



D/DRC Case

710 & 724 Pulaski, S/W Wayne, and 659 & 812 Greene Street

Innovista Design District

TMS: 08915-13-06, 08915-13-01, 08915-13-02, 08915-14-05, 08915-14-03



**DESIGN/DEVELOPMENT REVIEW COMMISSION
SITE/SUBDIVISION PLAN
CASE SUMMARY**

**NORTH AND SOUTH SIDE 600 BLOCK OF GREENE STREET
EDWARDS COMMUNITIES DEVELOPMENT
PRIVATE DORMITORY**

January 9, 2014

City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	North and South Side 600 Block of Greene Street
TMS#:	08915-14-03, 08915-14-05, 08915-13-01, 08915-13-06, 08915-13-02
Zoning District:	MX-2, -ID (Mixed Use Urban District within the Innovista Overlay District)
Council District:	2
Proposal:	Request Site Plan Review Approval of a 177-Unit, 524-Bed Private Dormitory
Applicant:	Edwards Communities Development
Proposed Use:	Private Dormitory
Staff Recommendation:	Recommend approval with various conditions.

Detail:	<p>This project entails the construction of a +/- 260,000 sq. ft. private dormitory on 4.75 acres. The proposed private dormitory consists of 177-units with 524 bedrooms (79 four, 47 three, 16 two, 35 one) and a +/- 90,000 sq. ft. parking garage. The required number of parking spaces for this development is 393 (.75 per bedroom) whereas the applicant proposes to provide 433 (14 on-street, 136 off-street, 297 within the garage and 7 for Credit Union). The required number of bicycle parking spaces is 131 (.25 per bed) whereas 136 will be provided.</p> <p>Though there are many staff comments within this case summary, the proposed site plan largely meets requirements.</p> <p>Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.</p>
----------------	--

CITY AGENCY COMMENTS FOR SITE/SUBDIVISION PLAN REVIEW

John Fellows, Planning Administrator	<p>Recommend approval conditions:</p> <ol style="list-style-type: none"> 1. The 1st floor elevation shall be set at the currently proposed height of the intersection of Pulaski and Greene to allow the building in the future to address this intersection. 1.5.4 2. Crosswalks : Crosswalk shall be high visibility continental style crosswalks, thermoplastic markings that are 90 or 120 mils thick and shall be square aligned and 24 inches in width with 24 inch spacing coordinated with wheel track areas, thermal tape shall be used and not liquid thermal. 3. Retaining wall materials and designs shall be submitted for review.
---	---

	<ol style="list-style-type: none"> 4. A plat will be required combining the two sides of the street into one permanent property. Restrictions shall be placed on the property that will not permit them from being split since parking is for one structure is being provided on the other property. 5. The Sculpture Park shall have an easement placed on it that this portion of the property is to remain as open space. 6. Street lighting will be required to provide safety - an electrical plan will need to be provided. 7. Any power lines along Pulaski Street will need to be coordinated with SCE&G for burial or relocation. 8. Details for the pedestrian access path be deferred to staff with consideration of having pedestrians and cyclist as a priority with regard to design and materials, while allowing for fire access. 9. Access from the Sculpture Park to the Pedestrian walkway are shall be provided. 10. Parking structure should be compatible in quality, form, materials, colors and texture with the structure being served. 11. The parking structure that is visible from the street shall not have ramping occur (highly visible from Greene Street and RR. 12. Light sources within the parking structure shall be screened architectural or otherwise from the street. 13. Details of the proposed parking structure and any future expansion of the parking garage shall be deferred to staff. 14. Details related to the sculpture park/open space along Greene Street shall be deferred to staff and that the developer is allowed to provide a two phased plan of implementation of this area as related to the Greene Street Bridge construction schedule when known. 15. Exterior bike rack designs shall be deferred to staff. 16. Fencing parallel to the Railroad right of way shall be required, integrated with the pedestrian access area, and shall be an architectural aluminum with black finish with details to be deferred to staff. 17. Details of all right of way improvements shall be deferred to staff.
K. Brian Cook, Zoning Administrator	Recommend approval with conditions: North and South must be carried together for mapping purposes, or meet private dormitory regulations as two separate projects. No building across existing lot lines.
Johnathan Chambers, Land Development Administrator	Recommend approval with conditions: Prior to the issuance of any permits, all parcels must be consolidated into one. City and State encroachment permits will be required for work conducted within the ROW.
Robert Harkins, Plans Examiner	Recommend approval with condition: Provide HC accessibility as required by codes and standards.
Scott Rogers, Utilities	Recommend approval with conditions: <ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. 3. Water and/or Sewer mains and 4" and above water meters will not be allowed inside public right-of-ways without an approved encroachment permit and written approval from the City Engineer.
David Brewer, Traffic Engineering	Recommend approval.

David Koon, Fire Department	Recommend approval with conditions: 1. The location of the FDC and Fire Hydrant shall be approved by the Fire Code Official. 2. Security gates shall meet the requirements of IFC 503.6.
Nancy Lee Trihey, Land Development Planner	Recommend approval with conditions: Street protective trees along Greene should be shade trees rather than palmetto. Shade trees also must be used to meet parking lot shade requirements (not palmetto). 60% of all landscaped areas must be living plants.
Sara Hollar, Forestry	Recommend approval with conditions: ROW maintenance (landscaping and irrigation) will be the responsibility of the adjacent property owner and must be maintained to not interfere with vehicular and pedestrian traffic. Tree planting by others does not refer to the City of Columbia.
Tracy Mitchell, Stormwater	Recommend approval with conditions: Need to provide pre- and post-development hydrology calculations showing that there is no adverse impact or increase in runoff to adjacent properties or systems. Need to provide documentation showing that water quality requirements are being addressed.
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
John Spade, Parking Services	Recommend approval with conditions: Parking Services recommends approval with the understanding that any on-street angled parking be laid out as follows: 45 degree angled parking with a stall depth of not less than 18'9" and a travel lane of not less than 12' as measured from the end of the parking space to the closest edge of the center line marking.