



COMMUNITY DEVELOPMENT

March 27, 2019

Michael S. Lewis, AIA, NCARB
Institutional Team Leader
Shive-Hattery, Inc.
4125 Westown Parkway, Suite 100
West Des Moines, IA 50266

Dear Mr. Lewis:

The City has performed a review of the preliminary Site Plan the City received for the Warren County Justice Center, located at 115 North Howard Street, from you on March 18, 2019. These comments are in an addition to the email sent to Brandon Schulte and Nick Bruck on March 13, 2019. The purpose of this letter is to provide comments regarding this latest draft and to request additional information. These comments and questions are as follows:

1. As we have discussed, please provide more detail on the timing of the road closures for the new storm water and the water and sanitary connections. These closures will need to be approved by Council, and we will need a two to three-week head time on this. When preparing the proposed closures, please remember that fire code requires a minimum of a 20-foot clearance.
2. The City is considering replacing the stormwater connection to the rest of the system at the Buxton Salem intersection due to a failing pipe. If so proposed flowlines would have to be adjusted a little.
3. The City is evaluating the possibility of changing one of the manholes on the south or east side of the Square into an intake (preferably the east side). Storm-water runs in the gutter from midblock on the south side all the way to the NE corner of the square, it might be good to pick it up in the parking area.
4. Please share the current number of parking stalls on site and on street around the courthouse? What is proposed with the new layout? Will this result in a loss or gain of parking public parking stalls on the public street?
5. What are the dimensions of the parking stalls you are proposing on site and on street?
6. Please clarify the proposed handicap parking stall layout for on street parking and off-street parking. Right now, you are providing 4 total handicap spaces, but it looks like there are over 100 total spaces. As you are aware, number of parking stalls between 101-150 requires 5 handicap assessable spaces, one of which should be a van accessible space.
7. What is the reasoning for the ½ block curb cut on the north side that additionally eliminates ½ a block of public parking?
8. Why are the two on-site parking lots not connected to the west entrance?

9. Has there been any discussion on “squaring off” on the inside of the Square rather than the rounded corners? It appears we could get more parking spaces on street if we did this. Additionally, please know that our Consultants (Bolton & Menk) for the Square Streetscape Plan are indicating this may be a forthcoming recommendation. This will be subject to approval by Council, but we wanted to be sure you were aware of this concept.
10. Where is the refuse collection and how will it be screened?
11. Pursuant to the IFC 2012 and 2015 the Fire Chief will make the decision on whether there is a need to retain a person on-site for fire watch during the demolition. (Chapter 33; 3304.5 2012 IFC) We would prefer that once a contractor is chosen for demolition that the fire department meet with the demolition contractor to go over their process, at that time a decision will be made to require fire watch personnel.
12. In the Sanitary Sewer Construction Notes: under # 4 they still list using Chimney Seals in the manholes. Attached is the specifications we use along with SUDAS that we would like to be included in the Demolition Package.
13. Given the amount of changes, it is requested that the appropriate representatives from the County present an overview to the City Council at an upcoming City Council meeting.

Please submit a response to each comment by Friday, April 5, 2019. If additional time is needed, please let me know as soon as possible. If you have any questions, please do not hesitate to contact me at (515) 962-5276 or at cdissell@indianolaiowa.gov.

Regards,



Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola