



**MEETING: Site Review Committee**  
**SUBJECT: Figure Eight Brewing**  
**ADDRESS: 150 S. Washington**

**LOCATION: City Hall**  
**DATE: September 20, 2011**

**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  
Tony Reid, Public Works (219) 462-4612  
Jack Johnson, Fire Department (219) 462-8325  
Media

**PRESENTERS:**

Tom Uban/tom@figureeightbrewing.com  
Lynne Uban/lynne@ubanproductions.com  
Brent H. Wagner, Wagner Architecture  
(219) 531-2468 / brent@wagnerarchitecture.net  
Jean Maczak, Wagner Architecture  
(219) 531-2468 / jean@wagnerarchitecture.net

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us). The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss a proposed relocation of Figure Eight Brewing to 150 South Washington. 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:** Figure Eight Brewing is currently located at 55 West Lincolway and want to relocate to 150 South Washington. This new location fits the needs for growth. This will continue to be a production facility and will expand to have a restaurant to include sandwiches, soups, salad, etc., as well as the tasting room in the upstairs retail space in the front corner of the building. The garage space will be the new expanded brew house area.

**STAFF COMMENTS:**

**JOHNSON:** The oven/stove will require a commercial hood. Johnson will have to research whether a convection oven will require an Ansul System for the hood. Johnson asked if the work room, conference room and brew house would be opened to the public. Uban confirmed the only public space is the seating area in the front. Johnson asked if there would be tours in the brewing area. Uban said there could possibly be tours. Johnson stated this may create an issue because this area is below grade and without a sprinkler system. Exiting needs to be reviewed. Johnson asked if a fire alarm system is being installed. Uban stated they did have any alarm system which does include fire. A Knox Box will be required. The project will have to be submitted to the State for review. Johnson asked if there are any pressurized vessels used in the brewing process.

Uban stated they have CO<sub>2</sub>. None of the tanks are pressure tanks; they are all 15psi or less. Checking with the Department of Boiler and Pressure Vessels to see if regulations have changed was suggested. Johnson said that without a sprinkler system, high rack storage should be avoided; however kegs of beer are different because they are not combustible. Phillips asked where the grain would be stored. Uban stated grain is stored in the brew house area and/or in the silos just outside. Uban said the amount of grain stored is small. They also have a system that keeps the dust contained so there is no possibility of a dust explosion.

**MCINTIRE:** According to our records, this site does not have backflow protection at the meter. Uban stated that there is backflow protection and that it was recently tested and submitted. McIntire suggested that Shaun Shifflett be contacted to correct this discrepancy.

**EVANS:** Evans asked when construction would be completed. Uban would like to see it completed by the end of the year; however, it will probably be more towards the end of July. Evans said there is a lot going on in this area. Binder has been put on the street and when water is completed for the County Complex final surface will be put along there and should be completed in about 30 days. The traffic signal will be upgraded and the sidewalk at the intersection will be upgraded with ADA ramps. Uban asked if the sidewalk is being replaced. Burkman said the sidewalk was not being replaced. This is a Federal aid project and the City is limited in scope. Burkman said another signal was being installed south on Washington at Monroe. Evans stated that sidewalks in front of the building must shoveled and salted by Figure Eight as the property owner

**MCALPINE:** The plan indicates that the outdoor dining area will be located in what is currently the loading dock. The grade is pitched towards the building. From a drainage standpoint this needs further consideration. Wagner stated the intent is to bring the grade up in this area with crushed stone and a new slab, which would be level with the street or sidewalk. Any water that would be shed would go in the opposite direction. Uban said presently there is a trench drain at the base of the incline. Wagner said this would be left in place underground. Maczak stated the planter box would have weeps so that water flow off the slab was not impeded. Uban stated the new slab would allow the water to flow into the storm drain rather than into the sewer. McAlpine expressed concern that an icing condition could develop over the sidewalk in the winter. Wagner stated it would not be used in the winter and would be an impervious surface. Wagner said there is an existing concrete slab. Uban stated that compacted sand would be put on this slab and a new slab poured on top of that. McAlpine asked if plantings and trees had been considered to make the area a little greener. Wagner stated there is a planter wall along the front face. McAlpine suggested possibly using a boulevard planter. McAlpine asked where the trench drain in the brew house area drains. Uban stated he believes it goes through a trap system into the sewer line. McAlpine asked where delivery trucks would be loaded. Uban stated there is only one vehicle and that loading would take place at the dock off of Washington.

**PHILLIPS:** There is no parking requirement due to this being located in the Central Business District. Phillips asked if the dumpsters would be placed in the alcove area between the buildings on the southeast corner. Uban said there is a roll-off and a two yard dumpster set in this space, but it can also be placed in the alley as other businesses have done. The dumpster can be placed in the alley as long as it does not block flow. Evans said he would take a look to make sure this will not cause a problem. Technically, a high-production brewing facility would require industrial zoning, but because this is a relatively small production facility by comparison, Phillips is considering the use along the same lines as a restaurant as far as impact. Phillips will need to work with Uban to set a level of production that is acceptable for this site based on the size of the site. The location of the service area on the southeast corner is good because it will pull deliveries and service aspects of the business off the street. This will eliminate the possibility of blocking streets. Uban said this year they will produce between 350-400 barrels and the five year plan is to produce 5,000 barrels. This will be the maximum produced for the business. Phillips asked what

micro-brewery in the region this operation would closely equate to. Uban stated there were a number of breweries in the Indianapolis area that could be checked. Phillips stated that our Standards cover breweries, but not micro-breweries. Uban stated that the Federal level considers under 60,000 barrels a micro-brewery. Uban said the State just moved their level from 20,000 to 30,000. He is not sure whether this is a micro-brewery designation, or whether it controls being able to self-distribute. Their intention is to continue to self-distribute. Signage will be limited based on the Standards in Section 5.303 of the UDO, specifically for the Central Business District. We are already working with Figure Eight on the façade program for the architecture of the building so there are no concerns in this area.

**BURKMAN:** The trench drain at the bottom of the loading dock will be left in place. Wagner confirmed that this is what is planned. Uban said it would be covered with a mesh. Burkman said this should be done or consideration should be given to breaking up a portion of it to keep water from being trapped up against the building. A Site Permit is required. Burkman asked if there was a need to upsize the water meter. Uban said there is a 1" meter and feels this is sufficient. Uban also stated the main coming in is 6" and there would be no problem upgrading if that was necessary.

**THRASHER:** A State Design Release will be required before a Building Permit will be issued. Thrasher asked about the square footage of the building. Wagner stated it was 10,000 sq. ft. total, including the basement level. Thrasher asked if the uses would be separated. Wagner said they are trying to work around sprinkling the building. If dividing the uses is necessary, they will try to accommodate this. Wagner further stated that there are some block walls that go all the way up and divide some of the uses. The exiting is sufficient. Signage will require a permit. It is possible that the hood may require a State CDR. Wagner asked if this was for the fire suppression hood. Thrasher stated this is required for any commercial hood.

**PILARSKI:** This project is viewed from two points of view; one as being a restaurant and the other as an industrial use due to the brew house. There is current information on file for this site. The main concern is what will be discharged into the sanitary sewer system. In order to provide further review of this project, an Internal Plumbing Plan is required. A full service restaurant requires the installation of 1,000 oil and grease interceptor; however, in this case a smaller sized oil and grease trap may be more logical. This should be installed under the three compartment sink.

#### **ISSUES TO BE RESOLVED:**

- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release (Building/Hood)
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- Oil/Grease Trap
- Knox Box