

October 18, 2018

RESPONSES TO HOLD ON 511 N. BROADWAY

172738 | Broadway Connection Engberg Anderson Project No. 172738

TO: Tim Askins & Carlen Hatala

City of Milwaukee HPC Staff Reviewers Engberg Anderson

RE: Responses to HOLD on 511 N. Broadway form 10/01/2018 HPC meeting.

Tim & Carlen,

FROM: Eric Huberty

Please see below responses to the conditions that made up staff's HOLD recommendation for 511 N. Broadway from 10/01/2018 HPC Meeting.

Staff Condition:

- Engberg Anderson response below.
- 1. More cohesive fenestration pattern on west wall
 - See below for revised west wall elevation that now has a regularized fenestration pattern. See page S-03.

2. Add fenestration to north wall.

- See below for revised north wall elevation that now includes fenestration. See page S-04.
- 3. <u>Refine SE corner to tie in to the design concept together more coherently.</u>
 - See below for exploded axon to help clarify relationships of SE to the overall design concept. See pages S-05 & S-06.

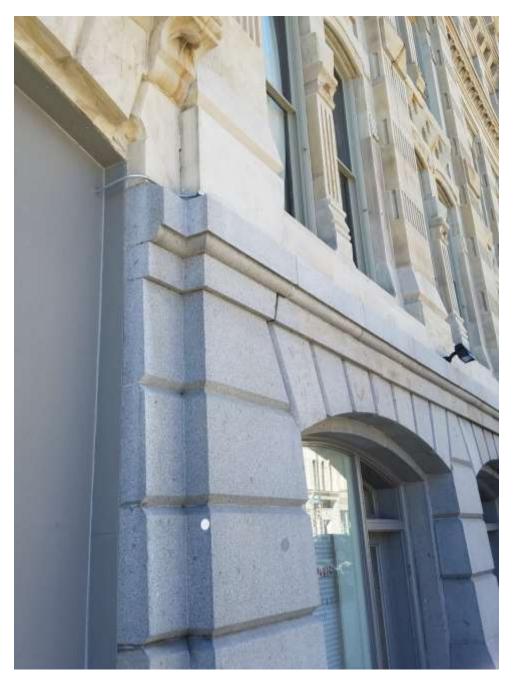
4. Further address vehicle shadows and visibility of parking.

• The following system will be used to prevent parking garage visibility at all openings adjacent to parking garage: Translucent glazing, air space with up lighting, gypsum board wall, painted white. This will produce an illuminated window effect without any chance of direct visability of any of the garage inner workings.

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5. Limit Cordova Stone to Chiselface, Rockface, and Groundface textures.

• Smooth face will be used to match Mackie Building –see site photos below and material board. See page S-09.



6. Consider requiring full height masonry on west and north walls.

• Project is cost constrained from using a front-façade material on secondary elevations. Similar to Mackie and Button Block buildings secondary materials are used for secondary facades.



7. <u>Consider significant alterations to cladding and fenestration of northeast corner setback.</u>

• See page S-07 to help clarify relationships of NE corner setback. We believe the setback is significant enough that this secondary courtyard façade will not be significantly visible from Broadway Street.

8. Submit drawings with thorough dimensioning of facade elements and heights.

• See pages S-01, S-02, S-03, & S-04 for new 1/8" elevations with highlighted dimensions.

9. Submit HVAC plans that include any proposed penetrations of the street-facing facades.

• See pages S-01 & S-03. Intake penetrations will be integrated into façade treatment along Broadway, near garage entry. All exhaust penetrations for the garage will be along the alley.

Thank you,

Eric Huberty

EA File Name: P:\2017 2694\172738 The Exchange\3-Drawings\01-Presentations\2018-12-03 HPC