



MEETING: Site Review Committee
SUBJECT: Valparaiso Plaza Remodel
ADDRESS: 1270 Strongbow Centre Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: November 7, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
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Tim Burkman, Engineering Director	(219) 462-1161
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Adam McAlpine, Engineering Dept.	(219) 462.1161
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Yacoub Aljobeh, Water Reclamation	(219) 464-4973
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Mark Geskey, Utilities	(219) 462-6174
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Jack Johnson, Fire Department	(219) 462-8325
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Brent Dickson, Public Works	(219) 462-4162
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PRESENTERS:

David Mangurten, KMA & Associates, Inc.
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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 the proposed remodel of the Valparaiso Plaza. 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: This building is approximately 21 years old. The remodeling of this facility is to convert it from a single-tenant hardware store to a multi-tenant retail building. The landlord will be performing a limited scope of work. The structure is adequate to perform for the new use. The main tenant will be a physical fitness exercise facility, occupying approximately 17,000 sq. ft. The remaining square footage will be occupied by multiple tenants. The proposed work will include the remodeling of the facia to eliminate the blue gable Sears Hardware branding. The landlord's work will include creating demising walls and structural work related to opening up bearing walls for the use of the main tenant and the addition of store front for the balance of the facility and enclosing the outdoor sales with matching red brick. There will be very little site work. Mangurten indicated sidewalks will be incorporated on the two frontages. Mangurten mentioned the need for dedication of right-of-way and said his client has taken care of this issue. Additional parking is being installed south on Penna Hill Road on property purchased by the client. There are no significant site grading changes. The storm water will flow to the southeast corner of the site. According to the old drawings, there is a 21" diameter storm pipe that picks up any sheet flow. The physical fitness tenant will provide their own architectural drawings and construction for a complete build-out of their facility. The submitted elevation shows more glass. The facia on the existing overhang canopy will be redone. The outdoor sales area will become part of the interior space. They will be adding 380 sq. ft. to the front of the building. Trash enclosures for the multi-tenant

portion will be added.

STAFF COMMENTS:

BURKMAN: Burkman confirmed that the right-of-way along the south side of the parcel fronting Penna Hill was dedicated in June 1996. As mentioned, the 5-ft. wide sidewalks are required on both frontages. The sidewalks need to be carried through the driveways so there is a consistent surface and cross-slope. The concrete needs to be at a 1.5% cross-slope. The addressing can be done either numerically or alphabetically (A – E or 10,20,30). The tenant addressing should begin at the north and work southward (Suite A at the north and Suite E at the south or Suite 10 at the north and Suite 40 at the south). The entire building will be 1270 Strongbow Drive. Burkman explained it makes sense to address the suites numerically. Burkman asked if there will be changes to the water meter size. Mangurten said there is an existing sprinkler room that will remain the same. There is an 1-1/2" domestic and a 6" sprinkler line. Mangurten believes the 1-1/2" should work. For the multi-tenant portion, they will tap off a water line along the north side of the building and bring it in as a separate line, either 1" or 1-1/2". Burkman explained that if the water meter size changes it will effectively create a sanitary sewer permit fee due to an increase in water usage. Providing information on the water meter size will be necessary. Burkman asked if changes to the sanitary sewer are being considered. Mangurten said the invert out towards the southeast corner is deep enough; however, they need to investigate where the invert is at the building. They are hoping to reuse this. There is a clean-out, but it has been covered up. Burkman conveyed if there are any changes to the sanitary sewer it will be necessary to show the changes on the plans. A Site Permit is required. The Site Permit will cover the sidewalks being installed and changes to the sanitary sewer if needed.

DICKSON: Public Works will be interested in the sidewalk installation. Dickson will provide a specification sheet for the sidewalks. Dickson provided contact information.

KENT: This property is zoned Commercial General (CG). The calculation for signage is 3-sq. ft. of signage for one linear foot of building frontage facing a public right-of-way. A Sign Permit will be required. A Landscape Plan will be required. Kent will work with the landscaper for the project. Kent said the existing landscaping will be credited; however, it has probably been 20-years since the original landscaping was planted. Some of it appears to be tired. This is an opportunity to install some landscaping on the site. Per Article 11, Section 11.507, the Unified Development Ordinance limits the amount of EIFS that can be used on a structure. The amount of EIFS permitted cannot exceed 30% of the façade. Kent mentioned there are new materials, particularly niche board. Incorporating niche board or brick veneer in the façade is highly recommended. Mangurten asked if there may be a waiver for existing buildings. Kent advised it would be necessary to go through the Board of Zoning Appeals to seek a variance and it is unlikely that this would be approved. Kent asked if there are plans to upgrade the existing lights on the poles. Mangurten said they will change out the soffit and install LED lights; however, they are not planning any changes to the parking lot lighting. Kent said this is something to be considered. Kent mentioned this site is very dark, especially the cross-walk from Penna Hill. Kent is concerned about pedestrians crossing over. Kent mentioned he has had several conversations concerning lighting. Kent said it may make sense to have a mandoor on the side if people will be using the cross-walk rather than walking around. Mangurten said this cannot happen because this will be where the locker rooms will be located. Kent conveyed some type of connection from Sturdy to the new parking lot needs to be considered. Kent said the VU students use Penna Hill as a connection to get to Wal-Mart and they may end up using this facility as well. Burkman interjected a connection into the site through the center of the parking lot islands up to the front doors makes sense. Kent advised the materials for the dumpster enclosure must match the building and this appears to be the case. Mangurten said the doors will be wood. There is a requirement for a mandoor. The mandoor can be placed on the side or the back of the dumpster enclosure. There is a requirement for the front face of the building to have at least 60% transparency between 3-ft.

and 8-ft. and 30% on the secondary frontage. Mangurten said the location of the showers and lockers will not allow this much glass. Mangurten said there may be a possibility to install some high windows. Kent said there is a requirement for breaks in the walls. Mangurten is unsure if this can be accomplished since it is an existing building. Kent said a new wall if being added. A 2-ft. break or recess could be added as well as some decorative lighting. Bicycle parking is required. The calculation is 1 bicycle parking space for every 10 vehicle parking spaces with a maximum of 10 bicycle parking spaces. Inverted "U" racks are required. The bicycle parking needs to be within 50-ft. of main entrance. A Zoning Clearance is required. Kent indicated that once all issues have been resolved, revised plans need to be submitted to the Building Department.

ON BEHALF OF THRASHER: A Construction Design Release from the State is required before issuance of permits. A Building Permit is required. All contractors must be registered with the City before issuance of permits.

ALJOBEH: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Submittal of an internal plumbing plan showing all connections is required. Aljobeh stated any food service tenant will require a grease trap and it will be necessary to contact Aljobeh.

MCALPINE: McAlpine asked for information about the loading dock. Mangurten said currently there is a lot of water in the loading dock because the sump pump needs to be repaired. Mangurten said the main tenant may not have a use for the loading dock; however, it will not be removed, but it will be made functional. McAlpine asked if there is access to the loading dock. Mangurten said the trucks enter in a clockwise direction. McAlpine asked if they will be repaving. Mangurten said the parking lot will be resurfaced. McAlpine indicated consideration should be given to ADA ramps at the corners. They will need to be flush with the adjoining roadway grades. As construction moves forward, plans will be needed. McAlpine said structure #ST1 shown on the old 1996 print appears to be below grade. If this is the case, the structure will need to be raised. McAlpine clarified this structure is north of Penna Hill between Penna Hill and the old Sears parking lot. McAlpine wants to see the site plans for the sidewalks, the adjoining connections to the new parking lot, as well as whatever the client will be doing with the parking lot.

GESKEY: Geskey is aware the new water service will add a tap on at the northwest corner. Geskey needs to be contacted when they are ready to proceed with the water service. Backflow protection will be required for the new service. If there is no backflow protection on the old service, it will require backflow as well.

JOHNSON: Johnson asked if changes to the sprinkler system will be submitted to the State. Johnson believes that if more than 20 heads are altered or moved the changes must be submitted to the State. Johnson recommended Mangurten work with Assistant Chief Jon Daly and Vicki Thrasher, Building Commissioner. Johnson conveyed that originally this was one building with one sprinkler system and one alarm system. The proposal is to divide the building into four or five buildings, but there is only one flow meter. If there are five separate occupancies, they all have to be alarmed for flow of any sprinkler head anywhere in the structure. Code is that all occupants of the building must be alarmed. The Fire Department would like to see each occupancy be monitored for smoke detection and/or pull stations so that in the event of an emergency occurring in any of the occupancies the Fire Department has a way of narrowing it down. Johnson said a type of hybrid system that monitors the entire building for flow in each occupancy and also is addressable to the separate occupancy for smoke and/or pull stations is needed. Johnson said a main panel will be required in the sprinkler room and an annunciator panel typically in the entryway to each suite. State code must be followed for the sprinkler system. The alarm system with sprinkler activation is code that must be met. It will be necessary to finesse the smoke detection and pull station detection so it will work for each occupant. A Knox Box is required.

ISSUES TO BE RESOLVED:

Landscaping Plan
Building Elevations
Detailed Site Plan
Internal Plumbing Plan
Backflow Prevention
Site Improvement Permit
Addressing for the Suites
Sanitary Sewer Changes (if any)
State Design Release
Building Permit
Signage/Fencing Permit
Photometric Plan (if there are changes to lighting)
Bicycle Parking
Sidewalk Connections (Sturdy & Penna Hill)
Zoning Clearance
Sprinkler System/Alarm System
Knox Box