Design Review Board

Official Agenda

AGENDA

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DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

April 7, 2022

4:00 PM

Meeting Location

The City of Greenville Design Review Board – Urban Design Panel will hold an in-person Public Hearing for the following items on Thursday, April 7, 2022 at 4:00 PM at the Greenville Convention Center at 1 Exposition Drive. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS

1. **Call to Order**
2. **Roll Call**
3. **Welcome and Opening Remarks from the Chair**
4. **Approval of Minutes – March 3, 2022 Regular Meeting**
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**

8. Old Business

A. NONE

9. New Business (public hearing)

A. CA 22-111

Application by LIGHTHOUSE GREENVILLE for a CERTIFICATE OF APPROPRIATENESS for additional rooftop office space at 322 Rhett Street (TM# 0071000100900).

Documents:

CA 22-0111 AGENDA PACKET FOR 322 RHETT STREET.PDF

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B. CA 22-191

Application by DAVID CIAVELLA / CRAIG BROWN for a CERTIFICATE OF APPROPRIATENESS for new construction at 945 South Main Street (TM# 0073000100100).

Documents:

CA 22-191 AGENDA PACKET FOR 945 SOUTH MAIN.PDF

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C. CA 22-192

Application by ROB COUCH / SUNCAP for a CERTIFICATE OF APPROPRIATENESS for new construction at 1015 South Main Street (TM# 0073000401500; 0073000400200; 0073000401600; 0073000400100; 0073000400400)

Documents:

CA 22-192 AGENDA PACKET FOR 1015 SOUTH MAIN.PDF

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10. Advice and Comment (Not a Public Hearing)

A. Downtown Tower & Pavilion

11. Informal Review (Not a Public Hearing)

A. NONE

12. Other Business (Not a Public Hearing)

A. Staff updates on current planning projects

13. 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.'

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:

- 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.

- 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.

- 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
April 1, 2022
for the April 7, 2022 Public Hearing

Docket Number:	**CA 22-111**
Applicant:	David Mann/Lighthouse Greenville, LLC
Property Owner:	Lighthouse Greenville, LLC
Property Location:	322 Rhett St
Tax Map Number:	0071000100900
Acreage:	**1.85**
Zoning:	C-4, Central Business District
Proposal:	Addition of office space to the rooftop level of the existing structure
Staff Recommendation:	**Approve with conditions**

Staff Analysis:

The applicant proposes the addition of 5,907 square feet of office space and accessible roof deck to the rooftop of the Rhett Street section of the McClaren building. The site plan and architecture were both previously approved by the DRB on July 9, 2019 as 19-0093 and 19-0509 respectively. The original approvals did not include this 8th floor commercial component, which does not change the footprint of the building, but does add approximately to 11% more floor space.

The proposed elevation is set back more than 20 feet from the front of the building in accordance with PRI 2.4, allowing the perceived height from Rhett St. to remain unchanged. The proposed addition will add 15 feet on top of an 8-story section of the building on Wardlaw Street, which will not exceed the overall maximum height of the building.

The proposed addition matches the previously approved building materials, which are comprised of brick and terracotta, and the articulation of the terracotta panel color mix is balanced throughout the facades. The color palette is predominantly a neutral gradient from dark grey to white. All roof materials are white roof membrane.

Table 19-6.1-1 requires 1 parking space per 600 square feet of office space. With the addition of 5,907sf of office space, an additional 10 parking spaces would be required beyond what was approved via 19-0509. The applicant has provided a shared parking calculation for shared parking between residential and office tenants, indicating that of the 442 spaces provided in the valet-operated garage, approximately 183 spaces will be available during business hours and can be used for office tenants. Staff believes this will suffice to absorb the additional parking load of 10 spaces.

<u>Summary</u>

The design of the addition appears to be seamless with the previously approved plans. The addition maintains the variation in façade height and contributes to the overall perceived depth of the façade, which helps break up the mass of the building. Material usage is consistent with anticipated buildings in

this gateway and edge of the C-4 site. Given that the proposed addition does not increase the building's overall height, staff finds that the proposed addition is in keeping with the Downtown Design Guidelines and the previously approved plans.

Therefore, staff recommends **approval of the project with the following conditions:**

1. **Any new signage for the tenants will require a separate sign permit and Certificate of Appropriateness and must adhere to the sign regulations and Appendix J.**
2. **Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
3. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

Relevant Design Guidelines:
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 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 alternative modes of transportation by installing bicycle racks where bike routes currently exist or are planned. Ensure that they are in a safe, convenient and well-lit location.

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 façades.
5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:

- Chamfered or rounded corners
- Projecting and recessed balconies and entrances,
- Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
- Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.

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 the 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 into the overall design.

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

11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.

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.
11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.

city of greenville

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 Mann / Lighthouse Greenville	Lighthouse Greenville LLC
*Title:	Managing Member	
*Address:	34 South Broadway, Suite 605 White Plans NY	34 South Broadway, Suite 605 White Plans NY
*Phone:	914-785-8460	914-785-8460
*Email:	david@lighthouseliving.com	david@lighthouseliving.com

PROPERTY INFORMATION

*STREET ADDRESS 322 Rhett St Greenville SC 29601

*TAX MAP #(S) 0071000100900

*SPECIAL DISTRICT_____

DESCRIPTION OF REQUEST

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

Applicant is requesting modifications to previously approved McClaren site. Modifications include adding 5,907 square feet of office space to the rooftop of the Rhett Street section. This section of the building is 11% of the total building footprint. The original proposal and subsequent approval did not include any commercial space on the rooftop of this project.

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 if 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.

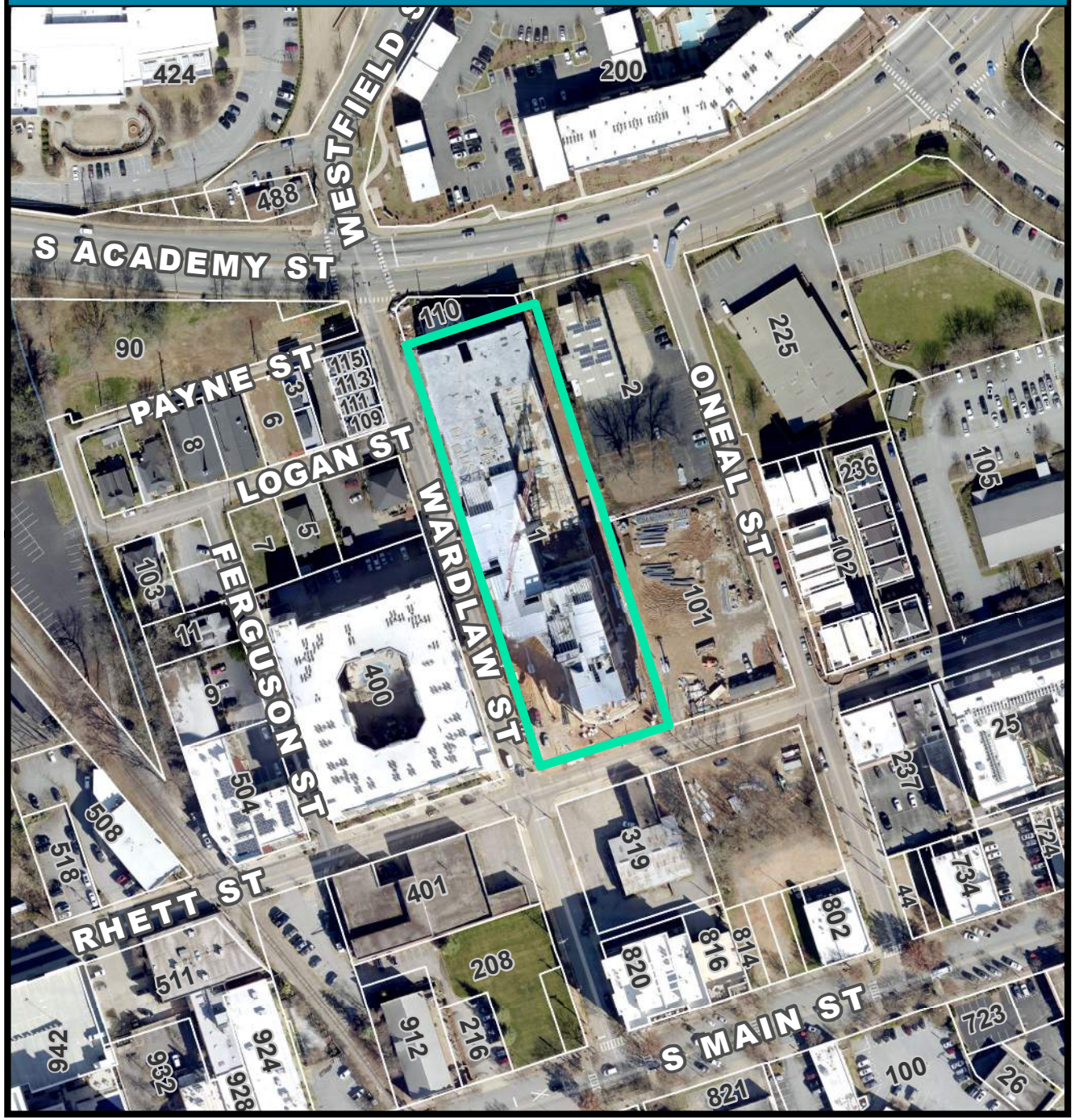
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will 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	David Mann
Date	2/7/22
Property Owner/Authorized Agent	David Mann
Date	
Public Hearing Information	
Public Hearing Signs	

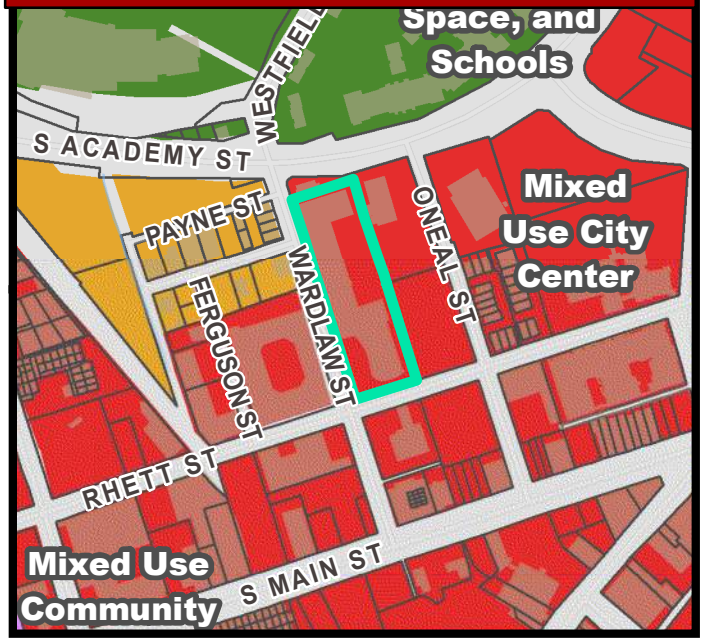
CA 22-0111 • 322 RHETT STREET

AERIAL VIEW



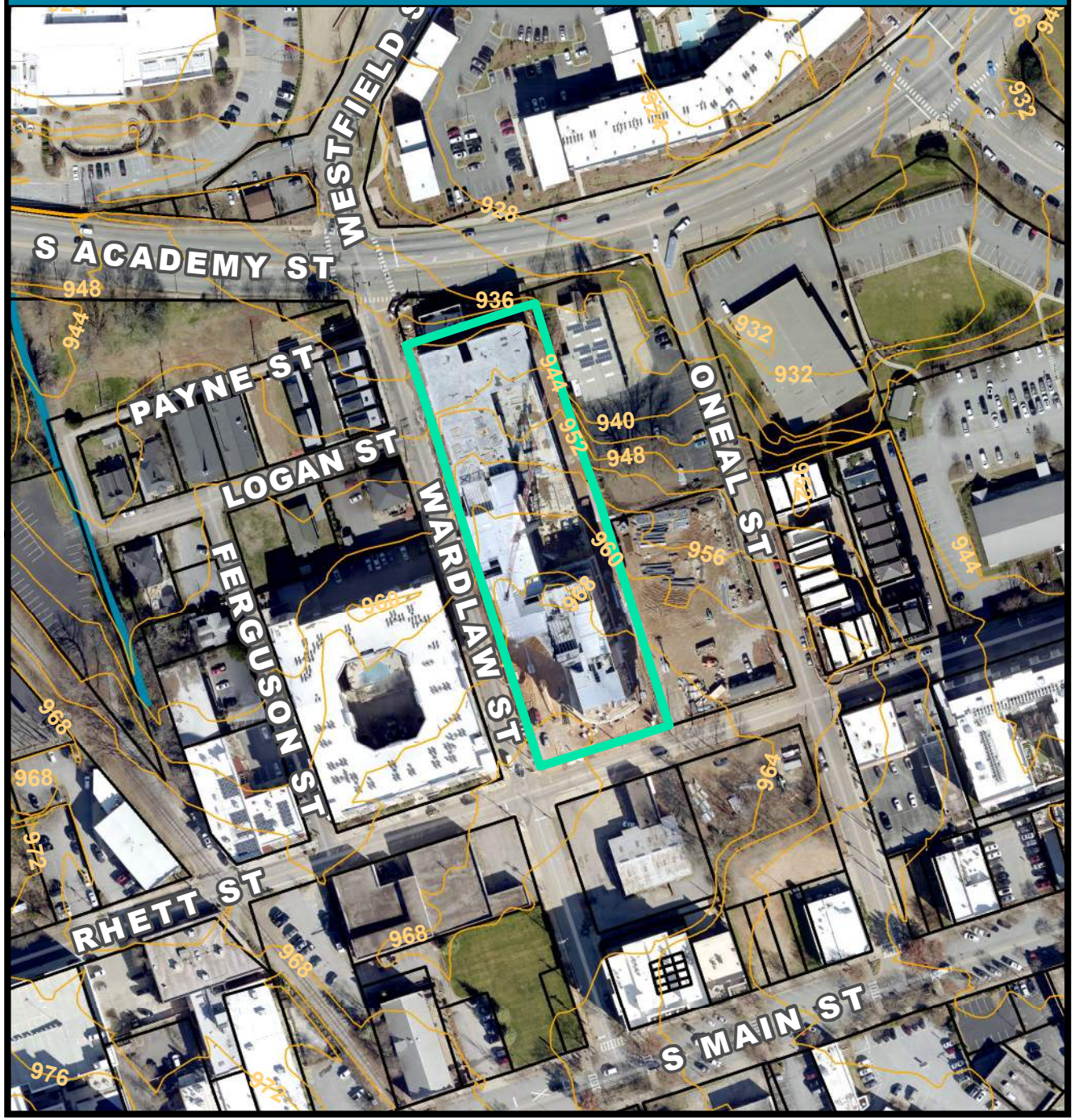
CURRENT ZONING

FUTURE LAND USE

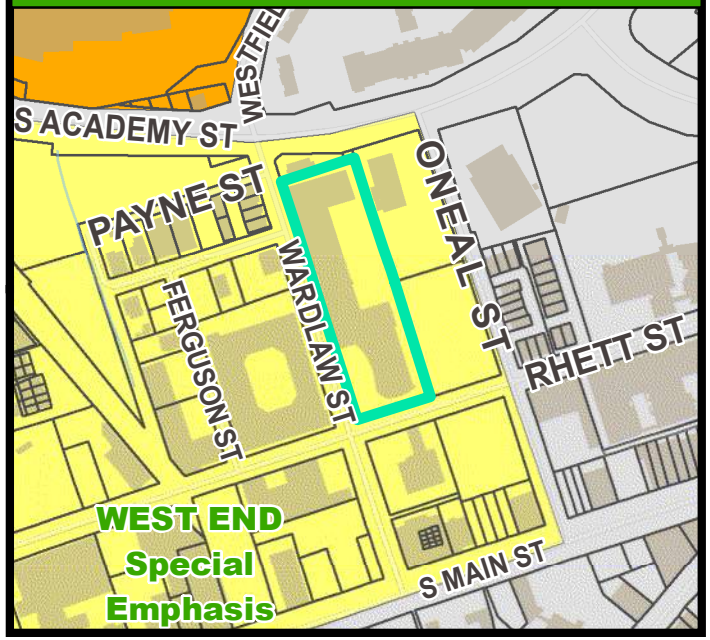


CA 22-0111 • 322 RHETT STREET

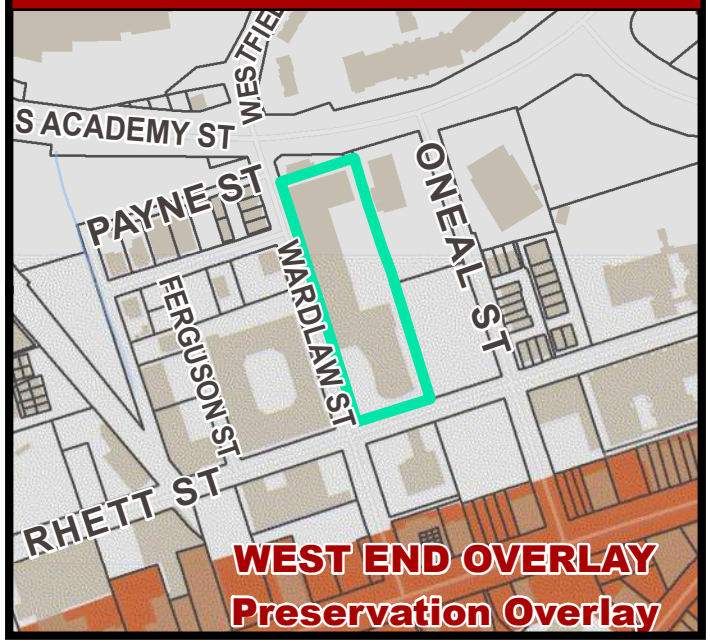
NATURAL / ENVIRONMENTAL FEATURES

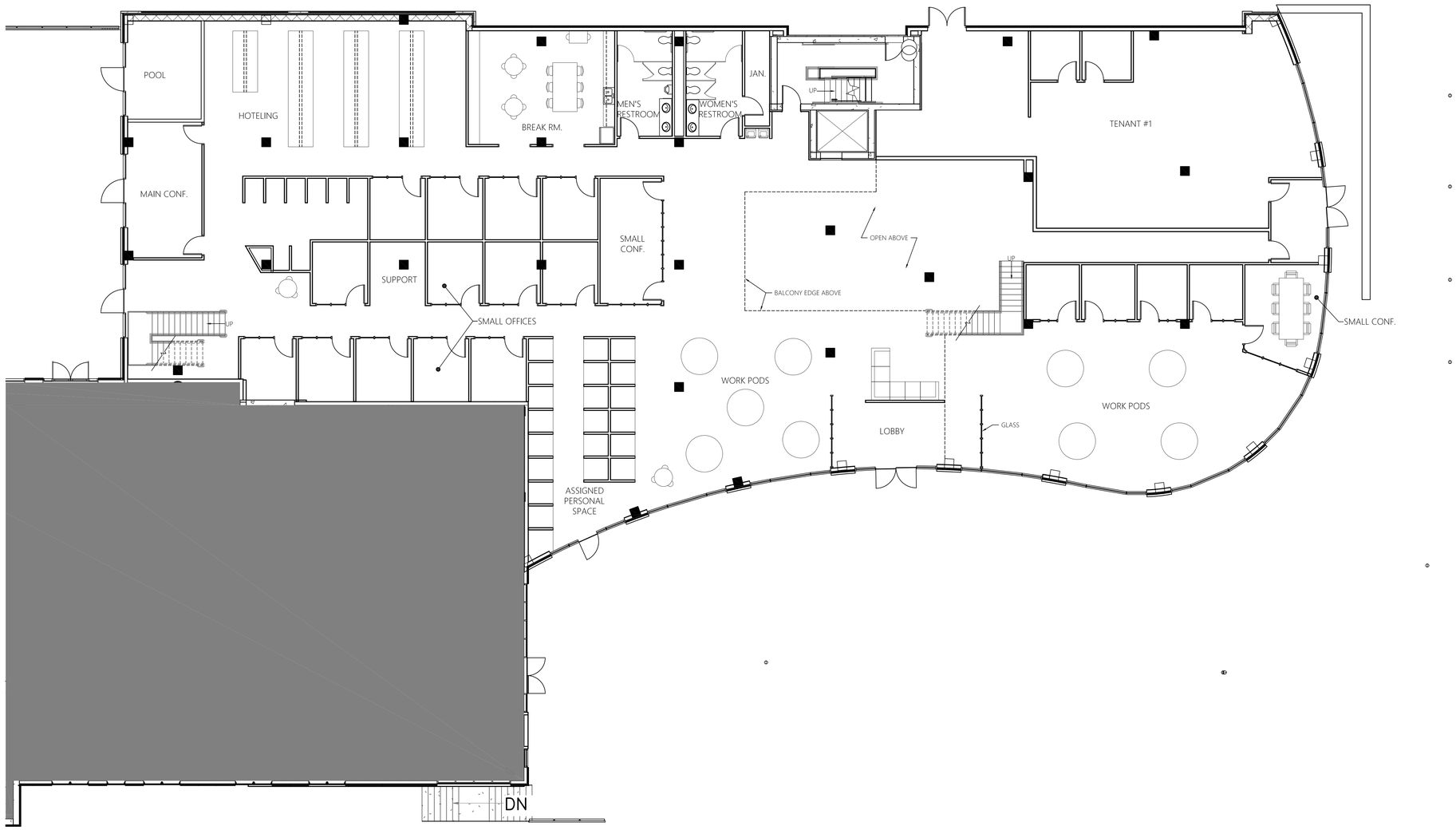


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





N1 CONCEPT FLOOR PLAN #1

1/8" = 1'-0"

COR3 DESIGN, LLC
ARCHITECTURE

COR3 Design, LLC
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MECHANICAL
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25 Woodlake Road, Suite 709
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ELECTRICAL
H2L
116 South Pleasantburg Drive
Greenville, SC 29607
864.233.8844

Project Title :
MCCLAREN MIXED USE DEVELOPMENT
104 WARDLAW STREET
GREENVILLE, SC 29601

Client Logo:
LIGHTHOUSE LIVING

Seals :

Revisions :
A 08.28.2020 Tenant Review Comments

Project Number :
20026
Phase :
SD
Date :
08.06.2020
Drawn By :
-
Checked By :
-

Sheet Number:
CP2.01

Sheet Title :
CONCEPT FLOOR PLAN 1ST FLOOR

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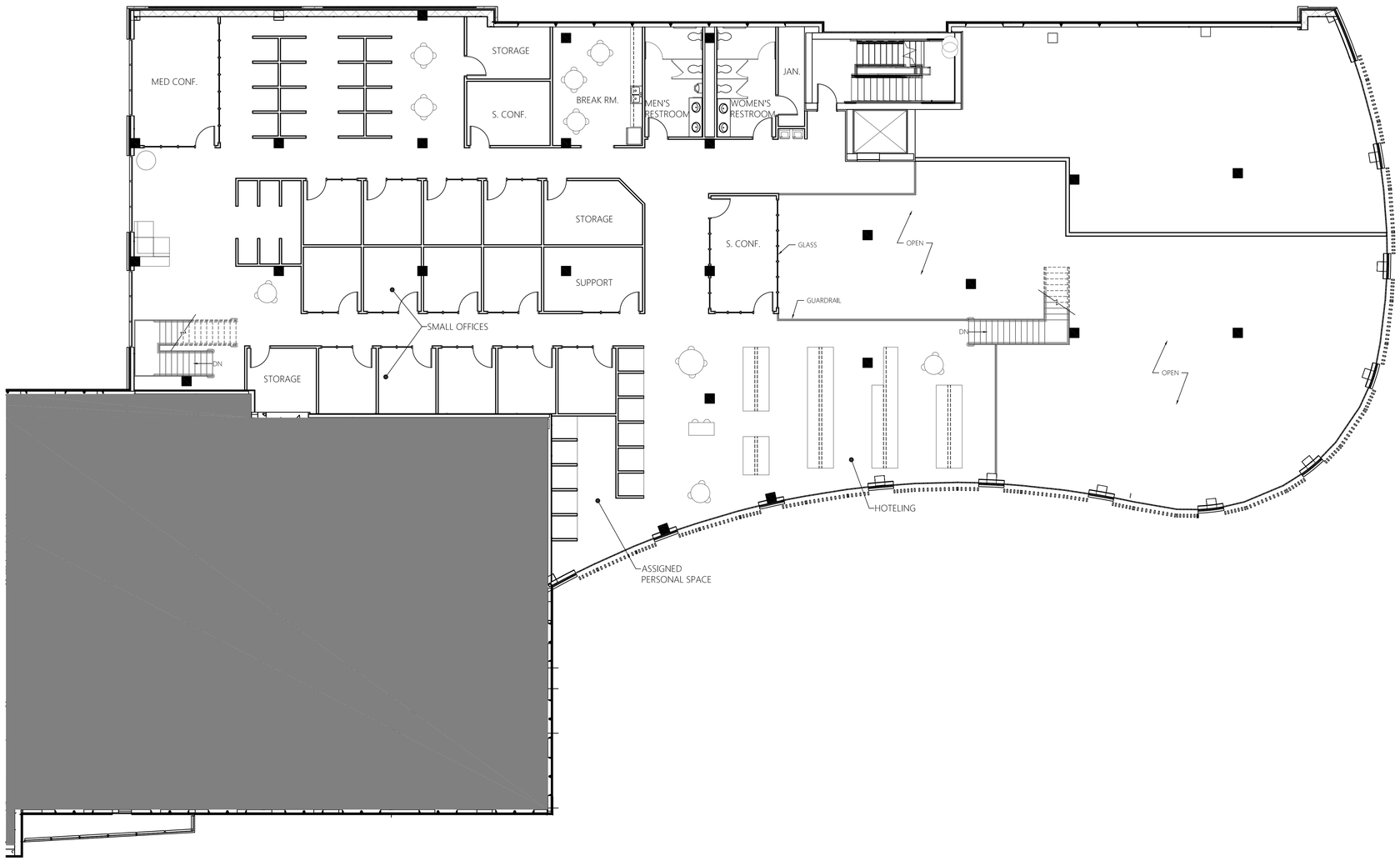

N1 2ND FLOOR OFFICES

1/8" = 1'-0"

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Project Title :
MCCLAREN MIXED USE DEVELOPMENT
104 WARDLAW STREET
GREENVILLE, SC 29601

Client Logo:
LIGHTHOUSE LIVING

Seals :

Revisions :

Project Number :
20026
Phase :
SD
Date :
08.06.2020
Drawn By :
-
Checked By :
-

Sheet Number:
CP2.03

Sheet Title :
CONCEPT FLOOR PLAN 2ND FLOOR

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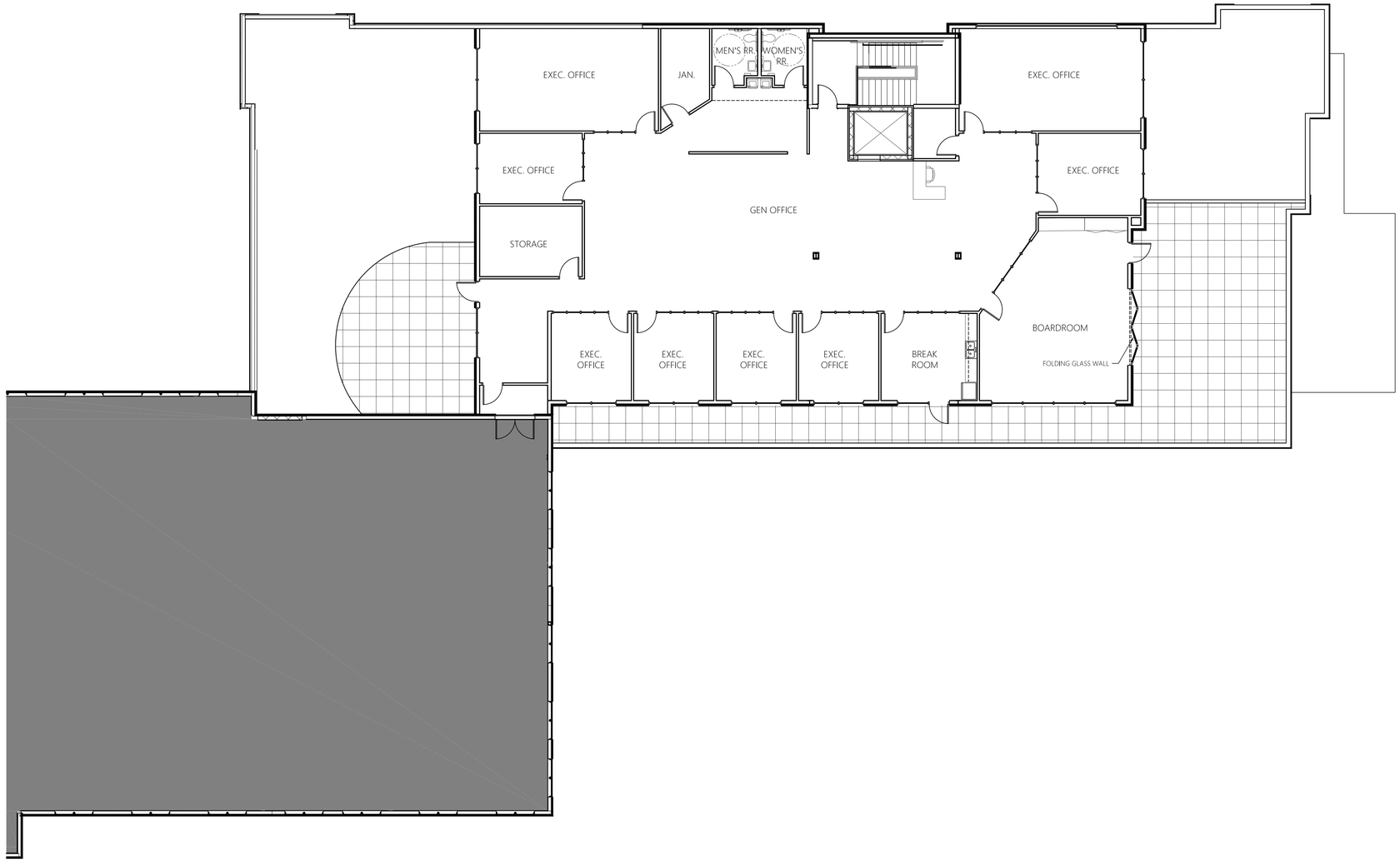

N1 CONCEPT ROOF PLAN

1/8" = 1'-0"

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864.271.6535

MECHANICAL
LWR Consulting Engineers
25 Woodlake Road, Suite 709
Greenville, SC 29607
864.271.6535

ELECTRICAL
H2L
116 South Pleasantburg Drive
Greenville, SC 29607
864.233.8844

Project Title :
MCCLAREN MIXED USE DEVELOPMENT
104 WARDLAW STREET
GREENVILLE, SC 29601

Client Logo:
LIGHTHOUSE LIVING

Seals :

Revisions :
A 08.28.2020 Tenant Review Comments
B 08.20.2021 Revised Roof Top Layout

Project Number :
20026
Phase :
SD
Date :
08.10.2020
Drawn By :
-
Checked By :
-
Sheet Number:
CP2.04
Sheet Title :
CONCEPT ROOF PLAN

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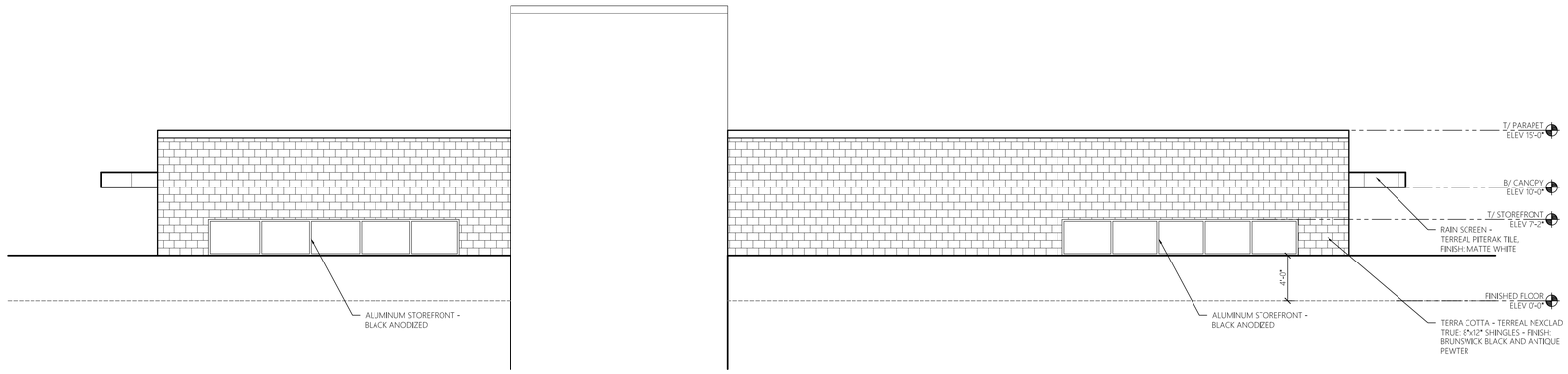
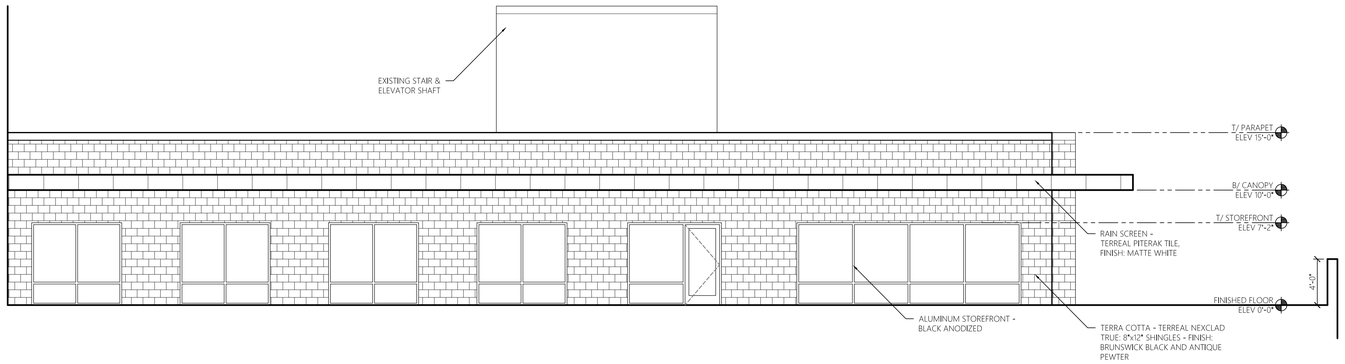


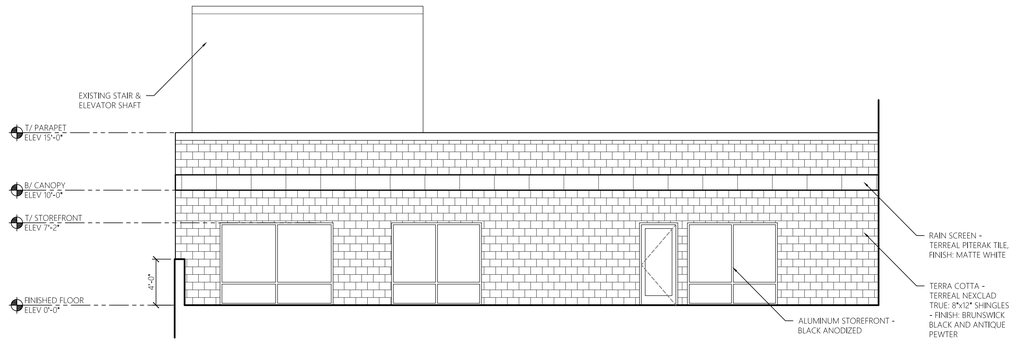
D1 CONCEPT ROOF TOP ELEVATION

3/16" = 1'-0"



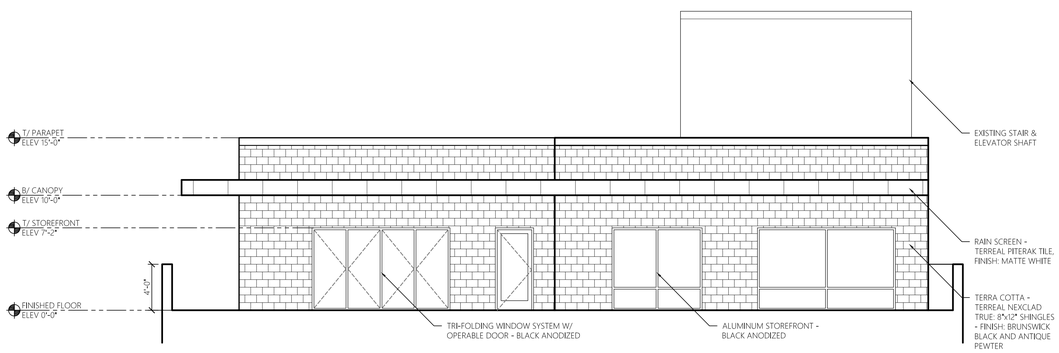
G1 CONCEPT ROOF TOP ELEVATION

3/16" = 1'-0"



J1 CONCEPT ROOF TOP ELEVATION

3/16" = 1'-0"



N1 CONCEPT ROOF TOP ELEVATION

3/16" = 1'-0"

COR3 DESIGN, LLC
ARCHITECTURE

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Greenville, SC 29607
864.233.8844

Project Title :

MCCLAREN MIXED USE DEVELOPMENT

104 WARDLAW STREET
GREENVILLE, SC 29601

Client Logo:

LIGHTHOUSE LIVING

Seals :

Revisions :

A 08.20.2021 Revised Roof Top Layout
B 02.17.2022 Revised Roof Top Elevations

Project Number :
20026
Phase :
SD
Date :
08.20.2021
Drawn By :
-
Checked By :
-

Sheet Number:

CP5.01

Sheet Title :
CONCEPT ROOF TOP ELEVATIONS

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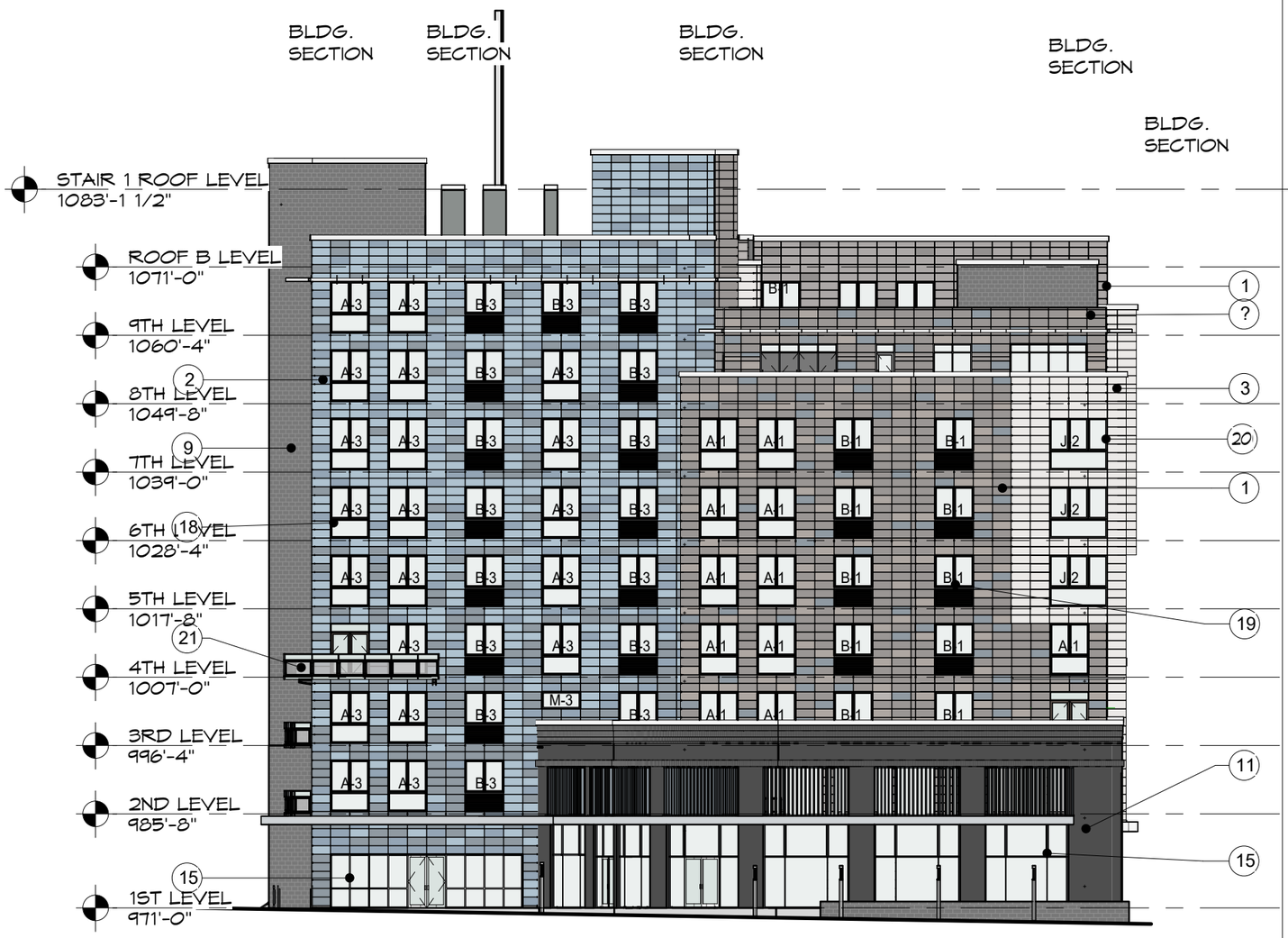
THE McCLAREN

Cafe



RHETT ST. ELEVATION

3/64" = 1'-0"

EXTERIOR MATERIALS LEGEND

1	TILE RAINSCREEN	MATERIAL: TERREAL PITERAK TILE; 3'-0" X 1'-4" - STACKED BOND; FINISH: 30% 13 STORM GREY / 70% 12 LIGHT GREY - FADE MIXED PATTERN FROM DARK AT THE BOTTOM TO LIGHT AT THE TOP
2	TILE RAINSCREEN	MATERIAL: TERREAL PITERAK TILE; 3'-0" X 1'-4" - STACKED BOND; FINISH: 30% 12 LIGHT GREY / 70% MATTE WHITE - FADE MIXED PATTERN FROM DARK AT THE BOTTOM TO LIGHT AT THE TOP
3	TILE RAINSCREEN	MATERIAL: TERREAL PITERAK TILE; 3'-0" X 1'-4" - STACKED BOND; FINISH: MATTE WHITE

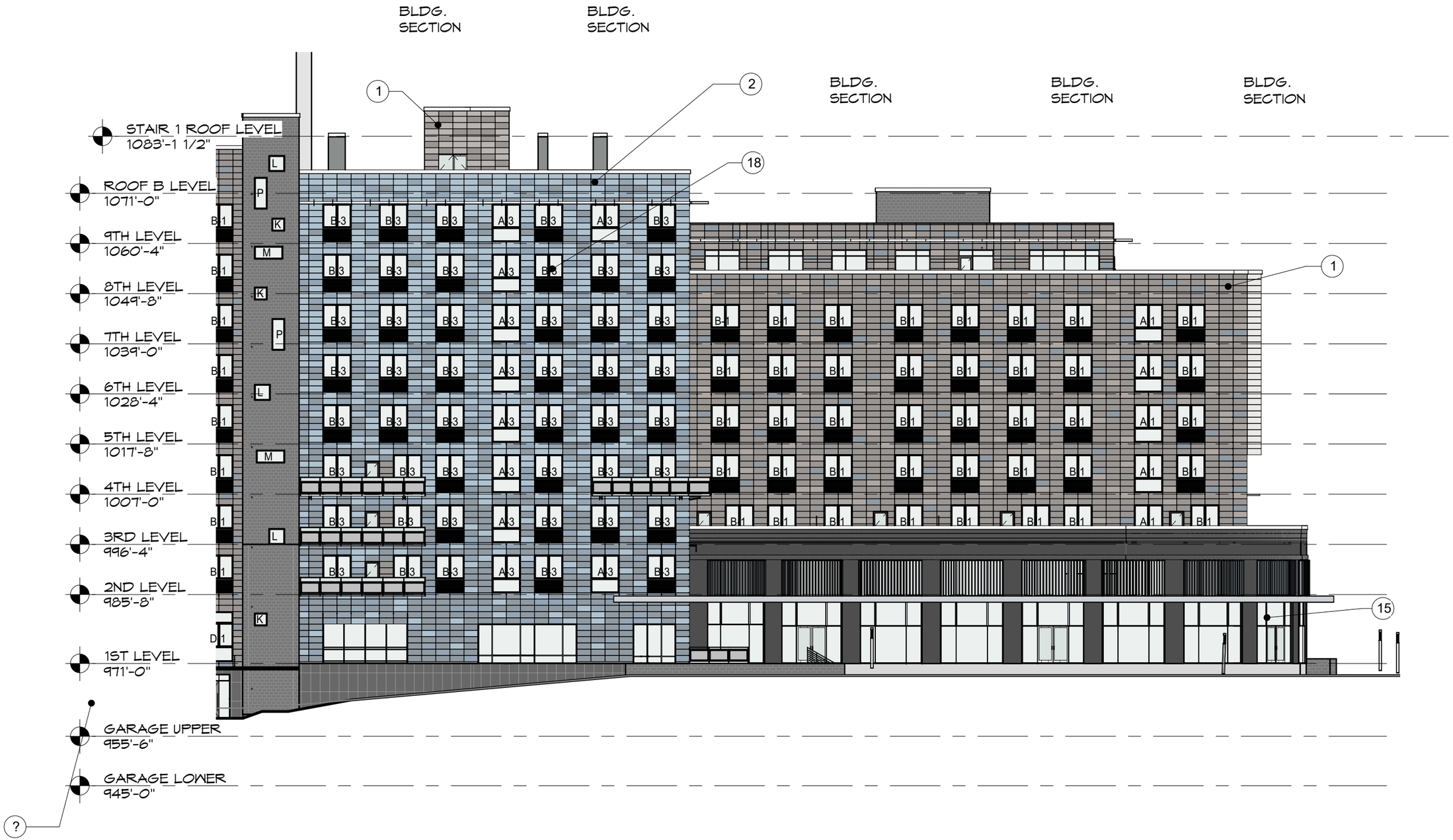
LEGEND ITEMS 4 - 8 ARE NOT USED.

9	TERRA COTTA	MATERIAL: TERREAL NEXCLAD TRUE'; 8"X12" SHINGLES FINISH: BRUNSWICK BLACK AND ANTIQUE PEWTER
10	METAL PANEL	METAL SCREEN WITH GRAPHIC MURAL
11	BRICK VENEER	MATERIAL: 'TAYLOR' NORMAN SIZED; RUNNING BOND FINISH BLACK ONYX
12	WALL GUARD	MATERIAL: CONCRETE FACED INSULATED PANEL FINISH: BROOM FINISH
13	C.I.P. CONCRETE	MATERIAL: C.I.P. CONCRETE FINISH: TBD
14	METAL FASCIA	MATERIAL: ALUMINUM COMPOSITE FINISH: TBD
15	STOREFRONT	MATERIAL: PREFINISHED ALUMINUM FINISH: SW 9072 DRIED LAVENDER
16	STOREFRONT	MATERIAL: ALUMINUM FINISH: BLACK ANODIZED
17	STOREFRONT	MATERIAL: ALUMINUM FINISH: CLEAR ANODIZED
18	WINDOW	MATERIAL: FIBERGLASS WINDOW, EQUAL TO PELLA IMPERVIA FINISH: MORNING SKY GREY
19	WINDOW	MATERIAL: FIBERGLASS WINDOW, EQUAL TO PELLA IMPERVIA FINISH: BLACK
20	WINDOW	MATERIAL: FIBERGLASS WINDOW, EQUAL TO PELLA IMPERVIA FINISH: WHITE
21	GUARDRAIL	MATERIAL: ALUMINUM RAILS AND SS MESH PANELS PANEL FINISH: SW 9072 DRIED LAVENDER POWDERCOAT
22	GUARDRAIL	MATERIAL: ALUMINUM RAILS AND SS MESH PANELS FINISH: CLEAR ANODIZED / NATURAL SILVER FINISHES
23	METAL CLADDING	MATERIAL: MELLINNEUM FORMS LARGE CUPPED METAL TILES; 304 ALLOY; BRIGHT, PEACKOCK FINISH

As indicated

EXTERIOR ELEVATIONS

Johnston DESIGN GROUP



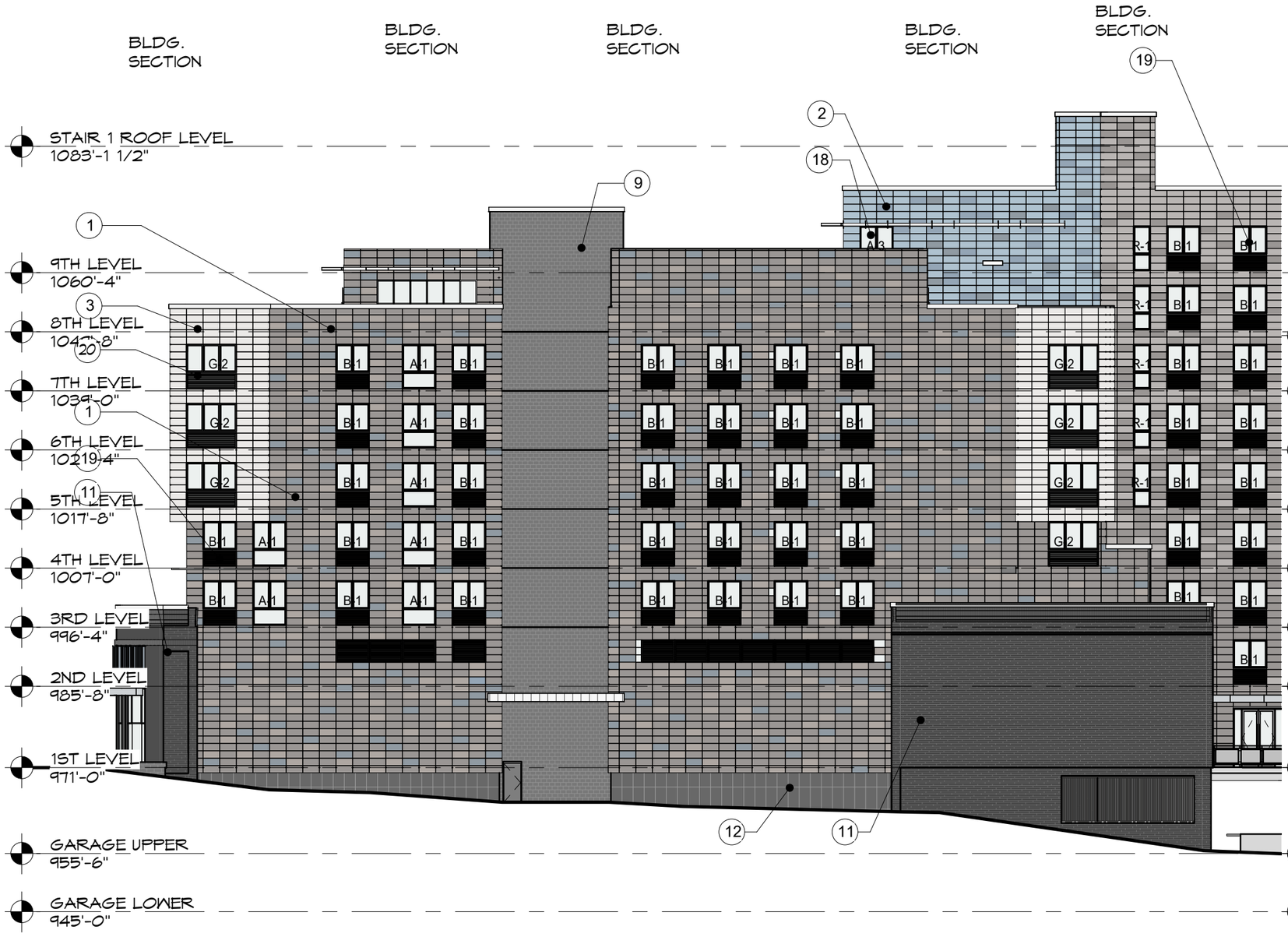
WARDLAW ST. ELEVATION

3/64" = 1'-0"

3/64" = 1'-0"

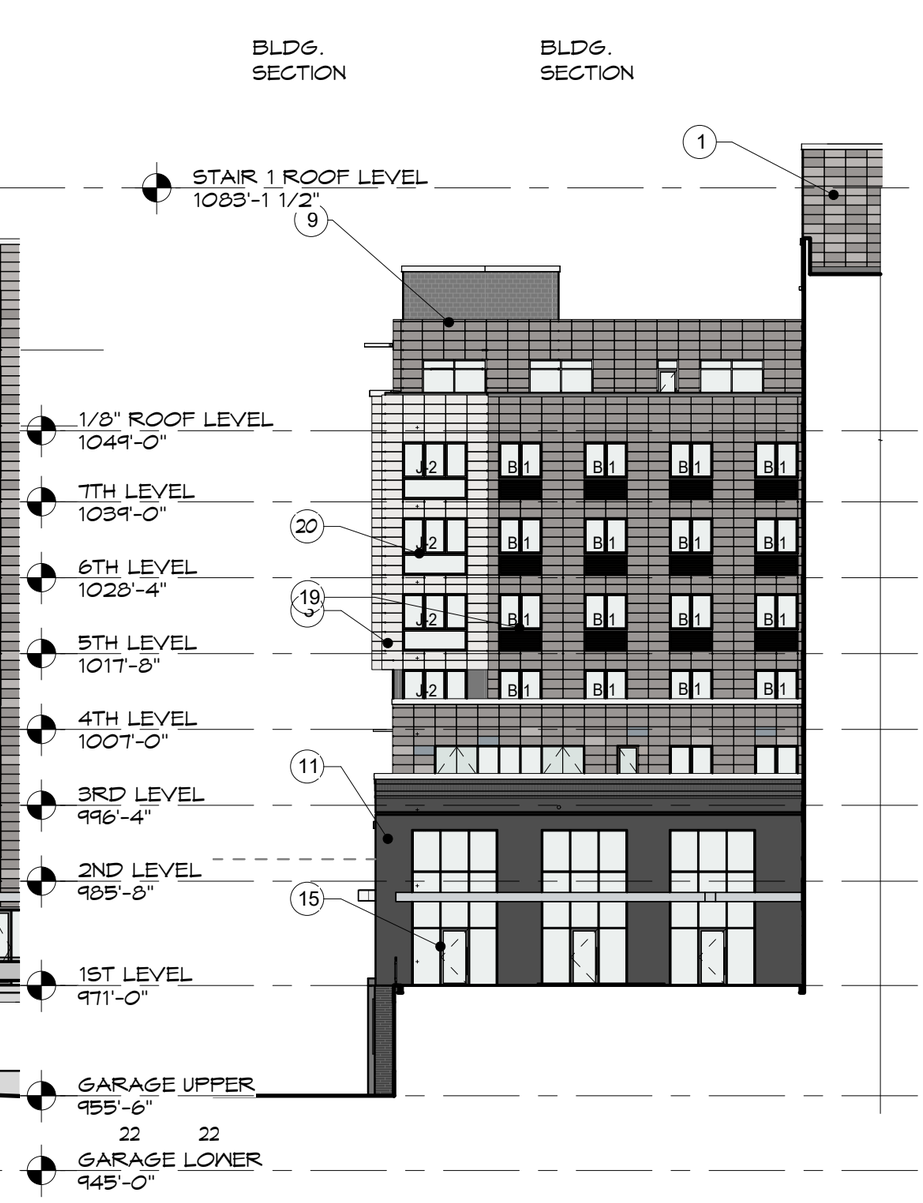
EXTERIOR ELEVATIONS

Johnston DESIGN GROUP



EAST ELEVATION

3/64" = 1'-0"



NORTH TERRACE ELEVATION

3/64" = 1'-0"

3/64" = 1'-0"

EXTERIOR ELEVATIONS

Johnston DESIGN GROUP

Planning Staff Report to
Design Review Board - Urban
April 1, 2022
for the April 7, 2022 Public Hearing

Docket Number:	**CA 22-191**
Applicant:	David Ciavarella / Craig Brown
Property Owner:	Craig Brown
Property Location:	945 South Main Street
Tax Map Number:	007300-01-00100
Acreage:	6.21
Zoning:	C-4, Central Business District
Proposal:	**Expanded clubhouse and rooftop deck for Fluor Field**
Staff Recommendation:	**Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application Request:

Applicant proposes to expand the current clubhouse to include new player and umpire amenities including an additional hitting tunnel, and accommodations for female coaches and umpires. This expansion of the existing building's floorplate will result in a larger rooftop deck, and a novel engagement of the new District 356 pedestrian zone. The applicant is seeking a CA to encompass both the building, and the placement of the "Fluor Field" sign.

Staff Analysis:

The building placement and massing is consistent with the existing Fluor Field structure and neighboring developments. A stepback of the second floor away from Field Street opens up the pedestrian experience while allowing for an occupiable second floor eating/drinking/event area. This is consistent with the current second floor use.

The pedestrian experience created by the expansion of the clubhouse presents additional opportunities for engagement, the ideals of which are captured by the city's Downtown Design Guidelines, Section PRI 4. "Activated Ground Floor".

- PRI 4.1 "Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building."

- PRI 4.3 “Locate publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians.”
- PRI 4.5 “Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.”

These guidelines are primarily geared twoard addressing streetscapes along active pedestrian corridors, and do not necessarily reflect the unique nature of the District 356 as a whole. Staff acknowledges that the primary use of the building is of a nature that should not encourage visibility, i.e. athlete training and conditioning rooms, necessitated by new Minor League Baseball requirements. Furthermore, the expansion is consistent with the existing architecture’s form, massing, materiality, and detailing. Staff would recommend that the windows be utilized to some extent for graphics or other visuals. The blank panels between the windows should likewise be adorned with planting, architectural detailing, or art to better accommodate the Guideline’s requirements. Additionally, the interplay between landscape and hardscape at the building’s transition zone warrants further study. Planting, furnishing, or alterations to the adjacent hardscape may be warranted to achieve the guidelines recommended in PRI 4 “Activated Ground Floor” and PUB 6 “Building Transition Zone.”

The Fluor Field sign location is appropriate for its context, but this CA should not be construed as a sign CA, which shall be issued separately. Only location is approved via this application.

The expanded deck will help to activate Field Street in a manner appropriate to its design intent.

Summary

Staff is supportive of the project and finds that the site plan complies with the applicable Downtown Design Guidelines to the greatest extent possible. The architecture generally complies with the Design Guidelines, and any shortcomings can be overcome through façade treatment and landscape solutions.

Staff Recommendation

Staff recommends approval of the site plan with the following conditions:

1. **Applicant shall further refine the landscape, hardscape, and potential furnishings around the building base to improve the building transition zone; to be approved by staff and two members of the Design Review Board.**

2. **Applicant shall apply for a separate sign CA and sign permit.**

3. **Art shall be incorporated onto the Field Street facing façade, it’s location and method to be approved by staff and two members of the DRB; it’s design to be approved through the Art in Public Places Committee.**

4. **Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**

5. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et**

seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

DEPARTMENT COMMENTS AND CONDITIONS

Applicable Design Guidelines:

PUB 1. Block Pattern

1.1 Connect new developments to existing sidewalks.

1.5 Locate vehicle access where conflicts with pedestrian circulation will be minimized. Provide access from an alley when feasible. If an alley access is not feasible, then use the street with the least pedestrian traffic.

1.6 If necessary, install a service drive located away from intersections and other areas with high levels of pedestrian traffic.

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.

PUB 6. Building Transition Zone

6.1 Outdoor seating, café, dining, planting, and retail displays are encouraged in the building transition area.

6.2 The building transition zone abuts a building's façade and is at grade with the adjacent sidewalk.

6.3 Scale the building transition zone so that it does not encroach upon the minimum sidewalk width. Consult PUB 2. Pedestrian Realm for additional guidelines.

6.4 When establishing café seating in the building transition zone, consider separating seating areas from the sidewalk zone with movable barriers. For fencing barriers, use free-standing fencing constructed of durable materials like iron or wood. Fencing barriers should be between 30-40 inches high.

6.5 Seating area barriers may be composed exclusively of planters, provided that they contain well maintained, living plants. Planters must be between 25-30 inches high, though the plants within may exceed this height.

6.6 Select furnishings comprised of durable and lasting materials, including metal and finished wood. Emphasize lightweight and smaller furnishings that can be easily moved to maximize layout flexibility and user customization.

6.7 Confine umbrella canopies to the building transition zone area. Ensure that umbrellas are firmly anchored and engineered to withstand strong winds. Umbrellas may only contain advertisements for the establishment to which they belong.

6.8 Maintain access to the building entry. The building entry must be kept clear of obstructions.

6.9 Outdoor dining space located on corner lots shall not obstruct the sight distance triangle.

6.10 Business owner or outdoor dining operator shall maintain the outdoor dining space so that it is clean and tidy when not in use.

6.11 Outdoor dining furniture or appliances are not allowed to be stored in the public right of way.

6.SS **Steep Slopes:** The building transition zone abuts a building's façade and may be elevated above part of the sidewalk, provided that the entrance is accessible by a ramp.

PRI 1. Placement

1.1 Align building frontage along the sidewalk edge. The uniform alignment of building fronts along a block helps to define a street wall that provides a sense of enclosure and a comfortable scale for pedestrians.

1.2 Locate public areas such as lobbies, reception, retail and dining along building walls that face the street, alley or pedestrian cut-through so that they are highly visible and accessible.

1.3 Encourage alternative modes of transportation by installing bicycle racks where bike routes currently exist or are planned. Ensure that they are in a safe, convenient and well-lit location.

1.4 The use of existing on-street parking and parking structures is encouraged. When unavoidable, locate on-site parking where it will not constrain pedestrian activity; for example, to the rear or interior of the property.

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.

t

APPLICATION FOR CERTIFICATE OF APPROPIATENESS

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 Ciavarella	Craig Brown
*Title:	Architect | Senior Associate	Owner / Team President
*Address:	6457 Frances St.	935 South Main St.
*State:	Omaha, NE	Greenville, SC
*Zip:	68106	29601
*Phone:	402-817-9081	864-240-4500
*Email:	dciavarella@dlrgroup.com	cbrown@keelersridge.com

PROPERTY INFORMATION

*STREET ADDRESS 945 South Main Street, Greenville, SC 29601

*TAX MAP #(S) 007300-01-00100

*PRESERVATION DISTRICT/SPECIAL DISTRICT Entertainment

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? _X_Yes ____No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ____CA Neighborhood New ____CA Neighborhood Modification (__Major/__Minor)

____CA Urban New _X_CA Urban Modification (__Major/_X_Minor)

____CAS Staff New (__Major/__Minor) *please see item D. for description*

____CAS Staff Modification

____Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) 21-279

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

With the recently completed (February 10, 2021) restructuring of Minor League Baseball, new and rigid ballpark facility standards have been introduced. Such standards require significant improvements to field lighting and the player clubhouse. These improvements will necessitate the expansion of the current clubhouse to include the required additional player and umpire amenities. Such improvements include an additional hitting tunnel and accommodations for female coaches and umpires andthe opportunity to expand the ballpark event space providing engagement of District 356 from the street level.

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e'

e.

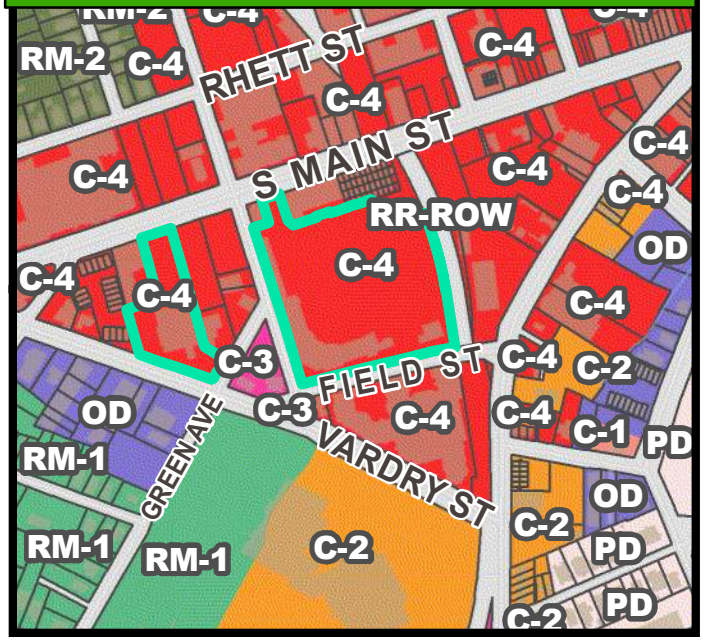
f

a_1

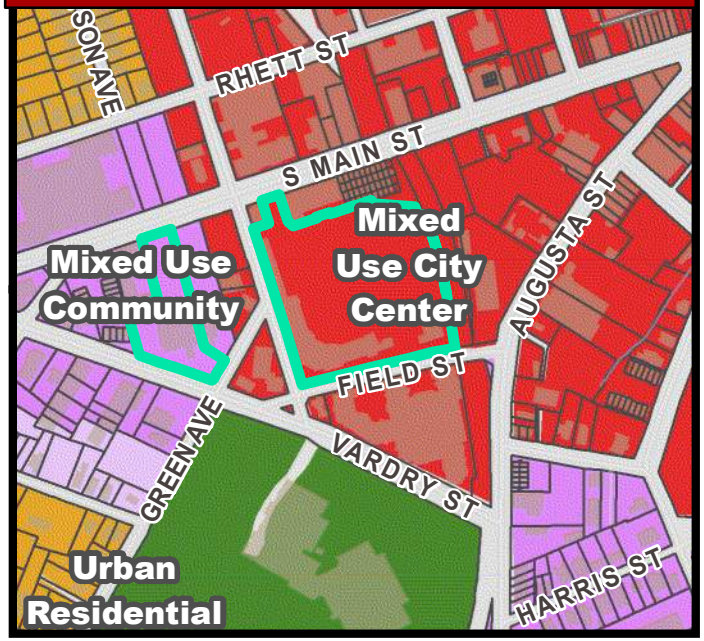
CA 22-191 • 945 SOUTH MAIN STREET

AERIAL VIEW

CURRENT ZONING

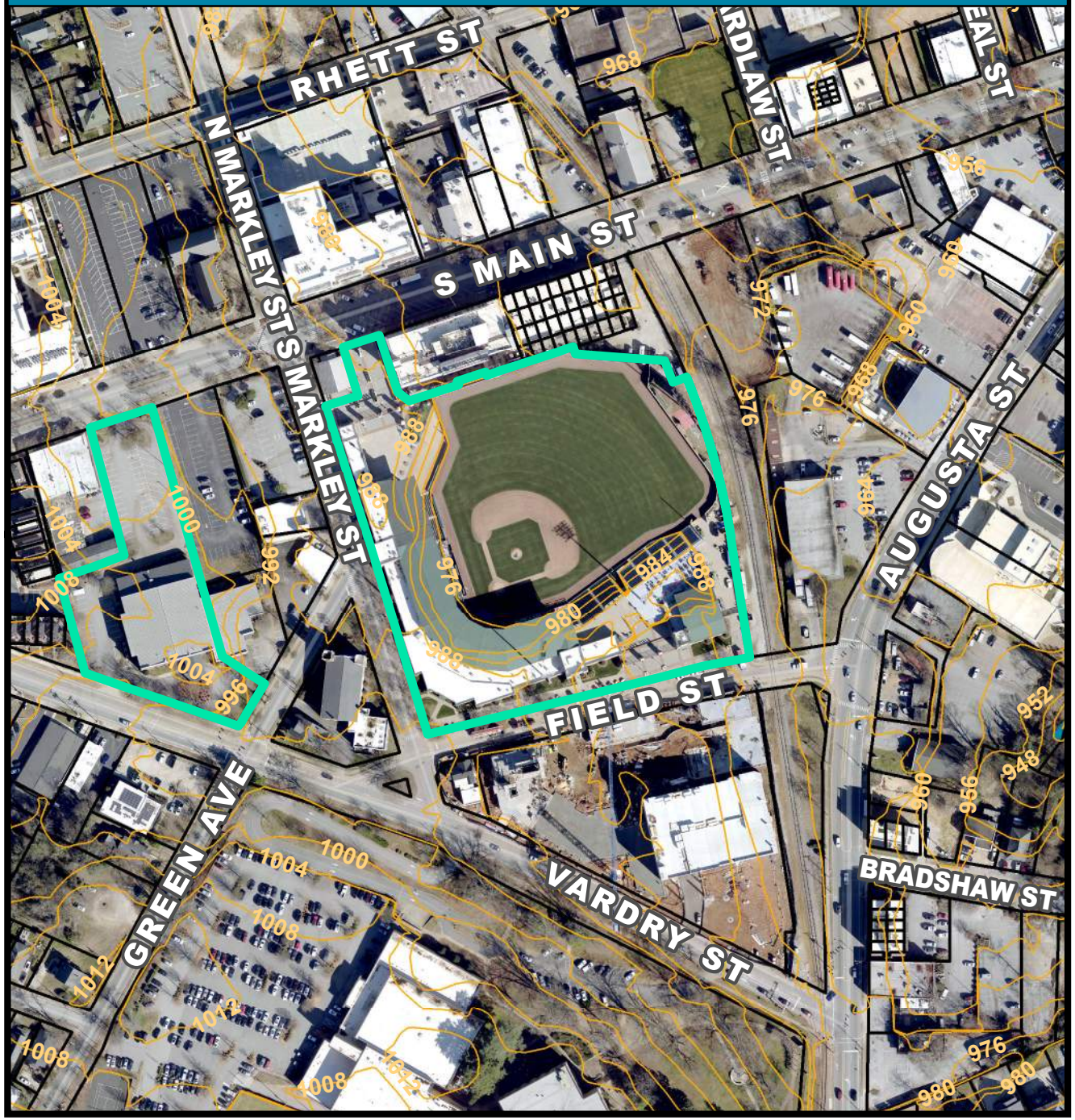


FUTURE LAND USE

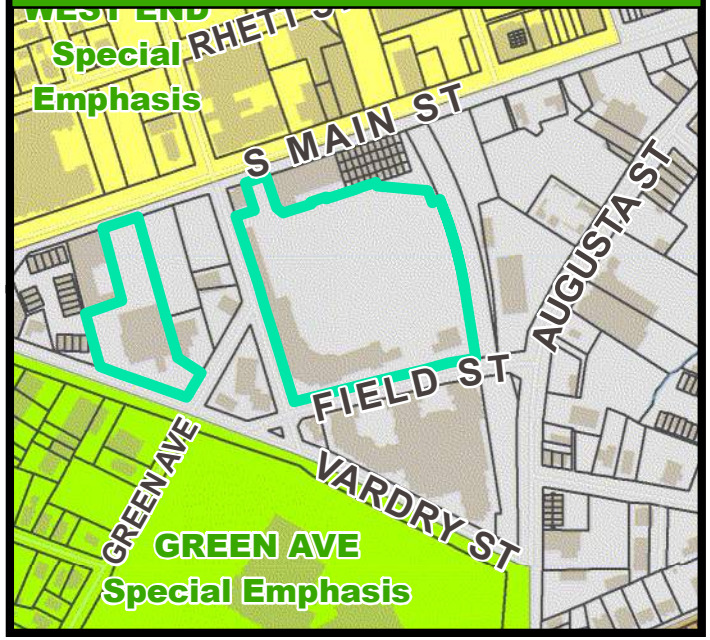


CA 22-191 • 945 SOUTH MAIN STREET

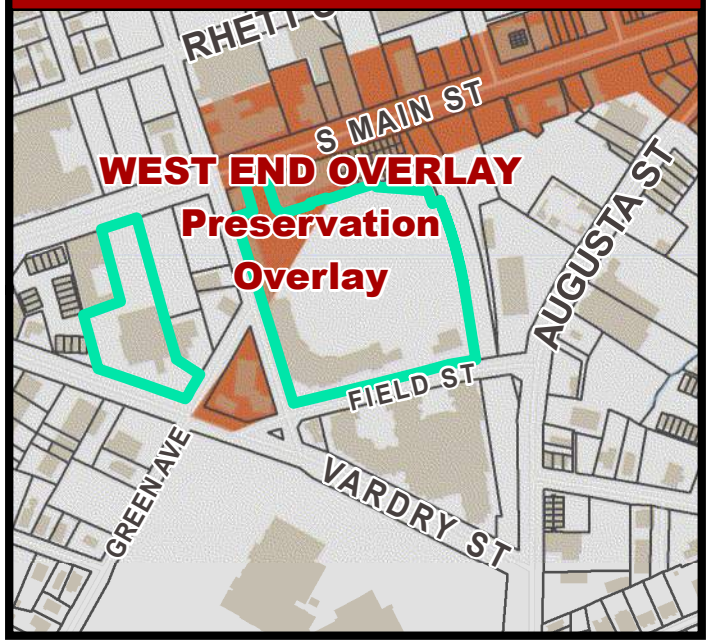
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Greenville Drive Clubhouse Expansion & Renovation

DLRGROUP

Design Review Board Presentation | 7 April 2022

17-22102-00

Greenville Drive Clubhouse Expansion | Site Aerial

7 April 2022

DLRGROUP

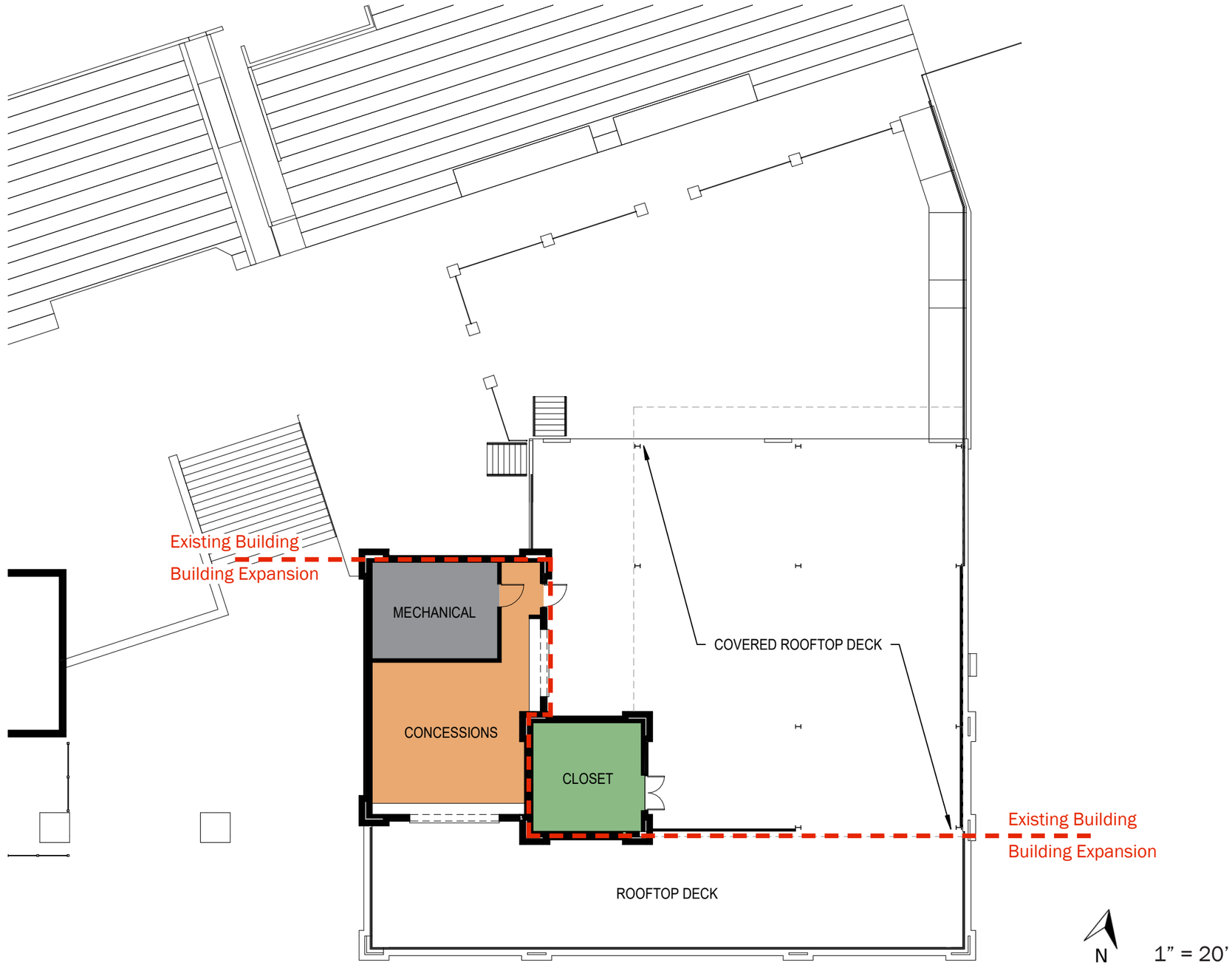
Greenville Drive Clubhouse Expansion | Field Street Aerial

7 April 2022

Greenville Drive Clubhouse Expansion | Level 1

7 April 2022

DLRGROUP



Greenville Drive Clubhouse Expansion | Level 2

7 April 2022

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Match Existing Window Design

Match Existing Fixtures

Match Existing Stucco Panels + Water Table

Match Existing Canopies

Blue Rooftop Umbrellas

Match Existing Picket Railing

Brick Patterning and Detail

Greenville Drive Clubhouse Expansion | Previously Approved DRB

7 April 2022

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Greenville Drive Clubhouse Expansion | View from Augusta Street

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Greenville Drive Clubhouse Expansion | View Above Field Street

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Greenville Drive Clubhouse Expansion | Street View of Entrance

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Greenville Drive Clubhouse Expansion | Street View

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Greenville Drive Clubhouse Expansion | Street View

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Greenville Drive Clubhouse Expansion | Corner View

7 April 2022

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Greenville Drive Clubhouse Expansion | Aerial Expansion View

7 April 2022

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Planning Staff Report to
Design Review Board - Urban
April 1, 2022
for the April 7, 2022 Public Hearing

Docket Number:	**CA 22-192**
Applicant:	Suncap Property Group
Property Owner:	Allen Temple AME Church; FP Retail LLC; 1021 LLC
Property Location:	1001, 1015, 1021 S. Main Street
Tax Map Number:	007300-04-00100, 007300-04-00200, 007300-04-01500, 007300-04-01600, 007300-04-00400
Acreage:	Slightly over 3.119 acres
Zoning:	C-4, Central Business District
Proposal:	**Modifications to plans for a previously approved new mixed-use development**
Staff Recommendation:	**Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application History:

The project was previously approved with conditions at the September 2, 2021 DRB meeting via CA 21-612, but changes to the size of the parking deck have resulted in major modifications.

The revised design retains the same approximate unit count and mix, retail floor area, façade compositions, building height, and exterior materials from the previously approved design. Previous conditions of approval will be retained and were as follows:

1. *Building B shall receive further articulation at the corner of Green Avenue and Vardry Street.*
2. *The material color shades of Building B shall offer greater differentiation to prevent a monolithic color palette.*
3. *The applicant shall provide a scaled wall mockup to showcase how the materials and colors of materials will relate to one another.*
4. *Conditions #1 - #3 shall be reviewed and approved by a two-member Committee of the DRB prior to construction, condition #3 shall be approved by a two-member Committee of the DRB during construction.*

5. *A Master Sign Package for the site shall be submitted to staff for review and approval prior to submittal for individual sign permits.*
6. *The applicant is to receive approval from the Arts in Public Places Commission prior to the installation of the art covering the parking garage metal screen.*
7. *The applicant shall work with Planning and Engineering staff for final streetscape and right-of-way improvements, prior to permit issuance, to include the installation of new streetlights along Vardry Street, Green Avenue, and the southern portion of the proposed alleyway.*
8. *Applicant shall protect all existing street trees along SCDOT rights-of-way (Greene Avenue) unless approval for replacement of trees is given by SCDOT.*
9. *Final landscape plan shall be submitted for review at time of permit. It shall include the placement of new furniture and trash locations for streets and the alleyway.*
10. *Applicant is to maintain all sidewalk connections within rights-of-way or easements through construction until planned streetscape improvements are to be constructed. Applicant will work with Planning and Engineering staff on solutions during this period.*
11. *An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.*
12. *The CA issued for this project shall be subject to the Vested Rights Act of South Carolina.*

Staff Analysis:

Architecture:
As noted, the proposed design has been modified to incorporate a larger parking deck into the overall development. With this change, the previously approved design of two buildings that were physically separated has been reverted to one building with two distinct portions attached by a parking deck. Although the building is technically a single structure, it maintains the appearance of two individual buildings through the application of differing materials, articulation, and building heights.

<u>Building A:</u>
The front portion of the building (Building A) encloses the parking garage with retail space along S. Main Street and S. Markley Street. The massing and step-backs of Building A have not changed from the previously approved design. As noted, all material selections are also proposed as previously approved. Staff notes that final material colors shall be reviewed and approved during construction by two members of the DRB as required by the previous approval.

<u>Parking Deck:</u>
A large mural is proposed to cover the metal screen applied to the façade of the parking deck. Given the revised design, this mural now covers a more prominent façade directly facing Markley Street and will serve as a backdrop for the adjacent existing building. Staff notes that this should be taken into careful consideration for the final design of the mural, and that final approval of the mural design shall be secured from Art In Public Places Committee prior to installation. Additionally, staff notes that entry points to the garage should be highlighted through signage and wayfinding to facilitate clear circulation per PRI 10.9 and 10.10.

Building B:
The rear portion of the building (Building B) is situated at the corner of Vardry Street and Green Avenue, and does not include any retail use. This portion of the building is still proposed as a total of five (5) stories, with several three-story projections that give the appearance of a step-back for the top two stories. The building's footprint has expanded to the west to accommodate the new orientation of the parking deck, necessitating the elimination of the vehicular alley connection through the block. Apart from expansion of the building's footprint, the façade articulation, and material application have not changed.

Site:
Proposed within the submittal is a pedestrian cut-through that serves to connect Vardry and S. Main Streets. Given the expansion of the building's footprint, a vehicular through-connection is no longer provided. Staff finds this generally consistent with the Design Guidelines for Block Pattern (PUB 1) and Alleys and Pedestrian Cut-Throughs (PUB 7).

The vehicular alley accessing the parking garage from S. Main Street also reads as a pedestrian friendly zone with the use of raised sections and different materials to prevent vehicular speeding. Staff finds that this is an appropriate design solution for its urban context, but notes that final plans for this alley should incorporate lighting for enhanced pedestrian safety per PUB 7.2.

The proposed site plan has three open space and plaza areas:
1. Public plaza at the corner of S. Main Street and S. Markley Street.
2. Publicly accessible open space and plaza on the western property edge.
3. A private courtyard internalized within Building B.

Staff finds the placement and orientation to buildings for the public plaza and open space areas to generally conform to PUB 8 of the Design Guidelines.

Staff also finds street furniture and trash containers are necessitated throughout the site per the Design Guidelines for Street Furnishing Zones (PUB 4).

Town Hall Meeting:
On March 16, 2022, SunCap held a Town Hall at the West End Community Development Center. A summary of the comments received from this meeting are provided in the attachment.

Staff recommends approval with the following conditions:

1. **The conditions of CA 21-612, listed above, shall carry to this modification.**
2. **Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
3. **This CA is considered part of a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the**

applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

DEPARTMENT COMMENTS AND CONDITIONS

Civil Engineer Comments

Recommend: N/A

Comments:

Click here to enter text.

Environmental Engineer Comments

Reviewed By: Choose an item.

Date: 8/16/2021

Recommend: N/A

Comments:

Fire Department Comments

Recommend: N/A

Tree and Landscape Comments

Reviewed by: Choose an item.

Date: 8/20/2021

Recommend: N/A

Comments:

Traffic Engineer Comments

Reviewed By: Choose an item.

Date: 8/25/2021

Recommend: N/A

Comments:

Click here to enter text.

Applicable Design Guidelines:

PUB 1. Block Pattern

1.1 Maintain Greenville's existing block pattern by encouraging block sizes between 300 and 500 feet with the perimeter of a block totaling no more than 1600 feet. Implement interior pedestrian cut-throughs to achieve the target block size if necessary.

1.2 Connect new developments to existing sidewalks.

1.3 Pedestrian cut-throughs that do not allow vehicle travel should be a minimum of 18 feet. Consult PUB 7. Alleys and Pedestrian Cut-Throughs for additional guidelines. Pedestrian Cut-Throughs or Alleys wider than 30 feet should follow the guidelines outlined in PUB 8. Publicly Accessible Parks and Plazas.

1.4 Alleys that provide pedestrian and vehicle travel should be a minimum of 25 feet. At least 7 feet should be reserved for pedestrian travel only. Consult PUB 7. Alleys and Pedestrian Cut-Throughs for additional guidelines.

1.5 Locate vehicle access where conflicts with pedestrian circulation will be minimized. Provide access from an alley when feasible. If an alley access is not feasible, then use the street with the least pedestrian traffic.

1.6 If necessary, install a service drive located away from intersections and other areas with high levels of pedestrian traffic.

1.7 Where a curb out is to installed, keep the width to a minimum. One-way entrances should have a maximum curb cut width of 12 feet, and two-way entrances should have a maximum curb cut width of 25 feet.

1.8 Consider providing vehicular access to adjacent buildings through an alley or shared driveway.

1.9 Utilize smaller curb radii to match existing urban intersection context.

1.IP **Irregular parcel shapes:** Ensure that the block's perimeter is no more than 2400 feet. Implement interior pedestrian cut-throughs to achieve the target block size if necessary.

1.LP **Large parcels:** Locate a street, alley, or pedestrian cut-through between buildings in a manner that reflects the 300-500 foot block pattern.

1. ME **Mass Entertainment:** If pedestrian cut-throughs are not feasible, provide for pedestrian connectivity around the venue's perimeter.

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.

3.SS **Steep Slopes:** Provide a consistent, uninterrupted slope throughout the pedestrian realm. See PRI 3. Entry and PRI 4. Activated Ground Floor for additional guidelines related to grading issues.

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 6. Building Transition Zone

6.1 Outdoor seating, café, dining, planting, and retail displays are encouraged in the building transition area.

6.2 The building transition zone abuts a building's façade and is at grade with the adjacent sidewalk.

6.3 Scale the building transition zone so that it does not encroach upon the minimum sidewalk width. Consult PUB 2. Pedestrian Realm for additional guidelines.

6.4 When establishing café seating in the building transition zone, consider separating seating areas from the sidewalk zone with movable barriers. For fencing barriers, use free-standing fencing constructed of durable materials like iron or wood. Fencing barriers should be between 30-40 inches high.

6.5 Seating area barriers may be composed exclusively of planters, provided that they contain well maintained, living plants. Planters must be between 25-30 inches high, though the plants within may exceed this height.

6.6 Select furnishings comprised of durable and lasting materials, including metal and finished wood. Emphasize lightweight and smaller furnishings that can be easily moved to maximize layout flexibility and user customization.

6.7 Confine umbrella canopies to the building transition zone area. Ensure that umbrellas are firmly anchored and engineered to withstand strong winds. Umbrellas may only contain advertisements for the establishment to which they belong.

6.8 Maintain access to the building entry. The building entry must be kept clear of obstructions.

6.9 Outdoor dining space located on corner lots shall not obstruct the sight distance triangle.

6.10 Business owner or outdoor dining operator shall maintain the outdoor dining space so that it is clean and tidy when not in use.

6.11 Outdoor dining furniture or appliances are not allowed to be stored in the public right of way.

6.SS **Steep Slopes:** The building transition zone abuts a building's façade and may be elevated above part of the sidewalk, provided that the entrance is accessible by a ramp.

PUB 7. Alleys and Pedestrian Zone

7.1 Locate service functions such as loading docks, trash and recycling service, and mechanical and electrical equipment in alleys, out of the way of necessary vehicular travel.

7.2 Increase the perception of safety in alleys by providing adequate lighting. Consult PUB 9. Lighting.

7.3 Ensure that lighting, bollards and other alley furnishing do not interfere with alley function and are sited outside of necessary vehicular travel routes.

7.4 Promote stormwater infiltration in alleys by installing permeable pavement systems, including pervious concrete pavement.

7.5 Mitigate the visual impact of building walls that face alleys. Recommend strategies include windows, art, articulation of buildings, stoops, retail storefronts and using appropriate screening techniques.

PUB 8. Publicly Accessible Parks and Plazas

8.1 Maintain visual and physical access between public parks and plazas, including interior courtyards and the surrounding pedestrian network. External connection paths and interior circulation paths should be at least 8 feet in width.

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.

8.3 Provide entry into publicly accessible parks and plazas from the primary adjacent sidewalk.

8.4 Orient publicly accessible parks and plazas to maximize solar exposure. Typically, this will be to the south and west of buildings and in situations where open space location can improve solar access to the neighboring sidewalk. Provide at least 25 percent of the park or plaza with open access to the sky.

8.5 If a publicly accessible park or plaza is adjacent or near an existing or proposed park or plaza, they should connect seamlessly.

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.

8.8 Ensure that publicly accessible parks and plazas provide adequate opportunities for ongoing user stewardship. This includes implementing Crime Prevention Through Environmental Design principles, especially visibility into and throughout the space, and providing adequate maintenance infrastructure like litter receptacles.

8.9 Place utility and mechanical uses like vents and trash storage away from parks and plazas.

8.10 Increase the perception of safety by providing adequate lighting. Consult PUB 9. Lighting.

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.

8.13 Hire a licensed professional landscape architect to design publicly accessible parks and plazas.

8.LP **Large Parcels:** Activate the ground floor of buildings surrounding internal publicly accessible parks and plazas. See PRI 4. Activated Ground Floor for additional guidelines.

PUB 9. Lighting

9.1 Provide continuous light along all streetscapes that is oriented to the pedestrian scale. Lighting along the right of way should be a combination of pedestrian-scaled streetlights and spillover from lights on adjacent buildings.

9.2 Ensure that all lighting along the right of way is full cut-off and provides a consistent illumination of at least one foot-candle. Do not use uplighting as the primary pedestrian lighting type.

9.3 Light pole and lamp designs should correspond to existing downtown fixtures.

9.4 The light pole, or standard, should be designed to accommodate special decorative accessories, such as mounts for hanging planter baskets, banners and festive seasonal lighting schemes.

9.5 Maintain a consistent, familiar color temperature throughout the public realm. 2500K-4500K is typical.

9.6 Mercury vapor, low-pressure sodium, high-pressure sodium and metal halide light sources are strongly discouraged. Energy efficient fixtures such as LED or low energy use lights are encouraged.

9.7 Street poles and pedestrian poles should be spaced evenly between trees along streetscape corridors.

9.8 Use landscape uplighting and ground-mount uplighting to emphasize the nighttime appearance of distinctive landscape features like unique plantings and large trees.

9.9 Illuminate signage with appropriate lighting types, such as neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights, and wall wash fixtures.

9.ED **Edges of C-4 Central Business District:** Transition lighting intensity between the less bright residential areas and the brighter Central Business District.

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.

PUB 11. Signage

11.1 Synchronize signage design with its architectural surroundings. Apply the guidelines described in PRI 6. Materiality to both buildings and their corresponding signage, and preserve historic painted signs when feasible.

11.2 Align wayfinding and interpretive signage in the public realm with adopted city-wide signage standards.

11.3 Scale projecting signage primarily for pedestrian legibility, rather than vehicular wayfinding and branding. Ensure that projecting signs do not obscure major architectural details.

11.4 Emphasize legibility and simplicity in signage design, and subordinate signage to the overall building or streetscape composition.

11.5 Scale and position wall signage in proportion to the wall on which they are placed. Limit wall signs to 75 percent of the linear footage of the wall area that they occupy.

11.6 Mount letters and graphics directly onto exterior wall, and conceal any electrical raceways from view, either behind a finished exterior wall, or by integrating conduit into the sign.

11.7 Scale the brightness and visual impact of illuminated signage to the surrounding area's level of activity. Subordinate signage lighting to the overall building or streetscape composition. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.

11.8 Externally illuminated signage should be illuminated from the top of the sign. Use shielded and focused light fixtures, and apply the guidelines described in PUB 9. Lighting.

11.9 Illuminated signage should provide illumination and definition to the sign's individual letters. Avoid internally illuminated cabinet signs.

11.10 With city-issued permits, locate sandwich board-style sidewalk signage in the building transition zone so that it does not interfere with the flow of pedestrians in the sidewalk zone.

11.11 Emphasize scale and proportionality in freestanding signage. Limit freestanding signage to 50 percent of the height of the first story of the building. Distinguish the base, middle and top components of the sign, and avoid monolithic structures, exposed pole supports and pylon signs.

PUB 12. Utilities

12.1 Do not locate electrical transformers, mechanical equipment or other "back-of-house" utilities along the ground floor street wall.

12.2 Do not locate utilities near intersections within the public realm, including sidewalk corners. Place utilities a minimum of 100 feet from the corner on north-south streets and a minimum of 50 feet from the corner on east-west streets.

12.3 Reduce environmental impacts from energy used to operate public utilities like traffic lights, street lights, and water/wastewater pumps. A 15% annual reduction below baseline energy consumption is a reasonable and effective target.

12.4 Locate all utility distribution lines, pipes and cable television utilities underground.

12.5 Mitigate the impact of surface mounted utilities in the pedestrian realm by siting them in softscape areas, screening them with vegetation and avoiding areas where tree roots are located.

PUB 13. On-Street Parking

13.1 Locate on-street multi-modal parking along curbs in areas with high retail activity, especially on streets designated as Urban Fabric Transition streets in the Downtown Streetscape Master Plan.

13.2 Emphasize parallel on-street parking over angled on-street parking.

13.3 Where on-street parking is present, align the location of elements in the furnishing zone and planting zone so that they do not disrupt the flow of passengers exiting automobiles. Provide at least 3 feet of clearance between parked car doors and curbside obstructions.

13.4 In areas of high bicycle traffic, include on-street bicycle parking corrals adjacent to intersections. Locate corrals where existing demand is for at least five bicycles and at intersections. Bicycle facilities in corrals should conform to the guidelines described in PUB 4. Street Furnishing Zone.

PRI 1. Placement

1.1 Align building frontage along the sidewalk edge. The uniform alignment of building fronts along a block helps to define a street wall that provides a sense of enclosure and a comfortable scale for pedestrians.

1.2 Locate public areas such as lobbies, reception, retail and dining along building walls that face the street, alley or pedestrian cut-through so that they are highly visible and accessible.

1.3 Encourage alternative modes of transportation by installing bicycle racks where bike routes currently exist or are planned. Ensure that they are in a safe, convenient and well-lit location.

1.4 The use of existing on-street parking and parking structures is encouraged. When unavoidable, locate on-site parking where it will not constrain pedestrian activity; for example, to the rear or interior of the property.

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.LP **Large parcels:** Divide larger buildings and their façades into smaller modules, units or separate buildings so that the form and massing of the buildings can better relate to the scale and proportion of the surrounding area. Vary building heights and façade setbacks to create a more visually interesting rhythm.

2.ED **Edges of C-4 Central Business District:** New construction within a 300-foot radius of an occupied single-family use should be within 10 feet greater than the average height of all buildings within the 300-foot radius. This restriction only applies to the street frontage of the portion of the building that falls within the 300-foot radius. Ensure that transitions between commercial/multi-family projects and single family areas are sensitive to the traffic, noise variation and unwanted views into private spaces. Use landscaping and thoughtful placement of building elements to mitigate the negative effects of this transition.

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.SS **Steep slopes:** Ensure that entrances are placed at street level, not above or below grade. Where stairways and/or ramps to entrances are unavoidable due to grade, ensure that they are highly visible and integrated into the architectural and landscape design of the building. Stairs and ramps should enhance and not restrict the walkability of adjacent sidewalks.

3.LP **Large parcels:** For large parcel developments with multiple tenants: Provide distinct entrances and retail fronts to support a more resilient and flexible design that will accommodate the location of future uses.

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.SS **Steep slopes:** Where opaque foundation walls are unavoidable to transition large changes in grade, step the foundation to follow the site contours so that façades along steeply sloped areas remain active and visually inviting.

4.LP **Large Parcels:** Apply ground floor activation strategies to areas adjacent to all internal plaza spaces and pedestrian pathways.

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.

5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:

- Chamfered or rounded corners,
- Projecting and recessed balconies and entrances,
- Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
- Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.

5.LP **Large parcels:** Use detail and articulation to help distribute the mass and scale of larger buildings into smaller parts. Avoid large monotonous façades.

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.

7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.

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 10. Parking Structures

10.1 Locate active, pedestrian spaces such as shops, offices or public art along the ground-level street frontage. When this is not possible, provide an activated pedestrian space in the building transition zone using landscaping, seating, coverings or other similar elements to create an active street edge.

10.2 Minimize the visual impact of parking structures on surrounding pedestrian spaces and streets.

10.3 Use compatible, high-quality façade materials, especially adjacent to pedestrian areas.

10.4 Locate the short dimension of the parking structure along the street edge as a way to reduce its street frontage.

10.5 Screen open air garages to minimize large façade openings and avoid light trespass of garage interior lighting into the public realm.

10.6 Provide vehicle access and entrance points from alleys and side streets.

10.7 All visible façades of parking structures must reflect the character, materiality, and articulation of its surrounding architecture.

10.8 Place parking structures only in areas where they can be integrated into the surrounding neighborhood context.

10.9 Vertical circulation cores (elevator and stairs) shall be located near primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points.

10.10 Integrate the design of public art and lighting with the architecture of the structure to reinforce its unique identity. This is especially important for public parking structures to aid in visitors finding them upon arrival and getting oriented to Downtown.

city of greenville

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:	SunCap Property Group	(1) Allen Temple AME Church / (2) FP Retail LLC
*Title:	David Lee, Senior VP	(1) Rev. James E. Speed Sr., Senior Pastor, Allen Temple AME Church
*Address:	6101 Carnegie Boulevard, #180, Charlotte, NC 28209	(1) 109 Green Avenue, Greenville, SC 29601
*Phone:	704-945-8000	(1) 864-233-7384
*Email:	dlee@suncappg.com	(1) Church@allentemplechurch.org

(2) Craig Brown, Fp Retail LLC
(2) 935 S Main Street, Suite 202, Greenville, SC 29601
(2)864-240-4500
(2) cbrown@keelersridge.com

PROPERTY INFORMATION

*STREET ADDRESS (1) 1015 S. Main Street, (2) 1001 S. Main Street (3) 1021 S. Main Street

*TAX MAP #(S) (1) 0073000401500, 0073000400200, 0073000401600 and (2) 0073000400100 and (3) 0073000400400

*SPECIAL DISTRICT C4 , CBD

DESCRIPTION OF REQUEST

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

Please see attached narrative.

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 if 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	David Lee, Senior VP, SunCap Property Group
Date	2/28/22
Property Owner/Authorized Agent	Rev James E Speed Sr., Pastor, Allen Temple AME Church
Date	2/28/22 (1)
Public Hearing Information	
Public Hearing Signs	

ARCHITECTURAL REVIEW

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*Signatures	
Applicant	David Lee, Senior VP, SunCap Property Group
Date	2/28/22
Property Owner/Authorized Agent	(1) (2) Clay Brown
Date	2/28/22
Public Hearing Information	
Public Hearing Signs	

ARCHITECTURAL REVIEW

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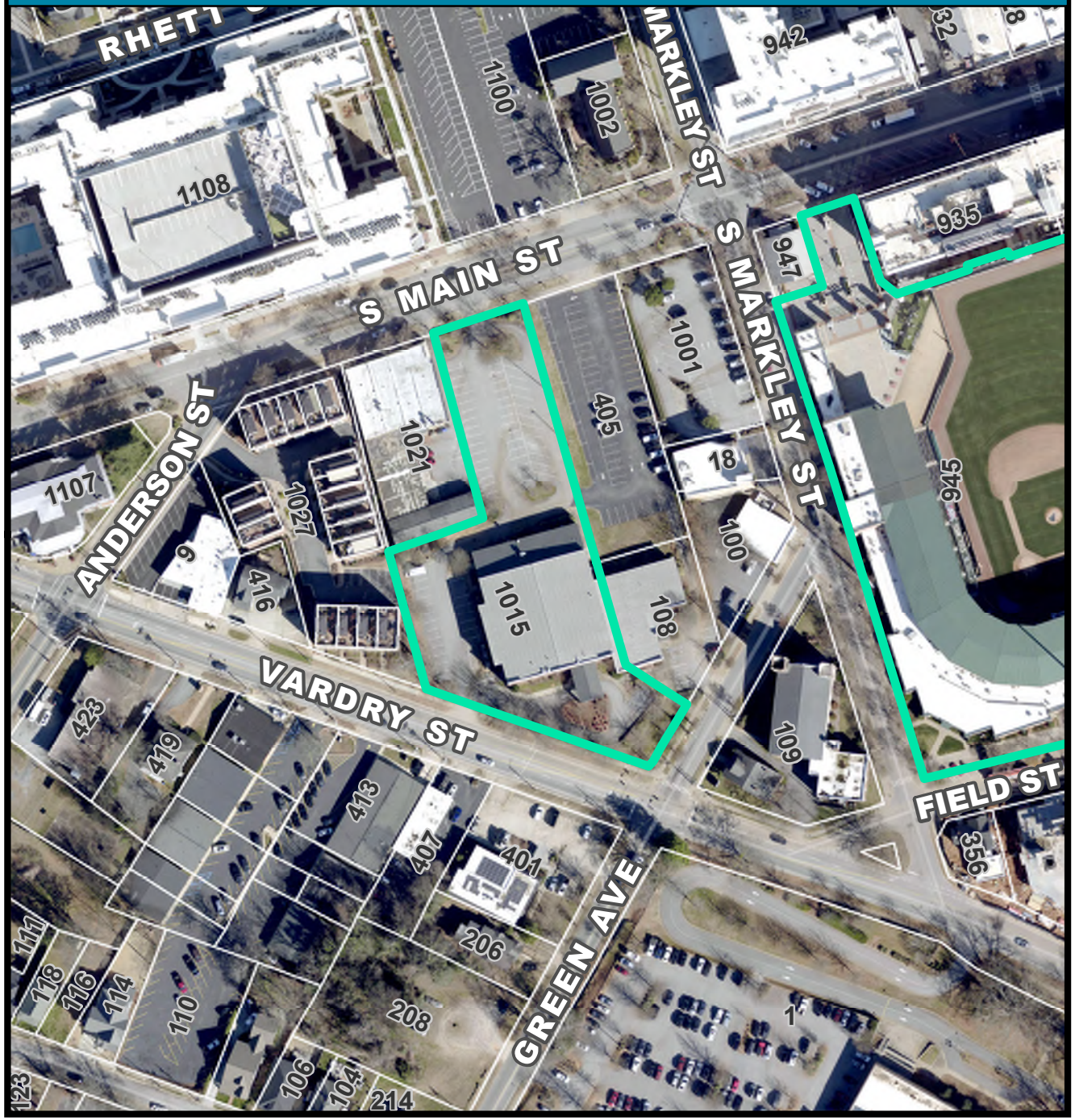
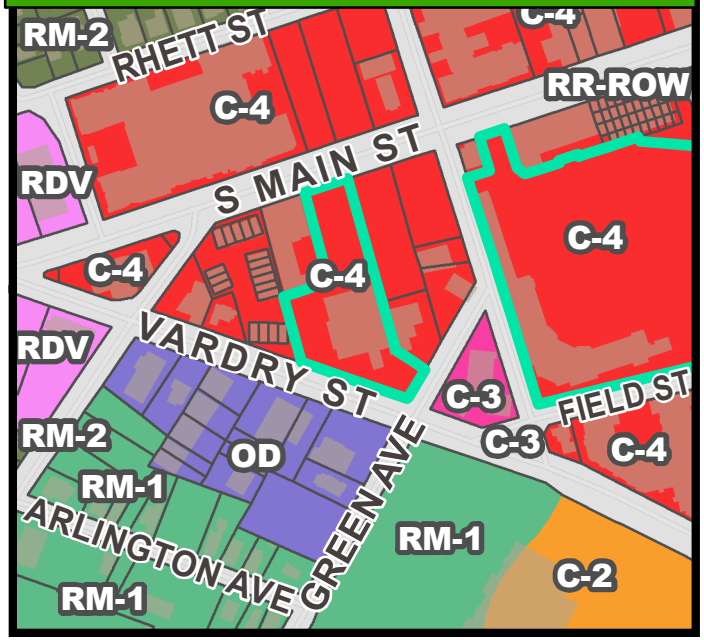
Applicant	David Lee, Senior VP, SunCap Property Group
Date	2/28/22
Property Owner/Authorized Agent	(1) (2)
Date	2/28/22
Public Hearing Information	
Public Hearing Signs	

CA 22-192 • 1015 SOUTH MAIN STREET

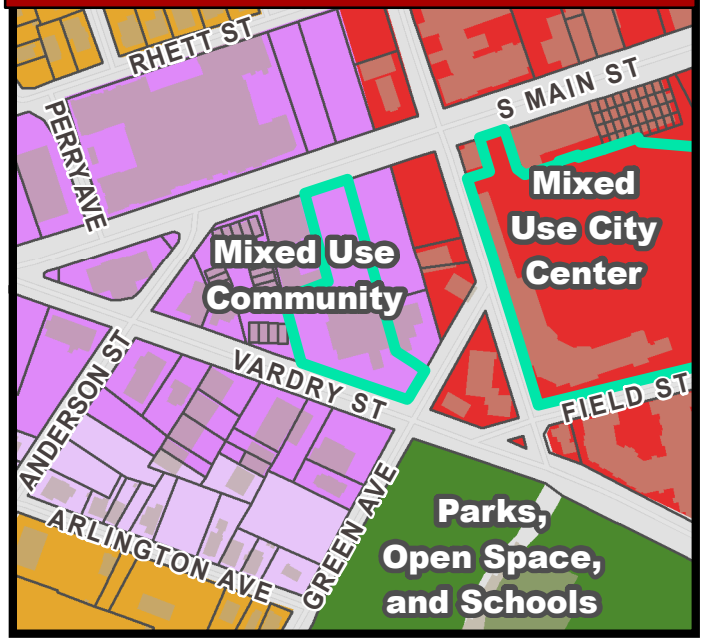
AERIAL VIEW



CURRENT ZONING

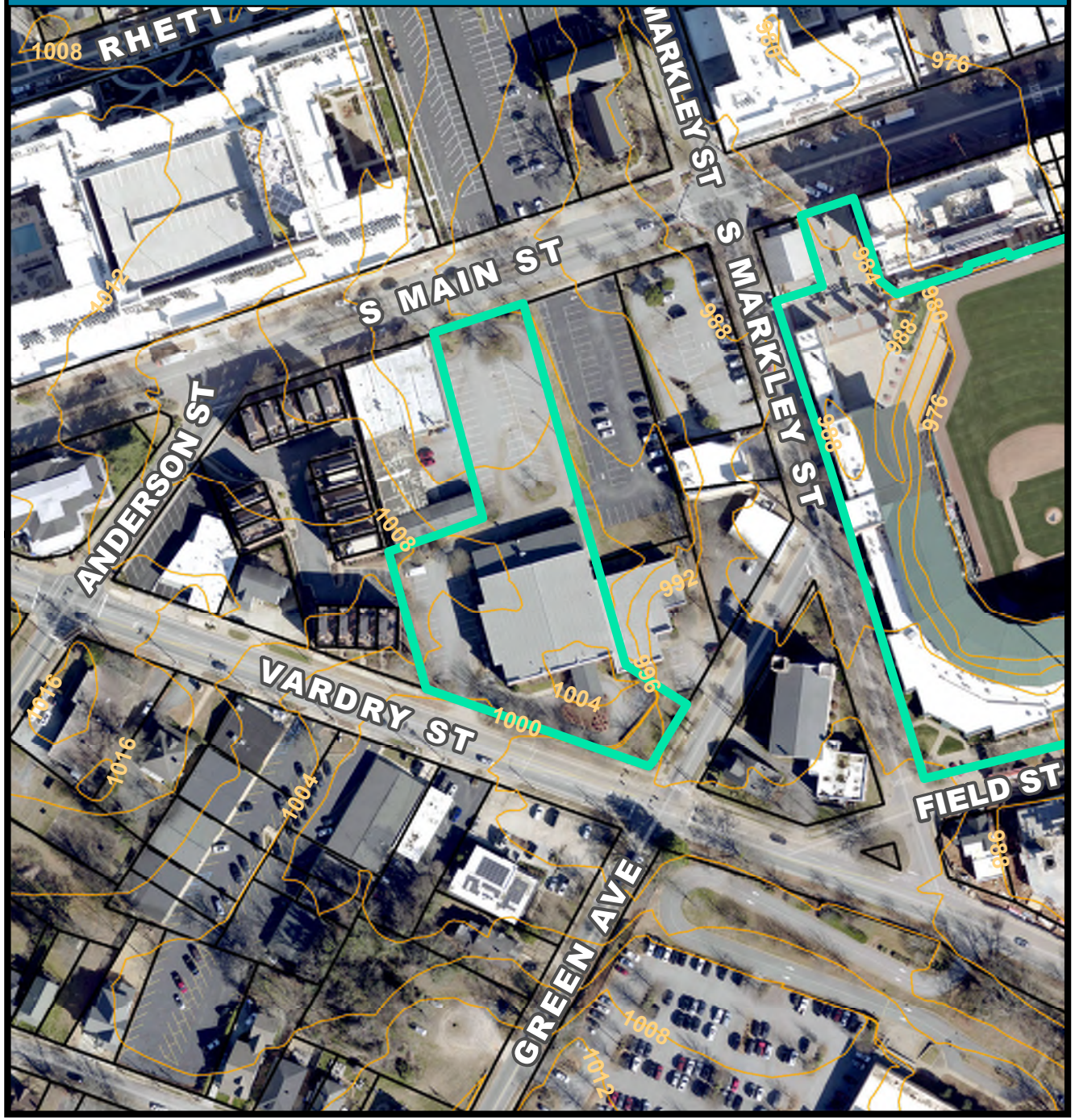


FUTURE LAND USE

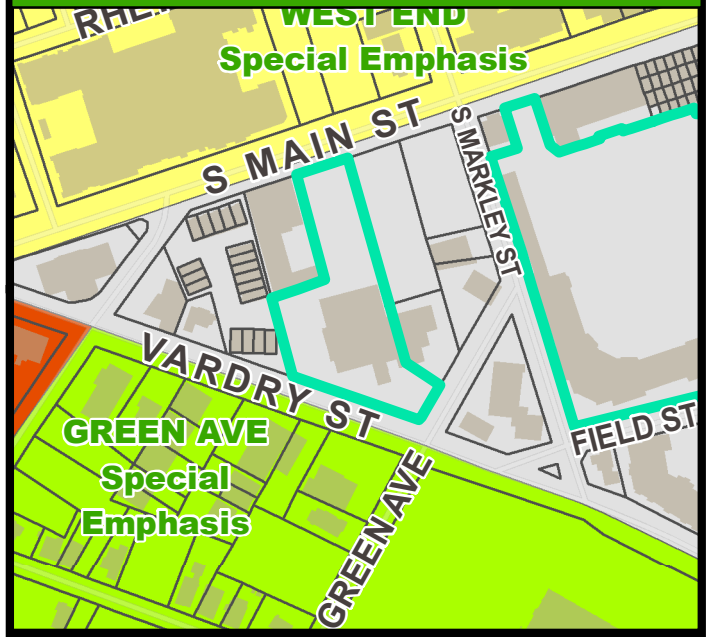


CA 22-192 • 1015 SOUTH MAIN STREET

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



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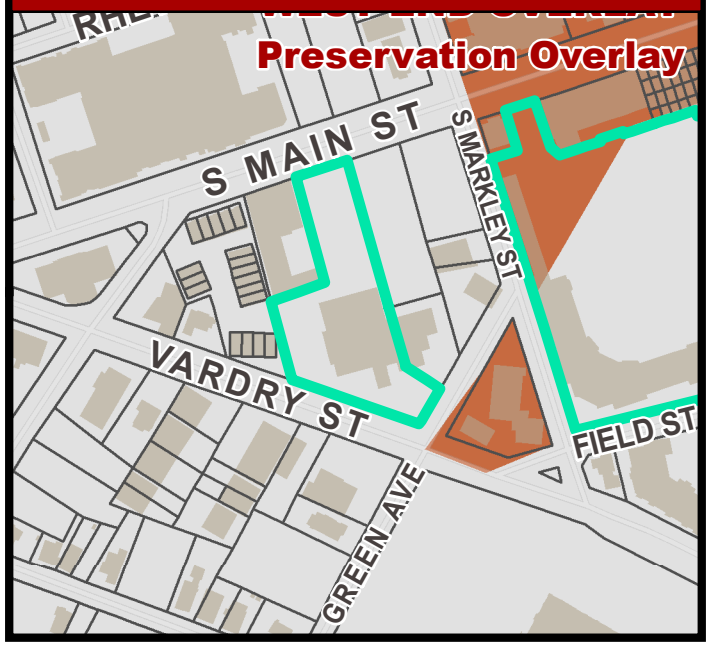


mcmillan | pazdan | smith
ARCHITECTURE

February 28, 2022

City of Greenville
Urban Design Panel

Re: 1015 S. Main Street
Modification to an Approved Project - #21-612
Description of Request

SunCap Property Group requests Urban Design Review Board approval of modifications to the previously approved project at 1015 S. Main Street. The design was approved with conditions on September 2, 2021, as C of A #21-612.

The proposed modifications are designed to accommodate an enlarged parking garage, a portion of which will include public parking to serve the needs of the West End. The design and development team has worked closely with City staff on the proposed modifications and have also met with a two-member committee of the DRB prior to submitting the application.

The revised design will retain the same approximate unit count and mix, retail floor area, façade compositions, building height, and exterior materials from the previously approved design. Previous conditions of approval will be retained.

The proposed design includes the following:

1. The precast parking garage has been rotated 90 degrees on the site to provide a larger and more efficient parking structure. A larger portion of the garage façade will be exposed to view from Markley Street and is proposed to be screened in a manner consistent with the previously approved design. The height of the parking garage is unchanged.
2. The street-facing massing along Markley Street is pulled back from the adjacent property line to allow for a new vehicular driveway and garage access. The remainder of the Markley Street façade is unchanged.
3. The Main Street façade is consistent with the approved design.
4. The Green Avenue and Vardy Street façades of Building B are consistent with the approved design.
5. The vehicular alleyway at the western edge of the site has been revised to be an urban, pedestrian alleyway connecting two plazas at either end. The plaza at the north end of the alleyway is consistent with approved design and provides access to the parking garage and move-in/move-

400 augusta street, suite 200, greenville, sc 29601
o. 864 242 2033 f. 864 242 2034

mcmillanpazdansmith.com

out. The plaza at the south end of the alleyway serves as a pedestrian entrance to the site.

We appreciate your consideration of this project. Please do not hesitate to call if you have questions or require additional information.

Sincerely,

Rob Couch

Attachments

400 augusta street, suite 200, greenville, sc 29601
o. 864 242 2033 f. 864 242 2034

mcmillanpazdansmith.com

1015 S. MAIN STREET

DRB ARCHITECTURAL REVIEW - MODIFICATION

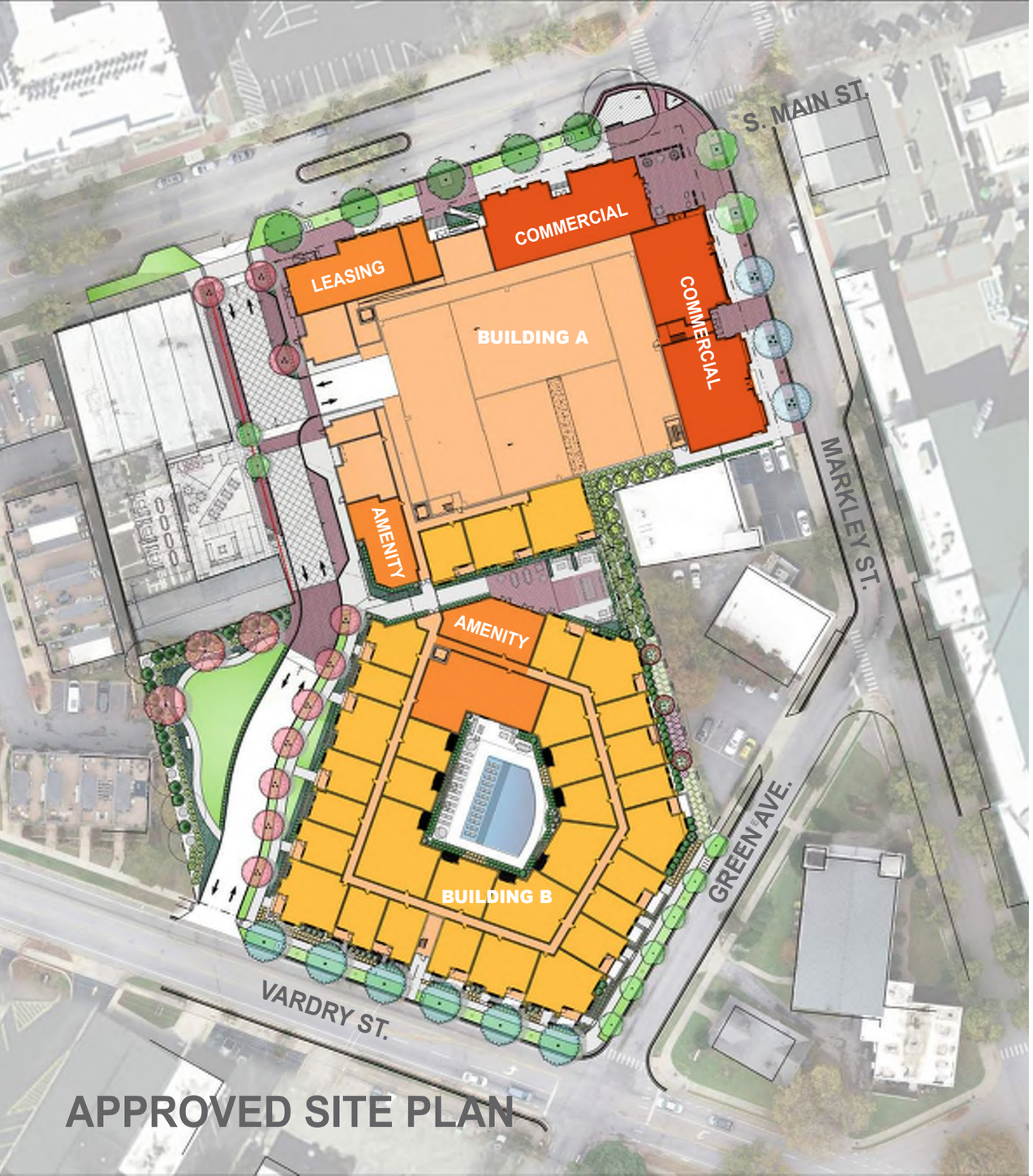
APRIL 7, 2022

SunCap PROPERTY GROUP

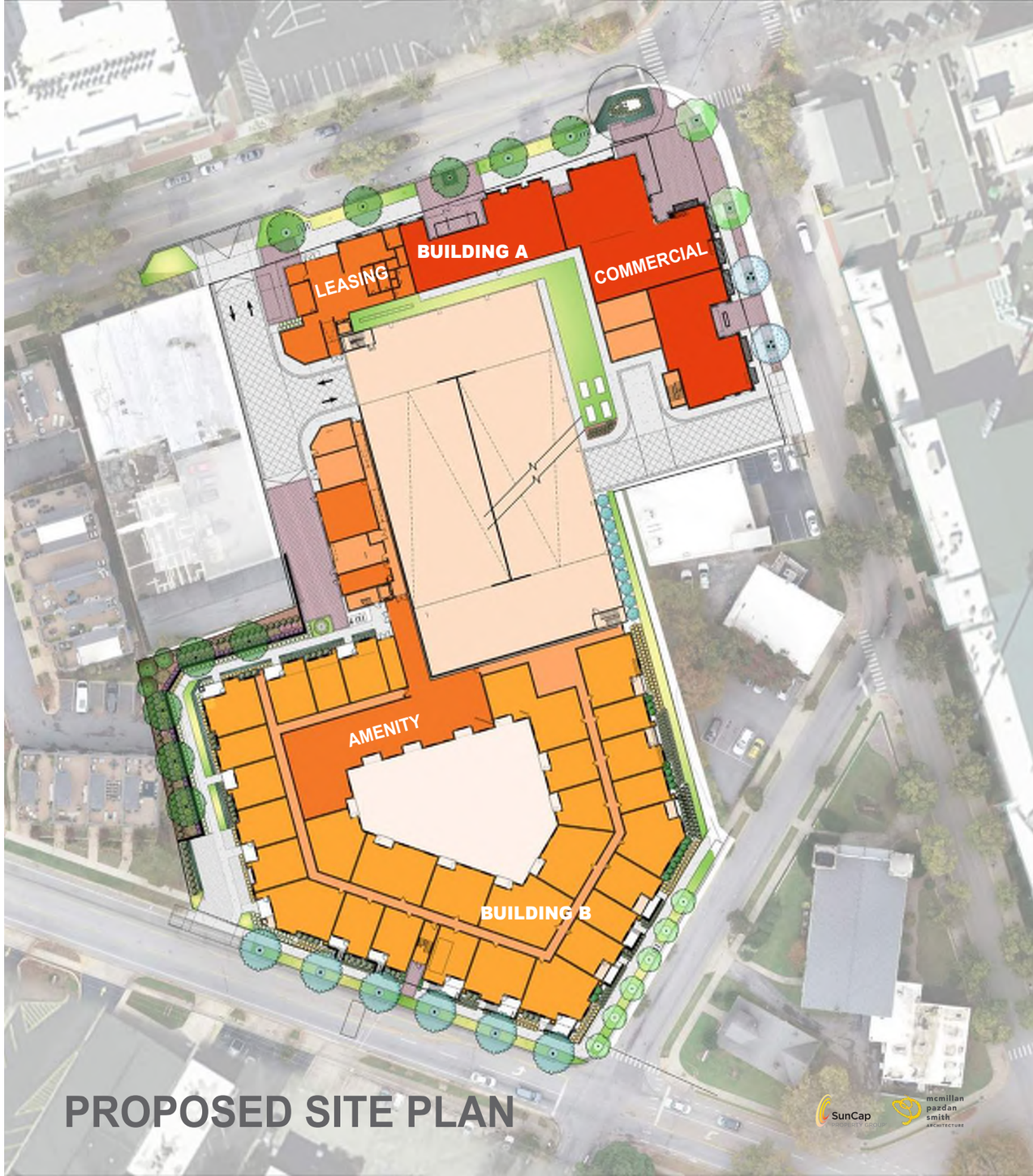
mcmillan pazdan smith ARCHITECTURE

SW SEAMONWHITESIDE

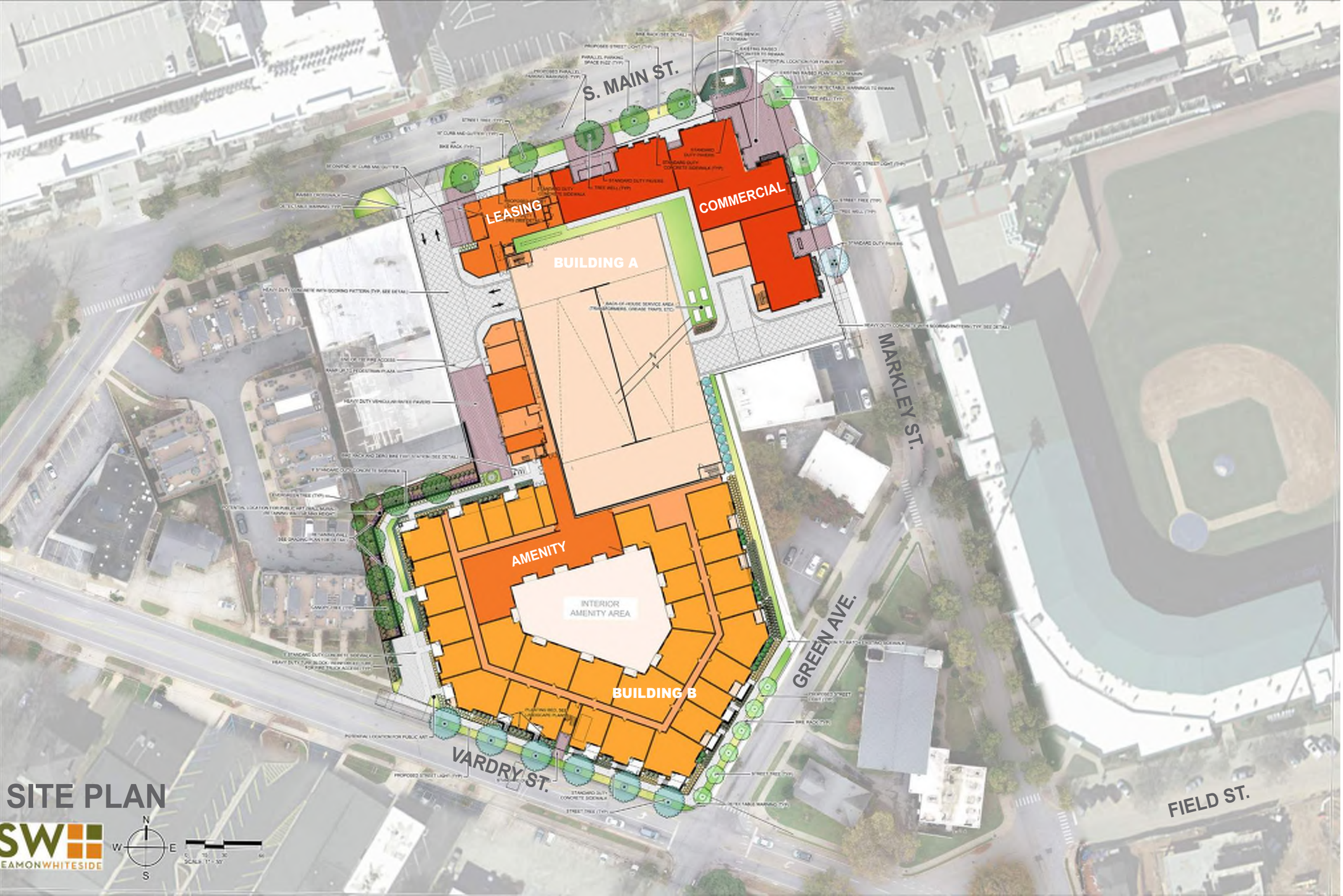
CLINE DESIGN



APPROVED SITE PLAN



PROPOSED SITE PLAN



SITE PLAN

SW EAMONWHITESIDE

N W E S

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE

SOUTHWEST AERIAL

APPROVED

PROPOSED

SOUTHWEST AERIAL

NORTHEAST AERIAL

APPROVED

PROPOSED

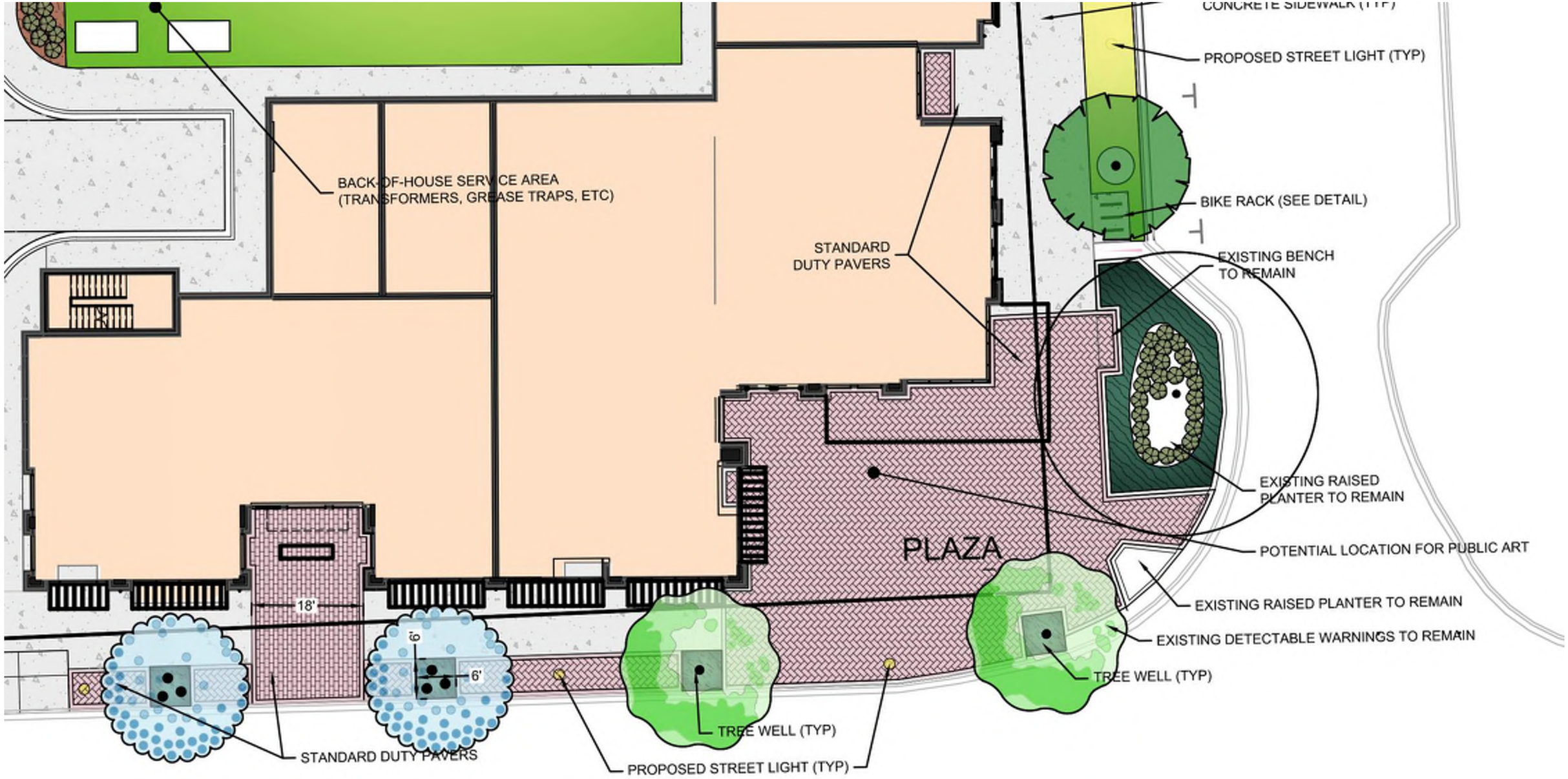
NORTHEAST AERIAL

MAIN ST. AND MARKLEY ST.

APPROVED

PROPOSED

MAIN ST. AND MARKLEY ST.



ENLARGED LANDSCAPE PLAN AT MARKLEY ST.

MAIN ST. AND MARKLEY ST.

MAIN ST. FACING NORTH

MAIN ST. FACING SOUTH

1015
MAIN ST.
SunCap
PROPERTY GROUP
mcmillan
pazdan
smith
ARCHITECTURE

APPROVED

PROPOSED

MAIN ST.

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE

MAIN ST. AND NORTH ALLEYWAY

APPROVED

PROPOSED

MAIN ST. AND MARKLEY ST.

SunCap PROPERTY GROUP

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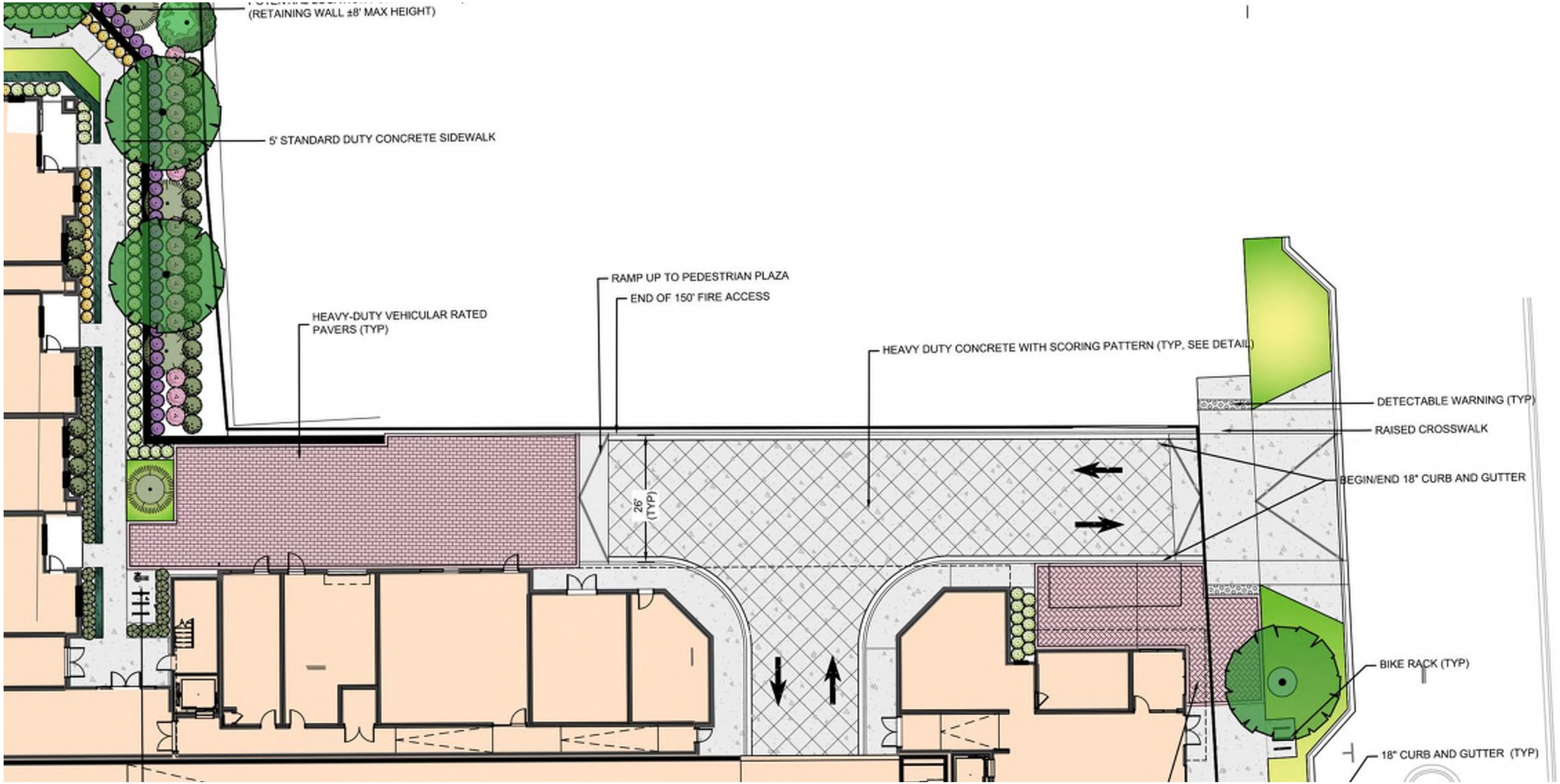

ENLARGED LANDSCAPE PLAN AT ALLEYWAY

SunCap PROPERTY GROUP
mcmillan pazdan smith ARCHITECTURE

NORTH ALLEYWAY
SunCap
mcmillan
pazdan
smith
ARCHITECTURE

APPROVED

PROPOSED

NORTH ALLEYWAY

SunCap PROPERTY GROUP

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VARDRY ST. AT SOUTH ALLEYWAY

APPROVED

PROPOSED

VARDRY ST. AT SOUTH ALLEYWAY

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE

SOUTH ALLEYWAY
SunCap
mcmillan
pazdan
smith
ARCHITECTURE

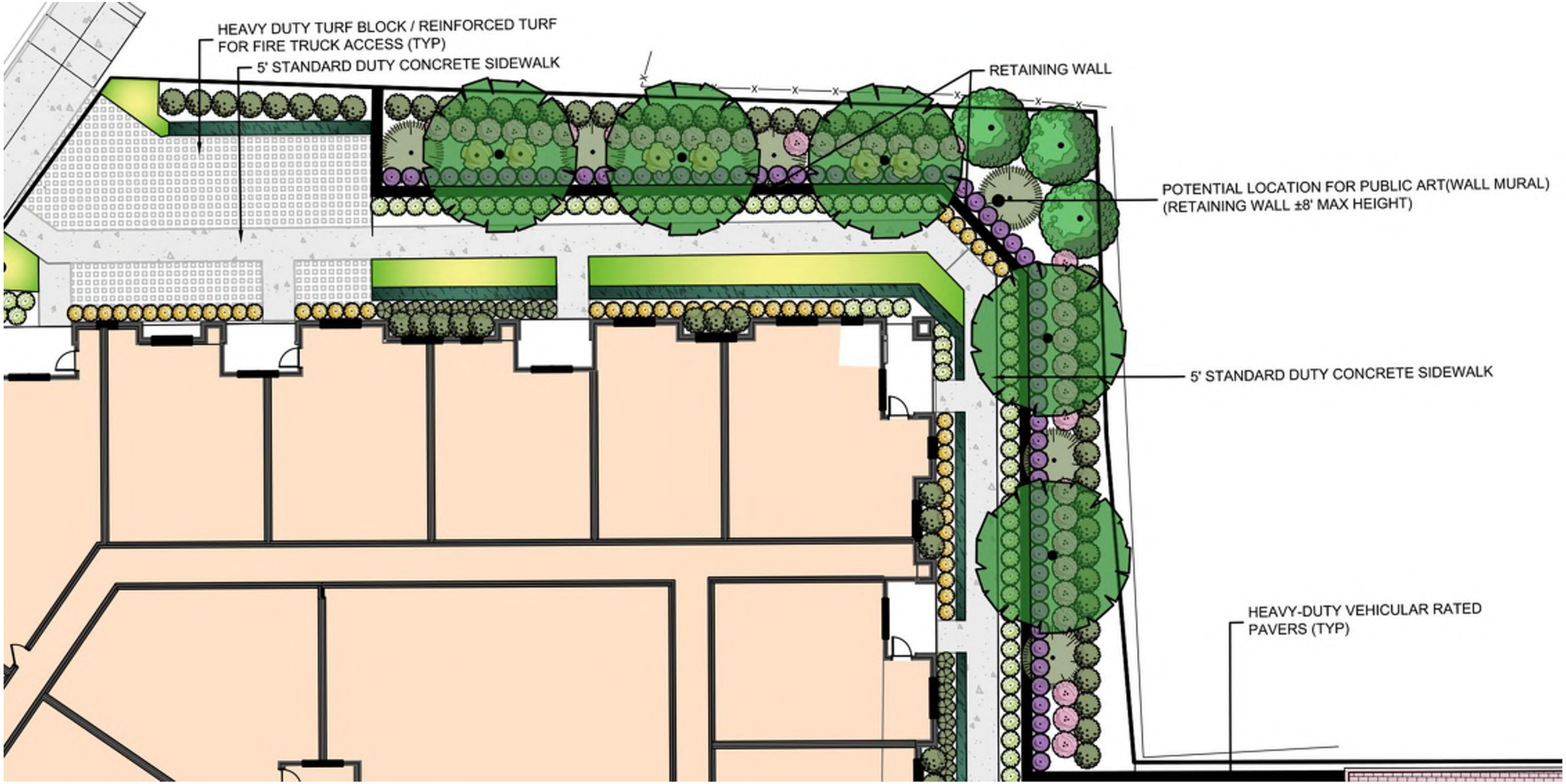
APPROVED

PROPOSED

SOUTH ALLEYWAY

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE



ENLARGED LANDSCAPE PLAN AT ALLEYWAY

VARDRY ST. AND GREEN AVE.
SunCap
PROPERTY GROUP
mcwilliams
randon
smith
ARCHITECTURE

APPROVED

PROPOSED

VARDRY ST. AND GREEN AVE.

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE

GREEN AVE.

APPROVED

PROPOSED

GREEN AVE.

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE

MARKLEY ST. AND GREEN AVE.

APPROVED

PROPOSED

MARKLEY ST. AND GREEN AVE.

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE

MARKLEY ST.
SunCap
mcmillan
pazdan
smith

APPROVED

PROPOSED

MARKLEY ST.

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE

MARKLEY ST.

APPROVED

PROPOSED

MARKLEY ST.

SunCap PROPERTY GROUP

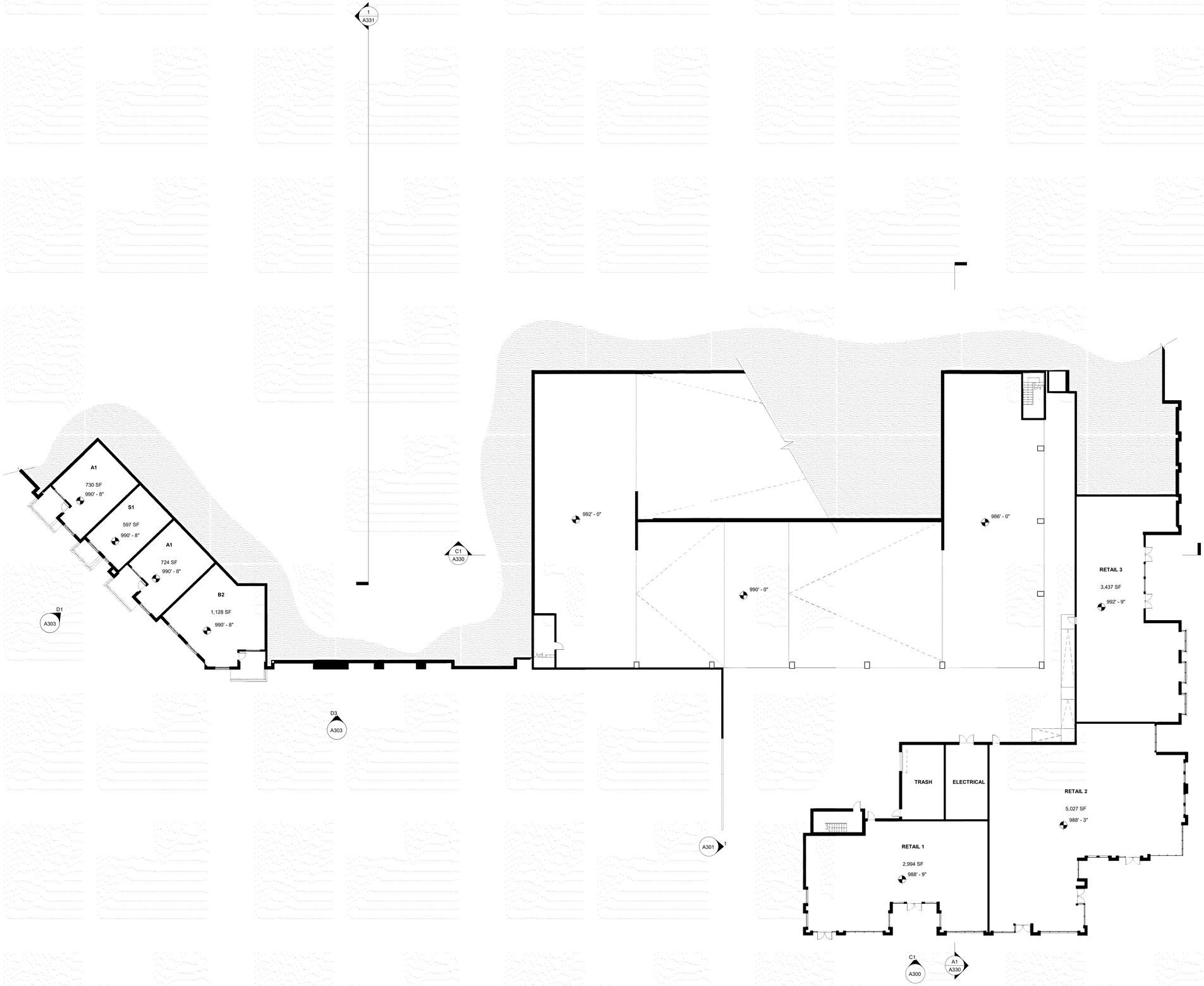
mcmillan pazdan smith ARCHITECTURE

SunCap PROPERTY GROUP

mcmillan pazdan smith ARCHITECTURE

SEAMONWHITESIDE

CLINE DESIGN



A1 A100 **OVERALL RETAIL LEVEL FLOOR PLAN**

1/16" = 1'-0"

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CONSULTANT LOGO

SEALS

SUNCAP PROPERTY GROUP

1015 SOUTH MAIN STREET

GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

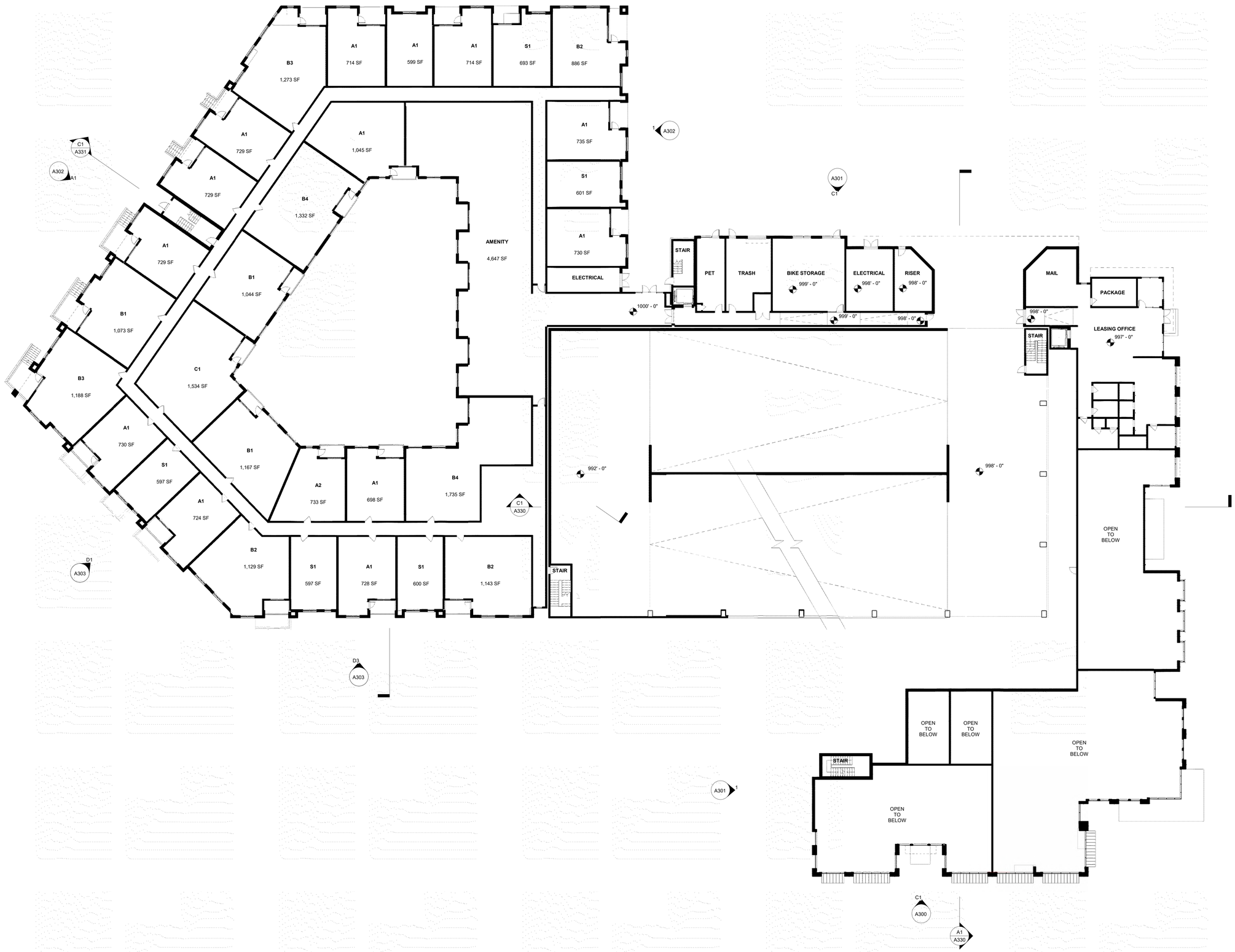
PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: RC/CN

SHEET TITLE:

OVERALL RETAIL LEVEL PLAN

SHEET NO. A100

PROJ. NO. 021265.00



A1
A101
OVERALL LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

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1015 SOUTH MAIN STREET

GREENVILLE, SC

SHEET ISSUE:

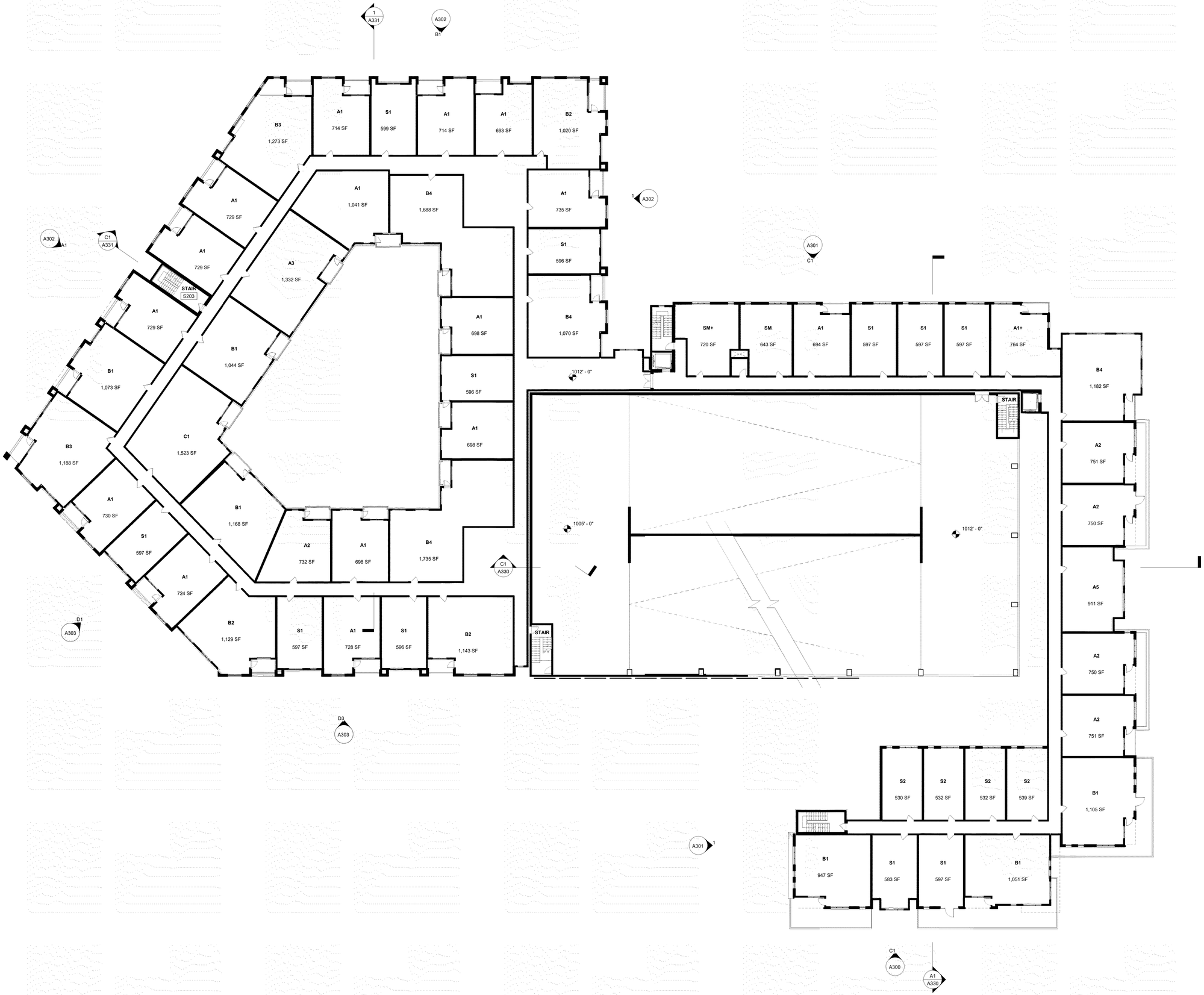
NO.	DATE	DESCRIPTION	BY
A	08/02/21	DRB ARCHITECTURAL REVIEW	
B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: CM + GB

SHEET TITLE:
OVERALL FIRST FLOOR PLAN

SHEET NO.
A101

PROJ. NO.
021265.00



A1 A102 **OVERALL LEVEL 2 FLOOR PLAN**

1/16" = 1'-0"

02/28/22 11:53:57 PM
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B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

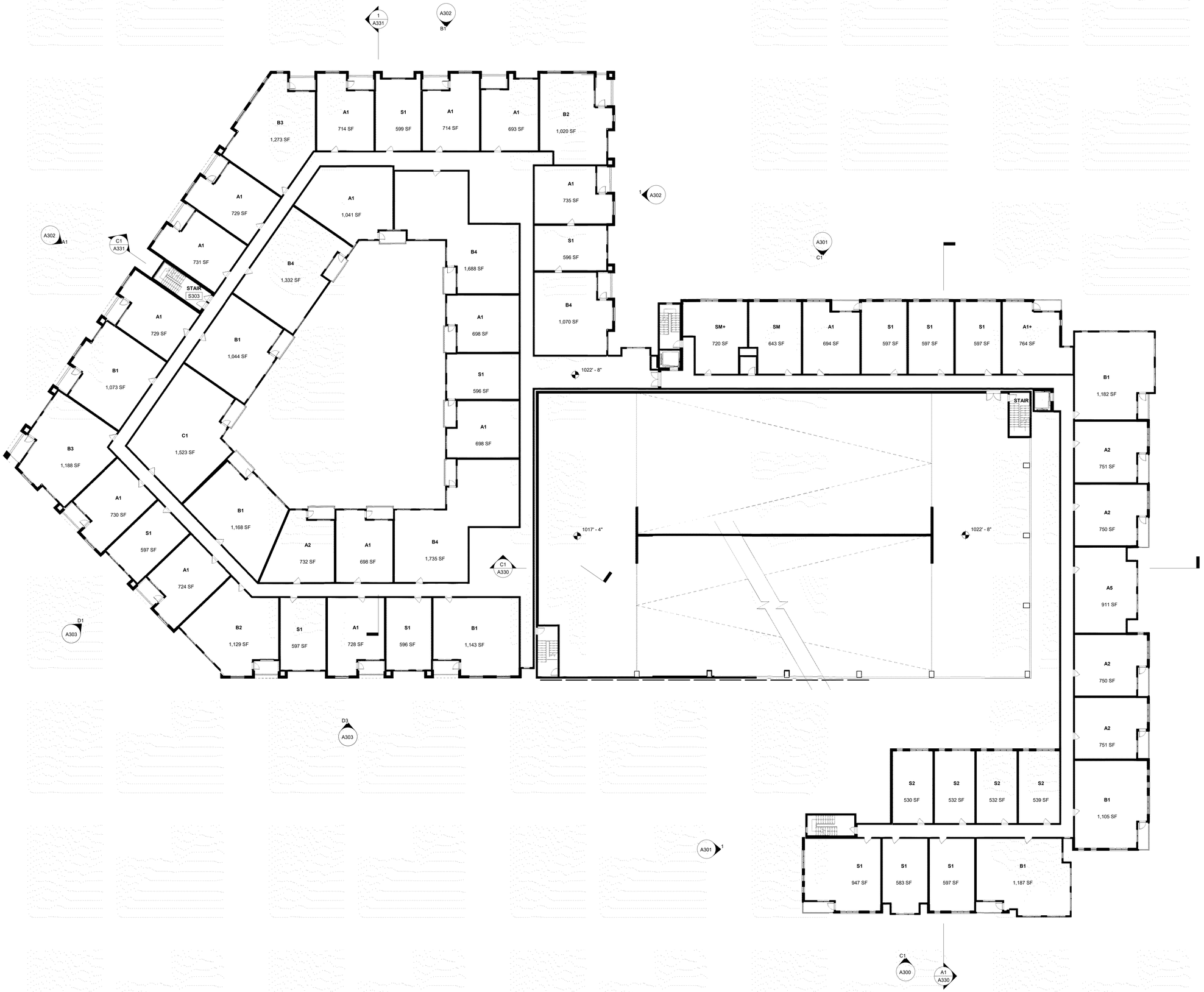
SHEET TITLE:

OVERALL SECOND LEVEL PLAN

SHEET NO.

A102

PROJ. NO. 021265.00



A1 A103 **OVERALL LEVEL 3 FLOOR PLAN**

1/16" = 1'-0"

02/28/22 1:53:18 PM
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B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

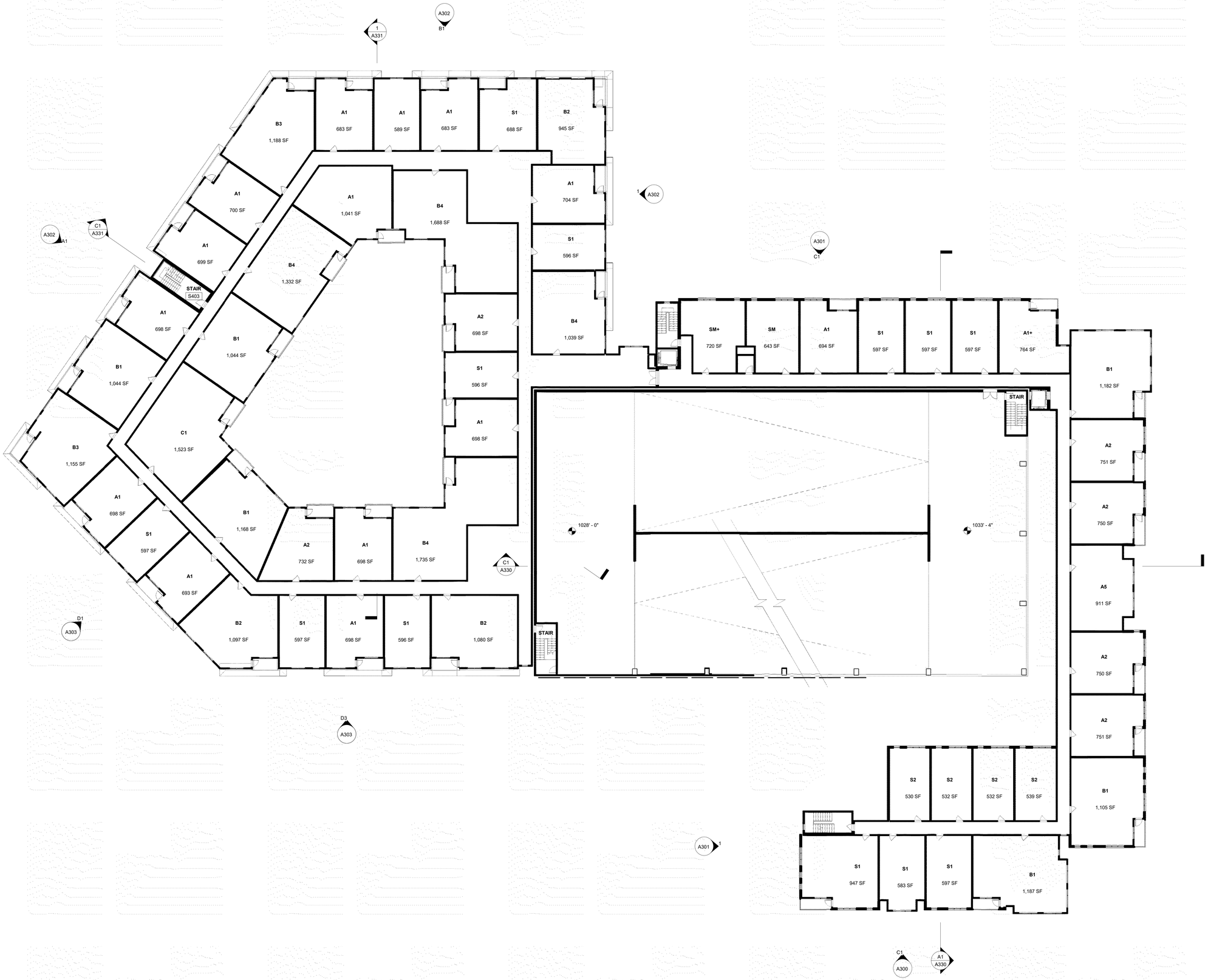
SHEET TITLE:

OVERALL THIRD LEVEL PLAN

SHEET NO.

A103

PROJ. NO. 021265.00



A1 A104 **OVERALL LEVEL 4 FLOOR PLAN**

1/16" = 1'-0"

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A	08/02/21	DRB ARCHITECTURAL REVIEW	
B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

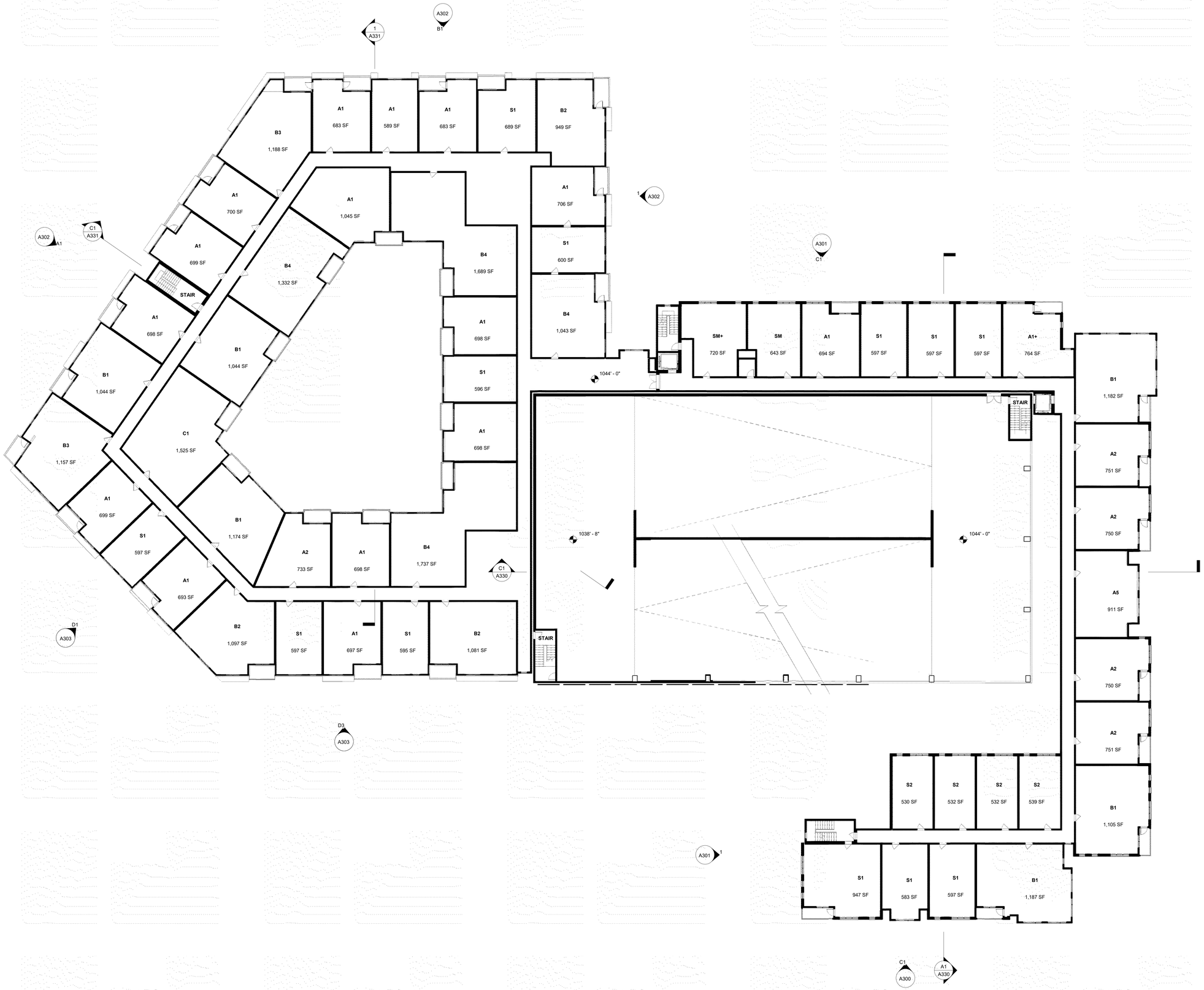
PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:

OVERALL FOURTH LEVEL PLAN

SHEET NO. A104

PROJ. NO. 021265.00



A1 A105 **OVERALL LEVEL 5 FLOOR PLAN**

1/16" = 1'-0"

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B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

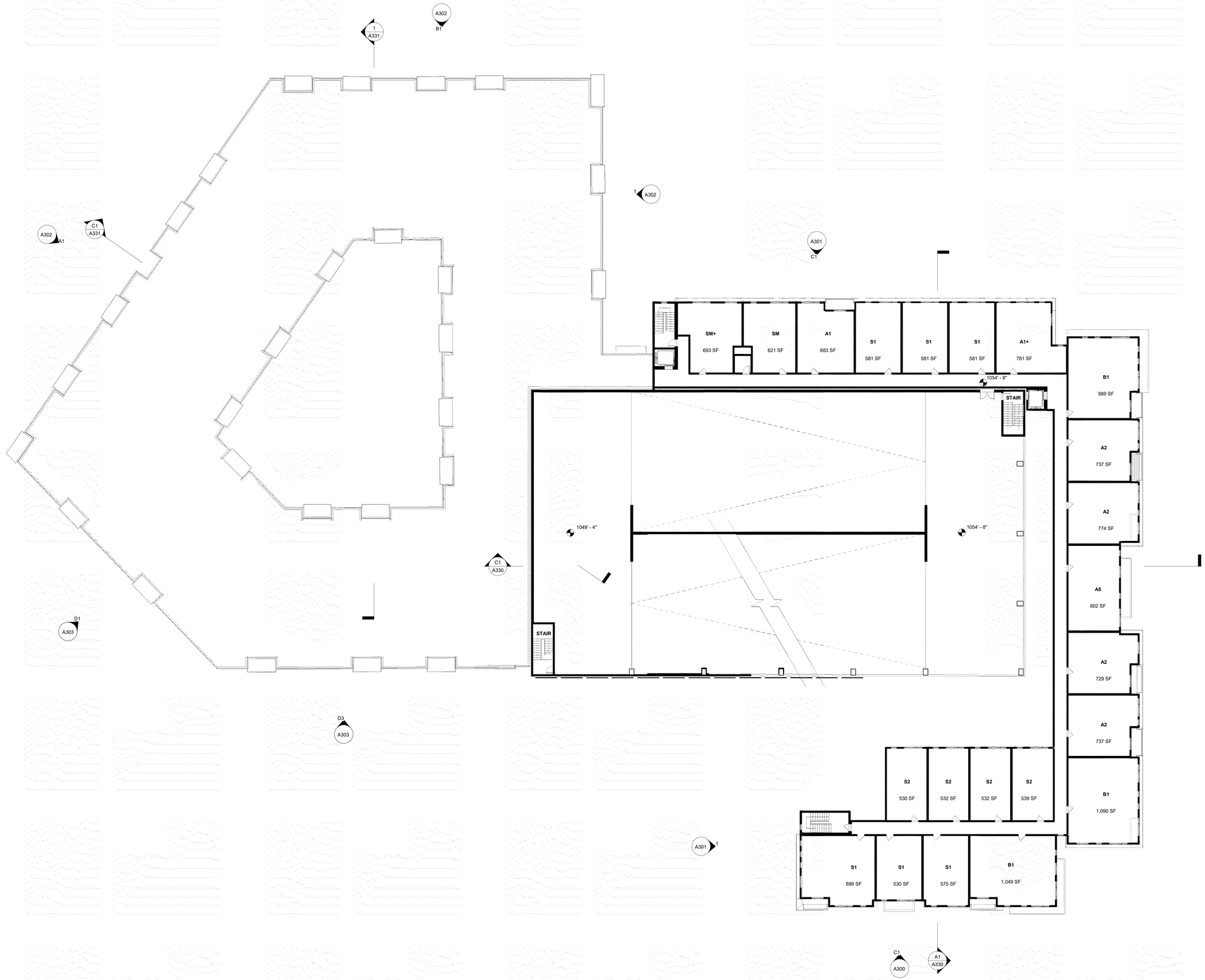
PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:

OVERALL FIFTH LEVEL PLAN

SHEET NO. A105

PROJ. NO. 021265.00



A1 A106 **OVERALL LEVEL 6 FLOOR PLAN**

1/16" = 1'-0"

5/21/2022
2:11:43 PM BRIAN MCGRAW, AIA
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B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

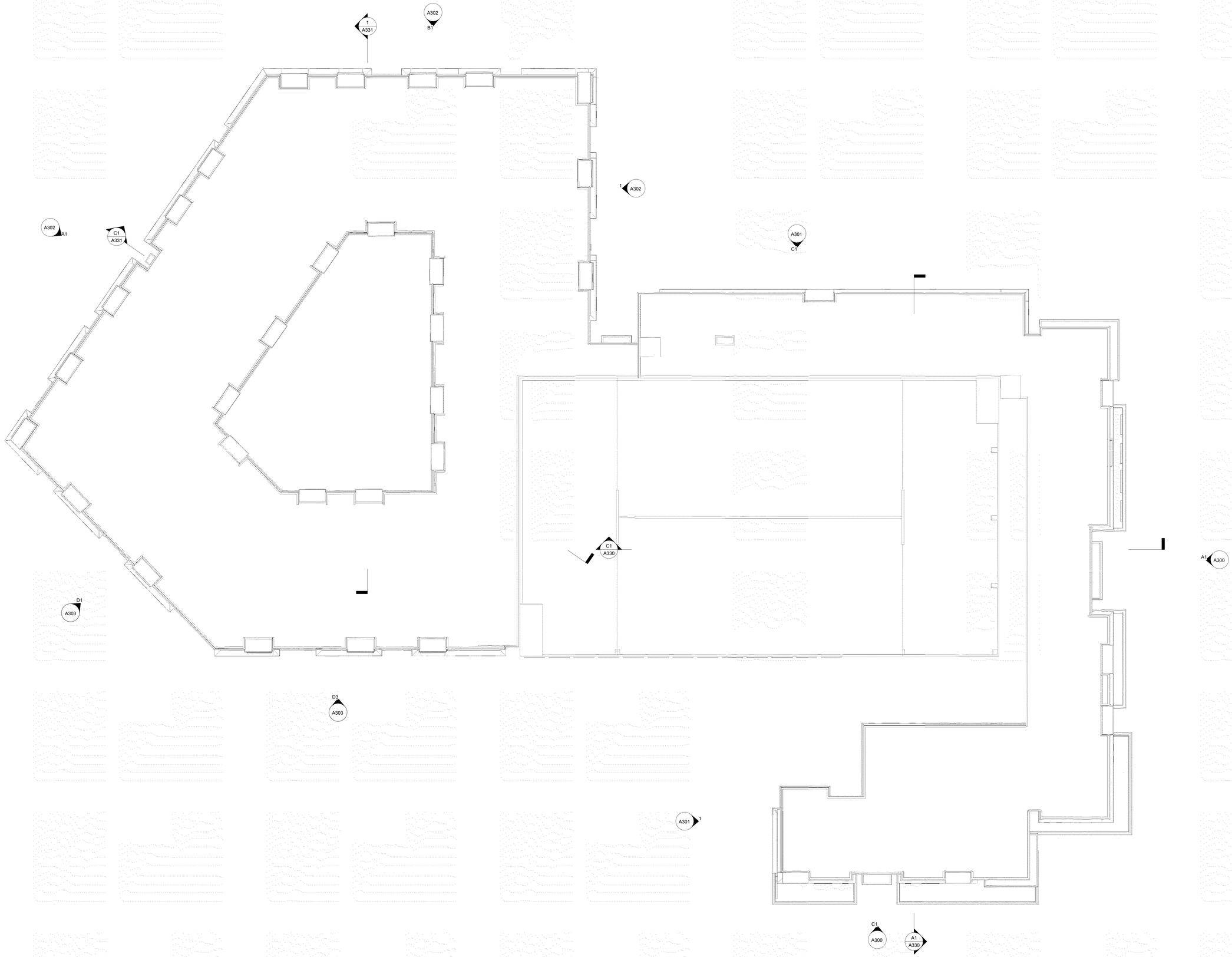
SHEET TITLE:

OVERALL SIXTH LEVEL PLAN

SHEET NO.

A106

PROJ. NO.
021265.00



1 A107 **OVERALL ROOF PLAN**
1/16" = 1'-0"

5/2/2022 11:43:39 PM BIM 360 URI: W:\S_Main\1015 Main_BIM\
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GREENVILLE, SC

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A	08/02/21	DRB ARCHITECTURAL REVIEW	
B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

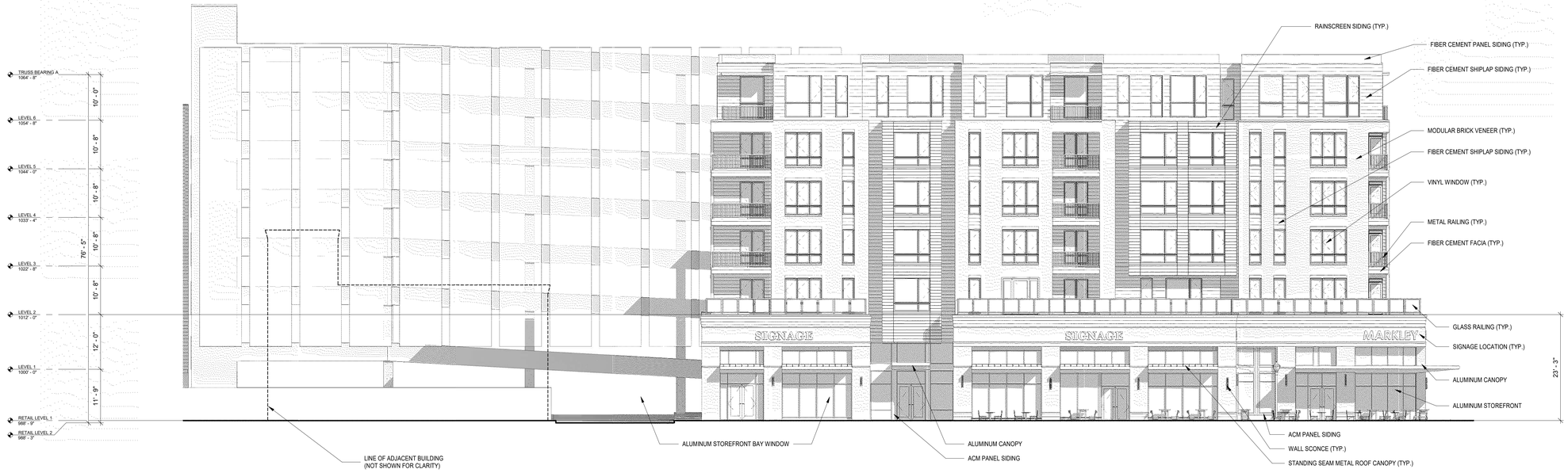
SHEET TITLE:

OVERALL ROOF PLAN

SHEET NO.

A107

PROJ. NO.
021265.00



C1 A300 **ELEVATION - BUILDING A - EAST (MARKELY STREET)**

3/32" = 1'-0"

A1 A300 **ELEVATION - BUILDING A - NORTH (MAIN STREET)**

3/32" = 1'-0"

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02/28/2022 7:14:24 PM BIM 360 ID: dwg_0_0_0_Main Bldg_Ext_A
LAYOUT: A300 - Elevations

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SEALS

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1015 SOUTH MAIN STREET

GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
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B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:

OVERALL EXTERIOR ELEVATIONS

SHEET NO.

A300

PROJ. NO. 021265.00

C1 / A301 **ELEVATION - BUILDING A - WEST (ALLEYWAY)**

3/32" = 1'-0"

1 / A301 **ELEVATION - BUILDING A - SOUTH**

3/32" = 1'-0"

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02/18/2022 11:54:54 PM BREAKE-DEVONAE-NYE, S. Matrix 15.1, Max. 60x7
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B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:

OVERALL EXTERIOR ELEVATIONS

SHEET NO. A301

PROJ. NO. 021265.00

1 A302 **ELEVATION - BUILDING B - NORTH**
3/32" = 1'-0"

B1 A302 **ELEVATION - BUILDING B - WEST (ALLEYWAY)**
3/32" = 1'-0"

A1 A302 **ELEVATION - BUILDING B - SOUTHWEST (VARDRY STREET)**
3/32" = 1'-0"

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1015 SOUTH MAIN STREET

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A	08/02/21	DRB ARCHITECTURAL REVIEW	
B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:

OVERALL EXTERIOR ELEVATIONS

SHEET NO. A302

PROJ. NO. 021265.00

D1 A303 **ELEVATION - BUILDING B - SOUTHEAST (GREEN AVE) / OPTION 'B' WITHOUT GROUND FLOOR UNITS**

3/32" = 1'-0"

D3 A303 **ELEVATION - BUILDING B - EAST / OPTION 'B' WITHOUT GROUND FLOOR UNITS**

3/32" = 1'-0"

B1 A303 **ELEVATION - BUILDING B - SOUTHEAST (GREEN AVE) / OPTION 'A' WITH GROUND FLOOR UNITS**

3/32" = 1'-0"

B3 A303 **ELEVATION - BUILDING B - EAST / OPTION 'A' WITH GROUND FLOOR UNITS**

3/32" = 1'-0"

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A	08/02/21	DRB ARCHITECTURAL REVIEW	
B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:

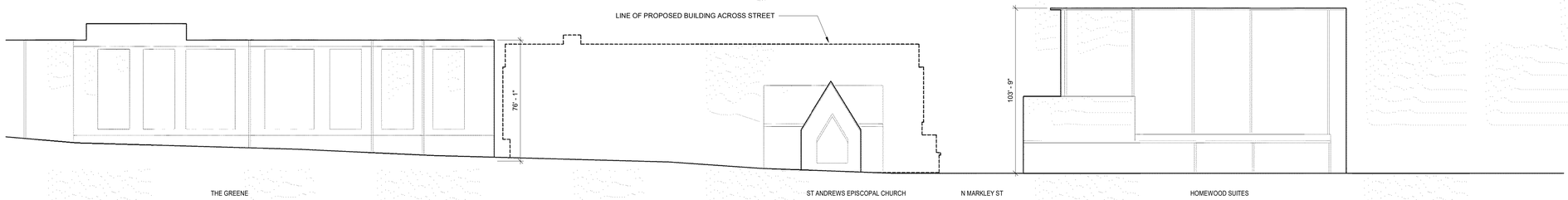
OVERALL EXTERIOR ELEVATIONS

SHEET NO. A303

PROJ. NO. 021265.00

D1 / A304 **S MAIN STREET FACING SOUTH**

1/32" = 1'-0"

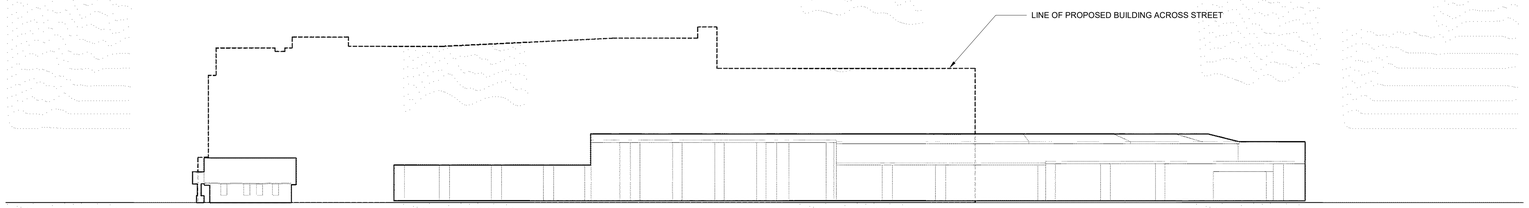


C1 / A304 **S MAIN STREET FACING NORTH**

1/32" = 1'-0"

B1 / A304 **S MARKLEY STREET FACING WEST**

1/32" = 1'-0"



A1 / A304 **S MARKLEY STREET FACING EAST**

1/32" = 1'-0"

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2021-0265
FEB 28, 2022 1:45:37 PM
LAYOUT: 1015 S Main St & Markley St, Base
ARCHITECTURE

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SEALS

SUNCAP PROPERTY GROUP

1015 SOUTH MAIN STREET

GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
A	08/02/21	DRB ARCHITECTURAL REVIEW	
B	02/28/22	DRB ARCHITECTURAL REVIEW MODIFICATION	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:

STREETSCAPE ELEVATIONS

SHEET NO.

A304

PROJ. NO. 021265.00

02/28/22 11:53:24 PM BIM 360 ID: WVR_G-V5_Main-Hill_R22.2
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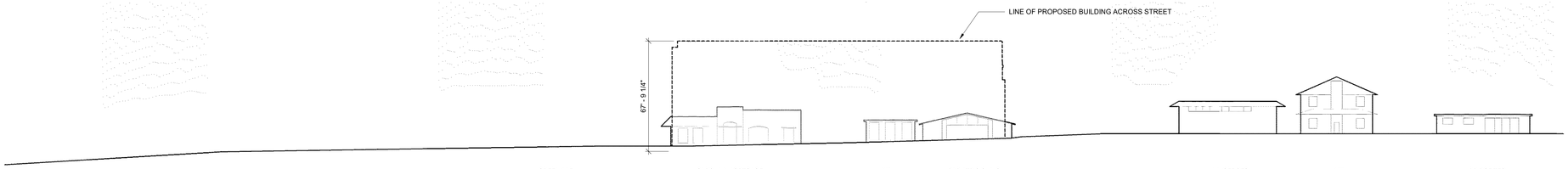

B1 A305 **VARDRY STREET FACING SOUTHWEST**
1/32" = 1'-0"

A1 A305 **VARDRY STREET FACING NORTHEAST**
1/32" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

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1015 SOUTH MAIN STREET

GREENVILLE, SC

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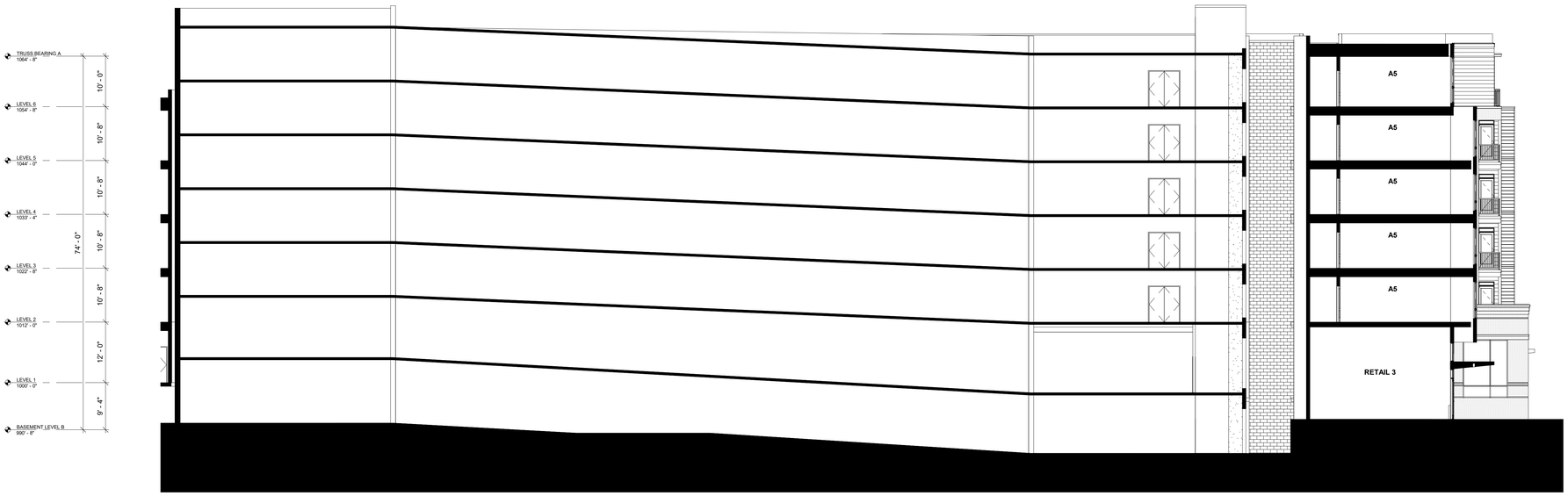
STREETSCAPE ELEVATIONS

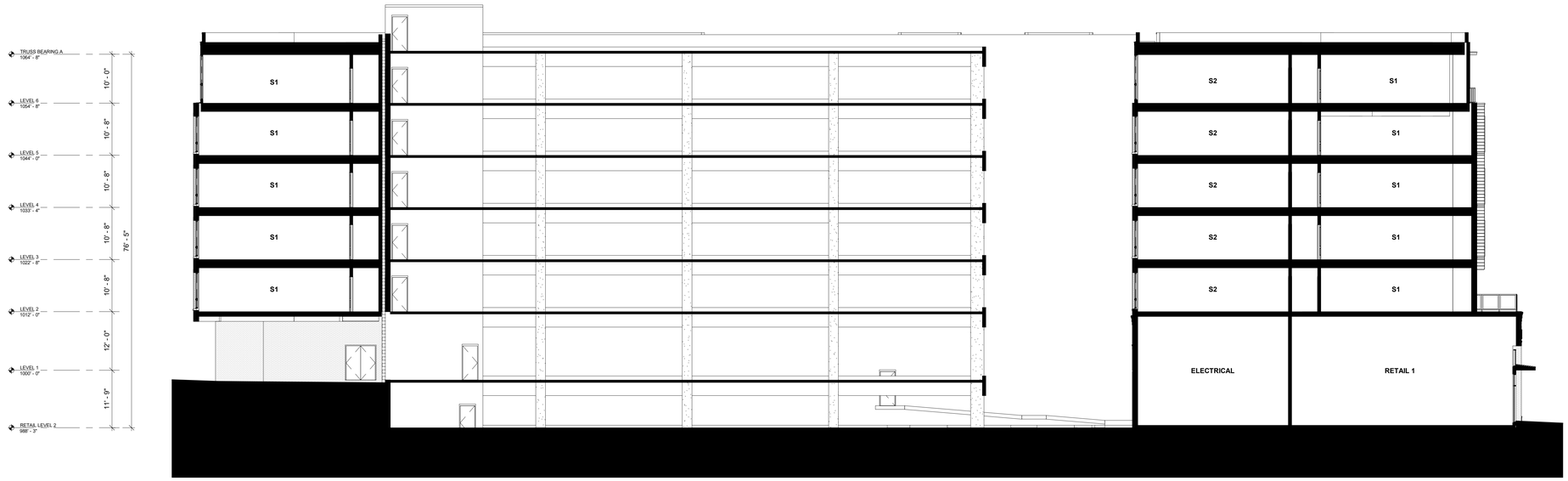
SHEET NO. A305

PROJ. NO. 021265.00



C1 A330 **BUILDING A - NORTH-SOUTH SECTION**

3/32" = 1'-0"



A1 A330 **BUILDING A - EAST-WEST SECTION**

3/32" = 1'-0"

02/28/2022 11:55:34 PM RVT FILE: 021265.00_SUNCAP_1015 S. MAIN NS 3_MAIN_R22.RVT
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SUNCAP PROPERTY GROUP

1015 SOUTH MAIN STREET

GREENVILLE, SC

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SHEET TITLE:

BUILDING SECTIONS

SHEET NO.

A330

PROJ. NO. 021265.00

C1 A331 **BUILDING B - NORTHEAST-SOUTHWEST SECTION**

3/32" = 1'-0"

1 A331 **BUILDING B - NORTHWEST-SOUTHEAST SECTION**

3/32" = 1'-0"

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SUNCAP PROPERTY GROUP

1015 SOUTH MAIN STREET

GREENVILLE, SC

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BUILDING SECTIONS

SHEET NO.

A331

PROJ. NO. 021265.00

BIKE RACK (SEE DETAIL)
EXISTING BENCH TO REMAIN
PROPOSED STREET LIGHT (TYP)
EXISTING RAISED PLANTER TO REMAIN
PARALLEL PARKING SPACE 9'x22' (TYP)
POTENTIAL LOCATION FOR PUBLIC ART
PROPOSED PARALLEL PARKING MARKINGS (TYP)
EXISTING RAISED PLANTER TO REMAIN
EXISTING DETECTABLE WARNINGS TO REMAIN
TREE WELL (TYP)
STREET TREE (TYP)
18" CURB AND GUTTER (TYP)
BIKE RACK (TYP)
STANDARD DUTY PAVERS
STANDARD DUTY CONCRETE SIDEWALK (TYP)
PROPOSED STREET LIGHT (TYP)
BEGIN/END 18" CURB AND GUTTER
STANDARD DUTY PAVERS
TREE WELL (TYP)
STANDARD DUTY CONCRETE SIDEWALK
RAISED CROSSWALK
PROPOSED STREET LIGHT (TYP)
DETECTABLE WARNING (TYP)
STANDARD DUTY PAVERS (SEE DETAIL)
STREET TREE (TYP)
TREE WELL (TYP)
STANDARD DUTY PAVERS
HEAVY DUTY CONCRETE WITH SCORING PATTERN (TYP, SEE DETAIL)
BACK-OF-HOUSE SERVICE AREA (TRANSFORMERS, GREASE TRAPS, ETC)
HEAVY DUTY CONCRETE WITH SCORING PATTERN (TYP, SEE DETAIL)
END OF 150' FIRE ACCESS
RAMP UP TO PEDESTRIAN PLAZA
HEAVY DUTY VEHICULAR RATED PAVERS
BIKE RACK AND DERO BIKE FIXIT STATION (SEE DETAIL)
5' STANDARD DUTY CONCRETE SIDEWALK
EVERGREEN TREE (TYP)
POTENTIAL LOCATION FOR PUBLIC ART (WALL MURAL) (RETAINING WALL 18' MAX HEIGHT)
RETAINING WALL (SEE GRADING PLAN FOR DETAIL)
INTERIOR AMENITY AREA
CANOPY TREE (TYP)
TRANSITION TO MATCH EXISTING SIDEWALK
5' STANDARD DUTY CONCRETE SIDEWALK
HEAVY DUTY TURF BLOCK / REINFORCED TURF FOR FIRE TRUCK ACCESS (TYP)
PROPOSED STREET LIGHT (TYP)
PLANTING BED, SEE LANDSCAPE PLANS
BIKE RACK (TYP)
POTENTIAL LOCATION FOR PUBLIC ART
PROPOSED STREET LIGHT (TYP)
STANDARD DUTY PAVERS
STREET TREE (TYP)
STANDARD DUTY CONCRETE SIDEWALK
DETECTABLE WARNING (TYP)
STREET TREE (TYP)
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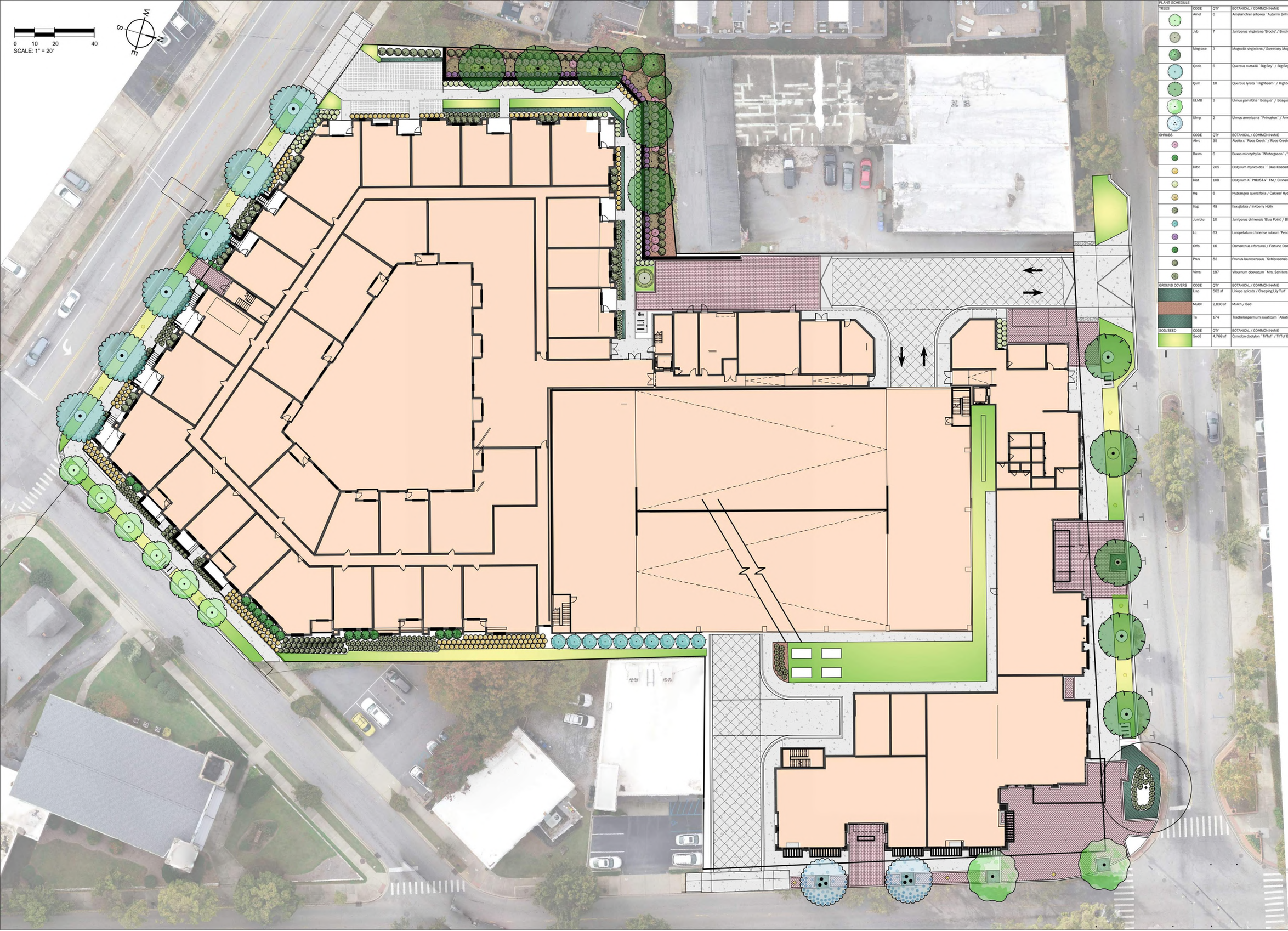
SCALE: 1" = 30'



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	Amel	6	Amelanchier arborea `Autumn Brilliance` / Downy Serviceberry	2" CAL	10`	
	Jvb	7	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	2" CAL	10` MIN	
	Mag swe	3	Magnolia virginiana / Sweetbay Magnolia	3" CAL	12`-14`	
	Qnbb	6	Quercus nuttallii `Big Boy` / Big Boy Nuttall Oak	3" CAL	12`	
	Quih	10	Quercus lyrata `Highbeam` / Highbeam Overcup Oak	3" CAL	12`	
	ULMB	2	Ulmus parvifolia `Bosque` / Bosque Elm	3" CAL	12`	
	Ulmp	2	Ulmus americana `Princeton` / American Elm `Princeton`	3" CAL	12`	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	Abrc	35	Abelia x `Rose Creek` / Rose Creek Abelia	3 GAL	18"-24"	18"-24"
	Buxm	6	Buxus microphylla `Wintergreen` / Wintergreen Boxwood	3 GAL	18"-24"	18"-24"
	Dibc	205	Distylium myricoides `` Blue Cascade `` / Blue Cascase Distylium	3 GAL	18"-24"	18"-24"
	Dist	108	Distylium X `PIIDIST-V` TM / Cinnamon Girl Distylium	3 GAL	18"-24"	18"-24"
	Hq	6	Hydrangea quercifolia / Oakleaf Hydrangea	3 GAL	18"-24"	18"-24"
	Ileg	48	Ilex glabra / Inkberry Holly	3 GAL	18"-24"	18"-24"
	Jun blu	10	Juniperus chinensis 'Blue Point' / Blue Point Juniper	7 GAL	4` MIN	24"-36"
	Lc	63	Loropetalum chinense rubrum 'Peack' TM / Purple Pixie Fringe Flower	3 GAL	12"-18"	12"-18"
	Offo	16	Osmanthus x fortunei / Fortune Osmanthus	15 GAL	48"	30"-42"
	Prus	82	Prunus laurocerasus `Schipkaensis` / Schipka Cherry Laurel	3 GAL	18"-24"	18"-24"
	Vims	197	Viburnum obovatum `Mrs. Schillers Delight` / Mrs. Schillers Delight Viburnum	3 GAL	18"-24"	18"-24"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	Lisp	562 sf	Liriope spicata / Creeping Lily Turf	4" POT	8"-12"	8"-12"
	Mulch	2,830 sf	Mulch / Bed	N/A		
	Ta	174	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	4" POT	6"-10"	6"-10"
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	Sodfi	4,768 sf	Cynodon dactylon `TifTuf` / TifTuf Bermuda Grass	SOD	N/A	N/A

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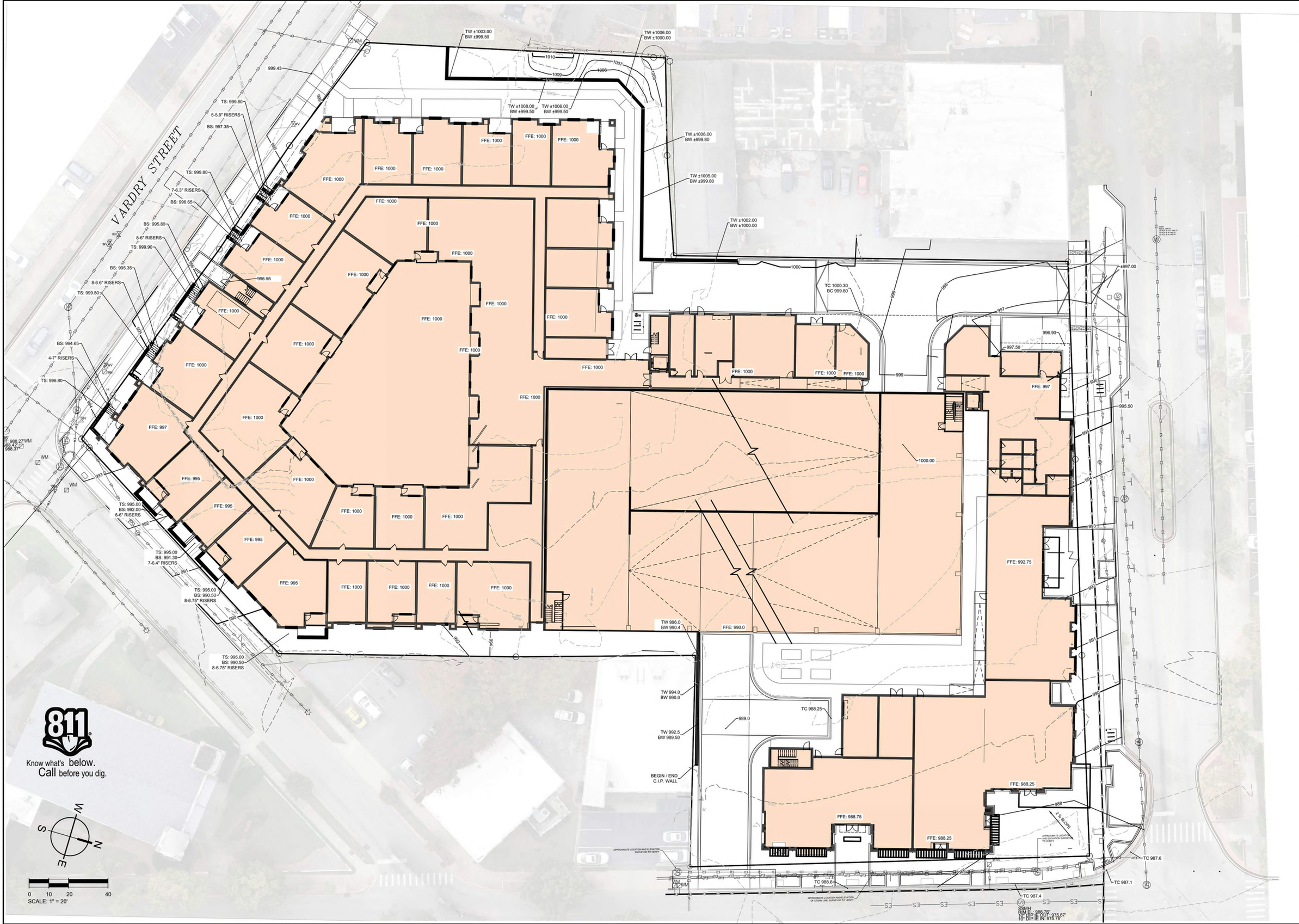

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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SunCap PROPERTY GROUP

1015 SOUTH MAIN

CITY OF GREENVILLE

GREENVILLE, SOUTH CAROLINA

SW+ PROJECT:	GR3476
DATE:	12/23/2021
DRAWN BY:	WB
CHECKED BY:	JB

REVISION HISTORY

A - PRICING SET	12/23/2021

GRADING PLAN

SEAMONWHITESIDE

PROPOSED STREET LIGHTS

PROPOSED STREET LIGHTS TO MATCH EXISTING FIXTURES ALONG MAIN STREET
PROPOSED STREET FIXTURES AND POLES TO BE PROVIDED BY DUKE
PHOTOMETRIC PLANS TO BE PROVIDED BY DUKE

Outdoor Lighting

Mitchell LED
(with ribs, bands and medallions)

Part of the Masterpiece Series, the energy-efficient Mitchell LED with ribs, bands and medallions enhances the character and prestige of streetscapes and parking lots, as well as pedestrian areas and greenways. This fixture provides safety and security in commercial settings and will complement any neighborhood with its classic, elegant design.

LED *(light-emitting diode)*	50 watts
Mounting height	12'
Color	Black
Poles	Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

Light source: LED *(white)*
Wattage: 50
Lumens: 5,480
Light pattern: IESNA Type III *(oval)*
IESNA cutoff classification: Non-cutoff
Color temperature: 4,000K

light distribution pattern

Pole available:

Name	*Mounting height*	*Color*
Colonial concrete	12'	Black
Victorian concrete		Black, Gray-green
Washington concrete		Black, Gray

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today … and tomorrow

PROPOSED FIXTURES TO BE SPACED 45' ON CENTER TO MATCH MAIN STREET
PROPOSED STREET LIGHTS TO MATCH EXISTING FIXTURES ALONG MAIN STREET
PROPSED POLES TO MATCH EXISTING ON MAIN STREET (WASHINGTON POLE)

EXISTING STREET LIGHTS

PROPOSED STREET LIGHTS

mcmillan | pazdan | smith
ARCHITECTURE

meeting minutes

Issue Date:	03/18/2022	**Meeting Date:** **Meeting Location:**	03/16/2022 West End Community Development Center

Project Name: 1015 S. Main Street
Project Number: 021265.00

Attendees:

MPS
Chris Norris
Rob Couch

SunCap
David Lee

Seamon Whiteside
Joe Bryant
Nick Myers

See attached sign-in sheet for additional attendees.

Distribution: (if different from above) Austin Rutherford, City of Greenville

Writer: Chris Norris

The following notes represent our understanding of matters discussed and actions agreed upon. Please report corrections and/or omissions to the writer within five (5) working days.

Question and Answer session following presentation:

1. What is the height of garage and how much is exposed?
    a. Rob: The garage is 6-stories and will be fully wrapped on all sides, except for a portion facing Markley.
2. Is the excess parking part of a deal with the city? How do you envision parking being used?
    a. David: There is no formal deal with the City yet, but the City asked SunCap to study this option which increases parking for public use. How the parking is used would be up to the City.
3. What was the genesis of the parking garage increase?
    a. David: City ask us to study this. There is a lack of parking in the West End. The increased parking helps fill a need for ball game parking, church parking, and general parking for the Westside commercial district.

4. Previously we told the public that an entry off Markley to the garage was not ok with the city? Why is ok now? (This question came with an agreement that Markley access is the right thing to do)
    a. Rob: The issues with the previous scheme were because the design combined vehicular and pedestrian traffic in an auto court, which shared garage access and building access for pedestrians. The City did not like that approach. This new design creates a dedicated vehicular access to the garage without mixing pedestrian uses.
5. How does the vehicular access in the alley work?
    a. Rob: vehicular traffic in the alley stops at the entry to the garage. There is no thru-traffic.
6. How will move in and move out work?
    a. Rob: there is a hardscaped area beyond the garage entry zone in the alley which will be able to accommodate moving trucks and fire truck.
7. How are you going to get tenants in these retail spaces? Are they going to be vacant or do you have a deal? (the vacant retail space at the hotel across the street was referenced since it has sat vacant for some time)
    a. David: we have some retail that is spoken for already. Retail has been tough but there are other spaces in town that are filling up and there are deals in the works. We don't have that much space here. We envision a restaurant on the corner, and we have another large space that is spoken for.
8. Retail is disappearing on North Main, what are your thoughts on that?
    a. Rob: it's a tough market but the redesign has helped us to be better poised for future use.
    b. David: front loaded retail is hard to lease, the redesign provides rear loaded retail which is much more attractive for a potential retail spot. And we have parking too, so we are well positioned in the market.
9. Will you consider subsidizing retail?
    a. David: SunCap does not look to flip property and they will hold this project for the long term. We believe in this project and will hold a vacant space if we have to in order to get the right tenant in here.
10. How will the garage access work?
    a. Rob: There will be both ingress and egress from Markley and Main. Sidewalks will connect both sides of the garage to Markley and Main, providing easy access to the ballpark entry and retail spaces.
11. Regarding parking, is the city amiable to hourly or monthly parking?
    a. David: we haven't got there yet with the City, but those talks will come.
12. What is the distance between the building and the adjacent (David Stone's) building?
    a. Team: Its about 30-35' in the alley way
13. How will trash pickup work? (this came with a concern that it will be like the Greene where "trucks come and grind trash for hours".)
    a. Rob: trash will all be contained and compacted within the building, so trash pickup should be relatively quick. It won't be any worse than it already is.
14. Are you going to save the trees on Vardry?
    a. Nick: those trees will be tough to save.
    b. David: we will try to save what we can. If we have to replant we will, but we will meet with an arborist and do what we can to save existing trees. They are important to us too.
15. If approved by DRB when will project begin?
    a. David: We are aiming to close on the property in October and looking to start construction on this project this year, and construction will be an 18-24 month process.
16. What is the design intent of the alleyway?
    a. Rob: this is still being designed and the City has asked us to create something more urban in character.

17. How is this expected to work for tenants with dogs? We want green but we like the City too.
    a. Nick: we have quite a bit of green space included in the project in the alleyway before it transitions to a more hardscaped alleyway as it fronts Building A.
    b. Rob: the Greene across the street has a turf area within the clear ventilation space of their garage which might be a nice option for tenant's dogs.
18. Is the alley for public or private use?
    a. Rob: it won't be gated off but there won't be a public easement in place either. Not advertised as a public amenity but there is nothing to stop the public from using it.
19. (Question from Tad Mallory, adjacent building owner on Markley) How close is the drive to my building? Can we get bollards or something in place to help protect my building?
    a. Rob: there will be a retaining wall a couple feet off of your exterior wall and some area for planting.
20. (Question from David Stone) What is the sidewalk access in alleyway?
    a. Rob: we still have sidewalks on both sides to connect to the garage. Beyond that it's an open hardscape plaza.
21. (David Stone) I am concerned that we worked together on a plan of that alleyway and I am trying to understand if we are still working together.
    a. David: we would still like to work together and the alleyway design is really important to SunCap.
22. When is the DRB presentation date?
    a. Team: March 23rd is the date and if you are within 500' of the property you will be notified by mail.

End of Document

Neighborhood Meeting

Project Name: Markley + Main / 1015 S. Main Street

Location: West End Community Development Center, 1015 S. Main Street

Time of the meeting: 6:00 pm

Date: 03/16/2022

Representative holding meeting: SunCap Property Group

Name	Street Address	Email
1 LISA LANNI	MPS	
2 Joe Bryant	SWT	
3 Edward Kinney	CITY	
4 Laura Burke	MWST # 204	lauraburkel@mac.com
5 ANTHONY BURKE	" "	ABURKE1BW @gmail
6 Tom Hall	18 S Markley	tom@northsidetraders.com
7 Janet Chirovesi		
8 Alyson Wheeler	1027 S Main St #103	arwheeler@me.com
9 Gray Brown	927 S Main St	
10 Bern DuPree	101 E. Washington Street	bdupree@firmmcup.com
11 Steve Stuart	1027 S Main St	
12 Whitney Wright	15 East Ian Dr, Greenville 29607	whitney.wrightsc@gmail.com
13 Margaret Montgomery	927S Main # 410	bramargaret@sbcglobal.net
14 Gary Eichelberger	1002 S Main St	rector@standrewsgreenville.org
15 Jim Kirby	804 RUTETT ST	fourkirbys@me.com
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