

BUILDING VARIETY STATEMENT

The “A” buildings at Bridge Park are bound by Riverside Drive to the west, Banker Drive to the north, Mooney Street to the east and Dublin-Granville Road to the south. This third phase of a mixed-use development is comprised two blocks, both adjacent to Banker Drive along the east-west axis, and separated by Longshore Street. A Block includes an office building (A1), an event center (A2), a hotel (A3) and a parking structure (A4). This block is conceptualized as a more cohesive composition than the more residential-oriented B and C blocks, because of their more public functions. However this block is also 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. At the pedestrian level, stone is used as a common element between the hotel (A3) and event center (A2), as a way to create cohesion for the public/civic nature of this block. A large private open space is proposed between the hotel and conference center. It is designed as a multi-purpose, hard surface public event space.

Building A1 is an office building. The building is shown as a 6 story massing study. It is shown as a 5 story mass atop a larger and defined ground floor. The building’s main entry is proposed for the northeast corner. This building is yet to be designed and is not part of this Final Site Plan submittal

Building A2 is an event center. The building is a one story multi-purpose event space. It is comprised of one large yet divisible event space, a large exterior hard surface plaza/event space, a large public pre-function space supporting the event space and adjacent exterior plaza, a full kitchen, public/private green rooms and public restrooms. The exterior facades of the pre-function space are completely glazed and transparent promoting visual and physical connectivity. The main event space’s large “bay window” formalizes and anchors the building on the roundabout. The base of the building and its adjacent garden walls is stone. The meeting space mass is clad in aluminum composite panels.

Building A3 is a Marriott AC Hotel. The hotel design is derived from the concept of Exchange, relating to its unique location, function as a community hub and its relationship to the immediate neighborhood, the proposed conference center, historic Dublin and the Scioto River. A place of exchange between nature and city, and of ideas and cultures. The design also reflects the principles of the Marriott AC brand: modern, cosmopolitan, innovative, technological and functional. Indoor and outdoor spaces are sited to take advantage of the great views that are available from this unique site, connecting guests, users and the larger community to the experience of the river, downtown Dublin, and the city beyond. The hotel façade is based on a gradient that modulates, expands, contracts and fades, much in the same way that one can observe ripples in water that dissipate away from their point of origin, or the play of light on the surface of the water. The west façade maximizes transparency in the public spaces such as the lounge, breakfast area and rooftop bar, bringing natural light deep into the building. The curtain wall is based on a modular unit of vision glass, spandrel glass and aluminum composite metal, which is modulated to adapt to the concave and convex contours of the plan. The east façade is more opaque in

nature, but still allows the same degree of natural light and views from the guest rooms and public spaces. There is also a more pedestrian scale to the east side, with the entrance and port-cochere canopy as the focal point of the one-story massing. The material palette is comprised of stone, glass, aluminum composite metal and ultra high performance concrete wall panels.

Building A4 is a public parking structure. Brick and thin brick are used at the ground level to visually relate to the adjacent B block and to create pedestrian-level scale and details. Thin brick and textured concrete panels are used at the upper levels to achieve a striated pattern on the façade. Metal panels are used between levels as material accents on the north and south elevations, as a way to modulate the façade. Tapered metal panels are used on the west façade directly across from the open space, to create a visual accent and also a terminus to this vista.

BUILDING A2 Event Center (CORRIDOR BUILDING) – WAIVER SUMMARY

-Minimum Height: Due to the program, the event center is only one story. Other program elements are not feasible with this building due to the separation of uses. In order to improve the scale, the building has been designed to be as tall as a 2 story building and the event space's roof has been sculpted/sloped to the height of a 3 story building. Clerestory windows have been added to the north side of the event space to allow natural light to filter into the event space.

-Maximum Ground Story Height: (Approved by City Council) Ground floor exceeds maximum height by 3'-0". The additional height gives us the ability to provide a comfortable and correctly-scaled interior environment in the pre- function and event room

-Ground Story Street Facing Transparency: There are two Street Facing Facades – (1) Riverside Drive façade is 15% transparent. This is due to the measurements being taken below the first floor because of the set grades of Riverside Drive. The design intent is to balance the all-glass Pre-function space and large "picture window" of the Event Space with a complementary large natural solid surface on the south half of the building. The intent is to indirectly light this solid portion of wall and possibly brand with integral signage. (2) Longshore Drive façade is 26% transparent. This is the Primary Entrance façade. The solid portion of the façade is due to restroom locations behind. The maximum amount of transparency realistic to be in the restroom area is achieved by punched windows with sandblasted glass. Because the entrance experience is focused on the northeast corner of the building, the all-glass North elevation (68% transparent) compensates for the lack of transparency on the smaller Longshore façade.

-Principal Entrance Location: Principal Street is Riverside Drive. The principal entrance is located on Longshore Street. Longshore Street will be the primary access point for most visitors to the event center and users of the hotel, with the garage building being located on the other side of Longshore, and with the main pedestrian access route also being via this street.

-Blank Wall Limitations: Requirement exceeded at south and west elevations. The transparency % is lower at these locations because these are either "back-of-house" service areas (for example storage and kitchen). The other elevations have ample natural light and views from picture window, and the entire north façade of storefront windows. Clerestory windows have been added to the south elevations and punch windows are on the southeast side, to allow nature light to penetrate into the restrooms, green rooms, the kitchen and storage room. These windows have an additional simulated sandblasted interlayer for privacy as required.

-Vertical Increments Required: Requirement exceeded on all facades. This is part of the design intent, to create a building that has clean lines, and is by nature flowing and continuous in its relationship to the hotel. The event room is highlighted in mass and the addition of a large picture window. The materials themselves are scaled in a way that they provide the building with a scale and texture that are desirable especially at the pedestrian level. Balconies/terraces with continuous railings add layers and pedestrian scale to the façade.

-Permitted Primary Materials: Requesting that aluminum composite metal panels be considered as a primary material for this building. Aluminum composite metal is integral to the design intent of referencing the Hotel's (Building A3) distinguishable west façade (See Building A3 Hotel Waiver Summary).

BUILDING A3 Hotel (CORRIDOR BUILDING) – WAIVER SUMMARY

-Maximum Ground Story Height: (Approved by City Council) Ground floor exceeds maximum height by 4'-0". The additional height gives us the ability to provide a comfortable and correctly-scaled interior environment in the public areas of the ground floor, while maintaining all the mechanical ducts and plumbing risers within the ceiling space.

-Maximum Story Height: (Approved by City Council) the eighth floor exceeds maximum height by 8'. The designed height gives us the ability to provide a comfortable space for the roof top bar, which is anticipated to be a major component and attraction to the hotel. It has also allowed us to completely conceal the largest rooftop mechanical equipment within the building envelope.

-Ground Story Street Façade Transparency: Requirement exceeded at west, east and north elevations. On the west façade, this is a technicality, as the façade on this level is mostly glass/transparent (refer to west elevation on presentation sheets), and relates more to how transparency is measured. At east and north elevations, this is intended by design, as a means to balance the large glazed areas of transparency on each said façade. These areas are also programmed as service areas where glazing would not be needed, for example the fire room along the south end of the east elevation.

-Upper Story Street Façade Transparency: Requirement exceeded at east (floors 2, 7 & 8) and north elevations (7th floor). The transparency % is lower at these locations because these are either "back-of-house" service areas (for example storage or linen rooms) or furniture walls in guest rooms that otherwise have ample natural light and views from curtain wall or storefront windows.

-Upper Story Non-Street Façade Transparency: Requirement exceeded at south elevation, floors 2 and 8. The transparency % is lower at these locations because these are either furniture walls in guest rooms that otherwise have ample natural light and views from curtain wall or storefront windows, or, in the case of the 8th floor, the area proposed for building signage.

-Blank Wall Limitations: Requirement exceeded at south, east, north and west elevations (not all floors-see calculations on elevation sheets). The transparency % is lower at these locations because these are either "back-of-house" service areas (for example storage or linen rooms) or furniture walls in guest rooms that otherwise have ample natural light and views from curtain wall or storefront windows. However these surfaces are modulated by ½" reveals as they typically occur at either aluminum composite metal or ultra high performance concrete areas.

-Principal Entrance Location Required: Principal streets are Banker Drive and Riverside Drive. The principal entrance is located on Longshore Street. Longshore Street will be the primary access point for most visitors and users of the hotel, with the garage building being located on the other side of Longshore, and with the main pedestrian access route also being via this street.

-Number of Street Façade Entrances Required: This requirement is not meant purposefully in order to control entrance to the hotel and provide the required security.

-Vertical Increments Required: Requirement exceeded on all facades. This is part of the design intent, to create a building that has clean lines, and is by nature flowing and continuous in its relationship to the river. The curves of the plan help to modulate the façade so that the views to it are ever-changing. The materials themselves are scaled in a way that they provide the building with a scale and texture that are desirable especially at the pedestrian level.

-Horizontal Façade Divisions Required: Requirement partially not met at north, south, west and east elevations. The reason for this departure is aesthetic. On the west façade, the horizontal façade division (accent ACM panel) is broken by the curtain wall pattern to ground the building and emphasize the co-planar condition that occurs at that area between first and second floors. On the remaining facades, the ultra high performance concrete and curtain wall are designed to read as flowing, continuous ribbons of material that thread their way across the building. This aesthetic ties into the larger design concept for the hotel (see Building Variety Statement for Building A3).

-Permitted Primary Materials: Requesting that aluminum composite metal panels be considered as a primary material for this building. Aluminum composite metal is integral to the design of the building and the modulating gradient concept of the west façade (see Building Variety Statement for building A3). Secondary materials exceed required % at the south elevation, as the Ultra High Performance Concrete (UHPC) is designed to read as flowing, continuous ribbon of material that threads its way across the building. On this façade the material provides texture and balances the more “polished” finishes of the ACM and glass.

BUILDING A4 Garage (PARKING STRUCTURE) – WAIVER SUMMARY

-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.

-Number of Street Façade Entrances Required: Requirement not met because there is no retail component in this building (possible retail space at corner of Banker and Longshore but this use has not been determined yet). Pedestrian entrances are provided along all four elevations while still maintaining parking counts.

-Vertical Increments Required: Requirement partially not met at one bay on west elevation and one bay on east elevation. In an effort to provide variety and uniqueness to this design, the vertical increments occur 1) at the brick base which is the pedestrian level and 2) between piers at the upper levels. This is a design feature intended to give the garage a decidedly different aesthetic from the B and C block garages, and to reinforce the concept of a more dynamic façade. To emphasize this idea of movement, metal panels on the north and south elevations also stagger from floor to floor.

-Permitted Primary Materials: Requesting that metal panels be considered as a primary material for this building. Metal panel is integral to the design intent of referencing the hotel's distinguishable west façade (See Building A3 Hotel Waiver Summary). Secondary materials exceed requirement on north and south facades. Thin brick, textured (3D pattern) concrete panels and two types of metal panels (one flat, one tapered) are used along with brick and glass to add visual interest and material contrast to the building. The concrete panels are introduced to add variety to the material palette with a different material, while still providing a "masonry-like" texture and durability.