



MEETING: Site Review Committee
SUBJECT: Cumberland Crossings
ADDRESS: Redevelopment of County Seat

LOCATION: City Hall
DATE: May 16, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
John Hardwick, City Utilities	(219) 462-6174
Chuck McIntire, Water Department	(219) 462-6174
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, Collections Dept.	(219)-464-2346
Tony McGinley, Collections Dept.	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Stu Summers, Redevelopment	(219) 462-1105

PRESENTERS:

Todd Etzler,
 Burke Costanza & Cuppy LLP
 etzler@bcclegal.com
 Jon Schmalts
 Burke Costanza & Cuppy LLP
 schmalts@bcclegal.com

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 the proposed Cumberland Crossings, which is the 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.

Etzler explained that major elements of the project were redesigned in order to meet requirements set forth by the Redevelopment Commission. This 17-acre site will have an east-west road through the center of the development that will be integrated with the Calumet project. The parking areas have been edited to reflect larger islands. Individual buildings will replace the "strip mall" look. A bike path will be incorporated into this project. Phase 1, which includes a new theater, should not interrupt current vendors on the south west side. Fazzolis is not part of this redevelopment. Pestos will remain at its current location. The strip mall at the northeast corner is not part of this project, either. The frontage road along Calumet will be replaced with landscaping, sidewalks, and/or parking.

Sommers explained that the Redevelopment Commission will formally review the project on Wednesday of this week. Stu expressed enthusiasm of the coming project.

Oeding, too, liked the plan, especially the extension of Cumberland Road to Bulls Eye Lake.

Phillips also liked the plans. He stated that it represents good planning principals and creates a sense of community. As the project progresses, a detailed site plan will be required showing lot coverage, set backs, dimensions, etc. Maximum lot coverage is limited to 75%. Only a monument style sign will be allowed. The sign should not be taller than 15' and should

coordinate with the architecture of the buildings on site. Parking details are unknown at this stage. A variance may be required for the parking. Etzler noted that they were not seeking any variances at this time. Phillips commended the breaking up of the parking with larger islands and noted that a 15% interior landscaping is required in the parking lots. Additional information is needed regarding the architecture such as detailed elevations, materials and colors for the project. The set back requirement along Calumet Ave. is 30' and must be landscaped. More information is needed in regards to the pedestrian linkage. Community space must be provided on site. Phillips encouraged the incorporation of a transit stop in the community space. A detailed lighting plan in accordance with the Big Box Ordinance will be required. Dumpsters and service areas must be properly screened.

Johnson mentioned that the hydrant requirements will be based on the tenant mix and construction types of the buildings and will be determined as the project progresses. Johnson asked that the fire department be contacted in regards to the sprinkler systems for each building.

Burkman suggested making the islands in the theater parking area longer in order to collect storm water runoff. This will help treat the water through the use of swales and the like. More details are needed.

McDaniels had previously met with the developer.

Pilarski inquired about buildings B & C. Should they become food establishments, the tenants must contact Pilarski for additional requirements.

Martinson mentioned that, in regards to landscaping, this is a very nice plan. Martinson spoke for the park director and re-emphasized the addition of a bike path along the east-west road. Martinson asked for a conceptual landscape plan stating the master plant list. Then, landscape plans for each phase will be reviewed and approved. Martinson offered assistance in selecting materials. He also requested that it be noted whether water will flow into or away from the islands in the parking lots.

Brown noted that backflow protection is required on any lawn irrigation systems, at each meter for each service, and/or fire protection systems.

McIntire advised that, during demolition, there is concern for providing fire protection to the current tenants. Valves may need to be cut out for Pestos and K-Mart during demolition. Also may need to add a hydrant during the construction.

Thrasher noted that a permit is required for demolition work. A State Design release is needed prior to obtaining a building permit.

Summers noted that the current signage will be removed by the Redevelopment Committee.

ISSUES TO BE RESOLVED:

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