



MEETING: Site Review Committee
SUBJECT: Reconstruct Heritage Hall / V.U.
ADDRESS: 510 Freeman Street

LOCATION: City Hall
DATE: February 26, 2008

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Chuck McIntire, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Steve Martinson, Parks Dept.	(219) 462-5144
Rick Walstra, Comcast	(866) 594-1234
Media	

PRESENTERS:

Matthew Holowell, Design Organization, Inc. 219-476-1440 / mholowell@designorg.com
Victor Ritter, Design Organization, Inc. 219-476-1406 / vritter@designorg.com
Rich Hudson, Bonar Group 219-462-1158 / rhudson@bonargroup.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed reconstruction of Heritage Hall at Valparaiso University. 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.

Ritter stated this project involves Heritage Hall which is an existing building at the west end of campus. This hall functions as a law clinic that provides legal services to those in the community that may otherwise not be able to afford these services. It's been requested to expand this beneficial program at Heritage Hall. The condition of Heritage Hall was looked into as well as the scope of the program. It quickly became apparent that the scope of the program exceeded the space that was available. Being sensitive to the historic nature of the building was a priority for the expansion. A prior fire in the building removed the roof and introduced a new structural system within the interior of the building. The building has had additions, mechanical systems and electrical upgrades over the years however; problems with the building exist. The foundations are in poor shape with some of the hallways being wavy. Piers that were recently placed are higher than the rest of the foundation. The exterior façade of the brick has been sandblasted which is causing it to be very porous with many cracks in the masonry. The roof also needs to be replaced and the original structural system has problems as well. The goal is to preserve the prominent features of the building and then rebuild the remainder which includes an addition. Currently this project is in the planning stage and hasn't yet been launched by Valparaiso University. Ritter then presented detailed plans indicating what is being proposed as well as what will be preserved. The building is located next to Wesemann Hall which is the law school. The concrete block and wood framed additions will be removed that currently are to the west of Heritage Hall. The portion of the building being constructed will be built back to its original footprint. The size and scale will not be changed. A 2 story glass link will be constructed with the addition that refers to the existing building in size, detail, and proportion. The floor plan consists of

offices, conference rooms, waiting and support staff areas, a restroom, stairway, elevator, as well as a moot courtroom that allows students to practice trial skills. The second floor consists of the central stairway area with a 2 story atrium affect, larger conference rooms for seminars, a restroom, and elevator. The full basement allows for storage.

Hudson previously spoke with Dave Pilz regarding storm water and parking. The existing parking has a storm sewer that goes north into the Freeman Street sanitary sewer. Additional parking that is available was further explained by Hudson. Prior conversations also took place with Tyler Kent regarding the parking rationale that was presented. The closest parking ramp is approximately 4 blocks away, south of Guild / Memorial Hall. Review is needed by the planning staff to determine what additional parking is needed or how parking can be moved around. The redevelopment of Heritage Hall requires a look at the storm water aspect. Hudson said they are in the process of preparing a topographic survey or updating the current topographic map. Hudson explained the location of the storm sewer locations and will verify information in the Engineering Department. Without doing a lot of major grading a few things will be checked into. Being able to somehow continue to use the existing storm sewer structure is a possibility. Restricting outflow and doing some mechanical work within the structure can be done to keep sediment and other items from entering into the sanitary sewer. In order to eliminate the contaminants, a bio swale or pond is an option. The project is only in the beginning stages at this time and maintaining the current appearance of this part of campus is the goal.

Pilz stated a Detailed Site Plan is needed that incorporates sediment control and how the runoff will be managed. Whatever can be done to deal with the quantity and quality to improve things is appreciated. The Collections Department indicated that the existing sanitary service to the building goes to the west.

Thrasher said a State Design Release is needed before the Building Permit can be issued.

Phillips commends the University for considering this project. The materials used will be consistent and matching as closely as possible to the brick throughout the building. Phillips commented that the attorneys and students doing services will more than likely park in the Wesemann parking area. Each floor is approximately 6,500 square feet. The parking standards are awkward since the University as a whole has to be considered. Parking in the old campus must be sufficient to meet the needs of the current buildings plus the new building. The Wesemann parking area seems to be adequate and parking in the street isn't an issue. It was conveyed to Phillips that if a sign were posted, the visitor parking section in that area could be for the clinic visitors only. Phillips said it's essential that adequate parking is available for the typical number of clients and attorneys that are in the building at a given time.

Pilarski stated there are possibly 2 discharge points from the facility. Any wastewater discharge going into the sanitary sewer system along Greenwich and Locust Streets must meet the requirements in Chapter 52 of the Sewer Use Ordinance. Pilarski is aware this is strictly a lecture office type complex with a minimal break room area.

Martinson said it's reassuring if Lakeshore Landscaping designs the landscaping for the building. Ritter added that when the project is complete there will be less hard surface.

Walstra didn't have any questions or comments for this project.

Johnson is pleased the building will be sprinkled and wishes to help with the Fire Department connection. A Knox Box will be required. Reviewing some of the setbacks is needed. Johnson is aware that what used to be Locust Court is connected with the parking to enable access. There are concerns with excess building at this site and how far it sets back from the paved surface. An additional fire lane may be necessary. Ritter added there is a lane close to the building that runs all the way through and measurements can be provided to Johnson. An emergency access through the paved area to Wesemann is advised. Further conversation is needed in reference to this. Contacting the Fire Department when the building is demolished is appreciated for training purposes. Since information will be in computerized form, e-mailing detailed plans to Captain Bottorff will be necessary.

McIntire is aware it's unclear at this time where the facility will be serviced from since the project is in the early planning stages. McIntire will defer comment until the appropriate time regarding where the facility will be served from, the fire service, new domestic, and the fire hydrants.

ISSUES TO BE RESOLVED: Landscaping Plan (with Tree Survey) / Erosion Control Plan / Rule 5 Permit / Detailed Site Plan / Sanitary/Sewer / Backflow Prevention / Site Improvement Permit / State Design Release / Building Permit