



MEETING: Site Review Committee
SUBJECT: Walgreens
ADDRESS: 4300 Calumet Avenue

LOCATION: City Hall
DATE: January 15, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Chuck McIntire, Water Dept.	(219) 462-6174
Steve Martinson, Park Dept.	(219) 462-5144

PRESENTERS:

Adam Keyser, Preferred Development 312-327-2700 ext. 237 adam@preferreddevelopment.com
Jason Ward, Attorney 574-294-1499 jward@riverwalklaw.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 Walgreens on the NE corner of Burlington Beach Road and Calumet 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.

Keyser explained a preliminary site design had been reviewed at the previous site review however; he was not present at that time. The current site plan has been refined and now includes the details and updated information needed. The right-in, right-out has been eliminated from the original plan.

McIntire stated that this site is in a Wellhead Protection Area therefore; any construction fueling will require double containment. Backflow protection will be required at the meter for the domestic, fire service, and any landscape irrigation meters. It's essential to separate the combined fire and domestic service that is indicated on the plan. There must be 2 individual lines that will go to the building. Construction plans for the water main have not yet been received by McIntire. Any questions regarding backflow protection can be directed to Daryl Brown from the Water Department.

Pilz said currently there is not a subdivision therefore; there is not an access or a strong drainage outlet. The developer will need to prepare construction drawings and a plat in order for Pilz to respond effectively. Keyser said that this is going to be an improved site and the developer will provide this information. Phillips mentioned that there are also Pathway issues that need to be addressed and may affect this site. In reference to the sites specific issues, Pilz stated a site restriction easement across the corner will be required. This will basically be a triangle that is 25' off of each property line. This will be connected to provide this site, ability across that corner. The location of the proposed sign will not impact this however; any landscaping in this area must be minimized. Discussion with the Public Works Director is necessary in regards to the sidewalk connection toward the south that crosses Burlington Beach Road. This presents liability questions since there isn't anything on the other side of the street and a sidewalk may prompt people to cross the street. There may also be a sidewalk going across Calumet Avenue. These issues will need to be resolved. The sanitary sewer will be provided by the VLACD. Currently there are no easements on behalf of this. The city will need to know who will be constructing this. A Certificate of

Occupancy will not be issued for the building until this service is provided and functioning. Water will be going to the outlet from the Flint Lake ditch and then down through a sensitive area. In addition to water quantity issues, discharge rates, and volumes, water quality is very sensitive. The favorable landscape areas on the site present an opportunity to address some simple water quality BMP's. Rather than just capturing the runoff from the hard surfaces in a sewer, sheet flowing some of this through the landscaped area, through a vegetated swale is strongly encouraged. This will capture some of the pollutants that come off the parking lot. Allowing this to infiltrate into the ground and then picking it up and conveying it under the drives may provide an outlet to the detention area. With some coordination through the developer, this could be done on the west and south sides. This could provide some remarkable improvements on water quality issues as well as being economical. Another concern is the quantity issue. It's critical to get the 100 year runoff from the site to the detention. It's doubtful that the sewers are sized appropriately to handle this. It's unknown where the overflow will go from the low areas that are created in the lots. Both of these issues could be handled by doing the sheet flowing off of the lot into the swale areas. Erosion prevention and sediment control has been an enormous concern. This issue is critical and will be strictly enforced. An erosion control and prevention plan is vital as well as how the sediment will be handled from leaving the site. To prevent flooding problems in the street, consideration needs to be taken in reference to the runoff that comes from the highpoint on Burlington Beach Road. Removing the culvert is not suitable. Further comments will be stated after information is received from the developer.

Phillips stated it's likely that improvements will be made to this intersection over time. The Redevelopment Commission has committed to some improvements to Burlington Beach Road and Calumet Avenue. Whatever happens on this site cannot negatively impact the plans with that roadway. Pilz added that turn lanes are anticipated at the intersection, curb and gutter, improved storm drainage, new signalization, and new lighted intersection signs. This will more than likely be in a few years. Phillips said that modifications may be needed to the culvert when the roadway improvements are made. Pilz added that this brings up a sidewalk issue. Omitting the construction of a sidewalk for this project is beneficial since half of it may need to be destroyed. Phillips stated that one of the subjects being discussed regarding the subdivision process is the pedestrian connections. Payment in lieu of installation of the pathway's and sidewalks is suggested. The amount is calculated based on a formula in the Pathways Master Plan and then placed in a fund that is used in the future for the project. Pilz mentioned this is the tentative agreement with Mr. Katz. The ordinance requires that the developer do some of these improvements. Phillips stated from the pathways and sidewalk aspect of this, going before the Parks Board would be necessary. This issue will need to be resolved. Phillips said a variance was needed for the parking and will be heavily determined on traffic information provided by Walgreens and / or the developer. Specific usage information for a typical Walgreens of the same size is needed. It's critical that this site is not under parked especially with the possibility of an overflow of parking from neighboring sites. Parking counts during peak usage times can be provided to the board for consideration. Information regarding the BZA is available on our website. An animated sign is not permitted however; an electronic board is acceptable. The message cannot be changed more than once per day. There are some facilities that predate the ordinance therefore; they are considered grandfathered in. The architecture of the building is favorable. Zoning clearance is also needed prior to receiving the building permit. The site improvement permit is included in the building permit. Directions are needed on the elevation when submitting for permits. A monument style sign in the 30' landscape buffer is acceptable and does not require a variance.

Pilarski stated that the comments from the original site review still apply. A letter had previously been sent regarding the submission of a facility plumbing plan in reference to what will be discharged into the sanitary sewer system. It's necessary that this meets the requirements in the Sewer Use Ordinance.

Martinson said that on the plan there appears to be a few invasive species. These invasive species are listed on the website as mentioned from the previous site review. Martinson advised against planting pennisetum. The planting of stella d'oro' daylily is discouraged since it's overused throughout the city. Choosing another color is recommended. With some alteration in plant material, the current plan will satisfy the drainage and presentation needs. The use of BMP's is beneficial because of this being a sensitive area. Martinson and his staff will accommodate in any way they can to help. It's unclear if there is a tree survey on record as of yet. Referring to Article 31 of the Ordinance explains the replacement requirements for trees that are 10" or greater in diameter. Martinson added that communication and drawings can be sent through

e-mail and is more efficient. Phillips said that if the drawings are submitted, a copy is needed for Martinson as well as for the Planning Department.

Phillips stated another site review is not necessary however; conversation with Dave Pilz and Jeff Katz is strongly suggested on the issues regarding the site. The variance process is needed in reference to the parking. Information will need to be submitted by January 25th for the BZA meeting on February 19th.

Kras conveyed in regards to the detention, calculations for the drainage are needed indicating what is detained, what the outflow will be during peak flow, and where the outlet is located. Because of the topography, this area goes to 2 different sources. Preferably the drainage will be handled naturally rather than through the storm sewer. Drainage erosion control is critical in this area. Since this development is over an acre a Rule 5 Permit is required with the State. Contacting 1-800-382-5544 is necessary before digging.

Phillips clarified that the Zoning Clearance will take a week and the building permit process should take approximately a week as long as the State Design Release has been granted. There is also a separate sign permit application. Kras and Phillips reiterated the importance of the erosion control issue which will be looked at closely and checked regularly. There are a few new subdivisions that have just recently gone up down stream and residents express concern with the increased runoff going into the ditch. Flint Lake Garden Terrace drain is immediately to the northeast and is on this site within the subdivision. The issue is so sensitive that the developer has set aside a special wetland mitigation area for this. Emerald Pond is located south of Flint Lake.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Site Restriction Easement
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Zoning Clearance
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit