

MEETING: Site Review Committee
SUBJECT: Associated Pediatrics
ADDRESS: 1111 Glendale Blvd., Suite 101
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: June 8, 2021

IN ATTENDANCE:

Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Matt Zurbriggen, Engineering Dept.,
(219) 462-1161 / mzurbriggen@valapo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us

PRESENTERS:

Scott Hazlett, The Hamstra Group
(219) 863-7943 / scott@hamstragroup.com
Peter VonTobel, WP Times, LLC
(219) 476-1500 / peter@vtgrowth.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Associated Pediatrics build-out to be located at 1111 Glendale Blvd., Suite 101 . Lemmon 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 a new location for Associated Pediatrics. It is an expansion from their existing location. Their business continues to grow so they need new space to accommodate their growth. The space at 1111 Glendale Blvd. meets their needs. This particular tenant space has 18 exam rooms and 2 treatment rooms. There will also be 3 baby wellness rooms. The space will have separate waiting areas at the entry vestibule to accommodate sick and healthy children. There will be other offices and support areas to allow them to conduct business. The site work for the exterior of the building involves some minor widening of the existing parking lot to the west in order to provide enough maneuvering space for drive aisles and parking lanes. The widening will cause a slight increase in parking capacity to meet the needs of the space. The dated mansard roof around the perimeter of the building will be removed and replaced with a new metal panel fascia across the top in the same location. A new drop-off canopy and vestibule will be added at the main entrance to provide clearer demarcation for the entrance to this tenant space.

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STAFF COMMENTS:

LAIRD: Are there any proposed changes to the site? Hazlett stated the only change to the site will be approximately 20 ft. of additional asphalt being added to the west parking lot (indicated by 16 parking stalls). This allows them enough room to shift the stalls up and provide double lanes of traffic and two stalls of parking in the center for 22 spaces in the middle. Laird mentioned that a Site Permit and Erosion Control Permit through the Engineering Department will be required. Laird asked if any work will be done on the sanitary sewer. Hazlett said there is no sanitary sewer for this project.

ZURBRIGGEN: Zurbruggen requested submittal of an updated plan showing the additional pavement area, including the square footage. The plans submitted do not appear to show this area. Zurbruggen also requested information on proposed grades showing drainage. Hazlett stated the water will continue to drain to the existing storm sewer manhole located in the asphalt area of the parking lot.

MCGINLEY: The prints did not show any changes to the 2" water service. Hazlett said there will be no changes to the water or sanitary sewer services. McGinley stated the Metering Department indicated the backflow is current and operative. Therefore, no inspection of the backflow is required. McGinley provided no further comments.

FAHEL: The Water Reclamation is concerned with what is being discharged into the sewer. Fahel conveyed submittal of a list of any chemicals that will be kept in bulk (over 5 gallons) is necessary. The list should include any pharmaceuticals. Fahel stated that if they have a plan for handling disposal of any unneeded pharmaceuticals, it will be necessary to provide a copy to Water Reclamation.

STITES: All fire alarm contractors and sprinkler contractors need to contact Stites prior to starting any work. Stites mentioned that he has tested the alarm system in the far north part of the building. A Construction Design Release from the State for both the fire alarm system and sprinkler system is required. Hazlett stated there will be modifications and they will be sending plans to the State. All initial inspections must be scheduled and coordinated through the Building Department. After occupancy, the facility will be subject to annual fire inspections.

ON BEHALF OF VICKI THRASHER (BUILDING COMMISSIONER): Submittal to the State for a Construction Design Release is required. Local Building Permits will be required. Submittal of a list of contractors is necessary and all contractors must be registered with the City. Submittal of a full set of plans, both paper and pdf are required. Any signage will require a separate permit. Any

questions concerning these comments should be directed to Thrasher at vthrasher@valpo.us or 219-462-1161.

LEMMON: The property is zoned Commercial General (CG) and a medical office is a permitted use in this zoning district. Lemmon requested a parking calculation for all three tenants to ensure there is sufficient parking for the uses. Hazlett stated he does have this information and will submit it. Lemmon asked for more information concerning the roof structure. Hazlett said the mansard being removed is an applied metal panel and it is not a part of the roof. There is a well cap on top, but the roof structure is remaining as is. They are simply removing the dated metal panel and replacing it with a new aluminum panel. Lemmon asked if canopies are being added. Hazlett explained that a canopy is being added in the back where the two handicapped parking stalls are located. The primary entrance for Associated Pediatrics is in the corner and they wanted to provide a covered area for pickup and drop-off. Lemmon requested submittal of colored building elevations showing the colors and materials being used. Referring to Article 11, Section 11.500 for the non-residential standards is recommended. A Zoning Clearance will be required due to the addition of parking on the west side. This needs to be reviewed to ensure that it is not impacting the required landscaping.

ISSUES TO BE RESOLVED:

- Erosion Control Permit
- Site Improvement Permit
- Revised Plan Showing Additional Pavement Area (include square footage)
- Plan Showing Proposed Grading
- Provide List of Bulk Chemicals & Pharmaceuticals (over 5 gallons)
- Plan for Disposal of Pharmaceuticals
- Detailed Site Plan
- State Design Release (fire alarm system and sprinkler system)
- State Design Release (building)
- Building Permit
- Fire Protection Contractors Must Contact Tim Stites
- Contractors Registered with the City
- Signage/Fencing Permit
- Provide Colored Building Elevations
- Zoning Clearance