



VANDEWALLE & ASSOCIATES INC.

To: Plan Commission

From: Brian Munson

CC: Eric Grimm, Core Campus

Jeff Zelisko, Antunovich Architects

Date: November 4, 2014

Re: The Hub at Madison: Conditional Use Major Alteration: HVAC Modification

The on-going design and construction of the Hub at State Street has begun the process of identifying commercial tenants as well as the physical design changes for the creation of individual tenants spaces. Originally designed as prototypical templates, the commercial facades are now being further refined and evaluated. This evolution in design has led the design team to request a modification to the Conditional Use for the integration of potential HVAC venting to serve potential restaurant tenants. The following drawings seek to integrate venting locations into the overall design of the individual facades while maintaining the overall design aesthetic. Not all of these locations will be utilized, but pre-designing the locations maintains the overall design aesthetic and give long term flexibility to the tenant configurations.

This retail venting concept was designed to exit through the façade of the building as there was no reasonable path within the building that can accommodate the vertical routing of exhaust, grease exhaust, and air intake up 12 stories for discharge. This is a result of the multiple uses on the floors above the retail which include assembly areas, residential units, multiple building height & step backs per the zoning code, and occupied roof deck open spaces. Because of the change of uses and layout variation from floor to floor it reduced the ability to utilize a vertical path. It was not possible to provide a ducts to stack for 12 stories. Once at the top, the roof top pool interfere with the access to the open sky further hampering this vertical path. At the ground floor, the Grease ducts are further limited in that they cannot exceed 75 feet of horizontal run. The State street retail frontage is 250 feet, requiring at least 2 vertical paths. Transferring in distances greater than 75' require excessive duct sloping that would quickly exceeds the ceiling height constraints. Many of these retail spaces are beyond this distance and would be limited to tenants that are not restaurants. A 3rd vertical duct/shaft would also be required on Frances Street for the retail spaces. Other obstacles which limited the use of a vertical path is the reduction in retail flexibility. At the time of design and considering that retail tenants will change over time, the infrastructure should not be

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Shaping places, shaping change

limited in only providing a fixed path for mechanical ventilation. The venting out the façade allows for current and future retail flexibility.

The final retail tenant build-outs will be subject to the following additional conditions, per UDC Staff comment:

- All lower level street side elevations for retail tenancies are prototypical and act as a guide for individual exterior façade treatments, requires approval by the Secretary of the Urban Design Commission associated with any building permit for “white box” build-outs for any commercial/retail tenancies. The specific location of any utility ventilation equipment, signage and lighting shall be subject to approval at that time.
- Regarding ventilation openings for first floor commercial/retail storefronts on street side elevations, all louvers shall be located within the same continuous horizontal band above storefront systems in specific window openings and be blacked out or be glass if not needed; attempt to use adjacent tenancies’ installations when possible.

These design details were presented to the September 17th Urban Design Commission as part of an overall minor alteration packet and received unanimous approval. Subsequent discussion of the proposal with Staff has led it to be forwarded to the Plan Commission for consideration.

We look forward to working with the City on the completion of this project and the long term creation of a unique and vibrant addition to the greater State Street area.