



MEETING: Site Review Committee
SUBJECT: Restaurant & Office
ADDRESS: 21 & 23 N. Washington Street

LOCATION: City Hall
DATE: July 24, 2007

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

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 a proposed restaurant and office. 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.

Ferngren stated the building is located at 21 & 23 N. Washington Street. The proposal is to take these two structures and develop them as one site. The principle use on the ground floor of both buildings will be a bar/restaurant. It's anticipated that the bar area will be the 21 N. Washington side. This bar will appear to have an older type of established tavern feel. The restaurant will connect, which will be the 23 N. Washington building. This restaurant will have booths, several tables, and an outdoor dining area located on Jefferson Street. It's anticipated to restore the exterior of the buildings to the original architecture. The outdoor dining area will have a black wrought iron fence around the sidewalk area giving it a pub type impression. On the second and third floor in the 23 N. Washington building there will be office space. A condominium type of development is anticipated. Totalsite Management is one of the proposed proprietors that will possibly be on the second floor. There are other businesses interested in the available adjoining space. The upstairs office space is a traditional type of arrangement with a series of different workstations, and shared conference rooms. Ferngren added they are interested in participation of the façade improvement program.

Wagner explained they want to embellish and enhance the existing architecture. Window replacements on the second and third floor will be necessary. Individual awnings will be placed on the exterior of the building. Attempting to unify the buildings with signage and awnings is expected since this will be one business entity. A sign band around the perimeter, between the first and second floors will help to achieve this. Carlson added that the idea is to restore the buildings rather than to build them out as something new. An urban loft type of feel is intended for the interior of the offices by exposing brick, rafters, and wood floors in order to utilize the character of the building.

Kras and Pilz stated there are no engineering issues. It was conveyed to Pilz that the deck area will be located over the 2 story building at 21 N. Washington. There is access from this rooftop from the third floor of 23 N. Washington. The 2 buildings are separate.

PRESENTERS:

Brent Wagner, Architect	219-531-2468 / jean@brentwagnerarchitects.com
Rick Carlson, Totalsite Management	219-477-3800 / totalsite1@comcast.net
Bill Ferngren, Attorney	219-464-4500 / bill@ferngrenlaw.com

Kent mentioned to speak with Craig Phillips regarding the facade program. Contacting Charlie McGill for the alcohol license is also necessary. It was conveyed to Kent that looking from the front elevation perspective, there is actually 5 floors and making each floor as a condo unit is the intention. Nipsco meters and air conditioning units are located along in the grass section near the outdoor eating area. The goal is to relocate the gas meters to the rear of the building under the direction of Nipsco. The air units can be relocated to the rooftop. A brick paved patio can then be placed in this area. Kent added to contact the building commissioner regarding the issues of separation, as well as the procedures needed to obtain building permits.

Brown stated that 1 meter per service tap is required therefore; if separate meters for each floor is requested, other taps will need to be placed. Currently there are 2 water services, 1 for each building, which can be maintained provided they are brought up to code for backflow protection. This location will not have any landscape irrigation system.

Martinson strongly recommended placing a few trees in the corners of the dining area. There are trees that would fit in this space and Martinson is willing to work and help to achieve this.

Pilarski stated concern of the waste water discharge from the kitchen and food preparation areas. The installation of a 1,000 gallon oil and grease interceptor is required. An updated Plumbing Plan for both facilities is also required.

Johnson conveyed he has the same issues as the Building Commissioner and consulting with her in reference to the separations and the State Design Release Plans is needed. Sprinkling the building is another issue in which Johnson and the Building Commissioner will need to further discuss. If the building is not sprinkled, there is concern with the fence around the sidewalk area, as this would hamper ground ladders. If the building is going to be sprinkled, contacting the fire department is necessary before placement of the fire department connection. The installation of a Knox Box in the front of the building will also be required. Keys for the entire building will need to be placed inside the Knox Box so the fire department can gain access.

ISSUES TO BE RESOLVED:

- Updated Plumbing Plan

- Detailed Site Plan

- Sanitary/Sewer

- Backflow Prevention

- Contact Building Commissioner for Comments / Permit Information