

# PROJECT RAINBOW

DUBLIN IRELAND

This project — a proposal for a mixed-use, multi-building development on an irregular seven acre site in downtown Dublin — gave LLA the opportunity to exercise large-scale planning skills. The heart of the project are two parallel thoroughfares — one for pedestrians, one for vehicular traffic — that curve through the development. The former is a covered retail arcade modeled after such historic shopping districts as London's Regent Street and Milan's Galleria. The arcade culminates in what amounts to a public square at the west end of the project. The vehicular street allows access to the office and residential components and also to an underground parking facility. Total square footage is 1.9 million square feet, which breaks down to 921,000 square feet of residential space, 412,000 square feet of retail space, 333,000 square feet of office space and 116,000 square feet of hotel space. The different components are intermingled in a way that suggests the variety and vibrancy of a traditional city center. The project is surrounded on three sides primarily by two and three story residential buildings while the fourth side backs up against a commercial area. The massing takes this into account by locating the development's tallest buildings — three 32-story residential towers — near the commercial area. The project also preserves a row of historic trees along the perimeter of the project.

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**CLIENT** DCD Builders Ltd.

**SIZE** site area 6.77 acres; 251,000 sq m total  
multiple buildings, predominant height 9 stories with taller towers,  
including 3 residential towers of 33, 34 and 36 stories  
46,000 sq m retail  
31,000 sq m office  
85,000 sq m residential,  
11,000 sq m hotel  
9,000 sq m fitness center  
1,800 parking spaces in 56,000 sq m; all below grade in two sub-basements

**ROLE** Architect

**COMPLETION** study completed 2005

LUCIEN LAGRANGE  
ARCHITECTS