



MEETING: Site Review Committee
SUBJECT: North Coast Distributing
ADDRESS: New Facility

LOCATION: City Hall
DATE: 03/8/11

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Jim Pierce, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Adam McAlpine, Engineering Dept. (219) 462-1161
Media

PRESENTERS:

Terry A. Larson, Larson-Danielson Construction
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Tony Oss, Larson-Danielson Construction
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Todd Slack, North Coast Distributing
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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 a proposed new North Coast Distributing facility located on South State Road 49. 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.

EXPLANATION OF PROJECT: This project will be the construction of an approximately 210,000 total square foot new distribution facility and corporate office for North Coast Distributing. The office portion will be 2-story and is approximately 28,000 square feet with the remaining portion being used for distribution, service and logistic space. The warehouse portion will be stack-storage of beverages. A preliminary review was conducted with the City to gain feedback on the site plan. There is a cross-over at State Road 49 coming to the west side and just south of this there is approximately 35 acres. The Redevelopment Commission is considering extending the frontage road and utilities up through the North Coast Site parallel with State Road 49. The plan will be to take utilities from the frontage road to the site. There are 2 access points off the frontage road; one to the north and one to the south. The north access will be primarily for route trucks. There will be a parking lot between the 2 access points. The south access would be for over-the-road trucks delivering product and bulk trucks exiting an entering the site. Most of the activity is centered on the south side of the building. There is a drive-through for route trucks to park inside the facility once they are loaded. This provides protection during inclement weather and the summer months as well as being secure. The facility will operate from Sunday afternoon through Saturday morning. The facility is located on Silhavy Road. It is a much bigger facility and will allow

for future expansion. A plan showing exterior elevations was distributed. The facility will be leased from Larson-Danielson. Larson-Danielson is working with Design Organization to do the exterior of the building as well as the office floor plan. A beverage consultant has laid out the warehouse portion. The lobby downstairs will have a restored beer wagon as a focal point to brand what North Coast does. The exterior of the building is pre-cast. Stone and a fair amount of glass will be used to highlight the office portion. There is approximately 18 acres to the north on this property that remain untouched. Analysis is being done on an existing 20 acre borrow pit to be used for storm water discharge. There will also be a forebay on site for pre-treatment to insure anything exiting from the site will meet the City of Valparaiso standards. This has been discussed with the Engineering Department. The remaining site utilities will be coordinated with GAI Consultants. At this point, it is unclear as to where the utilities will come into the site, but GAI should be able to supply some of this information soon. A fuel island is shown on the south side of the building. The fuel tank is above ground and allows for fueling on site.

STAFF COMMENTS:

PHILLIPS: Comments will be preliminary because they rely on needing more detailed information. Revised plans will need to include site dimensions, area of the site, area of the building, and if possible setbacks. A breakdown of the usage of the building, i.e. 210,000 square feet overall, 28,000 square feet for two-story office, with the remainder being warehouse, service, and logistics is needed. There is no requirement for any sort of pathway in this area per the current Master Pathway Plan; however, it is possible that what is being proposed as the Dunes-Kankakee Trail may be coming through this area possibly down the frontage of 49. The portion of the project that North Coast would be required to provide for sidewalk would need to go towards the Dunes-Kankakee Trail project. The frontage road shown is required by the Unified Development Ordinance, and is compliant with these standards. The only way the entire frontage road would not be installed is if the property were split into different parceling than currently shown. There are 148 parking spaces shown, as well as spaces for special event trailers. Parking requirements will need to be clarified. The standard is 1 space per 1,000 square feet of usable floor space. As currently shown on the site plan there is more than the 30% required open space. However, if for some reason a portion of this property was broken off for a different development or owner, there are a number of standards that need to be met in order to insure that the North Coast property would remain in compliance with the ordinance. The 30% open space requirement needs to be adhered to. A calculation showing the current open space on the overall site is required. A landscape plan is required pursuant to Article 10. A tree survey is not required. This project is located in the State Road 49 Overlay District and as a result architectural and signage requirements apply. Signage will be limited to a 6' monument-style only. A variance for signage was recommended due to the distance of the site from State Road 49. Buffering of the property at the west end needs further discussion. A more detailed floor plan is needed. There will be a three-sided enclosed area for storage/refuse. This needs to be designed to look like an extension of the building. The addressing of the property will be deferred to the Engineering Department. The understanding is that the service road will likely take a different name than State Road 49. The number, which is 2850, will remain the same. Architectural guidelines will be per Article 11, Non-residential Design Standards.

JOHNSON: The issues regarding access on the southeast side of the building have been addressed. The gates need to be either interlocked with the alarm system to open automatically or have a device installed that would enable the Fire Department to open the gates. Information can be provided regarding this device. Yard hydrants will be required right past the first set of gates on the southwest end and at the southeast end by the fire lane. The fire department connection will need to be placed in an area just north of the fuel island. A site plan showing offsets, clearances through the gates, distance from the fire lane to the building, final placement of the fire hydrants,

and fire department connection is needed for review. A Knox Box and annunciator panel for the alarm system will be required on the 49-side of the building by the front entrance. Appendix D of the International Fire Code should be used to answer any questions regarding clearances or distances. A copy of Appendix D has been provided. Fuel dispensing issues will need further discussion.

MCINTIRE: Comments will be reserved until information is received from GAI. As the private-side of the utility issues proceed, it would be appreciated if North Coast would be willing to work with the preliminary design.

PILARSKI: More information is required to provide proper comments on this project. Comment concerning the sanitary sewer connection into the sanitary sewer main from the building is deferred to the Engineering Department and Sewer Division. There is concern regarding the waste water discharges from the facility and an interior plumbing plan is needed. A signed and completed industrial waste water survey will be needed. The waste water discharges from the facility will be required to meet those in Chapter 52 of the City of Valparaiso Code of Ordinances. A copy will be provided.

PIERCE: No comments.

MCALPINE: Drainage calculations showing the total volume of storm water runoff are needed. Additional information on the forebay system needs to be provided. A letter from the adjoining property owner granting permission for the North Coast site to direct discharge storm water runoff on to their property is required. Additional information concerning the outfall into the borrow pit showing it is protected against erosion and that sensitive areas such as wetlands will not be negatively impacted is needed. The differences between the residential basement floor elevations on the southwest and the anticipated pond high water level need to be provided. Three copies of the soil boring report are required. More on-site civil details such as grading, storm structures, swales, etc., need to be provided.

BURKMAN: The right-of-way dedication for the frontage road needs to be 60'. There is no particular need to install a sidewalk in this area; however, a sidewalk waiver is needed. The use of bio-swales along the parking lot edge is strongly recommended. Coordination between the outside engineer, GAI, and the Engineering Department is needed to determine whether the runoff from the frontage road will be able to get the western basin. Reducing the parking stall lengths along the eastern side to 18' is highly encouraged. A Rule 5 Permit is required. A Site Permit will be required. A spill prevention plan for the fuel island is needed.

THRASHER: A State Design Release is required prior to Building Permit issuance. A Signage Permit is required.

Another Site Review needs to be scheduled once more detailed information such as floor plans, plumbing plans, etc. can be provided.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance

Sidewalk Waiver
Industrial Waste Water Discharge Survey
Knox Box
Fuel Spill Prevention Plan