

## BLOCK J - ADJACENT EXISTING GARAGE PARKING COUNTS ANALYSIS

<b>B Block Garage</b>			
850	Total Spaces		

	<u>Spaces in Use</u>		
	<u>AM</u>	<u>NOON</u>	<u>PM</u>
Monday	198	272	270
Tuesday	267		320
Wednesday	261	296	320
Thursday	250		370
Friday	246	385	430
Saturday	183	504	715
Sunday	321		431

	<u>Average Usages</u>		
Weekday	244	318	342
Weekend	252	504	573

<u>Average Spots Available</u> <u>= Total Spaces - Average Used</u>			
Weekday	606	532	508
Weekend	598	346	277

<u>Minimum Spots Available</u> <u>= Total Spaces - Peak Used</u>			
Weekday	583	465	420
Weekend	529	346	135*

\* Peak is Saturday in PM

<b>C Block Garage</b>			
869	Total Spaces		

	<u>Spaces in Use</u>		
	<u>AM</u>	<u>NOON</u>	<u>PM</u>
Monday	286	378	321
Tuesday	219		419
Wednesday	205	423	363
Thursday	212		356
Friday	211	483	409
Saturday	241	373	612
Sunday	210		301

	<u>Average Usages</u>		
Weekday	227	428	374
Weekend	226	373	457

<u>Average Spots Available</u> <u>= Total Spaces - Average Used</u>			
Weekday	642	441	495
Weekend	644	496	413

<u>Minimum Spots Available</u> <u>= Total Spaces - Peak Used</u>			
Weekday	583	386	450
Weekend	628	496	257*

\* Peak is Saturday in PM

<b>G Block Garage</b>			
327	Total Spaces		

	<u>Spaces in Use</u>		
	<u>AM</u>	<u>NOON</u>	<u>PM</u>
Monday	82	119	127
Tuesday	102		125
Wednesday	99	198	132
Thursday	98		123
Friday	96	158	150
Saturday	88	113	94
Sunday	92		91

	<u>Average Usages</u>		
Weekday	95	158	131
Weekend	90	113	93

<u>Average Spots Available</u> <u>= Total Spaces - Average Used</u>			
Weekday	232	169	196
Weekend	237	214	235

<u>Minimum Spots Available</u> <u>= Total Spaces - Peak Used</u>			
Weekday	225	129*	177
Weekend	235	214	233

\* Peak is Wednesday at NOON

**Bridge Park Block J**  
**Trip Generation Calculations**  
*Institute of Transportation Engineers, 11th Edition*

Land Use	Square Feet or Units	ITE Code	Time Period	Type of trips	Total Trips	Trips Entering	Trips Exiting
Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	189 Units	221	Weekday	Total	526	263	263
			AM Peak	Total	210	7	43
				Internal	5	0	5
				External	45	7	38
			PM Peak	Total	46	34	12
				Internal	7	4	3
				External	39	30	9
				Pass-By Primary	0 39	0 30	0 9
High-Turnover (Sit-Down) Restaurant	4,700 SF	932	Weekday	Total	718	359	359
			AM Peak	Total	210	24	19
				Internal	8	5	3
				External	35	19	16
			PM Peak	Total	41	25	16
				Internal	2	1	1
				External	39	24	15
				Pass-By Primary	16 23	10 14	6 9
High-Turnover (Sit-Down) Restaurant	4,720 SF	932	Weekday	Total	720	360	360
			AM Peak	Total	210	24	19
				Internal	8	5	3
				External	35	19	16
			PM Peak	Total	41	25	16
				Internal	3	1	2
				External	38	24	14
				Pass-By Primary	16 22	10 14	6 8
General Office Building	88,300 SF	710	Weekday	Total	1,088	544	544
			AM Peak	Total	210	140	19
				Internal	13	7	6
				External	146	133	13
			PM Peak	Total	158	27	131
				Internal	2	1	1
				External	156	26	130
				Pass-By Primary	0 156	0 26	0 130
Site Total			Weekday	Total	3,052	1,526	1,526
			AM Peak	Total	210	195	100
				Internal	34	17	17
				External	261	178	83
			PM Peak	Total	286	111	175
				Internal	14	7	7
				External	272	104	168
				Pass-By Primary	32 240	20 84	12 156

Note: Assume 5% use other modes



## MEMO

Date: December 20, 2024

To: Sarah Wilson, PE

From: Matthew J Lytle, AIA, LEED AP

RE: City of Dublin BSD Waiver Requests

Sarah:

Below are the requested Waivers for the Phase 1 Condominium Building at Block J:

1. **Maximum Height** – from 4.5 stories to 5 stories.
2. **Minium Finished Floor** – for units along East façade, from 2.5 feet to 1.16 feet above the adjacent sidewalk elevation.
3. **Façade Divisions – Vertical Increments**, at North façade, West façade, South façade and East façade.
4. **Façade Divisions – Required Chage in Roof Plane or Type**, at North façade and East façade.
5. **Façade Materials** – Minimum 80% primary materials and less than 20% secondary materials on all building facades.

## **J-Block PDP Waivers List**

### **OFFICE**

#### **Building Type: (6) Mixed Use Building**

##### **North Elevation:**

1. Primary Material Ratio (75.6% provided / 80% required per BSD Code § 153.062 (E) (1) (a))
  - a. The material percentages requirements played a part in pulling the exterior elevation design provided. Due to the nature of future tenant layout and adding pops of color with the exterior cladding system, the facade missed the primary material ratio.
2. Secondary Material Ratio (24.4% provided / Less than 20% Required per 2024 BSD Code § 153.062 (E) (1) (a))
  - a. The material percentages requirements played a part in pulling the exterior elevation design provided. Due to the nature of future tenant layout and adding pops of color with the exterior cladding system, the facade missed the secondary material ratio.
3. Number of Entrances (2 provided / 4 required per BSD Code § 153.062 (O) (12) (d) 3))
  - a. Entrances are organized around the two levels, ground floor entrance for the future restaurant tenant, and first floor entrance for future office tenants. Additional entrances are a challenge due to steep grading along Bridge Park Ave as well as creating duplicative circulation corridors around the future tenant spaces.
4. Blank Wall Limitation (18'-8" of blank wall provided / Less than 15' - 0" of blank wall required per BSD Code § 153.062 (N) (4) (a) 3)
  - a. The instance occurs at the north elevation where the facade bumps out towards the north west corner on floors two through four. The change in the facade bumps out to match the entrance, increasing natural light further west in connection to the balconies. This area in plan gives opportunities for support spaces (ex. break rooms / kitchenettes) to have space for storage, millwork and appliances for future office tenants.
5. Horizontal Facade Divisions (Greatest distance of transition at 4' - 0" provided / Within 3' - 0" of top of ground story required per BSD Code § 153.062 (N) (4) (b) 2)
  - a. The instance occurs at the bumpouts in the north elevation, totalling six instances. This design choice provides a consistent rhythm in the transition of the primary ironspot brick to the accent light gray brick bumpouts. Although these transitions happen 4'-0" below the second floor level, a series of different horizontal architectural elements are used to mark the transition at the second floor line. (Cast stone watertable, pulled brick coursing, or accent metal band)

### **East Elevation**

1. Number of Entrances (0 provided / 2 required per BSD Code § 153.062 (O) (12) (d) 3)
  - a. No entrances are organized on this elevation. The primary use on this elevation focuses on operational/service activities. This facade is where the water room and the trash room exit out onto the private street on an as needed basis.
2. Ground Transparency (53.9% Transparency provided / 60% transparency required per BSD Code § 153.062 (N) (4) (a) 2)
  - a. With the primary use of this elevation focused on operational/service opportunities, storefront use leading to the water room / trash room were omitted.
3. Horizontal Facade Divisions (Greatest distance of transition at 4' - 0" provided / Within 3' - 0" of top of ground story required per BSD Code § 153.062 (N) (4) (b) 2)
  - a. The instance occurs once at the bumpouts in the north elevation. This design choice provides a consistent rhythm in the transition of the primary ironspot brick to the accent light gray brick bumpouts. Although these transitions happen 4'-0" below the second floor level, a series of different horizontal architectural elements are used to mark the transition at the second floor line. (Cast stone watertable, pulled brick coursing, or accent metal band)

### **West Elevation:**

1. Primary Material Ratio (73.3% provided / 80% required per BSD Code § 153.062 (E) (1) (a))
    - a. The material percentages requirements played a part in pulling the exterior elevation design provided. Due to the nature of future tenant layout and adding pops of color with the exterior cladding system, the facade missed the primary material ratio.
  2. Secondary Material Ratio (26.7% provided / Less than 20% required per BSD Code § 153.062 (E) (1) (a))
    - a. The material percentages requirements played a part in pulling the exterior elevation design provided. Due to the nature of future tenant layout and adding pops of color with the exterior cladding system, the facade missed the secondary material ratio.
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## **GARAGE**

### **Building Type: (11) Parking Structure**

#### **West Elevation:**

1. Number of Entrances (2 provided / 3 required per BSD Code § 153.062 (O) (11) (d) 3)
  - a. The west facade of the parking garage is largely open and can be entered or exited at multiple locations. Two code compliant pedestrian entrances with striped areas and bollards are provided, but many additional entry access points are available to pedestrians throughout the ground floor west elevation.
2. Vertical Facade Divisions (31' - 0" facade increment provided / No greater increment of 30' - 0" required per BSD Code § 153.062 (O) (11) (d) 4)
  - a. The portion of the facade at the vehicular access has vertically repeating elements that divide the facade visually in place of a continuous vertical break that would give the facade at the vehicular access area a disjointed appearance.

#### **South Elevation:**

1. Number of Entrances (2 provided / 3 required per BSD Code § 153.062 (O) (11) (d) 3)
  - a. The slope of the exterior grade only allows for alignment with the building floors at the east and west ends of the southern facade, limiting the areas at which entrances can be located.
2. Primary to Secondary material ratios at south elevation per BSD Code § 153.062 (E) (1) (a)
  - a. Primary Material Ratio (30.0% provided / 80% required)
  - b. Secondary Material Ratio (69.9% provided / <20% required)
    - i. The southern facade of the parking garage largely faces flat parking lots and state route 161. The southern facade is expected to have limited pedestrian exposure and significant vehicular exposure. These conditions have been taken as an opportunity to create an art piece, in conjunction with the Dublin Art's Council, to elevate the experience of the bridge park area.
3. Garage floors shall be horizontal along all street facades per BSD Code § 153.062 (O) (11) (d) 4
  - a. The significant change of grade in the site between the east and west end of the garage (about 6 feet) necessitates ramps and half levels to allow access both for pedestrians and vehicles. The design of the South elevation along the private drive addresses the sloping areas of the floors and unifies the facade across it's length.

#### **East Elevation:**

1. Number of Entrances (2 provided / 3 required per BSD Code § 153.062 (O) (11) (d) 3)
  - a. The east facade of the parking garage is largely open and can be entered or exited at multiple points. Two code compliant pedestrian entrances with striped areas and bollards are provided, but many additional entry points are available to pedestrians.

2. Vertical Facade Divisions (31' - 0" facade increment provided / No greater increment of 30' - 0" required per BSD Code § 153.062 (O) (11) (d) 4)
  - a. The portion of the facade at the vehicular access has vertically repeating elements that divide the facade visually in place of a continuous vertical break that would make the facade over the vehicular access area disjointed from itself.

**Garage Height:**

1. The highest point of the garage is higher than the adjacent residential building (BSD Code § 153.062 (N) (2) (d) 4).
  - a. Per section 153.062(J)(2) the corner of a building at a terminal vista shall have a tower or similar treatment. The section of the garage that is higher than, and forward of, the adjacent residential building is slightly differentiated from adjacent finishes and elevated to terminate the view coming off the open space to the west.