BUILDING VARIETY STATEMENT

The "D" buildings at Bridge Park are bound by Riverside Drive to the west, John Shields Parkway to the north, Mooney Street to the east and Tuller Ridge Drive 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. D Block includes a condominium building (D1-not submitted at this time), a parking structure with residential above (D2/D3-not submitted at this time), and a residential liner building and garage (D4/D5). This block is an evolution of the previous phases of Bridge Park. It complements the scale and rhythm of the previous blocks, yet creates a fresh visual statement to add to the variety and richness of the overall development. Block D 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. An open green space is proposed between the buildings D2/3 and D4/5. The open space is a plaza marked by large lushly planted raised planters that define spaces within the courtyard. Shade trees dotted through the space provide filtered light and an overarching canopy. The water feature provides visual interest and a cooling effect on hot days. Café style seating will provide a place for retail patrons to relax and enjoy a coffee.

Building D1 is a mixed use five story "podium" building bound by Longshore Street to the north and east, Tuller Ridge Drive to the south and Riverside Drive to the west. The ground floor is comprised of retail and restaurant uses as well as east and west resident and visitor entries for the for-sale 43 condominium units located on the upper four floors. The design of the building is derived from a warehouse/loft motif with tall ceilings and an abundance of natural light through a system of organized fenestrations. Brick and manufactured stone are used at the ground floor with the stone used as a base material and at the recessed rustication bands. Stone is also used exclusively at protruding and receding elements along the center of the west and east elevations respectively to highlight the condominium entries. Aluminum and glass storefront with metal panels are used in the fenestrations topped with a limited number of aluminum canopies. A continuous stone cornice is used as a water table to culminate the ground floor detailing. Brick and fiber cement are used on the upper four floors. Manufactured stone is used as a sill material and a 6 course (16 inch high) rowlock brick lintel in an accent color is used at fenestration openings. Brick corbelling is used at the top of pulled brick elements as well as at the cornice below metal parapet coping. Fiber cement panel detailing is used as a spandrel material on the tall brick openings at each end to accentuate the building's verticality and frame its beginning and ending. Fiber cement lap siding and composite bracketed cornice culminate the upper story in places to break down the mass of the building. Aluminum single hung windows with transoms are used for the fenestrations of the condominium units.

Building D4/D5 is a residential liner building (D4) and garage (D5). The residential liner is clad in a heavily textured brick blend and two accent brick colors, breaking down the mass of the building into a playful composition. Balconies are treated as cutouts of the exterior brick wall, giving the facades additional depth. Brick detailing includes 12" soldier/rowlock headers at balcony openings, vertical

running bond areas along garage openings and select residential liner locations. Fiber cement is used at window openings, as header and side panel elements. The fiber cement panels create an alternating pattern from floor to floor, which reduces the perceived scale of the building, and plays against the strong verticality of the stacked windows. Cast stone sill detailing is used at the bottom of the window and balcony openings. Diamond-shaped aluminum metal tiles are used at key elements on the north and west façade. This material introduces a new texture into the Bridge Park material palette. The garage building has one vehicular entry at the first level on Longshore Street, and one at the first level on Mooney Street. Ample pedestrian entries are provided along Longshore and Mooney. A large scale pedestrian entry at the midpoint of the Longshore façade allows for direct access to the garage, and serves as a clear way-finding device in relation to the D1 building and the west garage stair. A window wall system is used at the principal entry to the garage. Transparency is maximized at this location for ease of way- finding. Other areas of glazing include the retail spaces along Longshore and egress stairs. The garage takes material and visual cues from the residential liner to integrate visually into a holistic design. The three brick finishes are used here, as well as the cast stone sill detail at openings. A crash rail similar to the balcony guardrails is used at the openings as well.

WAIVERS

BUILDING D1 (MIXED USE BUILDING)

-Ground Story Street Facade Transparency: 1st story does not meet requirement at West, East and South elevations. Window areas are maximized within the context of a traditional base element, which includes visually-appropriate piers

-Blank Wall Limitations: north elevation does not meet requirement, at the wall where the transformers are located.

-Vertical Increments Required: Requirement not met on north, east, south and west elevations. The massing proportions are designed to be appropriate to the scale of the building. There is also an intentional effort to extend the vertical increments on D block in general, in order to create a slightly different massing/visual texture than the preceding blocks.

-Horizontal Façade Divisions Required: Requirement not met at center bay of west elevation, end bays of east elevation, and end bays of north and south elevations. These bays apply the horizontal façade division at the top of the second floor, as a way to visually break the line of the top of the base element, and give these areas a more vertical expression,

-Permitted Primary Materials: Secondary materials exceed requirement on all facades. Fiber cement and composite metal panel 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 emphasize the visual proportions of base, middle and top, as well as to provide a comfortable street scale.

-Changes in Roof Plane: Requirement not met at west elevation. The middle bay is purposefully designed to have a longer roofline, as a dominant form/bay on this façade.

BUILDING D4/D5 (CORRIDOR BUILDING/PARKING STRUCTURE)

CORRIDOR BUILDING

-Ground Story Street Façade Transparency: Does not meet requirement. Maximum transparency is provided at lobby/public entry. The transparency percentage at ground level is low because this building does not have a retail component, and because of the substantial grade change along the east elevation. While there is fenestration provided at the lowest level of the SE corner (labeled “South Basement” on east and south elevation sheets), most of the area along the east façade is unexcavated.

-Blank Wall Limitations: Portions of the first floor wall along east and north elevations do not meet requirement. Along east elevation, this is due to the change in grade. While there is fenestration provided at the lowest level of the SE corner (labeled "South Basement" on east and south elevation sheets), most of the area along the east façade is unexcavated. Along the north elevation, it is due to the transformer yard and the exterior wall at the elevator. Visually these areas provide an anchor to the otherwise playful façade composition.

-Principal Entrance Location Required:

-Number of Street Façade Entrances Required:

-Vertical Increments Required:

-Horizontal Façade Divisions Required:

-Permitted Primary Materials:

-Changes in Roof Plane:

PARKING STRUCTURE

-Ground Story Street Façade Transparency: Does not meet requirement. 61% storefront glazing is provided. Maximum transparency is provided at lobby, stairs and retail. The non-retail areas of the garage first floor façade are designed to be open to the street, to provide plenty of natural light into the structure and to create a safe environment for patrons and pedestrians.

-Blank Wall Limitations: South elevation does not meet requirement at planter along first floor. The length of the planter works visually with the overall proportion of the façade, and is meant as an anchoring element, and is meant to visually balance the rhythm of the upper story bays.

-Vertical Increments Required: Requirement exceeded by design. The vertical increments are extended in order to create a different massing/texture than the adjacent blocks B and C. This is meant to create a slightly different rhythm and feel that contributes to the feeling of a real community which has grown organically, and in keeping with the mandate to "enable buildings of lasting, memorable and high quality architectural character that maintain Dublin's commitment to exemplary planning and design".