



SOUTHWEST ISOMETRIC



ELIMINATED MASS INCLUDING FIRST FLOOR GARAGE



NORTHWEST ISOMETRIC

SUBMITTAL	(01/24/18)
MODIFICATION	(04/24/18)
OPTION B	(06/01/18)

Date	06/01/18	JH
Project Architect		
Permit Submit Date		Issue Date
Project Number		17049

Below is a recap of the history of the project design and City Submittals. This highlights the major changes made during the City approval process, starting with the original site plan review submittal. This shows how we progressed from a 6 story 111 unit building to the current 4 story 78 unit building.

Ridgedale Apartments History & Comparison

Original Site Plan Review Submittal (11-20-17)

Height: 6 Stories (75')

Number of Units: 111 units

Gross Square Footage: 253,404 sf

Building Footprint: 47,171 sf

F.A.R.: 1.06

Setback from North Property Line: 27'

Setback from East Property Lines: 31'

Interior Parking: 192 stalls

Exterior Parking: 58 stalls

Notes: Original design presented to the neighborhood and the planning commission

Development Application Submittal (01-24-18)

Height: 5 Stories (67')

Number of Units: 89 units

Gross Square Footage: 219,754 sf

Building Footprint: 44,992 sf

F.A.R.: 0.89

Setback from North Property Line: 50'

Setback from East Property Lines: 36'

Interior Parking: 183 stalls

Exterior Parking: 46 stalls

Notes: Made the building skinnier and added additional setbacks to north facade to increase the setbacks along the north and east sides of the property. Removed 6th floor. Reduced units and parking. Added enhanced pedestrian connection to Ridgedale Drive.

Revised Development Application Submittal (03-29-18)

Height: 4 Stories (55')

Number of Units: 77 units

Gross Square Footage: 199,105 sf

Building Footprint: 44,920 sf

F.A.R.: 0.79

Setback from North Property Line: 50'

Setback from East Property Lines: 36'

Interior Parking: 161 stalls

Exterior Parking: 45 stalls

Notes: Removed 5th floor. Reduced the size of the 2nd level pool deck to add units on 2nd, 3rd, and 4th floors. Reduced units and parking. Made very minor changes to footprint resulting in a 72 sf reduction in footprint square footage.

Revised Development Application Submittal (OPTION B) (06-01-18)

Height: 4 Stories (50')

Number of Units: 78 units

Gross Square Footage: 174,060 sf

Building Footprint: 43,140 sf

F.A.R.: 0.78

Setback from North Property Line: 50'

Setback from East Property Lines: 36'

Interior Parking: 123 stalls

Exterior Parking: 55 stalls

Notes: Eliminated the first floor indoor parking. Reduced the size of the amenity deck and relocated it from the second floor to the first floor. Eliminated the "extra" wings of the building and their associated units and massing, which formerly surrounding the amenity deck. Added additional units and relocated amenity space to the first floor.

One of the sacrifices that we needed to make for this new Option B plan with reduced massing was the elimination of our pool at the amenity deck. The reason for this is because of the elimination of the first level parking garage. In the initial design the height of the first floor, and thus the first floor parking garage, was set in order to permit a pool at the second floor amenity deck. The first floor level garage was tall enough to support the pool, which was recessed into the garage space below, and still allowed the necessary minimum clearance for parking below it.

Once the first floor garage is eliminated and the amenity deck lowered to the first floor, this is no longer a viable option. The underground garage is not tall enough to permit a pool above the parking. Unfortunately, lowering the level of the underground garage is not an option because we want to stay at least a couple of feet above the highest recorded water table level. We cannot simply carve out a few parking stalls directly beneath the pool location either. (Not that we want to lose more parking.) This is because we reduced the foot print of the amenity deck to allow for additional on-grade parking, a pool at the first floor amenity deck would need to be situated, at least partially, over a drive aisle in the garage below, which obviously cannot be carved out.