
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
FEBRUARY 11, 2016

Minutes – Regular Session 4:00 PM
City Hall
Council Chambers • 1737 Main Street • Columbia, SC

Members Present: Harris Cohn, LaToya Grate, Ashby Gressette, Bowen Horger, John Powell, Ryan Hyler, Tom Savory, Robert Wynn

Members Absent: Paul Bouknight

Staff: Amy Moore, Lucinda Statler, John Fellows, Staci Richey

I. CALL TO ORDER

The meeting was called to order by Chairperson Robert Wynn at 4:00 PM.

Ms. Moore noted changes to the agenda since publication.

**II. CONSENT AGENDA
URBAN
HISTORIC**

1. **1634 Main Street** (TMS R09014-04-19) Request for recommendation for landmark status. *City Center/ Design Development District*
2. **1411 Geiger Avenue** (TMS# 09114-02-21) Request for preliminary certification for the Bailey Bill. *Cottontown Architectural Conservation District*
3. **2130 Senate Street** (TMS#11406-11-10) Request a Certificate of Design Approval for new construction. *Old Shandon/ Lower Waverly Protection Area*

Moved from Regular Agenda 4. **1635 Main Street** (TMS R09014-10-08) Request for preliminary certification for the Bailey Bill and Certificate of Design Approval for exterior changes. *National Register/ City Center Design/ Development District*

Moved from Regular Agenda 5. **1637 Main Street** (TMS# R09014-10-07) Request for preliminary certification for the Bailey Bill and Certificate of Design Approval for exterior changes. *National Register/ City Center Design/ Development District*

Moved from Regular Agenda 6. **2434 Main Street** (TMS#09113-13-01) Request for Certificate of Design Approval for site improvements and exterior changes North Main Corridor Overlay

Motion by Mr. Gressette to approve the Consent Agenda based on the recommendation of staff. Motion seconded by Ms. Grate. Consent Agenda approved 8-0.

**III. REGULAR AGENDA
URBAN**

1. **Canalside Phase III** (TMS# 09005-03-04, 06, 17) Request for Site Plan Approval for development of four new buildings at the Canalside Development *City Center Design/ Development District*

Johnathan Chambers, land development administrator, presented on the request site plan approval for Canalside Phase III.

This project entails the construction of a \pm 320,000 sq. ft. mixed-use development on \pm 5.78 acres. This phase of development will contain 31,028 sq. ft. of commercial space and 338 multi-family residential units. The parking requirements for this project will be met with a combination of structured and off-street parking.

All staff comments contained in case summary are general comments, except for one regarding the connectivity of the Esplanade and the Tunnel Connection. Should the Commission be inclined to grant approval of the site plan, staff would request that detail be deferred to staff to work on as the connection shall be a minimum width of 14 feet complying with the City's Comprehensive Plan/Walk Bike Columbia and guidelines for greenways.

Ned Miller, development manager of the Beach Company, presented on the request.

Motion by Ms. Grate to grant the request for site plan approval for Canalside Phase 3 for development of four new buildings as noted with the City Agency Comments and with the question regarding the 14 foot walkway to be deferred to staff.

Motion seconded by Mr. Savory. Motion approved 8-0.

2. **Canalside Phase III** (TMS# 09005-03-04, 06, 17) Request for Certificate of Design Approval for buildings 2 and 3 of Phase III at the Canalside Development. *City Center Design/Development District*

Lucinda Statler, urban design planner, presented on the request for Certificate of Design Approval for buildings 2 and 3 of Phase III at the Canalside Development.

This is the third and final phase of the Canalside project. The PUD was approved in 2005. The Infrastructure package and Phase One included the construction of several multi-family buildings and was approved in 2007. Phase Two included multi-family buildings and townhomes and was approved in 2011. Phase III includes the final four buildings on the remaining three parcels on the property. Approval for Buildings 1 and 4 was granted (conditional upon several items being submitted to staff for review) in December, 2015. The applicant has included these items in the submittal, for the Commission to comment as well. Buildings 2 and 3 were deferred to a subcommittee, which took place on January 6. This evaluation is focused on Buildings 2 and 3.

Ned Miller, development manager of the Beach Company, presented on the request.

Motion by Mr. Hyler to approve the request for Certificate of Design Approval for Building 2 with the following conditions:

- Rooftop mounted utility equipment must be screened; screening shall be reviewed and approved by staff.
- Recessed windows within cementitious panel exterior walls shall be identified on the facades; at least 50% of these windows on street-facing elevations must be recessed.
- All other details to be deferred to staff.

Motion seconded by Mr. Savory. Motion passes 8-0.

Motion by Mr. Gressette to accept and approve Building 3 as presented, with the following conditions:

- Rooftop mounted utility equipment must be screened; screening shall be reviewed and approved by staff.
- All other details to be deferred to staff.

Motion seconded by Mr. Hylar. Motion passes 8-0.

3. **1221-1301 Huger Street and 401-433 Gervais Street** (TMS # R08912-13-02) Request for Certificate of Design Approval for new construction of approximately 545,000sf mixed use development on the former Kline Iron and Steel property. *City Center/ Design Development District*

Lucinda Statler, urban design planner, presented on the request for Certificate of Design Approval for new construction of approximately 545,000sf mixed use development on the former Kline Iron and Steel property.

This site is the 6.5 acre parcel at the corner of Huger and Gervais, formerly Kline Iron and Steel. This proposal is for the first two mixed-use buildings, associated structured parking, and site/infrastructure work for an overall development plan which will include two additional buildings in the future. Building One is at the corner of Huger and Washington Streets and includes 4-5 levels of residential over restaurant/retail on the first floor along the street edge.

The parking garage is located to the west of the building, adjacent to the SCE&G sub-station. Building Two is on Gervais Street, along the western edge of the property, with the two future developable parcels at the corner of Gervais and Huger. Building two is 5-6 levels of residential units wrapped around structured parking, with one retail space on the first level, facing Gervais Street.

The project was before this Commission and granted a Certificate of Site Plan Approval in August 2015. In September 2015, the project received design approval conditional upon a number of items coming back to staff or the Commission; the two main items are as follows:

- Larger-scaled, detailed elevations of street-facing facades be submitted for review [to the DDRC as they are further developed;
- The parking garage design be developed to ensure a high-level of finish and screening of vehicles and ramping.

Jeff Davis, architect, presented on the request. Mr. Davis reviewed the site plan, design, parking deck and museum connector; and discussed the courtyard and connector.

Laura Baker, Cox and Dinkins, discussed drainage regarding the parking garage.

Motion by Mr. Gressette to grant a Certificate of Design Approval for new construction at 1221-1301 Huger Street and 401-433 Gervais Street based upon recommendation of staff and their review, with the condition that any relevant details be reviewed with staff. In particular that the final design of pedestrian connection to the state museum be reviewed.

Motion seconded by Mr. Horger. Motion passes 8-0.

4. 2434 Main Street (TMS#09113-13-01) Request for Certificate of Design Approval for site improvements and exterior changes **Moved to Consent Agenda** North Main Corridor Overlay

HISTORIC

1. 1635 Main Street (TMS R09014-10-08) Request for preliminary certification for the Bailey Bill and Certificate of Design Approval for exterior changes. **Moved to Consent Agenda** National Register/ City Center Design/ Development District
2. 1637 Main Street (TMS# R09014-10-07) Request for preliminary certification for the Bailey Bill and Certificate of Design Approval for exterior changes. **Moved to Consent Agenda** National Register/ City Center Design/ Development District
3. 3015 Amherst Avenue (TMS#13804-01-02) Request for a Certificate of Design Approval for site improvements. *Oakwood Court Architectural Conservation District*

Staci Richey, preservation planner, presented on the request for a fence which was previously presented at the January D/DRC meeting and a subsequent D/DRC subcommittee meeting, with alterations to the design and a reduction in its height.

Dale Marshall, architect for the project, and Thomas Jones, property owner, spoke on the request.

No one spoke in favor or opposition of the request.

Motion by Mr. Hyler to approve the request for a Certificate of Design Approval for construction of the fence as resubmitted.

Motion seconded by Mr. Horger. Motion passes 4-2 with Ms. Grate and Mr. Wynn in opposition.

- Withdrawn** 1. 1131 Shirley Street (TMS#13901-18-05) Request for Certificate of Design Approval for outbuilding. *Melrose Heights/Oak Lawn Architectural Conservation District*
- Deferred** 2. 1401 Hampton Street (TMS# R11402-03-03) Request for a review of the preliminary certification for the Bailey Bill. *Individual Landmark*

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES
January Minutes

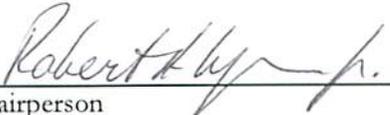
Motion by Mr. Savory to approve the January 2016 minutes.

Motion seconded by Mr. Gressette. Motion approved 6-0 with two abstentions from Ms. Grate and Mr. Hyler as they were not in attendance at the January meeting

VI. ADJOURN

There being no further business, motion by Mr. Hyler to adjourn the meeting.

Motion seconded by Ms. Grate. Meeting adjourned at 5:13 PM



Chairperson



Date

Respectfully submitted
Planning and Development Services Department