

D/DRC Case

550 Assembly Street and 507-19 Main Street

City Center Design Development District

TMS: 11303-11-01 and 11303-11-05



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

**550 ASSEMBLY STREET AND
507 AND 519 MAIN STREET
UNIVERSITY OF SOUTH CAROLINA
PUBLIC/PRIVATE PARTNERSHIP OFFICE BUILDING**

February 13, 2014 at 4:00pm
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	550 Assembly Street, 507-19 Main Street
TMS#:	TMS#11303-11-01 and 11303-11-05
Zoning District:	PUD-C and PUD-C, -DD (Commercial Planned Unit Development and Commercial Planned Unit Development within the Design Development Overlay)
Council District:	2
Proposal:	Request site plan approval of a 130,000 sq. ft. five-story office building
Applicant:	Derek Gruner, University of South Carolina
Proposed Use:	Office Building
Staff Recommendation:	Approval with conditions as listed below.

Detail:	<p>This project entails the construction of a +/-130,000 sq. ft. five-story office building along the southeast corner of Assembly and Blossom Streets. The required number of parking spaces for this project is 427 (based upon PUD zoning) and will be provided within the existing parking garage that is located along the garage on the southwest corner of Blossom and Main Streets.</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>
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CITY AGENCY COMMENTS FOR CONCEPTUAL PLAN REVIEW

John Fellows, Planning	<p>Recommend approval with conditions:</p> <p>Site Comments</p> <ol style="list-style-type: none"> 1. Details related to sidewalk width, plantings, materials and other pedestrian improvements within the right of way to be reviewed at the time of application for encroachment permit. 2. Pedestrian Connectivity from Main to Assembly Street to be provided within alley area. 3. Brick detailing within public right of way shall match in color and texture with new Assembly Street Improvements. 4. Planning strongly recommends that addition of street lighting along Assembly and Blossom in the improved areas to provide for additional security for students. Lighting shall be installed and turned over to the
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	<p>city for ownership and long term maintenance. Lighting fixtures shall match municipal standard.</p> <ol style="list-style-type: none"> 5. Details of screen walls to be deferred to staff and reviewed and approved at the time of permitting. 6. Landscaping should be provided around transformers as the adjacent sidewalk is a primary access route to the building entry. 7. Discussion have occurred regarding the possibility of removal of overhead power lines staff should work with the applicant to determine to what extent possible this option is feasible.
K. Brian Cook, Zoning Administrator	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. The PUD allocated 412 spaces in the garage for the "Developer Owned Building / Alpha" based on 125,000 square feet. Since 130,000 is being proposed, an increase of 3.0 spaces per 1,000 square feet should be calculated for the remaining 5,000 square feet for a total of 427 spaces per the PUD (plan currently shows 412). All minimum parking requirements may be reduced with the approval of the City's traffic engineer based on proposed usage in the building if necessary per the PUD. 2. Approval comment from Chip Land (former Director of Planning) in the staff report that created this PUD zoning district in 2005 included: "Subject to final review and approval of traffic and parking plan by City Traffic Engineer." Other staff comments include: "if any water and sewer need to be upgraded, it will be the responsibility of the developer"; "any landscaping in the ROW will require an encroachment and shall be maintained by the owner in perpetuity"; "landscaping must meet the ordinance and be approved by staff during site plan review at DDRC". 3. The PUD document lists and excludes certain uses; potential tenants should be aware.
Johnathan Chambers, Land Development Administrator	<p>Recommend approval with conditions: City and State Encroachment permits will be required for work being conducted within the ROW. The future building and courtyard that are not part of this site plan review and may require D/DRC site plan approval.</p>
Robert Harkins, Plans Examiner	<p>Recommend approval.</p>
Scott Rogers, Utilities	<p>Recommend approval with conditions:</p> <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. Proposed sewer flow calculations are needed to determine how the proposed project will affect the City's sewer system. Depending upon the affects of the projected flows on the City's system this project may or may not be approved. These calculations should be submitted to the Engineering department as soon as possible. 4. 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	<p>Recommend approval with conditions: A traffic impact study (perhaps combined with the USC Public Private Dorms project) to be reviewed and approved by the Traffic Engineer. The study should address parking demand for the office building and how this will be handled.</p>
David Koon, Fire Department	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. The location of fire hydrants and fire department connections shall be approved by the Fire Code Official.
Nancy Lee Trihey, Land Development Planner	<p>Recommend approval with conditions: Landscape ordinance mandates an irrigation system to ensure the healthy</p>

	survival of all required plants. Dumpster enclosure must screen all sides; therefore, gates must be installed on access side.
Sara Hollar, Forestry	Recommend approval with conditions: Species to be planted in right-of-way must be approved by Forestry and Beautification. The landscaping and irrigation must be maintained by the adjacent property owner in a manner to not interfere with pedestrian or vehicular traffic. Landscaping and irrigation installed in the right-of-way on SCDOT maintained roads will also require an encroachment permit from SCDOT.
Tracy Mitchell, Stormwater	Recommend approval with conditions: Need to provide pre- vs. post-development hydrology calculations showing that runoff from post-development is meeting pre. Need to indicate how water quality is being addressed and provide supporting calculations/documentation.
John Spade, Parking	Recommend approval.
Robert Sweatt, Street Division	<i>Comments unavailable at this time.</i>
John Hooks, Solid Waste	Recommend approval.



WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING

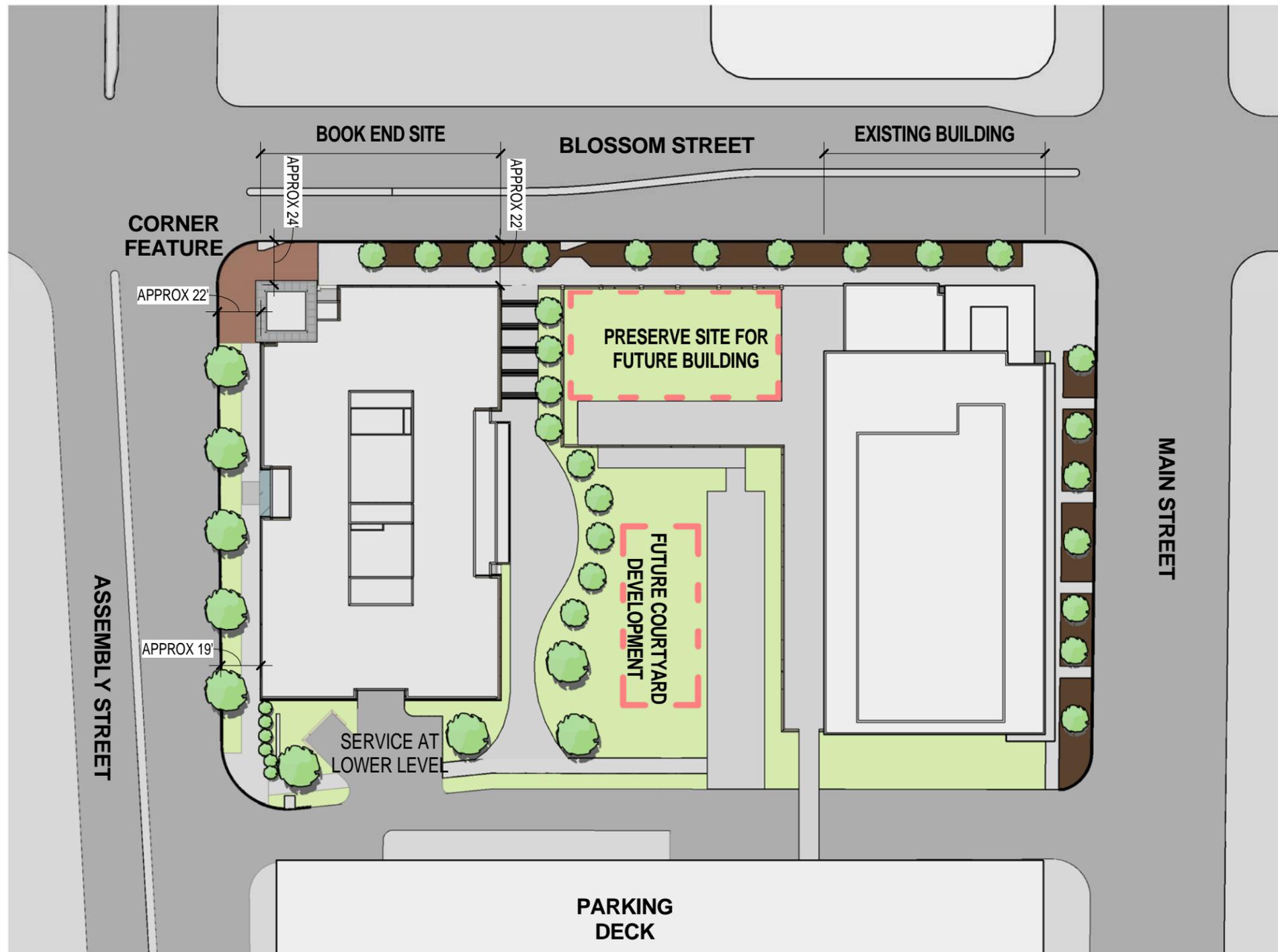
JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201

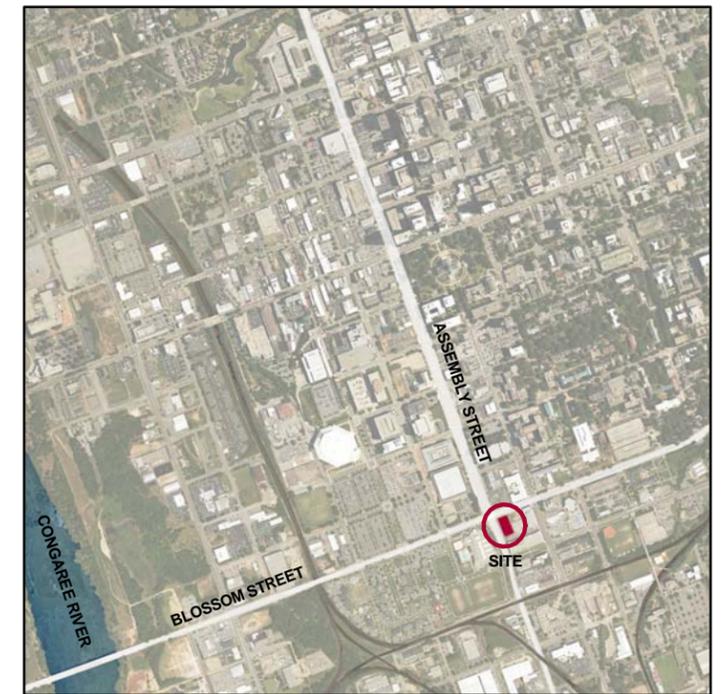
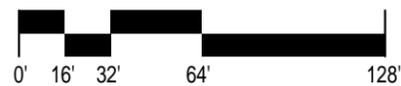
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PERSPECTIVE

Stevens & Wilkinson
ARCHITECTURE ENGINEERING INTERIORS



NOTE: SETBACKS FROM PARCEL SHOWN ON CIVIL



PROJECT DATA

TAX MAP NUMBER:	111303-11-01
ZONING:	PUD-C
AREA:	0.79 ACRES
BUILDING FOOTPRINT AREA:	28,000 SF
NUMBER OF FLOORS:	5
APPROXIMATE CAR COUNT	
ON-SITE DRIVE/PARKING	0
GARAGE PARKING (PER PUD)	412
TOTAL	412

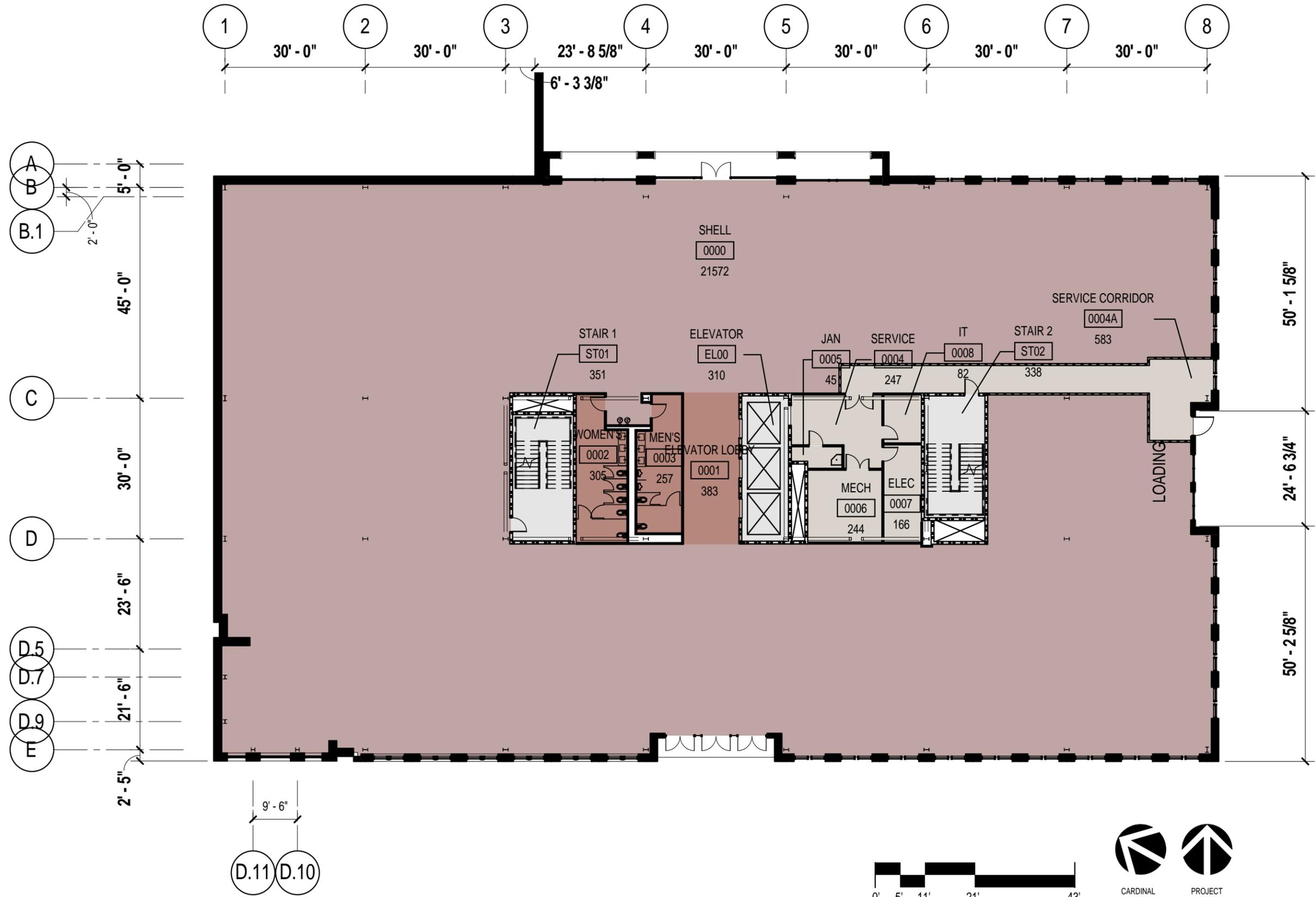


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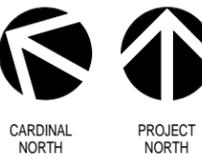
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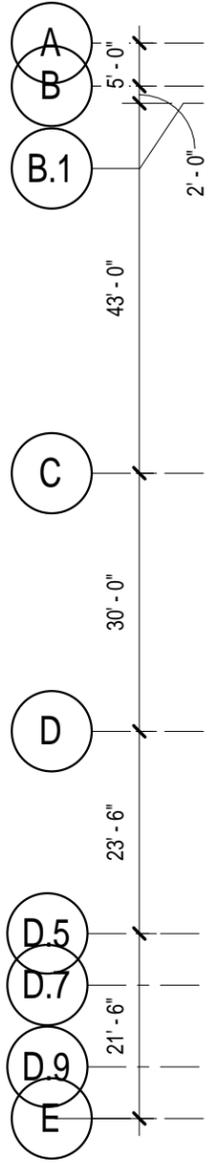
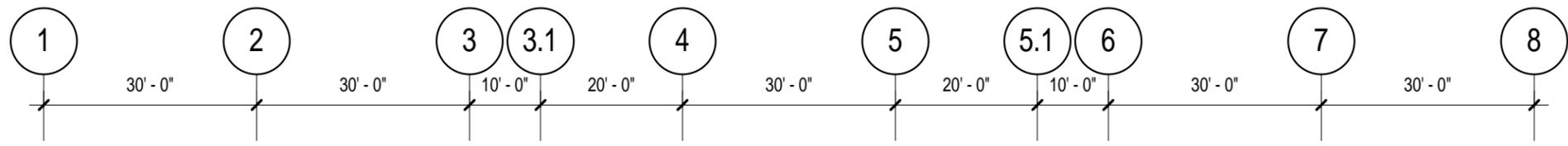
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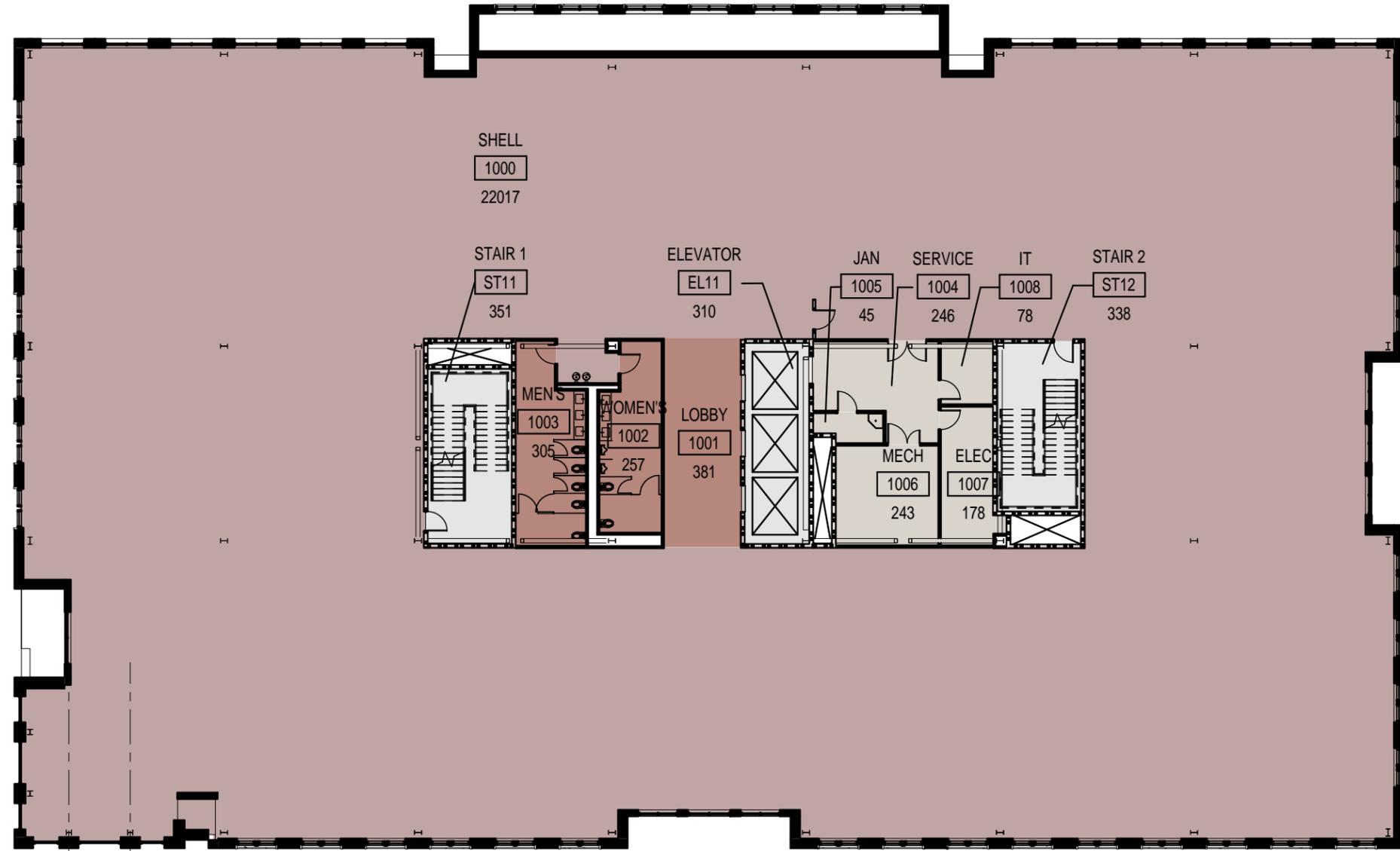
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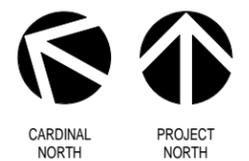


BLOSSOM STREET



CANOPY BELOW

ASSEMBLY STREET

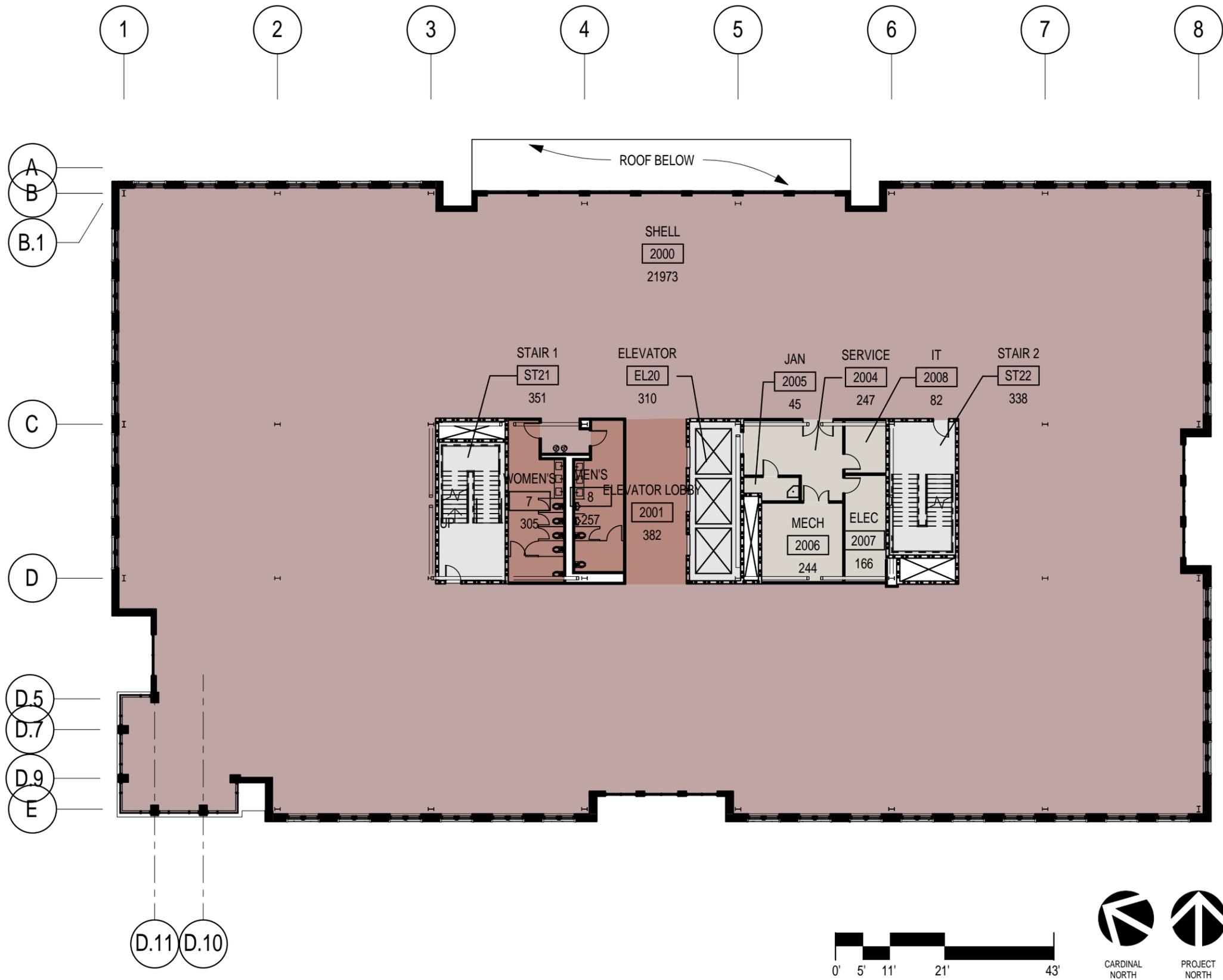


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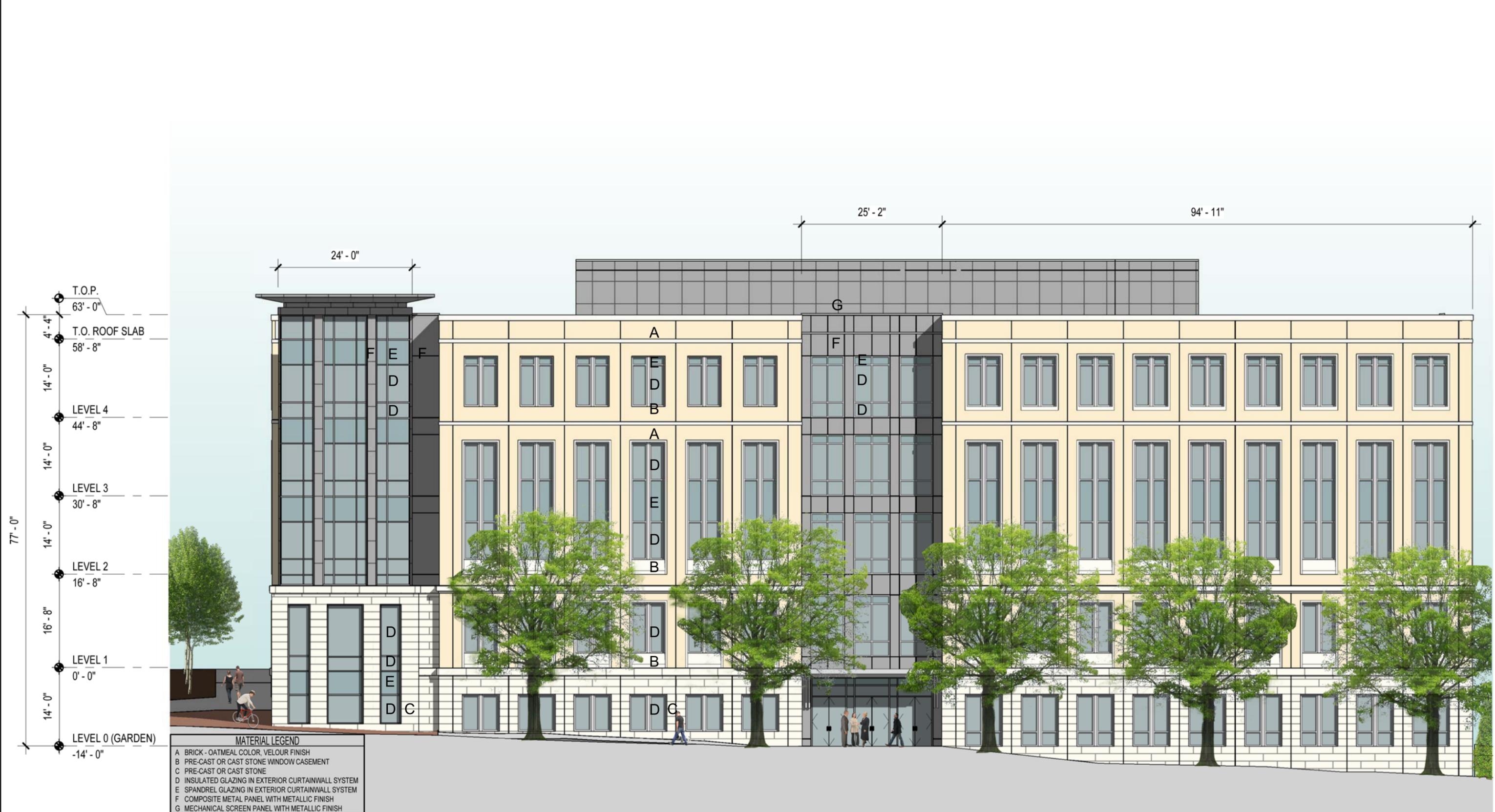
WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING

02/05/14

550 ASSEMBLY STREET, COLUMBIA, SC 29201



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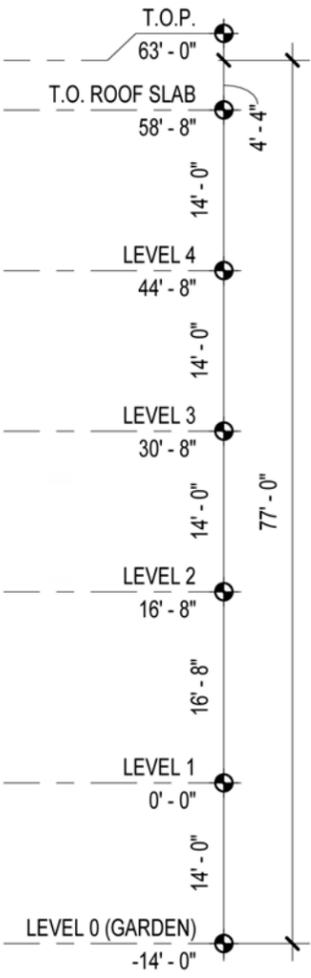
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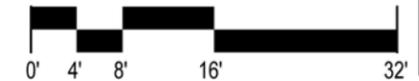
MATERIAL LEGEND	
A	BRICK - OATMEAL COLOR, VELOUR FINISH
B	PRE-CAST OR CAST STONE WINDOW CASEMENT
C	PRE-CAST OR CAST STONE
D	INSULATED GLAZING IN EXTERIOR CURTAINWALL SYSTEM
E	SPANDREL GLAZING IN EXTERIOR CURTAINWALL SYSTEM
F	COMPOSITE METAL PANEL WITH METALLIC FINISH
G	MECHANICAL SCREEN PANEL WITH METALLIC FINISH



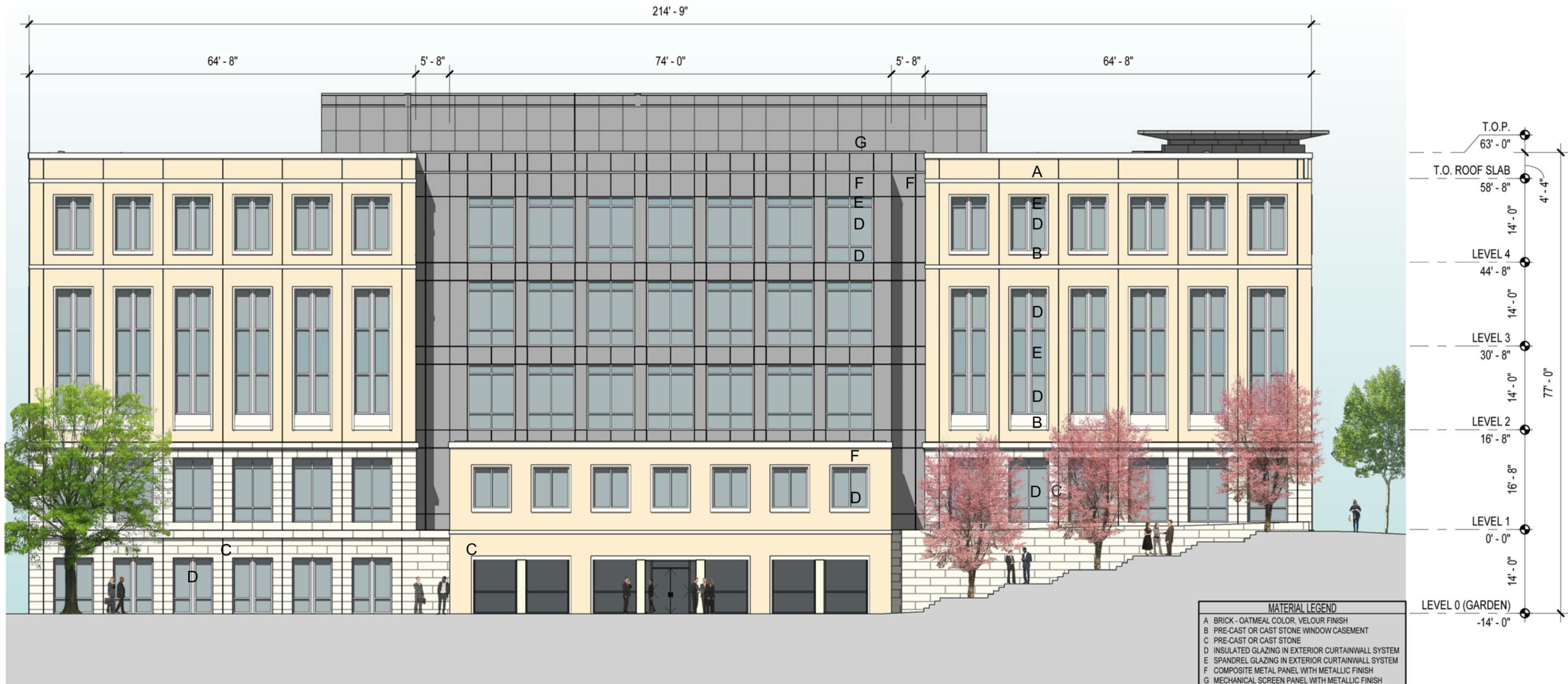
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JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201



VIEW OF SITE FROM ABOVE



VIEW OF SITE FROM ABOVE



VIEW OF SITE FROM ASSEMBLY STREET AT PARKING DECK



VIEW OF SITE FROM CORNER OF ASSEMBLY STREET AND BLOSSOM STREET



VIEW DOWN BLOSSOM STREET



VIEW OF SERVICE ALLEY



WEST CAMPUS DEVELOPMENT PROJECT: OFFICE BUILDING

JANUARY 10, 2014

550 ASSEMBLY STREET, COLUMBIA, SC 29201



USC HORIZON OFFICE BUILDING
 PREPARED FOR
HOLDER PROPERTIES

SHEET STATUS			
MARK	DATE	BY	RELEASE
A	01.09.2014	SJ	DDRC
B	02.07.2014	SJ	DDRC

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NUMBER:

SHEET NUMBER:
L1.01

DATE: 01.09.2014
NOT ISSUED FOR CONSTRUCTION.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	CONT.	REMARKS
AS	4	ACER BUERGERIANUM 'STREETWISE' TM / TRIDENT MAPLE	3" CAL.	B & B	
PO	3	PRUNUS X OKAME / OKAME CHERRY	3" CAL.	B & B	
QH	8	QUERCUS PHELLOS 'HIGHTOWER' / WILLOW OAK	4" CAL.	B & B	

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	REMARKS
IC	101	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL	3.5' O.C.	
IO	5	ILEX X 'OAK LEAF' / OAK LEAF HOLLY	B & B	AS SHOWN	6' HGT.
RA	21	RHAPHIOLEPIS INDICA 'ALBA' / WHITE INDIAN HAWTHORN	3 GAL	3.5' O.C.	

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	MIN. HT.	SPACING	REMARKS
LB	1,824	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	4" POT	12" MIN.	12" o.c.	

CALCULATIONS:

TOTAL SITE ACREAGE: **0.79**
 REQUIRED DENSITY FACTOR FOR SITE (DFS): 30 UNITS PER ACRE
 *NO EXISTING TREES FOUND ON SITE

.79 (TOTAL SITE ACREAGE) X 30 (DFS) = **23.7 REQUIRED UNITS**
 PROVIDED = **26.5 UNITS**

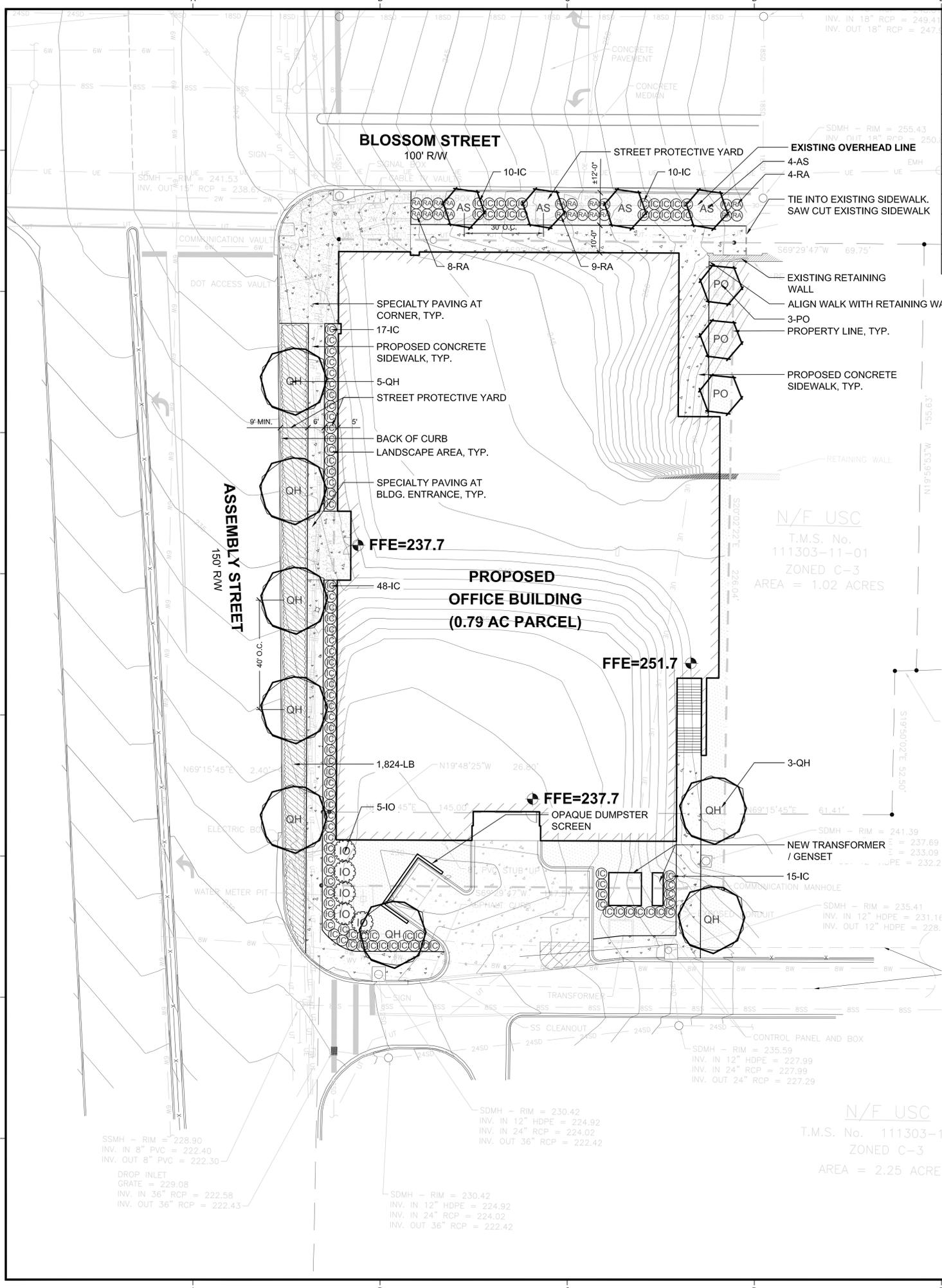
STREET PROTECTIVE YARD

(L.F. OF PROPERTY LINE X 10 = MIN. SQ.FT.)
 ASSEMBLY STREET (236 X 10) = 2,360 SQ. FT.
 PROVIDED = 2,854 SQ. FT.

BLOSSOM STREET (144 X 10) = 1,440 SQ. FT.
 PROVIDED = 1,465 SQ. FT.

NOTES:

- 1) THE STREET TREES AND OTHER LANDSCAPING ON ASSEMBLY STREET AND BLOSSOM STREET ARE WITHIN THE DOT ROW AND WILL BE SUBMITTED FOR APPROVAL.
- 2) THERE IS NO IRRIGATION IN THE ROW AREA.



N/F USC
 T.M.S. No. 111303-11-01
 ZONED C-3
 AREA = 1.02 ACRES

N/F USC
 T.M.S. No. 111303-1
 ZONED C-3
 AREA = 2.25 ACRE

