

STILLWATER STUDENT HOUSING
4TH & HESTER, STILLWATER, OK

ALTERNATIVE COMPLIANCE NARRATIVE

FOR

STILLWATER ENTERPRISES, LLC

PREPARED BY



March 9, 2016
ALTERNATIVE COMPLIANCE APPLICATION SUBMITTAL

The proposed project is a medium density mixed use building. The project consists of a 5 story residential building with retail corner and leasing office storefront serving the residential. The project encompasses an entire city block and has been designed in such a way that it forms a continuous street wall. The retail corner located on the northwest corner abutting 4th Ave and Ramsey St incorporates an open area to allow for outdoor dining should the eventual tenant require it. The Residential building corner at the north east corner abutting 4th Ave and Hester Street incorporates an open area to allow for residents to sit outside. There is a 4 story open parking garage proposed at the south property line and accessed via Hester St. The garage includes bicycle parking storage on the ground floor. Landscape will integrate trees within the public right-of-way, and wider sidewalks. Decorative, partially shielded, street lighting will be incorporated. Bicycle parking is also proposed in the ROW adjacent to the retail storefront.

The proposed project will incorporate primary finish material of stucco and brick with metal shingle and metal panel balconies at the residential building and architectural metal screen elements at the open garage. The residential building will incorporate principal repeating vertical elements in the way of recesses, balconies, and material/color change segmented into MAX 60' width. Secondary elements of stucco and brick expansion joints at window heads and floor levels will express horizontality. The stronger horizontal lines of the balconies aligning with the secondary expansion joint lines subtly address the FBC requirement for horizontal breaks to address the pedestrian scale. The open parking garage will integrate the metal accents as the main façade material by way of repeating vertical groupings of metal screen elements which match the residential balcony elements. Each group will be segmented, as is the case at the residential building façade, into MAX 60' widths. The screens will be detailed to maintain horizontal joints aligned with the residential control joints at floor levels providing continuous horizontal lines which address the pedestrian scale.

The project also addresses the relationship to pedestrian scale by incorporating "open" corners of Ramsey and Hester Streets at 4th Ave and varying roof heights. The corner will be articulated by cutting away the ground story of the building and providing an open corner with exposed columns and exterior sitting areas, should the future tenant require it. Recessed 42" parapets at the flat roofs are proposed to articulate the 'top' of the building and further reinforce horizontal lines.

In an effort to mitigate grade changes along 4th Avenue, the project is utilizing a step in the building to separate the development into an East and West Building along 4th Avenue thus allowing the building to step down in concert with the falling grade along 4th Avenue. This move addresses the near 10 foot grade drop (from east to west) along 4th Avenue, allowing units in the West Building to have a stronger relationship to grade while avoiding large areas of windowless façade. Mitigating the complexities of varying finished floor heights caused by the grade change has proven difficult while also maintaining an 18" exterior sill height at units on grade. The IBC accessibility requirements for residential units limits interior sill heights to 48" above finished floor. Given that existing grade is often above the West Building interior finished floor elevation, several unit windows in the West Building along 4th Avenue and Ramsey do not maintain an 18" sill at the exterior and the building 'base' element of exposed concrete varies.

In order to provide relief at the main street frontages and relate to the pedestrian scale, the FBC dictates a 10' step-back at the 5th level. The proposed residential building does not provide a 10' step-back as this would eliminate the majority of the perimeter units at the 5th level resulting in a substantial detriment to project density. Instead, the intent of the step-back requirement is addressed by providing balconies directly below the highest residential level. This provides the effect of the building stepping back at the top level along the three main facades. This effect is further strengthened by setting the required 42" parapet back at the highest level of the façade.