

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, 11 and 10 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 11 and 10 stories for the residential buildings, creating more variety along the Riverside roofline and a presence from 270 just north of the development. 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 North building (11 stories) as a terminus to the Bridge Park Riverside Drive façade, and as a bookend to the 8-story AC Marriot to the south. The Residential South building steps down to 10 stories. Both residential buildings step back at the top of the first floor podium and again at the 9th story, creating a visual datum line that is carried across the top of the office building.

The potential gateways at the intersections of Tuller and Riverside and John Shields and Riverside need further study and development and will be further fleshed-out as we progress with the design. North Bridge Park 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.