



# BRIDGE PARK

DUBLIN, OH

## BUILDING VARIETY STATEMENT

The "C" buildings at Bridge Park are bound by Riverside Drive to the west, Bridge Park Avenue to the south, Mooney Street to the east and Tuller Ridge Drive to the north. This first phase of a mixed-use development is comprised two blocks, both adjacent to Longshore Street along the north-south axis, and includes an office building (C2), two mixed-use buildings (C1 and C3) and a parking garage with residential "liners" on two facades (C4/C5). This development is 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, particularly at the pedestrian street level. Balconies are used extensively throughout, and windows are maximized at select corners to enhance connections to the outside environment. Pedestrian bridges connect the garage to the residential buildings, and are intended for residents' use only. The bridges are open to the outside, so as to create a feeling of connectivity with the street environment, and detailed mostly in steel. Their design emphasizes lightness and simplicity, and creates another layer of recognition to the community of Bridge Park.

Building C1, a mix of residential and retail, has a traditional arrangement of base, middle and top, each expressed with stone and storefront glazing, brick, and a combination of composite metal panels and EIFS. In some cases brick is carried down to street level or metal panels used more extensively at corners to create distinct moments. This building has a roof terrace at the second story which incorporates green elements and overlooks the park and river along Riverside Drive, and downtown Dublin beyond.

Building C2 is an office building with street-level retail. A tower element at the southwest corner, grounded by an outdoor dining patio that engages the sidewalk, provides a recognizable gateway element, further enhancing the sense of arrival and place-making. Glazing is used mostly along the ground story, alternating with a stacked-bond, accent color brick, and a corbelled brick pattern at the base of the tower. The upper stories are clad in a combination of brick, composite metal panels and glazing. The accent color brick is used as trim that accents the large-scale brick openings. Balconies at the upper stories along the west façade provide casual meeting spaces and great views to the west.

Building C3 is a combination of retail and commercial uses at the first and second levels, and residential above. This building is mostly clad in two colors of brick to create an alternating pattern. Balconies with perforated metal guardrails and composite metal panel-clad corner elements punctuate this composition. Generous areas of glazing line the first and second stories, while a corbelled pattern of brick at the base gives texture and definition at the pedestrian level. The horizontal façade division created with a brick soldier course is playful to the eye and alternates between the first and second stories. A rooftop amenity deck gives residents additional choices for great views and outdoor social space.

Building C4/C5 has two distinct functions as a garage and a residential building. The two are woven together by the use of stone, two colors of brick and elements such as perforated metal panels, which are used at balconies, and also as visual highlights that provide screening along the garage facades. Extensive glazing with composite metal panels is used at the two corners of the garage. The main pedestrian entry point to the garage is through the southwest corner. Transparency is maximized at this location, to create a memorable visual cue for way-finding. EIFS is used at select locations along the residential facades, to create visually lighter elements at the top stories and at balconies. The stone base height varies along the residential façades, and continues along the base of the garage elevations. Planters along the west side of the garage provide elements of green and soften the experience of the building at the pedestrian level.

The two buildings on each block are separated by open spaces meant for a variety of pedestrian uses and experiences. These open spaces incorporate generous green space along with specialty paving, casual seating opportunities, outdoor dining and other flexible event spaces, creating a real sense of place and providing interesting and pleasant connections between streets. Bio-retention areas and impervious paving aid with site stormwater management, and are incorporated seamlessly into the fabric of these spaces.

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