



MEETING: Site Review Committee
SUBJECT: Valparaiso Walk Parking Lot
ADDRESS: Silhavy Road

LOCATION: City Hall
DATE: 4/19/05
ZONING: M-1
PARKING: 113 spaces

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

| | |
|---------------------------------------|----------------|
| Craig Phillips, Planning Director | (219) 462-1161 |
| Tyler Kent, Asst. Planner | (219) 462-1161 |
| Dave Pilz, Engineering Director | (219) 462-1161 |
| Matt Kras, Stormwater Engineer | (219) 462-1161 |
| Daryl Brown, Water Department | (219) 462-6174 |
| Dave Nondorf, Fire Chief | (219) 462-8325 |
| Tony McGinley, Collections Department | (219)-464-2346 |
| Bill Oeding, Public Works Director | (219) 462-4612 |

PRESENTERS:

Ken Mullin
 IBT Group L.L.C.
 kmullin@ibtgroupllc.com
 John Sturgill
 McMahan Associates
 mcmahan@csinet.net

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed parking lot at Valparaiso Walk. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Mullin advised that in the original plans this area was an outlet planned to have a building on it. When negotiating with Best Buy the deal included that Best Buy would have control of that outlet and there would be no building on that outlet without their approval. As they built the project out there they ended up with a reduction in the building area. There are no plans for the outlet on the south end as yet. There is still the potential that something may go on the outlet that this parking lot on but that would be contingent upon Best Buy and would probably be something like a drive through ATM machine.

Phillips asked if the number of parking spaces (113) was based on any perceived need for the Best Buy. Mullin said it was a matter of layout with maintaining the green space. It does not appear as though there are any curbs or landscape treatments in the islands on the west side of the lot and asked if they would consider putting trees in those areas. They have done a nice job with the end caps throughout the development and it seems a little out of place not to landscape those. Sturgill and Huske said that it was because the lot sheet drain from east to west and if they curb the islands the water is not going to flow correctly to get to the drain. Phillips said that he is concerned about that aesthetically because it is one big expanse and isn't consistent with the design of the rest of the parking lot. He would suggest that they look at this if possible so it has a

consistent look. Phillips also asked if they would look at putting some low plantings along the front on the west side that would not obscure visibility to give it a more aesthetically appealing. He would like to see this all along the west side, both on this lot, the lots that already exist and the future outlot. There are not trees along Silhavy because of the grades. They will keep the lighting consistent with what is already there. They are showing two signs on the plans but will drop the sign on Silhavy if that is not included in the lease with Best Buy. Phillips stated that he just found out that there is an easement with Menards to allow them to keep their pole sign up. We would like something that would show this easement. There have been many discussions about that sign and many complaints about it. This is something that will have to be discussed with IBT. Kras advised that he has nothing in regard to drainage since the impervious surface but they must be aware that the erosion control will be very important .

ISSUES TO BE RESOLVED:

Landscaping plan