RINKA|CHUNG

March 20, 2017, Revised April 14, 2017

The 42 – 1131 N. 8th Street
The Brewery Project Development Incentive Zone (DIZ)
Submittal Narrative

Project Overview:
The subject site is known as Building 42 and is located on Block 2 within the Brewery Project. The project entails two levels of multi-tenant office space, a restaurant, and a brewery. An indoor storage tenant has already located in the lower level of the building.

The following information describes how the proposed renovation of The 42 addresses the Development Incentive Zone Standards established for The Brewery Project.

I. Building Placement

- Walkable Street: The existing building will remain in its present location but the main entry area will be reconstructed with generous glazed openings and a balcony to create a better visual connection with the street.
- Character and Scale: The existing building's façade is dominated by large scale structural elements and wide areas of uninterrupted brick. There are few window openings into the interior. The proposed design creates numerous window openings at all four sides of the building connecting the street with the activities inside the building.
- Pedestrian Experience: The pedestrian experience will be enhanced through the connection of exterior to interior activities through the introduction of windows. The center portion of the west (9th Street) yard between the building and sidewalk will be converted from pavement to an outdoor activity area for occupants and patrons of the building. This active area connects to the sidewalk at several points across the yard. The occupied roof terrace is expressed above the main entry in a manner that is visible from the street, enhancing the connection between pedestrians and the rooftop activity zone.
- Placement of New Construction/ addition: The new west (9th Street) entry element is placed on the foundations of the existing one-story west structure that is being demolished. A small addition to the north side of the existing footprint is proposed. Internal to the building, a second floor level will be added at the north half of the building, providing two levels of rentable office area.

RINKA CHUNG ARCHITECTURE INC

756 north milwaukee street suite 250
milwaukee wisconsin 53202
phone 414 431 8101
email design@rinkachung.com
web www.rinkachung.com

- Site amenities / relation to street edge: The proposed outdoor activity area extends fully between the building and the sidewalk. Several pedestrian connections, including an accessible ramp, occur along the length of the activity area. At the northwest (9th/Juneau) and southwest (Highland/9th) corners, architectural elements – in the form of trellises that support the growth of vegetation including hop vines – are placed to physically define the site boundaries, create an architectural/landscape buffer between the sidewalks and existing paved areas, and to connect pedestrians with the brewing activities inside the building. The remainder of paved areas are buffered from the sidewalk with landscaping per the design standards.

II. Building Design

The existing building is not within the historic district and is not considered a historic building. The modifications proposed for the building façade are intended to introduce a more human scale to the materials and create visual connections both into the building and from the building to the surrounding cityscape.

- Clear, Low-E glass is proposed to take full advantage of the new openings that are being introduced.
- Solid and transparent architectural elements are introduced to the entry façade to create a hierarchy that emphasizes the new entrances for the office and restaurant/brewery portions of the building.
- An active outdoor space along the west (9th Street) side of the site including raised deck and street level seating areas connect the entry with the sidewalk.
- Existing blank walls are being opened up or articulated with visually interesting elements that engage pedestrians.

III. Access, Circulation, and Parking

The site is being reconfigured to provide pedestrian and bicycle access to the building as well as accessing parking spaces. Accessible routes, including a new ramp, connect the parking and sidewalk to the building's interior. These pathways are either separated from or are visually differentiated from the vehicular paths. Site elements are cohesively designed to create a consistent user experience.

Visitors to the office, restaurant or brewery will share use of the proposed site amenities.

The service elements such as the loading dock and refuse area are shared amongst the building tenants.

Vehicular circulation complies with the design standards.

The existing paved area that encompasses the full north-south length of the site on the west side of the building is being reduced to two smaller parking areas with landscape screening and a generous outdoor activity area for building users. The outdoor activity area is placed adjacent to the center of the building where the main entrances to the office and restaurant/brewery occur, thereby further breaking down the scale of the parking areas. The landscape screening of the parking lot corners in enhanced by architectural trellis elements that visually connect the landscape to proposed architectural features on the building.

The resulting paved areas between the building and 9th Street will be reconfigured to work more efficiently. There will be small parking areas to the north and south of this outdoor activity area, and will screened by substantial landscaping and architectural screening elements. The final design of these screening elements will be reviewed and approved by DCD staff.

The existing loading dock area and resulting curb cut have been substantially reduced and narrowed.

IV. Site Improvements

Amenities: Site amenities including bicycle parking, improved pedestrian pathways, and outdoor activity and seating areas are proposed between the proposed building entrance and the sidewalk.

Screening: Dumpsters are set in a wood fenced enclosure and are placed as far from the sidewalk as possible in the loading dock area. Loading docks are screened from the street with landscape materials. Screening of parking areas is provided by landscape materials as well as architectural trellis elements. The building transformer is located in a basement vault and is therefore not visible from the exterior.

Lighting: Exterior lighting will be designed to meet the light pollution reduction criteria which govern the site. Fixtures will be selected to be compatible with the building design and the scale requirements of the site.

Trees and Plantings are located and specified in accordance with the design guidelines.

Paving: The overall amount of asphalt paving at the west side of the building is reduced. It is replaced with wood decking, crushed granite, concrete pedestrian pathways, and a small area of grass-pave.

Signage

Building signage is minimal, and is proposed as individual elements with concealed electrical connections in accordance with the design standards. Per the DIZ standards, final signage will be reviewed and approved by DCD staff.

Site monument signage is existing.

Sustainability Requirements

We created a list of information we will need to confirm compliance with the Brewery Sustainability Guidelines.
The Guideline requirements are listed here as in the Required Guidelines Matrix.

1. Reduced Parking footprint – Please provide a site plan and/or floor plan for us to determine the project parking solution
   Refer to the attached site plan for parking layout. On-site parking is reduced to a minimum via a long-term agreement for structure parking on an adjacent property.

2. Light Pollution Reduction – Exterior Lighting Plan or an email from your Electrical Engineer confirming that the project will comply with the LEED ND GCTc20: Light Pollution Reduction
   We will meet this requirement by utilizing fixture placement and specifications to minimize up-lighting and light trespass to be within the allowable limits. Façade-specific lighting will be timed to turn off between midnight and 6:00AM.

3. Heat Island Reduction – Confirm that the building roof materials will have a Solar Reflectance Index (SRI) of 79 or greater for roofs with slopes less than or equal to 2:12 and a SRI equal to or greater than 29 for roofs with slopes greater than 2:12
   Mixed non-roof and roof measures will be utilized. The existing roof is ballasted with light colored stone that meets the intent of the cool roof requirements. A portion of the roof may be converted to a vegetated roof garden pending a grant from MMSD.
   The existing site is nearly 100% paved with asphalt. As indicated in the landscape plan:
   - The asphalt surface is being dramatically reduced and replaced with a combination of plantings including no-mow grass, low shrubs, shade trees, and hop vines.
   - A portion of the paving is to be replaced with grass pave.
   - A portion of the paving is to be replaced with light colored crushed stone. This will serve as the walking surface in the outdoor garden seating area.

4. Native Landscaping – Provide a Landscape Plan or an email from a Landscape Architect confirming that the project will use only native plants and use no invasive plants
   Refer to the Landscape Plan.

5. Bicycle Network – Provide a Site Plan or Floor Plan that shows bicycle parking/storage for a capacity of no less than 15% of the off-street parking space capacity provided for cars as part of the project

Intent is to provide a minimum of ten interior and ten exterior bike parking spaces. Shower facilities are provided at shared office amenity spaces.

6. Walkable Streets - Provide a First Floor Plan and Exterior Elevations that face 10th Street and Juneau Ave., a specification confirming the type of glass you are using
   Refer to the Site Plan. Existing sidewalks at full perimeter of site are extended to the building entrances as well as the outdoor garden area at multiple locations. Landscaping and garden area increase visual interest for pedestrians and increase eyes on the street.
   Interior spaces will be visually connected to the sidewalks by the introduction of windows in the facades. Window glazing is to be Guardian SuperNeutral 68 Low-E IGU's with clear glass or equal.

7. Universal Accessibility – Site Plan or First Floor Plan that confirms accessible routes to the sidewalk
   Refer to the Site Plan. Accessible routes are provided to the building entrances as well as the outdoor garden seating area.

8. Roof Stormwater – Provide Plumbing Plans or schematics that will confirm connection to a BMP (Juneau Ave. and Zilber Park Underground Storage)
   The renovation project will comply with this requirement. Final engineering of this system will be determined as construction documents are developed.

9. Roof Drain Disconnect – Provide Plumbing Plans or schematics that will confirm connection to a BMP
   The renovation project will comply with this requirement. Final engineering of this system will be determined as construction documents are developed.

10. Site Stormwater - Provide Plumbing Plans or schematics that will confirm connection to a BMP
    The renovation project will comply with this requirement. Final engineering of this system will be determined as construction documents are developed.

11. Construction Activity Pollution – Provide an Erosion and Sediment Control Plan (ESC) as described in LEED ND GCT Prerequisite 1 or Specification describing the ESC
    Refer to the Erosion Control Plan.

12. Reduced Water Consumption – Provide a Plumbing Specification or a plumbing fixture list that confirms the water efficiency criteria will meet or

exceed the guidelines criteria and no permanent irrigation will be used for landscaping
Low flow plumbing fixtures will be utilized targeting a 40% reduction from the baseline for typical office buildings. This includes lavatory faucets, kitchenette faucets, water closets, urinals, and showers. A permanent irrigation system will not be installed for site landscaping.

13. Fundamental Refrigeration Management – confirm in an email that no CFC Refrigerants will be used in the project
    The mechanical units that will be used for this renovation do not use CFC refrigerants, they use HFC refrigerants. Cut sheets have been submitted under separate cover.

14. Comprehensive Waste Management – confirm in an email that a waste management company will provide for recycling and the collection of hazardous waste type products (paints, solvents, oils, etc.)
    The project will include:
    - At least one recycling or reuse station available to all occupants.
    - At least one drop-off point available to all occupants for potentially hazardous waste.
    - Integrated waste and recycling containers.

15. Construction Waste Management – Provide either a specification or email confirming that the project will recycle and/or salvage at least 50% of non-hazardous construction and demolition debris.
    The contractor agrees to meet this requirement as follows:
    Establish a system with the separate/sort demolition and construction debris materials and arrange for at least 50% of these (non-hazardous) materials to be recycled or repurposed.

If you have documentation other than what we have listed that confirms your compliance with a specific Level 1 Performance Goal, please use it. If you are not able to produce the confirming documentation please provide us with a declaration from yourself or the owner that the project will comply with the specific Level 1 Performance Goal.