



MEETING: Site Review Committee
SUBJECT: Starbuck's
ADDRESS: 2711 Calumet Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: November 7, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
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Tim Burkman, Engineering Director	(219) 462-1161
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Adam McAlpine, Engineering Dept.	(219) 462.1161
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Yacoub Aljobeh, Water Reclamation	(219) 464-4973
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Mark Geskey, Utilities	(219) 462-6174
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Jack Johnson, Fire Department	(219) 462-8325
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Brent Dickson, Public Works	(219) 462-4162
bdickson@valpo.us	

PRESENTERS:

Bill Baker, Urschel Development Corp.
 (219) 465-1648 / bbaker@urschel.com
 Joe Downs, Veritas Realty
 (317) 472-1800 / joe@VeritasRealty.com
 Trent Baxter, Versatile Construction Group, LLC
 (317) 535-3579 / tbaxter@versatile-llc.com

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 Starbuck's to be located at 2711 Calumet Avenue. 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: Baxter conveyed this is a new Starbuck's to be located at Calumet Avenue and Vale Park Road. The building will be located in the northwest corner. There are three sites that will probably be developed and a new roadway. This will be typical Starbuck's with a drive-thru area. Baker mentioned this outlot is for the hard corner. Urschel retains ownership of an outlot to the north. The road mentioned previously is a ring road within the development to provide access through this portion of the site into Cumberland Crossing. If you keep in mind the road behind Peoples. Fazoli's, Burger King that goes into the YMCA, it will continue past Long John Silvers, the vacant lot, Starbuck's and circle around and provide access to Vale Park Road.

STAFF COMMENTS:

BURKMAN: The 2711 Calumet address is okay. Burkman is aware there are some elevation issues between this site, the parking lot and the pathway sidewalk. There is a lot of green space. Burkman suggested they consider installing a pedestrian pathway connection into the site. Burkman said if this is considered it will be necessary to think about the sidewalk connection into and through the site with respect to vehicle traffic. The ingress/egress easement covering the overlapping driveway is shown on the plat; however, there is a small 20-ft. shaded area that is outside the easement and over the property line. This probably needs to be sorted out internally. Burkman asked if there are plans to improve the road out front. Baker said it will be improved

eventually; however, it is not part of this project. Burkman mentioned that plans will be necessary once they get to the point for the road improvements. Burkman said the plans indicate the sanitary sewer will be done separately. It will be necessary to submit plans for the sanitary sewer for review and comment. A Site Permit will be required.

DICKSON: Dickson asked if anything is being done that will affect the perimeter sidewalk. Baxter said nothing will be done that concerns the sidewalk. Dickson expressed some concern regarding the landscaping. The trees running along Vale Park Road and Calumet Avenue are 5-ft. to 8-ft. tall at planting. Will this interfere with line-of site? Baxter said if the number of trees could be limited it will be helpful, also the elevation will be an interesting dynamic. Dickson suggested the soil be amended to promote the longevity of the life of the trees. Downs asked for clarification concerning the height of the trees they will be planting. Kent wants to look at the trees. It may be necessary to plant ornamental trees under the utility lines. Baker said they need to keep the number of trees the same. Kent interjected there are different ways to do the landscaping without blocking line-of-site, but still meet code requirements.

KENT: Kent asked if the road will be curbed. Baker said they will come back once they have something for the larger parcel. They are talking about doing some type of a curb line along the Starbuck's section for delineation purposes. Burkman asked if this will include a sidewalk along the internal road. Baker said there will not be a sidewalk along the internal road. Baker further explained that the walkway between the outlots will be a discussion that will take place with whoever will be the large box tenant. Baker said the entire development has cross-access parking. Baker said they could provide cross-walks for the ring road. Kent said that as the whole area redevelops a pedestrian connection may be in the next phase when the curb is installed. This is an urban renewal project and mixed use and walking and connectivity will be very important. Kent conveyed that the final plans need to include the landscape ratio (.15); the gross floor area ratio (.280); and the net floor area ratio (.329). These are the maximum amounts. The actual numbers need to be included as well. The calculation for signage is 3-sq. ft. of signage for one linear foot of building frontage facing a right-of-way. Parking is calculated at 5 spaces for each 1,000-sq. ft. of usable floor area. Kent asked about the number of queued parking spaces. Downs indicated there are 8 queued parking spaces. Chain link fence is not permitted for the dumpster enclosure. The material needs to be decorative wood, vinyl or metal. A mandoor is required for the dumpster enclosure. Referring to Article 2, Section 2,406 for the dumpster requirements is recommended. One bicycle rack is required for 10 parking spaces located within 50-ft. of the main entrance. The requirement for on-lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre. The requirement for open space landscaping is 10 large trees, 15 small trees and 40 shrubs per acre. The final plans need to include the landscaping calculations. Parking lot landscaping requirements are 1 large per 8 parking spaces and 4 shrubs per 4 spaces. Baxter mentioned that plan C010 shows landscaping. Kent said these calculations need to be broken down into on-lot, open space and parking lot landscaping. Landscaping is also required along the frontages of Calumet Avenue and Vale Park Road. This requirement includes 2 shade trees, 1 evergreen tree, 2 ornamental trees and 3 large shrubs per 100 linear feet. Referring to Table 11.306 is recommended. Kent will work with them concerning the landscaping. Kent recommended they refer to Exhibit B of the Unified Development Ordinance for permitted and invasive plant species. A 6-ft. tall monument sign is permitted within this district. Kent will work with them on the architecture of the building. There are items that need to be addressed. There is a requirement for either a projection or a recess of not less than 2-ft. for at least 20% of the façade of the building. Kent presented some photos of Starbuck buildings he believes will compliment Cumberland Crossing. Kent highly recommended doing away with the EIFS. This material does not weather well in Northwest Indiana. It gets dirty. However, 30% of the façade above 12-ft. of grade can be EIFS. Kent suggested niche board. This material weathers better and has longevity. There needs to be some type of design feature every 12-ft. These features can include

some type of lighting, towers, pilasters, horizontal offsets, windows, etc. At least 60% of the building front between 3-ft. and 8ft. on Calumet Avenue needs to be glass and at least 30% of the building between 3-ft. and 8-ft. on Vale Park Road needs to be glass. This applies to all commercial buildings that are under 15,000 sq. ft. A Zoning Clearance is required for this project and is part of the Building Permit submittal.

ON BEHALF OF THRASHER: A Construction Design Release from the State is required prior to issuance of a Building Permit. All contractors must be registered with the City before the Building Permit is issued. Signage will require a separate permit.

ALJOBEH: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. All food service establishments in the City of Valparaiso are required to have a 1,000-gallon oil and grease interceptor. The Site Utility Plans shows the interceptor. An internal plumbing plan showing all the connections into the sanitary sewer and the oil and grease interceptor will be required. Downs conveyed that Starbuck's will be submitting separate documents for permits for all interior work.

MCALPINE: Submittal of storm sewer drainage calculations showing the system is equipped to handle a 10-year rain storm is required. There is a proposed storm sewer line shown that will be extended to this lot. The 10-year rain storm will have to apply from here to the connection point. McAlpine needs to know where the roof drain will be connecting. McAlpine assumes it will be to the inlet in the drive-thru. McAlpine recommends the diameter of structures B, C and F be increased. Currently they are 24" diameter structures, but this probably too small for the number of pipes coming in and out. McAlpine thanked them for adding the Aqua-Swirl to improve the water quality, but suggested they look at the size. The detail indicates a 12" pipe is the maximum size, but a 15" pipe is shown coming in and out. McAlpine said the model called is an AS2.

GESKEY: Comments for the sanitary sewer will be provided later when plan and profile are submitted. Geskey advised the sewer main size must be a minimum of 8". Geskey said it is good that both lots will be serviced for water now. This needs to be 6" coming off Calumet and then where the hydrant is located there needs to be a cross with a 6" valve stubbed heading north. If the next building needs fire protection there will be a 6" line to feed it. Baxter asked if the sanitary sewer will need to go to IDEM. Burkman asked about the length. Baxter said it will be approximately 300 ft. Burkman said on an order of this magnitude it will have to go to IDEM. Geskey conveyed backflow protection for the water will be required for Starbuck's. Geskey provided contact information and needs to be contacted when construction gets closer for water and sanitary sewer. Sanitary sewer will run through City Hall and water will run through Geskey at the Water Department.

JOHNSON: Johnson asked about a fire alarm system. Downs said there will not be a fire alarm system. Johnson recommended a hood system. Without a hood system grease frying will be prohibited. Installing a hood system now will allow them to consider future options. A Knox Box will be required if they decide to install an alarm system; however, even without an alarm system, a Knox Box is recommended.

ISSUES TO BE RESOLVED:

Landscaping Plan	Building Permit
Erosion Control Plan	Signage/Fence Permit
Rule 5 Permit	Zoning Clearance
Drainage Calculations	State Design Release
Detailed Site Plan	
Internal Plumbing Plan	
Backflow Prevention	
Site Improvement Permit	