

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. It was the third phase of a mixed-use development and 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), event center (A2) and Office (A1) as a way to create cohesion for the public/civic nature of this block. A large public open space is 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 predominately (4) stories with a partial 5th story consisting of (2) “tower” entry elements connected by penthouse screenwall. The 5-story element weaves its way through the 4-story mass designating building entries on the southeast corner on Dublin-Granville Road and the middle of the north façade on Longshore Street. The southeast corner entry “tower” creates a strong Dublin “gateway” experience to those approaching the round-a-bout from the east. The north entry “tower” element creates a visual anchor to the Hotel and Event Center’s entries along the curving Longshore Street. The building’s character and materiality are influenced by the design of the adjacent Hotel and Event Center. This predominantly glass building is accented with warm metal panels matching those of the Hotel and sits upon a base of stone and glass consistent with the ground levels of both the Hotel and Event Center. The massing of the building is additionally broken by the cascading and carved terraces discovered as one approaches the river side views.

BUILDING A1 Office (MIXED USE BUILDING) – WAIVER SUMMARY

-Height: (= 4 -5 stories) Meets the 3(min) and 5(max) requirement

-Maximum Ground Story Height: (Ground Story Max Height is 16’) proposed ground story is 16’, therefore meets requirements

-Maximum Upper Story Height: (Upper Story Max Height is 14’) proposed upper story is 14’, therefore meets requirements

-Ground Story Street Facing Transparency: (min. 70% required) There are two Street Facing Facades – (1) Riverside Drive façade is 17% transparent. This is due to the change in the grade along ST 161 and the round- about along this façade. Also there are terraces along this edge that are solid wall and

therefore do not meet the 70% transparency. (2) Longshore Loop façade is 18% transparent. This is also due the very steep grade along Longshore loop and the 40" spandrel glass panel at the base of the building along the eastern third of the north elevation. The North façade also includes a terrace to activate the street

-Principal Entrance Location: (along Primary Street) The Principal Street is Riverside Drive. The principal entrance is located on Longshore Loop. Longshore Loop will be the primary access point for most visitors to the Office with the garage building being located on the other side of Longshore, and with the main pedestrian access route also being via this street. There is also a pedestrian entrance along Riverside Drive another Principal Street.

-Vertical Increments Required: (no greater than 45') Requirement exceeded on the west and east facades. This is part of the design intent, to create a building that has clean lines, and the facades are broken up by the pattern of the ACM and Glass. 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.

-Horizontal Façade Divisions Required: Requirement are met

-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 the Hotel's (Building A3), the Event Center (Building A2) and the Office (Building A1) and create a cohesive language for the A block