

MEETING: Site Review Committee
SUBJECT: Journeyman Distillery
ADDRESS: 258 Campbell Street
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: December 9, 2021

IN ATTENDANCE:

Beth Shrader, Planning Director
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Carley Lemmon, Asst. Planner
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Vicki Thrasher, Building Commissioner
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Matt Zurbriggen, Engineering Dept.,
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Mike Jabo, Engineering Director
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Nate McGinley, Water Dept.
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Tony Fahel, Water Reclamation Dept.
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PRESENTERS:

Bill Welter, Journeyman Distillery
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Djordje Takov,
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The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Journeyman Distillery to be located at 258 Campbell Street. Lemmon 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 is the renovation and restoration of an existing factory building. The buildings are labeled from south to north across the site. Building A is the newest portion to the south. It is a single-story building with a three-story tower on the east; Building B, the east/west bar in the center, two-story volume; Building C, running north/south, from the west end of that, single-story volume with a walk-out basement at the far north end; Building D is a stand-alone building on the northeast corner of the site. The building renovation consists of Buildings B, C, and D. Building B will house two new restaurants, retail space, main kitchen, community gathering space, and tour/tasting rooms. Building C has a small extension of the restaurant on the southeast corner but is

mostly production space, restrooms immediately behind the restaurant and distillery and production space. In the middle of the east façade there is a taller volume that will house the stills. It is anticipated to be a glass volume; however, they are waiting on confirmation from the National Park Service for the final design. The basement on the north end is all distillery production space with fermenters and grist mill. Building B on the northeast corner of the site in the basement will house the new ChicaGoDash Transit Center. The remainder of the building will be office space, a bar, and pizza restaurant. The site work mostly consists of what is called the courtyard between Building B and D. It includes a large lawn, a lot of informal outdoor seating space, and a small fenced-in play area. To the south is an open lawn that could be used for outdoor gatherings but is anticipated as general seating space and some more informal seating with a raised area with demonstration planters underneath the existing water tower. To the south of this is the existing parking lot that will remain as is.

STAFF COMMENTS:

ZURBRIGGEN: Zurbruggen mentioned that he met with Peterson to discuss the storm water runoff rates prior to this meeting. The information on pages 17 and 18 looks good. However, clarification is needed on a few more details. As far as the connection from the water tower area to Campbell Street, Engineering provided plans for the renovation of this road just yesterday so that will not be reflected today. We will need to clarify some details for this. Also, more detailed comments will be required for the drainage north of Building D. On the west side of Building C where the end sections will be draining down into what appears to be a forebay area, Engineering would like to explore some creative options with Peterson to slow the water down a little bit from spilling down those slopes. Zurbruggen mentioned that he does have some concerns about the water and sanitary connections but will defer to Fahel and McGinley on these issues.

JABO: Jabo stated that there is a meeting tomorrow (December 10th) to discuss the coordination of the north side of the Building B. In the very northeast corner of the public right-of-way, we are looking to get pedestrian into that area. The existing driveway into that small parking lot is way too steep for ADA compliance. As Zurbruggen mentioned plans were given to the team yesterday. At this time, it does not show landscape architecture, that will follow. We have established what the edges of the pavements are and what the elevations are.

MCGINLEY: It was our understanding that Journeyman would try to utilize a majority of the existing sewer service, which all heads east to the Campbell Street main. The plans show a proposed discharge out the west side of Building B. This is a bit concerning because the existing 8" line in that area is old and our intent was to bring all of this to the east side out to Campbell where Jabo, McGinley, and others will be improving the water and sewer network within

Campbell Street during the road reconstruction. There needs to be more discussion on why this needs to come out the west side. We definitely prefer to send everything east to the new infrastructure. With regard to the water, the plans show a proposed 6" water main to tap Factory Street. The prints are incorrect. This is actually an existing 4" water main. McGinley said he is unsure how they would tap an existing 4" and bring a 6" into the building. For flows and water quality, we would obviously like to send all of the water to the new 12" on Campbell. McGinley indicated it will be necessary to provide meter sizing and backflow for each building at each of the service points. In order for VCU to complete the drawings for Campbell Street, they will need to know water demand and sizing for each service whether it be domestic, fire, or irrigation. McGinley said Fahel may touch on this, but they will need to know daily demand for sanitary sewer discharge for domestic. McGinley stated as he understands it there will be a discharge from domestic and a discharge from the distillery. The civil plans were received last week and VCU is diving into them. VCU will work closely with the team to figure out some of the preliminary issues. The sanitary sewer permits go through the Engineering Department. Sewer inspections will go through VCU, Collections and Distribution Division.

FAHEL: The Valparaiso Water Reclamation Department (Department), as a member of the Committee, is concerned with what is being discharged from the proposed project into the City of Valparaiso's Sanitary Wastewater Collection System. After a review of the submitted plans and specifications, comments to those plans are as follows:

General Comments

1. There were no submitted internal sanitary plumbing plans for Buildings A and D and these need to be provided for review by the Department.
2. All connections into any abandoned external or internal sanitary sewers for Buildings A, B, C and D and the Great Lawn Area are to be capped in order to prevent an accidental spill from entering into the City of Valparaiso's Sanitary Wastewater Collection System.
3. All building sewer connection points into the City of Valparaiso's Sanitary Wastewater Collection System from Buildings A, B, C and D need to be shown on the plans.
4. A complete listing of kitchen/food preparation equipment to be utilized in all food preparation areas needs to be provided to the Department.
5. A complete listing of all equipment with specifications, including flow diagrams, to be used in the distillery and brewery production areas need to be provided to the Department.
6. Due to the distillery and brewery production processes shown in Building C and the potential wastewater discharge characteristics and flows from those

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operations, a completed Industrial Waste Survey (IWS) will need to be submitted to the Department for review and comment.

7. Due to the complexity of the project and the submitted utility plans, it is suggested that a separate set of plans be submitted for the project which only shows the internal and external sanitary sewer lines for Buildings A, B, C and D and the Great Lawn Area for review and comment by the Department.

Specific Comments

1. Was there an onsite inspection and verification conducted by a certified plumbing contractor of the current sanitary sewer system and building sanitary sewer plumbing at the project site prior to the completion of the submitted design plans?
2. There were no onsite sanitary sewer lines shown on the utility plans in Sheet Numbers C-301, C-302 and C-303 for Buildings A, B, C & D, and the Great Lawn Area. Current and proposed onsite sanitary sewer lines need to be shown along with the indicated stormwater sewer lines.
3. When is the final design of the distillery equipment to be completed for the Division's review and when is Phase 1 construction to begin?
4. All of the elevators shown on the plans and discussed in Sheet Number A-423 did not indicate if the elevators are to be either electrically or hydraulically driven and need to be stated on the plans. Any floor drains located within the elevator sump pits will need to be capped.
5. Sheet Numbers P-001C and P-100C for Building C are incomplete due to not showing all sanitary sewer plumbing lines and connection points, especially in the distillery and brewing production areas and need to be shown.
6. Not all sanitary sewer plumbing lines or equipment and floor drain connections points into the sanitary sewer plumbing lines are shown on Sheet Numbers P-101B and P-102B for Building B and need to be shown.
7. There were no sanitary sewer plumbing lines shown on Sheet Number P-101C for Building C and need to be shown.
8. There were no sanitary sewer plumbing lines or equipment and floor drains connections points shown on Sheet Number P-430 for the Mech/Plumb Room and need to be shown.

In addition, it will be necessary to discuss the discharge from the distillery versus domestic versus production. It will be necessary to have a controlled manhole so that Water Reclamation can actually get samples of the production discharge.

STITES: Stites asked if they received his comments about the location of the FDC on Building D. The plans show the FDC on the west side of the building which will be nearly impossible to access. The conversations were to put the FDC on the east side of the building. The drawings were not totally clear. The

FDC needs to be accessible. Currently, the FDC for Building A is by the tower. Stites is unsure if the sprinkler system is being torn out. There were prior discussions with Redevelopment about leaving it for aesthetic purposes. There are problems with this because it is a fire protection system and if it is not active, it is supposed to be removed. There need to be further discussions on this issue. Stites advised that all inspections during the construction phase must be scheduled and coordinated through the Building Department. After occupancy, the facility will be subject to annual fire inspections. All contractors installing fire protection systems must contact Stites prior to beginning work.

THRASHER: Thrasher asked if the permitting will be done in phases. Urschel stated that Building B, C, and D will be permitted at the same time. Thrasher is aware that Building D is not connected to the other buildings and it should have a separate permit. Thrasher is assuming that there will be a separate address for Building D. However, this issue can be discussed when the project gets to the permitting stage. A permit will be required for any building or any phasing that will be done. A Construction Design Release from the State of Indiana will be required before issuance of any local permits. All contractors working on the project must be registered with the City. All signage will require a separate permit. It will be necessary to work with the Porter County Health Department for their approval and inspection processes. A Site Permit will be necessary. When submitting for the Building Permit, one paper set, and one PDF set of plans will be required. The Site Permit application and Zoning Clearance application should be submitted to the Building Department. Thrasher asked how the water tower will be used. The Journeyman team stated it is not meant to be functional. It will be cleaned out, be structurally sound, and have the Journeyman logo on it. Thrasher mentioned that she will need any engineering on the water tower. Thrasher is assuming the water tower has been evaluated but she needs to see that it has been evaluated for soundness of the structure. If this information is available, it can be submitted at anytime or with the Building Permit application. Shrader interjected that they have been discussing signage and whether something more permanent will be on the water tower. Shrader stated that we need to ensure that whatever signage is put up is appropriate based on whatever structural analysis has been done. If analysis has not been done, permanent signage should not be considered until an analysis is completed. Shrader asked for confirmation that the analysis has been done or will be done. The Journeyman team said they thought the City did an analysis and they do have this analysis and it can be sent. Thrasher requested the analysis be sent to the Building and Planning Departments. Thrasher asked if this will be the only site review or will there be additional site reviews. If there are substantial changes, we may want to do another site review. Shrader said there may need to be

more. We can have as many reviews as necessary. Shrader requested that someone for the Journeyman team share some timepoints. Urschel said the schedule now is 95% CDs on December 22nd, and 100% on January 14th. Shrader asked when they would be submitting for further Building Permits. Urschel said they are working on whether they submit the early package or the final package. The earliest they would be submitting would be the 22nd date, otherwise it will be the 14th date to the State for the Design Release. Shrader stated that simultaneous review can be done. Thrasher said typically they will submit to the City when they submit to the State so we can start our review process and that way, hopefully, when the State releases theirs, we are ready to move and release our permits. Shrader asked if the Site Permits will be on a similar timeline for submittal. Urschel confirmed.

SHRADER: Just a general reminder about our process for the PUD. The way it is structured is that the final development plan and Building Permit/Site Permit are one in the same. The final development plan does not have to be recorded because there is no subdivision. The City is reviewing things as they come in and this step dissolves into the Building Permit step. One thing we noticed is with the landscape standards, unfortunately, they are all required as part of the PUD and in many cases that does not fit with the site at all. We will be utilizing a section of the code that Shrader does not often use but if there is any site that it is appropriate for, it is this site. What is being shown in general, provides as much planting as fits on this mostly all-developed site. We will want the planting plan with all of the quantities. This was not part of this set, but we will need it as part of what we would use to issue a Zoning Clearance and Building Perot.

LEMMON: The PUD Ordinance was approved in May 2021. Distillery, brewery, restaurants, banquet, and event facilities are all permitted uses in this PUD. Section 4 talks about if the district is improved with one or more building structure improvements, to follow the concept plan. Any construction outside of existing buildings or expansion of existing floor area, which is not the case with the current walk-through of what is being planned, just something to note. Section 5 talks about the density and intensity in the PUD. Table 3.301B in our UDO is in reference to that. Table 10.301 is the on-lot landscaping standards. Table 10.304 is the parking lot standards. Table 10.402 is the bufferyard standards. Lemmon asked if they have any plans that note the materials and quantities of what is being proposed. Urschel said they have something for materials. Lemmon advised the materials and quantities will be needed for the Zoning Clearance to confirm the requirements are being met. Section 17 of the PUD talks about Article 5, Section 5.304 – Governing Signs in the PUD. Lemmon asked if they have any proposed signage. The Journeyman team said they are in the midst of corresponding with Ratio and determining final for wayfinding. This

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may be something they have completed shortly. Lemmon stated if they have any plans they want us to review in advance to ensure there are no issues Planning will be happy to walk-through this with them. Parking is addressed in Section 18 of the PUD. Lemmon asked if they have any proposed photometrics for the site. The Journeyman team stated they have proposed lighting, but the photometrics are not complete yet. Lemmon asked if all the lighting will be internal or will there be anything in the courtyard. There will lighting in the courtyard and south garden. Shrader asked about lighting in the loading areas behind the building. There will be a small amount of lighting but no big flood lights. Shrader stated in general, we need to try to keep the light away from the property lines. As things get farther along, Planning can look at the Photometric Plan and make tweaks as necessary. Lemmon mentioned that she recently uploaded the PUD under the Planning Department. It should say Journeyman PUD.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Proposed Sewer Service
- Proposed Water Service
- Detailed Site Plan
- Backflow Prevention (each building)
- Meter Sizing (each building)
- Water Demand (each service)
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City
- Addressing for Building D
- Contact Porter County Health Department
- Signage/Fencing Permit
- Zoning Clearance
- All Questions and Comments from Fahel, Water Reclamation