

BUILDING VARIETY STATEMENT

The “B” buildings at Bridge Park are bound by Riverside Drive to the west, Bridge Park Avenue to the north, Mooney Street to the east and Banker Drive to the south. This second phase of a mixed-use development is comprised two blocks, both adjacent to Longshore Street along the north-south axis, and includes three mixed-use buildings (B1, B2 and B3) and a parking garage with residential “liners” on two facades (B4/B5). This development is designed to address the Vision Principles for the development of the Bridge Street Corridor districts, by providing an interesting, walkable setting for urban lifestyles that places value on human scale and a diversity of experiences.

Each building has a unique character which is expressed through a variety of material finishes and details, particularly at the pedestrian street level. Balconies are used extensively throughout, and windows are maximized at select corners to enhance connections to the outside environment. Pedestrian bridges connect the garage to the residential buildings, and are intended for residents’ use only. The bridges are open to the outside, so as to create a feeling of connectivity with the street environment, and detailed mostly in steel. Their design emphasizes lightness and simplicity, and creates another layer of recognition for the community of Bridge Park.

Building B1, a combination of retail and commercial uses at the first and second levels, and residential above. It has a traditional arrangement of base, middle and top, each expressed with stone and storefront glazing, brick, and a combination of composite metal panels and fiber cement. In some cases brick is carried down to street level or metal panels used at the west facade to create distinct moments/accents. This building has a roof terrace at the second story which incorporates green elements and overlooks the park and river along Riverside Drive, and downtown Dublin beyond.

Building B2 is a combination of retail and commercial uses at the first and second levels, and residential above. A tower element at the northwest corner, with ample corner balconies, provides a recognizable gateway element, further enhancing the sense of arrival and place-making. Stack bond brick and storefront glazing are used mostly along the ground and second stories. The storefront system is recessed deeply to create strong shadow lines and massing articulation. The upper stories are clad in an accent color brick, fiber cement and glazing. A roof terrace along the west façade provides casual meeting space and great views to the west for the residents.

Building B3 is a combination of retail at the ground story and residential above. This building is mostly clad brick and glass, with fiber cement used at the 5th story and at balconies. A stack brick bond at the ground story, topped with a metal channel band, adds another level of detail at the pedestrian level. Balconies with metal mesh guardrails punctuate this composition. Generous areas of glazing line all stories. Storefront is used at the ground story, while thin-mullion-profile aluminum framed windows are used at the residential levels. A rooftop amenity deck gives residents additional choices for great views and outdoor social space.

Building B4/B5 has two distinct functions as a garage and a residential building. The two are woven together by the use of two colors of brick and elements such as metal mesh balconies that are used at both the residential and the garage facades. A stainless steel mesh panel system is used at the garage,

to give this structure its unique character. The mesh panel system projects out from the brick cladding to give the garage facades a sculptural character, and the appearance of a “woven fabric”. Extensive glazing and fiber cement are used at the northwest and southwest corners of the garage; these are the principal entrances for the garage and residential liners. Transparency is maximized at these locations, to create a memorable visual cue for way-finding. Fiber cement is used at select locations along the residential facades, to create visually lighter elements at the top stories and at balconies. The utility brick base is used along the residential façades, as well as along the garage elevations. The two brick colors are used alternatively as accent band at the base and at the upper levels, to articulate the facades and create visual interest. Planters along the west side of the garage provide elements of green and soften the experience of the building at the pedestrian level.

The two buildings on each block are separated by open spaces meant for a variety of pedestrian uses and experiences. These open spaces incorporate generous green space along with specialty paving, casual seating opportunities, outdoor dining and other flexible event spaces, creating a real sense of place and providing interesting and pleasant connections between streets. Bio-retention areas and impervious paving aid with site stormwater management, and are incorporated seamlessly into the fabric of these spaces.

BUILDING B1 (CORRIDOR BUILDING) – WAIVER SUMMARY

-Blank Wall Limitations: North elevation does not meet requirement at: ground story between column lines B and E, nor does the 2nd story between column lines B and D and second stories. This is partly due to the service area at this location, and some of the ground story elevation in this area will be screened. The other reason for the limited glazing at this location is the proximity of building B2, building code only allows 25% glazing along this wall. The blank wall areas have been further articulated with panels of brick infill.

-Vertical Increments Required: Requirement exceeded at west elevation above 6th story windows between column lines 8 and 11, at north elevation above the 3rd story between column lines B and E, at east elevation above 6th story windows between column lines 9 and 18, and at south elevation above 3rd story between column lines A and D. There reason for this departure is aesthetic, as the bays in question work better proportionally with the wider bay spacing, and create a more balanced façade. This also creates a more varied aesthetic when looking at the overall street elevations.

-Permitted Primary Materials: Secondary materials exceed requirement on all facades. Composite metal panels and fiber cement are used along with brick, stone and glass, to add visual interest and material contrast to the building. They are also used to incorporate a visually lighter ‘top’ to the building, to create distinct moments along the west façade, to emphasize the visual proportions of base, middle and top, as well as to provide a comfortable street scale.

BUILDING B2 (CORRIDOR BUILDING) – WAIVER SUMMARY

-Permitted Primary Materials: Secondary materials exceed requirements on all facades. Fiber cement panels and composite metal panels are introduced in this building as a design element, to add visual interest to the façade and provide a material/texture counterpoint to the brick and glass.

BUILDING B3 (CORRIDOR BUILDING) – WAIVER SUMMARY

-Vertical Increments Required: Requirement exceeded at north elevation at both end bays and at ground story between column lines C and G, and at south elevation at both end bays and at ground story between column lines C and G. This is primarily a design decision, in order to maintain end bays that visually anchor the corners on these elevations, as the middle bays are thin and vertical. At the ground story on the north and south facades, the requirement is only exceeded between the top of the storefront openings and the 2nd story.

-Permitted Primary Materials: Secondary materials exceed requirements on all facades. Fiber cement panels and metal channel accent bands are introduced in this building as a design element, to add visual

interest to the façade and provide a material/texture counterpoint to the brick and glass. The fiber cement also adds a visually lighter “top” to the building.

BUILDING B4 (CORRIDOR BUILDING/ PARKING STRUCTURE) – WAIVER SUMMARY

CORRIDOR BUILDING

-Ground Story Street Façade Transparency: Does not meet requirement. Maximum transparency (glazing) is provided at lobbies / public entry points. The transparency % at the ground story is low because this building does not have a retail component (instead there are residential units on ground floor of two sides of building), and because of the substantial grade change along the north elevation (east end is almost entirely buried).

-Blank Wall Limitations: North elevation does not meet requirement at ground story. Blank wall exceeds 15’ of length at first story on north façade between column lines A and D. This is due to the substantial grade change along this elevation, as well as having utility areas along this façade (water room, electrical room, bike storage, etc). The wall at this level is articulated with accents of brick #1 to create a varied pattern.

-Number of Street Façade Entrances Required: Requirement not met because there is no retail component in this building (residential units on ground floor of two sides of building). Residential unit privacy is maintained at the street level.

-Vertical Increments Required: Requirement exceeded at north elevation, above the 5th story windows of the two middle bays. There reason for this departure is aesthetic, as the bays in question work better proportionally with the wider bay spacing, and create a more balanced façade. This also creates a more varied aesthetic when looking at the overall street elevations.

-Permitted Primary Materials: Secondary materials exceed requirement on all facades. Fiber cement panels are used along with glass and two brick types/finishes, to add visual interest and material contrast to the building. They are also used to incorporate a “lighter” top to the building in select locations, to emphasize the visual proportions of base, middle and top, as well as to provide a comfortable street scale.

PARKING STRUCTURE

-Ground Story Street Façade Transparency: Does not meet requirement. Maximum transparency (glazing) is provided at lobbies and public entry points. The total transparency (storefront) % at the ground story is low because the parking structure is designed to be open to the street, with planters along the street level on the east façade. Also, there is a substantial grade change along the south elevation (ground story is mostly buried at the east end).

-Blank Wall Limitations: South elevation does not meet requirement at ground story. Blank wall exceeds 15’ of length at first story along the south façades between column lines A and C. This is due to the substantial grade change along this elevation; the ground story is entirely buried at the east end.

The area exposed above grade was designed as a continuous “base” to visually balance the open, variegated nature of the garage panel system above.

-Principal Entrance Location Required: Does not meet requirement. Principal entrances (pedestrian) are provided at south and west facades, and at the non-street north façade. The entrances along the east façade are vehicular.

-Number of Street Façade Entrances Required: Requirement not met because there is no retail component in this building (residential units on ground floor of two sides of building).

-Permitted Primary Materials: Secondary materials exceed requirement on all facades. A stainless steel mesh panel system is used, along with brick, to give this structure its unique character. The mesh panel system projects out from the brick cladding to give the garage facades a sculptural character, and the appearance of a “woven fabric”.