



**MEETING: Site Review Committee**  
**SUBJECT: St. Teresa of Avila addition**  
**ADDRESS: 1511 LaPorte Avenue**

**LOCATION: City Hall**  
**DATE: February 16, 2010**

**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Craig Phillips, City Planner (219) 462-1161  
Tyler Kent, Asst. City Planner (219) 462-1161  
Matt Kras, Storm Water Engineer (219) 462-1161  
Tim Burkman, Engineering Director (219) 462-1161  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Susan Gustafson, Water Dept. (219) 462-6174  
Vicki Thrasher, Building Commissioner (219) 462-1161  
Ron DeTorrice, Public Works Director (219) 462-4612  
Jack Johnson, Fire Department (219) 462-8325  
Media

**PRESENTERS:**

**Steve DeBold**, Chester Inc.  
219-465-7555 / sdebold@chesterinc.com  
**Scott Hazlett**, Chester Inc.  
219-465-7555 / scotth@chesterinc.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).  
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed addition at St. Teresa of Avila church located on LaPorte Avenue. Phillips 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.

DeBold explained that the project includes adding a 2,900 SF banquet area on the first level as well as an upstairs study area for the students. The total square footage of the addition isn't known. Most of the parking is based on just the banquet center. Phillips commented to state this on the plans. DeBold further explained that the addition will be to an existing building which currently consists of office areas. An opening off the rear of the building will allow for them to tie in with the hallway in order to enter into the building. In reference to tying into the existing church building, DeBold said they will have access through the church and from the parking lot facing Lincolnway, and also through the existing building facing LaPorte Avenue. Most of the drainage will be taken through to a rain garden in order to slow down the flow of storm water. The storm water will then overflow from there to the existing parking lot, and then out to Lincolnway. The intention is to tie onto the existing sanitary sewer line off of Lincolnway and then extend that line to the new building. Water will be fed through the existing building to the new facility.

Pilarski pointed out that the 6" sewer line and tap are actually located further east rather than what was indicated on the plan. A flush stake is positioned at the site which indicates the actual location. DeBold said that they will relocate to the correct location. Pilarski stated that the submission of an internal facility plumbing plan is necessary for their review and approval. Some conditions need to be checked regarding an elevator sunk pit with a pump that connects into the sanitary sewer. Hazlett clarified that the existing banquet hall will be eliminated and will become a storage area. Food items for the various activities that take place for the banquet hall will be prepared on site. It's unclear at this time whether or not there is an oil and grease interceptor for the kitchen. This issue will need to be verified. Pilarski added that an internal plumbing plan for the new addition and for a portion of the existing building will be needed.

Thrasher is aware the building will not be sprinkled and that there are no plans to sprinkle the addition in the future. The plans will need to be submitted to the State for plan review before a building permit can be issued. Any signage change will also require a permit.

Burkman stated that the City's thoroughfare plan requires a 40' half width right-of-way dedication along

Lincolnway. It's unclear as to whether or not this currently exists. In reference to the service lateral, the Utility Department has already paid for that connection to be installed when the Eastgate Lincolnway project was constructed. In addition to the tap on fee, reimbursement is necessary in order to utilize that line. Burkman will provide the cost of this. The sanitary sewer service lateral must be SDR 35 PVC. The placement of a rain garden near the front of the parking lot off of Lincolnway was suggested in order to capture the additional runoff from the parking lot. DeBold pointed out that this would then eliminate the needed parking spaces. Burkman said it would be favorable to utilize additional green space as a rain garden in order to capture that runoff. If the location is close to inlets which could provide an outlet, checking the grades will be necessary. DeBold said that there is very little space on either side of the planters to try and create some type of depression that would be feasible. Burkman stated to work on this issue with Matt Kras.

Kras said that a Rule 5 permit for erosion control isn't necessary since the construction area on this site is under an acre. DeBold acknowledged that he can adjust the rain garden slightly in order to increase the volume. Kras said that since this area is within the Eastgate Overlay District, certain standards are required. A copy of these standards was provided. In reference to storage, it's important to identify on the drainage calculations what is required and what can be provided. There is also concern with where the outlet is from the pond and whether or not it will just overflow. DeBold said the drainage will reach a low point on the north side where it meets the existing asphalt, and then overflow making it's way to Lincolnway. Currently this is how the site is draining. DeBold pointed out that the rain garden will slow the water down and is an improvement to the situation. The increase of impervious area on the site will be provided although; it was included in the drainage calculations. It was clarified that C type soils will be used for the rain garden rather than B type. DeBold said they are going to undercut and modify the soil so that it's more adaptable to the rain garden type of soil. The church will plant the seed which is being purchased from J.F. New. DeBold said he is putting forth every effort to do what can be done to eliminate the cost of the underground storage, as this would destroy the project. Without increasing the slope, the depth of the rain garden is 1' to 1 1/2'. If the slope is increased to 2' it may be possible to increase that depth in volume. Kras expressed concern that the water may pool rather than drain. Consulting with J. F. New regarding the undercutting was advised. Providing some calculation showing what's required is recommended. Kras acknowledged that currently there is nothing on site therefore, it should be an improvement.

Phillips stated that the total square footage of the building must be indicated somewhere on the site plan. This doesn't influence the calculation from a parking standpoint. DeBold said that the total square footage of all the buildings is 16,197. Phillips commented that they are will below the .507 floor area ratio. Providing the square footage breakdown for each building is needed. DeBold clarified that the sidewalk on LaPorte Avenue will not be disturbed. The basic calculation must include how much land results in being added to the right-of-way. The open space appears to be favorable. The required ratio for parking still needs to be maintained. Phillips stated that the parking is based on the standard of 1 space per 3 seats, or 30 SF. When adding to a project, assurance is needed that the facility itself is in compliance. The standard is based on the assembly or worship space. Checking into the possibility of shared parking may be necessary. Verifying the square footage is needed. If the banquet space isn't being used at the same time, and is separate from the worship space, then there isn't a need to do specific calculations. Any signage for this project would require a maximum 6' tall monument style sign and a 24 SF area of message within the sign itself. This is based on 1 SF per linear foot of building. Architecturally the addition is close to the existing building to the south. The materials are a combination of synthetic stone and shingle. Phillips will need to take a look at the vinyl.

DeTorrice commented that there is a potential to produce additional waste. DeBold indicated on the plans where the current dumpster will be relocated. An additional pickup may be necessary. Phillips said when there is a significant addition to a building such as this; other elements have to be in compliance therefore, the dumpster enclosure will need to be upgraded. Determining whether these requirements will be commercial or residential is essential.

Gustafson said that backflow prevention must be installed at this location.

Johnson stated that since the addition will not be sprinkled, there will be occupancy load restrictions. The banquet area will have movable tables and chairs. It was clarified to Johnson that the facility does have a class 1 hood system. If there are any intentions to include any type of a homeless shelter within this facility, a fire alarm system must be installed. A Knox Box will also be required.

#### ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)  
Erosion Control Plan  
Detailed Site Plan  
Sanitary / Sewer  
Right-of-Way  
State Design Release

Building Permit  
Signage / Fencing Permit  
Zoning Clearance  
Backflow Prevention  
Site Improvement  
Internal Plumbing Plan  
Knox Box