



October 14, 2019

MEMORANDUM

Project Name: 616 E Washington St & 212 S State St

Project No: 219505

Submitted By: ESG Architecture & Design

616 E Washington St

- Affordable Housing:
 - The developers agree to reduce 30% of affordable units down to 60% AMI. This puts 13 of the affordable units at 80% AMI and 6 of the affordable units at 60% AMI.
- Solar Array:
 - The project team has worked with a solar consultant to increase the capacity of the 616 E Washington solar array. The new layout increases the estimated annual production from 85,130 kWh to 94,452 kWh. Solar panels are still omitted from the area within 10'-0" of the roof edge; which eliminates the need for a guardrail along the parapet and maintains the required space for window washing tie-off anchors. Solar panels are also omitted over roof drains to allow access for maintenance and service needs. Final array design and capacity to be determined through MEP coordination. Please see attached roof plan and shading report.
- Drop-off/Loading Zone:
 - The project has committed to 2 spots for drop-off and loading along E Washington St and is working with the DDA to complete a holistic analysis at the time of construction to determine the proper amount and location of the spots required.
- Surface material of Mid-block Connection:
 - Though additional pavers were suggested within the mid-block connection during the Planning Commission meeting on 10/01/2019, the team believes that exposed aggregate concrete would be a better material for this area due to its durability and ability to support truck loading. See the attached site plan for surface materials. Decorative stamped concrete will be used at building entries and restaurant terrace seating. Please see attached architectural site plans.
- Mid-block Crosswalk:
 - The project would share in the costs of a mid-block pedestrian crosswalk – location to be determined by City

212 S State St

- Solar Array:
 - The project team has worked with a solar consultant to design a preliminary solar array on the 212 S State roof. Due to limited space and a large amount of mechanical equipment required on the roof, the solar array is very restricted in size. The estimated annual production is 7,188 kWh. Between the two projects the solar generating capacity has been increased by over 19%. The panels are within 10'-0" of the roof edge, and thus require a 42" guardrail along the parapet which would be visible from street level. This is under review with the HDC and is pending approval. Final array design and capacity to be determined through MEP coordination. Please see attached roof plan, visibility diagrams and shading report.