



MEETING: Site Review Committee
SUBJECT: 5 yr. plan / Bridgepoint Church
ADDRESS: 105 Washington Street

LOCATION: City Hall
DATE: October 12, 2010

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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
Jack Johnson, Fire Department (219) 462-8325
Matt Murphy, Economic Development (219) 462-1161
Media

PRESENTERS:

Kelly Schwedland, 219-405-5723
Kellys@abdus.com
Matt Courtney, Summit Home Builders
219-464-3070 / mcourtney@summithomebuilders.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 a proposed plan for Bridgepoint Church located at the former YMCA building. Burkman 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: Currently the 72,000 SF building consists of a children's area, offices, and a large worship space to accommodate approximately 150 people. Since about 40,000 SF of the space doesn't seem to be utilized for Church purposes, a long term goal is being considered. Preliminary plans were discussed and the idea of a commercial kitchen had been mentioned although, it's not a priority at this time. Certain things are anticipated to take place ahead of other ideas. Since some of the ideas are unpredictable at this time, there is no order of importance. Currently the YMCA is leasing the Always Learning Center space, as well as the small gym for basketball and soccer camps. It's also a possibility in the future to lease sections A & B of the Media Village. Office space may be leased in the future as well. The proposed youth recreation center will be located where the former Stoner Pool had been. Rather than sprinkling that space, an access or an emergency exit door on the north side is intended to be provided. A walkway may be constructed from the reception hall to the sidewalk and street. Creating a hallway coming off of Washington Street that connects with the remainder of the building will eliminate going through the gym or the existing nautilus room. The main office on the north side is expected to be moved to the south side. An additional classroom or rented offices may be an option in the future. The long term goal is to move the pastoral staff into those spaces as the Church continues to grow. Additional restroom facilities will be needed when the new section is added to the previous gym. Replacing signage is also anticipated.

STAFF COMMENTS:

JOHNSON: Submitting the complete, entire project to the State is recommended however, a large portion of the project can be submitted separately. Since this is a 5 year plan, additional site reviews will be required on an annual basis in order to discuss any issues that may occur.

MCINTIRE: Currently the building does has an active fire service, 2 different domestic services, and backflow protection. Should additional areas of the facility need to be sprinkled, the 4" line may not be adequate. Prior conversation with Rask Fire-Life Safety Consultants, verified that approximately 45,000 SF can be covered with the current system. Additional meters cannot be added to the service lines. The Church itself is responsible to continue payment for the full water service.

BURKMAN: Any exterior improvements will require a plan for the Engineering Department. Signage will also be reviewed to ensure that site triangles are not obstructed at the corners. On behalf of Craig Phillips the following comments were stated:

- Site review is valid for 1 year. The Building Commissioner, Planning Director, or Engineering Director can require an additional site review if they feel it's warranted after that time has expired.
- The former racquetball court and locker rooms are currently being used for video and audio purposes. This is classified as retail or a service type business which is a permitted use in the CBD District.
- The areas proposed to be remodeled for church related activities are also a permitted use as a result of the special use approval granted by the Board of Zoning Appeals. No other approvals are necessary.
- The parsonage / living area located on the lower level may require a use variance. Given the unique nature of the use, some research is needed in order to provide a definitive answer.
- Any outside uses taking place within the facility are required to be verified since further approvals are necessary.

THRASHER: Any new signage will require a permit. Permits are needed for the current work taking place as well as for any additional work, including the demolition. A permit was never issued for the work that already took place. Since the building is being split up for different uses, it's important to make sure that the required separations are not neglected. Communication is essential as the project progresses. Obtaining permits will help track what's needed regarding fire safety issues. Depending on the changes, submittals to the State may be required.

PILARSKI: Providing comments are difficult without specific details. The project being reviewed in its entirety is most favorable. Periodic site reviews are needed since the project is taking place in stages. The internal sanitary sewer lines need to be blocked off. It's important to review exactly what will take place as the project moves forward in order to accurately determine what's necessary.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- State Design Release
- Building Permit
- Demolition Permit
- Sign Permit
- Zoning Clearance
- Additional Site Reviews
- Possible Use Variance