

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

The City of Stillwater
Planning Commission
723 South Lewis Street
Stillwater, OK 74074

June 13, 2018

Re: Application for Alternative Compliance
Form Base Code, Table 16 Summary for Transect 6
Trinitas Ventures – Stillwater Lofts

The development is a five (5) story student housing project consisting of 232 units over two levels of parking. It provides onsite amenities such as an elevated amenity deck and fitness center and provides all required parking, internally, in a 2 level garage. The development is located in a T6 transect zone with a 75'-0" height restriction overlay for the Oklahoma State University Campus. The development is requesting approval of compliance with the form based code section referenced above, thru application of the following:

- **Parking Placement:** Per Table 16, covered parking is to be provided within the third layer as shown in the diagram. (see below)
 - We are requesting to utilize the first and second layers in addition to the 3rd layer in order to capture necessary parking needed per code. Please note that the proposed parking structure follows the same footprint as the apartment buildings above.
 - On the corner of Maple and Duck, the most prominent corner of the site, the clubhouse/leasing center breaks up the garage considerably by the use of storefront windows and awnings.
 - In having the garage have the same footprint as the apartments above, it allows us to unify the two separate occupancies into one building by carrying the architectural elements down to the garage level. The window openings of the residential areas are carried down and mimicked in size with the metal mesh openings of the garage structure.
 - The decorative metal mesh veils the activities within the parking structure and blends into the streetscape with an aesthetically pleasing pattern. The decorative mesh blends in with the landscaping, creating depth and variety at eye level.
 - The landscaping along the pedestrian path makes for an inviting walk along the perimeter of the building
 - The use of cast stone primarily at the ground level helps bring a warm, friendly atmosphere at the pedestrian level.

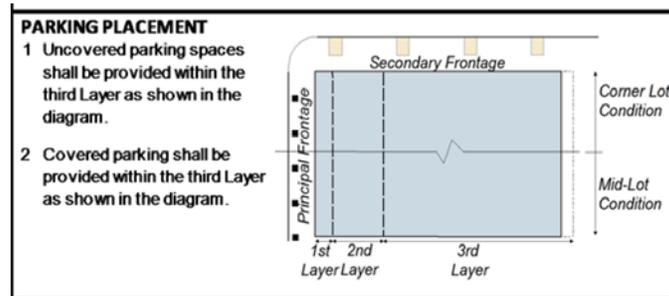


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Please refer to the attached drawings and renderings for visual support of the elements stated above.

Will Quintanilla
Project Manager
Humphreys and Partners Architects, L.P.

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