



MEETING: Site Review Committee
SUBJECT: New YMCA
ADDRESS: 1201 Cumberland Crossing Drive

LOCATION: City Hall
DATE: October 16, 2007

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Rick Walstra, Comcast	(866) 594-1234
Steve Martinson, Parks Dept.	(219) 462-5144
Chuck McIntire, Utility Dept.	(219) 462-6174
Dick Condon, Collections Dept.	(219) 464-2346

Media

PRESENTERS:

Todd Etzler, Burke Costanza & Cuppy LLP
219-531-0134 Etzler@bcclegal.com

Michael Jabo, DLZ
219-845-1750 mjabo@dlz.com

Brien Delich
219-879-7321 brien.delich@tonnandblank.

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 new YMCA at Cumberland Crossing Shopping Center. Kent 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.

Etzler explained this is a use within the Cumberland Crossing Shopping Center. The previous site reviews for Cumberland Crossing also apply to this project. There has been discussion with the individual departments regarding the uses from the prior site reviews. This is a review of the YMCA parcel which is on the north side of the center. The previous water, sewer, storm drainage plans, parking, lighting, and landscaping plans have all been taken into consideration with the YMCA being at this location. The architecture for the YMCA will be consistent with the buildings that are currently being built.

Kras inquired if there was going to be an additional pond created for the YMCA. Etzler explained there have been some changes on the drainage however; the ponds that exist or are planned at this time will take care of all the drainage for the entire area. Kras stated this site is under scrutiny for proper erosion control measures. It's critical to maintain and implement proper erosion control to minimize the sediment from leaving the site. This drains to Flint Lake therefore it presents concern to residents north of the city.

Pilz stated at the northwest corner of the YMCA there is a drive that is stubbed out. It was clarified that this is planned to loop back into Cumberland Drive. It appears that there is not parking or access for Dairy Queen. Etzler conveyed that Dairy Queen will be rearranging their parcel in reference to this. The plans for the 10" sanitary sewer line that goes up to the YMCA have already been submitted and approved by IDEM. At the back and on the north side, the storm sewer will require to be oversized for the cities Calumet Avenue project. Mike Jabo is currently working on an easement description. This is requested to be resolved shortly as to make sure everything is correct. Pilz pointed out if the segment that runs east were built before the parking lot is constructed, this would prevent having to come back and have it cut. There

had previously been an e-mail sent that included the details regarding the Calumet Avenue project. The details shown on the ADA ramps are recommended to be directional and crossing the streets rather than on the diagonal. Interiorly since this is not a city street, ramps are required however; truncated domes and detectable warnings may not be necessary. The utilities prefer not to use concrete manhole frames therefore, paving right up to this is acceptable. The address has been verified as 1201 Cumberland Crossing Drive.

Kent stated details are needed regarding signage and this will be a separate permit. A Landscape Plan for the YMCA will also need to be submitted. Etzler commented that this is the same landscape plan that was submitted for the entire center. Martinson added he has not seen this as of yet. There have been architectural changes to the back portion of the building. From the front of the building there is brick which immediately meets with the brick area all along the south, west, and east side of the building. The material on the north side of the building will be precast concrete. Kent explained that further detailed elevations of the building printed in color are requested. A diagram is also needed that indicates the reflection of light that comes off from the site since there are concerns from Pine Village to the north. Etzler stated there will not be a buffer between Pines Village and this site. The A. C. units will be located on the roof. The location of the dumpsters will need to be indicated on the site plan. The dumpsters will also need to be enclosed on three sides with a gate in the front. Kent conveyed a bus shelter is favorable within this development. Etzler stated there may not be space for this and Kent pointed out this was discussed previously and plans will be provided as to what this entails.

Pilarski stated concern as to what will be discharged into the sanitary sewer. An Interior Plumbing Plan of the facility itself is required for review showing the sanitary sewer system of the entire facility.

Martinson will need a copy of the Landscape Plan. Previously plans were submitted for the entrance drive and some of the adjacent ground for the Park Department to indicate the names of the trees that should be used. A generic layout for this had been given and since shrubbery was suggested, the names of the groupings of shrubbery were on that plan. This plan was submitted to the Planning Department a few months ago and has been the only plan that was seen so far for this project. Martinson suggested that the person doing the landscape plan go to www.valparaisoparks.org/horticulture in regards to the recommended plant materials. In order to communicate quickly with drawings, e-mailing Martinson is suggested.

Walstra stated if services in the facility are needed, addressing this as the construction progresses is favorable rather than trying to retrofit something. Currently service is in the Pines Village area and Walstra pointed out they will have to check into this and see where the easements are located.

Johnson is aware that the dimensions at the back of the building for the fire lane are 26' which is at the buildings tallest point and then drops to 20' because of the easements. There was previous discussion with DLZ regarding the requirement of a Knox Box System and the Fire Department connection at the front of the building and close to a hydrant. This must be marked as a fire lane as well as the rear of the building. The hydrant locations are favorable.

McIntire stated that addresses are needed for the entire complex. Backflow Protection is required for the YMCA and contacting Daryl Brown from the Water Department is necessary. The meter itself has already been paid for and any additional meters will be an addendum to this. Kent stated that another site review will not be required.

ISSUES TO BE RESOLVED:

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