



MEETING: Site Review Committee
SUBJECT Washington Street Substation
ADDRESS: 459 Washington Street
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: March 21, 2017

IN ATTENDANCE:

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|--|----------------|
| Tyler Kent, Planning Director | (219) 462-1161 |
| tkent@valpo.us | |
| Vicki Thrasher, Building Commissioner | (219) 462.1161 |
| vthrasher@valpo.us | |
| Tim Burkman, Engineering Director | (219) 462-1161 |
| tburkman@valpo.us | |
| Ed Pilarski, Water Reclamation Dept. | (219) 464-4973 |
| epilarski@valpo.us | |
| Mark Geskey, Utilities | (219) 462-6174 |
| mgeskey@valpo.us | |
| Jon Daly, Fire Department | (219) 462-8325 |
| jdaly@valpo.us | |
| Media | |

PRESENTERS:

Kevin Nelms, NIPSCO
 (219) 476-8623 / KNelms@nisource.com
 Ashley Terry, NIPSCO
 (219) 476-8633 / adterry@nisource.com
 Kyle McKinney, NIPSCO
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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:

OPENING: The Site Review Committee met to discuss the proposed NIPSCO Washington Street Substation to be located at 459 Washington Street. 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.

EXPLANATION OF PROJECT: The proposed substation will be located half-way between U.S. 30 and Lincolnway on Washington Street. NIPSCO purchased the property approximately four months ago. Nelms indicated they need to discuss the two sewer lines that run through the property. Through the middle of the substation there is an abandoned 18" sewer and to the south of this is a 66" sewer.

STAFF COMMENTS:

GESKEY: Geskey stated that he agrees with the explanation concerning the abandoned 18" sewer. Geskey said the explanation states they intend to cut into the line and fill the abandoned pipe with flowable fill. On each side that is not flowable fill, Geskey indicated a bulkhead will be required. Geskey said they can erect and operate a substation over the abandoned utility without any future repercussions of easement use. Geskey indicated the abandoned pipe can be fully bulkheaded off at manhole #4. The City will take care of this. It will be necessary to contact Geskey when the work is done to abandon the pipe because an inspector will be needed on site. Geskey conveyed the Water Department does have an easement and documentation concerning the 66" southern line. The line will need to remain. Geskey asked what type of reinforcement they intend to use for the driveway. Nelms said where the driveway comes into the substation, they will dig this out and install a permanent driveway. Nelms indicated that #2 rocks will be used

underneath and a driveway will be installed on top. The driveway will be 18" over the top of the line. Burkman asked if the driveway is all stone. Nelms said the first layer will be #2 rock then 53's on top of the rock. Geskey indicate geo-grid will be required underneath. Geskey asked if pavement will be required. Burkman stated gravel lots are not permitted. Geskey conveyed that pavement will provide more reinforcement of the driveway. McKinney said this will not be a parking lot. It is the entrance into the substation. Burkman conveyed there is a provision in the UDO that speaks about minimum entrances within a certain distance back from the right-of-way need to be paved. There are minor exceptions for gravel areas; however, Burkman feels it does not apply in this situation. Geskey said having geo-grid with 12" of #2 stone and 6" of 53's would be fine. Geskey said he has no problem with this; however, paving will help. Geskey said the last bullet in the explanation concerning the 66" line states: "can be repaired very easily if damaged. Approximate location is shown on the drawing." Geskey is good with this; however, NIPSCO will make the repairs.

PILARSKI: Pilarski mentioned that the Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski asked for confirmation that there will not be an office or some type of facility that will discharge into the sanitary sewer. Nelms confirmed there will be no office or other facility that will discharge into the sanitary sewer. Pilarski presented no further comments. Pilarski asked what the plans will be for the existing substation once this new substation is operational. Terry indicated the foundation will be removed to 6" below grade and all structures will be removed. There are no plans for the existing site.

DALY: Daly asked if any hydrant locations will be changes. Nelms said they are not considering changing the hydrant locations. The substation will only be electric. Daly indicated that access is acceptable to the Fire Department. The substation will be gated.

KENT: A substation is permitted within the Commercial General (CG) Zoning District. There is a requirement for a Class D bufferyard around the substation. A Class D bufferyard is required to be 40-ft. in width with 3 large trees, 6 small trees and 50 shrubs per 100 linear feet. The caliper for large trees is 2-1/2" and the caliper for small trees is 1-1/2" at the time of planting. A 5ft berm will need to be included within the 40-ft. bufferyard. There is a requirement for 15% of the lot to be open space. The gross floor area is .431 and the net floor area is .504. These calculations must be shown on the final plans. The front yard setback is 15-ft., but the bufferyard must be included; the side yard setback is 10-ft., but must total 20 ft. between the two; the rear yard setback is 10-ft. The maximum building height is 35-ft. Kent asked if the facility can be moved back towards Franklin Street. Terry said they will encroach on the easement the farther back they go. Nelms indicated they are very close to their property line. there is a very steep slope and they would have to cut into the slope. Their Civil Engineer told Nelms there is not much room in that back corner. Kent explained the intent of the bufferyard and berm is to hide the substation as much as possible from the main corridor. Nelms said the whole corner is sunken down about 6-ft. and then berms up an onto the sidewalk. Kent said he will need to visit the site. Burkman asked if there was a reason they couldn't jump across the line and go into the southeast corner where there is more room to work with. McKinney said they could move to the southeast corner but the biggest issue is instead of encroaching somewhat on the easement for the 66" pipe all of their feeder cables would have to go over the easement. Kent said he will send a copy of Transit Oriented Development Plan to provide an understanding of the land uses in and around this area. Kent mentioned working with them to install landscaping around the abandoned facility.

THRASHER: Permits will be required for the structure, driveways and fencing. A 4-ft. fence is allowed in the front yard and a 6-ft. fence is allowed for the side yards and rear yard. Chain link fencing is not allowed. Nelms stated they have an NESC Regulation that requires a 7-ft. fence. Thrasher conveyed it will be necessary to file for a variance through the Board of Zoning Appeals. Kent asked if it would be possible to install a decorative wrought iron fence with brick pillars to dress it up. Nelms said they could work with the City on this issue. Thrasher said further

discussions on pavement requirements is required. Burkman said Section 9.503 indicates “In general off street parking areas that are required to have more than three spaces shall be graded and surfaced with concrete or other material approved by the City Engineer that will protect against potholes, erosion and dust according to the City’s Engineering Standards Manual. Less durable surfaces may be permitted for off-street parking facilities that serve athletic fields, public or private parks, low turnover uses and overflow parking needs, provided that the perimeter is defined by brick, stone, rail ties or other devices. Surfaces with loose materials are setback at least 25-ft. from the public street. Burkman is aware this discusses parking lots; however, he believes there is another section that speaks to surfaces in general. The main intent is that any place that sees any sort of traffic or activity and semi-regular use should be paved so dust is not being churned up. Nelms indicated the substation is visited once a week. Burkman said further discussion is necessary. Nelms said if the driveway is paved it will go over the easement. Burkman and Thrasher indicated this will not be a problem.

BURKMAN: The Unified Development Ordinance requires that any time a permit is pulled for a property a dedication of right-of-way is necessary. The right-of-way on Washington Street is good; however, Franklin Street requires a total 60-ft. wide corridor – 30-ft. on either side of the street. It appears 25-ft. exists today. The difference between what currently exists and the 30-ft. required needs to be dedicated. Burkman will email a reference and example. There is a requirement for sidewalks along the frontage. There is sidewalk on Washington Street; however, there appears to be only some sidewalk along Franklin. This will need to be addressed.

ON BEHALF OF MCALPINE: This site drains to south and west. There is a storm inlet on Washington Street near the southwest corner of this site. As final plans and grading are developed for the site, NIPSCO needs to look at how to manage the runoff to make sure it is not being cast off on the neighboring property.

ISSUES TO BE RESOLVED:

- Class D Bufferyard
- Sidewalks – Franklin Street
- Right-of-Way Dedication – Franklin Street
- Detailed Site Plan
- Building Permit
- Signage/Fencing Permit
- Variance - Fencing
- Pavement Requirements