



MEETING: Site Review Committee
SUBJECT: JC Penny & Porter's Vale, Phase I
ADDRESS: 401 Porter's Vale Blvd.

LOCATION: City Hall
DATE: October 17, 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
Chuck McIntire, Water Department	(219) 462-6174
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(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
Media	

PRESENTERS:

Todd Wolfgang, KA, Inc.	(216) 781-2442	twolfgang@kainc.com
Kevin See, Lauth	(317) 575-3035	ksee@lauth.net
Aaron Hurt, Lauth	(317) 663-6337	ahurt@lauth.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 proposed new construction of JC Penny at Porter's Vale Shopping Center and approve the site for Phase I construction. 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.

See commented that the JC Penny building will begin with the foundation this fall and will be completed in the fall of 2007. See requested that this review be a review for all of Phase I. A building permit will be requested with each building. Wolfgang has submitted for a State Design Release for JC Penny. A general layout for the interior portion of the sidewalks was presented. A color rendering for the building was shown.

Phillips inquired about the materials for the JC Penny building and thought brick was to be incorporated in each building. Phillips asked to review and discuss architecture prior to submitting for a building permit. Before any permits will be issued, the pathway must be resolved. The pathway must be shown or payment made in lieu of the pathway construction. See explained that he is currently waiting to see if payment will be accepted in lieu of construction. Phillips will review and contact See to resolve this concern. See would also like to explore the option of constructing the pathway. Phillips would like the cinema to move in as quickly as possible. If there is anything that can be done on the developer's end or the City's end, Phillips would appreciate speeding up the construction of the cinema. See noted that the cinema project is in the pre-design phase and is moving forward. Phillips is concerned about the outlots, or a portion of outlots, 4, 5, 6, 7, & 8. Anything that was not owned or controlled by Dr. Vandertol did not receive the variance approvals necessary for the construction of shopping centers, food establishments, etc. This situation will not hold up the foundation request for JC Penny, but must be resolved prior to the permit requests for

the outlots. Landscape plan for Phase I has been approved. Wolfgang noted that the landscape and sidewalk plan for JC Penny will be submitted with the building permit request.

Pilz noted that the site work is approved for the total project. Modifications may be needed for each individual building; this will be reviewed as permit applications are submitted. Pilz is concerned about the ownership of the site and guarantees for access. See explained that the entire site is under one ownership with the exception of JC Penny; the outlots are intended to be sold also. The primary plat does show JC Penny as a separate parcel and has been approved by the Plan Commission. A secondary plat will define the individually owned lots. See explained that at each closing, an operating easement agreement was provided and recorded. Pilz reminded the developer that the improvement plans for State Road 2 have not been finalized; this project may or may not hinder access to JC Penny. The sanitary collection system has not been approved but will go before the Utility Board for such approval.

Brown noted that water meter, fire suppression system, and any irrigation systems require backflow protection.

McIntire will need a current set of plans to show the change in the combined domestic and fire service lines.

Martinson asked that the developer and builders follow the Recommended Plant List and the Do Not Plant List available on line at www.valparaisoparks.org.

Johnson noted that all the sprinkled buildings will need a Knox Box system. Knox Box information was provided. Johnson also asked that the fire department be contacted prior to the final placement of the fire department connections.

ISSUES TO BE RESOLVED:

Regarding JC PENNY

Landscaping plan
Sewer Permit
Backflow Prevention
State Design Release
Building Permit
Sign Permit

Regarding Phase I

Pathway
Variance
Each building requires:
- Sewer Permit
- Backflow Prevention
- Landscape plan
- State Design Release
- Building & Sign Permits