site will need to have 3 ft. sumps. McAlpine said based on how the flow is coming, it appears the under drains shown on the drainage sheet need to be on the other side of the restrictor plate. Newkirk said this is more a BMP part to get water to infiltrate going through the soil matrix. He did not want the storm water to go backwards into the pipes when the basin fills up. If soil ends up going back it will become a long-term maintenance problem. The under-drain system would flow out at a much different capacity. McAlpine wants to discuss this further. Providing a copy of the easement agreement the University has with the Fraternity is necessary. Structure #8 is noted as an infiltration structure with no bottom to be set in Linwood Avenue right-of-way. Because of the types of soils, infiltration structures are not allowed in the City and if it is in the Lynwood right-of-way, it is technically the City's structure. More discussion will be required to see how the pond will drain out into the drainage system. Newkirk said he would like to get some more best management practices with infiltration.

McAlpine needs to make sure there is a clear, open outlet so that when it gets to Linwood it will either go through whatever gravity pipe drainage system or follows the grade of the road. McAlpine said neither the drainage report or grading plan show an overland spillway. This needs to be discussed. McAlpine said he sketched a possible pond expansion based on how high he saw the water rising. McAlpine will need an updated Drainage Report.

THRASHER: Thrasher conveyed that comments from the previous site review still apply. It will be necessary to contact the Porter County Health Department to see if a permit is required for the kitchen. The project must be submitted to the

State of Indiana for Construction Design Release. Thrasher said it will be necessary to get a foundation release from the State in order to get a foundation release from the City. Besides the CDR from the State, the Foundation Permit will require approval of the Site Permit application from the City's Engineering Department. The Site Permit will be issued at the same time as the Foundation Permit. Providing a list of contractors working on this portion of the project is necessary. The contractors must be registered with the City prior to the release of the Foundation Permit. Thrasher said it will not be necessary to resubmit for the whole permit because the Building Permit will be submitted at that time. Submitting one paper and one PDF copy of the plans is required. Any signage will require a separate permit. Thrasher questioned the address. It will be necessary to check with Will Rose, Engineering Department, for address clarification.* Thrasher asked if the building at the current location will be demolished. Rodseth said this was his understanding; however, VU is purchasing the property and will be evaluating it. They are not sure what will be happening on that side of the Campus. They may demolish the building or rehab it for student housing. Thrasher said they will need to contact the Building Department because that will change the use of the building. Kent asked for the square footage of the current building. Rodseth doesn't know, but can find this information.

KENT: Kent stated it will be necessary to refer to the May 7th site review minutes. The final permit submittal will need to include colored building elevations. All building material will need to be called out on the elevations. Referring to the University's Campus Master Plan for signage requirements will be necessary. The Campus Master Plan includes details on building architecture, signage, landscaping, etc. Kent is aware there are 23 parking spaces for the site. There is a possibility of 39 residents. Rodseth said there will be overflow parking on the basketball court. Kent asked for the maximum spaces. Rodseth indicated there are 32 spaces. Rodseth said parking will be limited to in-house brothers. If this is maxed-out, sophomores would not be allowed to have vehicles on the campus. Kent asked how this would be regulated. Rodseth said they have not had to regulate it in the past with their current location because there is street parking in front of the facility. However, with the new facility there is no street parking so they will have to issue passes or stickers or have specific brothers pay to utilize the lot. Kent mentioned there have been problems with students parking in neighborhoods. Rodseth mentioned that there is no parking on Union or Lynwood. The closest street parking available is along Mound Street. Kent requested the site plan show the proximity of the VU parking lots. There is a requirement for an A/B bufferyard at the southwest corner between the Residential Transition Zoning District and

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Campus Zoning District. Referring to Table 10.403 will be necessary. Rodseth indicated they have notified the architecture concerning this item. A Photometric Plan is required. Bicycle racks are required on site. Rodseth said there will be a bike room. Kent requested they show the location of the bike room on the plans and note the number of bicycle spaces provided. The Gross Floor Area Ratio and minimum Landscape Ratio for the overall site need to be shown on the plans. Kent asked if there will be any accessory structures or storage sheds on the site. Rodseth there may be a future pavilion and both the grading and storm water report have taken this into consideration. Kent conveyed a Zoning Clearance will be required.

STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. All inspections required during the construction phase of the project must be scheduled through the Building Department. Stites is concerned with the turn radius in the back coming off Linwood. Stites will provide the turn radius for the largest truck. Stites requested that all fire protection contractors contact him prior to installation of the Fire Department Connection, Knox Box and other types of equipment. The facility will be subject to annual fire inspections.

MCGINLEY: At the May meeting McGinley referred to the possibility of an ADA ramp; however, this will not apply. The correct placement of an ADA ramp would be further east from this parcel. McGinley asked if sidewalk will be replaced where the previous driveway was located. Rodseth indicated it is their intent to install sidewalk in that area. Rodseth conveyed the overhead power lines will be buried and anything impacted will be replaced. McGinley reiterated that the facility will not be serviced for trash and recycling pickup.

GESKEY: The plans show 4" PVC for the sewer. Geskey indicated this needs to be 6" PVC, SDR35. The plans show one line for water going back and splitting off. The fire service and domestic service must split off in the parkway and two lines go back. Both lines will require backflow protection. Geskey said Utility will make the taps in front. Geskey needs to be contacted when they are ready for the taps. Contact information was provided.

SCOTT: Submittal of an internal plumbing plan is required. Scott requested a list of food preparation equipment. The Utility Plan notes (item J) a 1,000-gallon oil and grease interceptor. It will be necessary to provide more detail. Scott asked if there will be a garage. Rodseth said the parking is all outdoor. There will not be a garage.

ISSUES TO BE RESOLVED:

Landscaping Plan
Erosion Control Plan
Rule 5 Permit

Provide Copy of the Access Easement
Provide Copy of Easement Agreement between VU and the Fraternity
Updated Drainage Report
Detailed Site Plan
Backflow Prevention (for fire line and domestic line)
Site Improvement Permit
State Design Release
Building Permit
Foundation Permit
Contractors Registered with the City
Contact Porter County Health Department
Submit One Paper and One PDF Copy of Plans
Signage/Fencing Permit
Provide Colored Building Elevations
Show Building Materials on Elevations
Show Proximity of VU Parking Lots
Submit Photometric Plan
Fire Protection Contractors to Contact Stites Prior to any Equipment Installation
Submit Internal Plumbing Plan
Submit List of Food Preparation Equipment
Provide Detail on 1,000-gallon Oil and Grease Interceptor
Zoning Clearance

*Will Rose confirmed the address for this property is 814 Union Street.