

Building Variety Statement

RE: Bridge Park - H Block Condominiums

Bridge Park H Block Condominiums are bound by Dale Drive and Mooney Street to the East and West and John Shields Parkway and Tuller Ridge Drive to the North and South with a mid-block division in Larimer Street running East / West. The project consists of 6 buildings of a Single-Family Attached use. The buildings are paired and configured in a crescent shape, in order to create a public facing facade for the Street Frontage and a private Motor Court for garage access. Each pair of buildings are split in the North/South direction to provide private access drives to the Motor Courts. Buildings H1 and H2 are separated by a private open “green space” that provides pedestrian access to the units fronting that green. Building H3 fronts the public Greenway along John Shields Parkway to the North.

The project is designed to meet the Vision Principals of the Bridge Street District Zoning Code and the principals of Walkable and New Urbanism. Each of the buildings are configured to meet the requirements for Street Frontage, Front Property Line Coverage, Occupation of Corner, and RBZ Treatment with Landscape walls, Porches, and Stoops falling with-in the RBZ zone.

Facade Diversity is addressed in several ways. Each of the buildings has a unique character which is expressed through a variety of material finishes and details. Permitted Primary Materials will consist of two colors of brick veneer used in a way to break down the massing of the facades into a pedestrian scale. Transitions of Primary Materials will be consistent with the code and will be accompanied by a string course and/or accent coursing for horizontal facade divisions or at inside corners for vertical facade divisions. Secondary Materials will be used to create building variety diversity. Building Variety will also be achieved by: (1) The proportion of recesses and projections. (2) A change in the location of the entrance and window placements. (3) Changes to the roof design, including material and parapet heights. (4) Pronounced changes in building height.

The Design Intent of this project is to provide an interesting walkable setting for an Urban lifestyle that places value on the human scale and diversity of experience.