

INDUS BRIDGE STREET PROJECT NARRATIVE

The Indus Bridge Street mixed use development is located north of Bridge Park Block D. The site is bound by Tuller Road to the north, John Shields Parkway to the south, Riverside Drive to the west and Mooney Street to the east. We are proposing the creation of two blocks running north to south separated by Longshore Street. Generous open spaces are strategically located between buildings along the length of the blocks. The development includes an 8-story hotel including retail podium, a 6-story office building including retail podium, 9 and 8 story residential buildings including retail podiums, and a 5-story parking garage over 1-story retail.

We are building and expanding upon the character that was established in the Bridge Park blocks previously, while creating a unique identity for Indus Bridge Street. One of the key features of this development is the large open space that sits at the heart of it, generally in the location designated Open Space Node in the Scioto River Development Standards. This central open space is a hillside landscape that provides accessible terraces of varying elevations for visitors to have a unique view and experience. Lawn terraces provide a place to take in the sun, play lawn games or a yoga class. A winding path provides access from Mooney Street to Longshore Street through an open, sun-drenched garden experience. Terraces adjacent to retail space in the parking garage and hotel provide opportunities for additional activation and refreshments.

We are proposing 9 and 8 stories for the residential buildings, creating more variety along the Riverside roofline. While this height is clearly a variance and more than has been previously allowed in the Bridge Street District, we believe that the buildings in question are compatible with the overall character and massing of the overall Riverside Drive elevation. We envision the Residential buildings as a bookend to the 8-story AC Marriot to the south. While the Residential North building is 9 stories tall, the Residential South building steps down to 8 stories to allow a transition back to the typical 6 stories that exists throughout most of Bridge Park. Both residential buildings step back at the top of the first floor podium and again at the top two floors, creating a visual datum line that is carried across the top of the office building and further breaks down the mass of both buildings. Additionally, in an effort to vary from what has previously been done to the south, a connector has been created between both residential buildings that is envisioned as a more transparent element. This connector element serves several functions, from creating another *gateway* along riverside, but will also provide rooftop amenities that overlook the river while also serving as a covered bridge, with similar park-like elements to what is seen across the street, reinforcing the notion of the park being pulled into this development and seamlessly or visually connecting the park to the central open, green space found between the garage and the hotel.

The potential gateways at the intersections of Tuller and Riverside, seen at the corner of the office and John Shields and Riverside, denoted at the corner of the Residential South Building, need further study and development and will be further fleshed-out as we progress with the design. Bridge Street development aims to provide an interesting setting that places value on human scale, walkability, and a diversity of experiences while creating a unique sense of place.

Elements altered from previous submission:

- Office building relocated to the North, at the corner of Tuller and Riverside.
 - o North corner of Office enhanced to better reflect the notion of *Gateway*.
- Residential North and South building relocated to the south of their previous position.
 - o South corner of Residential South building enhanced to better reflect the notion of *Gateway*.
 - o The overall building heights of the residential buildings have been reduced to 9 and 8 stories, respectively.
- Connector element introduced between the two residential buildings.
 - o Rooftop amenities added to this connector.
- Amenity deck added to the podium deck of the hotel to activate street presence of Longshore.
- Retail added to the North face of the garage to activate Tuller and adhere to the guidelines of a Principal Frontage Street
- Central open space reconfigured for better pedestrian usability.
 - o ADA access is consolidated to the eastern half of the site.
 - Western half of site is now at the elevation of Longshore Street
- Larger open space has been incorporated into the ADA access walk to take advantage of the higher level views and provide a variety of open space options.
- Retail spaces have been appropriately reconfigured, facing into the central space, to allow for greater levels of pedestrian activation.
 - o Designed hardscape and softscape spaces allow for additional dining patios and a mixture of trees and plant beds.
 - Additional shading provided.
- A central stage/social seating elements has been incorporated to host events.
 - o Entertainment, music, yoga, etc.
- The two smaller open spaces have been exchanged with one another.
 - o Southern open space would provide some flexible lawn space in the form of synthetic turf, which will perform well below the overhead architectural elements.