

WAIVERS – BLOCK D

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 this area provides an anchor to the otherwise playful façade composition.

-Number of Street Façade Entrances Required: Requirement is not met because there is no retail component along the residential liner (eastern half of Larrimer Street and along Mooney Street). Residential unit privacy is maintained along the street level, and balconies are provided instead.

-Vertical Increments Required: This requirement is mostly met on all four facades. It is exceeded by design, at key areas 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”.

-Horizontal Façade Divisions Required: Requirement not met at areas where a visual pattern is achieved by ‘breaking” the horizontal façade division line. This is meant to create an elegant composition that provides visual variety and interest along the pedestrian path, mostly along the east façade. It also creates a unique character for this building, adding to the richness of the pedestrian experience.

-Permitted Primary Materials: Requirement not met on north and west elevations. While the predominant material used is brick, aluminum metal tile and fiber cement are used to accent key areas and window openings. The fiber cement panels help to visually expand the area of what is perceived as “opening”, creating a rich pattern along the brick façade. The aluminum metal tile is used at the NW corner to accent this area and provide a rich texture to complement the other façade materials.

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 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”.