929 East Washington Avenue
UDC Meeting
April 10, 2019


Kleuter Building - Restored Hotel
945 E. Washington Ave
Credit Union not part of project
Previously Approved for Demolition
Partial Demolition Requested
924 E. Main St
946 E. Main St building to remain
E Main St
N Paterson St
151


Phase 1
N Paterson St
151
E Washington Ave
N Breary S
Hotel
144 Rooms
Commercial
6,550 SF
Lobby
Commercial
6,550 SF
Existing Building to Remain
Mech.
350 SF
Trash
960 SF
Structured Parking
Slope DN @ 5.5%
Slope UP @ 5.5%
Future Service Area
2,050 SF
Bicycle Parking
30 Stalls
85 Surface Stalls
10' x 60'
10' x 50'
Future Building
Pocket Park
1,700 SF
Existing Building to Remain
Commercial
10,200 SF
E Main St


946

Phase 2


94

North side

East side

Glazing Product: SunGuard SNR-43
28% visible reflective out, 43% visible light transmittance

2:00 PM April 5 – Partly Cloudy

South side

Glazing Product:
SunGuard SNR-43,
28% visible reflective
out, 43% visible light
transmittance

2:00 PM April 5 – Partly Cloudy

Glazing Reflectivity Comparison

	Glazing Type	Reflectivity	Visible light Transmittance	SHGC
929 Proposed upper glazing	Viracon VRE1-43	25%	43%	.22
Existing Glass Navitus West Town	SunGuard SNR- 43	28%	43%	.23
929 - First floor and lobby	Viracon VNE1-63	10%	62%	.29
Clear Glass	Clear Glass IGU	14%	79%	.70

SHCG: The Solar Heat Gain Coefficient is the fraction of incident solar radiation admitted through a window, both directly transmitted and absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's solar heat gain coefficient, the less solar heat it transmits.

Potter Lawson
Success by Design

PEOPLE

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Ryan Danks specializes in creating tools and methodologies to predict how the built environment will interact with climate. From preventing dangerous solar glare to tracking germs through air ducts and understanding wind flow around the next generation of extremely large telescopes, Ryan's ability to understand and simulate multifaceted physical processes yields answers to even the most sophisticated questions. His process may be complex but the outcome is simple: comfortable, sustainable spaces in and around our clients' structures and facilities. In addition to the impressive results he delivers for clients, Ryan helps us stay at the leading edge of building science through his contributions to our building-science R&D practice. Among other things, Ryan is the lead developer of our Climate-Aware Design Toolkit, which includes the Eclipse solar modeling engine and the Oasis thermal comfort estimator.