

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL AGENDA

Regular Meeting
May 7, 2020
4:00 PM
Webex Virtual Meeting

Public meetings will be hosted virtually online and can be accessed at greenvillesc.gov/meeting using the password meetnow. Instructions to access the meeting, and information regarding a remote viewing location, are included at the end of this notice.

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of Minutes – February 6, 2020
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Call for Public Comment
9. Old Business (public hearing)
 - A. None
10. New Business (public hearing)

- A. CA 20-151

Application by Garfield Signs and Graphics for a CERTIFICATE OF APPROPRIATENESS for exception to sign standards located at 920 WOODRUFF RD. (TM# 054501-01-01909).

Documents:

[MAY AGENDA PACKET - CA 20-151 - 920 WOODRUFF RD..PDF](#)

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B. CA 20-152

Application by Mike Goll for a CERTIFICATE OF APPROPRIATENESS for modifications to the interior courtyard at 116 N. MARKLEY ST. (TM# 007400-01-01301).

Documents:

[MAY AGENDA PACKET - CA 20-152 - 116 MARKLEY ST..PDF](#)

C. CA 20-206

Application by David Dixon for a CERTIFICATE OF APPROPRIATENESS for a major building addition for First Presbyterian Church located at 200 W. WASHINGTON ST. (TM# 004900-01-00700)

Documents:

[MAY AGENDA PACKET - CA 20-206 - FIRST PRESBYTERIAN CHURCH.PDF](#)

D. CA 20-207

Application by Lisa Lanni for a CERTIFICATE OF APPROPRIATENESS for a major building renovation at 401 RHETT ST. (TM# 007200-02-00100).

Documents:

[MAY AGENDA PACKET - CA 20-207 - RHETT STREET MUSIC VENUE.PDF](#)

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11. Other Business (Not a Public Hearing)

A. None

12. Advice and Comment (Not a Public Hearing)

A. MFD 14-257M

Application by Bas 360 General Contractors for Phase 2 of a MULTI-FAMILY DEVELOPMENT on 2.85 acres located at 350 MOHAWK DR. to include 5 condominium units (TM#018901-01-00801).

13. Informal Review (Not a Public Hearing)

A. None

14. Adjournment

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at <http://www.greenvillesc.gov/drb>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided;

individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.'

Webex Meeting Instructions

Steps for Online Access

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.
2. Join Event: Design Review Board Meeting – Urban Panel 5/7/20

Enter your: First Name
Enter your: Last Name
Enter your: Email Address
Enter the event password: meetnow
Click: Join Now

Steps for Phone Access

1. Dial: +1-415-655-0002
2. Enter Access Code: 712-733-329

Remote Viewing Location

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 102.

The City seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Procedure for Public Comment during Meeting

1. The Design Review Board Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public

shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.

2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:

- o Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
- o Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
- o Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.

6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.

7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.



**Planning Staff Report to
Design Review Board - Urban
May 1, 2020**
for the May 7, 2020 Public Hearing

Docket Number:	CA 20-151
Applicant:	Garfield Signs and Graphic (on behalf of Prisma Health)
Property Owner:	Greenville Mob Partners, LP
Property Location:	920 Woodruff Rd.
Tax Map Number:	054501-01-01909
Zoning:	C-3, Regional Commercial District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS
Staff Recommendation:	Approval

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.6.4(C) Freestanding Signs
Sec. 19-6.6.4(C)(7) Exception to Sign Standards
Table 19-6.6-3 Freestanding Signs
Administrative Manual Appendix J – Sign Standards and Design Guidelines

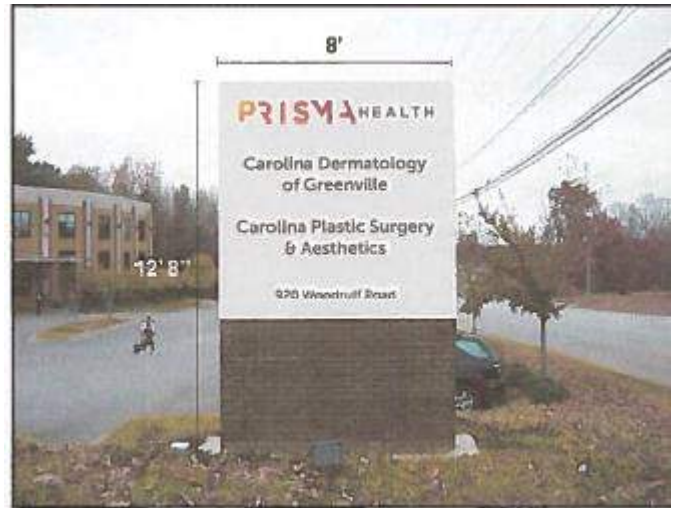
Staff Analysis:

The applicant proposes to replace the face of an existing monument sign, located at 920 Woodruff Rd., within a C-3 zoning district. The existing sign exceeds both the maximum sign face area and sign height, permitted by right, per the Sign Ordinance. The existing monument sign is approximately 12 ft. 8 in.-tall and features a brick base. The applicant proposes to install a non-illuminated 64 sq. ft. panel on the sign and still maintain the existing height. The Sign Ordinance allows staff to approve signs up to 10 ft. tall and no more than 36 sq. ft. in area. Larger signs must be approved by the Design Review Board as an exception to sign standards.

The sign is located in a grass berm adjacent to Woodruff Rd. The existing sign face and channel lettering are proposed to be removed. The proposed sign face is 2-inches deep, painted white, with 1/2-inch thick aluminum plate letters. The sign panel will be flush-mounted to the brick base.



Existing Sign Face



Proposed Sign Face

The application represents a face change to an existing sign rather than a new monument sign installation. Further, the applicant proposes to retain the natural brick monument sign base, satisfying the sign height/area incentives listed in the Administrative Manual. Therefore, staff recommends **approval** of the exception to sign standards to permit additional sign face area and height.

Applicable sign standards and guidelines follow below.

Freestanding signs: Subsection 19-6.6.4(C)

Freestanding signs. Freestanding signs are those types of signs that are supported by a structure secured to the ground and are wholly independent of any building, other than a sign structure, for support. Freestanding signs include monument signs, decorative post signs, freestanding suspended signs, and pylon or pole signs. Allowances for the number and size of freestanding signs are provided in table 19-6.6-3, freestanding signs. Applicants are encouraged to submit sign plans for evaluation during the site plan permit review process.

- (1) *Lighting.* Freestanding signs may be illuminated internally, provided the background is opaque allowing only the letters and logo to light, or with a shielded spot light located at the base of the sign.
- (2) *Address.* The address of the property shall be displayed on the freestanding signs oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall.
- (3) *Landscaping.* It is the intent of this section to ensure that freestanding signs are an integral part of the overall built and landscaped environment of a site. Landscaping

around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Guidelines for the use of landscaping around a sign base are provided in the administrative manual. General landscape requirements are listed in subsection 19-6.2.2, landscaping requirements.

- (5) *Standards for group development.* For group developments where multi-tenant freestanding signs are used, the number of tenant panels on each sign shall be limited to five, plus the name of the development; provided, however, that each tenant which occupies at least 10,000 square feet of space in the development shall be allowed a panel on one of the development's multi-tenant signs on each street frontage of the development.

Exceptions to sign standards: Subsection 19-6.6.4(C)(7)

Exceptions to sign standards. Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations. The design review board, through an application for a certificate of appropriateness, is authorized to grant an exception to allow an increase in sign area and or sign height, up to 25 feet, or other design-related modifications based on the following findings:

- (a) There are exceptional or unusual circumstances associated with the property involved, such as, but not limited to:
 - 1. Size of the development parcel.
 - 2. Frontage on an interstate highway.
 - 3. Visual obstructions.
 - 4. Unusual building location on-site.
 - 5. Certain uses which are primarily for entertainment, recreation, conference, or exhibition venues, which are open to the public and which have regularly-changing events, such as convention and exhibition halls, theaters and cinemas, sports stadiums and arenas.
- (b) The exception is consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.
- (c) The sign exception is for superior design that will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.

Table 19-6.3-3: Freestanding Signs

Zoning District	Sign Type	Number ¹	Height	Size	Applicable Standards
All nonresidential districts, all nonresidential uses permitted in residential districts, multifamily residential developments, and single-family residential subdivisions	Monument Sign	Two per street front for group development or one per street front for freestanding business or use ²	5 feet ^{3, 4}	16 square feet ^{3, 4}	Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual

NOTES:

¹ Allowed number of signs includes all freestanding sign types.

² Group development is a building or group of buildings which consists of more than one business functioning as a unit, and which are inter-dependent on required site amenities such as parking, site access, landscaping and trash collection, regardless of the number of parcels the group development may be separated into. A freestanding business is a single business or use on a single parcel that is not dependent on another parcel for compliance with required site amenities.

³ Sign height may be increased up to a ten foot height and size may be increased up to 36 square feet based on standards described in subsection 19-6.6.4(C), and the administrative manual, and approval of the administrator.

⁴ Sign height may be increased up to 25 feet and size may be increased based on standards described in subsection 19-6.6.4(C), and the administrative manual, and compliance with exceptions described in subsection 19-6.6.4(C) and approval by the design review board.

Administrative Manual Appendix J – Sign Standards and Design Guidelines

Incentives: Additional height or size may be allowed by incorporating one or more of the following features

- Use of back-lighted (halo) lettering, or carved, routed, or sandblasted signs with a three-dimensional textured surface integral to the design.
- Use of native or natural materials on at least 75% of the sign face and structure.
- Incorporation of unique architectural features, materials, and colors of the development site appropriately into the sign design.
- Landscaping designed to soften any blank base of the sign.
- Reduction in the total number of signs allowed on a site.
- Removal of nonconforming signs existing on the site.

Application # <u>CA 20-151</u>	Fees Paid <u>\$ 150.00</u>
Date Received: <u>3/2/20</u>	Accepted by <u>MOL</u>
DRB Review: _____	Staff Review: _____
Date deemed complete _____	App Deny Conditions _____



Application For Certificate of Appropriateness – Urban Design Panel

(For Properties in the C-4 Zoning District and all Signs requiring design review*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	<u>Garfield Signs & Graphics</u>	<u>Greenville Mob Partners Lp</u>
ADDRESS:	<u>203 Ford St.</u> <u>Green, SC 29650</u>	<u>5910 N Central Expy Ste. 1400</u> <u>Dallas, TX 75206</u>
PHONE:	<u>864-848-0911</u>	_____
FAX:	_____	_____
EMAIL:	<u>Kevin@garfieldsigns.com</u>	_____

Property Information

STREET ADDRESS: 920 Woodruff Rd DEED BOOK/PAGE _____

TAX PARCEL #: 0545010101909 ZONING DESIGNATION: C-3

WEST END HISTORIC DISTRICT? N NATIONAL REGISTER? _____

Description Of Request

Face change to existing monument

Overall height of monument - 12' 8"

Overall width of monument - 8'

* Monument signs exceeding 18" in height in any district; signs designed pursuant to Section 19-6.6.2(c)(3); and sponsorship signs pursuant to Section 19-6.6.6(h).

Instructions

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
2. See **Section 19-2.3.8(e), Standards**, for additional information; you may attach a separate sheet addressing these questions.
3. You must attach one (1) complete set of scaled drawings of the property that reflects, at a minimum, the information reflected on page 3. Drawings must be drawn at an appropriate scale, such as 1"=20' or ¼"=1', etc. Although construction drawings are not required, applicants for "final approval" should be able to provide construction drawings at the Design Review Board's (DRB) request. Applicants seeking informal review may do so at any stage of the design process. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.
4. You must attach the required application fee:
 - a. Applications requiring review by the Urban Design Panel –

Signs - \$150.00
All Other Applications - \$300.00
 - b. Applications that meet criteria for Staff review** –

Major* - \$100.00
Minor* - \$50.00
 - c. Modification of approved Certificate of Appropriateness – ½ the original fee
 - d. Informal Review - \$0.00

*Minor = color change; replacement of windows/doors; addition, deletion, or replacement of awnings; re-roofing; and, similar types of projects that do not involve structural alterations, increase/decrease in window/door area, or removal of architectural features.

*Major = any activity that is not "minor"; all site development activity; roof gardens; decks or accessory structures; or, any project requiring consultation with an officer of the DRB.

5. The Administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the DRB agenda. If the application is determined to be "insufficient", the Administrator will contact the applicant to request that the applicant resolve the deficiencies. ***You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.***

6. If the application requires review by the Urban Design Panel, you must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ sign(s) are acknowledged as received by the applicant

_____.

7. The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant and property owner affirm that the tract or parcel of land subject of this application is, or is not, restricted by any recorded covenant that is contrary to, conflicts with, or prohibits, the requested activity.

If the Planning Office has actual notice* that a restrictive covenant* is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the Office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

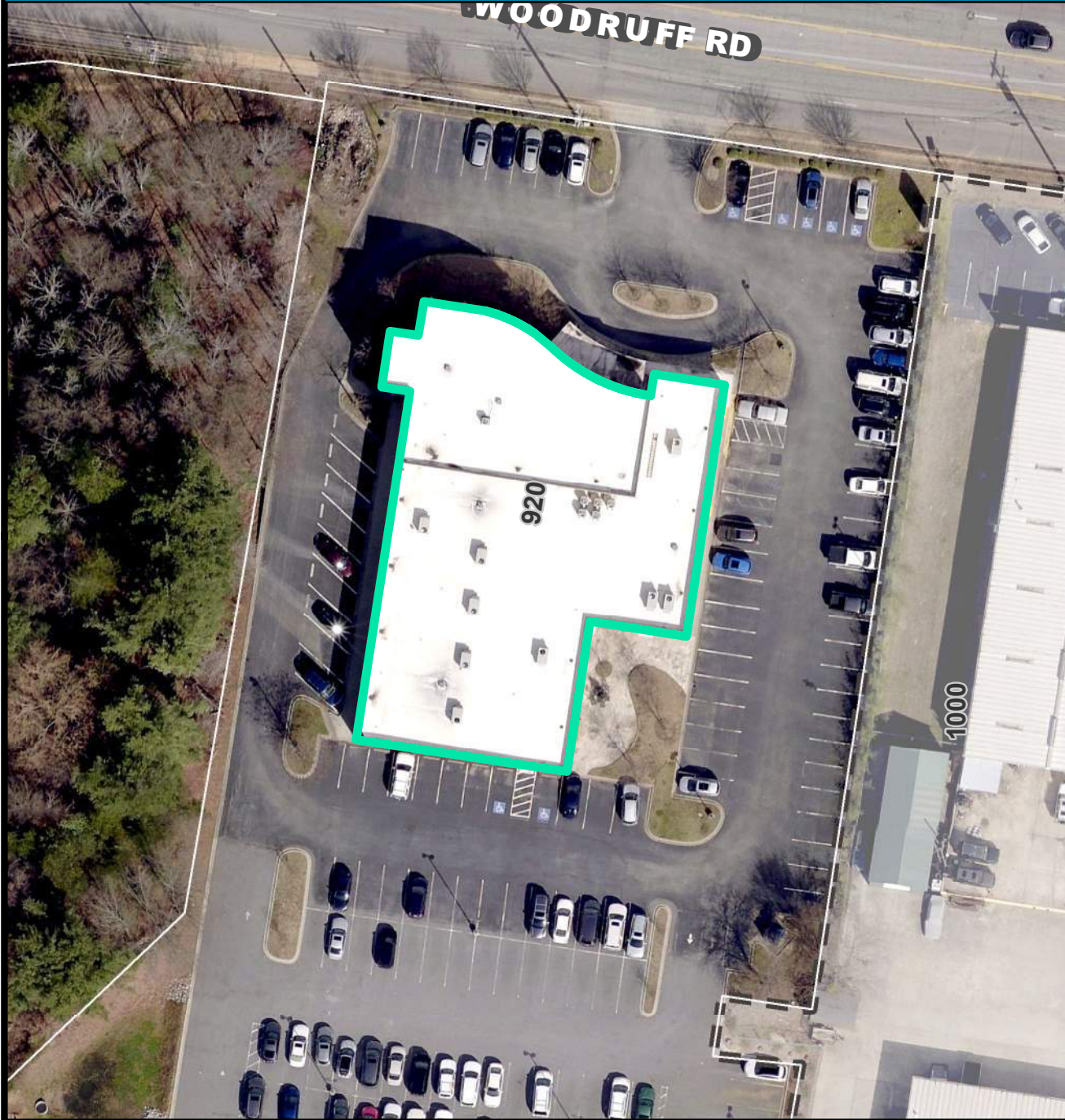
To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is _____ or is not _____ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

	APPLICANT
3/2/20	DATE
	PROPERTY OWNER
3-2-2020	DATE

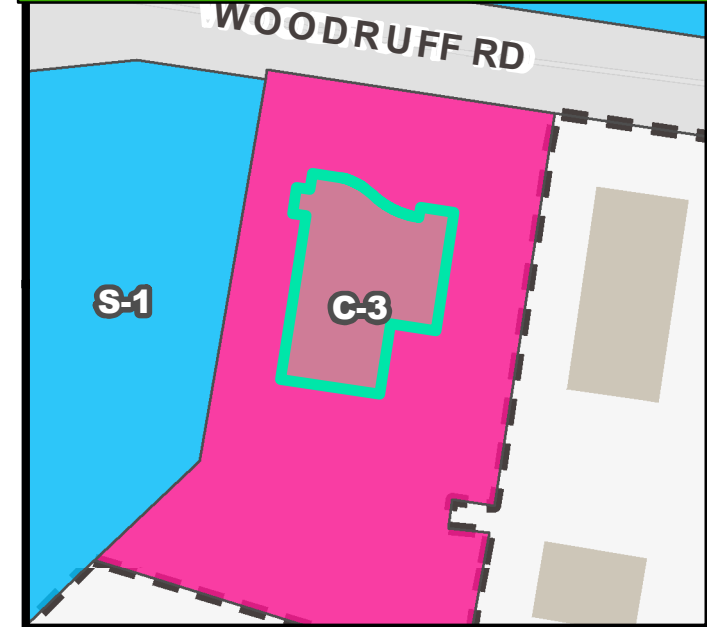
** Project description meets criteria for Staff review pursuant to **Section 19-2.3.8, Certificate of Appropriateness**, and **Appendix "D", Delegation of Projects Review Authority DRB to Administrator**.

CA 20-151 • 920 WOODRUFF RD.

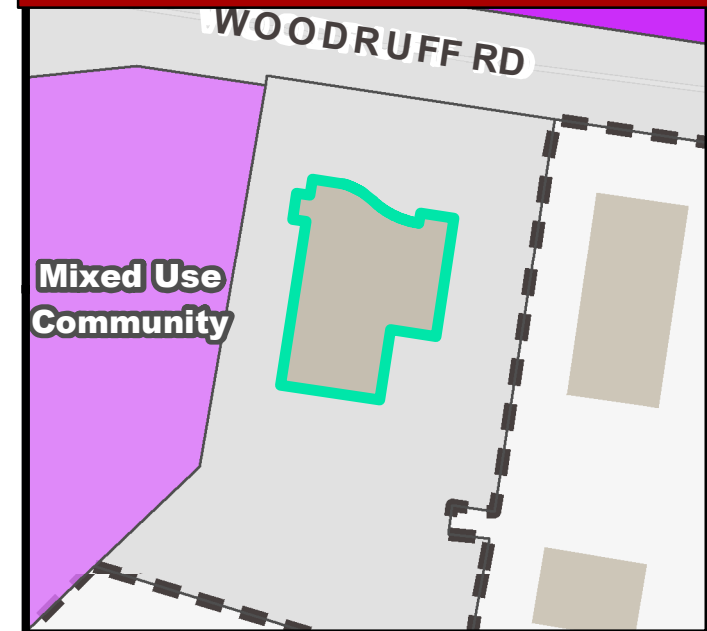
AERIAL VIEW



CURRENT ZONING

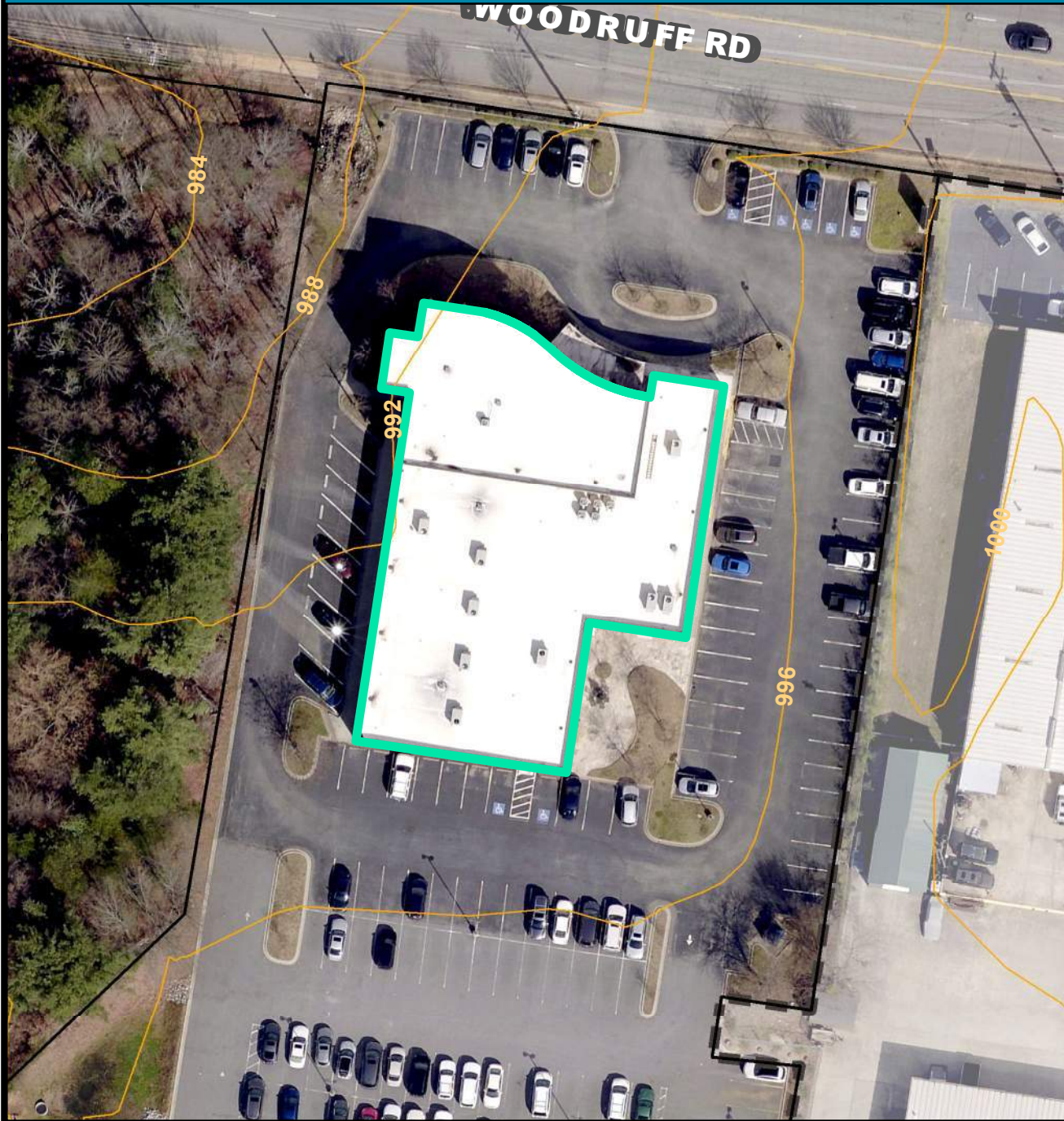


FUTURE LAND USE

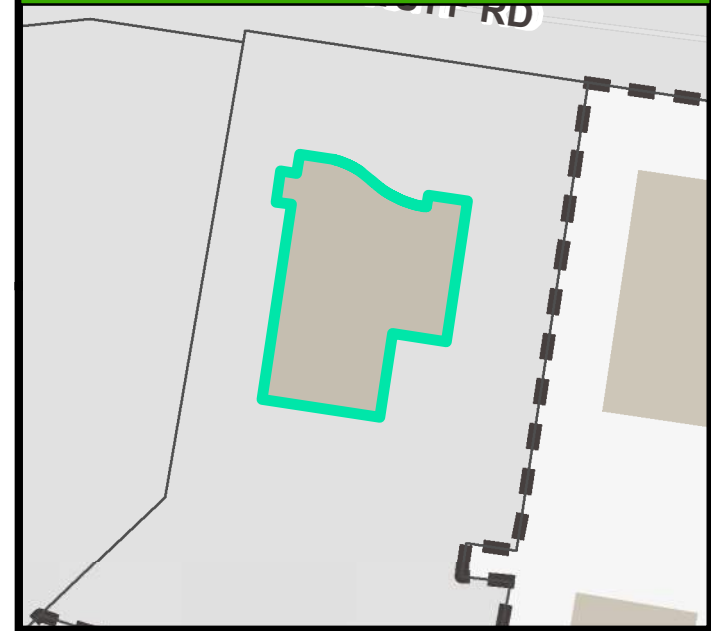


CA 20-151 • 920 WOODRUFF RD.

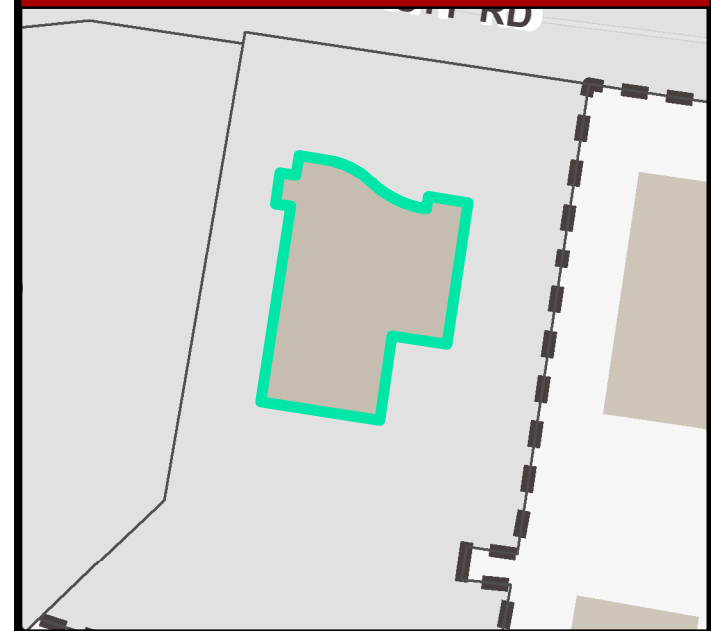
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Sign Type Legend

MAIN EXTERIOR SIGNAGE

- E WAYFINDING LARGE
- E WAYFINDING SMALL
- E BUILDING SIGNS LARGE
- E BUILDING SIGNS SMALL

SECONDARY SIGNAGE

- L LEGAL NOTICE SIGNS
- P PARKING SIGNS
- T TRAFFIC
- V VINYL GRAPHICS/ DOOR FRONTS
- I (INTERIOR) LOBBY/ WAITING
- S SPECIALTY

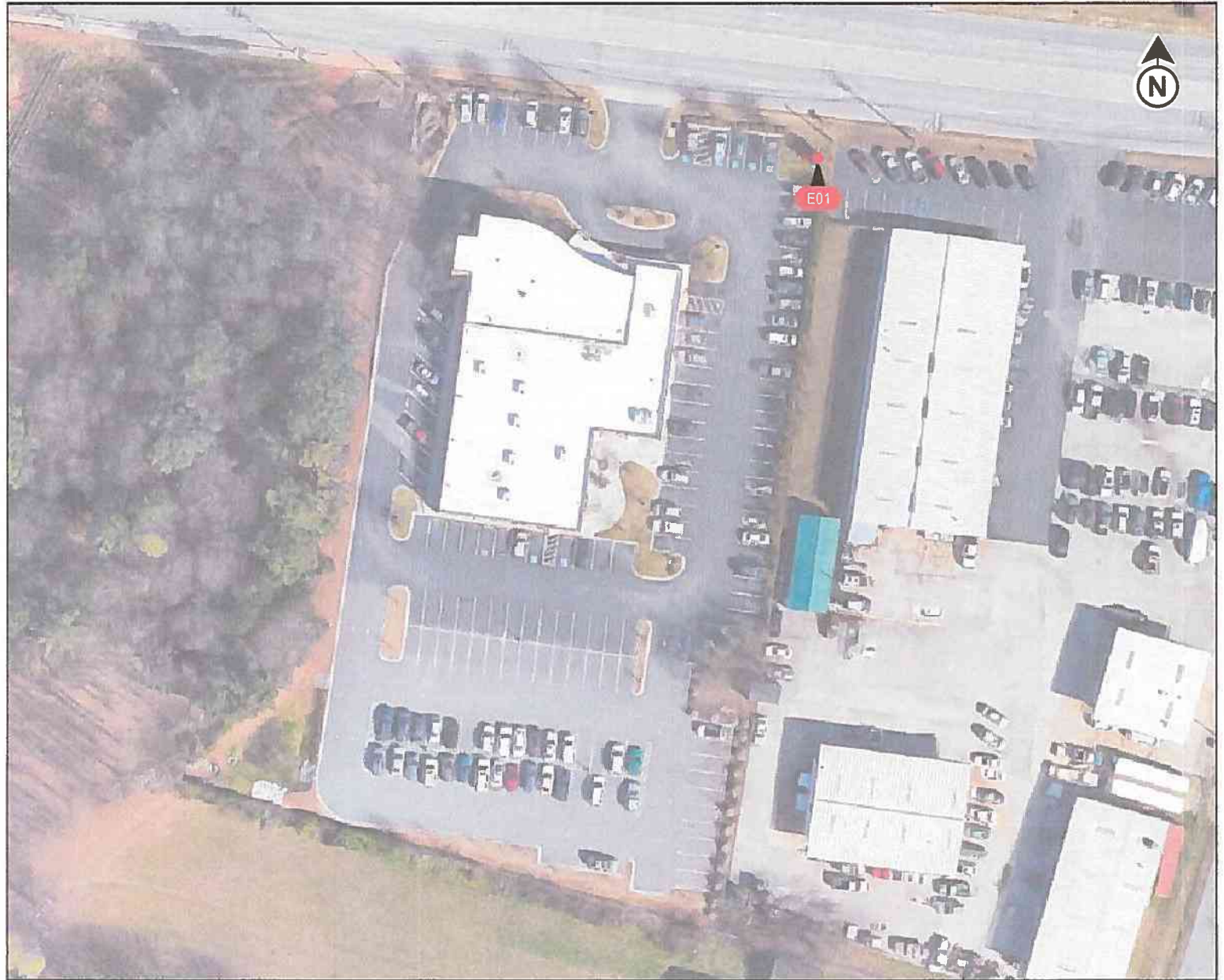
Sign Type Code

Single Location

SIGN TYPE CODE:
SEE SIGN TYPE LIST

SIGN NUMBER

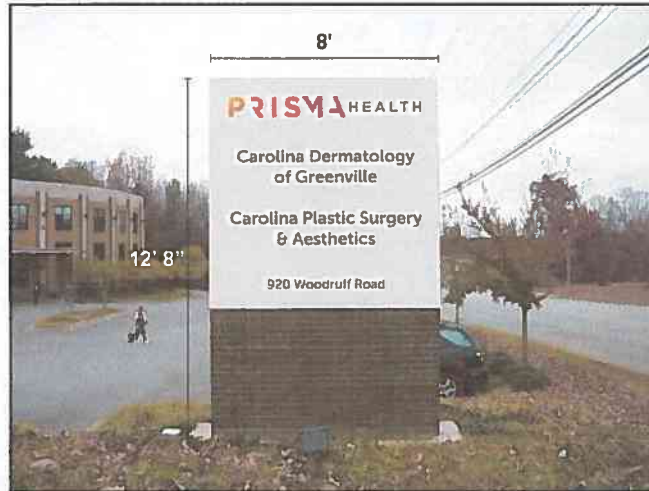
E 01



EXTERIOR PLOT PLAN



ORIGINAL PHOTOGRAPH - SIDE A

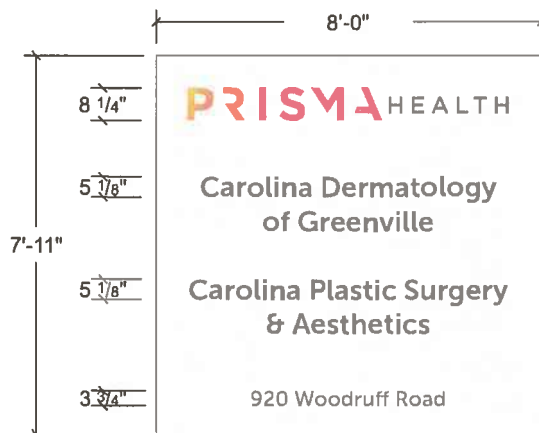


COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

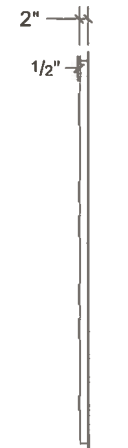
E01

Existing Signage:

Non-Illuminated Monument Sign
Overall: 12'-8" tall 8'-0" wide 1'-0" deep
Square Footage: 101.33 sq.ft.



FRONT VIEW



SIDE VIEW

SPECIAL CONDITIONS

New Sign to be installed on Existing Brick Monument.

Technical Survey Received, Recommended Signage has been updated to match Survey Information.

PRH-NI_CRP_Sign E01

64 sq.ft.

Non-Illuminated - Custom Replacment Panel

2" Deep Breakformend Panel Sign painted Matthews "White Wonder" with Pearl Topcoat, Satin Finish.
All copy to be 1/2" Thick Aluminum Plate Letters Painted to match "PMS Cool Gray 10 C", Satin Finish.
"Prisma" to be Digitally Printed Opaque Vinyl Graphics, applied to 1/2" Plate letters
Panel Flush mounted to sign with 1 1/2" angle.

(Qty 2 Required)



ORIGINAL PHOTOGRAPH - SIDE B





**Planning Staff Report to
Design Review Board - Urban
May 1, 2020
for the May 7, 2020 Public Hearing**

Docket Number: CA 20-152
Applicant: Mike Goll, AIA
Property Owner: Don Lincoln
Property Location: 116 N. Markley St.
Tax Map Number: 007400-01-01301
Zoning: C-4, Central Business District
Proposal: **CERTIFICATE OF APPROPRIATENESS FOR COURTYARD RENOVATION**
Staff Recommendation: **Approval with conditions**

Staff recommends approval of the project with the following comments/conditions, in addition to any conditions noted by the Design Review Board:

1. Submit final landscape plan to staff for review.

Staff Analysis:

The applicant proposes to renovate the existing courtyard at Markley Station at 116 N. Markley St. Proposed modifications include:

- Construct a canopy extension to match the existing canopy over the stage area;
- Demolish 4 of the 6 existing raised planter benches; the 2 benches closest to Markley St. are to remain; and
- Replace the existing concrete pavement with new scored concrete and pavers.

The project, known as Markley Station, is a mixed-use development which currently features a taproom, winery, restaurant, and offices. The Design Review Board has seen several modifications to Markley Station over the past four years.

The new canopy is intended to provide additional cover for restaurant patrons seated in the courtyard. The canopy is proposed to match the existing, and will feature exposed metal rafters, modern ceiling fans, and ceiling-mounted light fixtures.

In addition to the canopy addition, the applicant proposes to remove four existing raised planter benches to provide additional room for outdoor seating. Two planter benches near the courtyard entrance will remain and be refurbished with new wood bench tops.

The applicant also proposes to replace the existing concrete pavement with new scored pavement and linear pavers.

Staff believes the proposed modifications to the courtyard are compatible with the previous approvals for Markley Station and are consistent with the pertinent downtown design guidelines. Therefore, staff recommends approval with the following condition:

- 1) Submit a final landscape plan to staff for review.
-

Relevant Design Guidelines:

Downtown Design Guidelines

PUB 8. Publicly Accessible Parks and Plazas

- 8.2 Establish publicly accessible parks and plazas at the same elevation as the adjacent streetscape. Minor changes in elevation, not to exceed two feet above the level of the adjacent sidewalk, are permitted. At the very least, ensure that there is visual surveillance potential between the streets and all areas of the plaza.
- 8.6 Populate publicly accessible parks and plazas with vegetation that both provides shade and has rich human interest, including seasonal variety, multi-sensory appeal, or distinctive physical characteristics.
- 8.7 Strategically incorporate programmatic elements to enhance users' experience of public parks or plazas. These elements could include public art, vending or retail opportunities, and interactive elements such as water features.
- 8.11 Provide comfortable seating in publicly accessible parks and plazas. Seats should generally be between 16-20 inches in height, and 18 inches in depth. If backs are provided, they should be at least 14 inches high and reclined or contoured.
- 8.12 Emphasize variety in seating types in publicly accessible parks and plazas. Provide at least two of the following seating options: movable seating, fixed benches, seat walls, fixed individual seating, planter ledges and seating steps. Parks and plazas larger than 5,000 square feet should provide three of these seating types, and those larger than 10,000 square feet should provide movable seating as one of the three required types.

PRI 8. Private Outdoor Spaces

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.

- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC equipment.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL**

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# CA 20-152 Fees Paid \$300
Date Received 3-2-20 Accepted By MDL
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Mike Goll, AIA	Don Lincoln
*Title:	Project Architect	Owner
*Address:	400 Augusta Street Suite 200 Greenville, SC 29601	1220 Old North Main Street, Laconia NH
*Phone:	864-242-2033	603-520-7531
*Email:	mgoll@mcmillanpazdansmith.com	donlincoln@urbanwrenwinery.com

PROPERTY INFORMATION

*STREET ADDRESS 116 N Markley St, Greenville, SC 29601

*TAX MAP #(S) 0074000101301

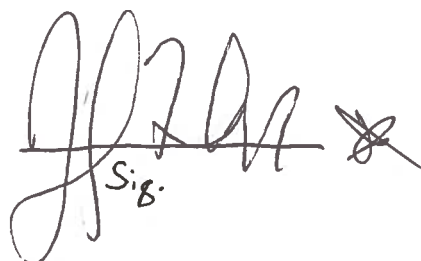
*SPECIAL DISTRICT N/A

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

Our objective for the Markley Station Court Yard is to add a new canopy to match the existing canopy over the stage. The addition of the canopy is to provide cover from the elements for restaurant patrons seated in the court yard. Also, we want to demolish four raised planter benches and keep the two at the entry of the court yard to act as a threshold. Removing these would allow more room for outdoor dining. We would remove the wood bench top on the remaining raised planter benches that have been damaged due to construction and replace with new wood tops. In addition, we want to demolish the existing paving that has been damaged due to construction (from face of remaining raised planter benches to face of stage) and repave with new scored concrete and pavers

Received Public Hearing Sign


Sig.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL
 - Site plan review \$300.00
 - Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 - Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 - Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 - Major (requires review by DRB) ½ original fee
 - Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file.***
Data is updated monthly.

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

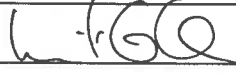
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ____ or **is not** ____ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

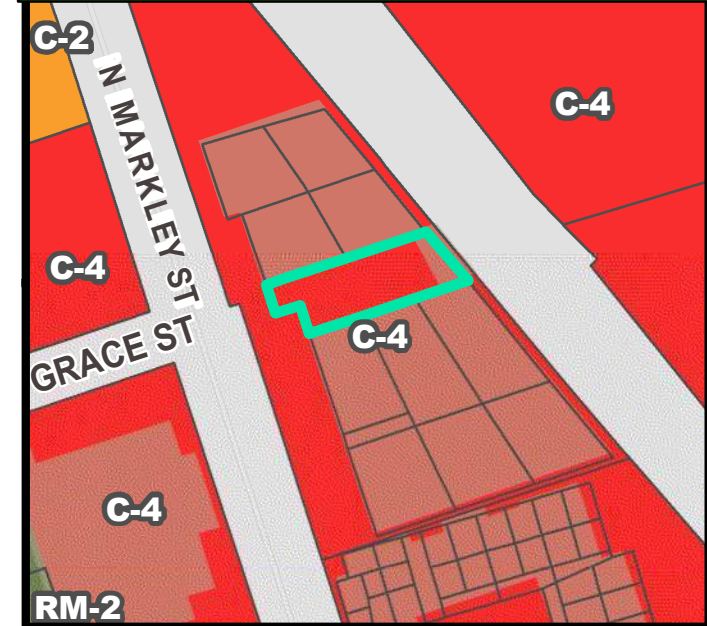
*Signatures	
Applicant	
Date	03-02-2020
Property Owner/Authorized Agent	
Date	03-02-2020
Public Hearing Information	
Public Hearing Signs	

CA 20-152 • 116 N. MARKLEY ST.

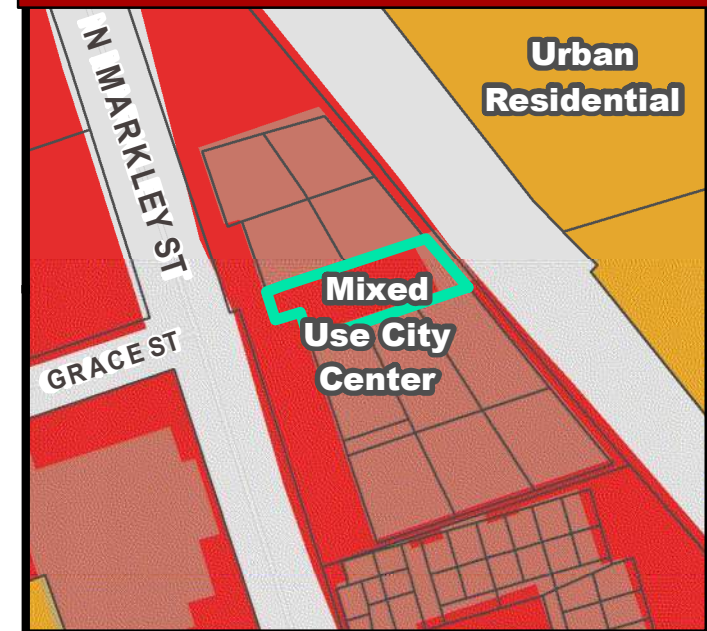
AERIAL VIEW



CURRENT ZONING

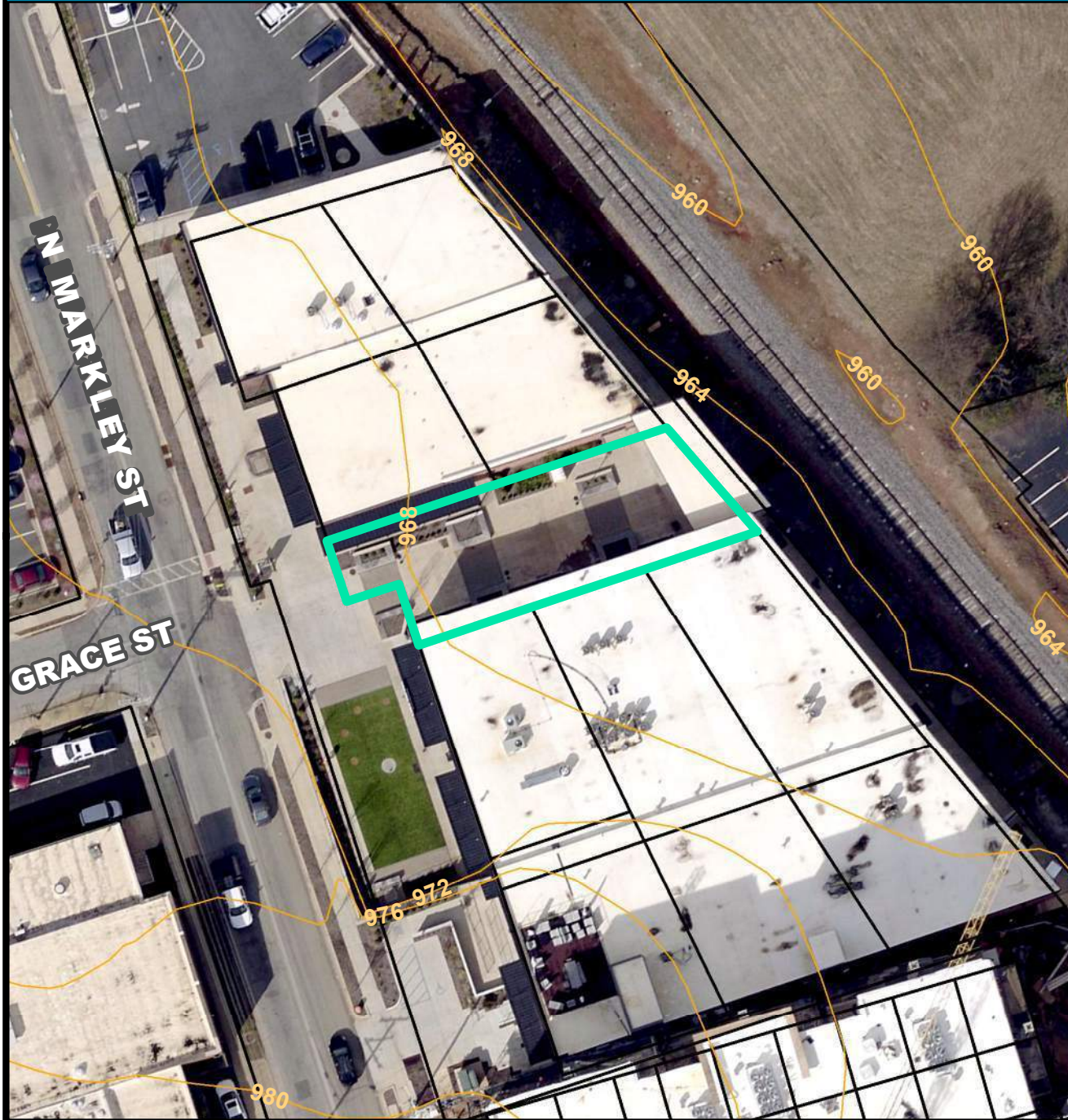


FUTURE LAND USE



CA 20-152 • 116 N. MARKLEY ST.

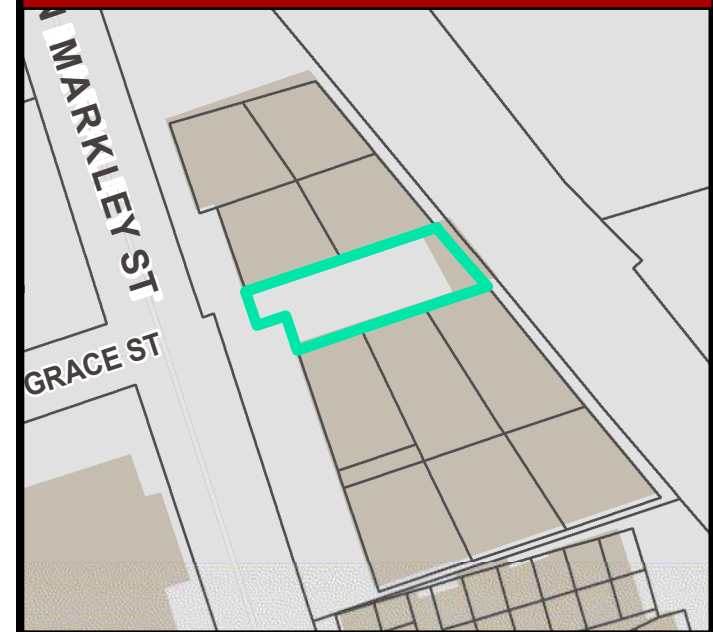
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

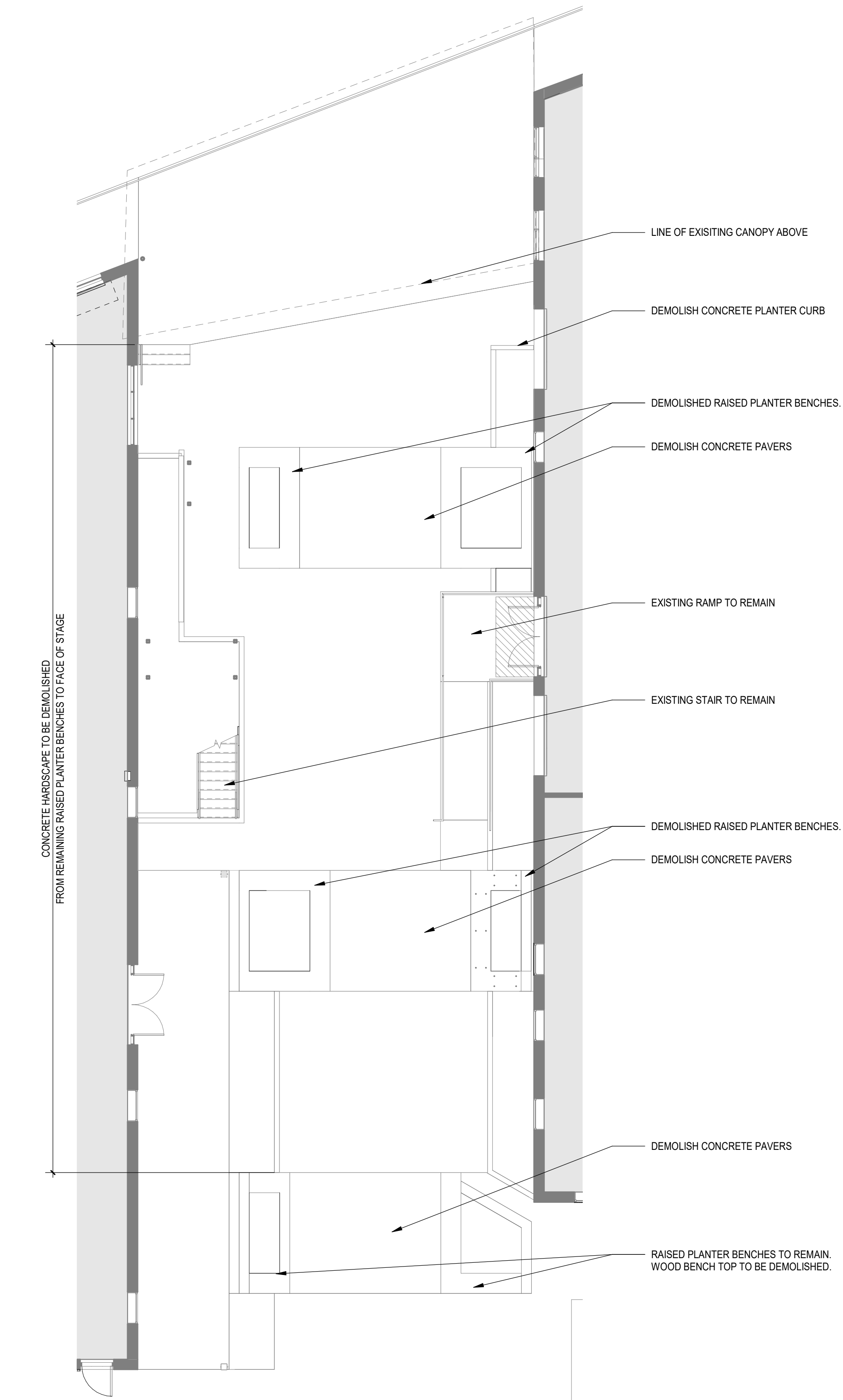


PRESERVATION OVERLAYS



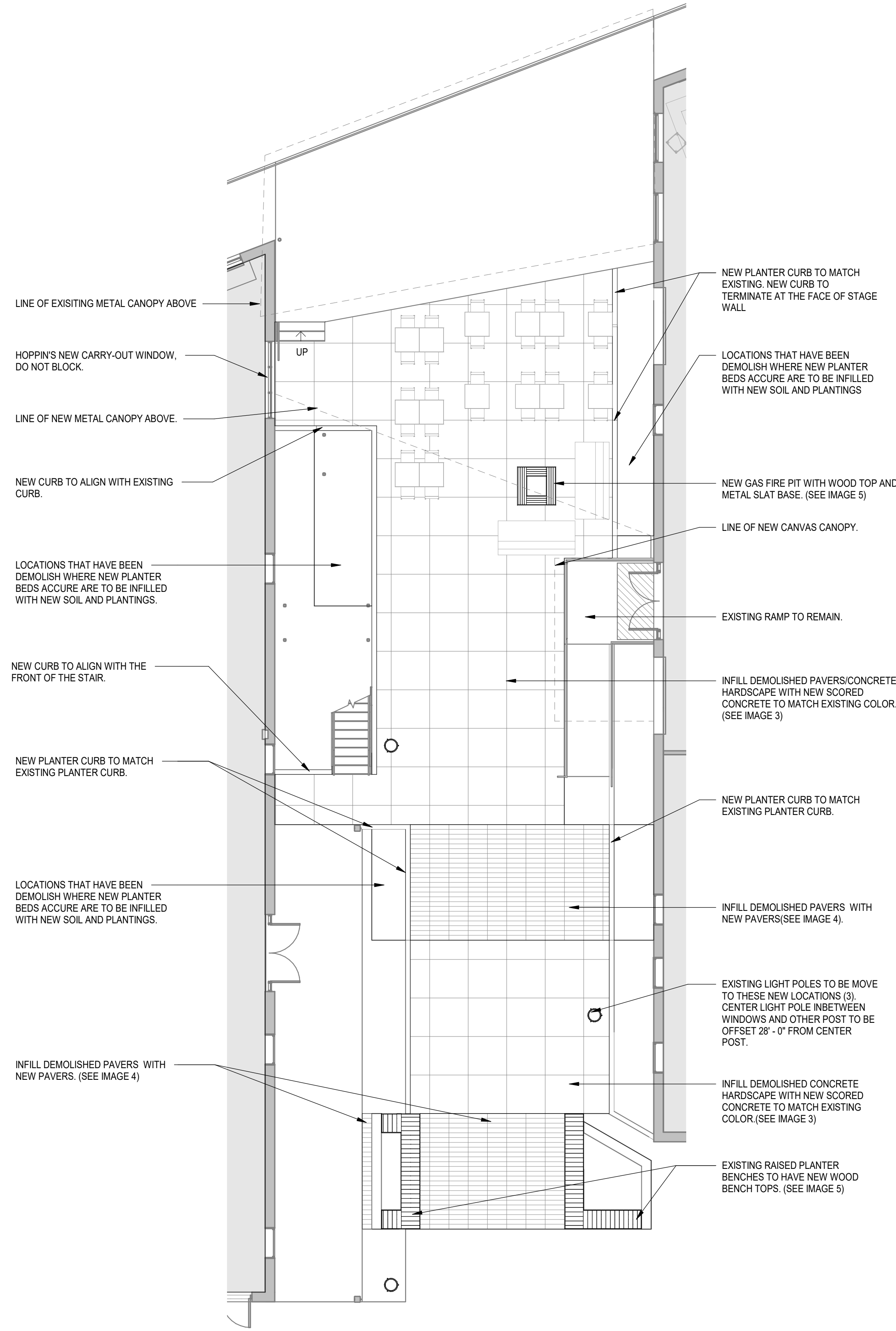






EXISTING COURT YARD PLAN

1/8" = 1'-0"



COURT YARD FLOOR PLAN

1/8" = 1'-0"



1. MODERN FORMS -VESSEL EXTERIOR SURFACE MOUNT LIGHT FIXTURE



2. MODERN FORMS - ROBOTO 65 EXTERIOR CEILING FAN



3. SCORED CONCRETE



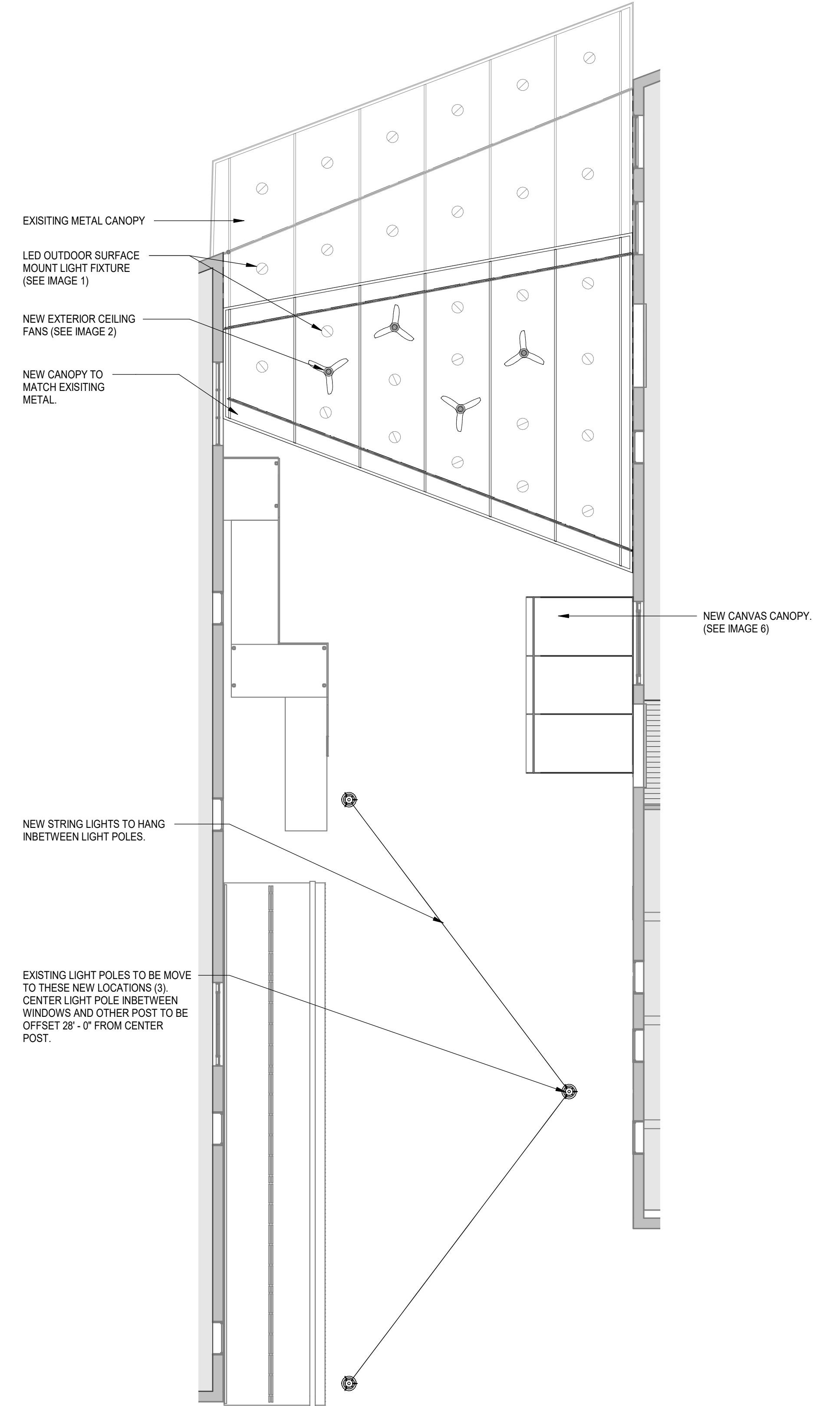
4. STEPSTONE, INC. - LINEAR PAVERS



5. IPE BENCH TOPS



6. CANVAS CANOPY



COURT YARD RCP

1/8" = 1'-0"



















**Planning Staff Report to
Design Review Board - Urban
May 1, 2020**
for the May 7, 2020 Public Hearing

Docket Number: CA 20-206
Applicant: David Dixon
Property Owner: First Presbyterian Church
Property Location: 200 W. Washington St.
Tax Map Number: 004900-01-00700
Acreage: 2.1
Zoning: C-4, Central Business District
Proposal: **Demolition of existing building annex and construction of a new building addition.**

Staff Recommendation:

Applicant should request deferral to a later meeting date, as determined by the DRB: Staff recommends that the applicant request deferral to a later meeting date, as determined by the DRB, to address the following, and any additional comments as noted by the DRB:

1. Modify the plans, as needed to comply with Land Management Ordinance requirements, to increase the width of the pedestrian realm along N. Academy St. The pedestrian realm includes the building transition, sidewalk, and street furnishing zones.
2. Incorporate the required street trees along W. Washington St. and N. Academy St.
3. Increase building articulation, transparency, and ground-floor activation along the N. Academy St. façade. Large blank wall areas do not comply with requirements.
4. Submit a more detailed courtyard amenities plan which shall contain specifications of amenities to include the water feature, pedestrian seating, and lighting.

Staff Analysis:

The applicant requests approval for the demolition of First Presbyterian Church's existing building annex (Symmes-Wilson building), located at the northeast corner of W. Washington St. and N. Academy St. and approval for the construction of a new 3-story addition in the same location.

The historic First Presbyterian Church was constructed in 1883 and has gone through a number of expansions and renovations throughout its history. The Symmes-Wilson annex, which is proposed to be demolished to accommodate the new building addition, was constructed in 1973 and currently houses a gymnasium and classrooms. As proposed, the new 3-story addition will house a gymnasium, a multi-function worship and arts auditorium, and new facilities for youth and

education. The proposed addition is centered on a new urban plaza, which fronts W. Washington St. The plaza features passive green space, a water feature, and pedestrian seating.

Building Placement and Massing

Overall, the proposed addition is 3-stories tall, with heights that range from 40 to 46 ft. While taller than the existing Symmes-Wilson building, the new addition maintains a lower scale, than the previous structure, and is subordinate to the historic church building, which complies with Downtown Design Guidelines.

The W. Washington St. façade features balanced horizontal articulation and a wide building transition zone, primarily as a result of the proposed courtyard. A vehicular drop-off area is proposed on W. Washington St. adjacent to the courtyard. From a plan view, however, staff notes that the N. Academy St. façade is relatively flat and lacks horizontal articulation. Further, the placement of the building so close to the Academy St. right-of-way (approximately 9 ft. from edge of curb to building face) does not allow for adequate building transition or street furnishing/planting zones. Staff recommends that the plans be modified, as needed to comply with Land Management Ordinance requirements, to increase the width of the pedestrian realm along N. Academy St. The pedestrian realm includes the building transition, sidewalk, and street furnishing zones.

The plans depict a new dumpster and generator enclosure along the north building façade, which is visible from Academy St. The enclosure shall be screened from the public right-of-way, in accordance with the Land Management Ordinance standards. Details of the screen enclosure will need to be provided for staff-level review.

Landscaping and Courtyard

The applicant has submitted two Landscape Plans – one labeled “proposed” and one labeled “with city expansion.” The “city expansion” plan appears to include an additional 5.5 ft. -wide planting strip within the Academy St. right-of-way. During staff and departmental review of the project plans, it was noted that the city currently does not have definitive plans to install street trees along N. Academy St. or W. Washington St. The Parks and Recreation Dept. notes:

The landscape plan shows the required street trees being postponed to some future time. This does not meet the requirements of the ordinance, and may require shifting the site plan to allow the street tree requirement to be met. Street trees are to be planted on private property, with a spacing of 1 canopy tree for every 40 feet if no powerlines are present, and one understory/ornamental tree for every 20 feet if powerlines are present.

Therefore, the applicant/property owner shall install required street trees. As previously noted, the width of the pedestrian realm along N. Academy St. shall be increased to satisfy the Design Guidelines.

Based on the provided plans and renderings, it appears that the courtyard will feature brick pavers, a decorative water feature, and a sloped grass lawn. The applicant states that pedestrian seating elements will be provided. The submittal does include a preliminary courtyard lighting plan. Staff recommends submittal of a more detailed courtyard amenities plan, which shall contain specifications of amenities to include the water feature, pedestrian seating, and lighting.

Building Materials and Transparency

Proposed building materials include stucco, aluminum and glass (curtain walls), stone veneers, and metal canopies. A stair/light tower feature is proposed, at the corner of Washington and Academy streets, to accentuate the corner.

The W. Washington façade and corner elements appear to satisfy the Design Guidelines with regards to articulation, materiality, and activated ground floors. However, staff notes that the bulk of the Academy St. façade consists of a relatively flat, monotonous wall. A majority of the Academy St. building face lacks transparency at the ground level and lacks vertical articulation. Due to the bulk of the building at the edge of the sidewalk, greater vertical articulation could be utilized to differentiate the street level façade from the upper stories. More should be done to increase the ground floor transparency along the Academy St. façade.

Summary

Staff is generally supportive of the proposed building demolition and new building addition for First Presbyterian Church and find that the development will greatly improve this major downtown intersection. However, staff finds that the plans and renderings, as proposed, fail to satisfy several important Design Guidelines related to building articulation, the pedestrian realm, street-level activation and transparency. Therefore, staff recommends that the application be deferred to a later meeting date, as determined by the DRB, to address the following comments and any additional comments as noted by the DRB:

1. Modify the plans, as needed to comply with Land Management Ordinance requirements, to increase the width of the pedestrian realm along N. Academy St. The pedestrian realm includes the building transition, sidewalk, and street furnishing zones.
2. Incorporate the required street trees along W. Washington St. and N. Academy St.
3. Increase building articulation, transparency, and ground-floor activation along the N. Academy St. façade. Large blank wall areas do not comply with requirements.
4. Submit a more detailed courtyard amenities plan which shall contain specifications of amenities to include the water feature, pedestrian seating, and lighting.

If approval is considered by the DRB, in lieu of acceptance of staff's recommendations, staff notes the following conditions:

1. No signage approved with this request. A comprehensive sign size, type and placement plan for the property shall be submitted to staff for review and approval prior to the issuance of any sign permits.
2. No lighting is approved with this request. A comprehensive lighting plan for the property shall be submitted to staff for review and approval prior to the issuance of any building permits.
3. Details of the dumpster enclosure and courtyard amenities shall be submitted to staff for review and approval prior to the issuance of any building permits.

Applicable Design Guidelines:

PUB 2. Pedestrian realm

- 2.1 The building transition zone should be at least 4 feet and should not encroach upon the minimum sidewalk width. Consult PUB 6. Building Transition Zone for additional guidelines.
- 2.2 The sidewalk zone should accommodate a continuous path of travel of at least 6 feet. In situations where it is not feasible to provide all pedestrian realm zones, prioritize the sidewalk zone. Consult PUB 3. Sidewalk Zone for additional guidelines.
- 2.3 The street furnishing and planting zone should share the same right of way and be a width of at least 5 feet. Consult PUB 4. Street Furnishing Zone for additional guidelines. Consult PUB 5. Planting Zone for additional guidelines.
- 2.4 Provide expanded sidewalk areas, or “plazas,” where conditions permit. Work within existing extended rights of way or consider expansions to existing sidewalks at strategic locations. These expanded areas also provide space for clustering street furniture.

PUB 3. Sidewalk zone

- 3.1 Connect all new sidewalks to the existing sidewalks.
- 3.2 Provide continuous sidewalks (or equivalent all-weather routes) along both sides of all vehicular rights of way.
- 3.3 Separate sidewalks from vehicular traffic by a planted area, which should be located a minimum of 5 feet from the street curb edge.
- 3.4 Construct sidewalks out of durable materials like concrete, brick and stone. This applies to standard, permeable and decoratively paved sidewalks.
- 3.5 Design all sidewalks to comply with the South Carolina Accessibility Standards and the Americans with Disabilities Act as amended.
- 3.6 In areas of high pedestrian traffic, implement sidewalk bulbouts at intersections to shorten pedestrian crossing time. The expanded sidewalk area created by bulbouts can be designed to incorporate elements of PUB 8. Publicly Accessible Parks and Plazas.

PUB 4. Street Furnishing Zone

- 4.1 Locate street furnishings in the furnishing zone within the Pedestrian Realm. Specifically, locate bike racks near intersections, building entries, and parks and open spaces. Locate pedestrian-oriented trash and recycling receptacles near street crossings, intersections and other high-traffic areas.
- 4.2 Site 50 percent of benches and other seating amenities in areas that receive midday shade.
- 4.3 Select street furnishings constructed of durable materials, including stone, finished wood and steel.
- 4.4 Establish and contribute to a coordinated and consistent vocabulary of street furnishings throughout downtown.

PUB 5. Planting zone

- 5.1 Hire a licensed professional landscape architect to address the project's plant health and appropriateness.
- 5.2 When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- 5.3 All planted areas should include a groundcover layer to help with long-term maintenance and water conservation.
- 5.4 When feasible, install the stormwater planting strategy that corresponds to the street's type in the Downtown Streetscape Master Plan. Specifically, use curbed stormwater planters on Ceremonial and Ceremonial Transition Streets. Use stormwater planters on Urban Fabric and Urban Fabric Transition Streets. Use open swale stormwater planters on Mobility Streets.
- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.6 Emphasize variety in site-wide planting strategies. For trees, the Greenville Zoning Ordinance requires that species vary a minimum amount in proportion to the number of trees planted. Achieving more diversity than the required minimum is recommended.
- 5.7 Prioritize species with rich human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes in downtown.
- 5.8 Prioritize species that provide high-quality habitat for native insects and animals.
- 5.9 Engineer soil profiles to support the specific needs of the proposed planting design. For trees, the minimum planting area should be 6'x6'. If adjacent hardscape restricts the amount of soil volume for the planting strategy, employ techniques such as engineered structural soil or Silva Cells (or equivalent) to achieve the soil volume needed for long-term plant health.
- 5.10 In highly trafficked urban areas, install physical measures to protect the roots of street trees. These measures could include architectural elements such as seat walls or steel railing. Discourage the use of tree grates, except in narrow areas or highly urban areas such as drop off areas and plazas. If installing tree grates, ensure that the tree opening can accommodate trees with large trunk diameters.

PUB 10. Walls, fencing, and screening

- 10.1 Design walls that occur in areas of high pedestrian usage so that they can comfortably provide seating for Downtown users. Seats should generally be between 16-20 inches in height, and 18 inches in depth.
- 10.2 Construct walls and fences from durable, lasting materials like concrete, steel, and stone, and ensure that they complement their corresponding building. If using stone, prioritize stone native to the South Carolina Piedmont, like granite. Consult PRI 6. Materiality for design guidelines that pertain to appropriate material selection.
- 10.3 If establishing a vegetative screen, prioritize species that are native to the South Carolina Piedmont.
- 10.4 Design walls and fences to complement the architectural character of adjacent buildings and appear as extensions of building walls and bases.

PRI 2. Massing

- 2.1 A building's mass, scale, form, floor-to-floor height and horizontal alignment should not be in stark contrast to its surrounding context. Surrounding context should include all buildings located within one block of the proposed development.
- 2.2 Use lower scale buildings or building elements to transition to taller buildings towards lower scale buildings on adjacent properties.
- 2.3 At the street wall, new construction and additions should maintain the historic scale of two to five stories in height or a maximum of 50 feet.
- 2.4 If a building must be significantly taller than the buildings surrounding it, preserve the continuity of the street wall by stepping back the upper floors of the taller building a minimum of 20 feet from the front façade line.
- 2.5 Design street and pedestrian level-stories to be uniquely defined from upper stories.
- 2.6 Design street and pedestrian-level stories at a human scale and massing such that they relate to the pedestrian user and adjacent properties.
- 2.7 Encourage a variety of building heights along the street with vertical and horizontal proportioning similar to its immediate context and district.

PRI 3. Entry

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages.
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.

PRI 4. Activated Ground Floor

- 4.1 Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building.
- 4.2 Use of darkly tinted and/or reflective glass is prohibited.
- 4.3 Locate publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians.
- 4.4 Maintain the simplicity of access to commercial and retail areas to avoid unnecessary or circuitous travel.
- 4.5 Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.
- 4.6 Ensure that landscaping does not create a visual barrier between the building's interior and pedestrians.
- 4.7 Use security systems that do not require the use of security bars or grilles.
- 4.8 Corner buildings have at least two façades visibly exposed to the street and should be designed to respond to their more prominent locations.

PRI 5. Articulation

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous facades.

PRI 6. Materiality

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.

- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures in the overall design.

PRI 7. Architectural Lighting

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 8. Private Outdoor Spaces

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. Existing Architecture

[...]

- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area.
- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally-important features of the existing building.
- 11.5 Additions must be visually-distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	David Dixon	Mike Templeton
*Title:	Principal / Architect	Director of Finance & Operations
*Address:	19 Washington Park Greenville, SC 29601	200 West Washington St Greenville, SC 29601
*Phone:	864-242-0761	864-235-0496
*Email:	ddixon@cgdarch.com	mtempleton@firstpresgreenville.org

PROPERTY INFORMATION

*STREET ADDRESS 200 West Washington Street Greenville, SC 29601

*TAX MAP #(S) 0049000100700 / 0002000200600

*SPECIAL DISTRICT

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

First Presbyterian Church is one of the original five downtown churches planned by Vardry McBee in the nineteenth century. The Church's Gothic Revival sanctuary stands prominently on the corner of West Washington and Richardson Streets and establishes a noble character in the central business district and the Church's campus serves as a gateway into the downtown area from the Academy Street corridor. The Church has acquired numerous contiguous land parcels and constructed several support buildings over the past century.

The Church's campus master plan proposes the removal of the Symmes Wilson Building, which houses a gymnasium and classrooms and the construction of a new three-story structure that will include a new gymnasium, a multi-function worship & arts auditorium, new facilities for youth and education, and a significant expansion of "gathering" spaces for fellowship between worship services and around special events.

With the project, the Church is seeking to provide space for ministry goals, improve operational efficiency, organize and connect vital spaces within the campus, and maintain much of its existing surface parking for convenient access for seniors and those with ambulatory challenges.

The design concept centers around the development of a new public access urban plaza which is designed to serve as the primary address and entrance to the church facilities at 200 West Washington Street. This courtyard is envisioned to be a passive green space including small plantings and shade trees, a water feature, and comfortable seating. The Washington Street edge will provide for vehicular drop off that leads to primary entrances at the Ground level. A small coffee shop is planned to open to the plaza and is envisioned to be open to the public for casual activity and special events. Also fronting this courtyard will be the main gathering space of the church at the second level (main level) with a high volume, transparent space that connects internal worship and activity spaces within. This gathering space will be inviting and furnished with comfortable seating and well-developed architectural lighting.

The new building will create an urban edge featuring highly transparent youth activity spaces on the ground level facing Washington and Academy streets. New landscaping will be incorporated along the property edge to create a vibrant pedestrian realm. The plans anticipate the City's proposed changes to the Washington and Academy Street structure included in the Design Guidelines. An elegant stair and light tower will anchor the corner of Washington and Academy and is envisioned as a strong urban statement to mark this primary intersection and showcase artwork and unique lighting.

These improvements are designed to encourage walkability, connectedness, human scale, active uses and utilize green spaces in the heart of the central business district.

Along Washington Street, proposed materials are stucco, aluminum curtainwall and glass, stone veneers, metal canopies, and accent walls (planted green screen or bas relief sculpture). The courtyard will feature concrete, stone, and brick pavers and will incorporate appropriate outdoor lighting. Appropriate building mounted signage will identify the Church's facilities.

A new gymnasium and auditorium will provide the primary massing elements and will be designed to be compatible with adjacent structures in this district and to use fenestration, varied façade depths, and varied materials to provide appropriate scale.

The new building will make delicate connections to the existing facilities with compatible materials and façade dimensions that will enhance the variety of materials already in use on the campus.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL Site plan review \$300.00
 Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 Major (requires review by DRB) ½ original fee
 Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
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SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

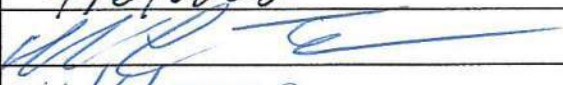
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

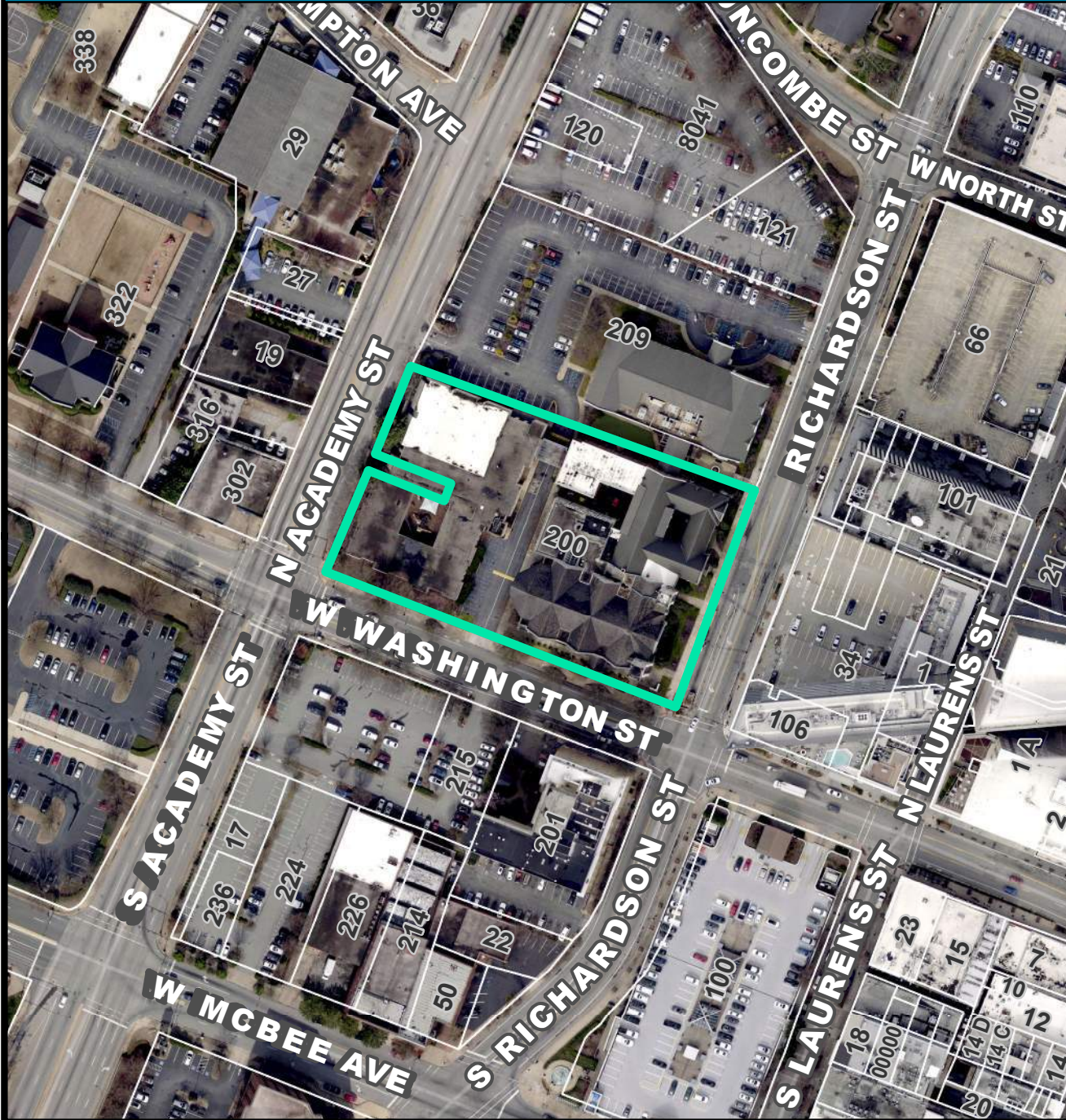
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

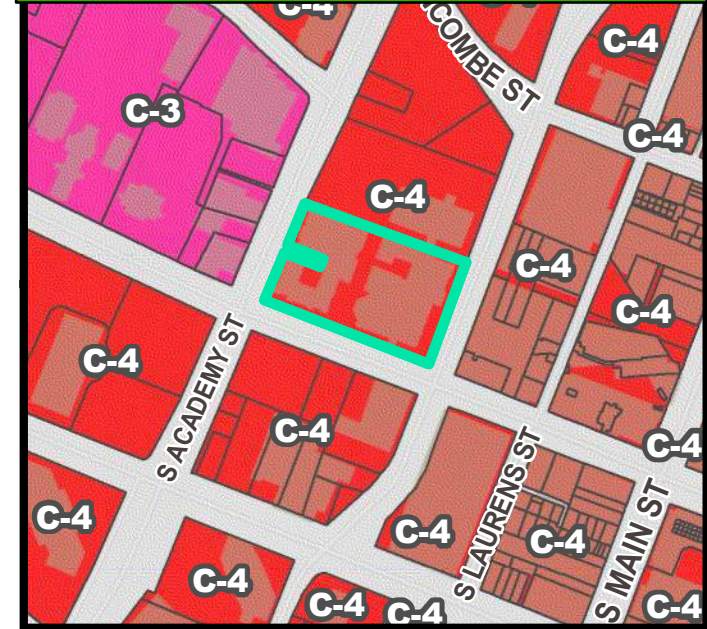
*Signatures	
Applicant	
Date	4/6/2020
Property Owner/Authorized Agent	
Date	4/6/2020
Public Hearing Information	
Public Hearing Signs	

CA 20-206 • 200 W. WASHINGTON ST.

AERIAL VIEW



CURRENT ZONING

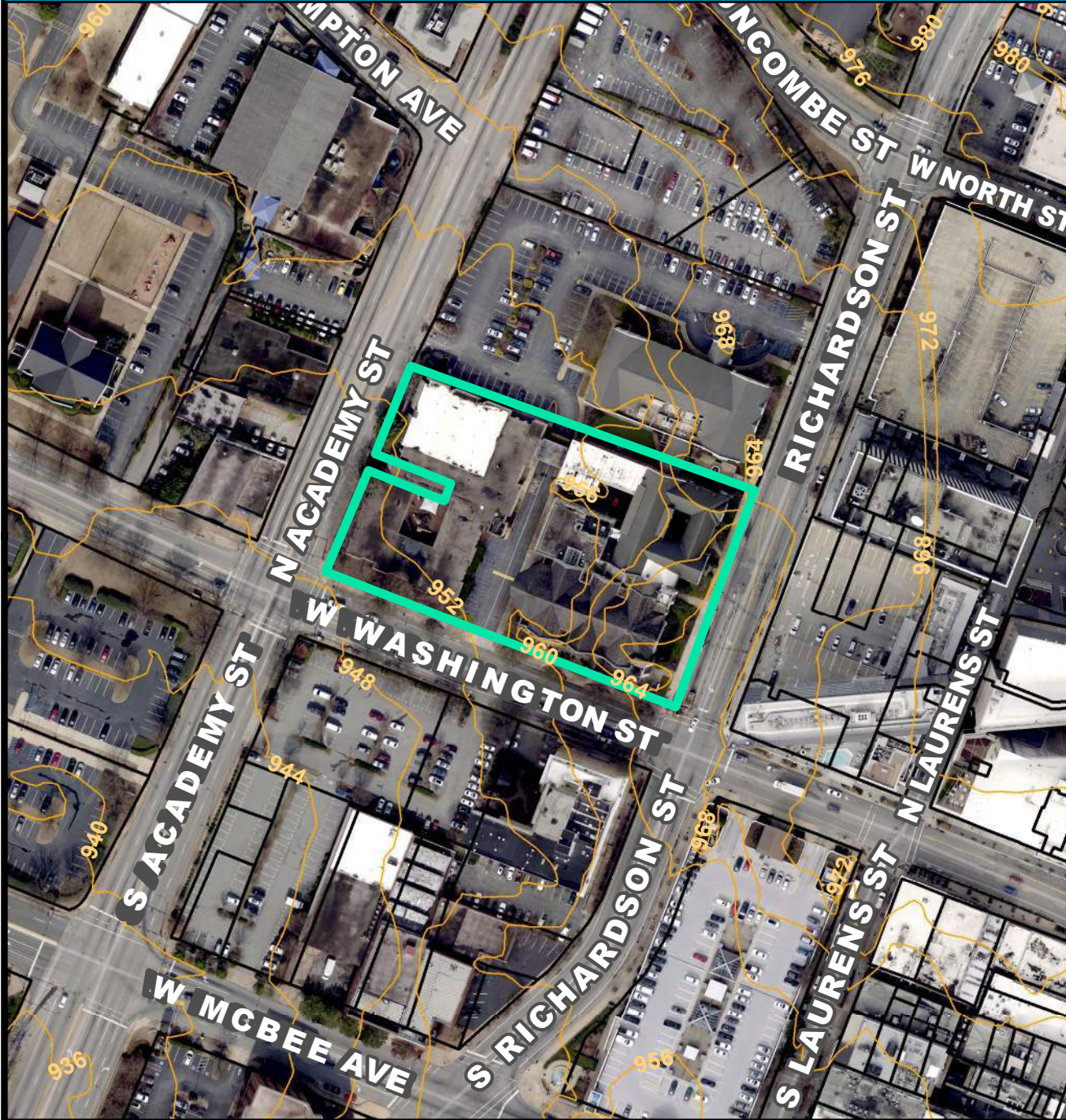


FUTURE LAND USE

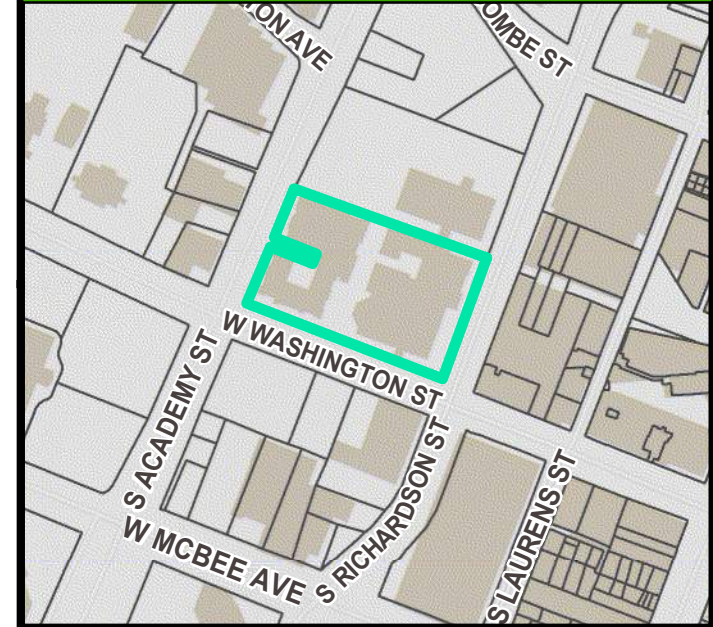


CA 20-206 • 200 W. WASHINGTON ST.

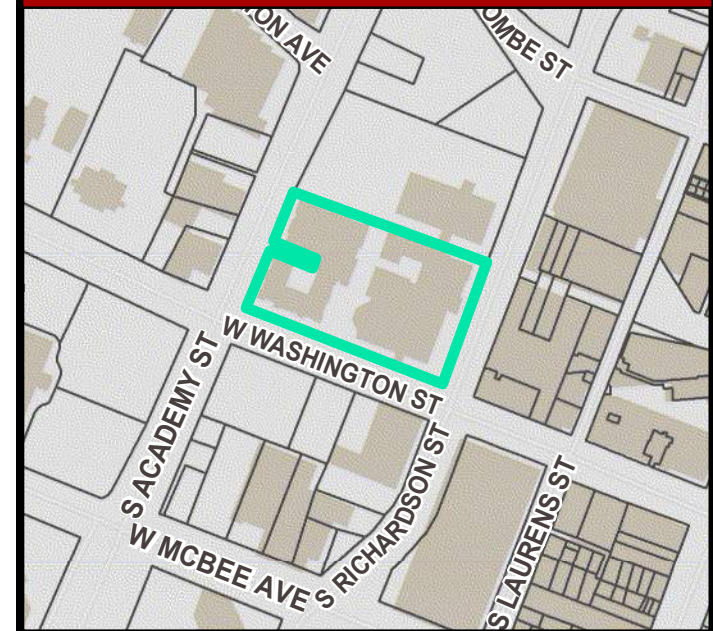
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





FIRST PRESBYTERIAN CHURCH

ALTERATIONS & ADDITIONS

LIST OF DRAWINGS

DRB 1	DRB 13
DRB 2	DRB 14
DRB 3	DRB 15
DRB 4	DRB 16
DRB 5	DRB 17
DRB 6	DRB 18
DRB 7	DRB 20
DRB 8	DRB 21
DRB 9	DRB 22
DRB 10	DRB 23
DRB 11	DRB 24
DRB 12	DRB 25

MATERIAL LEGEND

EIFS 1	DRYVIT - "OYSTER SHELL #456" (OR CUSTOM MATCH TO EXISTING STUCCO)	PMC	ALUMINUM FRAMING – KYNAR "BONE WHITE" WITH VERSOLEIL SUN SHADING
EIFS 2	DRYVIT - "SUEDE #105" (HIGH IMPACT SYSTEM AT GRADE CONDITION)	CS	CANOPY SOFFIT– HUNTER DOUGLAS LINEAR METAL SOFFIT - 8432 "AMBER BAMBOO"
EIFS 3	DRYVIT - STONE MIST - "WEDGWOOD GRAY" (HIGH IMPACT SYSTEM AT GRADE CONDITION)	ALS	VERSOLEIL SUN SHADING
SS-1	STONE VENEER – ARRISCRAFT MIDTOWN - "NEWBURY 2-1/8"	GR-E	CABLE RAILS
CSP	CAST STONE LINTELS – AMERICAN CAST STONE - "SAND DRIFT"	CW/SF GLAZING	GUARDIAN SUNGARD ULTRA CLEAR LOW E
MP - 1	CENTRIA LINER PANEL L2, SUNDANCE SERIES - 9987 "BRONZE"	BP	BRICK PAVER
MP - 2	CENTRIA LINER PANEL L2, SUNDANCE SERIES - 9960 "MEDIUM GRAY"		







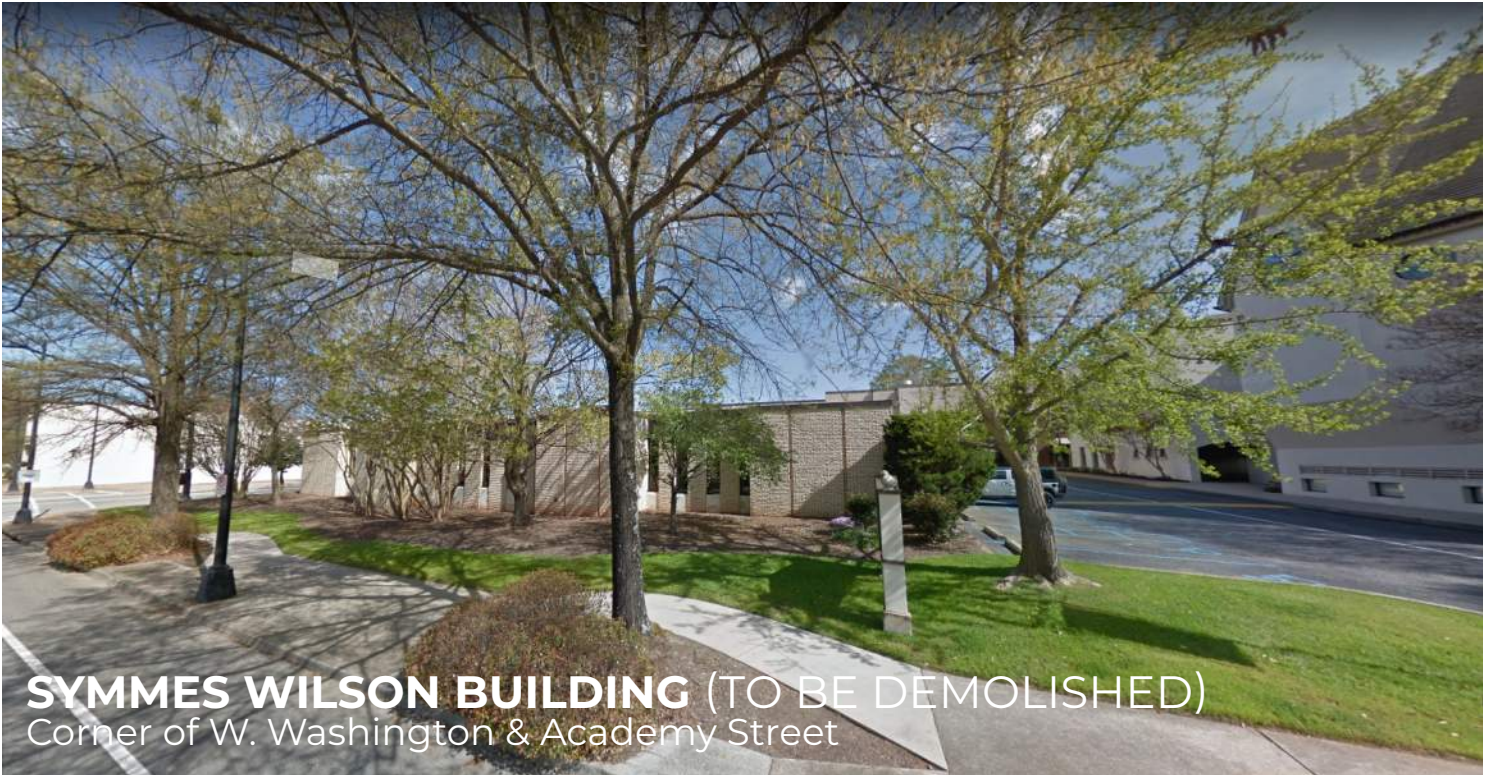
SANCTUARY (EXISTING TO REMAIN)*
Corner of W. Washington & Richardson Street



SANCTUARY & RED BRICK BUILDING (EXISTING TO REMAIN)
Corner of W. Washington & Richardson Street



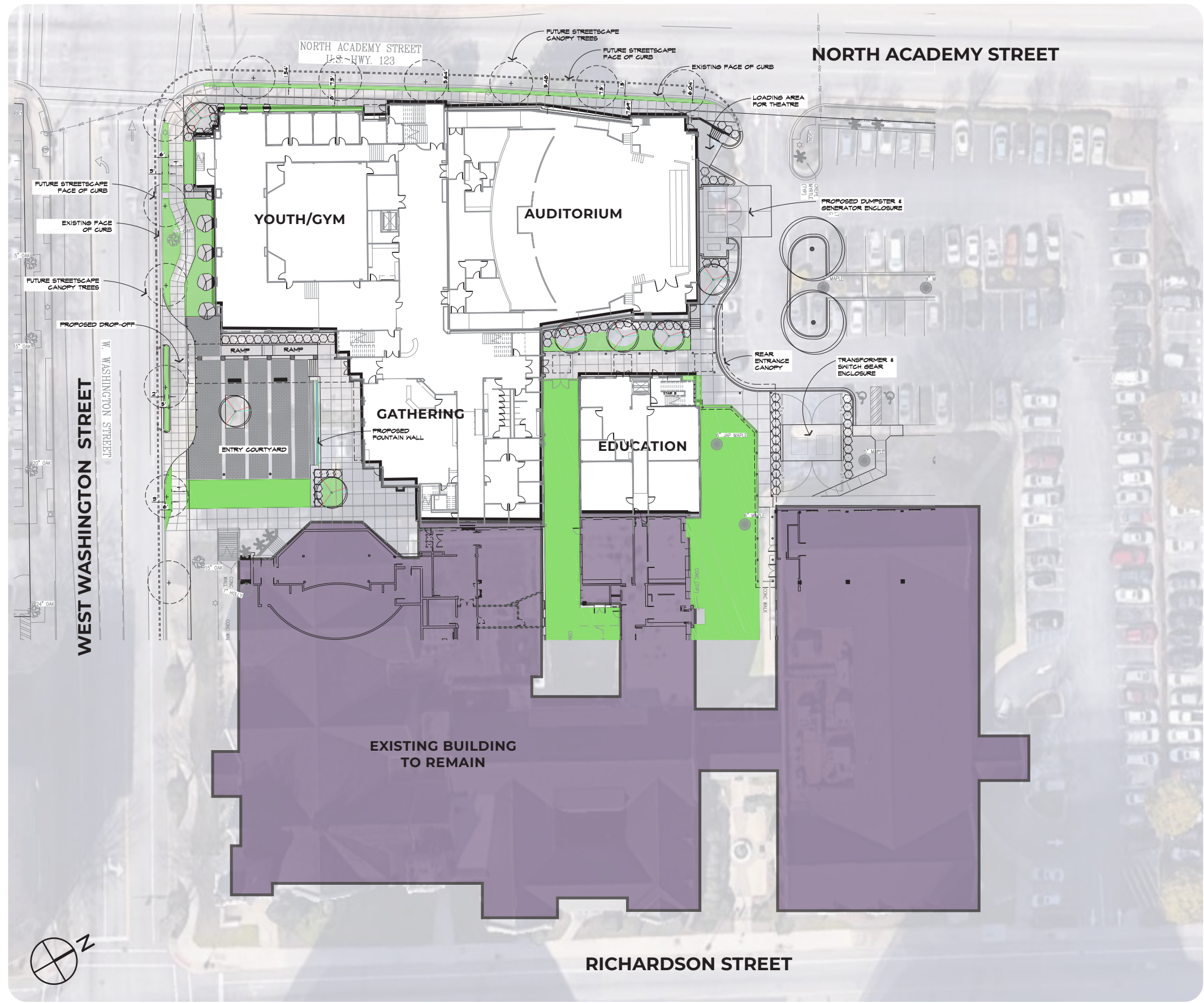
SYMMES WILSON BUILDING (TO BE DEMOLISHED)
Corner of W. Washington & Academy Street

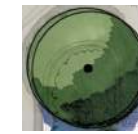
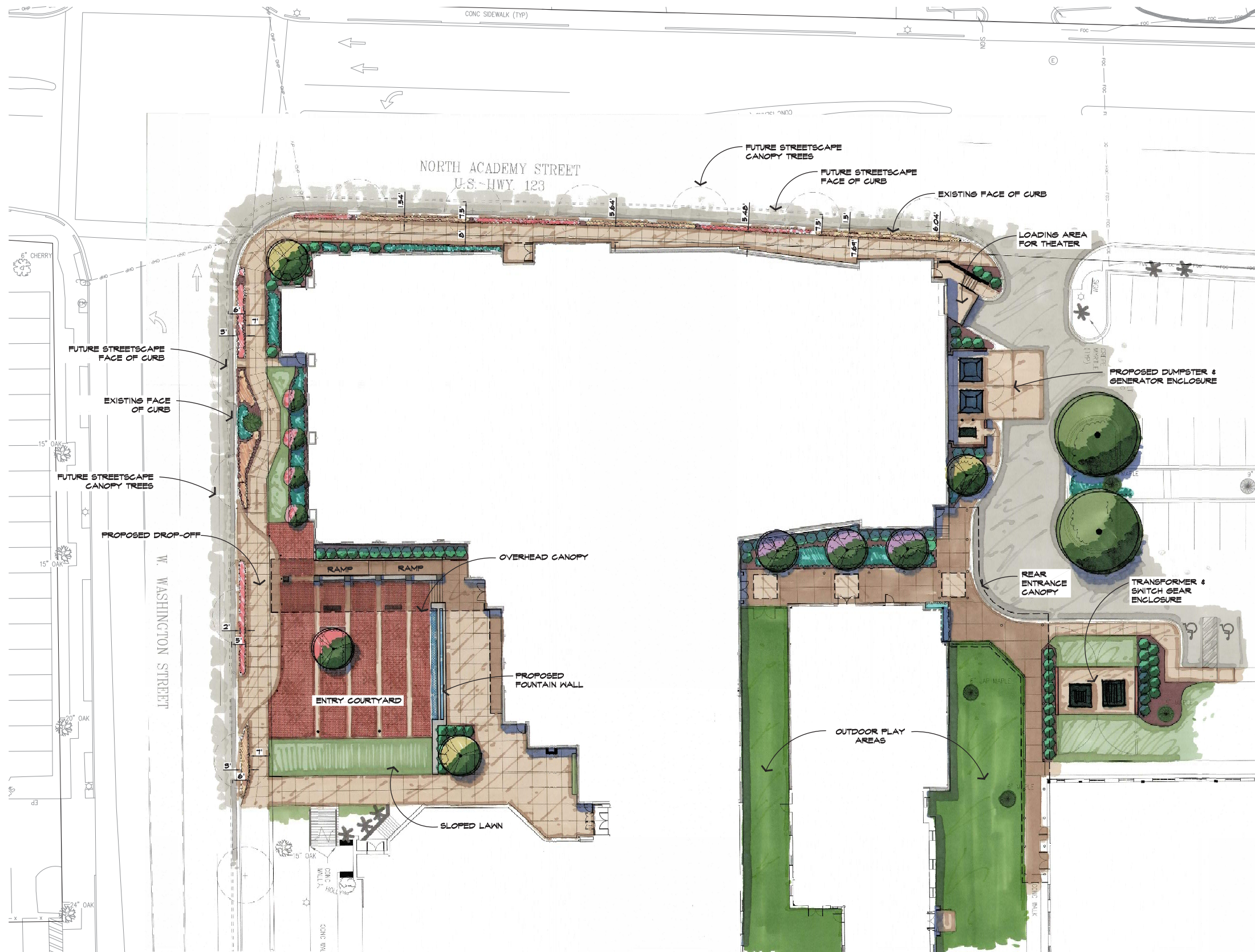


SYMMES WILSON BUILDING (TO BE DEMOLISHED)
Corner of W. Washington & Academy Street









LARGE CANOPY TREE (40'-60' HT.)
WILLOW OAK
BALD CYPRESS
SWAMP WHITE OAK



SMALL UNDERSTORY TREE (10'-20' HT.)
GRAPE MYRTLE
CRAB APPLE
REDBUD



LARGE EVERGREEN SHRUB (6'-8' HT.)
YAUPOH HOLLY
LITTLE GEM MAGNOLIA
CAMELLIA



MEDIUM EVERGREEN SHRUB (4'-6' HT.)
AZALEA
LOROPETALUM
BUFORD HOLLY



SMALL EVERGREEN SHRUB (10" HT. MIN.)
INKBERRY
DWARF YAUPOH
ABELIA



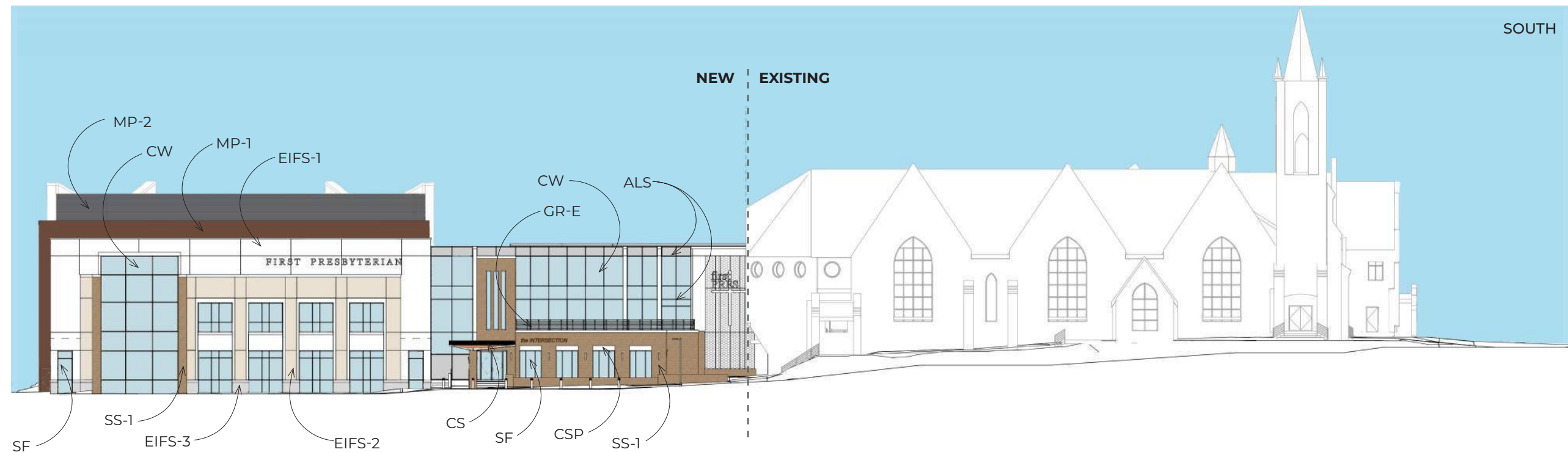
ORNAMENTAL GRASSES & GROUNDCOVERS
SWEETGRASS
SWITCHGRASS
ASIATIC JASMINE



SOD



SYNTHETIC TURF



EXTERIOR PALETTE:



EIFS-1



EIFS-2



EIFS-3



SS-1

METAL PANELS



BP

STOREFRONT/CURTAIN WALL



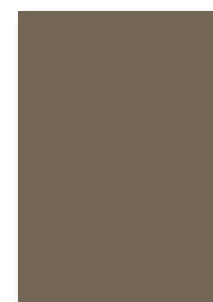
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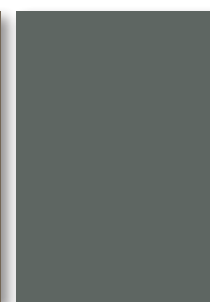
ALS



CSP



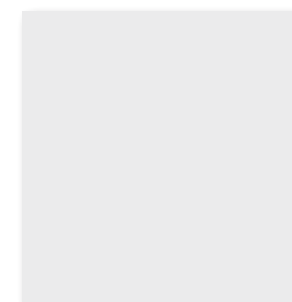
MP-1



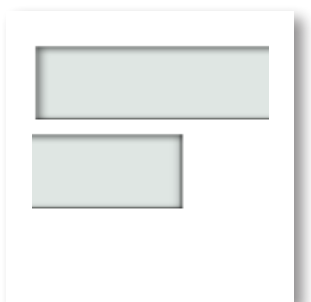
MP-2



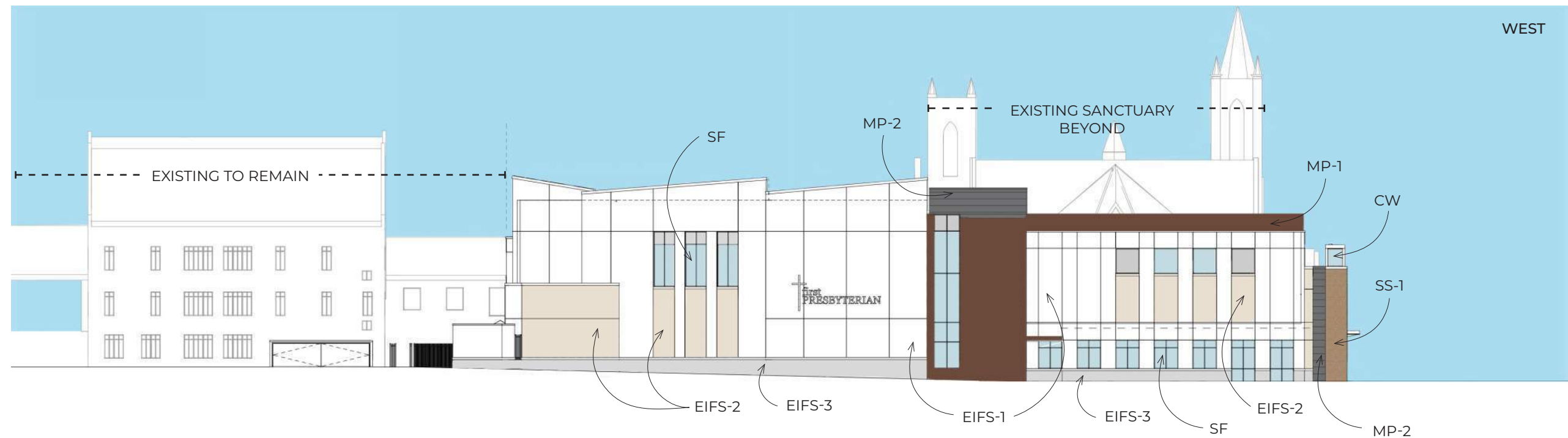
CS



PMC | CW/SF FRAME



CW/SF GLAZING



EXTERIOR PALETTE:



EIFS-1



EIFS-2



EIFS-3



SS-1

METAL PANELS



BP

STOREFRONT/CURTAIN WALL



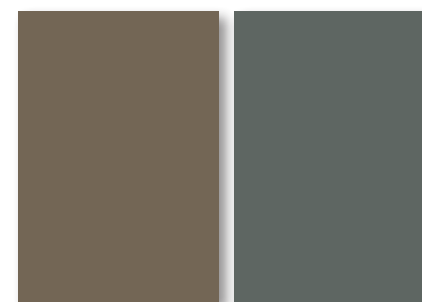
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ALS



CSP

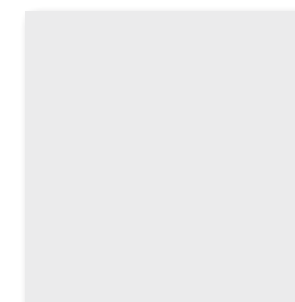


MP-1

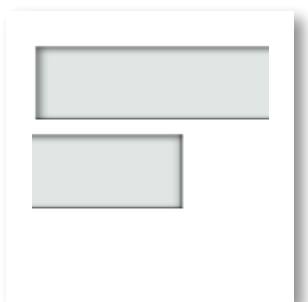
MP-2



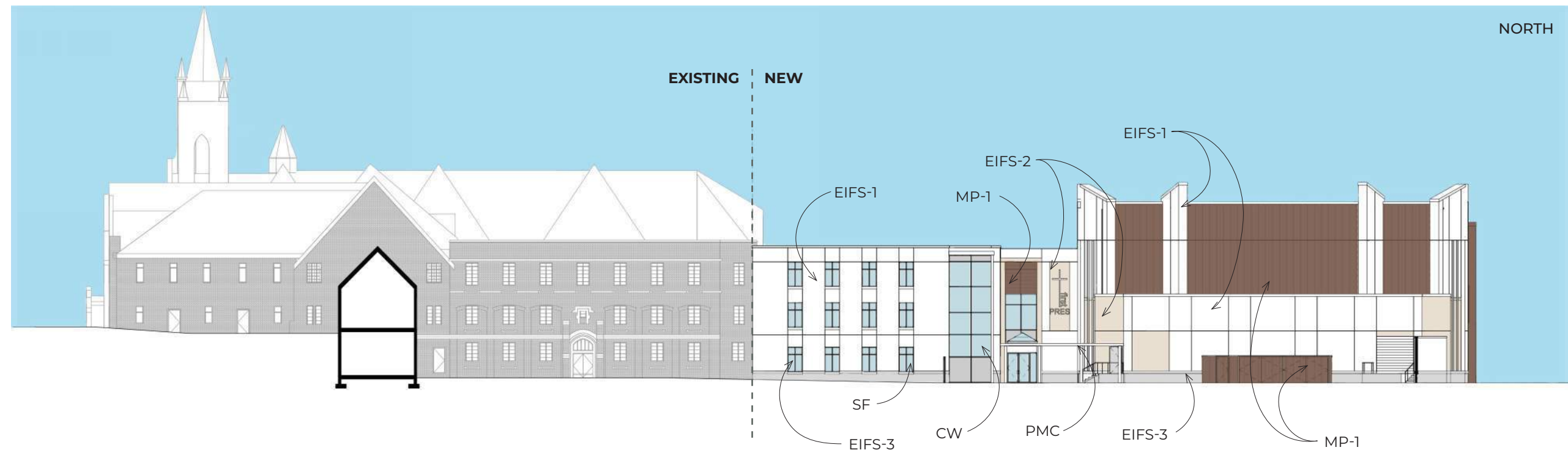
CS



PMC | CW/SF FRAME



CW/SF GLAZING



EXTERIOR PALETTE:



EIFS-1



EIFS-2



EIFS-3



SS-1

METAL PANELS



BP

STOREFRONT/CURTAIN WALL



GRE



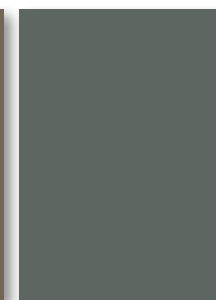
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CSP



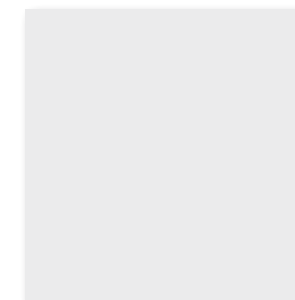
MP-1



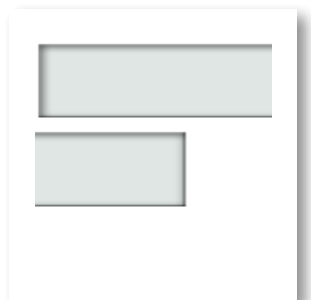
MP-2



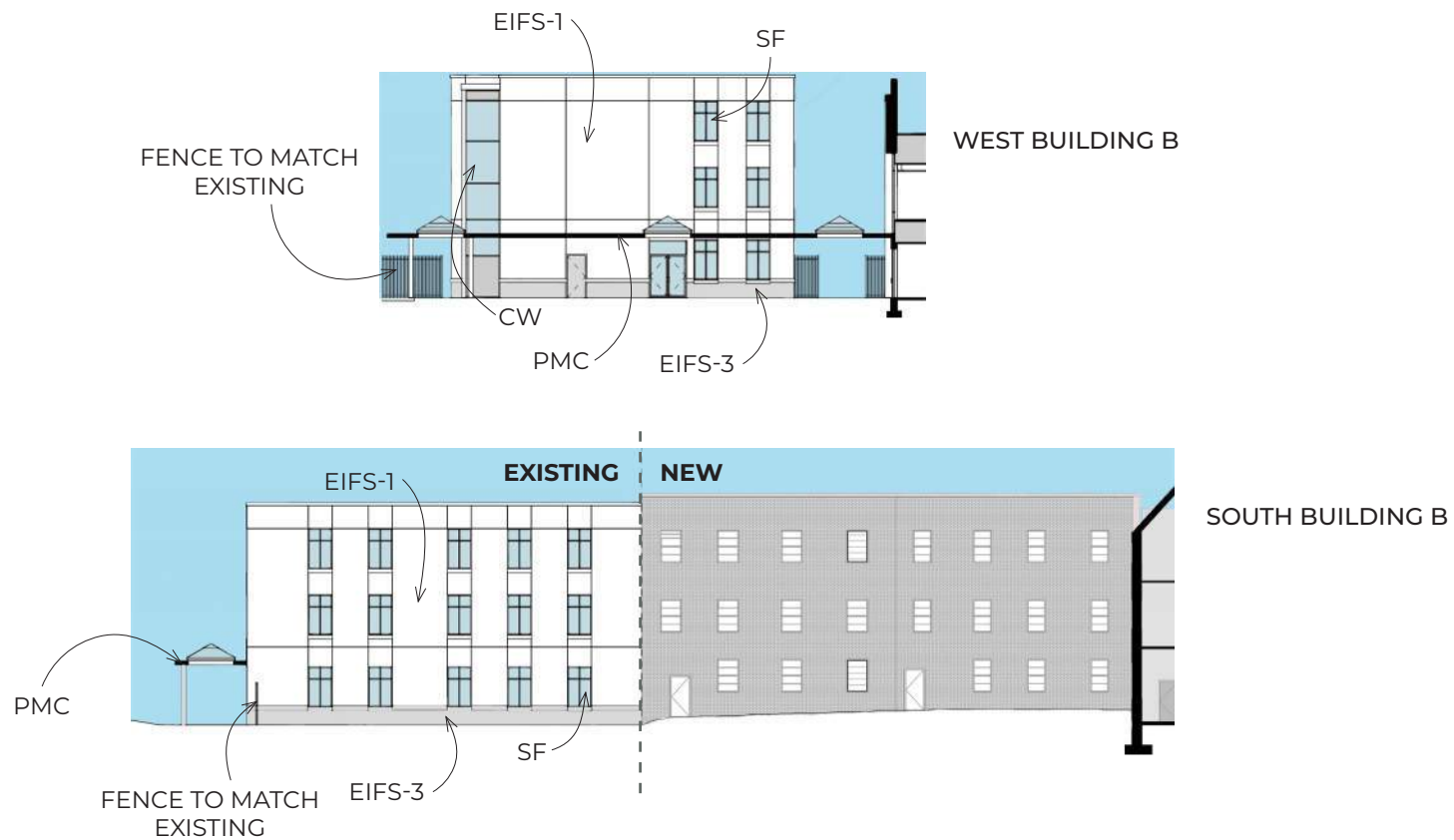
CS



PMC | CW/SF FRAME



CW/SF GLAZING



EXTERIOR PALETTE:



EIFS-1



EIFS-2



EIFS-3



SS-1

METAL PANELS



BP

STOREFRONT/CURTAIN WALL



GRE



ALS



CSP



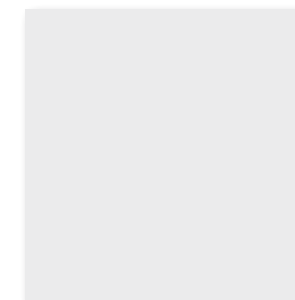
MP-1



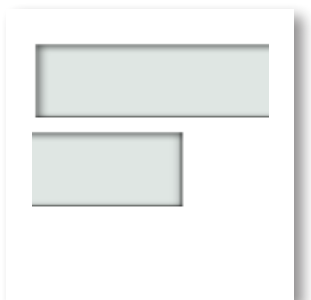
MP-2



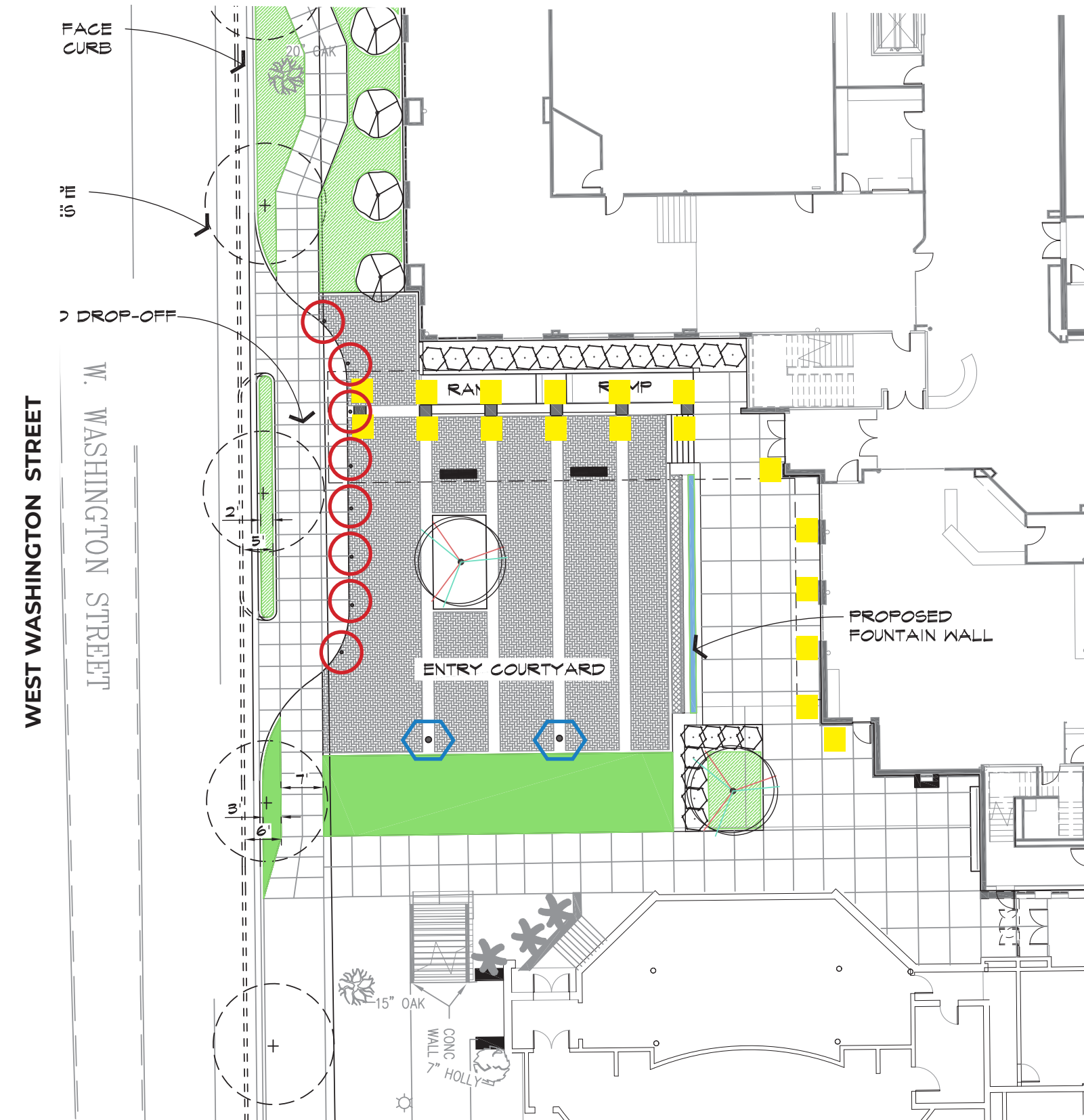
CS



PMC | CW/SF FRAME



CW/SF GLAZING



LIGHTING LEGEND:



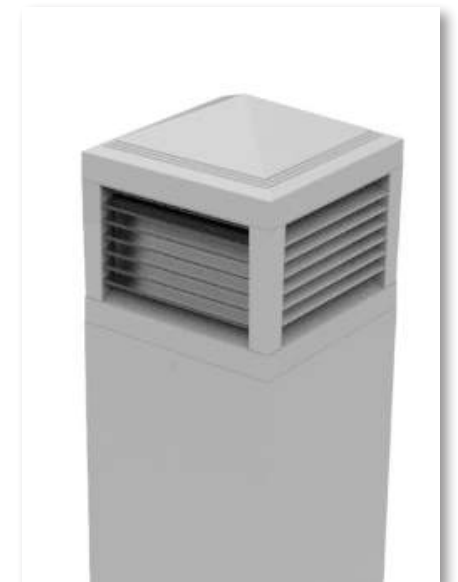
L-1



L-3

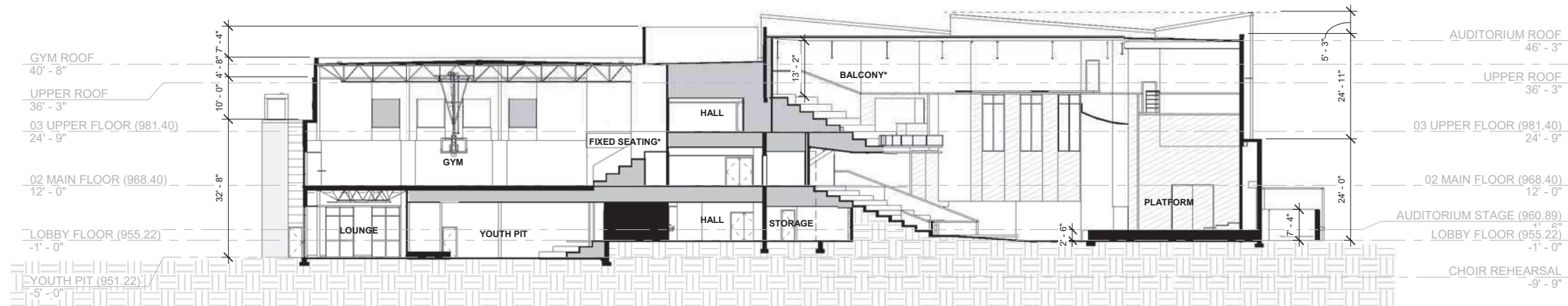


L-2 Design

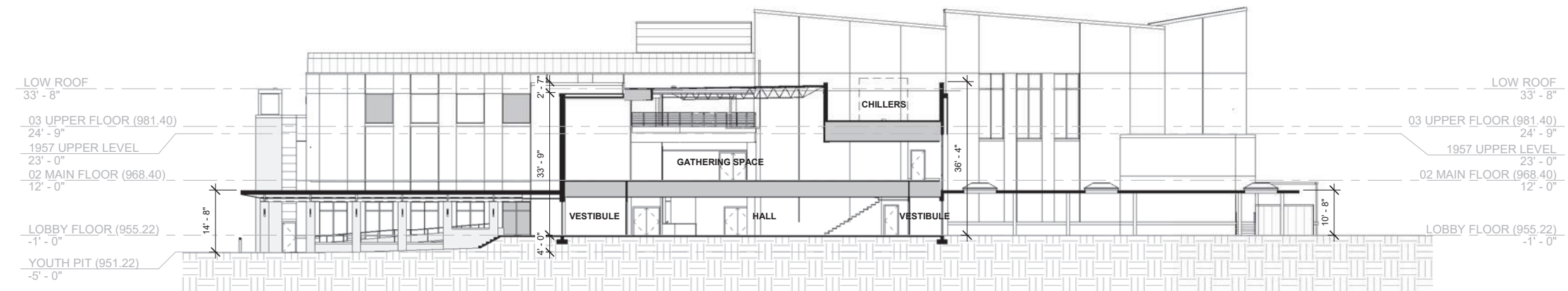


L-2 Color

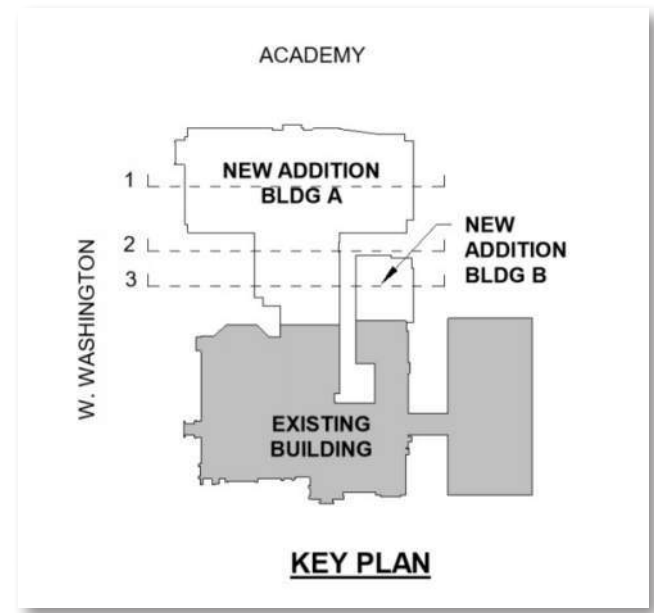
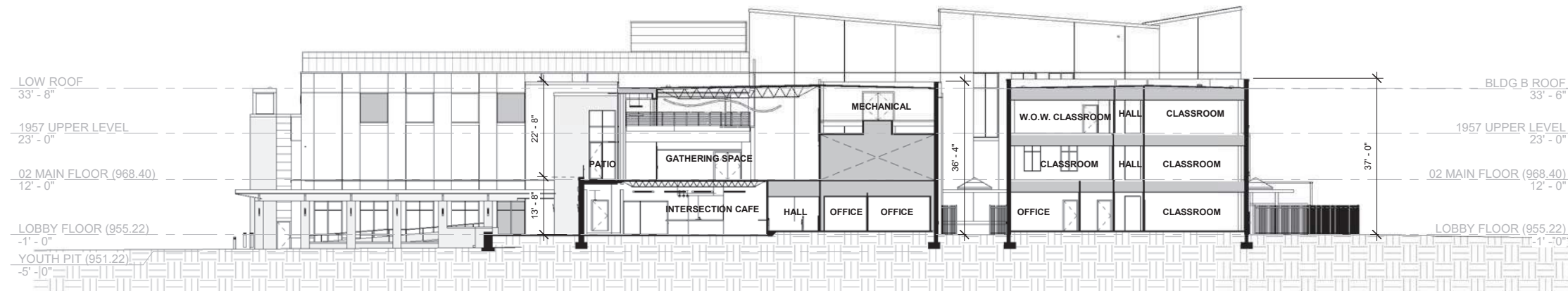
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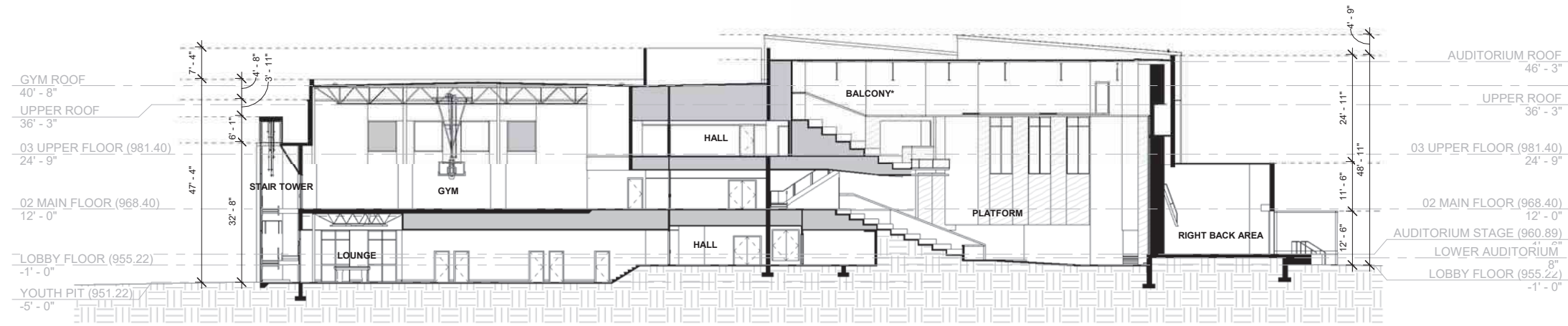
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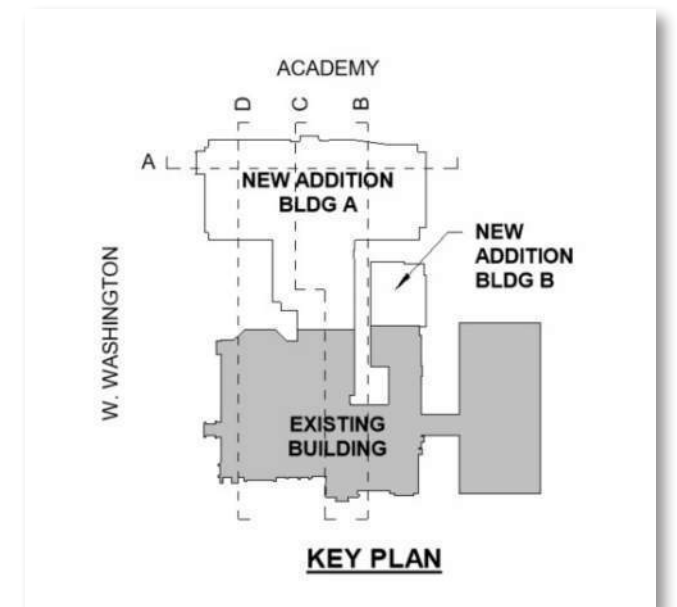
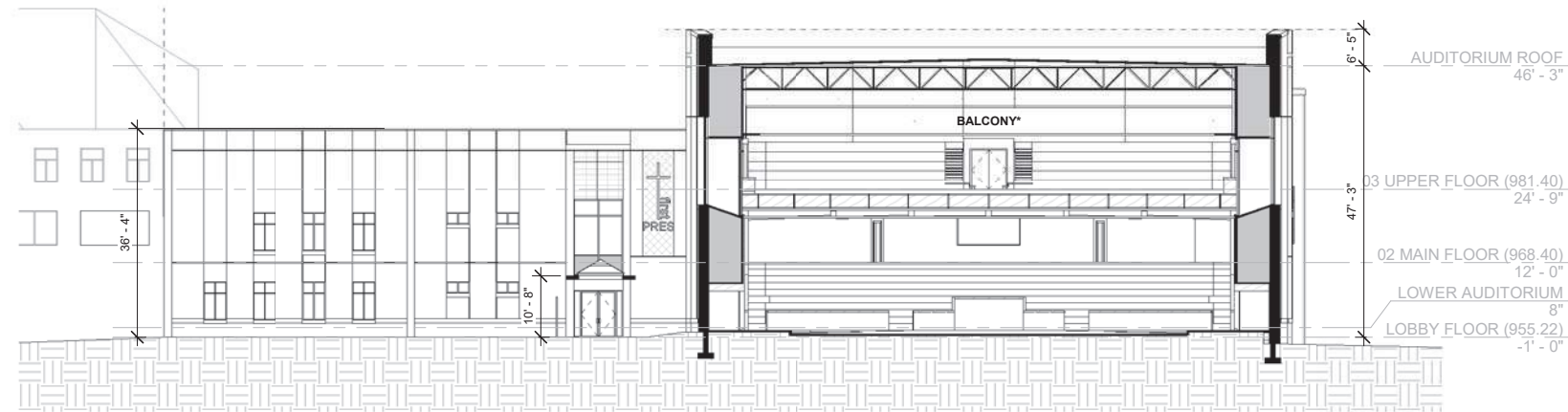
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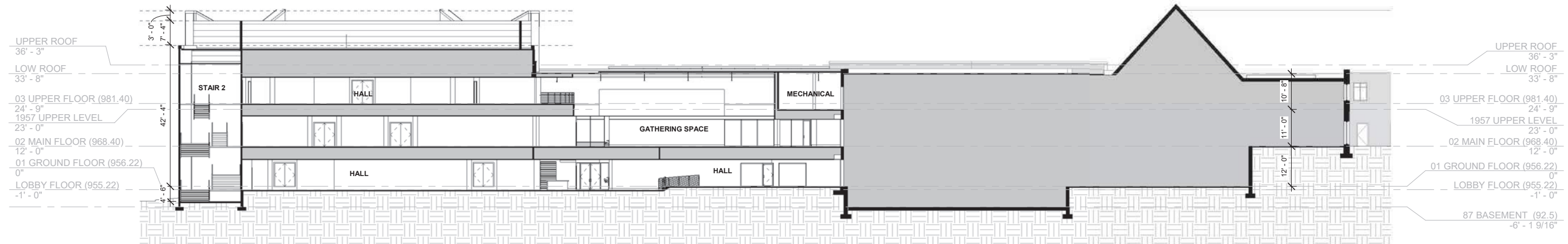
A



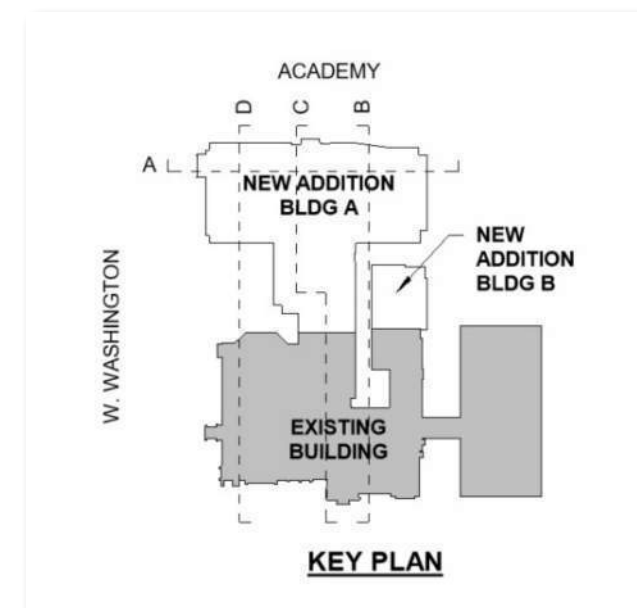
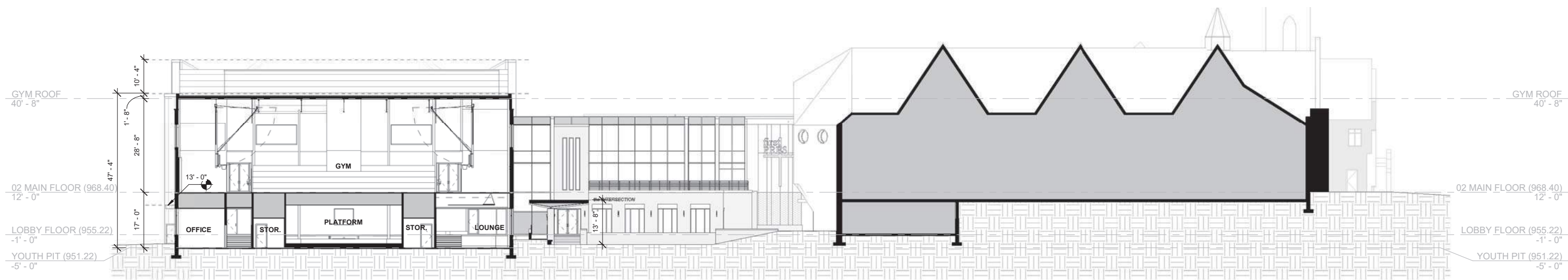
B



C



D



















CRAIG
GAULDEN
DAVIS

CRAIG
GAULDEN
DAVIS



200 W. Washington St., Greenville, SC 29601

PARKING ENTRY

DRB 24

DATE: 04.06.2020

REV:

CGD#: 16006





**Planning Staff Report to
Design Review Board - Urban
May 1, 2020**
for the May 7, 2020 Public Hearing

Docket Number: CA 20-207
Applicant: Lisa Lanni
Property Owner: Hellbilly Reserves, LLC
Property Location: 401 Rhett St.
Tax Map Number: 007200-02-00100
Acreage: 0.58
Zoning: C-4, Central Business District
Proposal: **Modification of an existing building to accommodate a music venue**

Staff Recommendation:

Applicant should request deferral to a later meeting date, as determined by the DRB:
Staff recommends that the applicant request deferral to a later meeting date, as determined by the DRB.

Staff Analysis:

The applicant requests approval for the renovation and expansion of an existing warehouse building at the southwest corner of Rhett and Wardlaw Streets in the West End Historic District. Per the DRB application, the building and site improvements are intended to accommodate a new live music venue. The applicant has applied to the Board of Zoning Appeals (BZA) for a Special Exception as an Indoor Entertainment use in the C-4 district. The BZA is scheduled to hear the application at their May 14th public hearing.

The existing warehouse building is a non-contributing, one-story structure constructed in the mid-20th-century. The applicant proposes to add a second story, with a predominant bowstring truss roof, to achieve additional height needed for the theater. A plaza is proposed at the corner of Rhett and Wardlaw Streets to offer space for attendees to gather and queue for event entry.

Building Placement and Mass

While minor modifications are proposed along the Rhett St. frontage, the applicant intends to generally maintain the footprint of the existing warehouse building. The main building entry and will call areas are proposed along the Wardlaw Street frontage, accessed via the proposed plaza space. A secondary building entry is proposed along the Rhett Street frontage.

Per the elevations, the existing warehouse building is approximately 15 ft.-tall. The proposed second-story addition results in a building height of 31 ft., when measured from grade to the bottom beam of the bowstring truss roof. The bowstring roof will add extra height to the structure. The new second story is set back slightly from the existing Rhett St. façade line. Staff notes that the second story does not extend to the southeast corner of the building, where a roof terrace is proposed.

Plaza and Pedestrian Realm

The plaza proposed at the corner of Rhett and Wardlaw Streets is intended to act as the main entrance point to the venue. The plaza, as depicted, features scored concrete slabs, fixed pedestrian benches, moveable high-top tables, and decorative lighting. A water tower feature is shown toward the corner, labeled as a “placeholder.” While the tower is labeled as a placeholder, its placement at the primary street corner makes it an integral part of the development. Therefore, staff recommends that the applicant provide more details about the design of the structure as part of this submittal.

Because the applicant intends to utilize the existing building footprint, there is limited capacity to increase the width of the pedestrian realm. While adequate space for on-site queuing is shown in the plaza area, staff has concerns about the proposed secondary entrance along Rhett St. Per the Downtown Design Guidelines, adequate queuing area shall be provided on-site, clear of the sidewalk zone. Given the existing building placement, the sidewalk and pedestrian zones along Rhett St. are rather narrow. The applicant should further explain the functionality of the secondary entrance to ensure that queuing is maintained on-site rather than on the sidewalk.

In a similar manner, the plans denote the grass field on the parcel to the south (fronting Main St.) as “potential overflow parking and outdoor queuing space.” As this is a separate parcel, and with its development potential uncertain, references to this parcel should be removed from the plans and not referenced as a source of service or compliance with the current proposal.

During city-wide departmental review of the project plans, it was noted by Parks and Recreation staff that the submitted landscape plan does not meet Land Management Ordinance standards for street trees and tree planting requirements. Street trees are to be planted on private property, with a spacing of 1 canopy tree for every 40 feet if no powerlines are present, and one understory/ornamental tree for every 20 feet if powerlines are present. The plans should be modified to reflect Land Management Ordinance standards for street trees.

Building Materials and Transparency

In order to uphold the existing warehouse aesthetic, the applicant intends to maintain or replace existing overhead doors, brick, loading elements and windows in the development. All brick is proposed to be painted a dark gray/black to unify the building base. Due the grade change along Rhett St., the northern portion of the Rhett façade lacks building transparency. Additional measures must be taken to increase the building transparency and activate the façade at this location.

The second story addition, visible along the Rhett and Wardlaw Street facades, primarily features a corrugated metal skin. While staff appreciates the color and material contrast from the brick base, the use of corrugated metal should be used as an accent material rather than a primary

skin. Staff recommends an alternative primary material for the second story addition; a brighter color should be maintained for this material to provide contrast from the first story.

The proposed bowstring roof features a timber truss and corrugated metal (cor-ten) roof. Wood paneling is proposed on the underside of the roof.

A large mural is shown along the southern building wall, visible from Main St. and Wardlaw St. The mural will require separate review and approval by the Arts in Public Places Commission.

Summary

While the proposed project has the potential to improve a dilapidated structure and energize this corner of downtown, staff has concerns about the hearing order of this DRB application. Although the Land Management Ordinance does not explicitly require Special Exception review and approval prior to Certificate of Appropriateness approval, the BZA could potentially place conditions on the use which significantly alter the scale, placement and design of the music venue.

Therefore, staff recommends that the applicant request this application be deferred to a meeting date after the BZA public hearing, as determined by the DRB.

In the interim, staff recommends that the plans and renderings be modified to address the following comments, in addition to those noted by the DRB:

1. Provide more detail regarding the design of the “placeholder” structure as part of this submittal.
2. Further explain the functionality of the secondary entrance to ensure that queuing is maintained on-site rather than on the sidewalk.
3. Denote the width of pedestrian realms (face of building to curb) on plans.
4. Remove, from the plans, any reference to the separate parcel fronting Main St. for parking and queuing purposes.
5. Modify plans to satisfy street tree planting requirements.
6. Increase building transparency and building activation along Rhett St. façade (northern portion).
7. Use an alternative primary material for the second story addition; a brighter color should be maintained for this material to provide contrast from the first story.
8. Details of trash management and plaza amenities shall be submitted for review and approval prior to the issuance of any building permits.
9. A parking plan must be submitted to show compliance with parking demand for the intended use.

If approval is considered by the DRB, in lieu of acceptance of staff recommendations, staff notes the following conditions:

The following shall be reviewed and approved by staff and a 2-member DRB panel:

1. The proposed water tower “placeholder” is not approved with this request. Additional detail about the placement and design of this structure shall be submitted for review and approval prior to the issuance of building permits.
2. No signage is approved with this request. A comprehensive sign size, type and placement plan for the property shall be submitted for review and approval prior to the issuance of any sign permits.

3. No murals are approved with this request. The mural(s) will need to be submitted for review and approval. Further, the mural(s) shall be reviewed and approved by the Arts in Public Places Commission.
4. No lighting is approved with this request. A comprehensive lighting plan for the property shall be submitted review and approval prior to the issuance of any building permits.
5. Details of trash management and plaza amenities shall be submitted for review and approval prior to the issuance of any building permits.

Departmental Review

Please note the following additional comments from city review departments:

Traffic Engineering:

- 1) Show vehicle paths on site plan of proposed access for the large vehicles (ingress/egress).
- 2) Traffic Impact Analysis form is required for all proposed developments. It can be found at: <http://www.greenvillesc.gov/TrafficImpactAnalysis>. Please fill out and submit online.
- 3) Describe sufficient parking accommodations expected to be used off-site, and likelihood of potential overflow parking to be constructed.

Parks and Recreation: Landscape plan submitted does not meet the requirements of the ordinance for street trees, parking lot screening, and tree planting requirements. However, these issues can be addressed during permitting.

Applicable Design Guidelines:

PUB 2. Pedestrian realm

- 2.1 The building transition zone should be at least 4 feet and should not encroach upon the minimum sidewalk width. Consult PUB 6. Building Transition Zone for additional guidelines.
- 2.2 The sidewalk zone should accommodate a continuous path of travel of at least 6 feet. In situations where it is not feasible to provide all pedestrian realm zones, prioritize the sidewalk zone. Consult PUB 3. Sidewalk Zone for additional guidelines.
- 2.3 The street furnishing and planting zone should share the same right of way and be a width of at least 5 feet. Consult PUB 4. Street Furnishing Zone for additional guidelines. Consult PUB 5. Planting Zone for additional guidelines.
- 2.4 Provide expanded sidewalk areas, or “plazas,” where conditions permit. Work within existing extended rights of way or consider expansions to existing sidewalks at strategic locations. These expanded areas also provide space for clustering street furniture.
- 2. WE Preserve the streetscape’s current pedestrian realm composition. The planting zone and street furniture zone should be at least 4 feet. The intersections and mid-block crossings extend an additional 20 feet to create expanded sidewalk areas. On the north side of the street, the sidewalk zone should accommodate a continuous path of travel at least 8 feet. On the south side of the street, the sidewalk zone should accommodate a continuous path of travel of 7 feet.

PUB 3. Sidewalk zone

- 3.1 Connect all new sidewalks to the existing sidewalks.
- 3.2 Provide continuous sidewalks (or equivalent all-weather routes) along both sides of all vehicular rights of way.
- 3.3 Separate sidewalks from vehicular traffic by a planted area, which should be located a minimum of 5 feet from the street curb edge.
- 3.4 Construct sidewalks out of durable materials like concrete, brick and stone. This applies to standard, permeable and decoratively paved sidewalks.
- 3.5 Design all sidewalks to comply with the South Carolina Accessibility Standards and the Americans with Disabilities Act as amended.
- 3.6 In areas of high pedestrian traffic, implement sidewalk bulbouts at intersections to shorten pedestrian crossing time. The expanded sidewalk area created by bulbouts can be designed to incorporate elements of PUB 8. Publicly Accessible Parks and Plazas.
- 2. WE Preserve the District’s current approach to sidewalk design. Use the existing distinctive paving pattern and material to accent strategic areas of the pedestrian realm.

PUB 4. Street Furnishing Zone

- 4.1 Locate street furnishings in the furnishing zone within the Pedestrian Realm. Specifically, locate bike racks near intersections, building entries, and parks and

open spaces. Locate pedestrian-oriented trash and recycling receptacles near street crossings, intersections and other high-traffic areas.

- 4.2 Site 50 percent of benches and other seating amenities in areas that receive midday shade.
- 4.3 Select street furnishings constructed of durable materials, including stone, finished wood and steel.
- 4.4 Establish and contribute to a coordinated and consistent vocabulary of street furnishings throughout downtown.

PUB 5. Planting zone

- 5.1 Hire a licensed professional landscape architect to address the project's plant health and appropriateness.
- 5.2 When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- 5.3 All planted areas should include a groundcover layer to help with long-term maintenance and water conservation.
- 5.4 When feasible, install the stormwater planting strategy that corresponds to the street's type in the Downtown Streetscape Master Plan. Specifically, use curbed stormwater planters on Ceremonial and Ceremonial Transition Streets. Use stormwater planters on Urban Fabric and Urban Fabric Transition Streets. Use open swale stormwater planters on Mobility Streets.
- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.6 Emphasize variety in site-wide planting strategies. For trees, the Greenville Zoning Ordinance requires that species vary a minimum amount in proportion to the number of trees planted. Achieving more diversity than the required minimum is recommended.
- 5.7 Prioritize species with rich human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes in downtown.
- 5.8 Prioritize species that provide high-quality habitat for native insects and animals.
- 5.9 Engineer soil profiles to support the specific needs of the proposed planting design. For trees, the minimum planting area should be 6'x6'. If adjacent hardscape restricts the amount of soil volume for the planting strategy, employ techniques such as engineered structural soil or Silva Cells (or equivalent) to achieve the soil volume needed for long-term plant health.
- 5.10 In highly trafficked urban areas, install physical measures to protect the roots of street trees. These measures could include architectural elements such as seat walls or steel railing. Discourage the use of tree grates, except in narrow areas or highly urban areas such as drop off areas and plazas. If installing tree grates, ensure that the tree opening can accommodate trees with large trunk diameters.

PRI 2. Massing

- 2.1 A building's mass, scale, form, floor-to-floor height and horizontal alignment should not be in stark contrast to its surrounding context. Surrounding context

should include all buildings located within one block of the proposed development.

- 2.2 Use lower scale buildings or building elements to transition to taller buildings towards lower scale buildings on adjacent properties.
- 2.3 At the street wall, new construction and additions should maintain the historic scale of two to five stories in height or a maximum of 50 feet.
- 2.4 If a building must be significantly taller than the buildings surrounding it, preserve the continuity of the street wall by stepping back the upper floors of the taller building a minimum of 20 feet from the front façade line.
- 2.5 Design street and pedestrian level-stories to be uniquely defined from upper stories.
- 2.6 Design street and pedestrian-level stories at a human scale and massing such that they relate to the pedestrian user and adjacent properties.
- 2.7 Encourage a variety of building heights along the street with vertical and horizontal proportioning similar to its immediate context and district.
- 2.WE A the street wall, new construction and additions should maintain the historic scale of one to three stories in height or a maximum of 30 feet. Massing of new buildings within this district must pay special attention to their form, orientation and materiality such that they are keeping with the character of the area. IF a building must be significantly taller than the buildings surrounding it, preserve the continuity of the street wall by stepping back the upper floors of the taller building a minimum of 20 feet from the front façade line.

PRI 3. Entry

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages.
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.

- 3.ME Mass Entertainment Venues: Avoid pedestrian congestion by providing ample area for event queuing clear of the sidewalk zone. Physically delineate queuing area with bollards or other separators. Provide cover for at least 50 percent of the designated queuing areas. Ensure that entries allow for adequate access for emergency vehicles.

PRI 4. Activated Ground Floor

- 4.1 Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building.
- 4.2 Use of darkly tinted and/or reflective glass is prohibited.
- 4.3 Locate publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians.
- 4.4 Maintain the simplicity of access to commercial and retail areas to avoid unnecessary or circuitous travel.
- 4.5 Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.
- 4.6 Ensure that landscaping does not create a visual barrier between the building's interior and pedestrians.
- 4.7 Use security systems that do not require the use of security bars or grilles.
- 4.8 Corner buildings have at least two façades visibly exposed to the street and should be designed to respond to their more prominent locations.
- 4.ME Mass Entertainment Venues: Maximize visibility between the venue and the street by ensuring active and glazed facades on the front of buildings. Activated facades could include retail, transparent glazing, poster displays or art. Ensure at least 50 percent of the ground floor activation includes retail or transparent glazing. IF there are two adjacent blocks with mass entertainment venues, ensure the ground floor is 100 percent activated.

PRI 5. Articulation

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous facades.

PRI 6. Materiality

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
 - 6.2 Materials used within proximity to pedestrian areas must have durability to withstand heightened activity and wear.
 - 6.3 Reuse existing or refurbished materials.
 - 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
 - 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
 - 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
 - 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
 - 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures in the overall design.
6. WE Brighter colors may be applied more predominately to contribute to a more vibrant, exciting setting but must still be coordinated with the building composition and surrounding character.

PRI 7. Architectural Lighting

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 8. Private Outdoor Spaces

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor

spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.

- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. Existing Architecture

[...]

- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area.
- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally-important features of the existing building.
- 11.5 Additions must be visually-distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.WE Many buildings within this district are considered to be contributing assets to the West End Historic District. Buildings that are considered as such must not be demolished and should instead be adapted and reused.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Lisa Lanni	James Carter - Hellbilly Reserves LLC
*Title:	Architect	Owner
*Address:	400 August Street, Ste. 200, Greenville, SC 29601	113 Ridgeland Drive
*Phone:	864.242.2033	864.304.3967
*Email:	llanni@mcmillanpazdansmith.com	carter@house13.com

PROPERTY INFORMATION

*STREET ADDRESS 401 Rhett St. , Greenville, SC 29601

*TAX MAP #(S) 0072000200100

*SPECIAL DISTRICT West End Historic District

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

This project consists of the rehabilitation and reuse of a currently abandoned building in Greenville's West End for a new event venue. It is currently under review for a Special Exception as Indoor Entertainment within the CBD through the BZA.

The design intent for the building is to reuse and expand upon the existing warehouse aesthetic, while adding new elements, lighting, and signage to identify the project as an exciting and "cool" event space. Existing overhead doors, brick, loading elements, and some windows will be either reused or replaced with those of a similar aesthetic. Existing brick, some of which is painted and some unpainted, will all be painted a dark gray/black to unify the building base and offer contrast to other materials. An upper floor will be added to the building, set back slightly, and the skin material at the upper level is presented as corrugated metal, salvaged wood, and corten steel. A new bowstring truss roof will be added in an effort to achieve the interior height needed for acoustics and will be feature a heavy timber structure with corrugated corten roofing. The underside of the roof deck will also be wood. The roof is designed such that it appears to float overtop the existing warehouse with a large front overhang to shade a roof terrace. Outdoor furnishings of wood and corten will line a plaza space, serving as a boundary to the plaza during events. All corten with either be sealed or gutters will capture run-off and carry water to storm drains.

A tower is shown in the plaza as a placeholder, which will be submitted to the DRB under a separate review. This tower is meant to be a beacon that anchors and borders the plaza.

Building signage as well as graffiti murals are also shown as placeholders and will be submitted for review under separate cover at the time in which they are designed and commissioned. The intention of both items is to "promote lively energy and excitement" as stated in the Downtown Design Guidelines. (Continued on next page)

(Continued from previous page)

The overall site planning is meant to create outdoor gathering spaces approachable from Main, Rhett, and Wardlaw, connecting the property to its surroundings and offering several functional "zones" to manage queuing. All sidewalks maintain the pedestrian realm composition within the West End. Sidewalks expanding at the building entry into a plaza, which serves as the Building Transition Zone and, together with the green space along the Main St. edge, pull patrons off of the public way prior to an event and on onto project property. The Plaza and outdoor Will Call areas are conceptually akin to the planning approach at the Fluor Field entry and ticketing area.

Canopies along the building face maintain the pedestrian scale and give hierarchy to the Main Entry and Will Call. The green space affronting Main Street may offer a location for food trucks as well as continuing to serve as overflow parking. All service functions are at the opposite end of the building where they current exist and are shared with the neighboring Cigar Factory. Outdoor lighting is added throughout, prioritizing entry points and including a secondary VIP Entry along Rhett St.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL Site plan review \$300.00
 Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 Major (requires review by DRB) ½ original fee
 Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

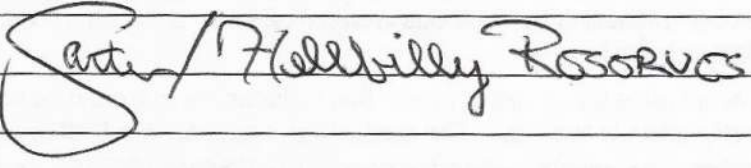
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

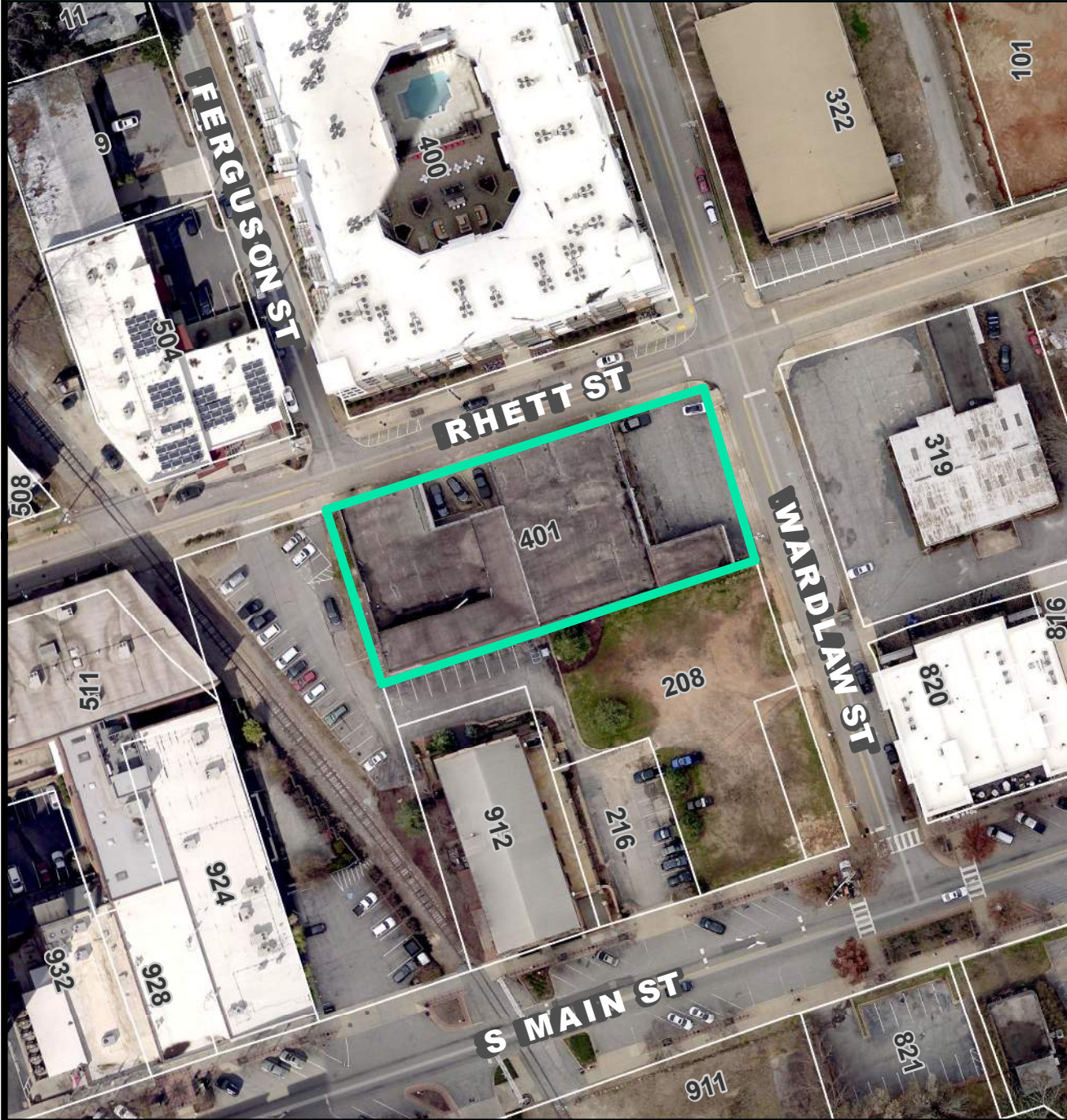
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

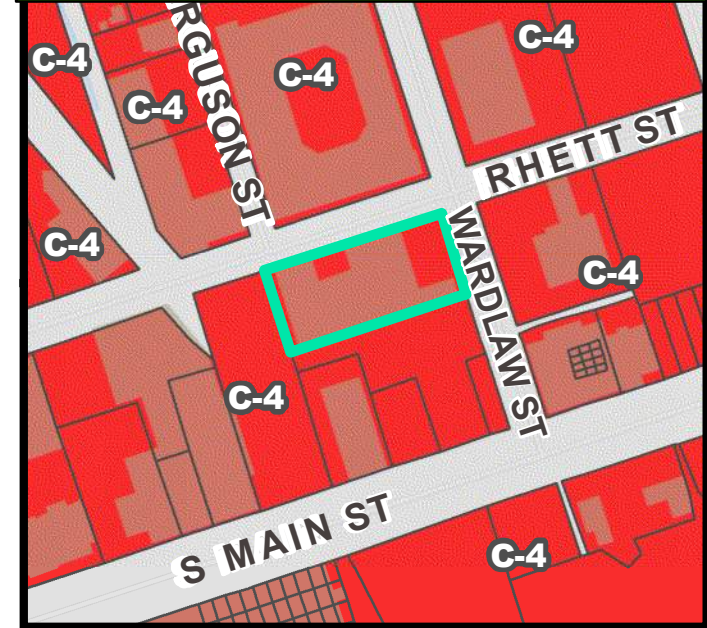
*Signatures	
Applicant	James Carter
Date	04/06/2020
Property Owner/Authorized Agent	
Date	
Public Hearing Information	
Public Hearing Signs	

CA 20-207 • 401 RHETT ST.

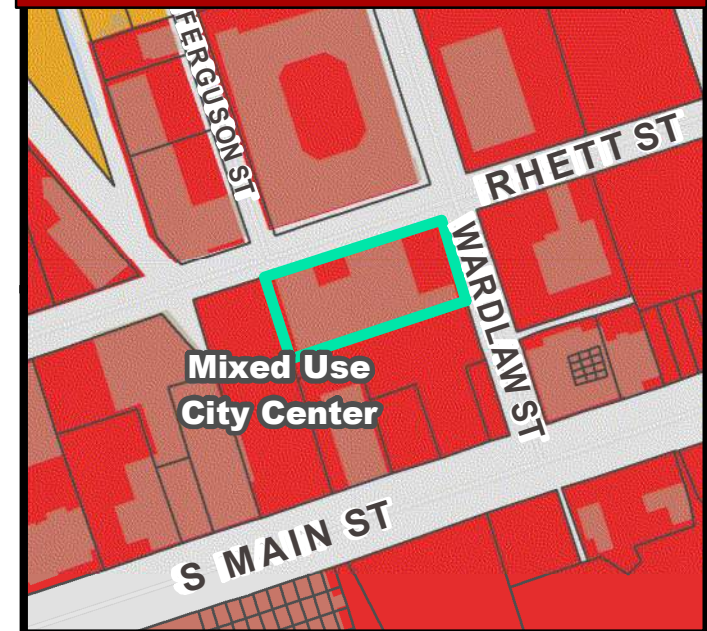
AERIAL VIEW



CURRENT ZONING

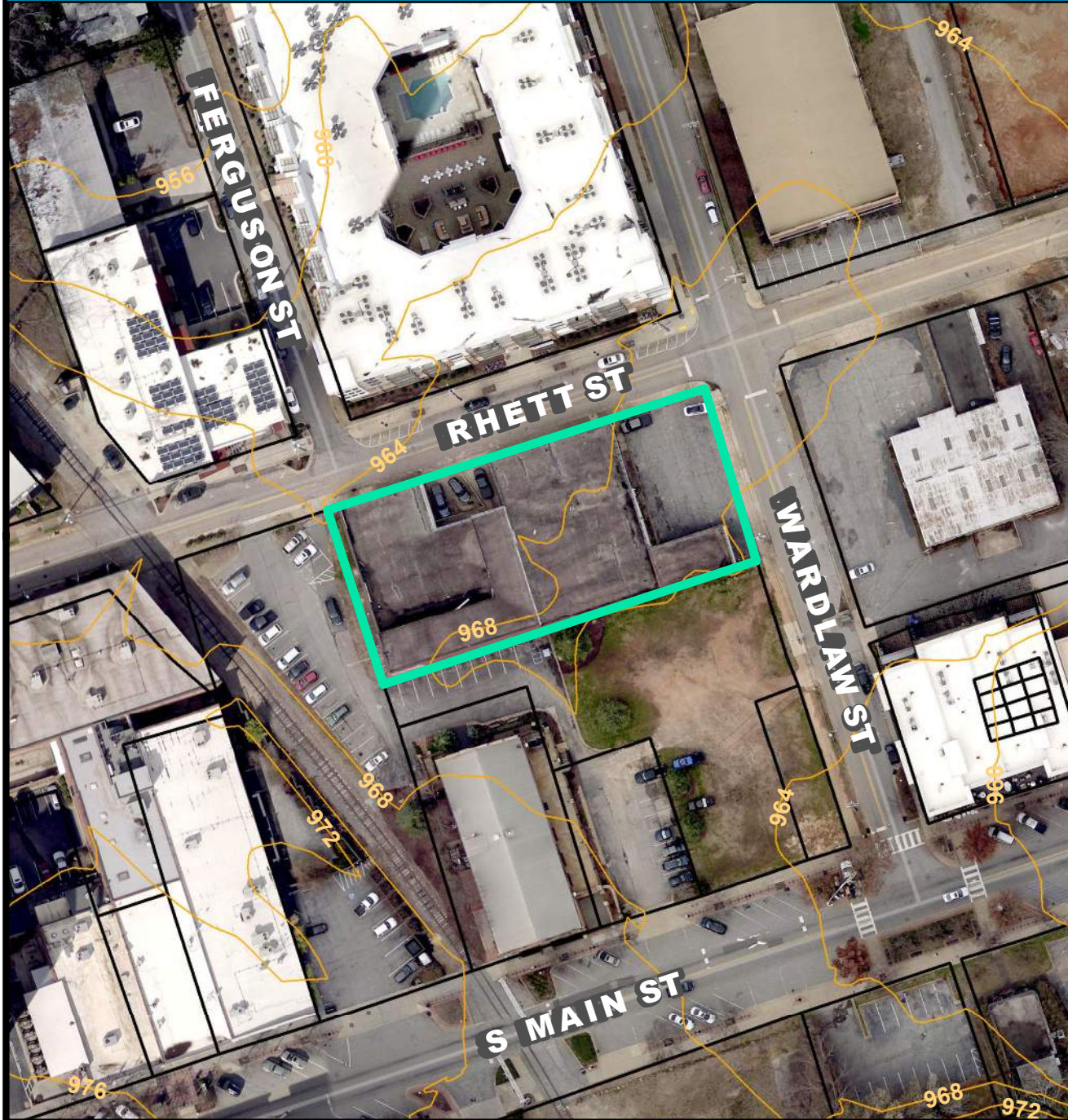


FUTURE LAND USE

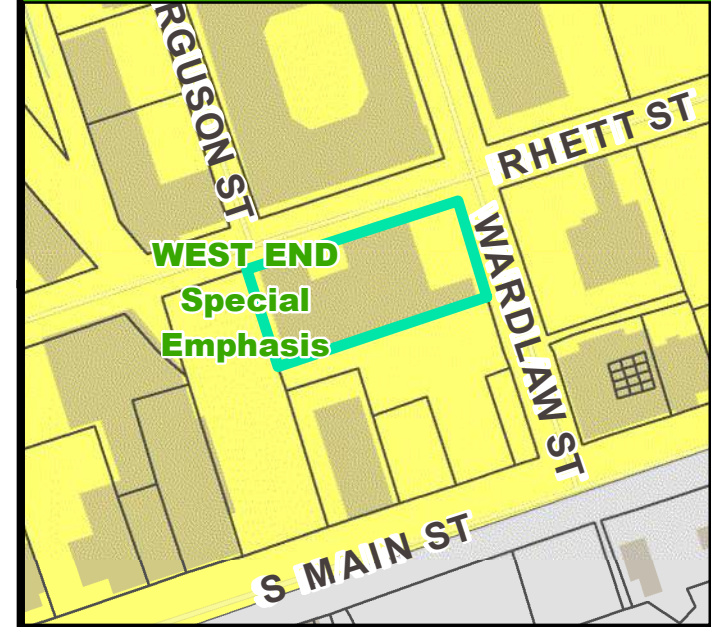


CA 20-207 • 401 RHETT ST.

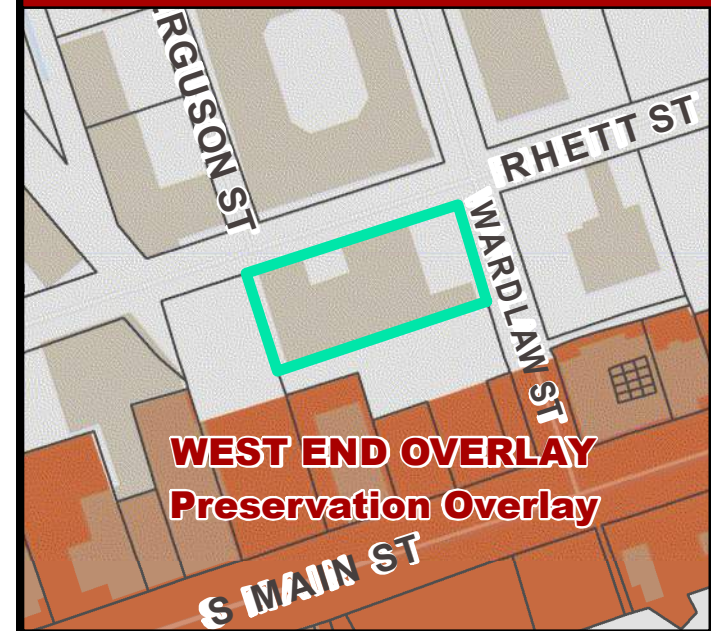
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



HELLBILLY RESERVES LLC

RHETT ST ENTERTAINMENT VENUE

GREENVILLE, SC

Issue Date/ Description:
MPS Project No: 019250.00
Agency Review ID:



NOTE: TOWER, STREETLIGHTS, AND FURNISHINGS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.

VICINITY MAP



AERIEL VIEW



NOTE: TOWER, STREETLIGHTS, AND FURNISHINGS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.

DRB DRAWING INDEX

SHEET NO	SHEET NAME	ISSUE DATE
GENERAL		
G001	DRB COVER SHEET	04/06/2020
ARCHITECTURAL DEMOLITION		
AD100	EXISTING CONDITIONS	04/06/2020
AD101	OVERALL FLOOR PLAN - DEMOLITION	04/06/2020
AD110	ROOF PLAN - DEMOLITION	04/06/2020
AD301	EXTERIOR ELEVATIONS - DEMOLITION	04/06/2020
ARCHITECTURAL RENDERS		
AR101	RENDERS & EXTERIOR FINISHES	04/06/2020
AR102	RENDERS & EXTERIOR FINISHES	04/06/2020
AR103	RENDERS & EXTERIOR FINISHES	04/06/2020
AR104	RENDERS & EXTERIOR FINISHES	04/06/2020
AR105	RENDERS & EXTERIOR FINISHES	04/06/2020
AR106	RENDERS & EXTERIOR FINISHES	04/06/2020
AR107	RENDERS & EXTERIOR FINISHES	04/06/2020
ARCHITECTURAL		
A010	ARCHITECTURAL SITE PLAN	04/06/2020
A101	OVERALL FLOOR PLAN - LEVEL 1	04/06/2020
A102	OVERALL FLOOR PLAN - LEVEL 2	04/06/2020
A301	EXTERIOR STREETSCAPE	04/06/2020
A310	BUILDING SECTIONS	04/06/2020



1 - AERIAL VIEW FROM CORNER OF WARDLAW AND RHETT STREET



2 - STREET VIEW FROM CORNER OF WARDLAW AND RHETT STREET



3 - VIEW FROM WARDLAW STREET



4 - VIEW OF EXISTING LOADING DOCK FROM RHETT STREET



5 - VIEW OF EXISTING REAR LOADING DOCK FROM RHETT STREET



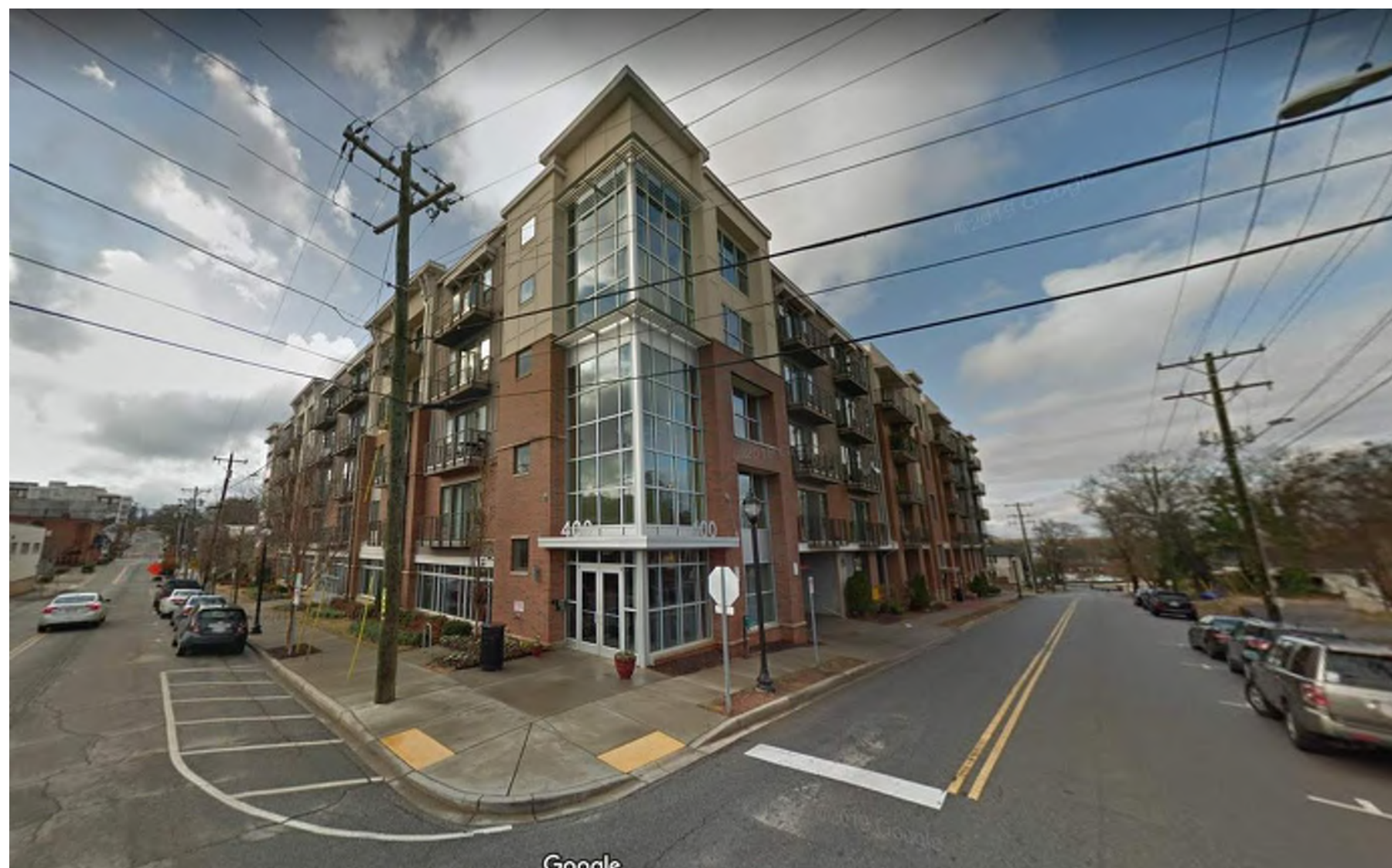
6 - 501 RHETT STREET



7 - 511 RHETT STREET - OLD COTTON WAREHOUSE



8 - 508 RHETT STREET



9 - 400 RHETT STREET - APARTMENT BUILDING



10 - 824 SOUTH MAIN STREET - ZEN



11 - 319 RHETT STREET



12 - 911 SOUTH MAIN STREET



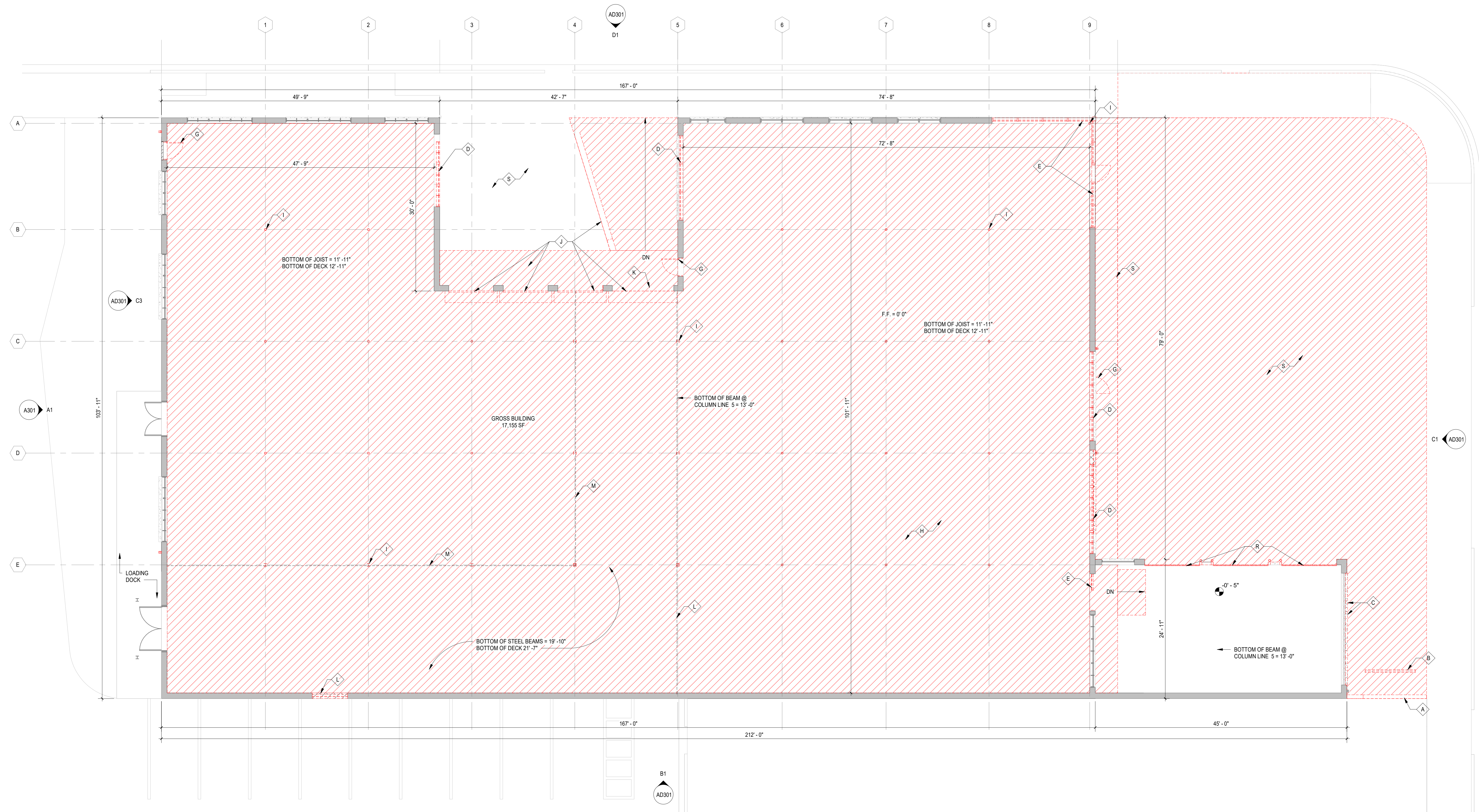
13 - 912 SOUTH MAIN STREET - OLD CIGAR WAREHOUSE



945 SOUTH MAIN STREET - FLOUR FIELD



KEYPLAN



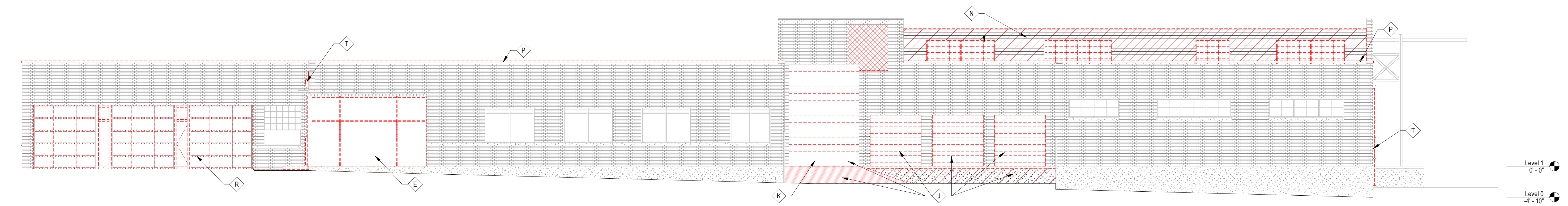
1
AD101
OVERALL FLOOR PLAN - DEMOLITION
1/8" = 1'-0"

DEMOLITION KEYNOTES

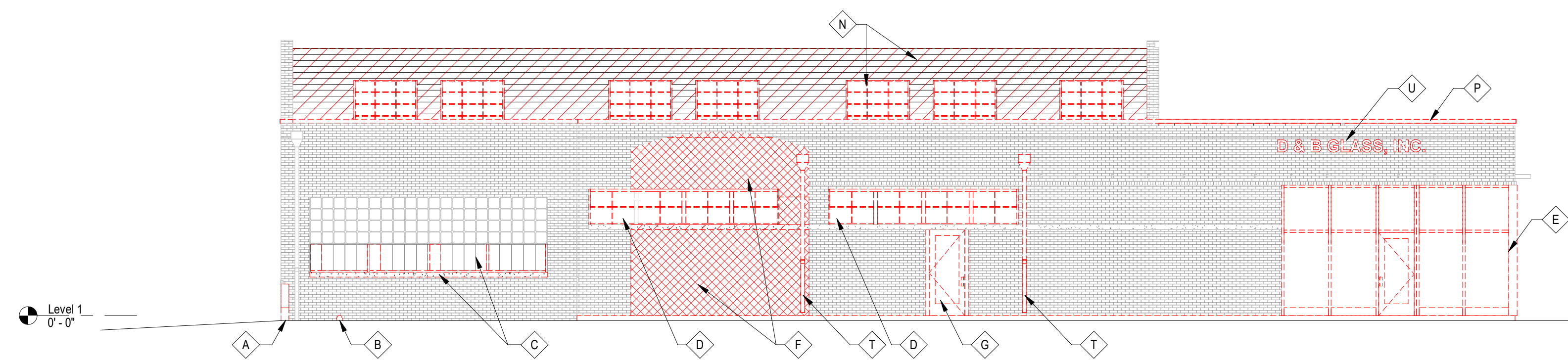
- A. REMOVE EXISTING RETAINING WALL.
- B. REMOVE EXISTING PARKING CURB.
- C. REMOVE EXISTING WINDOW AND SILL, EXISTING GLASS BLOCK TO REMAIN.
- D. REMOVE EXISTING WINDOW AND SILL.
- E. REMOVE EXISTING STOREFRONT.
- F. REMOVE EXISTING MASONRY TO ENLARGE EXISTING OPENING.
- G. REMOVE EXISTING DOOR.
- H. REMOVE EXISTING SLAB ON GRADE.
- I. REMOVE EXISTING STEEL COLUMNS, TYP.
- J. COMPLETELY REMOVE EXISTING OVERHEAD DOORS, LOADING DOCK, AND RAMPED DRIVE.
- K. ENLARGE EXISTING OPENING TO NEW FINISH FLOOR ELEVATION.
- L. REMOVE MASONRY FOR NEW OPENING.
- M. DASHED LINE INDICATES LIMIT OF CLERESTORY WALLS ABOVE.
- N. COMPLETELY REMOVE EXISTING EXTERIOR WALL INCLUDING WINDOWS.
- O. COMPLETELY REMOVE EXISTING ROOF ASSEMBLY.
- P. COMPLETELY REMOVE EXISTING PARAPET CAP.
- Q. REMOVE PORTION OF PARAPET WALL TO BOTTOM OF NEW ROOF DECK.
- R. COMPLETELY REMOVE EXISTING OVERHEAD DOOR.
- S. REMOVE EXISTING HARDSCAPING.
- T. REMOVE EXISTING DOWNSPOUT.
- U. REMOVE EXISTING SIGNAGE.

DEMOLITION LEGEND

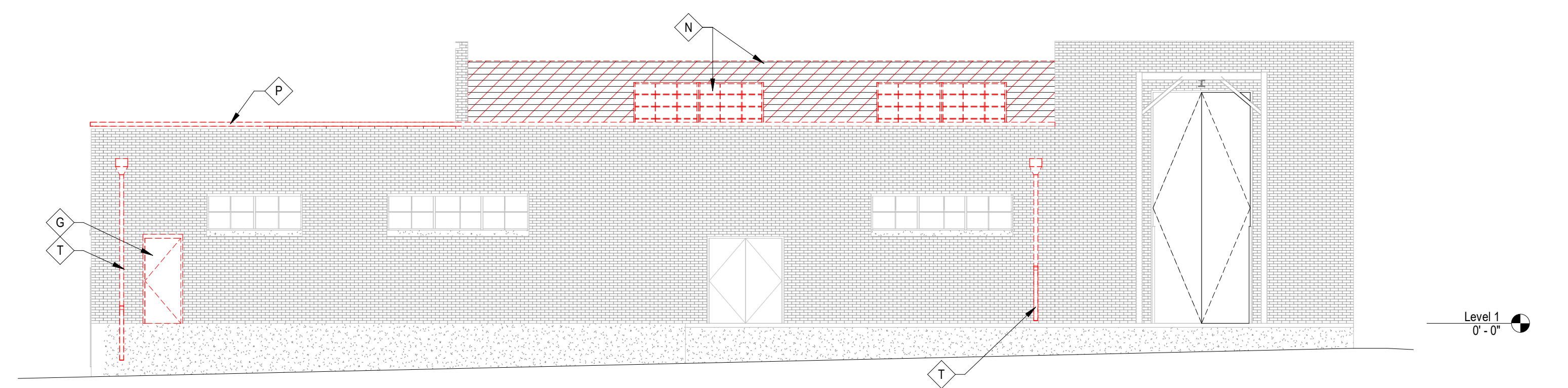
- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING MASONRY TO BE REMOVED FOR NEW OPENING
- EXISTING FLOOR/ROOF ASSEMBLY TO BE REMOVED
- EXISTING COLUMN TO BE REMOVED
- EXISTING GRID LINE



D1 NORTH ELEVATION - DEMOLITION
AD301 1/8" = 1'-0"



C1 EAST ELEVATION - DEMOLITION
AD301 1/8" = 1'-0"



G3 WEST ELEVATION - DEMOLITION
AD301 1/8" = 1'-0"



B1 SOUTH ELEVATION - DEMOLITION
AD301 1/8" = 1'-0"

DEMOLITION KEYNOTES

- A. REMOVE EXISTING RETAINING WALL.
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DEMOLITION LEGEND

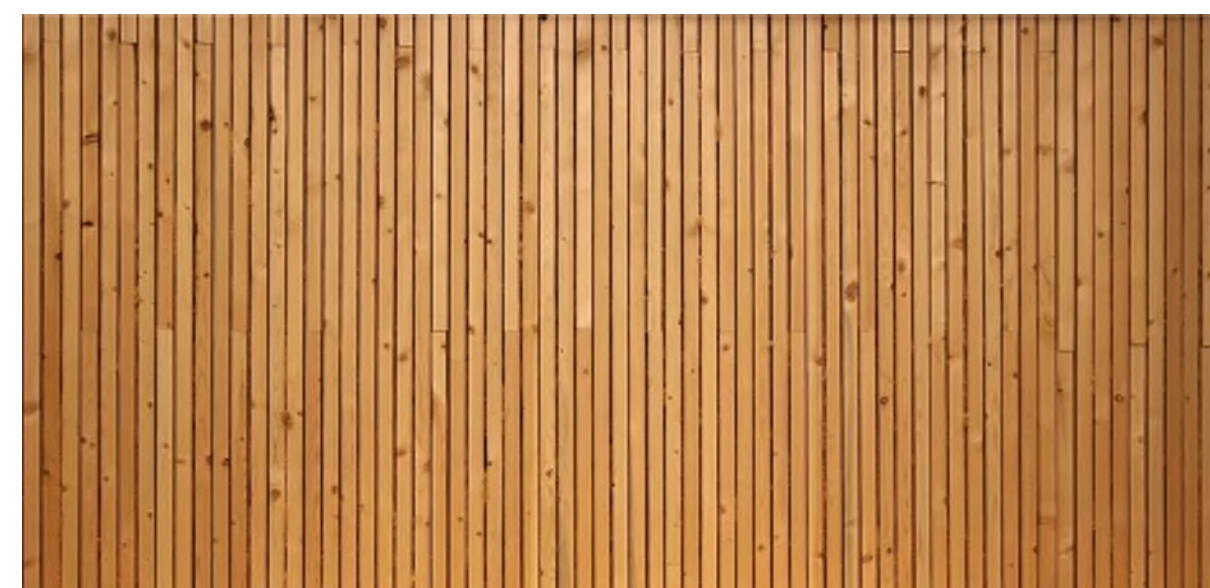
- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING MASONRY TO BE REMOVED FOR NEW OPENING
- EXISTING FLOOR/ROOF ASSEMBLY TO BE REMOVED
- EXISTING COLUMN TO BE REMOVED
- EXISTING GRID LINE



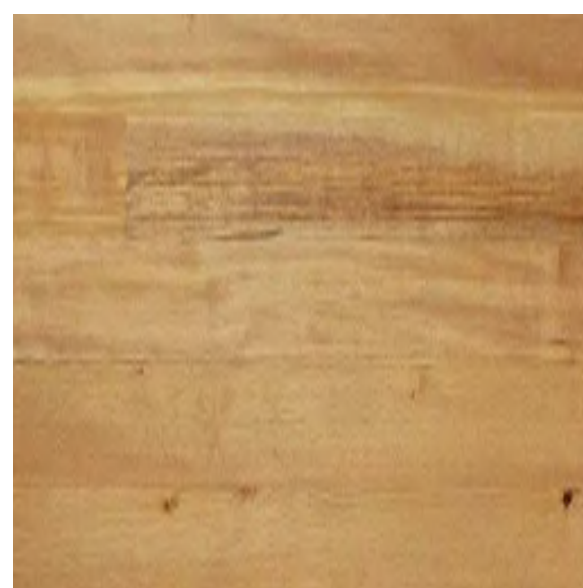
NOTE: TOWER, STREETLIGHTS, AND MURALS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.



EXTERIOR MATERIALS - BASIS OF DESIGN



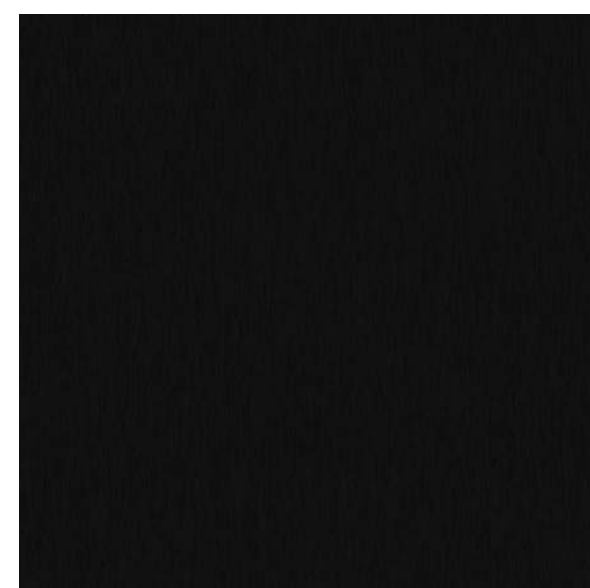
WOOD ROOF DECKING
STAGGERED NLT PANELS - NATURAL PINE STAIN



TIMBER TRUSS
NATURAL PINE STAIN - TO MATCH NLT PANELS



EXISTING BRICK
EXISTING BRICK - TO BE PAINTED



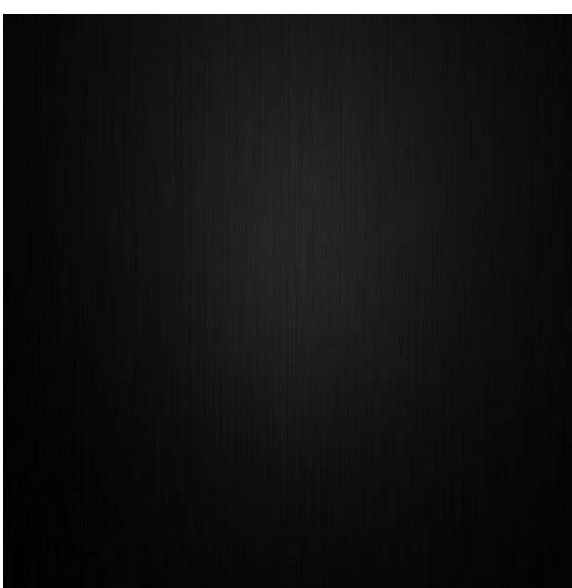
STRUCTURAL STEEL
PAINTED STEEL - BLACK



METAL ROOF
CORTEN



EXTERIOR CLADDING
IRON CORTEN - RUST RUN-OFF MITIGATED THRU DRAINAGE DESIGN



STOREFRONT, DOORS, + RAILINGS
BLACK

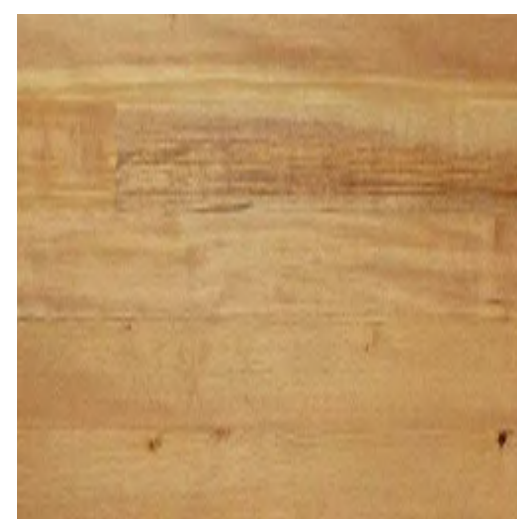


NOTE: TOWER, STREETLIGHTS, AND FURNISHINGS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.

EXTERIOR MATERIALS - BASIS OF DESIGN



WOOD ROOF DECKING
STAGGERED NLT PANELS - NATURAL PINE STAIN



TIMBER TRUSS
NATURAL PINE STAIN - TO MATCH NLT PANELS



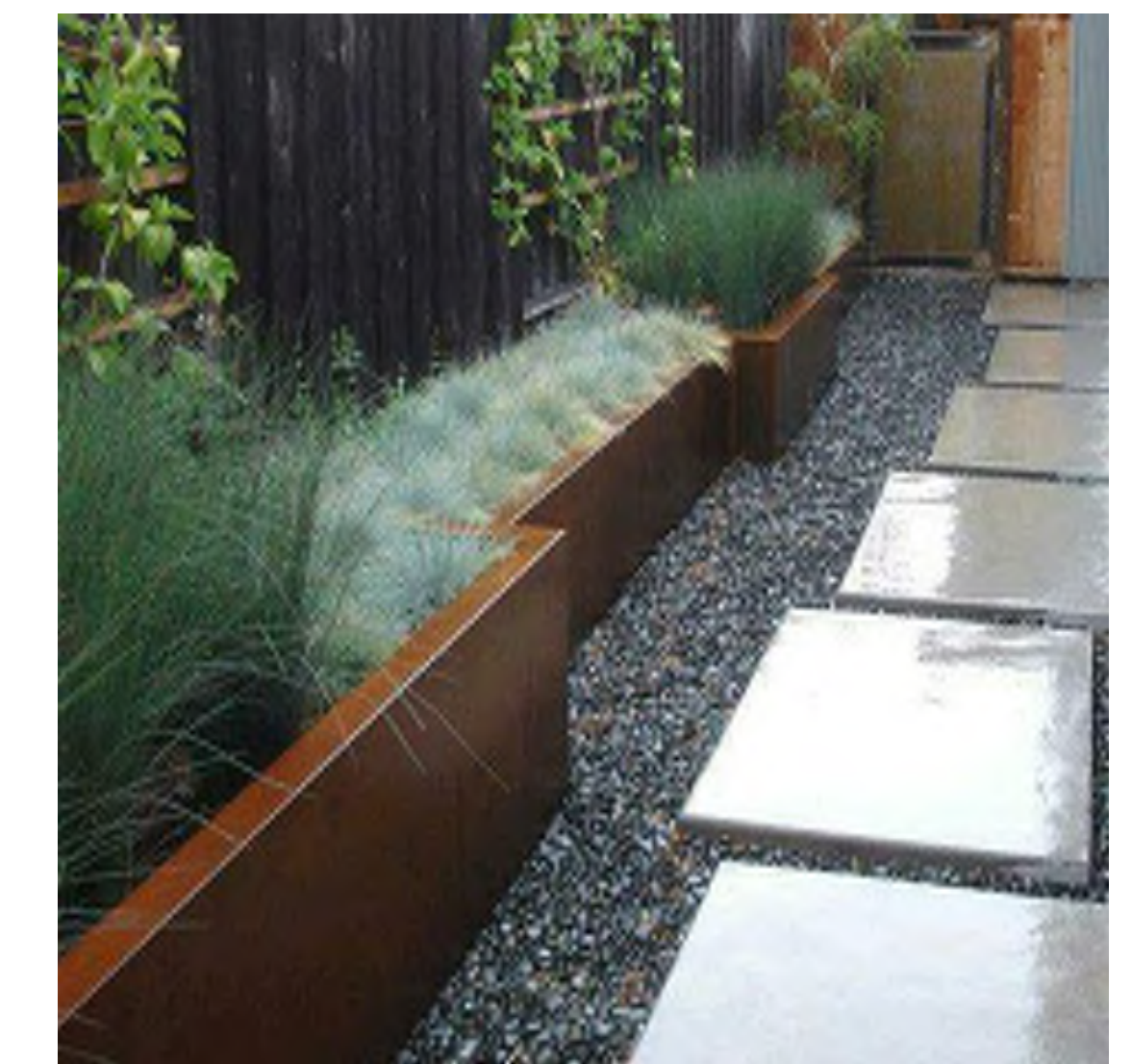
STRUCTURAL STEEL
PAINTED BLACK



EXISTING BRICK/NEW MASONRY
PAINTED BLACK



FLAT SERVICE AWNING
PAINTED BLACK STEEL - DISTRESSED



CORTEN PLANTER - REFERENCE IMAGE



METAL ROOF AND ENTRY AWNING
IRON CORTEN - RUST RUN-OFF MITIGATED THRU DRAINAGE DESIGN



EXTERIOR CLADDING
IRON CORTEN - RUST RUN-OFF MITIGATED THRU DRAINAGE DESIGN



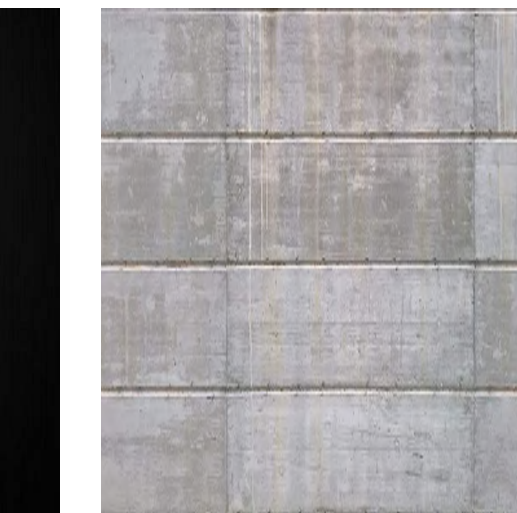
EXTERIOR CLADDING
RECLAIMED BARN WOOD



EXTERIOR CLADDING
CORRUGATED METAL - DISTRESSED



STOREFRONT, DOORS, + RAILINGS
BLACK

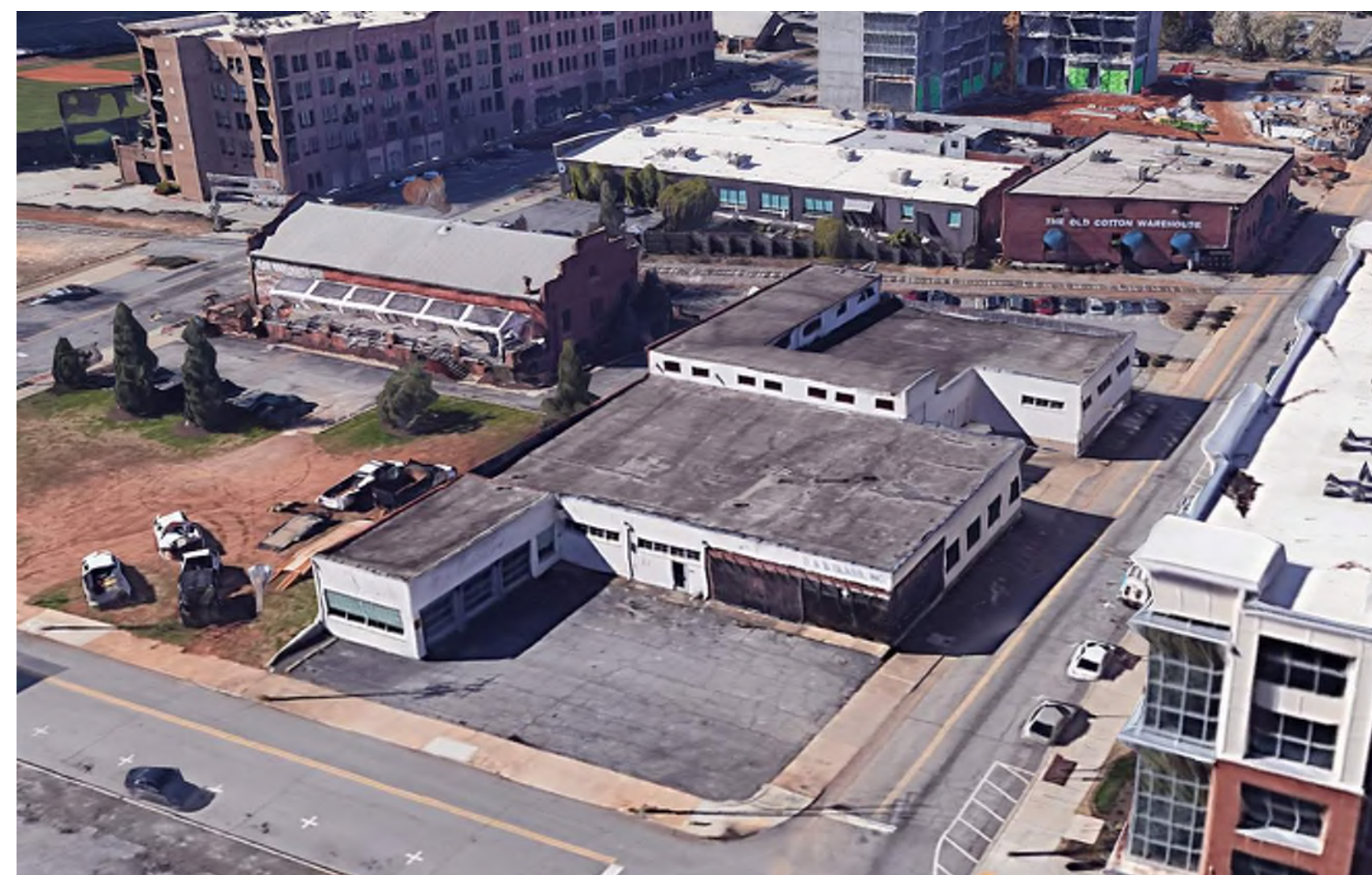


SCORED CONCRETE PAVING

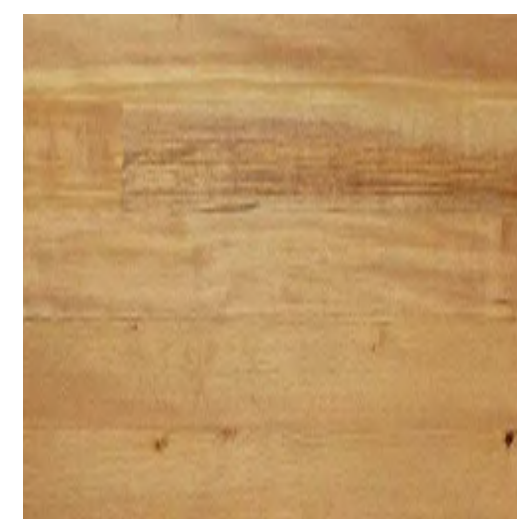


NOTE: TOWER, STREETLIGHTS, AND FURNISHINGS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.

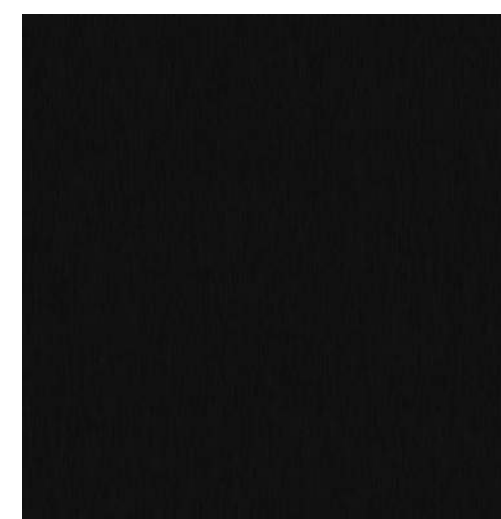
EXTERIOR MATERIALS - BASIS OF DESIGN



WOOD ROOF DECKING
STAGGERED NLT PANELS - NATURAL PINE STAIN



TIMBER TRUSS
NATURAL PINE STAIN - TO MATCH NLT PANELS



STRUCTURAL STEEL
PAINTED BLACK



EXISTING BRICK/NEW MASONRY
PAINTED BLACK



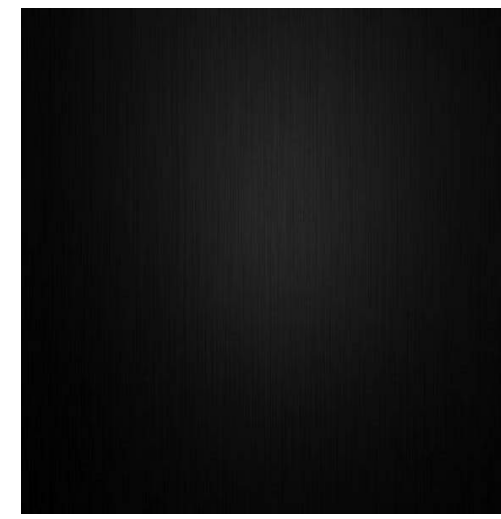
METAL ROOF AND ENTRY AWNING
IRON CORTEN - RUST RUN-OFF MITIGATED THRU
DRAINAGE DESIGN



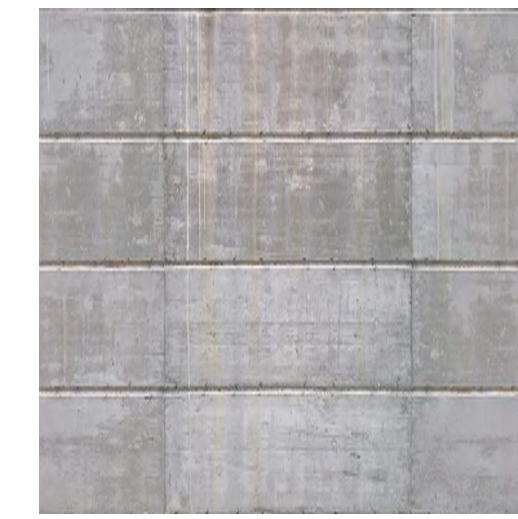
EXTERIOR CLADDING
RECLAIMED BARN WOOD



EXTERIOR CLADDING
CORRUGATED METAL - DISTRESSED



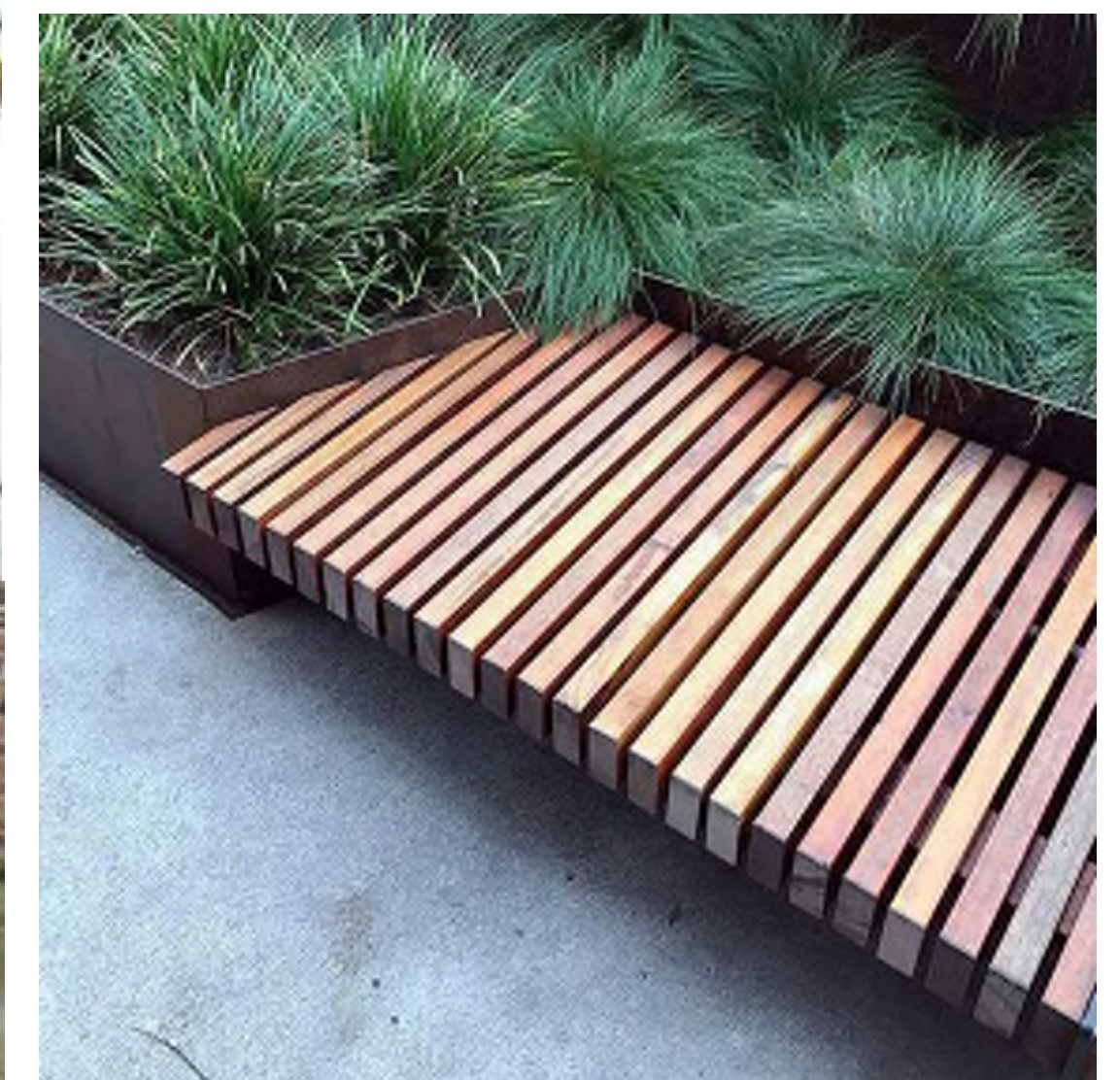
STOREFRONT, DOORS, + RAILINGS
BLACK



SCORED CONCRETE PAVING



SITE FURNISHING - REFERENCE IMAGE



CORTEN PLANTER AND BUILT IN BENCH - REFERENCE IMAGE

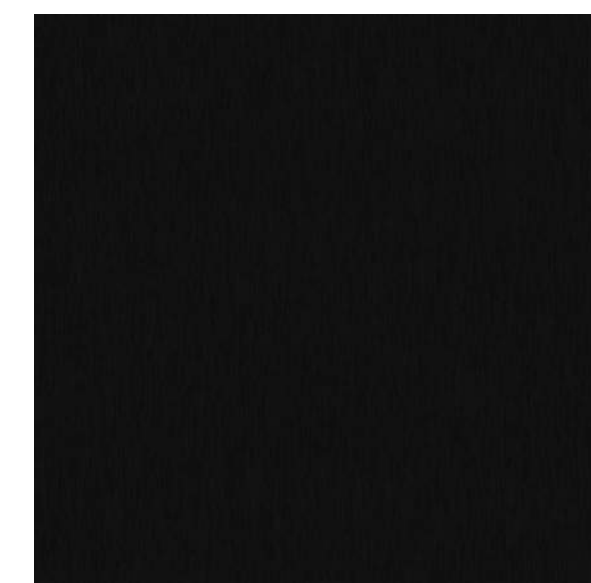


NOTE: TOWER, STREETLIGHTS, AND FURNISHINGS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.

EXTERIOR MATERIALS - BASIS OF DESIGN



EXISTING BRICK
EXISTING BRICK TO BE PAINTED BLACK



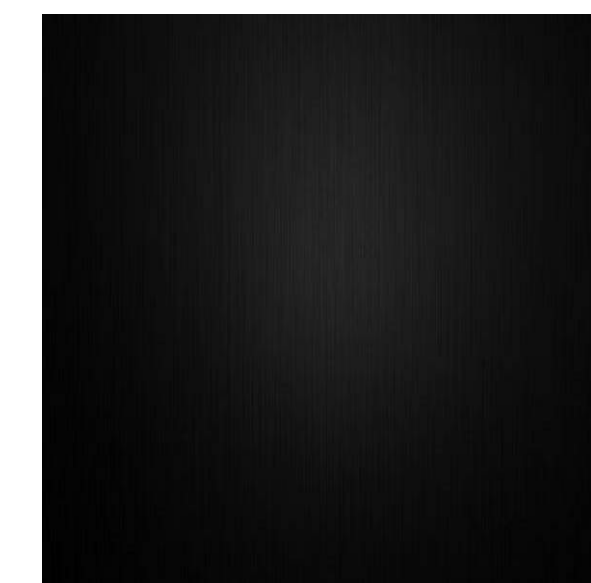
STRUCTURAL STEEL
PAINTED STEEL - BLACK



EXTERIOR CLADDING + COPING
IRON CORTEN - RUST RUN-OFF MITIGATED THRU DRAINAGE DESIGN



EXTERIOR CLADDING
CORRUGATED METAL - DISTRESSED



STOREFRONT, DOORS, + RAILINGS
BLACK



METAL ROOF
CORTEN

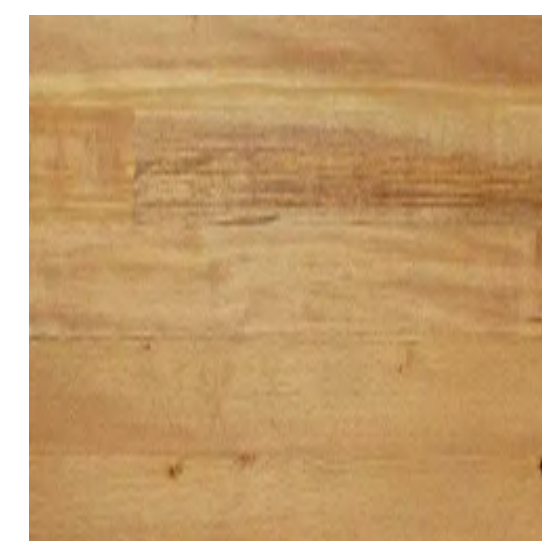


NOTE: TOWER, STREETLIGHTS, AND FURNISHINGS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.

EXTERIOR MATERIALS - BASIS OF DESIGN



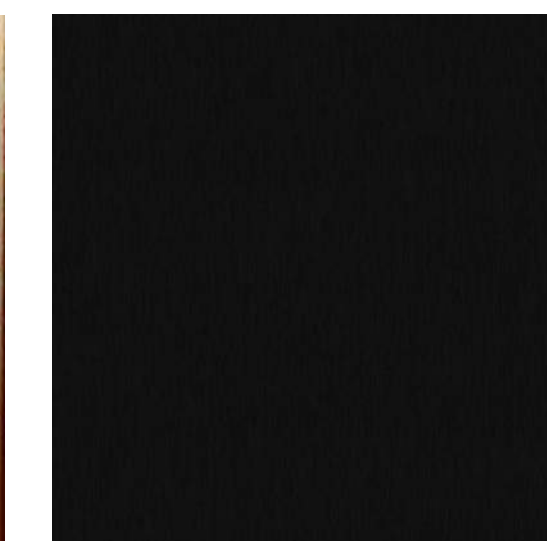
WOOD ROOF DECKING
STAGGERED NLT PANELS - NATURAL PINE STAIN



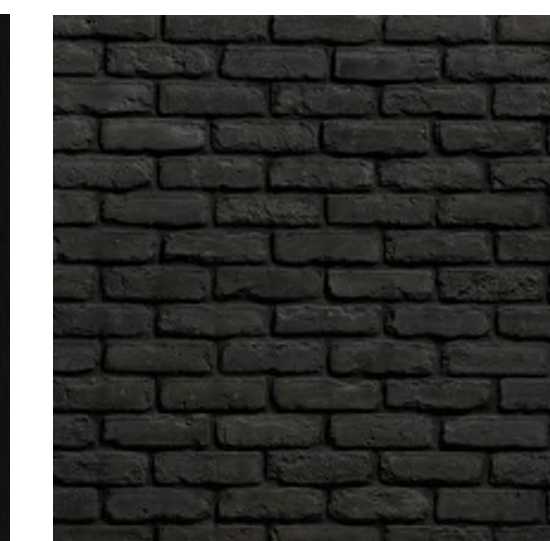
TIMBER TRUSS
NATURAL PINE STAIN - TO MATCH NLT PANELS



METAL ROOF
COR TEN



STRUCTURAL STEEL
PAINTED STEEL - BLACK



EXISTING AND NEW BRICK
TO BE PAINTED BLACK



EXTERIOR CLADDING + COPING
IRON COR TEN - RUST RUN-OFF MITIGATED THRU DRAINAGE DESIGN



EXTERIOR CLADDING
CORRUGATED METAL - DISTRESSED

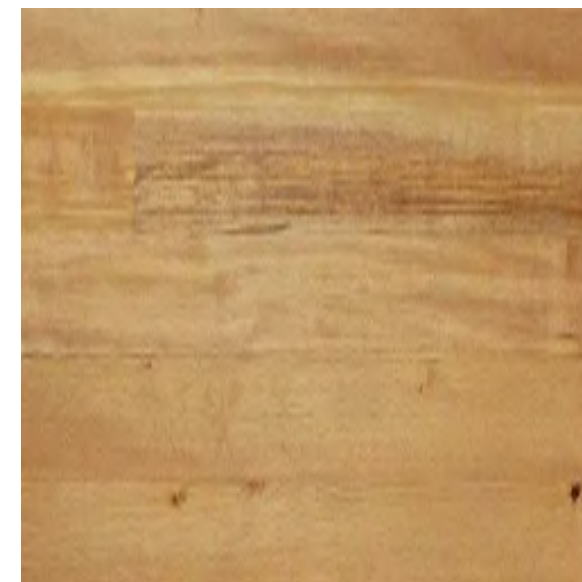


NOTE: TOWER, STREETLIGHTS, AND MURALS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.

EXTERIOR MATERIALS - BASIS OF DESIGN



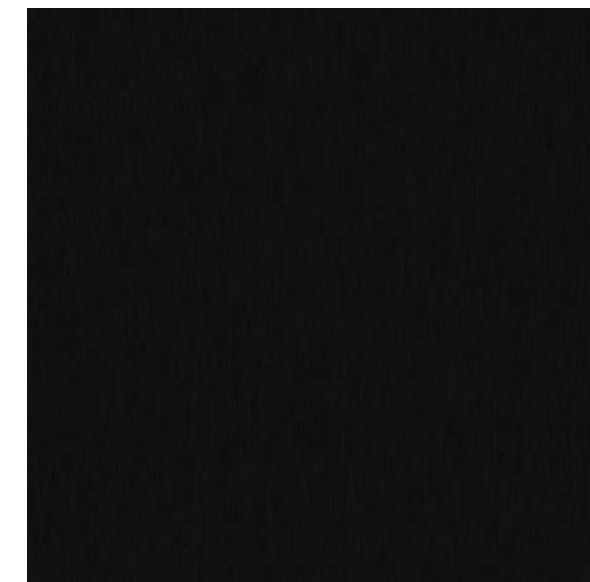
WOOD ROOF DECKING
STAGGERED NLT PANELS - NATURAL PINE STAIN



TIMBER TRUSS
NATURAL PINE STAIN - TO MATCH NLT PANELS



EXISTING BRICK
EXISTING BRICK - TO BE PAINTED



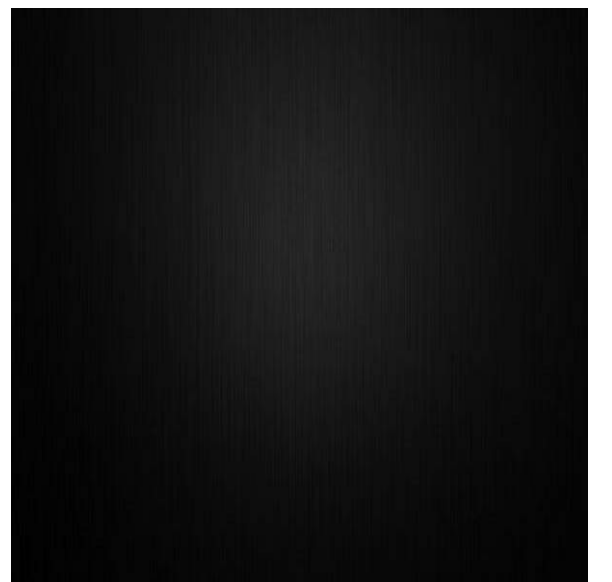
STRUCTURAL STEEL
PAINTED STEEL - BLACK



METAL ROOF
CORTEN



EXTERIOR CLADDING
IRON CORTEN - RUST RUN-OFF MITIGATED THRU DRAINAGE DESIGN



STOREFRONT, DOORS, + RAILINGS
BLACK

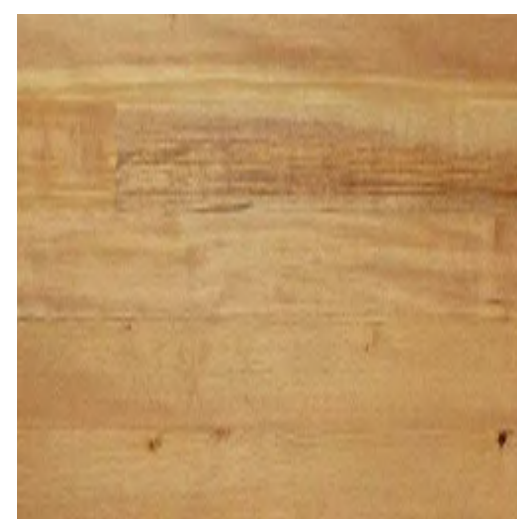


NOTE: TOWER, STREETLIGHTS, AND FURNISHINGS ARE PLACEHOLDERS USED FOR RENDERING PURPOSES ONLY. ACTUAL STREETLIGHT PROPOSED WOULD MATCH WEST END DISTRICT STANDARD.

EXTERIOR MATERIALS - BASIS OF DESIGN



WOOD ROOF DECKING
STAGGERED NLT PANELS - NATURAL PINE STAIN



TIMBER TRUSS
NATURAL PINE STAIN - TO MATCH NLT PANELS



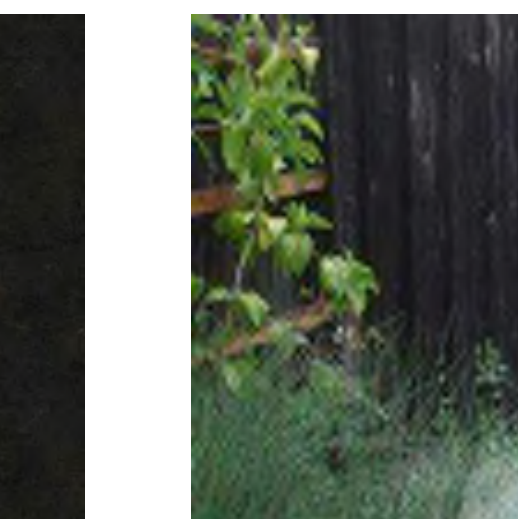
STRUCTURAL STEEL
PAINTED BLACK



EXISTING BRICK/NEW MASONRY
PAINTED BLACK



FLAT SERVICE AWNING
PAINTED BLACK STEEL - DISTRESSED



SCORED CONCRETE PAVING



CORTEN PLANTER - REFERENCE IMAGE



METAL ROOF AND ENTRY AWNING
IRON CORTEN - RUST RUN-OFF MITIGATED THRU DRAINAGE DESIGN



EXTERIOR CLADDING
IRON CORTEN - RUST RUN-OFF MITIGATED THRU DRAINAGE DESIGN



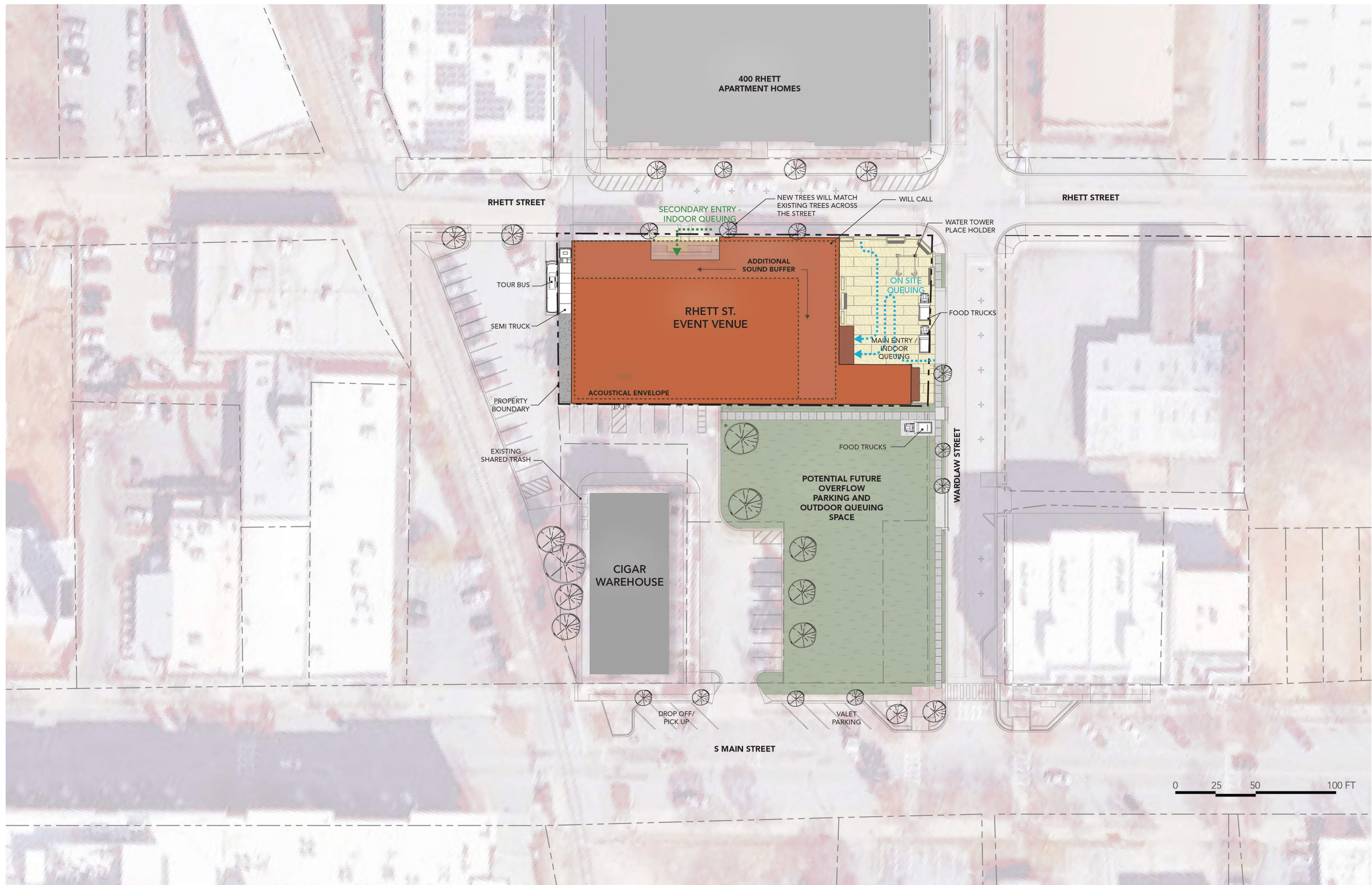
EXTERIOR CLADDING
RECLAIMED BARN WOOD

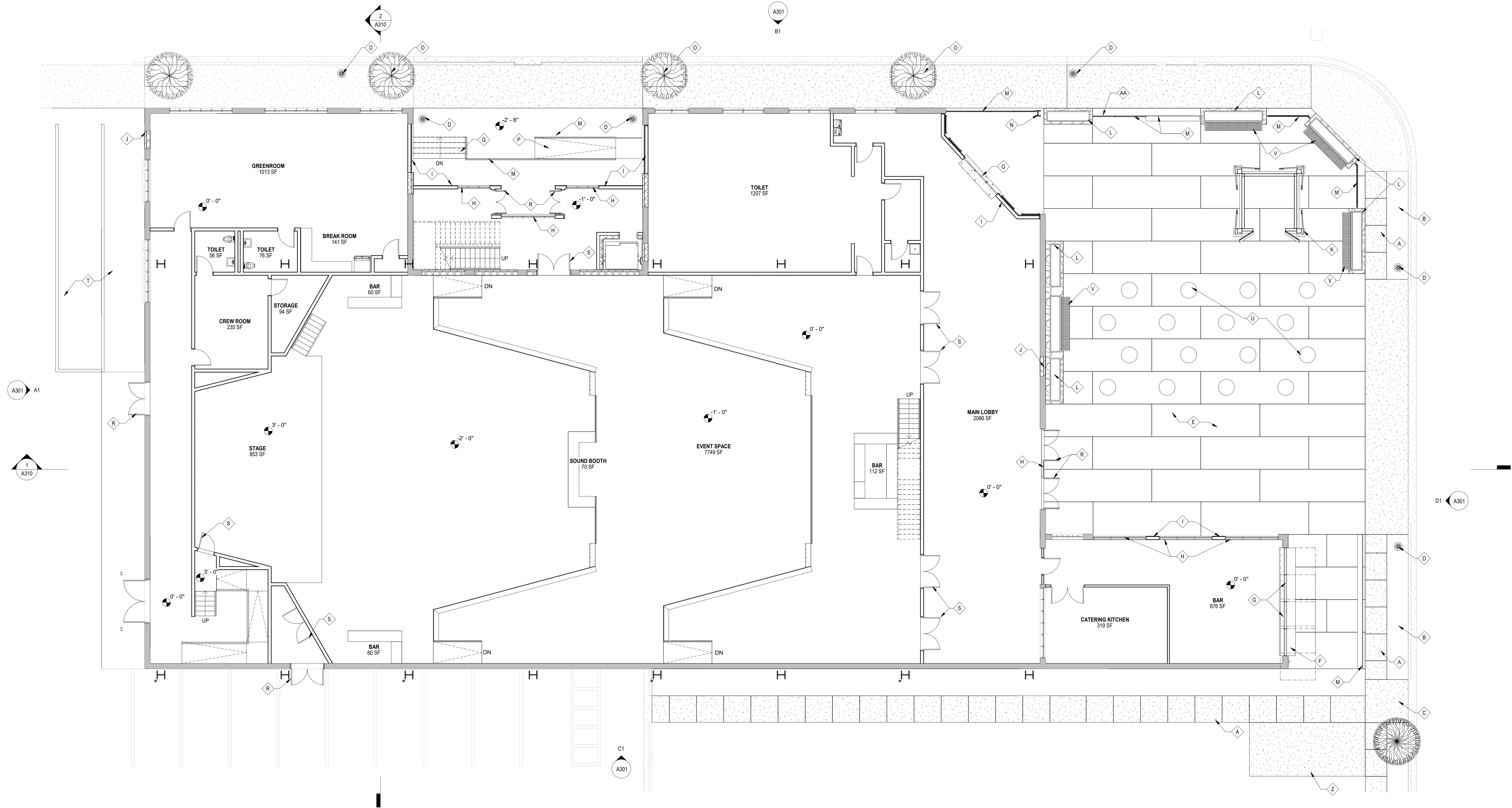


EXTERIOR CLADDING
CORRUGATED METAL - DISTRESSED



STOREFRONT, DOORS, + RAILINGS
BLACK





1
A101
OVERALL FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

GENERAL NOTES

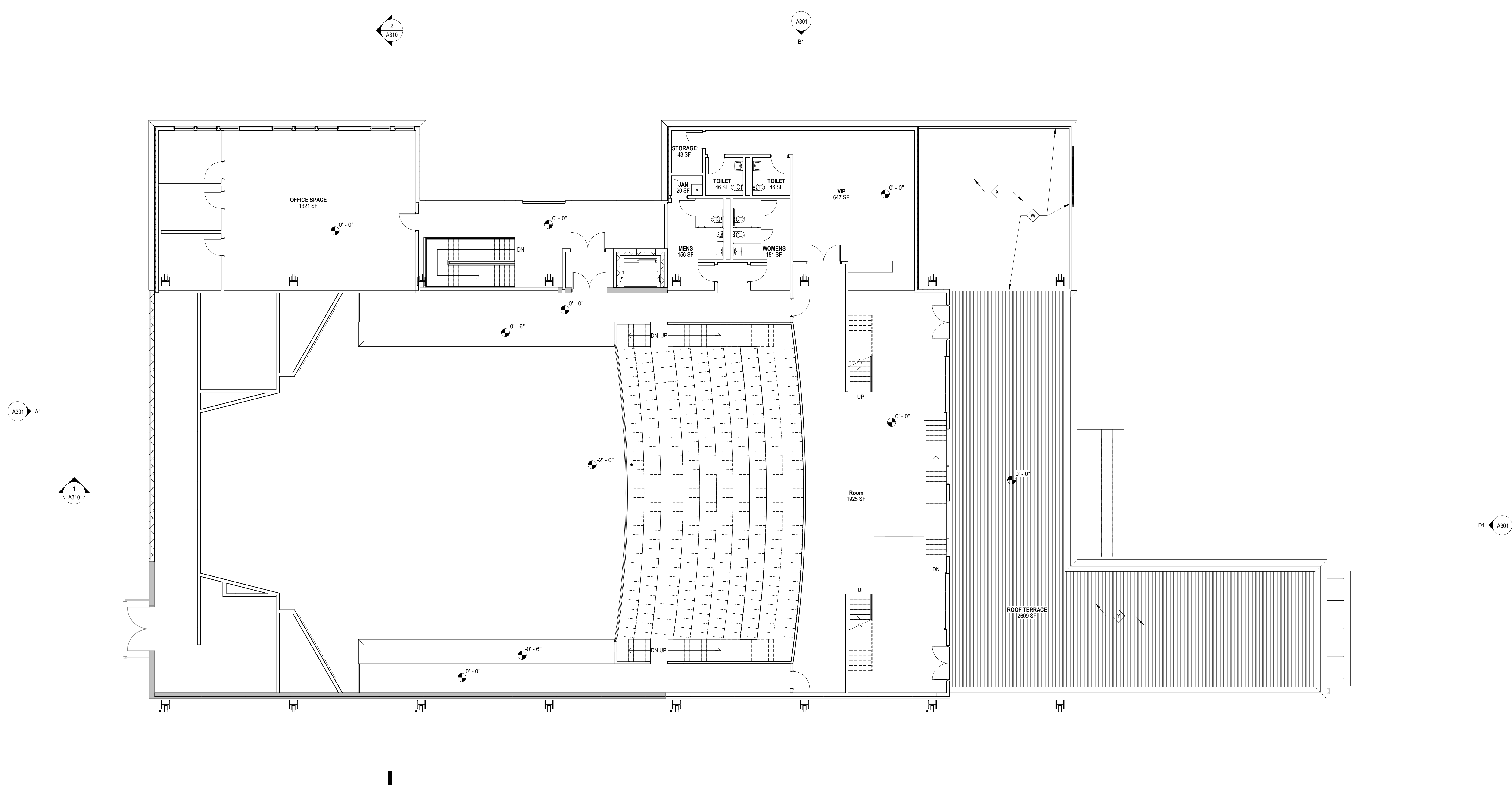
- ALL DIMENSIONS GIVEN TO FACE OF STUD OR FACE OF MASONRY, UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL EXISTING CONSTRUCTION MATERIALS AND LOCATIONS PRIOR TO BEGINNING WORK.

FLOOR PLAN KEYNOTES

- NEW SIDEWALK.
- NEW GREENSPACE.
- EXISTING CURB CUT.
- NEW STREET LIGHT TO MATCH WEST END DISTRICT STANDARD.
- NEW SCORED CONCRETE SLAB.
- CONCRETE COUNTERTOP.
- NEW SERVICE WINDOW ASSEMBLY.
- NEW WINDOW/STOREFRONT ASSEMBLY.
- NEW EXTERIOR WALL ASSEMBLY, SEE EXTERIOR RENDER.
- INFILL EXISTING OPENING.
- PLACEHOLDER.
- NEW CORTEN PLANTER WITH GRAVEL DRAINAGE BED @ PLANTER BASE.
- NEW EXTERIOR RAILING.
- NEW STEEL COLUMN.
- NEW TREE WELL.
- NEW CAST IN PLACE CONCRETE RAMP.
- NEW CAST IN PLACE CONCRETE STAIR.
- EXIT.
- NEW ACOUSTICAL DOOR.
- NEW PARKING PAVING.
- HIGH TOP TABLES - NOT FIXED.
- BENCH SEATING.
- MECHANICAL SCREEN.
- NEW ROOF ASSEMBLY.
- ROOF TOP TERRACE.
- NEW CONCRETE PARKING PAD.
- NEW GATE.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- 1 NEW GRID LINE



1
A102
OVERALL FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

GENERAL NOTES

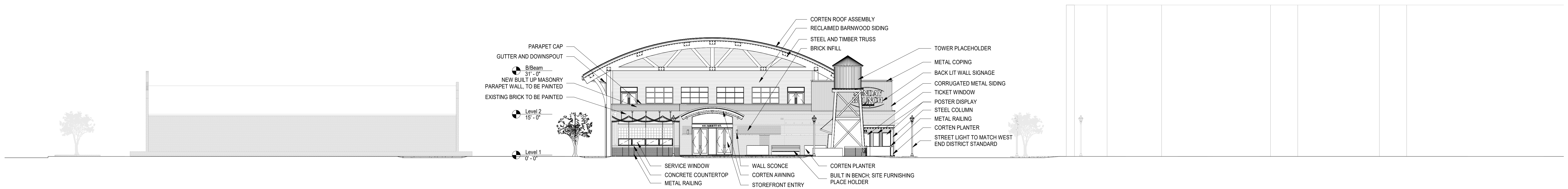
1. ALL DIMENSIONS GIVEN TO FACE OF STUD OR FACE OF MASONRY, UNLESS OTHERWISE NOTED.
2. FIELD VERIFY ALL EXISTING CONSTRUCTION MATERIALS AND LOCATIONS PRIOR TO BEGINNING WORK.

FLOOR PLAN KEYNOTES

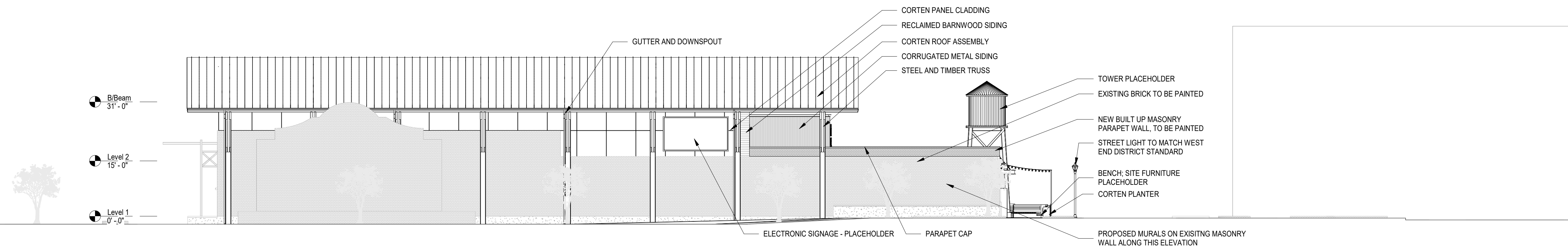
- A. NEW SIDEWALK.
- B. NEW GREENSPACE.
- C. EXISTING CURB CUT.
- D. NEW STREET LIGHT TO MATCH WEST END DISTRICT STANDARD.
- E. NEW SCORED CONCRETE SLAB.
- F. CONCRETE COUNTERTOP.
- G. NEW SERVICE WINDOW ASSEMBLY.
- H. NEW WINDOWSTOREFRONT ASSEMBLY.
- I. NEW EXTERIOR WALL ASSEMBLY. SEE EXTERIOR RENDER.
- J. INFILL EXISTING OPENING.
- K. PLACEHOLDER.
- L. NEW CORTEN PLANTER WITH GRAVEL DRAINAGE BED @ PLANTER BASE.
- M. NEW EXTERIOR RAILING.
- N. NEW STEEL COLUMN.
- O. NEW TREE WELL.
- P. NEW CAST IN PLACE CONCRETE RAMP.
- Q. NEW CAST IN PLACE CONCRETE STAIR.
- R. EXIT.
- S. NEW ACOUSTICAL DOOR.
- T. NEW PARKING PAVING.
- U. HIGH TOP TABLES - NOT FIXED.
- V. BENCH SEATING.
- W. MECHANICAL SCREEN.
- X. NEW ROOF ASSEMBLY.
- Y. ROOF TOP TERRACE.
- Z. NEW CONCRETE PARKING PAD.
- AK. NEW GATE.

FLOOR PLAN LEGEND

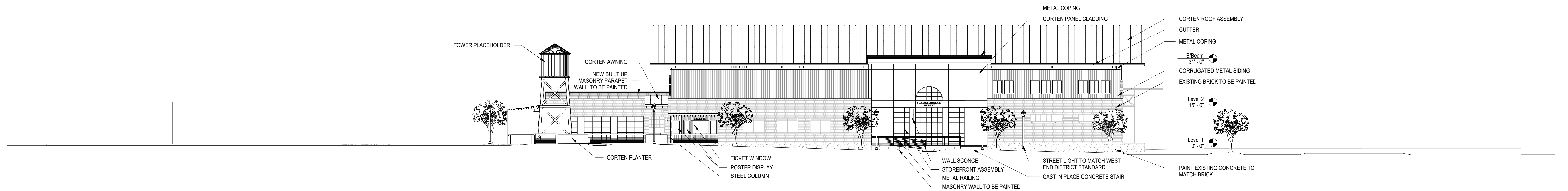
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW GRID LINE



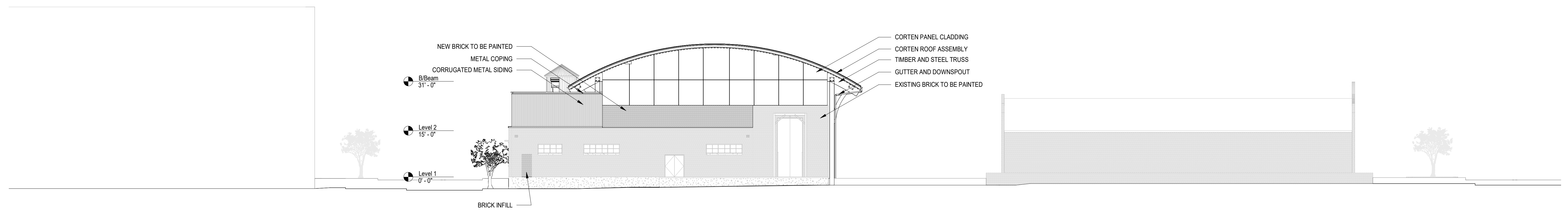
D1
A301
WARDLAW STREET ELEVATION - STREETSCAPE
1/16" = 1'-0"



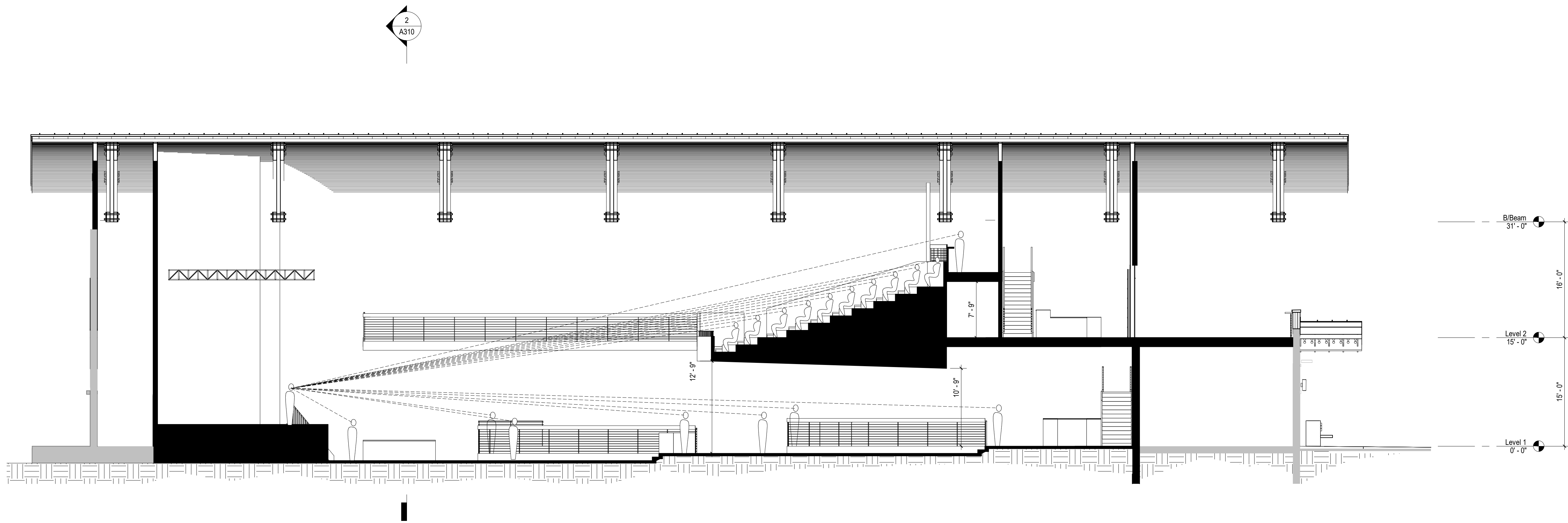
C1
A301
SOUTH MAIN STREET ELEVATION - STREETSCAPE
1/16" = 1'-0"



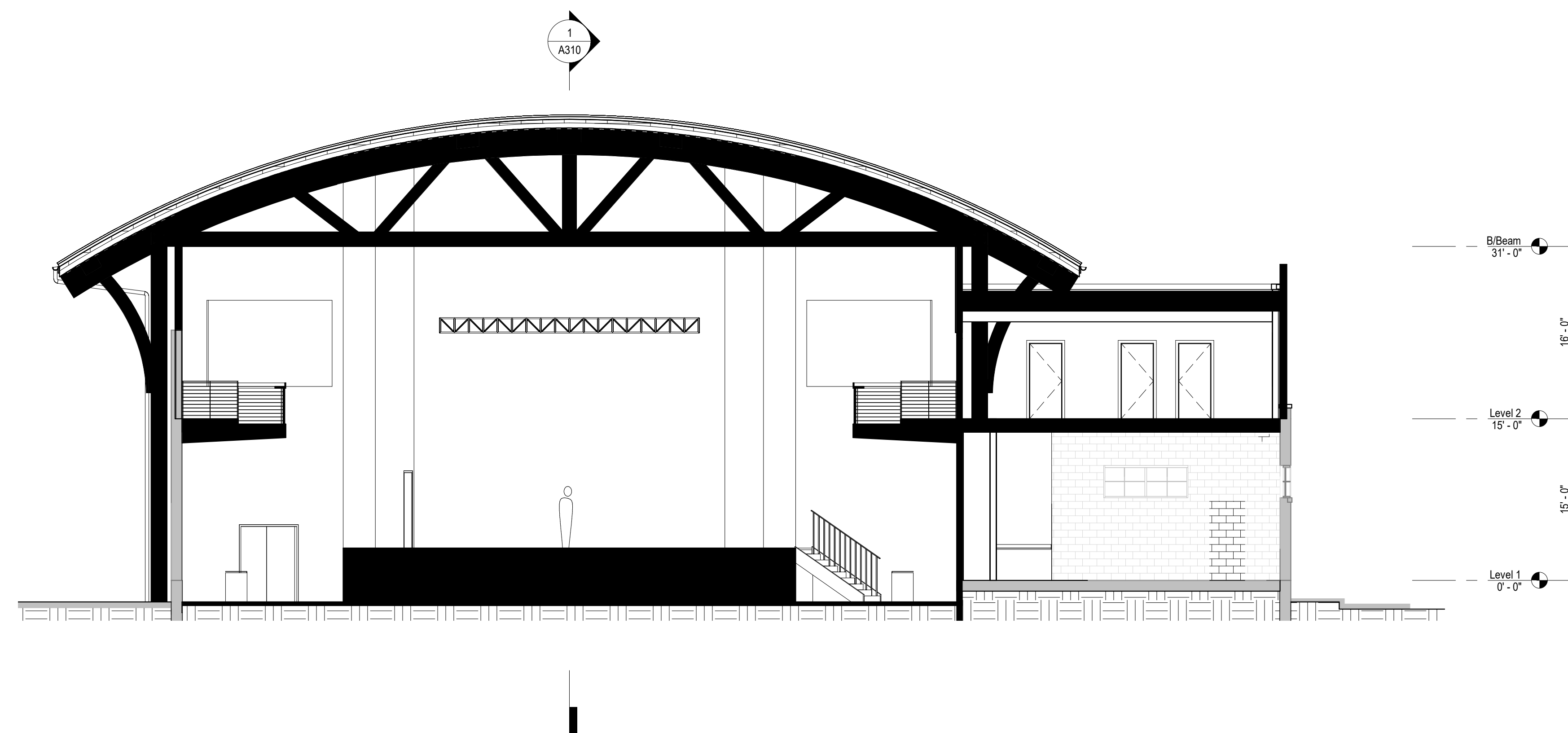
B1
A301
RHETT STREET ELEVATION - STREETSCAPE
1/16" = 1'-0"



A1
A301
WEST ELEVATION - STREETSCAPE
1/16" = 1'-0"



1
A310
BUILDING SECTION - SIGHT LINE STUDY
1/8" = 1'-0"



2
A310
BUILDING SECTION
1/8" = 1'-0"