



MEETING: Site Review Committee
SUBJECT: One
ADDRESS: 1605 LaPorte Avenue
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Jon Daly, Fire Department	(219) 462-8325
Brent Dickson, Public Works Dept.	(219) 462-4612

LOCATION: City Hall
DATE: July 26, 2016

PRESENTERS:

Randy Dujmovich, One
 (219) 405-7721 / randy@dujmovich.net
 Wendy Vachet, Michael Baker International
 (312) 575-3901 / wendy.vachet@mbakerintl.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 renovation to the One building located at 1605 LaPorte 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: Dujmovich said there will be no structural changes to the building. Part of the parking lot will be lowered and turned into an outside area that will be used for yoga. The windows will an accordion style that can be opened to the outside. There will be a retaining wall. Landscaping will be installed on the outside of the wall between the sidewalk and the road. Cleanup will be done on the backside. Pavers will be installed. Dujmovich stated that people drive through the parking lot as a short cut to the strip mall. He wants to close this off. Landscaping will be installed to make it a private area. Asphalt will be removed and turned into green space. Dujmovich wants to make this site fit in with all the other improvements that have been done. Parking lot lights will be added. Dujmovich indicated inside demolition has already been done. Dujmovich mentioned a training kitchen, but at this point is not sure what exactly this area will be; however, the original drawings show a sink and they will incorporate what is already there into what they plan to do. This may be used as a smoothie bar. There will be a retail area and yoga studio.

STAFF COMMENTS:

BURKMAN: Burkman provided copies of documents for explanation purposes. The City's Unified Development Ordinance states that anytime a permit is pulled the land that lies between the existing right-of-way and the proposed right-of-way will be dedicated in the form of a right-of-way dedication. The survey talks about a monumented north right-of-way line being 30 ft. off of the center line; however, it appears from our information that the property actually goes to the center line. For clarification, a dedication of right-of-way giving the 30 ft. over to the City will be required. The document also talks about frontage improvements being required when a permit is pulled. These improvements include sidewalks. A 5 ft. sidewalk just within the right-of-way will be required. Burkman said the curb in this area is broken up. During conversations with the Public Works Director the decision was that the curb replacement needs to match what already exists in

the area. Burkman said this can be discussed with whoever will be responsible for preparation of the final site plan. The standard dimension for parking stalls is 20 ft. long; however, this can be reduced to 18 ft. when a vehicle overhangs green space. Drive aisles should be 22 ft. wide. Burkman asked if a cross access agreement is in place. Dujmovich said he has reviewed all documentation and nothing is mentioned regarding a cross access agreement. Burkman said the survey refers to an ingress/egress easement per Deed Record 293534. This document needs to be reviewed to see exactly what it says. Dujmovich indicated he already has a copy of this document. Burkman requested a copy be emailed to him (tburkman@valpo.us). Vachet asked that the document examples be forwarded via email. Burkman conveyed a Site Permit is required. Dujmovich mentioned that the gutters drain to the back of the building and asked if there are any plans for a storm sewer. Burkman stated there is a requirement that downspouts do daylight to slow the runoff. Burkman said a rain garden area can be created and the downspouts can be directed to this area. Connection of downspouts into the storm sewer is not allowed. Vachet asked if they are meeting the general drainage requirements. Burkman said it is certainly a benefit that they are removing so much hard surface and adding green space. This site is .35 acres. The heavy storm water detention requirements kick in at an acre. Vachet asked about the street in between the buildings. Burkman is assuming this is an easement, but indicated that he wants to review the document pertaining to the ingress/egress easement. This document may grant permission through this area.

THRASHER: A State Construction Design Release will be required prior to issuance of Building Permits. Thrasher mentioned there may be a requirement for two restrooms. The plans indicate there is only one. A triple compartment sink may be required in the kitchen area. It will be necessary to work with the Health Department and Water Reclamation on these issues. All contractors working on this project must be registered with the City. Providing plans that show the existing conditions and the proposed conditions is required. Signage will require a permit.

KENT: Kent mentioned that since he did not have the architectural elevations prior to this meeting, he will add comments regarding the architectural elevations once he has had an opportunity to review them. Concerning the earlier comment about closing off access to the property to the north, the Unified Development Ordinance, specifically the Eastgate Overlay requires there be a connection between the parking lots. Referring to Article 11, Section 11.407 concerning this is necessary. Kent asked Burkman about using a speed table or speed bumps. Burkman said speed bumps are effective and they can be used in a parking lot. Burkman thinks more people will come to this site via Lincolnway, cutting through to get there than people to the north cutting through this property to get to LaPorte. Kent said the provision was written because there are a number of parcels that are connected by these parking lots. In some cases the parcels are land-locked and need this connection. Kent suggested that pinching in the landscaping area might help slow the traffic as well as installing a speed bump. Dujmovich is concerned about the safety factor. Kent indicated that the Fire Department might have some comments concerning closing the access. Burkman said looking at the strip between Lincolnway and LaPorte there are four separate parcels: Jimmy John's, a narrow parcel, a slightly longer parcel and then the One parcel. They all seem to flow together. Burkman said Dujmovich needs to make sure there is not an access agreement for the properties to the north. Burkman explained that if the Jimmy John's owner wants to close off access there would be two parcels in the middle that would be land-locked. This needs more discussion. Dujmovich asked what is required to submit for a variance to close off the access road. Kent feels the first thing to do is to look at the documentation referred to in the Deed Record. The next step will be submittal of a Board of Zoning Appeals petition. It will be necessary to prove there is a hardship. Kent conveyed that the City has stood behind the requirement to keep developments connected. Kent mentioned it will be necessary to refer to Section 11.405 for architectural standards for existing buildings to match the required standards for the Eastgate Overlay. Kent asked if improvements will be made to the exterior lighting for the

parking lot. Dumjovich said improvements will be made. Kent indicated a photometric plan showing details that lighting on site is not spilling on the adjacent properties by more than 1/3 of a foot candle must be submitted. The allowable signage for the site is 1 sq. ft. of signage per 1 linear foot of building frontage facing LaPorte Avenue. The maximum aggregate of total signage for the site cannot exceed 70 sq. ft.; however, if the building frontage is only 30 feet in width the allowable signage will be 30 sq. ft. of total signage. Kent mentioned that if this property is ever vacated, the sign that is part of the retaining wall will have to be removed. This is a requirement within the City code. Submittal of a landscape plan as part of the Building Permit process is required. Referring to Section 11.411 for landscaping requirements will be necessary. Kent mentioned the Façade Grant Program. The City will match up to \$25,000 for façade improvements. Currently there is approximately \$9,000 available for this year. The project needs to be completed within a six month period. Kent indicated it might be possible to carry over the balance to next year if façade improvements total \$25,000. Bicycle parking for the site is required. The calculation is 1 bicycle parking space for 10 vehicle parking spaces. Kent stated there is a requirement for a dumpster enclosure. The materials for the dumpster enclosure must match those of the primary structure. Landscaping is required around three sides of the enclosure. The dumpster enclosure will have to have a pedestrian door, as well as gates at the front. Referring to Article 2, Section 2.406 for the dumpster enclosure standards will be necessary. A Zoning Clearance will be required as part of the Building Permit submittal.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly asked about the occupancy classification. Dumjovich is unsure of the occupancy classification. The architect is working on this issue. Daly stated the address must be at the front door of the building. Emergency lighting, exit lighting and fire extinguishers must meet code. An occupancy sign may be required in the yoga room. Thumb locks for the doors are not permitted. The doors should be key-locked or have panic hardware. Daly stated that aisle widths in the retail area must meet code. There must be a minimum of 24" between any storage and the ceiling. The electrical panels must be labeled and open spaces are not allowed. 30" of clearance is required around electrical panels. Daly asked if there will be floor outlets. Dumjovich indicated there will be floor outlets. Daly said extension cords are not allowed; however, surge protectors are permitted. The Fire Department will do annual fire inspections. Daly said there must be an exit from the patio area. Dumjovich said both sides will be open. Daly said he believes that access off of LaPorte Avenue will work for the Fire Department. If the landscaping is pinched in, a 10 ft. opening would suffice for the fire vehicles. Although not required, Daly recommended a Knox Box be installed.

DICKSON: Other than the comments already provided by Engineering, Dickson had no other comments.

ON BEHALF OF GESKEY: There is already water service to this building; however, records do not show any backflow prevention. Contacting Guy McDaniels concerning this issue will be necessary.

PILARSKI: There is sanitary sewer service to the building. The Water Reclamation Department is interested in what is discharged into the sanitary sewer. The foundation plan shows a treatment room. Pilarski asked for clarification. Dumjovich stated this will be acupuncture and will not involve any medications. Pilarski asked about the teaching kitchen. Dumjovich said it is more of a smoothie bar and they will be teaching healthy eating habits. Pilarski indicated it will be necessary to contact Yacoub Aljobeh, Pretreatment Administrator. Based on the activities described, Pilarski indicated a Waiver of Municipal Code may be possible so that the 1,000 gallon oil and grease interceptor will not be required. A smaller sized grease trap may not be applicable either.

ISSUES TO BE RESOLVED:

Landscaping Plan
Erosion Control Plan

Right-of-Way
5 ft. Sidewalk
Detailed Site Plan
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit
Signage/Fencing Permit
Photometric Plan
Bicycle Parking
Dumpster Enclosure
Zoning Clearance
Address at Door
Knox Box