

D/DRC Case

1447 Hampton Street

City Center Design/Development District

TMS: 11402-03-09

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

ADDRESS: 1447 Hampton Street

APPLICANT: Barry Allmon, architect

TAX MAP REFERENCE: 11402-13-09

USE OF PROPERTY: Existing one-story office building is vacant and will be demolished.

REVIEW DISTRICT: Design/Development District

NATURE OF REQUEST: Request for Certificates of Design Approval for new construction of YMCA fitness facility

FINDINGS/COMMENTS:

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 be compatible with the existing, more traditional buildings; their design, particularly front facades, should be influenced by the other facades on the street, but should not attempt to copy them. New buildings should take care in materials selections and architectural detailing so they do not look like cheap historic imitations. These project 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.

Overall the building's street-facing elevations are compatible with the surrounding context. The architecture draws material cues from the brick apartment building north on Bull Street, and from the Federal Land Bank building on Hampton. However, staff has expressed concern over the north and west facades being of a different material (stucco). Having a different material on the side or rear façades is not consistent with the traditional design of the building, or with the traditional use of materials.

Staff has discussed options for having a mural on at least a portion of the rear façade. This would add interest (as the current mural on the existing building does); however what is left of the façade that is not included in a mural should be consistent with the primary materials on the street-facing facades.

5.3 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 provide storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features designed to complement existing structures without duplicating a past architectural style.

5.3.1 Building Heights

Except for areas where existing structures are predominately single-story, the most fundamental guidance for building heights in City Center is that the minimum height for any new building in the district should typically be two stories, even if the building contains only one functional story (e.g., a single-story, high ceiling commercial building).

The building is 2-story, which is appropriate. The design is traditional, with red brick and wide arched windows referencing the three-story apartment building to the north on Bull Street, and a cast-stone base, which makes reference to the limestone of the Federal Land Bank building to the west.

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.

The building is vertically divided into structural bays with brick piers that frame the doors and windows.

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).

The proportion of openings is conceptually on the right track; however they are smaller than needed to meet the intent of the guidelines. While staff interprets the percentages as a guide, the current openings could easily be enlarged to get closer to the recommended percentages without significant changes to the building design or the architectural detailing. The current ratio (of opening per wall surface for lower and upper) on Hampton Street is 46/26 respectively; Bull Street is 46/23. The renderings appear to have slightly larger windows than the hard-line elevations.

5.3.5 Wall Articulation

Long, unarticulated street wall facades should not be allowed. Facades should be instead divided into a series of structural bays (e.g., masonry piers which frame window and door elements.) This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center.

As mentioned previously, the building does have piers which subdivide the wall plane of the building, and create a rhythm along the street edge. The pilasters provide variation in the wall surface where shadow lines can occur. The cast stone base provides horizontal articulation and a strong base for the building.

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 window placement is appropriate, however the depth of window recesses should be at least 3-4” to provide articulation of the wall plane and shadow lines. Window profiles and details shall be submitted to staff for review prior to permitting.

The awnings and canopy at the corner provide articulation and also a sense of scale for the pedestrian.

5.3.6 Roof and Upper Story Details

Roofs may be flat or sloped... Cornice lines of new buildings (horizontal rhythm element) should complement buildings on adjacent properties to maintain continuity.

The roof is flat. The building is not directly adjacent to any other building.

5.4.1 Setbacks

The maximum setback for any new structure should be the average of the existing setback in the block and adjacent blocks where the project is to be constructed. In situations where the average is not established, the setback will be ten feet.

The building is appropriately positioned on the property line, adjacent to the sidewalk on both Hampton and Bull Streets.

5.4.2 Street Orientation

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.

The building is oriented toward the public street front. There is an entrance on the corner, with doors facing both Hampton and Bull.

Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.

This is a major street corner; both Hampton and Bull are categorized as “Gateway Corridor” Streets in the City Center Design Guidelines. Therefore both, and do, have storefront features across the entirety of the street-facing facades.

5.6 Landscaping

The streetscape, which is installed and maintained by the public sector, is the most important landscape element in City Center, as described in Chapter 4. There will, however, be many opportunities for landscaping in conjunction with private development... These guidelines supplement the guidelines presented in Chapter 4; they do not replace them. In other words, private development projects incorporating the features addressed in Chapter 4 (e.g., parking structures and lots) will have to comply with the Chapter 4 Guidelines for those features.

The landscape plan complies with the City of Columbia landscape Ordinance.

5.7.1 Storefront Composition, Accessories, and Detail

The main entry leading to a lobby, stair, or central corridor, should be emphasized at the street to announce a point of arrival in one or more of the following ways... punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall... Buildings situated at the corner of a public street should provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above... 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 emphasizes the entrance...

The building entrance is properly located at the street corner. The corner elements of the building are prominent by being slightly taller and set forward a few inches for emphasis. A canopy, distinct from the awnings on the rest of the building, provides shelter and emphasis to the corner entries.

Door and Window Design

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

The glass type is not specified; glass type and window details shall be submitted to staff for review prior to permitting.

Storefront windows should be as large as possible and no closer than 18 inches from the ground (bulkhead height)... Maximum bulkhead heights for new construction should be 36 inches.

The storefront windows are large, although just under 50% of the wall surface, as mentioned previously. They could be increased to get closer to the recommended 70%, however their proportions appear to be more in scale with the façade than the upper floor windows. The arched windows make reference to the brick apartment building to the north on Bull Street. The windows do get closer to the ground than 18", however they remain a consistent height and level as the grade drops along both facades. The largest distance from the bottom of the window to the sidewalk is the northern-most window on the Bull Street elevation, at 4' to the storefront, and 4'-6" to the glass.

Awnings and Canopies

Awnings and canopies provide the opportunity to add color and visual relief to buildings... the following guidelines describe the qualities that will ensure that awnings and canopies if used contribute positively to City Center's overall design quality... Awnings, if used, should be of a durable, commercial grade fabric, canvas, or similar material having a matte finish... Awning shape should relate to the window or door opening... square awnings should be used on rectangular windows

Both the awnings and the canopy are of black matte finish; the awning in canvas and the entry canopy in pre-finished metal. These elements add interest and pedestrian shelter to the façade; they are appropriately scaled and shaped to fit with the architectural features of the building.

5.7.2 Exterior Walls/ Materials

Storefront materials should be consistent with the materials used in significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within City Center. The number of different wall materials used on any one building should, however, be kept to a minimum (ideally, two or less)... stucco/exterior plaster (smooth trowled), new or used face-brick, cut stone, rusticated block (cast stone)...

The building elevations have been through several iterations regarding material placement. While the current configuration is greatly improved from the initial design, which had a combination of brick and stucco on the street-facing facades, staff is still concerned about the north and west elevations. While not street-facing, they are very visible from both rights-of-way. The drastic change in material from brick to stucco is inconsistent with the traditional style of the building.

As well, the number of wall materials should be kept to two. The architect did submit a version of the design that maintained the stucco and cut the cast stone. Staff recommended keeping the cast stone, as it adds visual interest to the brick façade. However, with or without the stone, the stucco appears incongruous with the rest of the building.

5.8.1. Cornice and Fascia

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.

The cornice and parapet wall are designed to fit with the architectural detailing of the building. The scale is intended to screen any rooftop mounted utility equipment.

5.8.2 Wall Materials (Upper Façade)

Wall materials should be selected to coordinate with neighboring structures and to complement the design of the storefront.

The brick upper façade is appropriate.

5.8.3 (Upper Façade) Windows

Upper story window should create a sense of scale and add articulation and visual interest to the upper façade.

As mentioned previously, the windows on the upper façade are too small in relation to the scale of the building. Increasing the size of the windows to get closer to the recommended percentage of wall area (40%) would be an improvement.

5.8.4 Piers

The piers that frame the storefront and visually anchor the upper façade play an essential role in creating a unified architectural framework which organizes the street level's visual diversity...to emphasize the piers' integral role in defining the architectural character of the upper facade they should be treated with the same surface material.

The piers are appropriately designed in scale and material.

5.10 Parking Facility, Location, Landscaping, and Screening

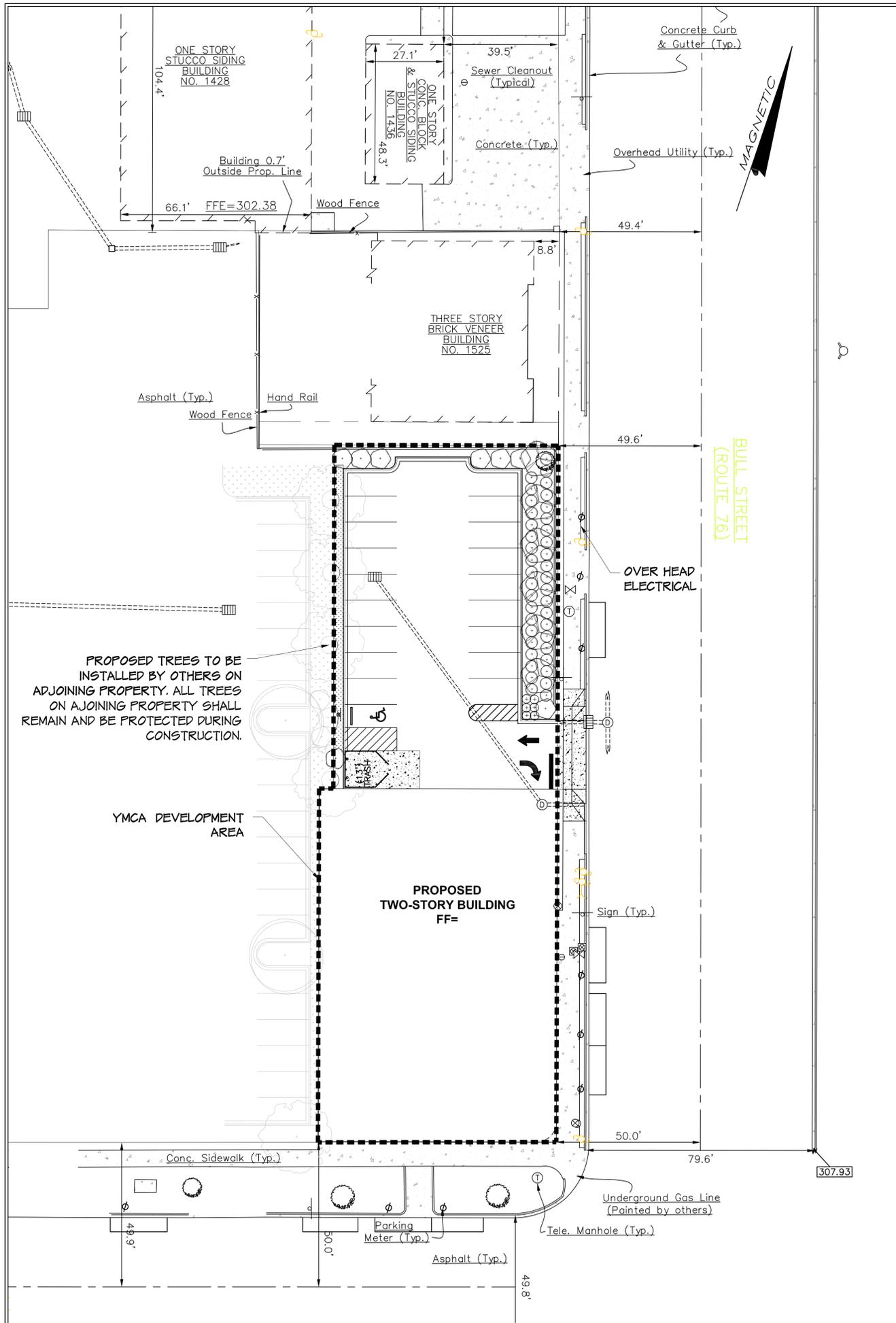
Generally, the parking required for each block should be contained within the block. Where parcels within a block are developed by different owners, the parking requirements of each development should be accommodated within its own parcel unless a cooperative parking plan is submitted at the time of the earliest development.

The parking lot is located to the north of the building, and is being evaluated per the City's Landscape Ordinance; it is properly screened with a continuous evergreen hedge and small trees (shade trees are not feasible due to the overhead power lines).

STAFF RECOMMENDATIONS:

Staff recommends approval of the request, with the following conditions:

- The upper story windows be increased in size as much as possible to get closer to the design guideline's recommended percentages
- Window sections and details be submitted to verify a minimum 3" depth and clear glass
- The north and west façades be continuous brick cladding to match the main building's materials; or a combination of stucco and brick if a mural will cover the stucco
- Signage must be reviewed separately and will require an independent CDA
- All details and changes shall be submitted to staff for review and approval



- NOTE:
1. ALL TREES, SHRUBS, AND GROUND COVER SHALL BE TRICKLE IRRIGATED. ALL LAWN AREAS SHALL HAVE FULL SPRAY IRRIGATION COVERAGE.
 2. ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" PINE STRAW WITHIN TWO DAYS AFTER PLANTING. MULCH SHALL COVER THE AREA OF THE PLANTING PIT, BED, OR SAUCER AROUND EACH PLANT.
 3. QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HIS OR HER OWN QUANTITIES. IF THERE IS A CONFLICT BETWEEN QUANTITIES AND SPACING, SPACING SHALL PREVAIL.
 4. ALL TREES IN THE RIGHT OF WAY SHALL AND ADJOINING PROPERTY SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

TOTAL SQUARE FOOTAGE OF PARKING AREA = 7,263 SF
 TOTAL SQUARE FOOTAGE OF LANDSCAPED AREA = 1,961 SF
 1,961 / 7,263 = 27% DEDICATED TO LANDSCAPED AREAS

YMCA DEVELOPMENT AREA = .44 ACRES
 DFU REQUIREMENT FOR YMCA DEVELOPMENT AREA = .44 * 30 = 13.2 DFU
 TOTAL FOR SITE = 13.2 DFU

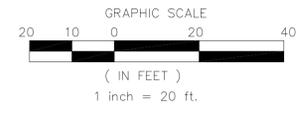
NEW TREES TO BE INSTALLED (2" CAL.): 6 SMALL TREES = 6 DFU
 SHRUBS SHOWN ON PLAN = +/- 53
 TOTAL = 103 DFU

| KEY | SCIENTIFIC NAME | COMMON NAME | SIZE | QTY. |
|-----|---|--------------------------|---------------------------------|------|
| ⊘ | <i>Cynodon dactylon</i> | Common Bermuda | | |
| ⊙ | <i>Rosa 'Meiggl'</i> PP#18542 CPBRAE | Peach Drift Rose | 18" Min. Ht. 3 Gallon | 6 |
| ⊖ | <i>Ilex cornuta 'Carissa'</i> | Carissa Holly | 24" Min. Ht. 3 Gallon | 40 |
| ⊕ | <i>Ilex x 'Emily Bruner'</i> | 'Emily Bruner' Holly | 6'-8' Min. Ht. | 8 |
| ⊗ | <i>Lagerstroemia indica x fauriei 'Tuscarora'</i> | 'Tuscarora' Crape Myrtle | 2" cal. 10' Min. Ht. multi-stem | 6 |

PROPOSED PLANTINGS FOR FLB APARTMENTS SITE (ADJOINING PROPERTY)

| | | | | |
|---|---|------------------------|--------------------------|--|
| ⊙ | <i>Ulmus parvifolia 'ALLEE'</i> | 'ALLEE' Chinese Elm | 4" cal. 16'-18' Min. Ht. | |
| ⊕ | <i>Quercus phellos 'Hightower' P.P.#13677</i> | 'Hightower' Willow Oak | 4" cal. 16'-18' Min. Ht. | |

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 Fax: 803-765-0993
 Email: cdinc@coxanddinkins.com

REGISTERED PROFESSIONAL ENGINEER
 NO. 29018



CERTIFICATE OF AUTHORIZATION SEAL

| REVISIONS | DESCRIPTION | DATE | NO. |
|-----------|-------------|------|-----|
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PREPARED FOR:
 HERITAGE LAND AND DEVELOPMENT CO., LLC
 JOHN GLASSSELL
 5350 POPLAR AVE., SUITE 730
 MEMPHIS, TN. 38119
 901.763.3333

PROJECT:
YMCA COLUMBIA
 LOCATED IN THE CITY OF COLUMBIA
 RICHLAND COUNTY, SC

| | |
|-------------|-------------|
| TMS | 11402-03-09 |
| BOOK | Z91-27 |
| PROJECT NO. | 1753 |
| DATE | 03/13/2015 |
| SHEET NO. | 211 10-B |
| of 8 | |

03-03-2015 stone

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stone base

clear anodized storefront windows

stone base

canvas awning

bull street elevation

proposed elevation for

new Two Story Facility

Columbia, South Carolina



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hampton street elevation

proposed elevation for

new Two Story Facility

Columbia, South Carolina



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all stucco bands color 1

31'-4"

FUTURE SIGNAGE

stucco color 1



canvas awning

clear anodized storefront windows

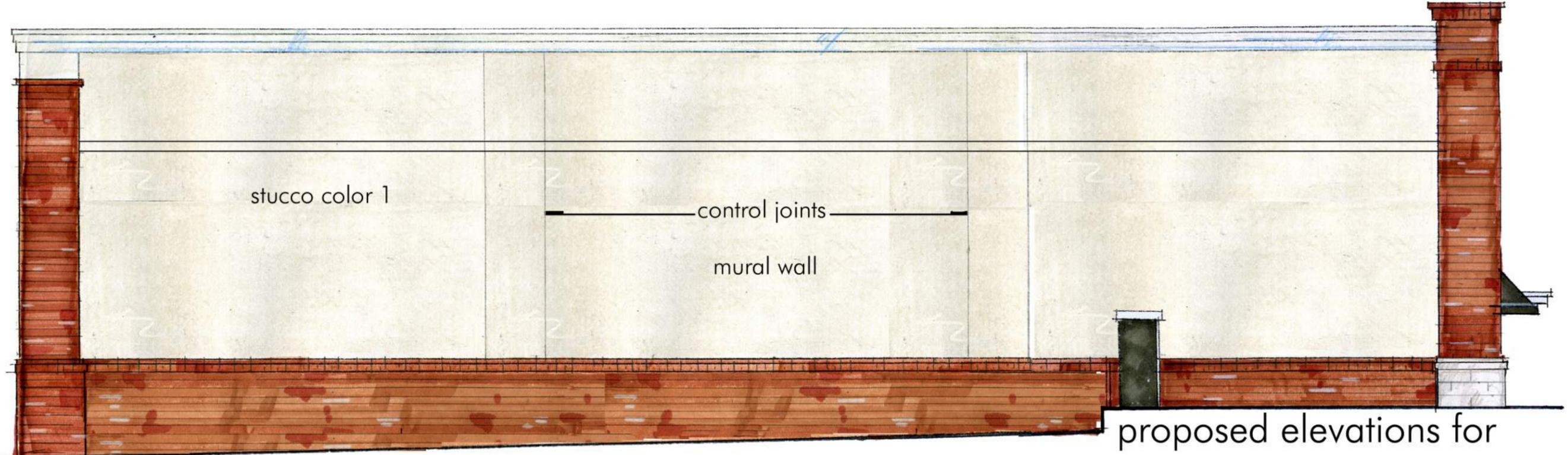
rear parking elevation

see construction drawings for
finish floor at parking lot

stucco color 1

control joints

mural wall



proposed elevations for

mural wall elevation

stone 03-03-2015

new Two Story Facility
Columbia, South Carolina



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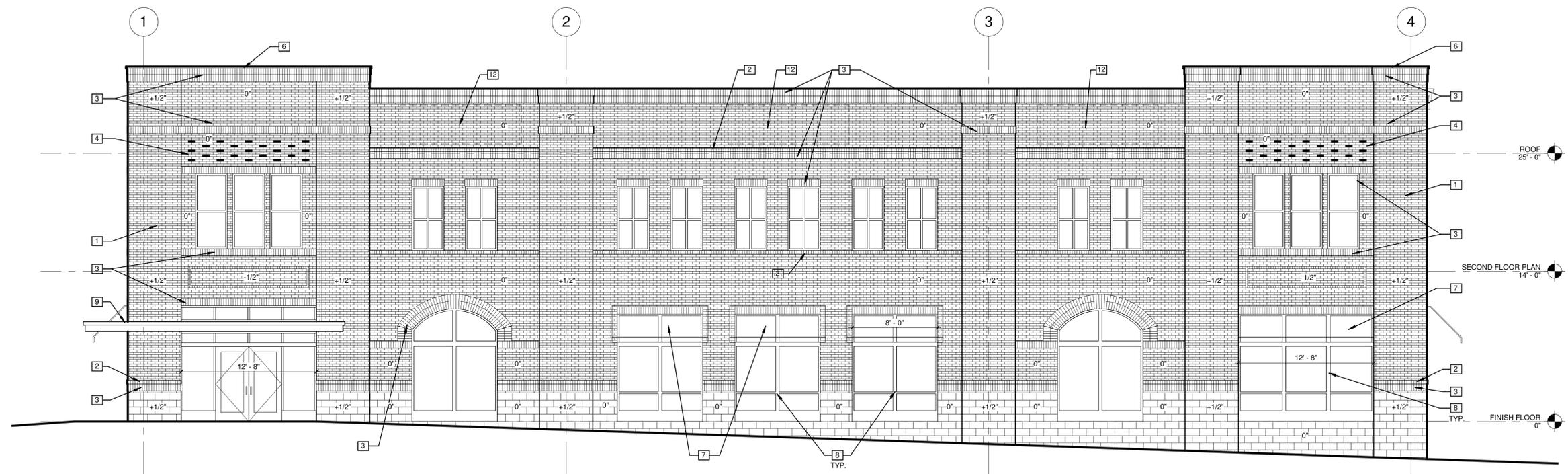
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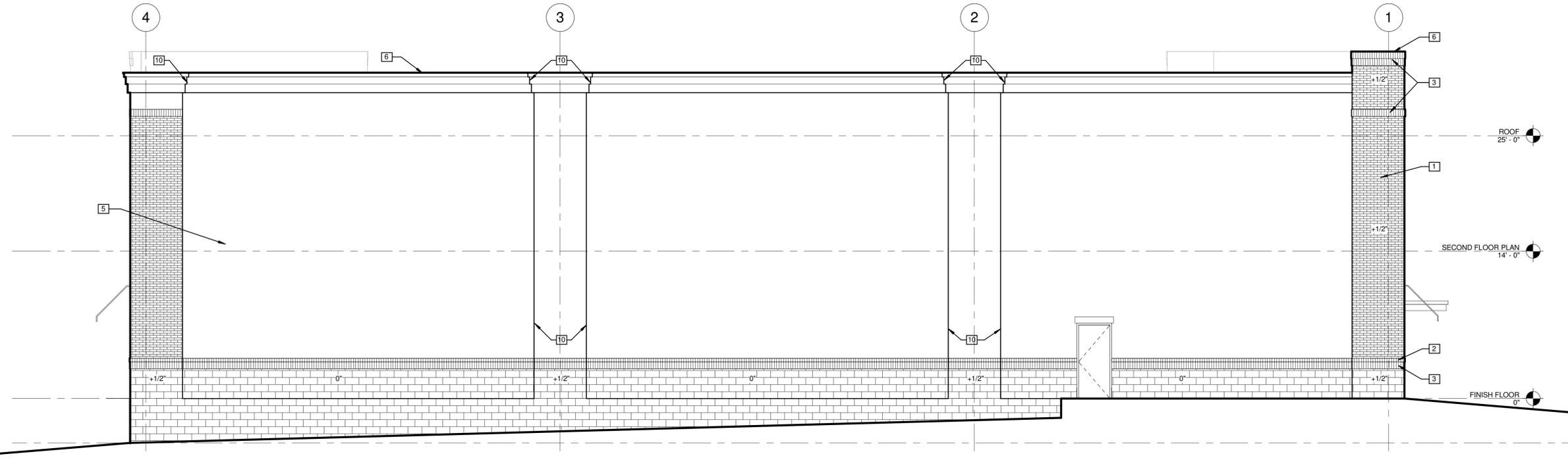
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| | | |

NEW CONSTRUCTION
 THE "Y"

COLUMBIA, SC



1 EAST ELEVATION
 3/16" = 1'-0"



2 WEST ELEVATION
 3/16" = 1'-0"

| BULL ELEVATION RATIOS | |
|-----------------------|----------------------------------|
| | OPENING AREA : WALL AREA (SQ FT) |
| FIRST FLOOR | 780 : 1,704 = 45.77% |
| SECOND FLOOR | 306 : 1,339 = 22.85% |

| ELEVATION NOTES | |
|-----------------|--|
| 1 | BRICK- PINE HALL- FARMINGTON |
| 2 | BRICK- ROWLOCK PINE HALL- FARMINGTON |
| 3 | BRICK- SOLDIER PINE HALL- FARMINGTON |
| 4 | BRICK- ACCENT (BLACK) |
| 5 | STUCCO- COLOR SUEDE |
| 6 | PREFINISHED METAL COPING- TO MATCH ADJ. MATERIAL |
| 7 | FABRIC AWNING (BLACK) |
| 8 | MILL FINISHED ALUMINUM STOREFRONT/ WINDOW SYSTEM |
| 9 | PREFINISHED METAL CANOPY- COLOR MAT BLACK |
| 10 | STUCCO CONTROL JOINT |
| 11 | FUTURE WALL MURAL LOCATION |
| 12 | ROOF TOP EQUIPMENT- TO BE BELOW TOP OF PARAPET |
| 13 | AREA OF DUMPSTER SCREEN |
| 14 | ELECTRICAL METERS |

Sheet Title
 EXTERIOR ELEVATIONS

Project No.
 12XXX

Drawn by
 Author

Date
 Issue Date

A3.2

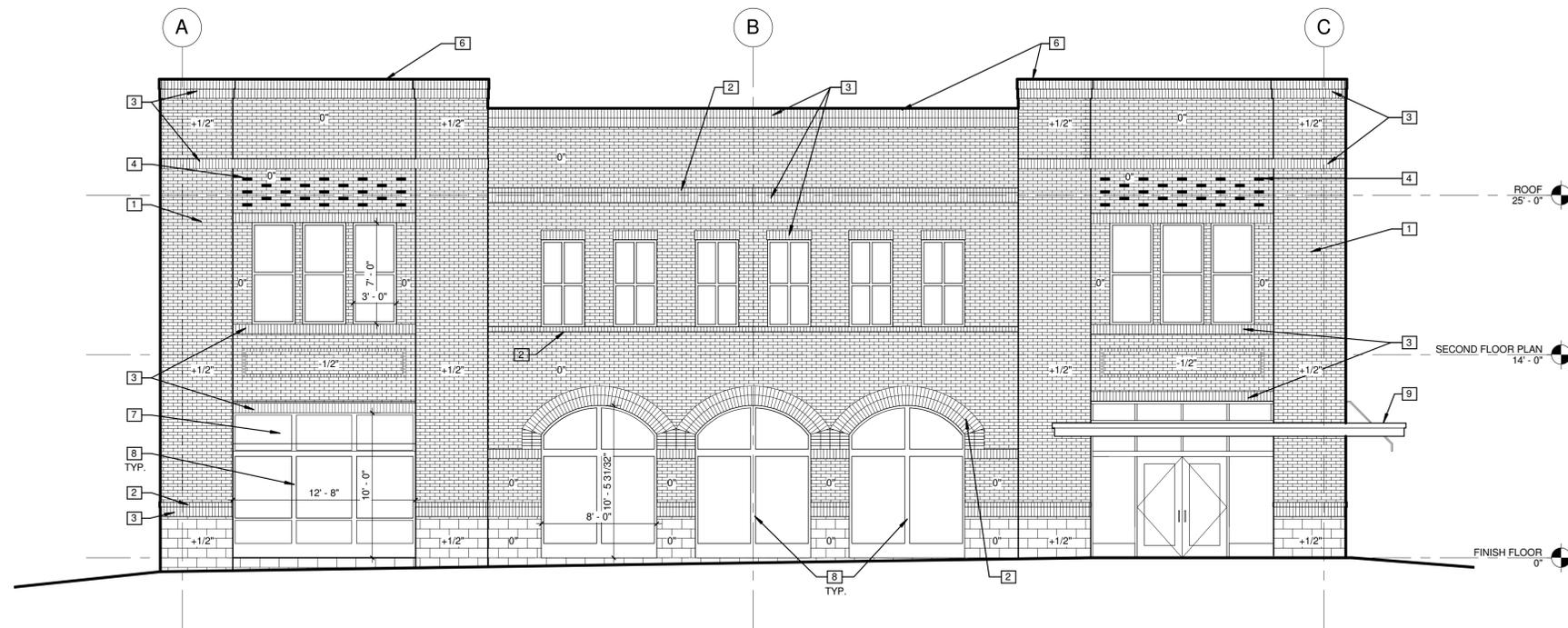


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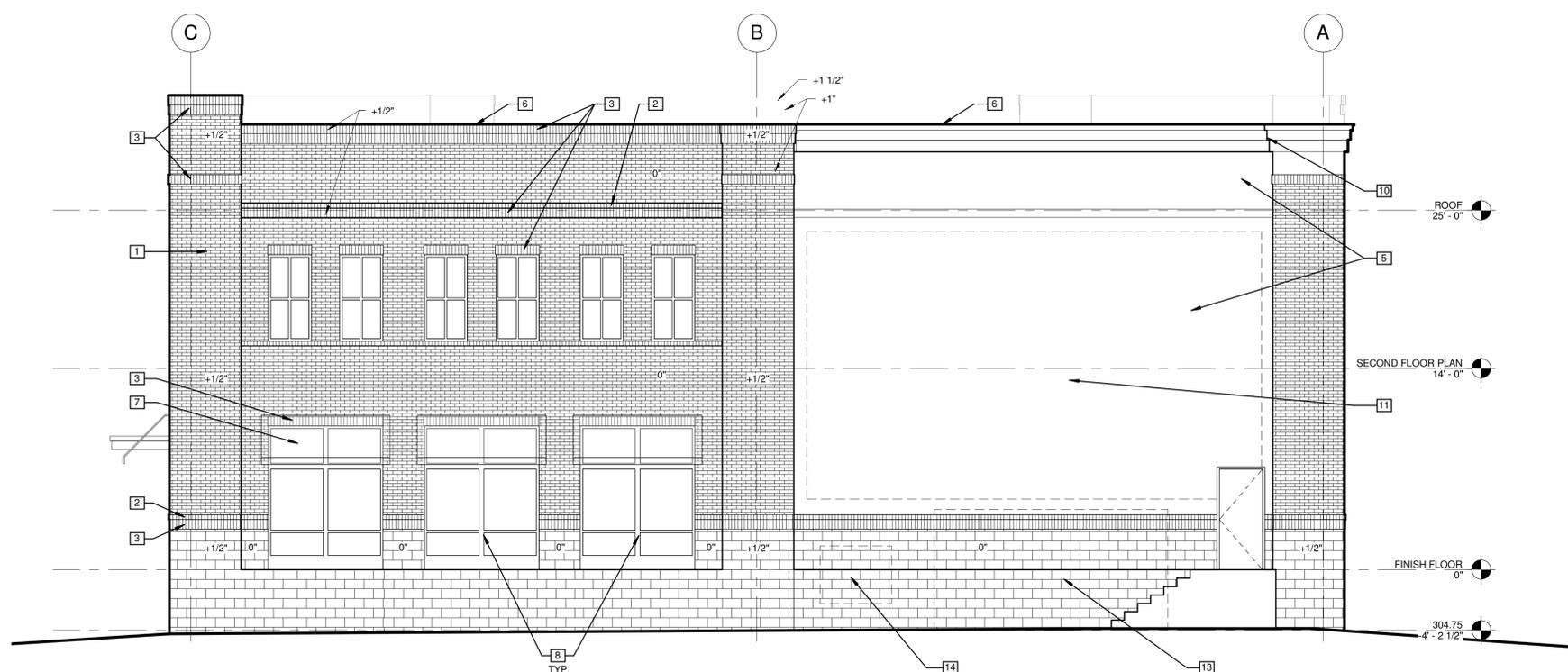
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1 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

| HAMPTON ELEVATION RATIOS | |
|--------------------------|----------------------------------|
| | OPENING AREA : WALL AREA (SQ FT) |
| FIRST FLOOR | 532 : 1,148 = 46.37% |
| SECOND FLOOR | 234 : 904 = 25.88% |

| ELEVATION NOTES | |
|-----------------|--|
| 1 | BRICK PINE HALL- FARMINGTON |
| 2 | BRICK- ROWLOCK PINE HALL- FARMINGTON |
| 3 | BRICK- SOLDIER PINE HALL- FARMINGTON |
| 4 | BRICK- ACCENT (BLACK) |
| 5 | STUCCO- COLOR SUEDE |
| 6 | PREFINISHED METAL COPING- TO MATCH ADJ. MATERIAL |
| 7 | FABRIC AWNING (BLACK) |
| 8 | MILL FINISHED ALUMINUM STOREFRONT/ WINDOW SYSTEM |
| 9 | PREFINISHED METAL CANOPY- COLOR MAT BLACK |
| 10 | STUCCO CONTROL JOINT |
| 11 | FUTURE WALL MURAL LOCATION |
| 12 | ROOF TOP EQUIPMENT- TO BE BELOW TOP OF PARAPET |
| 13 | AREA OF DUMPSTER SCREEN |
| 14 | ELECTRICAL METERS |

NEW CONSTRUCTION
THE "Y"

COLUMBIA, SC

Sheet Title
EXTERIOR ELEVATIONS

Project No.
12XXX

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