

D/DRC Case

1409 Devine Street

City Center Design/Development District

TMS: 11303-05-01A

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Consent Agenda Case # 1

ADDRESS: 1409 Devine Street

APPLICANT: Doug Quackenbush, architect

TAX MAP REFERENCE: 11303-05-01A

USE OF PROPERTY: open plaza/lawn

REVIEW DISTRICT: Design/Development District

NATURE OF REQUEST: Request for Certificates of Design Approval for new construction of the new USC student health center.

FINDINGS/COMMENTS:

It should be noted that while this new building does technically sit on two City rights-of-way (Devine and Marion), it is completely interior to the University of South Carolina's campus. The context is very different than an urban infill building in the more traditional sense. These factors have been taken into consideration in this evaluation. Also, note that the elevations within the purview of this Commission are primarily the South and West; being adjacent to and visible from the public rights-of-way. Also note that this project will come before the Commission at a later date for site plan approval.

5.2 Architectural Style of Theme

No predetermined architectural style or design theme is required in Columbia's City Center; however, the design of a building should be compatible with its function and with its surroundings (context)... new buildings should take care in materials selection and architectural detailing so they do not look like cheap historic imitations. These projects should be sympathetic and compatible with surrounding 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.

This building is a modern style, with a flat roof and strong horizontal orientation. The building sits just east of the iconic Thomas Cooper Library, as well as amongst several other modern buildings from past decades, including the fairly recent parking structure to the south. What they do have in common are flat roofs, strong, simple forms with minimal detailing, and horizontal articulation, making this new form fit well into this part of campus.

5.3.1 Building Mass and Organization

The height and scale of new buildings within City Center should complement existing structures while providing a sense of human scale and proportion. New infill structures should be designed... to complement existing structures without duplicating a past architectural style.

The building mass is compatible with the surrounding context. Currently, the open space where this building is proposed is divided into two areas by a significant grade change and includes retaining walls and stairs as one travels up from the parking garage towards Russell House. The building is situated to take up this grade change from north to south by occupying the southern open space, still providing exterior stairs and an accessible route along the west side of the building. This tightens up the courtyard south of Russell House, and arguably better defining it with an edge that includes a transparent first floor.

5.3.1 Building Heights

As a general rule and consistent with current zoning provisions, buildings within most of City Center should be no more than five stories... It is however, critical that in applying these Guidelines- as well as other development regulations- that the City be consistent in considering the height of proposed structures as they relate to the adjacent development context.

The building height is appropriate, and consistent with the surrounding context.

5.3.2 Façade Proportion and Rhythm

Whenever an infill building is proposed that is much “wider” than the existing characteristic facades on the street, the infill facades should be broken down into a series of appropriately proportioned “structural bays” or components typically segmented by a series of columns or masonry piers that frame window, door, and bulkhead components.

Similar to other projects that have come through recently, this building is of a modern design in a campus setting; these two characteristics make it difficult to apply the guidelines in this section, which are very much directed towards infill development in a more traditional urban context. The west elevation does have decorative vertical panels that establish a rhythm along the façade. Staff does not recommend adding additional vertical articulation in this particular context.

5.3.3 Proportion of Openings

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).

While the traditional storefront that is being referenced is not applicable, the building does provide a large percentage of glass on the first floor, and a loggia along the building to transition from the plaza to the building’s transparent first floor.

5.3.5 Wall Articulation

Monolithic street wall facades should be “broken” by vertical and horizontal articulation (e.g., sculpted, carved, or penetrated wall surfaces defined by recesses and reveals). These features are characterized by: (a) breaks in the surface of the wall, (b) placement of door and window openings; or (c) the placement of balconies, awnings, and/or canopies.

The South and West façades are well articulated both vertically and horizontally. The strong horizontal design is emphasized with extruded mullions, alternating bands of glass and fritted glass, and a horizontal ledge between the first and second level, which parallels the roof overhang. This helps create a sense of scale along the western elevation.

At the first level on the western elevation, green screens occur at regular intervals in front of the curtain wall to establish vertical articulation and also provide an interesting series of

planted screen walls. These align with the upper story metal screen panels, continuing the pattern to the roofline.

5.3.6 Roof and Upper Story Details

Cornice lines of new buildings (horizontal rhythm element) should complement buildings on adjacent properties to maintain continuity.

As mentioned earlier, the adjacent buildings in this part of campus have flat roofs as well. *Roof mounted mechanical or utility equipment should be screened. The method 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)*

There is a roof-mounted exhaust fan shown on the west elevation. The architect verified that it will be “in the geometric center of the building, not visible from the ground within 1100’ of the building.” They are still working on the placement, and may actually eliminate it from the high roof area if possible.

5.4.1 Setbacks

Although the criteria for setbacks will be the same throughout the City Center design/Development District, some areas of the district have a more urban commercial character and others maintain a residential character. Each project still should be evaluated in context with its surroundings in order to properly decide whether a minimum or maximum setback should be used so that the overall character of the street is preserved.

Again, the campus setting makes the setback guidelines largely irrelevant.

5.4.2 Street Orientation

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

All sides of the building are facing plazas adjacent to other buildings; the south plaza still allows for vehicle travel.

5.5 Open Spaces in Private Development

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, residential uses or offices.

The building is cited in a location that is currently dominated by service areas and adjacent to a parking garage. Adding this active space and transparent ground floor should enliven this space and intensify the activity in the existing plazas.

5.7 The Storefront

This section of the guidelines is focused on traditional “Main Street” development patterns, and are not applicable to this project and site, for the most part. The few that apply have been cited.

Door and Window Design

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

The architects will be using insulated glazing units that consist of 2 clear glass panels with a low “E” coating on the #2 surface.

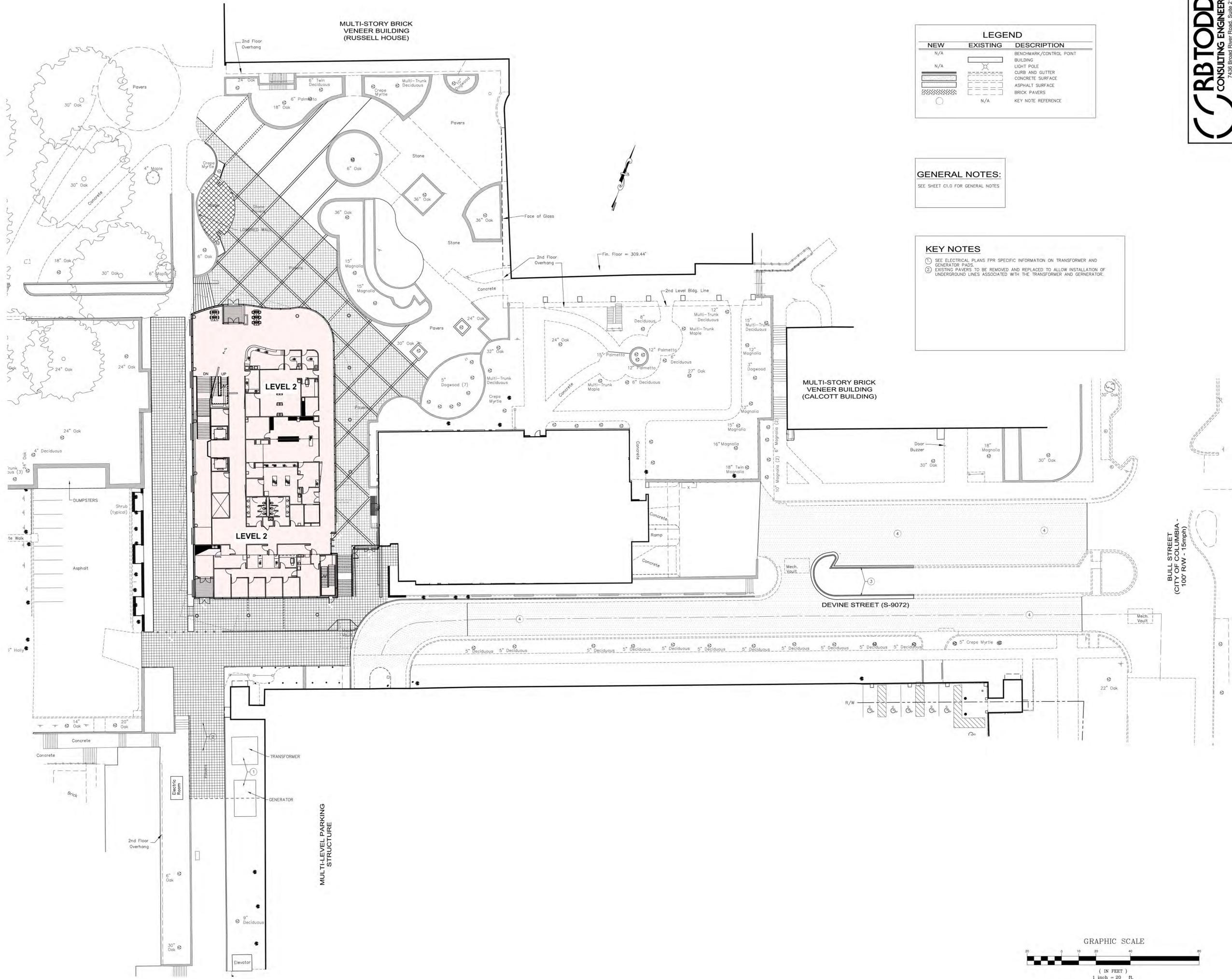
5.7.2 Exterior Walls/ Materials

The number of different wall materials used on any one building should be kept to a minimum (ideally, two or less).

There are two primary materials, Terra Cotta panels and an aluminum and glass curtain wall system, with some additional materials used as accents. (see materials page in your packet). While Terra Cotta panels are not listed explicitly in the guidelines as either encouraged or discouraged, they meet the qualities of the encouraged materials such as durability, appearance, and authenticity.

STAFF RECOMMENDATIONS:

Staff recommends granting **Certificate of Design Approval**.



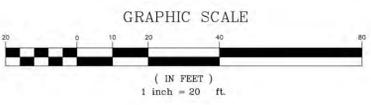
LEGEND

NEW	EXISTING	DESCRIPTION
N/A	[Symbol]	BENCHMARK/CONTROL POINT
N/A	[Symbol]	BUILDING
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	CURB AND GUTTER
[Symbol]	[Symbol]	CONCRETE SURFACE
[Symbol]	[Symbol]	ASPHALT SURFACE
[Symbol]	[Symbol]	BRICK PAVERS
[Symbol]	N/A	KEY NOTE REFERENCE

GENERAL NOTES:
SEE SHEET C1.0 FOR GENERAL NOTES

KEY NOTES

- SEE ELECTRICAL PLANS FOR SPECIFIC INFORMATION ON TRANSFORMER AND GENERATOR PADS.
- EXISTING PAVERS TO BE REMOVED AND REPLACED TO ALLOW INSTALLATION OF UNDERGROUND LINES ASSOCIATED WITH THE TRANSFORMER AND GENERATOR.



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PHASE:
DESIGN DEVELOPMENT SET

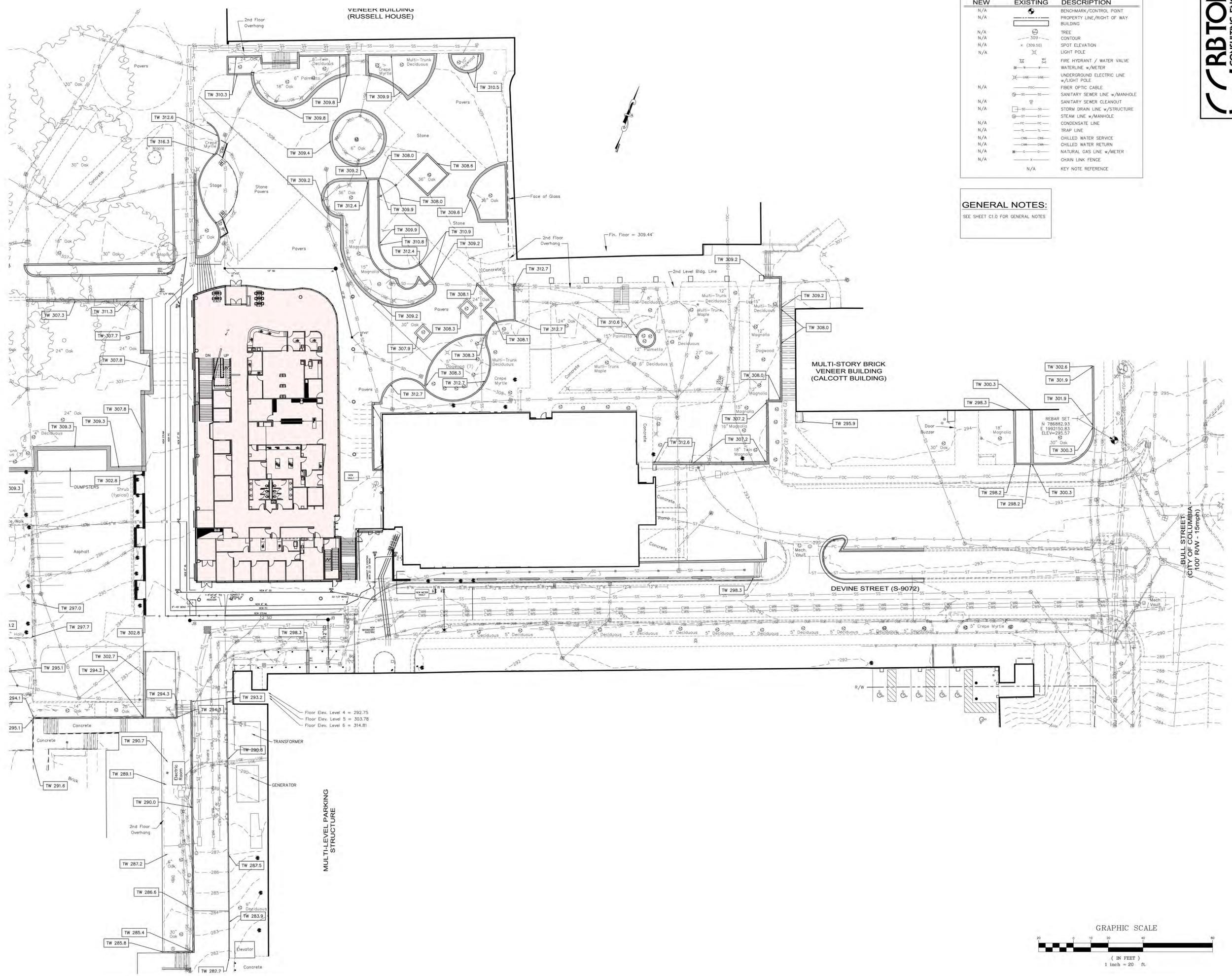
ISSUE DATE: 02.16.2015
PROJECT NO.: 12.136.00
STATE PROJECT NO.: H59-6057-CA

REVISION: DATE

TITLE:
OVERALL STAKING PLAN GENERAL INFORMATION

SHEET NO:
C2.0

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LEGEND

NEW	EXISTING	DESCRIPTION
N/A	⊕	BENCHMARK/CONTROL POINT
N/A	—	PROPERTY LINE/RIGHT OF WAY BUILDING
N/A	⊙	TREE
N/A	—	CONTOUR
N/A	x (309.50)	SPOT ELEVATION
N/A	⊗	LIGHT POLE
N/A	⊕	FIRE HYDRANT / WATER VALVE
N/A	—	WATERLINE w/METER
N/A	—	UNDERGROUND ELECTRIC LINE w/LIGHT POLE
N/A	—	FIBER OPTIC CABLE
N/A	—	SANITARY SEWER LINE w/MANHOLE
N/A	—	SANITARY SEWER CLEANOUT
N/A	—	STORM DRAIN LINE w/STRUCTURE
N/A	—	STEAM LINE w/MANHOLE
N/A	—	CONDENSATE LINE
N/A	—	TRAP LINE
N/A	—	CHILLED WATER SERVICE
N/A	—	CHILLED WATER RETURN
N/A	—	NATURAL GAS LINE w/METER
N/A	—	CHAIN LINK FENCE
N/A	N/A	KEY NOTE REFERENCE

GENERAL NOTES:
SEE SHEET C1.0 FOR GENERAL NOTES



QUACKENBUSH ARCHITECTS + PLANNERS
1217 HAMPTON | COLUMBIA, SC | 803.771.2999 | quackenbusharchitects.com

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PROJECT TITLE

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STUDENT HEALTH CENTER
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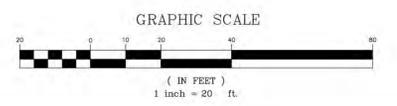
ISSUE DATE: 02.06.2015
PROJECT NO.: 12.136.00
STATE PROJECT NO.: H59-6057-CA

REVISION: DATE

TITLE: OVERALL GRADING AND UTILITIES PLAN

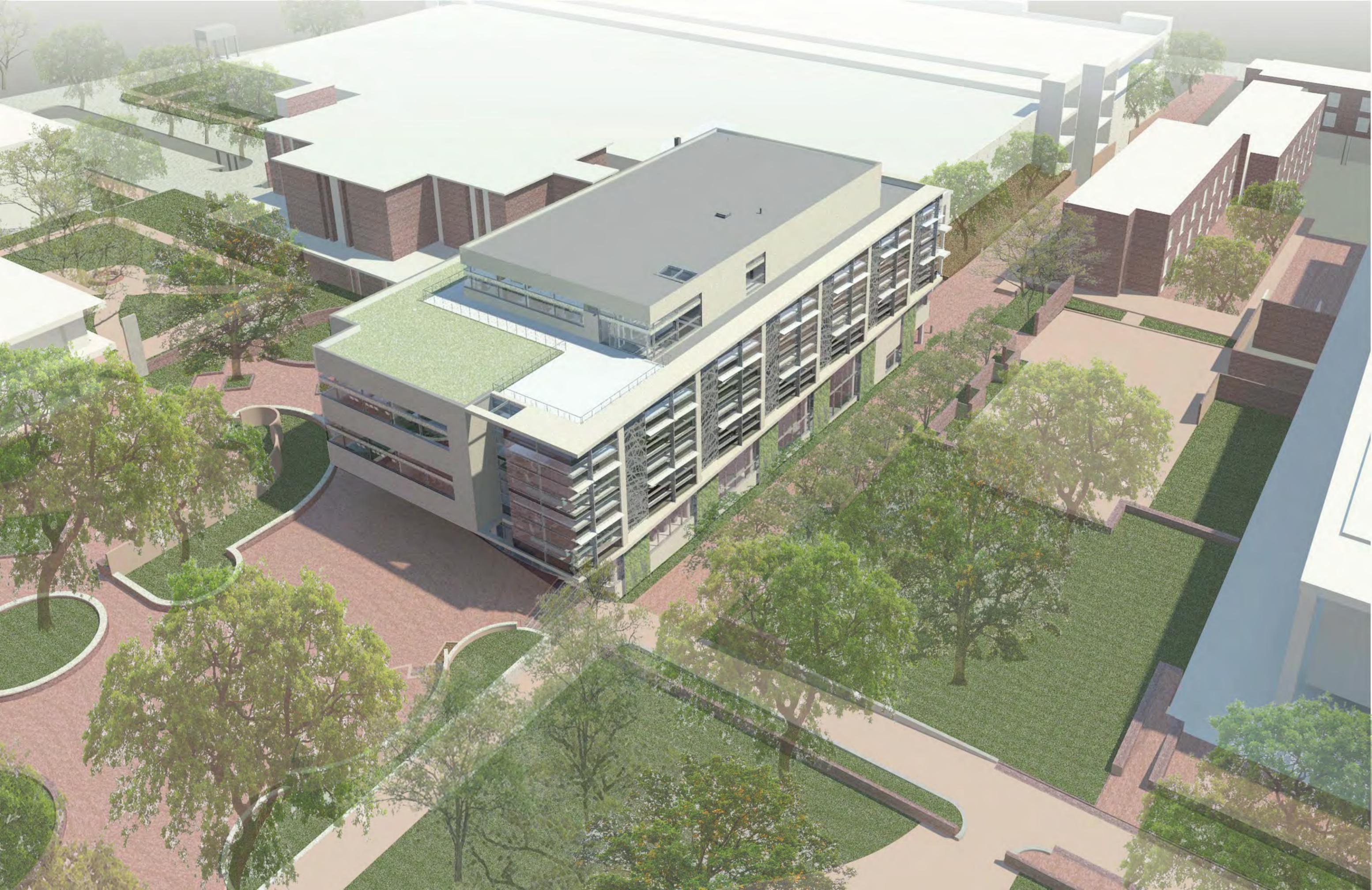
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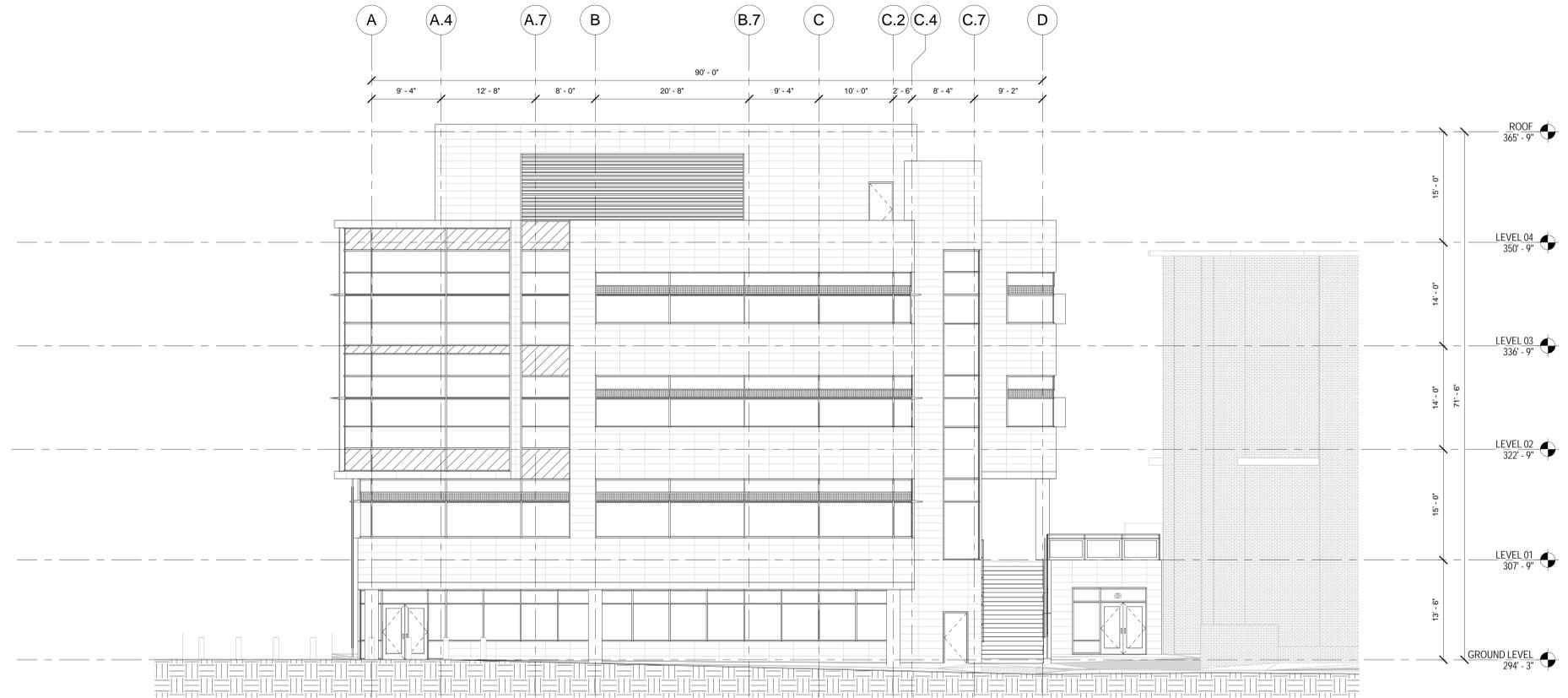
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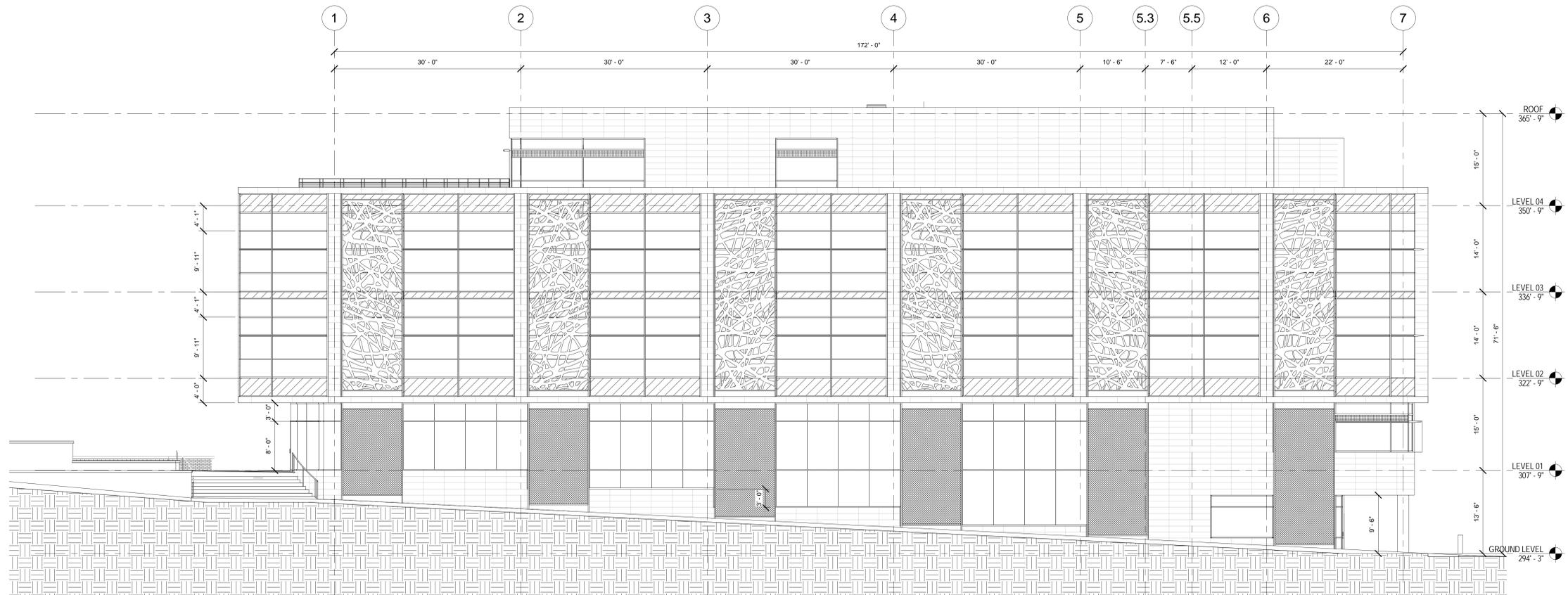
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1 SOUTH ELEVATION
A-201 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A-201 SCALE: 1/8" = 1'-0"

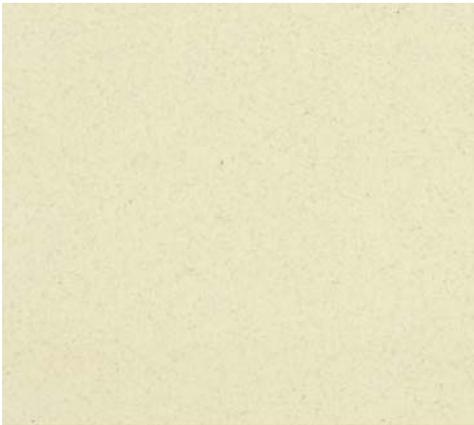
Materials and Details List

DATE 2/4/15
PROJECT NAME USC – Student Health Center
PROJECT NUMBER H27-6091-SG

The exterior materials for the new Student Health Center consist of Terra Cotta panels with Aluminum Curtain wall system with Low “E” insulated glass and metal panel infill. Exterior doors are medium style Aluminum entrance doors. The Curtain wall system will have aluminum horizontal and vertical mullions at various locations for sun shading devices.

The exterior materials are as follows:

Exterior Cladding Material: 30mm Terra Cotta Panels: 1'-0" tall x 3'-4" wide



Texture and Color: Smooth Finish, Color “Cream”

Exterior Curtain Wall System: 2 1/2" x 7 1/4" aluminum curtain wall system



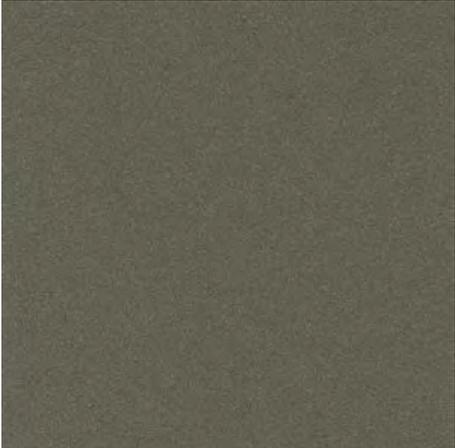
Texture and Color: Smooth Finish, Clear anodized aluminum

Exterior Curtain Wall Accent Panels: 1'-0" tall band in curtain wall system



Texture and Color: Smooth, Natural Wicker

Exterior Sun Shading Screen (West Elevation) – Vertical Accent



Texture and Color: Smooth, Pewter

