



MEETING: Site Review Committee
SUBJECT: Parking Agreement
ADDRESS: 1302 – 1310 Lincolnway

LOCATION: City Hall
DATE: March 4, 2008

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

| | |
|--------------------------------------|----------------|
| Craig Phillips, Planning Director | (219) 462-1161 |
| Tyler Kent, Asst. Planner | (219) 462-1161 |
| Matt Kras, Storm water Engineer | (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 |
| Daryl Brown, Water Dept. | (219) 462-6174 |
| Steve Martinson, Parks Dept. | (219) 462-5144 |
| Media | |

PRESENTERS:

Larry Gough, Eastgate Investments II LLC
 219-613-1329 / lgough@ipa-valpo.net

Chase Sorrick, Investment Properties Advisors
 219-613-1329 / csorrick@ipa-valpo.net

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 the student housing development and the Horizon Bank parking agreement. Phillips stated that this is not a typical site review. Previously some conflict had come up between the Horizon Bank project and the project by Eastgate Investments II LLC with regard to cross easements, access between properties, and shared parking agreements. A suit had been filed and the City was a party to that suit regarding the variances that were granted for access to the Horizon Bank parcel. The BZA and Plan Commission attorney, Patrick Lyp, requests a review comments on the proposed layout as part of the agreement as it currently stands. An official record of the Cities response to the layout as it's presented is necessary.

Gough explained as a result of the dispute, discussions took place regarding cross access between parcels. A settlement agreement had been drafted between Eastgate Investments II LLC and Horizon Bank. An access point is again shared off of Lincolnway. After meeting with the City it's believed there would be one access point between Horizon's east parking lot and the projects west parking lot. Originally this was proposed to be on Horizon's east parking lot however, access wasn't available which created a problem. The current proposal is to move the access point to the projects parking lot allowing Horizon access to their land. Horizon has agreed to this therefore, a settlement agreement with an easement attachment has been drafted. This easement will grant access to both parties. Gough explained the access easement in detail as indicated on the site plan. The solution currently in place meets the Eastgate Overlay District Standard of cross access and shared ingress and egress points between adjacent properties. Exhibit D is the exact document that is attached with the settlement agreement with Horizon Bank, which Patrick Lyp has reviewed. Eastgate Investments and Horizon Bank have signed this document. The City has been asked to sign the document as well. Patrick Lyp has requested this site review. Gough clarified to Pilz that the current plan is not engineered as of yet. Preliminary plans will be available for review approximately in a few weeks.

Phillips stated comments from the different departments can be given based on the current drawing.

These comments will be conveyed to Patrick Lyp and he will represent the City regarding the settlement, with the facts involved in the lawsuit.

Pilz said he has no issues.

Phillips added that he and Kent were looking for reductions in curb cuts. This was accomplished by not having a third curb cut off the Horizon parking area. The only exception is the drive-thru portion of the bank business. Discussion took place to possibly connect in this area however; there wasn't enough turning radius to make that work. Phillips conveyed this is a wise choice and serves the two sites well. It's possible this could be a pass-through situation somewhere between Roosevelt Road and University Drive. Gough pointed out that Horizon Bank currently has a curb cut exiting their parking area and the agreement states this will be closed up once the project site improvements are complete. During the construction period its possible there could be a short duration where both cuts are in place or one is temporarily closed. Now that an agreement is in place and once the City executes the same, completing the site engineering is a priority. Preliminary discussions with INDOT have taken place and they are favorable regarding the access points etc. The amended amendment to the Horizon permit will be filed. The new curb cut request for this project will also be filed which will then be submitted to the City.

Johnson stated he doesn't have any issues regarding the access. Johnson looks forward to working with Gough on this site in reference to the turning radiuses of the parking island, ensuring favorable access, and the fire lane.

Phillips stated there seems to be a lack of concern as to the detail indicating the understanding that the Horizon parking area curb cut will be eliminated once this curb cut is installed. Ensuring this gets done is critical and since this is part of the agreement it shouldn't be an issue. Gough said the idea is to tie this into the timeline of the East Lincolnway improvement. Sorrick mentioned he has been in contact with American Structurepoint and they are currently planning the improvements to reflect this. Bids have been awarded to Rieth-Riley for the work on Lincolnway. Pilz said the work will begin within a few weeks. Phillips clarified it will be conveyed to Patrick Lyp that the staff doesn't foresee any significant concerns other than working out absolute details of the design of the radii etc. The project can move forward since there are no concerns or issues at this time. Since the plan hasn't changed significantly from the previous site review, a follow up site review is more than likely not necessary. At this point, working with Dave Pilz, Craig Phillips, Jack Johnson, and the Utilities Department as necessary is required.

ISSUES TO BE RESOLVED:

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