

D/DRC Case

611 Park St., 701 Park St., E/S Lincoln St.

Innovista Design District

TMS: 08914-18-01, 08915-09-01, 08915-10-01

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
February 13, 2014
EVALUATION SHEET
Case #2 Regular Agenda - Urban

ADDRESS: 611, 701 Park Street

APPLICANT: Derek Gruner, University of South Carolina

TAX MAP REFERENCE: 08915-09-01, 08915-10-01 and 08914-18-01

USE OF PROPERTY: Residential (Private Student Dormitories)

REVIEW DISTRICT: Innovista Design District (-ID)

NATURE OF REQUEST: Request for Certificate of Design Approval for new construction of private student dormitories.

FINDINGS/COMMENTS:

Note: Comments within this report are organized by improvements upon private property and are then followed by a review of improvements to be located within the public right-of-way. Multiple buildings are being reviewed as well as two parking garages. The project spans two city blocks. The building on the north side Devine Street will be referred to as the north building while the building on the south side of Devine Street will be referred to as the south building.

Development within Private Property

Site Planning

1.0.1 The manner in which a building and its accessory uses are arranged on a site is critical to how the building contributes to the overall quality of the built environment. This section outlines a series of site planning guidelines that will help establish a human-scale, pedestrian-friendly quality in the Innovista district.

1.1 Parking Facility, Location, Landscaping, and Screening

1.1.1 Location and design treatment of the parking needed to serve Innovista development will have significant influence on the area's physical structure and visual character. One of the most difficult issues in urban development is providing an adequate amount of convenient parking without allowing parking structures and surface lots to dominate the urban setting. The amount of off-street parking required for any new development is prescribed in the City's zoning ordinance; the guidance provided herein should ultimately be reflected in the parking provisions of that ordinance. Following are several principles that should apply to all parking facilities within the Innovista District, both structured and surface.

Proposal

The parking within the project will include two on-site parking garages as well as the addition of new on street parking. On-street parking will be approved through the encroachment process.

Recommendations:

Staff has no recommendation as to the plans that have been submitted.

1.1.2 The use of an entire block for parking (either surface or structure) is discouraged.

Proposal

No surface parking will be provided. The parking within the project will include two on-site parking garages as well as the addition of new on street parking.

Recommendations:

Staff has no recommendation as to the plans that have been submitted.

1.1.3 Auto access to and from parking lots, structures, and service areas should be from "B" Streets only. (Refer to pages 31-37 of the Innovista Master Plan to identify "A" and "B" streets.)

Proposal

All access to the parking garages will be located along Park Street and Devine Street, both of which are classified in the Innovista Master Plan as B streets.

Recommendations:

Staff has no recommendation as to the plans that have been submitted.

1.2 Structured Parking

1.2.1 The location and design of both public and private parking structures should be governed by the following guidelines:

1.2.2 Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. (Refer to zoning maps for allowable uses in required Ground Floor Activity Zones)

1.2.3 Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal-use building oriented to front on the address street. The ground floor of the parking structure should be actively programmed on streets with an active commercial frontage.

1.2.4 No parking structure frontage should be permitted on Innovista's "A" streets unless the structure's façade provides a compatible streetscape frontage and active programming on the ground floor. (Refer to pages 31-37 of the Innovista Master Plan to identify "A" and "B" Streets).

1.2.5 Any parking structure which is located adjacent to a street should be set back a minimum of 6 feet and a maximum of 10 feet from the sidewalk. This setback should be landscaped with trees, shrubs, and ground cover to soften views of the structure, provide visual interest, and establish a sense of human scale.

1.2.6 Structured parking configured as a base level podium supporting a high-rise tower should not be permitted.

1.2.7 The parking structure should be compatible in quality, form, materials, colors and textures with the structures being served.

1.2.8 Parking structure roof lines which are visible from the street should be level; ramping should occur within the structure or on the interior of the block where it is screened from the street.

1.2.9 Light sources within parking structures shall be screened, architecturally or otherwise, from the street.

Proposal

The developer is proposing a three (3) story parking structure on the north parcel, while the parking structure on the south parcel will be five (5) stories. All parking decks face B streets. There are no ground floor activity programed spaces at either parking garage. Although the first floor of each building is at most locations. The south structure will have a faux façade at the corner of Devine and Park. Other facades of both structures will use a metal screen wall. Details and finalized designs for the deck are still under study. The

applicant has noted that ramping is visible from Park Street for the Southern parking garage. The northern parking garage also has ramping occurring facing Park Street; however this façade is adjacent to another developable parcel. The applicant has not provided information pertaining to the light sources within the garage. However they have indicated that the light sources will be architecturally screened. With regard to parking deck setbacks the proposal exceeds the maximum allowed by twice the distance. Section 1.2.5 which states;

“Any parking structure which is located adjacent to a street should be set back a minimum of 6 feet and a maximum of 10 feet from the sidewalk. This setback should be landscaped with trees, shrubs, and ground cover to soften views of the structure, provide visual interest, and establish a sense of human scale.”

Recommendations:

Staff recommends that details regarding the final design, lighting landscaping, etc. of both garages be deferred to staff as the design team has indicated that some design elements are still under review.

Staff also recommends that the parking garage not exceed the maximum setback of 10 feet unless a green wall, additional landscaping exceeding basic zoning regulations or solid screening walls for loading areas is provided.

It should be noted that no other parking garages within Innovista that have been approved since the adoption of the guidelines have exceed the 10 foot maximum setback.

1.3 Surface Parking

1.3.1 New surface parking lots should be designed to minimize the negative impact of large paved surfaces on the quality of the visual environment. They should be located behind the building(s) they serve.

1.3.2 New surface lots should meet the City's landscape ordinance; however, if a parking lot does not meet the threshold for which the Landscape Ordinance applies, screening and street trees shall be provided per the following:

1.3.3 Street trees should be provided along all street frontage and spaced at 35-40 ft. intervals.

1.3.4 Continuous landscape screening (along 100 percent of the street frontage except at entrances and exits) must be provided by a evergreen hedge.

1.3.5 Street trees should be installed at a minimum size of 2 1/2 inch caliper and should be 14-16 ft high.

1.3.6 Hedges should be installed at a minimum height of 24 inches, with a maximum spacing of 30 inches; hedges should be maintained at a height of 36 to 42 inches. Hedges should be installed in a minimum 5 foot wide continuous landscape zone.

1.3.7 Irrigation is required in all landscaped areas.

1.3.8 Solid masonry walls 30 to 36 inches high, or a knee-wall 18 to 30 inches topped with decorative metal fencing can be substituted for hedges to screen parking areas; material should match the site's exterior building materials. Where such walls replace hedges, the 5 foot landscape zone may be reduced to the minimum width required for the wall plus a 12-inch planting zone for planting vines or other vegetation.

1.3.9 Where surface parking is not feasible to locate to the rear of the building, and is adjacent to the public sidewalk, specialty paving such as pavers, stamped concrete, or permeable paving should be used to minimize the visual impact on the pedestrian realm.

Proposal

No surface parking will be provided.

1.4 Setbacks

1.4.1 Setbacks shall be determined by the underlying zoning district. Further, detailed setback suggestions are provided in the Innovista Master Plan and should be considered where at all possible, on a site-specific basis.

1.4.2 Main building facades should be aligned to define a continuous street edge. When residential buildings face the street on the majority of a block face, the main façade of the building should be recessed up to twelve feet from the edge of the right-of-way to provide privacy on the first floor of the building.

Proposal

North

The north building has setbacks along Lincoln Street and Devine Street that are generally 8 feet or more. Setbacks within the MX-2 are 0-15 feet and 12 feet for residential buildings.

South

The south building has setbacks along Lincoln Street that are 8 feet, along Blossom Street the setback matches those proposed by the Innovista Plan. Setbacks along Devine Street are 9'-4" to the building with a setback of 24 feet at the parking garage. The parking garage along park Street is at 24 feet. Please refer to comments and recommendation in section 1.2 above. Setbacks within the MX-2 are 0-15 feet and 12 feet for residential buildings.

Recommendations:

Staff has no recommendation as to the plans that have been submitted with the exception of those recommendation highlighted under Section 1.2 above.

1.5 Street Orientation

1.5.1 The way in which a structure is oriented to the street plays a major role in establishing the overall feeling of the street. As a general rule, building should be oriented to engage the pedestrian, not only visually, but functionally. This section provides specific directions on how this can be accomplished.

1.5.2 Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.

1.5.3 The front building façade should be oriented parallel to the street or toward a major plaza or park.

1.5.4 The ground floor of buildings should be located at the same level as the open space or sidewalk to emphasize the physical and visual connection with the street. If the primary use is residential, the ground floor may be raised up half a level to protect the privacy of occupants.

1.5.5 Residential buildings should include the following:

- *Townhouses or other single-family attached: front door or stoop addressing the public sidewalk. Fences/walls should be transparent if they are higher than 24" above grade.*
- *Multi-family: An entrance to the lobby or common area addressing the public sidewalk.*

1.5.6 At least 80% of the lot frontage should be covered by a building structure and the remaining land should be landscaped. Spacing between buildings should be minimal to none in order to maintain the continuity of the building edges. Spacing of up to 35 feet between buildings is permitted to provide pedestrian access to parking or courtyards located behind buildings.

1.5.7 Building architecture should address the corner to take advantage of the prominent location and having two street frontages. Buildings on corners should typically have corner entrances, and include storefront features for at least 50% of the wall area on the side street elevation.

Proposal

North:

The applicant has created a site plan and located buildings in such a way as to establish an overall pedestrian feeling for the street. Storefronts have been provided facing Blossom, Lincoln, portions of Devine and portions of Greene. The buildings do provide 80% or more street frontage in areas not determined to be open space per the Innovista Master plan.

South:

The applicant has created a site plan and located buildings in such a way as to establish an overall pedestrian feeling for the street. Storefronts have been provided at the intersection of Lincoln, portions of Devine, and portions of Founders square. The buildings do provide 80% or more street frontage in areas not determined to be open space per the Innovista Master plan.

Recommendations

Staff has no recommendation as to the plans that have been submitted.

1.6 Grade Change

1.6.2 If a street and sidewalk are sloping, the building façade elements should step down along the façade to address the slope and continue storefront features along the street.

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1.6.3 Minimize the use of retaining walls where they would limit access between spaces.

Proposal

North:

The applicant has a proposed a building with minimal slope. Minor grading of the site will occur.

South:

The applicant has a proposed a building with minimal slope along Lincoln and Devine. More extreme slopes occur along Park and Blossom especially at the connection of the pedestrian bridge. At this time concept massing has been provided for this area. Upon further review modifications and refinements may be necessary.

Recommendations

Staff is concerned about the area near Blossom, Park, and the pedestrian bridge. Currently the application provides for massing. This will be a prominent high visibility area of the project and it is staff recommendations that the details of this area be deferred to staff as it is anticipated changes will occur as the design moves forward.

1.7 Open Spaces in Private Development

1.7.1 Innovista District's primary open spaces should be located and designed according to the Innovista master plan.

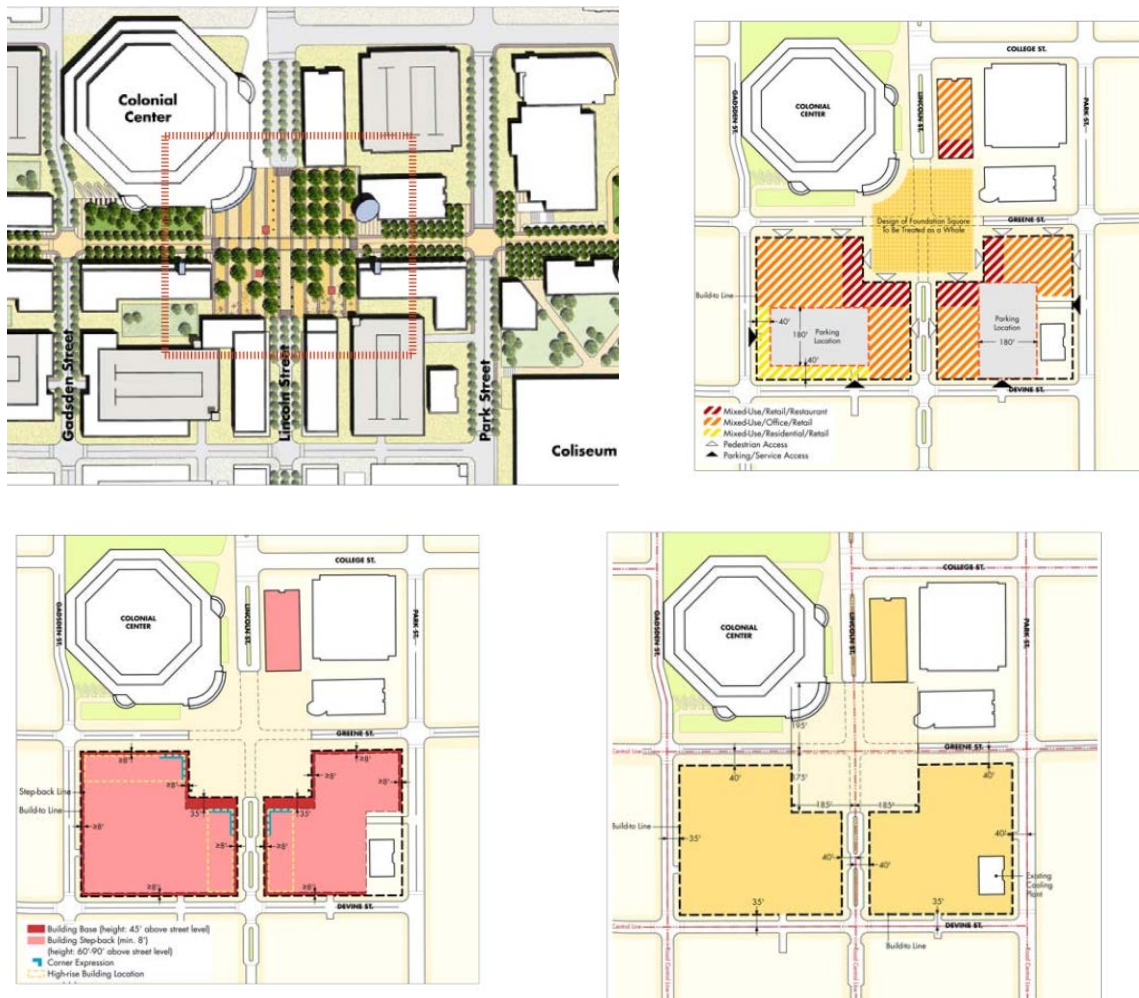
1.7.2 To invite public use and ensure user security, plazas or other public open spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, and residential units or offices.

Proposal

The Innovista master plan does call for open space at Lincoln and Blossom and the entire length of Blossom. Open space is also proposed for Founders square.

At Lincoln and Blossom Street the Innovista plan recommends a 90' x 90' plaza - the applicant has provided an 80' x 80' plaza. The open space along Blossom Street was to have a width of 45 feet from the right of way line. The proposal has a width of 40-50 at various points.

A design for Foundation Square has been provided however the design of the plaza at this time is conceptual. It is USC and the developer's intent to continue refinements of this design. The Innovista Master plan calls for a shared-surface multi-modal street and plaza that will allow motorists, pedestrians, cyclist, and activities to share the same space.



Recommendations

Staff recommends that details for open space and founders square be deferred to staff.

2.0 Architectural Style or Theme

2.0.1 No predetermined architectural style or theme is mandated in Innovista; however, the design of a building should be compatible with its function and with its surroundings (context) provided those surroundings are urban, pedestrian-oriented developments. New buildings should be compatible with existing, more traditional buildings where present; their design, particularly front facades, should be influenced by those existing facades on the street, but should not attempt to copy them.

2.0.2 New buildings should take care in materials selections and architectural detailing so they do not look like cheap historic imitations. These projects should be sympathetic and compatible with urban pedestrian friendly buildings in terms of mass, scale, height, façade rhythm, placement of doors and windows, color, and use of materials without giving the feeling that new or renovated structures must duplicate an architectural style from the past to be successful. Most importantly, buildings should be true to whatever architectural style they are designed, for example, articulating a simple brick warehouse or office building with classical details would not be appropriate.

2.0.3 Modern and/or innovative architecture is strongly encouraged. To that end, consideration will be given to buildings that are determined to be strong examples of such, that in specific guidelines typically applied to traditional “main street” architecture may not be appropriate in some situations. Encouraging a mix of uses in an urban setting with building which contribute positively to the pedestrian environment is the primary goal of these guidelines.

2.0.4 Architecture should be urban and therefore flexible for various businesses over time. A building should not be so strongly identified with a single business that it cannot reasonably be adapted to another use in the future. Corporate identity should be contained in signage, storefront displays, and/or artwork.

Proposal

The applicant-created building designs are not of a specific architectural style, but have a contemporary modern image with traditional features such as base middle, top, and cornices, while also introducing more contemporary elements of sun screens, canopies, and glazing details.

Recommendations

Staff has no recommendation as to the plans that have been submitted.

3.0 Building Mass and Organization

3.0.1 Much of the existing context in this underdeveloped area is comprised of wide, one-story buildings, such as many of the metal storage buildings and warehouse structures. While this building type was appropriate when the area was an underutilized, industrial district, it will not contribute to the density and urban character necessary to encourage pedestrian activity. On blocks where the context is such, or on largely undeveloped blocks where little or no context exists, buildings should begin a precedent for urban, pedestrian friendly development.

3.0.2 The height and scale of new buildings within Innovista should complement existing structures while providing a sense of human scale and proportion.

3.0.3 Buildings heights are determined by the underlying zoning district. Consideration should be given to upper floor step-backs and/or street-façade articulation to mitigate dramatic height adjacencies. More specific guidance on building height and upper floor step-backs should be gleaned from the Innovista Master Plan.

Proposal

The proposal has a variety of heights that both relate to the exiting structures and recommendations of the Innovista master Plan in most cases.

Comments

Staff is concerned about the height of the one story mass facing Foundation Square. The Innovista Master plan calls for a plaza within the private property of 35 feet by 35 feet. The height of the buildings to the east and to the south of this plaza is recommended to be 45 feet with a building setback of an additional 8 to 35 feet. The proposal has a plaza that is 135 feet by 125 feet. In addition the setback from the plaza wall to the upper floors is 40 feet and this plaza wall height is approximately 24 feet rather than 45 feet.

Recommendations

Staff has no recommendation as to the plans that have been submitted.

3.1 Building Mass and Organization

3.1.1 The spatial definition of the streets within the Innovista area are characterized by the relationship between the height of buildings and the space they face. That ration is ideally 1:1, the width being measured from façade alignment to façade alignment. Should the façade of the building be higher than the 1:1 ratio, additional stories should be recessed at least 8 feet from the main plane of the façade.

Proposal

The building provides for a variety of subtle massing changes that allow each element of the development to relate to its surrounding. In most areas a 1 to 1 ratio is achieved.

Recommendations

Staff has no recommendation as to the plans that have been submitted.

3.2 Façade Proportion and Rhythm

3.2.1 The façade is literally the exterior of the building that “faces” the street. It is the architectural front of the building and is typically distinguished from other faces by elaboration of architectural or ornamental details. Building facades are critical to the pedestrian quality of the street. The width and pattern of façade elements can help a pedestrian negotiate a street by providing a standard measure of progress. This is true regardless of the overall width of the building; for example, a building can extend for the full length of the block and still have a façade that divides the building into smaller, pedestrian-scaled elements. The following guidelines deal with establishing a pedestrian-friendly rhythm in new buildings, while subsequent sections address façade detail.

Proposal

The building has been designed as four-sided architecture. The elaboration of architectural elements and ornamental details is equal on all sides of the building. In some cases, where an adjoin building may occur in the future, less detail has been provided.

Recommendations

Staff has no recommendation as to the plans that have been submitted.

3.3 Proportion of Openings

3.3.1 Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level for pedestrians to have a better view of the merchandise displayed behind as opposed to upper stories, which have smaller window openings (40 percent).

3.3.2 Whenever an infill building is proposed between two adjacent commercial structures, the characteristic rhythm, proportion, and spacing of existing door and window openings should be maintained.

Proposal

The design of the building does attempt to maintain a predominate difference between the upper stories and the lower level storefront openings. The applicant has indicated that along Lincoln Street on the 1st level both buildings have 60% glazing, while along Blossom Street without the berm area the percentage is around 45%. The architect indicated that this area has more punched openings in this area to differentiate the two dining areas. If requested additional glazing could be provided along Blossom Street. Along Devine Stree the buildings average 55-60% glazing. The upper floors average 30% or more glazing.

Comments

Staff has no comments as to the plans that have been submitted.

Recommendations

Staff does recommend additional glazing along Blossom Street potentially removing the lower portion of the windows and bring the glass to grade while still keeping the punched opening design may bring the percentage to 50% which will better differentiate the upper and lower levels.

3.4 Wall Articulation

3.4.1 Whenever an infill building is proposed, the common horizontal elements (e.g., cornice line and window height, width, and spacing) established by neighboring structures should be identified and the infill design should complement and accentuate what is already in place.

3.4.2 Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements).

3.4.3 Monolithic street wall facades should be “broken” by vertical and horizontal articulation. These features are characterized by breaks in the surface of the wall, placement of door and window openings, or the placement of balconies, awnings, and/or canopies.

3.4.4 Large, unbroken façade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways, including:

- *Dividing the façade into a series of display windows and smaller panes of glass,*
- *Constructing the façade with small human-scale materials such as brick or tile along the bulkhead,*
- *Providing traditional recessed entries,*
- *Careful sizing, placement and overall design of signage, and*
- *Providing consistent door and window reveals.*

Proposal

The design of the building facades has a horizontal design with regard to cornice, windows, and other elements. The development minimizes long, blank walls by using of a variety of building materials to divide the façades.

Recommendations

Staff has no recommendation as to the plans that have been submitted.

3.5 Roofs and Upper Story Details

3.5.1 Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.

3.5.2 Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape, and size. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).

Proposal

The building has flat roofs with parapets. HVAC systems will be located on the roof. Specifics regarding the screening have not been indicated.

Recommendations

HVAC screening details shall be deferred to staff.

4.0 Exterior Walls/ Materials

4.0.1 *The design elements for exterior walls involve two aspects- color and texture. If the building's design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic) a finely textured material, such as a patterned masonry, can greatly enrich the building's overall character.*

Recommended Materials

4.0.2 *Building materials should be high-quality, commercial grade materials, to ensure long-wear and minimal maintenance. Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within the Innovista District. The number of different wall materials used on any one building should, however, be kept to a minimum (ideally two or less). Most importantly, materials must be appropriate to the style and application in an urban setting.*

Building Walls: clear glass, glass block (storefront only)

Glass block (Transom)

Stucco/ exterior plaster (smooth trowled)

New or used face brick

Cut stone, rusticated block (cast stone)

4.0.3 *The following building materials are considered inappropriate in Innovista and are discouraged.*

Building walls:

- *Imitation masonry (e.g. imitation, rusticated block) of any kind, especially at street-level*
- *Reflective or opaque glass (at the street level)*
- *Vinyl siding*
- *Metal siding, as in the case of pre-fabricated butler buildings*
- *Imitation stone or flagstone parquet*
- *Rough sawn or "natural" (unfinished) wood*
- *"Pecky" cedar*
- *Used brick with no fired face (salvaged from interior walls)*
- *Imitation wood siding*
- *Coarsely finished "rough sawn" or rustic materials (e.g. wood shakes, barnwood, board and batten or T-111 siding)*
- *Plastic panels*
- *Vertical siding*
- *EFIS or other synthetic/ imitation stucco*

Roofs:

- *Crushed stone*
- *Shake*
- *Brightly colored tile(orange, blue, etc.)*
- *Corrugated fiberglass*

Proposal

The applicant has proposed the following:

- Brick -Oatmeal
- Metal Panel - Pewter
- Pewter Aluminum Frames
- Pewter panel systems
- Stucco in three colors
- Storefront in two colors
- Precast concrete in one color

Recommendations

Staff has no recommendation as to the plans that have been submitted.

5.0 Storefront Composition, Accessories, and Detail

5.1 Entries and Doorways

5.1.1 The main entry to a building, leading to a lobby, stair or central corridor, should be visually emphasized, and articulated in a way that is compatible with the style and scale of the building.

5.1.2 Commercial storefront entries are typically recessed and/ or sheltered by a covered arcade structure, canopy or awning. This provides more area for display space, a sheltered transition area to the interior of the store and reinforces the entrance. Recessed entries should be retained and are strongly encouraged in a new storefront construction, although overly-deep entries (over 5 feet) should be avoided.

Proposal

The applicant has provided direct entries into a lobby for the building as well as storefront entries that provide full height windows and clear connectivity to the street.

Recommendations

Staff has no recommendation as to the plans that have been submitted.

5.2 Door and Window Design

5.2.2 Use of clear glass (at least 88 percent light transmission) on the first floor is recommended.

5.2.3 Window openings and mullions should have a substantial enough profile to help articulate the building with recesses and shadow lines. Muntins without a profile on the exterior of the window are not allowed.

5.2.4 Exterior details will ideally be functional as well as decorative. If a detail is not functional, such as a window shutter, it shall be scaled properly so that it is proportionate to both the window and the building façade.

5.2.5 Permanent, fixed security grates or grills in front of windows are discouraged; as an alternative security glass is recommended. If security grilles are necessary, they should be placed inside the building behind the window display area. (Applicants should also review such features with the fire marshal).

Proposal

As noted above the applicant is proposing a variety of windows, doors and storefront. Details with regard to insets have been provided. Details regarding glazing clarity have not been provided.

Recommendations

Staff recommends that window and door details be deferred to staff.

5.3 Awnings and Canopies

5.3.1 Awnings and canopies provide the opportunity to add color and visual relief to buildings, as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used to contribute positively to Innovista's overall design quality.

5.3.2 When several businesses occupy one building, awnings of a compatible color should be used with simple signs on the valance flap that may vary in type style and color to differentiate the individual businesses within the building. Bright and/ or contrasting colors should be avoided.

5.3.3 Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers) awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion and rhythm created by the structural bay.

5.3.4 Fabric awnings, if used, should be of durable, commercial grade fabric, canvas or similar materials having a matte finish.

5.3.5 Permanent awnings of a material integral to the building architecture are strongly encouraged.

5.3.6 *Awning frames and supports should be of painted or coated metal or other non-corroding material.*

5.3.7 *Glossy or shiny plastic or similar awning material is not recommended.*

5.3.8 *Awnings should be well-maintained, washed regularly, and replaced when faded or torn.*

5.3.9 *Awnings should have a single color or two-color stripes. Utilizing more colors or patterns is permitted but will be considered as a sign area.*

Proposal

The applicant is proposing contemporary metal awnings on a variety of the facades.

Recommendations

Staff recommends that awning/canopy details be deferred to staff.

6.0 The Upper Façade

6.0.1 *The upper façade of a building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components:*

- *The cornice and fascia that cap the building front;*
- *The building's upper stories;*
- *The windows, which provide articulation and interest to the upper architecture;*
- *The piers, which extend to the ground level to visually support the façade and frame the storefront.*

6.0.2 *Typically, the more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials and conditions of the upper façade play an important role in defining the architectural style of the building and in relating it to the neighboring buildings in the block face.*

Proposal

The applicant has provided a variety of cornice details, window shapes and sizes, and recesses with balconies.

Recommendations

Staff recommends that details of the cornice, cap, windows and other details be deferred to staff.

6.1 Cornice and Fascia

6.1.1 *A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade. The new cornice or fascia should be designed in proportion with the overall mass of the building.*

Proposal

The design has a variety of cornices, some are strong elements, and others are simple trim caps. Details of the cornices have not been provided.

Recommendations

Staff recommends that cornice details be deferred to staff.

Signage

Proposal

No signage is proposed at this time.

Recommendation

1. Signage for the building shall be approved under a separate Certificate of Design Approval, with details to be deferred to staff.

Bike Parking

Proposal

The applicant is providing bike parking for both sites consisting. Locations of some exterior spaces as well as a note regarding interior parking have been provided.

Recommendations

Exterior Rack information shall be submitted at the time of permitting and all other details to be differed to staff.

STAFF RECOMMENDATIONS:

Staff recommends the commission consider granting a certificate of design approval with conditions. A recommended motion is as follows:

Motion:

To: Granting a Certificate of Design Approval for West Campus Development based upon the following items:

The project shall comply with the following conditions:

1. A detailed landscaping plan with species, foundation plantings, hedges, seasonal plantings, ground cover, and turf areas shall be provided at the time of plan submittal. Plans shall be submitted for both private property and public right-of-ways.
2. Encroachment Permits will need to be applied for, and granted by, SCDOT and the City of Columbia for all items requiring such approvals. Details to be deferred to staff.
3. Per section 1.2.9 of the guidelines. Lighting for the parking structure shall be screened, architecturally or otherwise, with details to be deferred to staff.
4. An irrigation plan showing general how irrigation will be provided internally to all landscaped areas will need to be provided, details to be deferred to staff.
5. An irrigation plan for all landscaping within the right-of-way will need to be provided, details to be deferred to staff.
6. Staff recommends that details related to the Foundation Square be deferred to staff to assure that the plaza is designed in conjunction with future Greene Street plans to assure that the space is a shared-surface multi-modal street and plaza
7. Details of masonry screen walls will need to be provided, details to be deferred to staff.
8. Details of building bases where grade changes occur along public rights-of-ways will need to be provided, details to be deferred to staff.
9. HVAC screening along public rights of way shall be screened with both solid screening devices and when space permits year round landscaping.
10. Details and profiles and depth from the main façade of windows shall be deferred to staff.
11. Awnings/canopy details shall be deferred to staff.
12. HVAC units shall be screened, details to be deferred to staff.
13. Cornice details of all materials shall be deferred to staff.
14. Signage for the buildings shall be approved under a separate Certificate of Design Approval with details to be deferred to staff.
15. Details regarding the final design, lighting landscaping, etc. of both garages be deferred to staff as the design team has indicated that some design elements are still under review.
16. Parking garage setbacks shall not exceed the maximum setback of 10 feet unless a green wall, additional landscaping (exceeding basic zoning regulations) or solid screening walls for loading areas is provided.
17. Exterior bike rack design, layout and locations shall be deferred to staff.
18. Modifications to provide for a breezeway connecting from the courtyard to Blossom Street shall be deferred to staff.
19. Details of all right-of-way improvements shall be deferred to staff.

20. Additional glazing along Blossom Street shall be provided. Possible exploration of removing the lower portion of the windows and bring the glass to grade while still keeping the punched opening design should be considered. The percentage of glazing should be at 50% or more.
21. Additional study and analysis of the relationship of the tower structure, one story structure and Foundation Square shall be required. The proportion of square to building height needs to be considered. Details to be deferred to staff.
22. All remaining details to be deferred to staff.



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WEST CAMPUS DEVELOPMENT
DESIGN REVIEW SUBMISSION
FEBRUARY 13 , 2014

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TOPOGRAPHICAL AND
ASBUILT SURVEY

REGISTERED ENGINEER
STEVENS & WILKINSON
REGISTERED ARCHITECT
AYERS SAINT GROSS

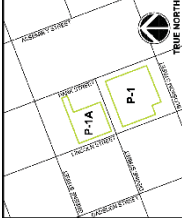


TOTAL ACREAGE:
PHASE 1A - 2.26 ACRES
PHASE 1 - 3.87 ACRES

SUBMISSION DATE:
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AYERS SAINT GROSS
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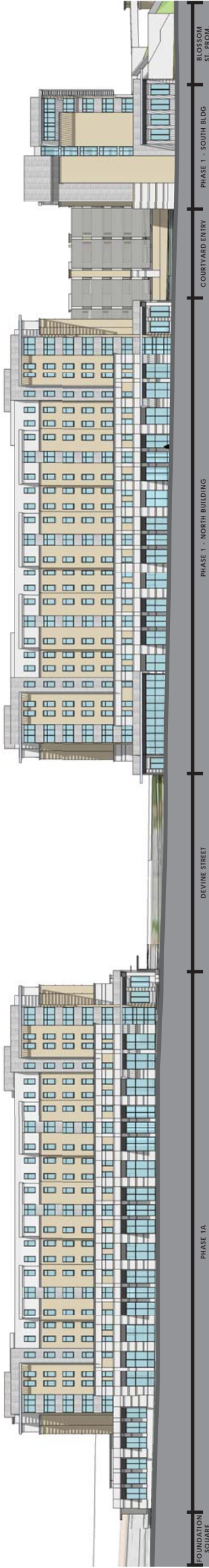
1/32" = 1' - 0"

TOTAL ACREAGE:
PHASE 1A - 2.26 ACRES
PHASE 1 - 3.87 ACRES

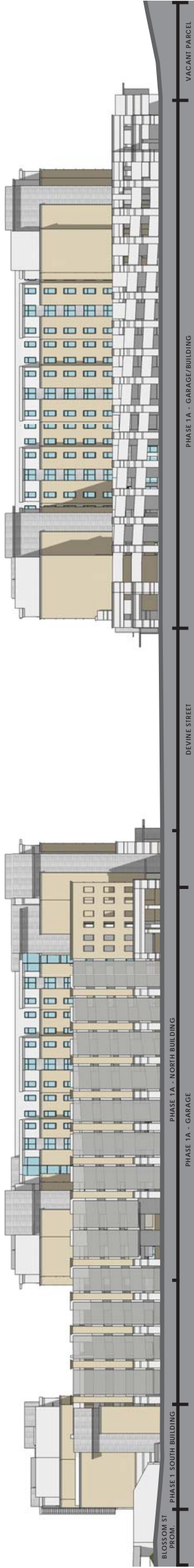
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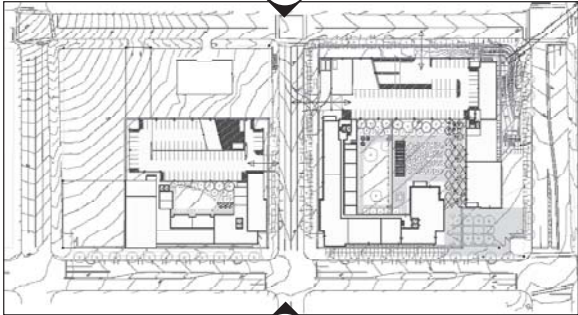
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① SITE ELEVATION - WEST



② SITE ELEVATION - EAST



E1
OVERALL ELEVATIONS



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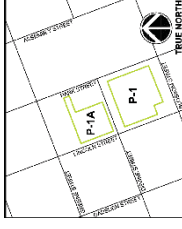
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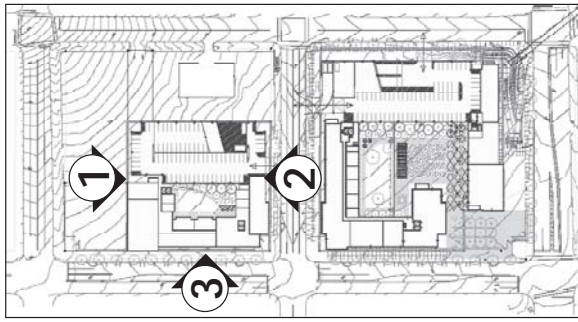
1/16" = 1' - 0"

TOTAL ACREAGE:
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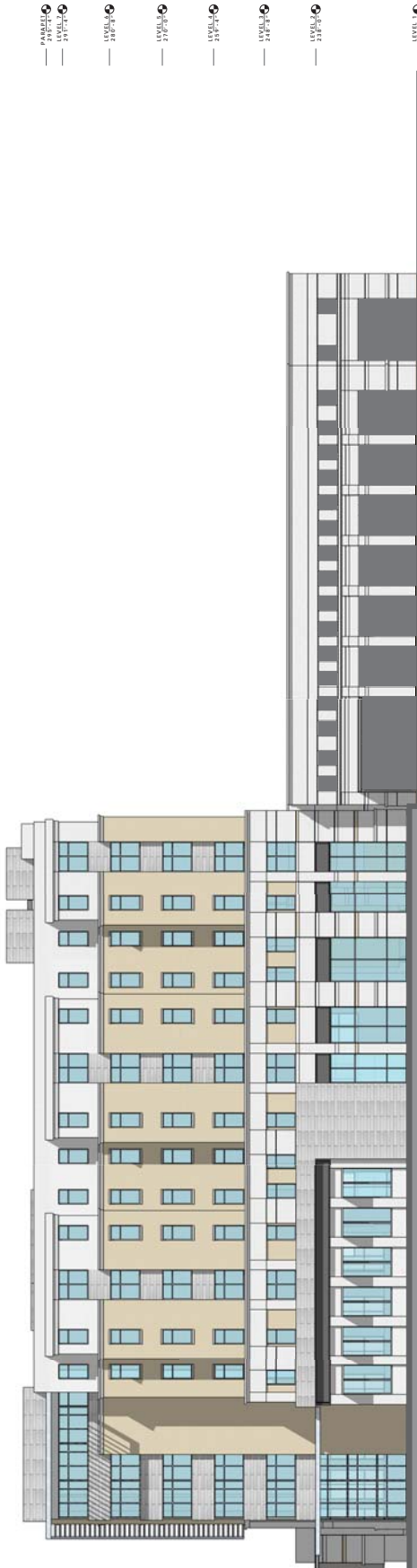
AYERS
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E2
PHASE 1A ELEVATIONS



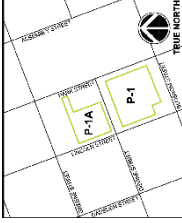
① PHASE 1A ELEVATION - NORTH



② PHASE 1A ELEVATION - SOUTH



③ PHASE 1A ELEVATION - WEST



1/16" = 1' - 0"

TOTAL ACREAGE:
PHASE 1A - 2.26 ACRES
PHASE 1 - 3.87 ACRES

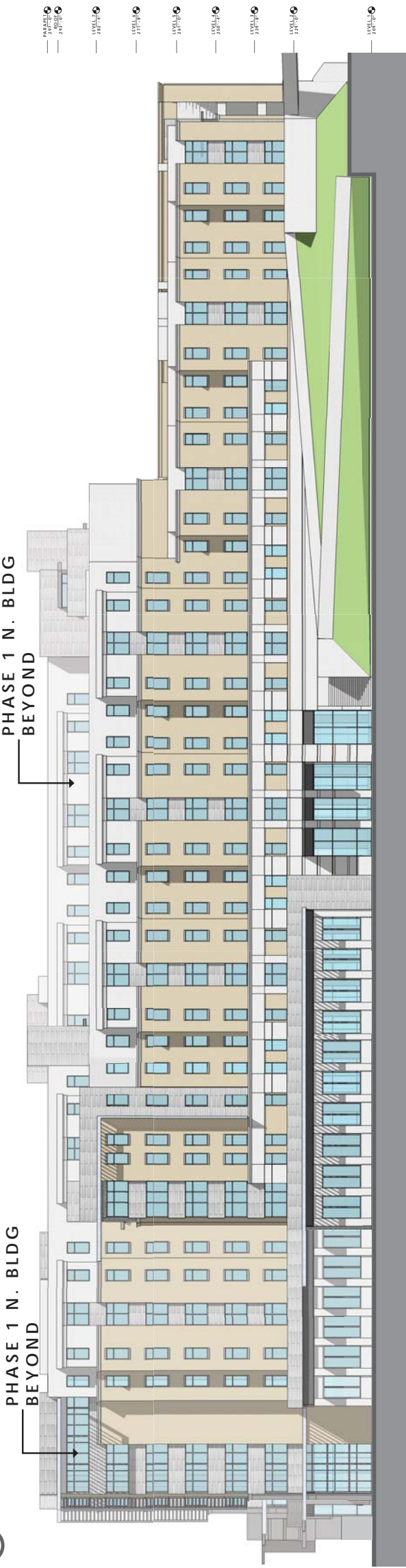
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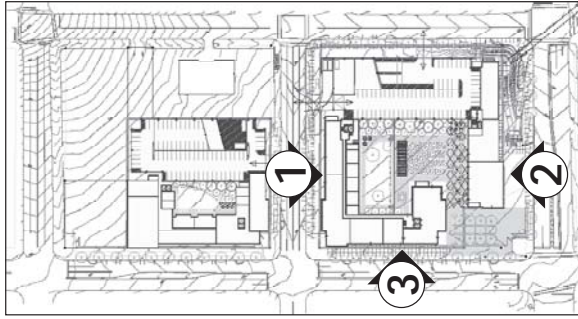
① PHASE 1 ELEVATION - NORTH



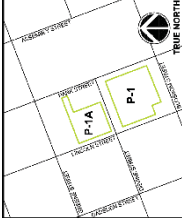
② PHASE 1 ELEVATION - SOUTH



③ PHASE 1 ELEVATION - WEST



E4 PHASE 1 ELEVATIONS



1/16" = 1' - 0"

TOTAL ACREAGE:
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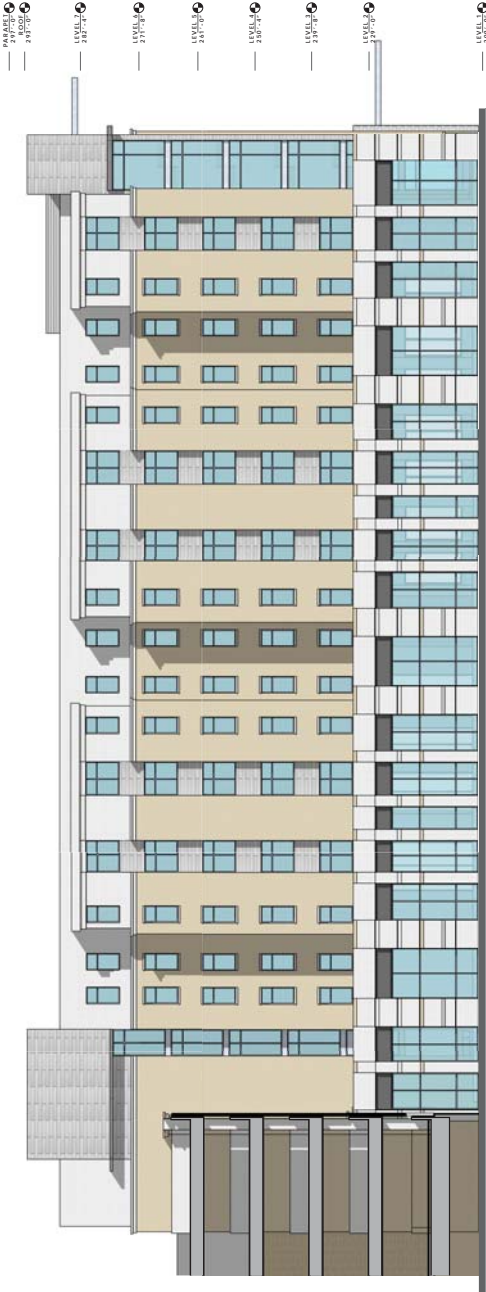
AYERS
SAINT
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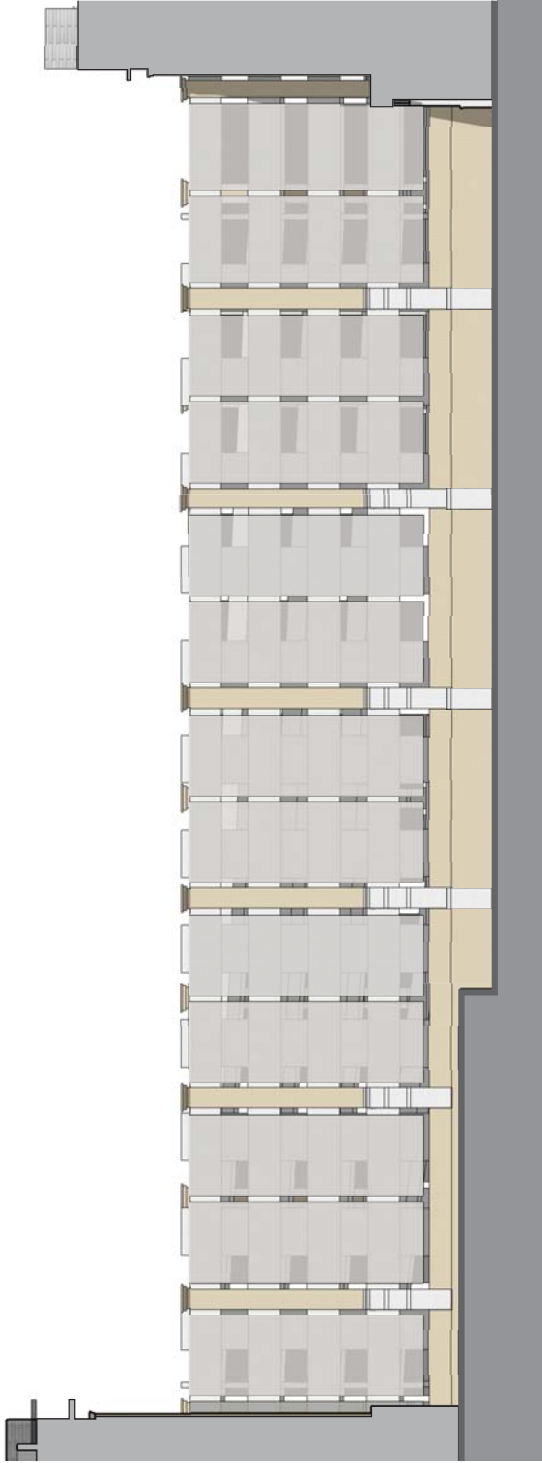
① PHASE 1 ELEVATION - EAST



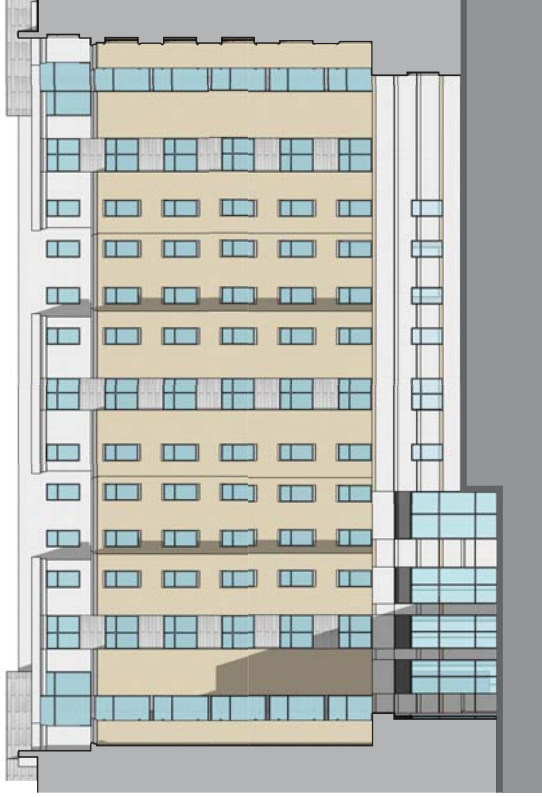
② PHASE 1 COURTYARD - SOUTH



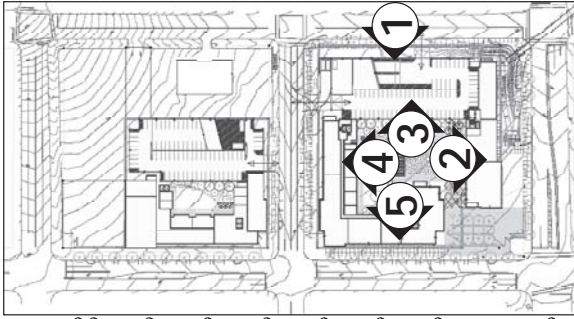
④ PHASE 1 COURTYARD - NORTH



③ PHASE 1 COURTYARD - WEST



⑤ PHASE 1 COURTYARD - EAST



E5
PHASE 1 ELEVATIONS



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1/4" = 1' - 0"

TOTAL ACREAGE:
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TYPICAL BAY - CORNER

TYPICAL BAY

E6 BAY ELEVATIONS



1/4" = 1' - 0"

TOTAL ACRES:

PHASE 1A - 2.26 ACRES

PHASE 1 - 3.87 ACRES

SUBMISSION DATE:

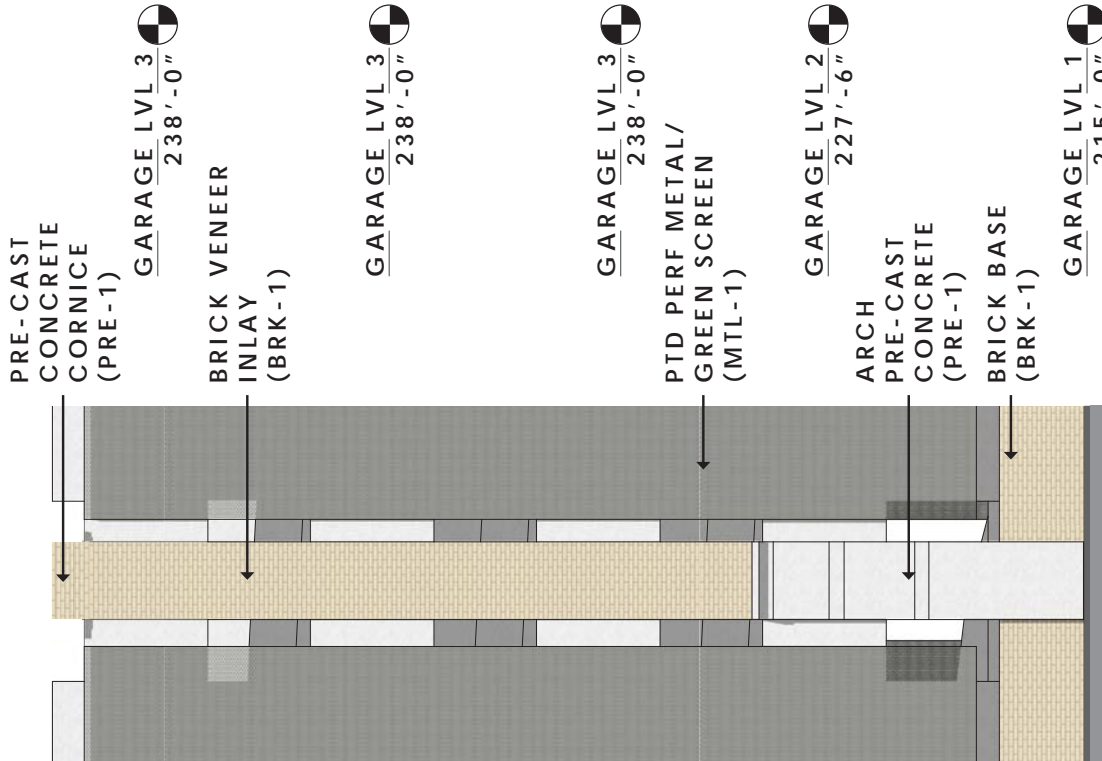
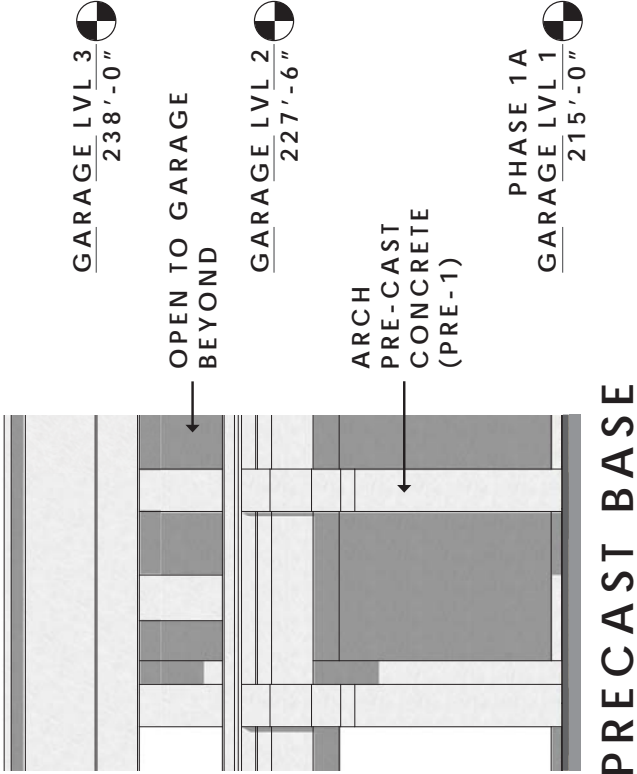
FEBRUARY 13, 2014

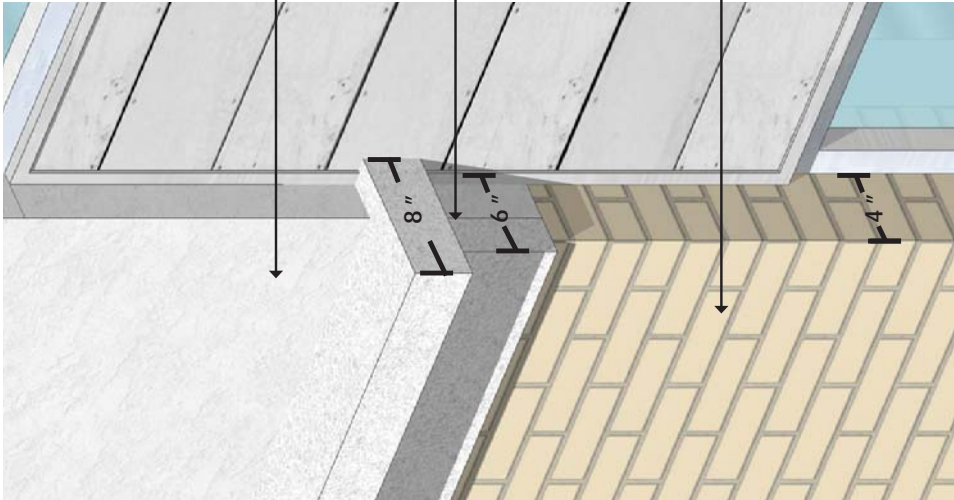
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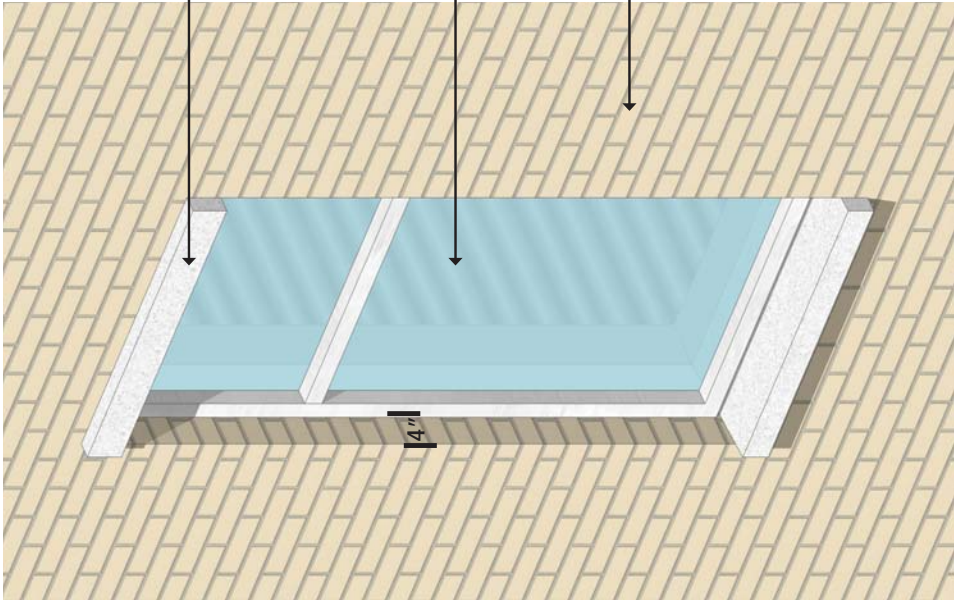
SAINT

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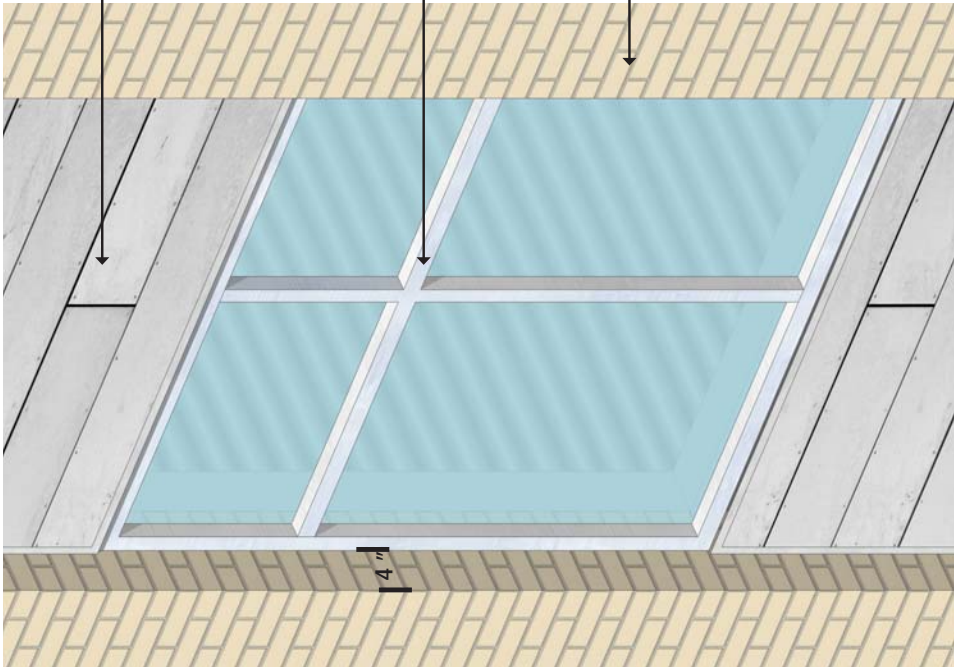




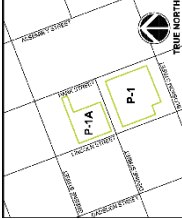
PRECAST CORNICE



WINDOW IN BRICK



WINDOW IN BRICK

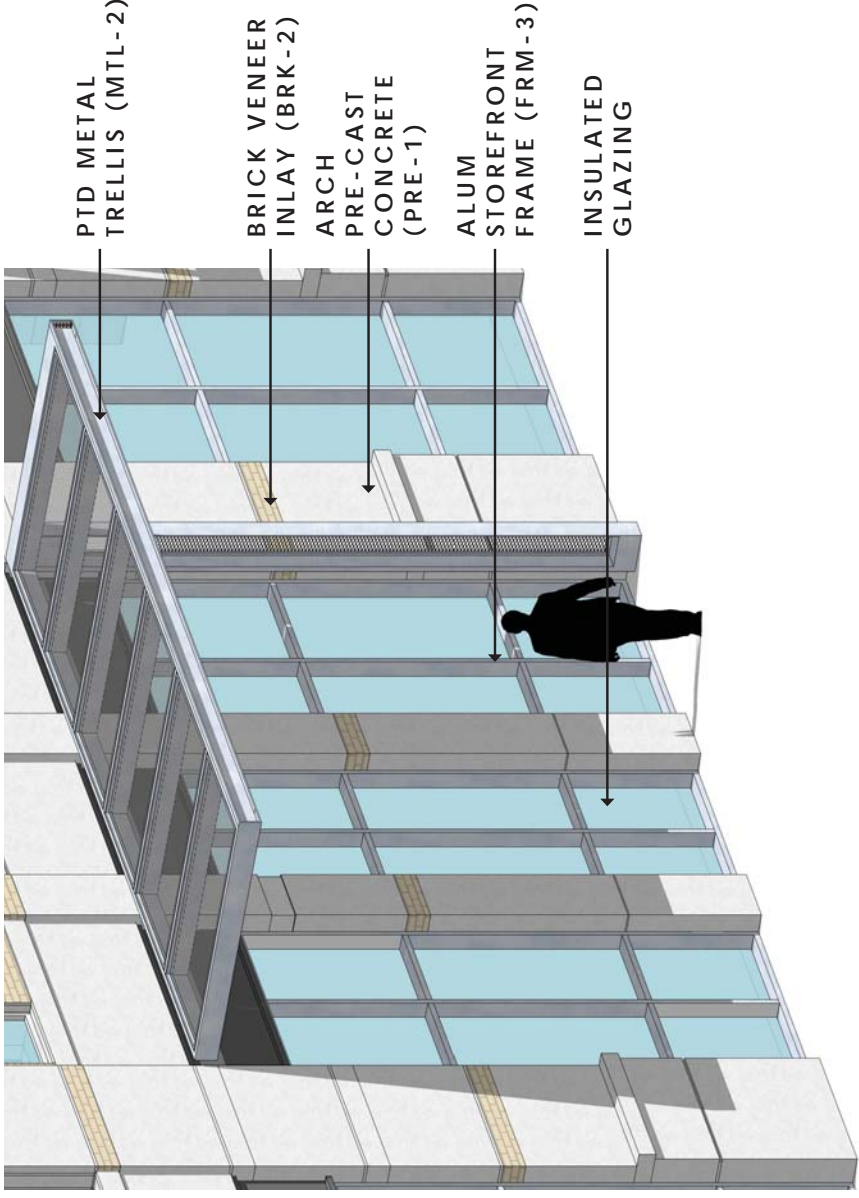


1/4" = 1' - 0"

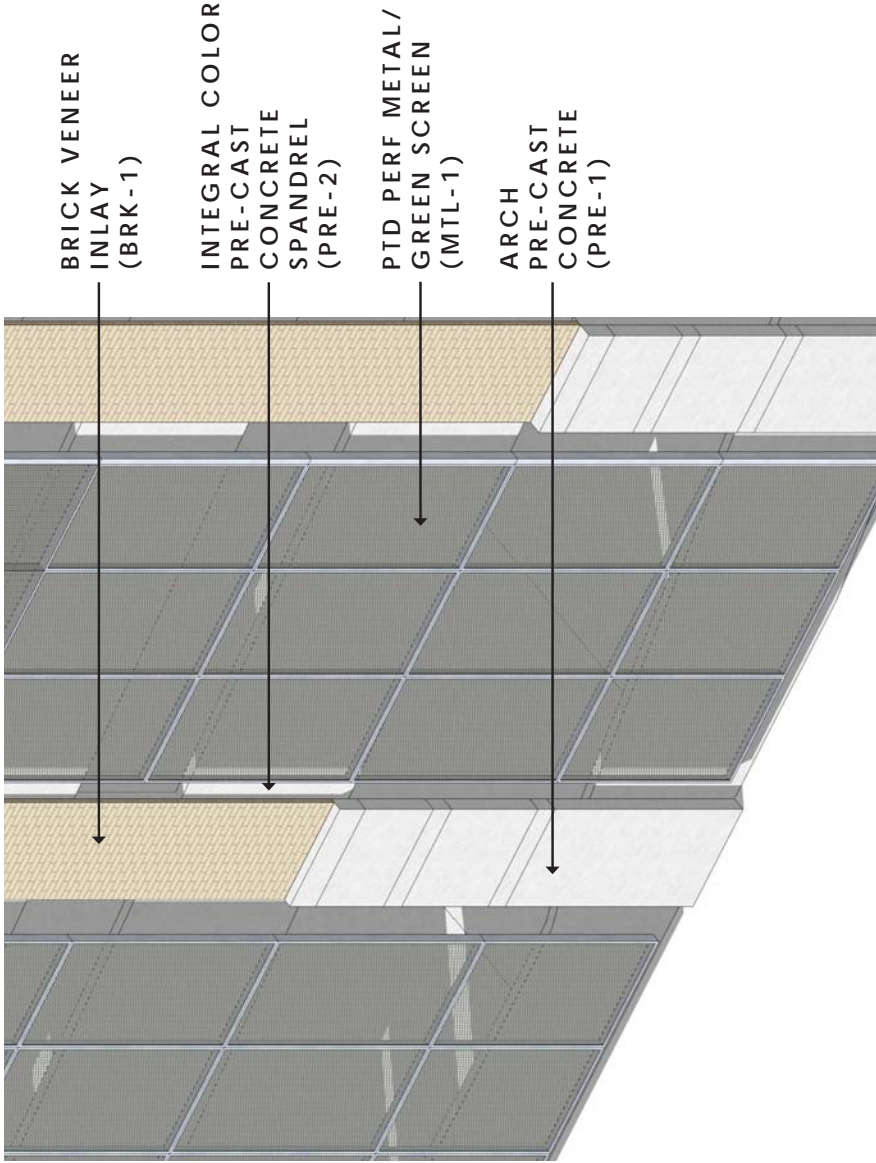
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PRECAST BASE/STOREFRONT/TRELLIS



GARAGE COLUMN VENEER/SCREENS



① BLDG PERSPECTIVE FROM BLOSSOM ST PROM




③ BLDG PERSPECTIVE FROM COURTYARD ENTRY



② BLDG PERSPECTIVE FROM LINCOLN STREET



④ BLDG PERSPECTIVE FROM DEVINE STREET



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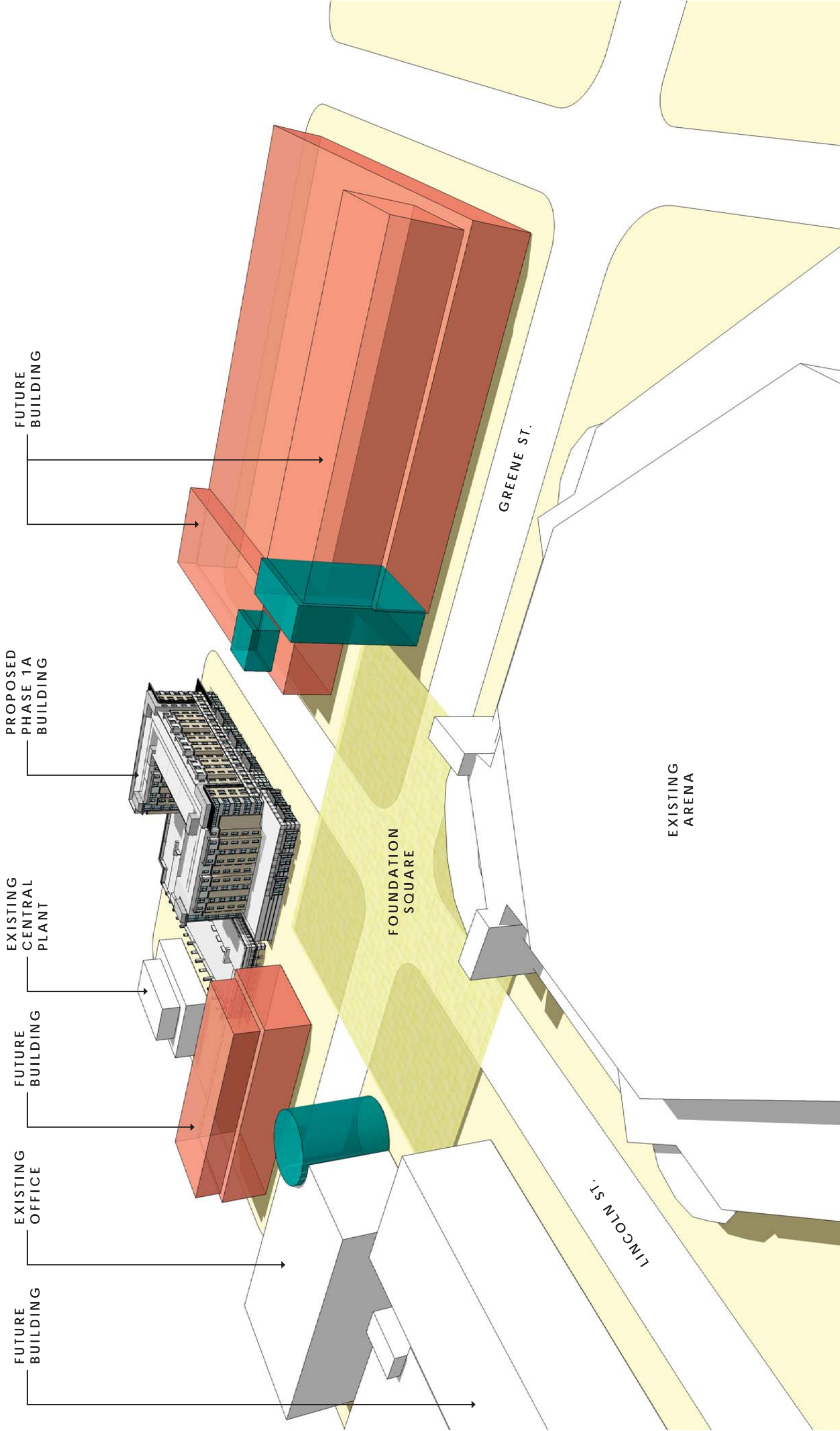
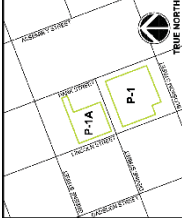


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MASSING DIAGRAM AT FOUNDATION SQUARE



BRK-1
CUNNINGHAM OATMEAL
VELOUR FINISH
RUNNING BOND



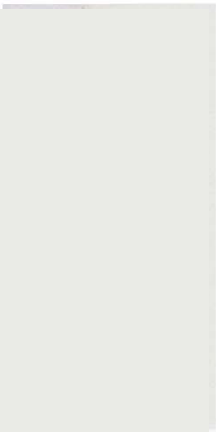
MTL-1
METAL PANEL
DURANAR
COLOR: PEWTER



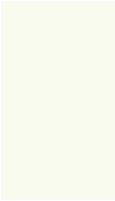
FRM-1
ALUM FRAME
DURANAR
COLOR: PEWTER



MTL-1
GARLAND ELEMENT MATERIAL
HORIZ ARCH WALL PANEL SYSTEM W/ CONCEALED FASTENERS
COLOR: PEWTER
STAGGERED JOINTS



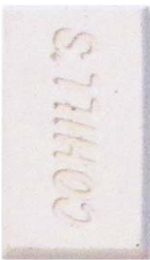
GLA-1
1" INSULATED GLAZING UNIT
1/4" GUARDIAN CLEAR SNX 62/67 - 62% TRANSMITTANCE -
LOW-E OR EQUIVALENT
1/2" AIR SPACE
1/4" CLEAR



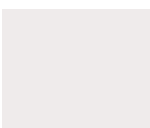
FRM-2
ALUM FRAME
COLOR: CANDLELIGHT
BEIGE



FRM-3
2" ALUM STOREFRONT
COLOR: ANODIZED
ALUM



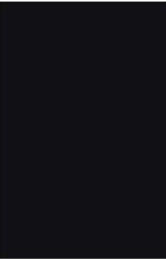
PRE-1
ARCH PRE-CAST CONCRETE
COLOR: LIGHT GREY



PRE-2
ARCH PRE-CAST CONCRETE INTEGRAL COLOR PRE-CAST CONCRETE
COLOR: LIGHT GREY



MTL-2
METAL PANEL
DURANAR
COLOR: COSMIC GRAY MICA

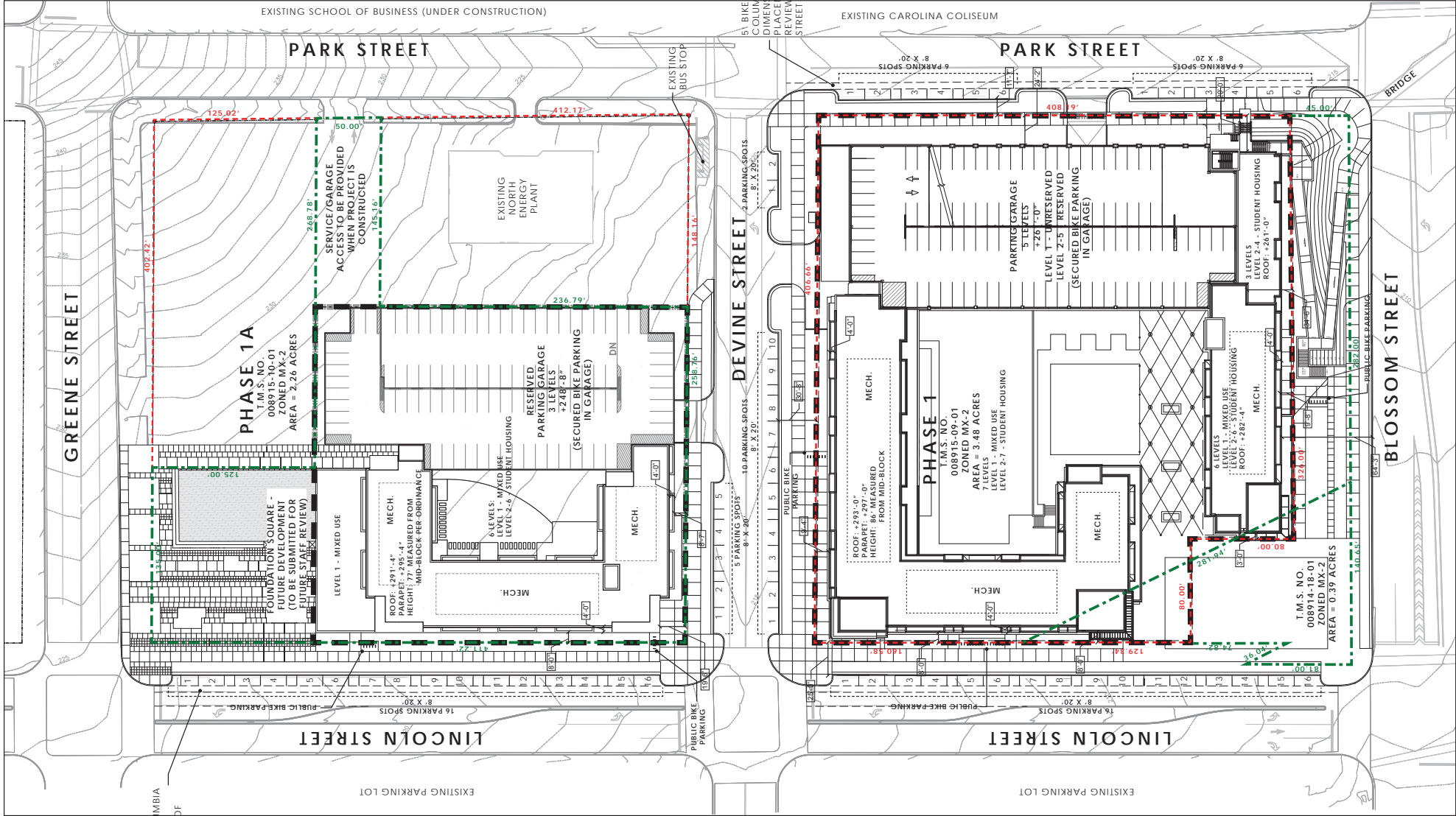


STU-2
SMOOTH FINISH STUCCO
COLOR: IRON ORE
(SW 7069)



STU-1
SMOOTH FINISH STUCCO
COLOR: NATURAL CHOICE
(SW 7011)





PROJECT AGGREGATE SUMMARY (PHASE I & IA COMBINED)

PHASE I

SITE AREA: 3.87 ACRES
LOT COVERAGE: 85,688 SF (51%)
RETAIL AREA: 17,790 SF

ON STREET PARKING:
GARAGE PARKING:
OFF-STREET LOADING
TOTAL:

*** RETAIL PARKING CALCULATION: 3.3 SPACES / 1000 SF FOR ALL RETAIL IN MIXED USE
40% MX-2 REDUCTION

BICYCLE PARKING:

RESIDENTIAL:
RETAIL:
TOTAL:

PUBLIC AREA:
SECURED AREA:
TOTAL:

UNIT MATRIX:

PHASE I TOTAL	TYPE	BEDS	UNITS	% OF TOTAL
	4BR	440	110	60%
	2BR	136	68	37%
	STUDIO	6	6	3%
	TOTAL	582	184	100%

TOTALS BROKEN OUT BY INDIVIDUAL BUILDING:

5) BIKE LANE (CITY OF COLUMBIA TO VERIFY DIMENSION AND PLACEMENT AFTER REVIEW OF EXISTING STREET SECTIONS)

PHASE IA

BUILDING AREA: 137,300 GSF
SITE AREA: 2.26 ACRES
LOT COVERAGE: 58,938 SF (60%)
RETAIL AREA: 12,807 SF

	REQ'D RATIO	# REQUIRED
RESIDENTIAL:	0.75 SPACES/BR	222
RETAIL:	***	25
TOTAL:		247

VEHICULAR PARKING:

ON STREET PARKING:
GARAGE PARKING:
OFF-STREET LOADING
TOTAL:

*** RETAIL PARKING CALCULATION: 3.3 SPACES / 1000 SF FOR ALL RETAIL IN MIXED USE
40% MX-2 REDUCTION

BICYCLE PARKING:

RESIDENTIAL:
RETAIL:
TOTAL:

PUBLIC AREA:
SECURED AREA:
TOTAL:

UNIT MATRIX:

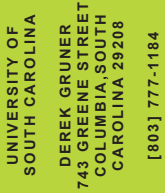
TYPE	BEDS	UNITS	% OF TOTAL
4BR	228	57	60%
2BR	62	31	36%
STUDIO	6	6	4%
TOTAL	296	94	100%

LEGEND

DEVELOPMENT PARCEL
BUILD TO LINE
BOUNDARY

S1 TECHNICAL SITE PLAN

TECHNICAL SITE PLAN



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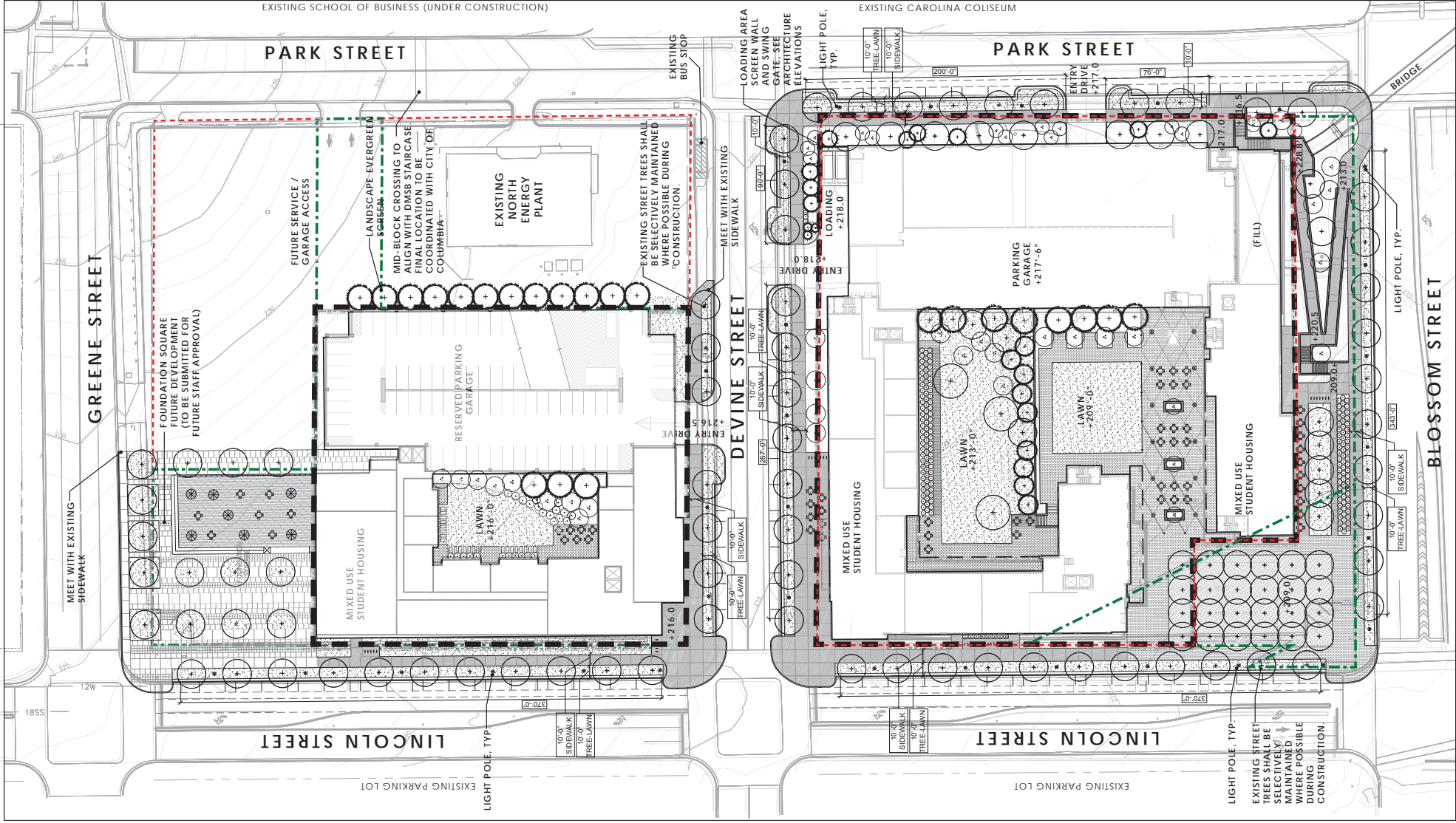


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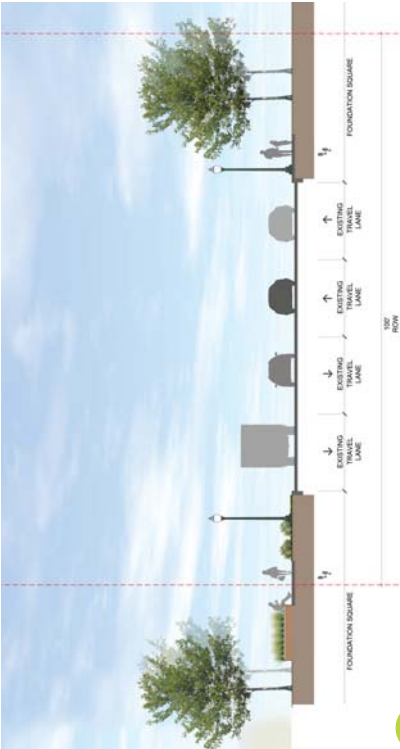
1 LINCOLN STREET (INNOVISTA PLAN)



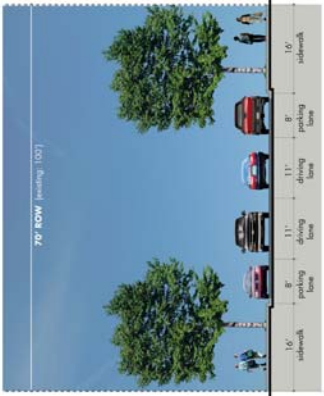
1 LINCOLN STREET (PROPOSED)



4 GREENE STREET (INNOVISTA PLAN)



4 GREENE STREET (PROPOSED)



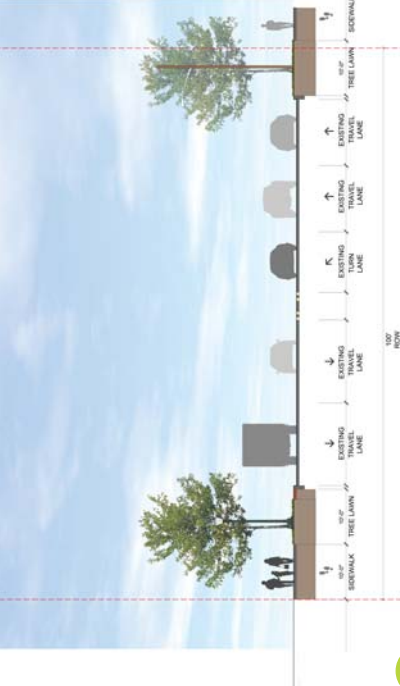
2 DEVINE STREET (INNOVISTA PLAN)



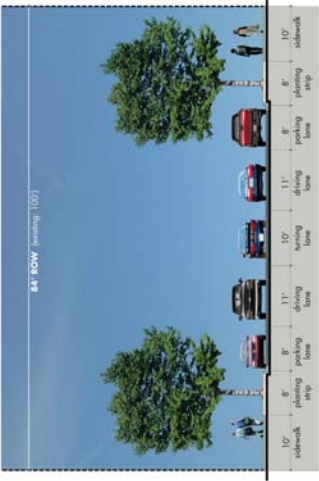
2 DEVINE STREET (PROPOSED)



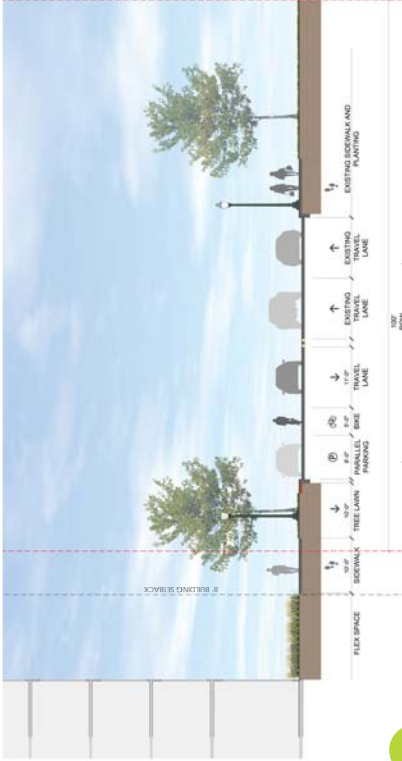
5 BLOSSOM STREET (INNOVISTA PLAN)



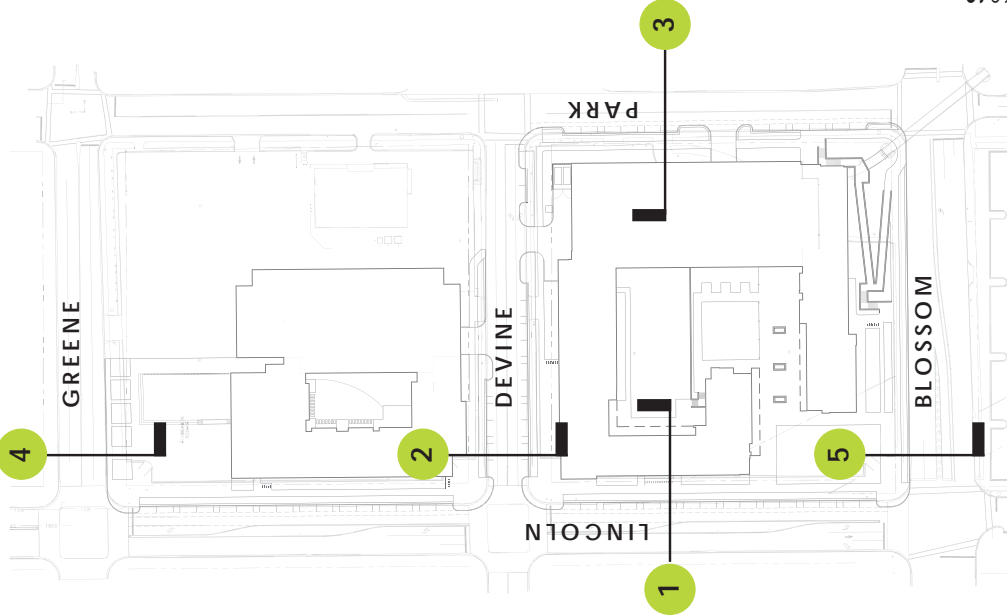
5 BLOSSOM STREET (PROPOSED)



3 PARK STREET (INNOVISTA PLAN)



3 PARK STREET (PROPOSED)



S3 STREET SECTIONS



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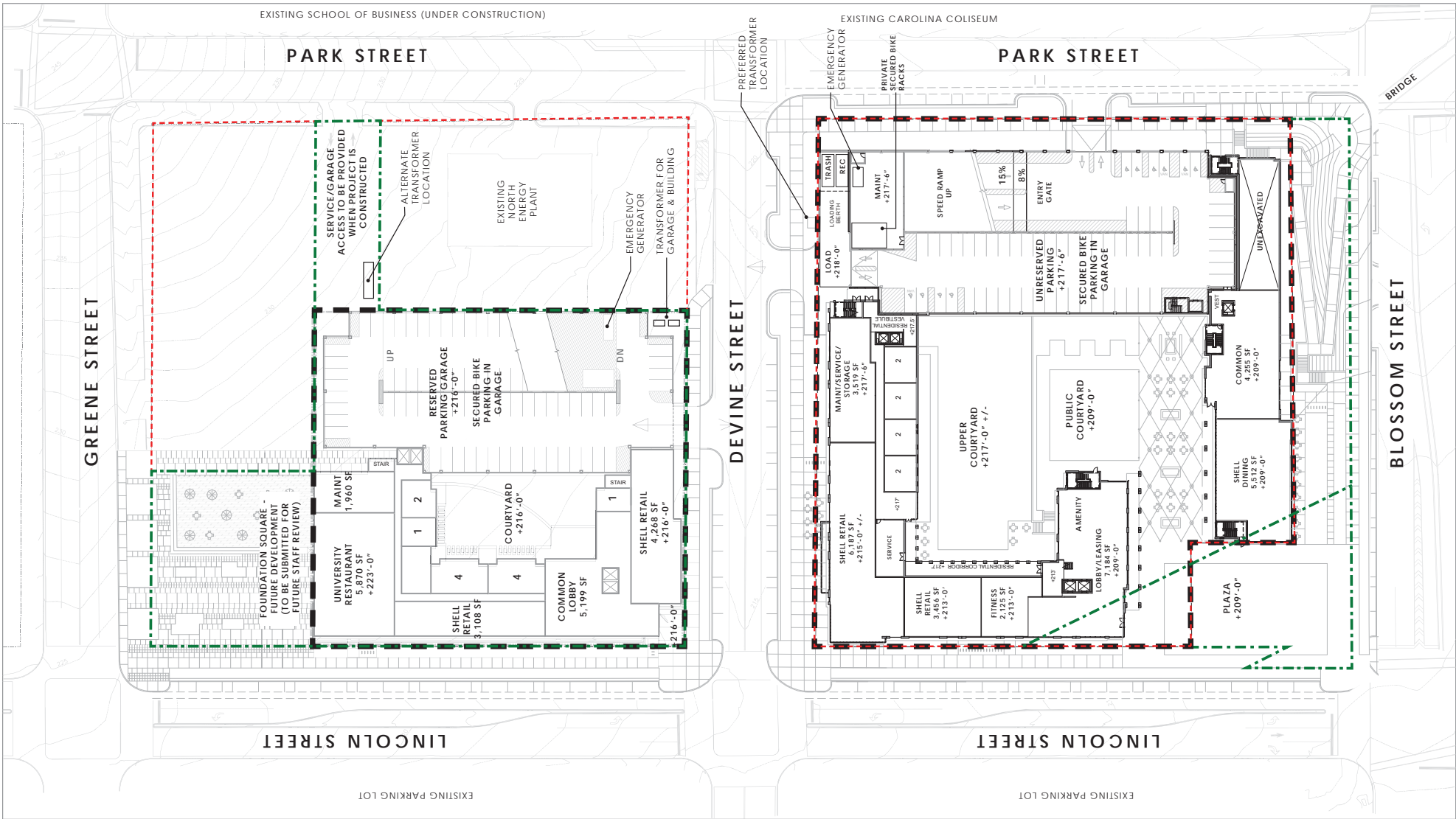
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LEVEL 2 PLAN



LEVEL 1 PLAN





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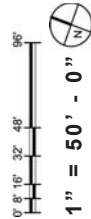
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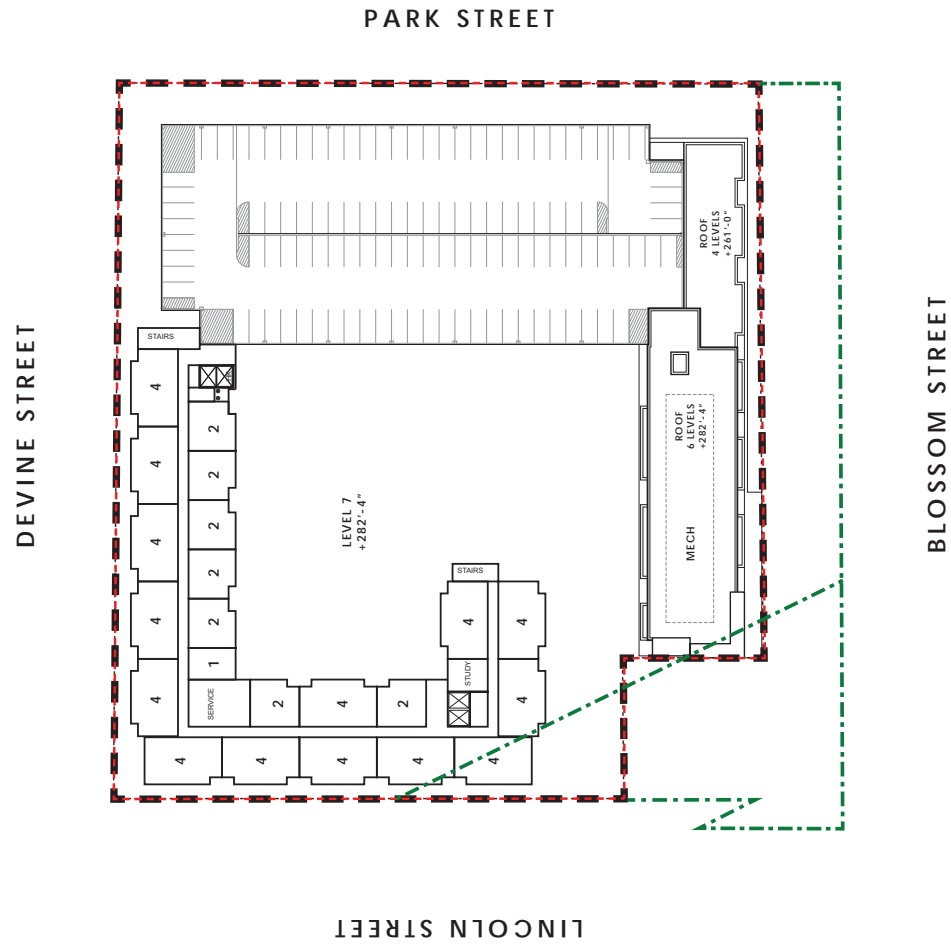
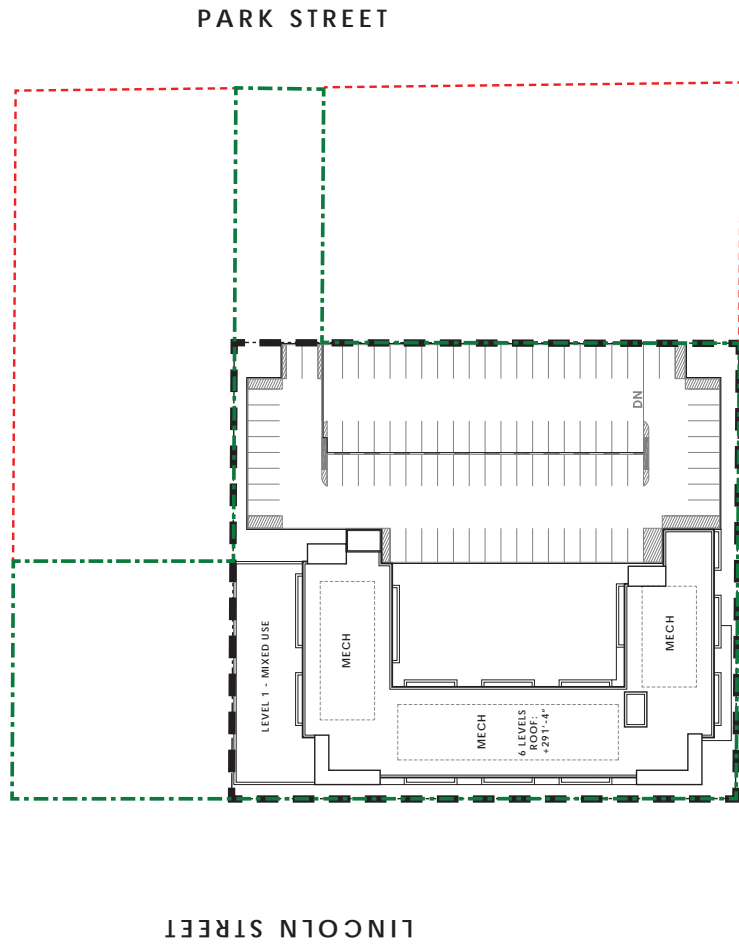
SUBMISSION DATE:
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AYERS
SAINT
GROSS

LEGEND

DEVELOPMENT PARCEL
BUILD TO LINE
BOUNDARY

S6
FLOOR PLANS

LEVEL 7