

ALL IN DUBLIN - 25-115FDP

Waiver List



Building Type: (3) Apartment Building

Site Plan General:

1. **Vehicle Parking Spaces** (75 spaces provided / 88 spaces required)
 - a. The parking plan provides 75 spaces, accounting for anticipated demand and aligning with transit-oriented goals.
 - i. Studies providing the full 88-space parking requirement (inclusive of the 10% reduction allowed for transit proximity) were completed. However, to accommodate the proposed right-of-way expansion—which prioritizes transit, bicycle, and pedestrian infrastructure—the building and associated streetscape were shifted away from the new right-of-way line. This adjustment reduced the available parking on site, but aligns with the broader goal of encouraging alternative transportation modes over reliance on personal vehicles.
 - ii. 75 spaces provides 1 parking space per unit, which, based on similar communities, is sufficient for this population. Please refer to the Parking Plan Provision for this submission, which outlines further information regarding the parking.
2. **Impervious Surface** (79% provided / 70% required)
 - a. The impervious surface percentage varies from the requirement.
 - i. Due to the emphasis on the Pocket Plaza on the Southwest portion of the site feeling pedestrian-oriented, the impervious surfaces here contribute to the impervious surface area.

South Elevation:

1. **Primary Material Ratio** (77% provided / 80% required per BSD Code § 153.062 (E) (1) (a))
 - a. The primary material percentage difference between provided and required is minor in nature.
2. **Secondary Material Ratio** (23% provided / Less than 20% required per BSD Code § 153.062 (E) (1) (a))
 - a. See reason above.

Southwest Elevation:

1. **Primary Material Ratio** (23% provided / 80% required per BSD Code § 153.062 (E) (1) (a))
 - b. This facade is intentionally designed as a gateway feature to be distinct from other facades. The use of fiber cement on this elevation allows for the curved panel treatment at the corner.
3. **Secondary Material Ratio** (77% provided / Less than 20% required per BSD Code § 153.062 (E) (1) (a))
 - a. See reason above.

West Elevation:

1. **Primary Material Ratio** (79% provided / 80% required per BSD Code § 153.062 (E) (1) (a))
 - a. The primary material percentage difference between the provided and required amount is minor in nature.
2. **Secondary Material Ratio** (21% provided / Less than 20% required per BSD Code § 153.062 (E) (1) (a))
 - a. See reason above.

North Elevation A:

1. **Primary Material Ratio** (72.4% provided / 80% required per BSD Code § 153.062 (E) (1) (a))
 - a. The primary material percentage difference between provided and required amount is minor in nature. Taller parapets at the corner contribute to a larger amount of secondary material than other elevations.
2. **Secondary Material Ratio** (27.6% provided / Less than 20% required per BSD Code § 153.062 (E) (1) (a))
 - a. See reason above.

North Elevation B:

1. **Vertical Facade Divisions** (46' - 8" facade increment provided / No greater increment of 40' - 0" required per BSD Code § 153.062 (O) (4) (d) (4))
 - a. Due to internal tenant layout, the vertical facade division at this elevation varies slightly from the 40' - 0" requirement.

East Elevation A:

1. **Ground Story Transparency** (16.8% provided / 20% required per BSD Code § 153.062 (N) (4) (d) (1))
 - a. Due to internal tenant layouts, transparency varies slightly from the 20% requirement.

2. **Overall Transparency** (19.3% provided / 20% required per BSD Code § 153.062 (N) (4) (d) (1))
 - a. The transparency percentage difference between provided and required amount is minor in nature.

East Elevation B:

1. **Primary Material Ratio** (53% provided / 80% required per BSD Code § 153.062 (E) (1) (a))
 - a. The primary material percentage difference here is due to the proposed art wall location. This public art feature is intended to add visual interest and support the development's placemaking goals. This deviation also enhances differentiation of this elevation from surrounding façades.
2. **Secondary Material Ratio** (47% provided / Less than 20% required per BSD Code § 153.062 (E) (1) (a))
 - a. See reason above.
3. **Ground Story Transparency** (12.1% provided / 20% required per BSD Code § 153.062 (N) (4) (d) (1))
 - a. The reduced transparency is intentional to accommodate a proposed public art mural, which occupies a portion of the façade. This public art feature is intended to add visual interest and support the development's placemaking goals. This deviation also enhances differentiation of this elevation from surrounding façades.
4. **Upper Story Transparency** (8.4% provided / 20% required per BSD Code § 153.062 (N) (4) (d) (1))
 - a. See reason above.