



MEETING: Site Review Committee
SUBJECT: Re-model of current building
ADDRESS: 63 Lafayette Center

LOCATION: City Hall
DATE: 1/24/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(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
Ed Pilarski, Water Reclamation Department	(219) 464-4973

PRESENTERS:

Bob McDonald
McDonald Cagen Inc.
219-462-7927
Jim Guelcher
Lee Construction
219-938-8829
Nicole Bissonette
Jeff Bissonette
Bistro 157
219-973-1863
Randy Taylor, LGS Plumbing

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 remodel of the building located at 63 Lafayette Center.

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. Phillips also explained the new requirement for a site improvement permit in addition to the other items needed to begin construction.

This project is a complete remodel of a 20,000 sq. ft. building. This building will house a restaurant, small banquet facility, and offices. The owners will sprinkle the entire building to take advantage of building type 3B construction. The entire façade will be remodeled. Bistro 157 will be the major tenant. All new systems, mechanical, and plumbing will be added.

McDaniels noted that there is an 8" sewer line in the north alley and a combination line on Lafayette Street. McDonalds mentioned that the grease traps are an issue and they are hoping to put it in the alleyway on the north side of the building. McDaniels said he would try to TV the line to see the condition of the line. Guelcher commented that the plumbing engineer has all the information regarding the grease trap.

Pilarski will meet directly with the plumbing engineer to address any concerns and provide comments and/or suggestions on the project.

The plumbing engineer from LGS has already spoken with the water department. Brown noted that a 6" line is coming in on the northwest corner of the building. The city plans to put in a 2" tap under the sidewalk to bring in a domestic line off of that line. Backflow protection is needed on the domestic line and a fire system.

Martinson asked to be consulted if they go forth with the proposed alternative landscape plan. Kent provided McDonald with the exempt and preferred tree lists.

Phillips, pleased to see the re-investment, asked for additional interest with color through awnings and accents. Regarding possible tenants, Phillips referred the owner to Article 24 regarding downtown usage for tenants. Signage should be appropriate for the scale of the building. The signage may be 1 sq. ft. for each lineal foot of building.

Thrasher noted that a permit would be needed for demolition. Guelcher noted that mechanical, plumbing, and electrical demolition would be first, followed by the general demolition. Guelcher will pursue a State Design Release, which is needed prior to the issue of a building permit. The building permit includes the addition of windows to the current structure. Thrasher also noted that all contractors must be registered with the city prior to their work on this project.

Pilz suggested moving the curb line out 5'-6' to provide parallel parking in the front of the building and add some streetscape elements. Pilz and Oeding will discuss this option in greater detail. Nicole Bissonette noted that there is a metered lot across the street that would be sufficient for additional evening parking. Pilz also suggested adding windows to the south. Nicole was in favor of the additional windows and will build to suite tenants.

Phillips confirmed that the exterior building material would not be changed. McDonald explained that the building will be re-roofed and the eave line re-worked.

McDonald reiterated that they would like to extend the sidewalk. He asked if the city would be able to participate in the cost of such a project. Pilz is looking into that option.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit