

Wesley Foundation

Subject: Form-Based Code Alternate Compliance/Warrant Request

Date: 7/13/2016

Address: 823 W. University Ave.
Stillwater, OK 74074



Below is a list of items which will require either Alternate Compliance or a Warrant Request per the Form-Based Code.

A. 4.4.1.3 Parking Spaces

Parking spaces shall be located in the third layer of the property. A corner lot shall have parking spaces located in the third layer opposite the principal frontage.

Principal Frontage is University Avenue, Secondary Frontage is Washington Street Third layer starts 10-feet south of University Avenue and 30-feet east of Washington Street right-of-way line. The first internal parking space on University Avenue is located 11.0-foot from the right-of-way line and therefore conforms with this requirement. The first internal parking space on Washington Street is located 12.9-foot east of the right-of-way line which does not conform with this requirement. To address the intent of this section, the project is proposing a 3-foot tall landscape hedge that will consist of an evergreen species.

B. 4.4.3.2 Table 7

Civic use parking requirements “To be determined by warrant”

The project will contain up to 12 residential bedrooms, 1 short term occupancy room, and up to 3 full time, on-site, employees. Based on 0.8 spaces per bedroom and 1.0 spaces per employee, the required parking should be 14 spaces. A total of 27 parking spaces are being proposed with two of those being van accessible spaces. The project is intended to serve the University so most destination visitors will be traveling by foot for bicycle. Special events will occur after 5:00 pm and on weekends when the OSU parking garages will be available. Any parking requirements that cannot be meet on-site will be handled by hourly parking available in OSU garages to the north and east.

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C. 4.8.2 Signage

There are a total of 6 signs located on the building:

QTY	Illuminated/Non	Size	Location
• 3	Partially Illuminated (flame in OSU Orange)	6'-0" w x 10'-8" h	(2) on lanterns (north, west) (1) on east (elevator tower)
• 1	Non-illuminated	25'-10" w x 1'-6" h	Cast into raised plaza concrete (cast into concrete wall) wall "WESLEY FOUNDATION"
• 1	Illuminated (reverse)	15" h	NW Façade, building name (donor name TBD)
• 1	Illuminated (reverse)	12" h	NW Façade, coffee shop name (name TBD)

D. 4.10.2.5 Awning Material We are proposing using a glass awning/canopy at the coffee shop entrance

E. Table 16 Frontage Buildout 80% of the façade is required to be within the 0-10' setback. Currently, only the stair towers, lanterns, and Coffee Shop corner entrance occur within the 10' setback on the North and West facades. All other facades happen approximately 9'-8" farther back (19'-8" from the property line). Along the western edge, this expanded setback allow for an elevated plaza with a depth of 19'-8" to be incorporated into the design. This same articulation is carried through on the North façade.

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Subject: Form-Based Code Warrant Request – Signage Description
Date: 7/28/2016



Address: 823 W. University Ave.
Stillwater, OK 74074

Below is a list of signage that we would like to include on the building/structure with a brief description:

EXHIBIT: A *partially illuminated logo wall signage*

- Quantity: 3
- Façade Location:
 - North Elevation: Along 'lantern' flanking entry to coffee shop
 - East Elevation: Atop the elevator tower
 - West Elevation: Along 'lantern' flanking entry to coffee shop
- Dimensions: 6'-0" wide x 10'-8" tall
- Description: The 'cross and flame' are logos of the United Methodist Church. These occur at the dominate elevations to signify the religious nature of the building. These will be either partially illuminated with only the 'flames' being internally illuminated (i.e.: cabinet sign) or it could be fully illuminated with the 'flames' being internally illuminated and the cross being reverse channel illuminated. Since this building primarily serves students at the OSU campus, the flames will be shown in the OSU orange color.

EXHIBIT: B *non-illuminated retaining wall signage*

- Quantity: 1
- Façade Location:
 - West Elevation: cast into concrete retaining wall of raised plaza, faces Washington Street
- Dimensions: 25'-10" wide x 1'-6" tall
- Description: According to requirements by the United Methodist Church regarding campus ministries, the facility must have at least one sign that reads, "Wesley Foundation." Since we have a raised plaza along the West façade, and we anticipate this having a lot of street activity, this was deemed as the best location for this signage. This will be cast into the concrete retaining wall approximately 1" with the words, "WESLEY FOUNDATION." Since this is cast into the wall, the words will have the same color, texture, and appearance of the surrounding plaza wall. Shadows will allow for the words to be visible.

EXHIBIT: C *reverse illuminated building name signage*

- Quantity: 1
- Façade Location:

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Subject: Form-Based Code Warrant Request – Signage Description



- North West Elevation: Atop the building along the EIFS ‘crown molding’
- Dimensions: 15” tall
- Description: This sign will state the name of the primary donor of the building. As of this submittal, this sign reads, “Wesley Foundation” but this is only a place holder until the donor’s name is made public. However, the intent is for this to be located atop the building within the EIFS ‘crown molding.’ This will be a reverse channel illuminated sign.

EXHIBIT: D *reverse illuminated tenant name signage*

- Quantity: 1
- Façade Location:
 - North West Elevation: Atop the entry to the first floor coffee shop
- Dimensions: 12” tall
- Description: This sign will state the name of the coffee shop tenant that is located in the first floor. As of this submittal, this sign reads, “Cornerstone” but this is only a place holder until an agreement with a prospective tenant has been reached. However, the intent is for this to be located atop the entry to the first floor coffee shop. This will be a reverse channel illuminated sign.

EXHIBIT: E *perspective rendering of the NW corner of the building*

- This rendering shows the majority of the signs requested in context with the building for the benefit of the individuals reviewing