



MEETING: Site Review Committee
SUBJECT: Multi-Tenant Retail Building
ADDRESS: Valparaiso County Seat

LOCATION: City Hall
DATE: January 10, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Nondorf, Fire Chief	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Chuck McIntire, Water Department	(219) 462-6174
Stu Summers, Redevelopment Commission Executive Director	(219) 462-1161

PRESENTERS:

Jon Schmaltz
Burke Costanza & Cuppy LLP
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Todd Etzler
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Media

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 redevelopment of the County Seat. 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. Phillips also explained the new requirement for a site improvement permit in addition to the other items needed to begin construction.

Etzler explained that this redevelopment of the County Seat does not include K-Mart or the existing buildings on the northeast side (Long John Silver). This is in pursuant to a request for proposals that the city put out concerning the redevelopment of the County Seat Plaza. Through the RFP process, Etzler and Schmaltz have worked with Tonn & Blank, who drew up the plans, and have proposed a street through the center connecting Calumet Avenue to an extension of Cumberland Road. Then Cumberland Road is to extend from Vale Park Road to Bullseye Lake Road. Another requirement was that the property be demolished and re-built in new fashion. They hope to have a theater in the plaza, but not necessarily the current theater. The buildings along the west and north sides of the property will be replaced by several other buildings that will move up on the property. The buildings will also vary in heights. Existing outlots will stay in their current location. Burger King and Dairy Queen want to renovate and will, most likely, coordinate their exteriors to match the new construction. Pesto's is currently a brick building and probably will not edit their exterior. Fazolis owns it's lot, and Etzler will be talking with them to incorporate their site

with the rest of the site. There is a detention pond off site in this area that serves not only the County Seat, but additional areas as well. There will be a main entrance into the center via grand entrance or roundabout. There are additional entrances that will serve as secondary entrances.

Nondorf had no comments at this time.

Kras noted that this area is in the Flint Lake Watershed. Water quality is a main concern and any structural or water quality management that could be put in place would be beneficial. An erosion control plan will be needed showing how erosion will be minimized from the site.

McDaniels stated that sewer is already available in this location. Etzler asked if this plan accurately shows the sanitary sewer locations. McDaniels will provide one.

McIntire acknowledged that the infrastructure changes would affect the water. He questioned who would be funding this project. Etzler explained that through the redevelopment agreement, financing is available through a bonding issue. The developer is purchasing the bonds and assisting the city in putting these items in. McIntire noted there would be major changes in water.

Etzler commented that the redevelopment committee has notified the current tenants. They will have the option to relocate within the center. The north portion of the project will be reconstructed first allowing the current tenants to stay in their location. They will have the option to move up to the north end once it is complete. Pilarski mentioned concern about wastewater discharge, and that it is compliant with sewer usage. Pilarski would like to send a copy of the ordinance directly to the current tenants.

Thrasher reminded presenters that a permit is needed for demolition. Also, State Design Releases are needed for the new buildings before building permits can be issued.

Oeding was interested in sidewalks throughout this plaza, which are not shown on the current plans. Oeding also expressed concern relating to winter plowing of the plaza. He noted that the streets are tight and questioned where to put the snow and could the plants handle it.

Pilz asked that the sanitary sewers remaining and not remaining be marked clearly so that they may be capped to prevent dirt and debris from entering the sewers. Pilz mentioned the importance of coordinating with the other redevelopments of Calumet. Any new roads dedicated to the city must meet city standards. More detail site plans for reviews and permits will be necessary as this project progresses.

McIntire noted that the east-west and the north-south sewers are not connected. He is concerned about demolition and the effect on providing water to current customers. This will be reviewed in greater detail as the project progresses.

Phillips commented that on a preliminary standpoint, parking is adequate. Additional parking may be needed for a cinema. Phillips suggested breaking up the parking when possible to avoid a "sea of asphalt". Phillips also suggested providing parking in the rear of the building for employees and service access. Maximum lot coverage for this project is 75%. Specific information is needed for future review such as building dimension, set backs, square footage, and the like. Calculation of green space and interior parking lot space must be provided on future plans. Due to the Signature Overlay District, monument style signage is strongly encouraged. In regards to architectural and design, it is important to have pedestrian linkage within the site and along the boulevard and Calumet Avenue. Lighting should be decorative and consistent. Service areas and outside storage refuse must be adequately screened. Incorporate interest in the walls and rooflines of the building to include tower features, sloping roof, and similar designs. Consider including some sort of central community or plaza-like place; provide a feature to divert traffic and slow it down. Possibly incorporate parking along the boulevard. Also, try to include a transit stop for future trolley or on-demand type system. Phillips again stressed a need for a strong pedestrian connection between plaza and near by neighborhoods. Phillips would like additional planting and

vegetation along the buildings to help break up the mass of the buildings. Plenty of landscaping is needed throughout this site. A landscape plan is needed for this project.

Martinson added that fewer large islands for landscaping are better than a lot of small islands. Whether the drainage goes towards the landscaping islands or away from the islands, use appropriate trees and plants (ie. plants that like plenty of water or plants that prefer to be dry). There is a recommended plant list available. Martinson noted that this additional greenery would be appreciated since there is very little greenery on the current site.

Phillips opened the floor for comments from the community residence in attendance. Bob Phillips from Ace Hardware mentioned concern for the road design on Calumet Avenue, as well as the possible impact on his business. Bob disapproved of the roundabout. He also inquired about when the construction on Calumet Ave. would begin and how long it would last. Such construction could be devastating to the existing businesses in that area.

Etzler explained that the road running through the plaza would be completed in 2006 during the first phase. Etzler further explained that the changes to Calumet Avenue are not part of the redevelopment of the County Seat. Rather, it is a project the City of Valparaiso is working to complete and will be incorporated into the County Seat project. The developer will work closely with the city to coordinate an appropriate time line. The west side entrance will be completed to the point where it will not to be torn out when the Calumet Ave. construction begins. Etzler stated that the County Seat project would have less of an impact on that intersection at Ace Hardware than the city's construction on Calumet Avenue will have.

Phillips concluded noting that an additional Site Review will be scheduled once more specific information, including building tenants, is provided.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit