

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

December 1st, 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, December 1st, 2022 at 4:00 PM at the Unity Park Visitors Center at 111 Welborn Street. 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 – October 6th, 2022 Regular Meeting and October 25th Joint Training Session
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

A. **CA 22-636**

Application by **SACHIN SHANBHAG** for a **CERTIFICATE OF APPROPRIATENESS** for a **NEW MIXED USE DEVELOPMENT** at **319 RHETT STREET** (TM# 0072000100100; 0072000100204; 0072000100104; 0072000100103; 0072000100102)

Documents:

[22-0636 AGENDA POSTING 319 RHETT STREET DECEMBER.PDF](#)

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10. Advice and Comment (Not a Public Hearing)

A. NONE

11. Informal Review (Not a Public Hearing)

A. NONE

12. Other Business (Not a Public Hearing)

A. LMO Update

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
November 18, 2022
for the December 1, 2022 Public Hearing**

Docket Number: CA 22-636
Applicant: Sachin Shanbhag
Property Owner: Focus Westend, LLC
Property Location: 319 Rhett Street
Tax Map Number: 0072000100100; 0072000100204; 0072000100104;
0072000100103; 0072000100102
Zoning: C-4, Central Business District
Proposal: 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

Project Scope: The proposed application is for a mixed-use structure including 248 multi-family units, a 154-unit boutique hotel with a café and rooftop restaurant, 5,000 square feet of retail space, and a parking structure of 525 stalls. Exterior Materials include brick, fiber cement panels, box rib metal panels, and metal accents. Uses are visually distinguished by brick tone for residential, retail, and hotel.

Staff Analysis:

Overview

The project resides on a block that is included within the scope of the West End Small Area Plan that was adopted by Council in November of 2021 and should be used as a document of consideration by the Board. The site is located on the edge of the “Loft Precinct” and is adjacent to the “River Precinct”. The hotel component is 9 stories facing Rhett and Wardlaw, and the multi-family component is 10 stories facing Rhett and Wardlaw. Due to lowering grade, a +/- 130’ run of the façade facing Oneal Street becomes 11 stories but drops down to three stories with a pool deck facing South Main Street.

The West End Small Area Plan recommends a maximum height of 10 stories for this block of the “Loft Precinct” but sets no maximum height for the adjacent “River Precinct.” As such, staff finds the height to be generally compliant with recommendations of the West End Small Area Plan’s recommended “Large Urban Building” typology. The building type is considered a “Large Urban Building.” Recommended detailing of the large urban building type limits maximum length to 400’ and suggests a change in façade pattern for structures longer than 200’. Breaks in the façade may include three dimensional changes in plane and/or changes in architectural expression. Step backs are encouraged above the third floor in the Small Area Plan, but above the fifth floor in the Downtown Design Guidelines. The current application is approximately 300’ long and does include a visual break between the two uses along Rhett Street.

Facing Rhett Street the building steps back above the second, fifth, and ninth floor. Facing Oneal Street the building steps back above the sixth and tenth floor. Facing Main Street, the building steps back approximately fifty feet above the third floor. While the building stepback facing Wardlaw is minimal in depth, there is a strong material change above the third floor and a twenty-foot articulated pedestrian area and active ground floor use.

Per the Design Guidelines, buildings with integrated parking should have an active ground floor of either office, commercial, or residential uses, with porches, terraces, or lobby entrances. The design complies with this recommendation.

In general the West End Small Area Plan is focused on pedestrian activation along the streets and accomplishes this through the recommendation of 15' setbacks, articulated space, and active interior uses. This project meets this goal by the provided well-articulated spaces which vary between 9 feet and 20 feet, with the larger widths at the pedestrian-heavy active zones and smaller widths along the residential portions of the façade. Pedestrian areas are activated through furnishings, occupiable building indentations, plantings, trees, and material changes. Stoops and balconies along the residential sections provide eyes-on-the-street while affording privacy to the residents. The applicant has also incorporated a loggia to provide a comfortable shaded environment for pedestrians.

PUB 1 Block Pattern

As noted by the applicant, the proposed design addresses PUB 1 by placing entry to the parking garage in the center of the block to decrease congestion and break up the mass of the buildings along the sidewalk. Utilities are located in an alley away from pedestrian traffic. Per PUB 1.7, staff notes that curb cut widths should be minimized. 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. Per the application text, civil site plan documents will be provided prior to permitting to illustrate compliance with this recommendation.

PUB 2 Pedestrian Realm

Staff notes that the proposed pedestrian realm exceeds all minimum dimensional requirements with a sidewalk width ranging from 6 to 9 feet, a planting zone, and expanded areas of outdoor seating and social space.

PUB 3 Sidewalk Zone

Per PUB 3.2, continuous sidewalks have been incorporated along all street edges. A planting zone separates the sidewalk from vehicular traffic per PUB 3.3. **Per PUB 3.6, staff recommends expanding the sidewalk to create bulb-outs at each intersection to shorten pedestrian crossing distances.** Per the application text, the applicant plans to comply with this requirement to shorten the crossing distances as much as possible within SCDOT allowance.

PUB 4 Street Furnishing Zone

Staff notes that street furnishings appear to be appropriately located. Staff recommends adding pedestrian-oriented trash and recycling receptacles near areas of high pedestrian traffic. Staff suggests that street furnishings be constructed of durable materials and that 50 percent of seating be located in areas that receive mid-day shade.

PUB 5 Planting Zone

Landscape plans were not included with the submittal; however, conceptual renderings indicate acceptable planting schemes. Full compliance with PUB 5 will be verified at the time of site permit.

PUB 6 Building Transition Zone

Detailed drawings must be submitted for a separate CA for outdoor dining areas and other elements planned within the building transition zone.

PUB 7 Alleys and Pedestrian Zone

As noted by the applicant, service functions are located in alleys, out of the way of necessary vehicular travel, in the proposed design per **PUB 7.1. The applicant has indicated plans to coordinate with the adjacent residential building to correct functional issues with the existing alley.** Staff notes that adequate lighting should be provided in alleys and that all furnishings should be sited outside of vehicular travel routes. Consideration should be given to permeable pavement systems in alleys to promote stormwater infiltration and adding windows, art, or screening to reduce visual impacts. The applicant notes concerns of long-term maintenance of permeable pavement and plans to incorporate decorative lighting or material changes within the alley. **Staff notes that illustrations of the alley have not been provided and recommends that the alley be further defined by the applicant with a two-person DRB review.**

PUB 9 Lighting

Per PUB 9.1, continuous lighting should be oriented to the pedestrian scale along all streetscapes. **Final lighting design will be verified at the time of site permitting.**

PUB 11 Signage

A Master Sign Package for the site shall be submitted to staff for review and approval prior to submittal for individual sign permits.

PRI 1 Placement

As noted by the applicant, the building wall on the Main Street side is in line with existing buildings to provide a uniform frontage, per PRI 1.1. Existing on-street parking remains in place.

PRI 1.2 states that public areas should be located along building walls that face the street that are highly visible. As the proposed rooftop pool on the Main Street will be private, it shall be either heavily screened or relocated to the interior of the development in order to avoid visual interruption of the continuous public space along Main Street. Additionally, the noise and activity associated with a pool may not be compatible with the residential uses to the side and the commercial uses below.

PRI 2 Massing

PRI 2.1 states that 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. Staff notes that the proposed design effectively accommodates pedestrian scale on the Main Street side of the development. Per PRI 2.3, new construction should maintain the historic scale of no more than 5 stories at the street wall. Facing Rhett Street, the building steps back above the second, fifth, and ninth floors. Facing Oneal Street, the building steps back above the sixth and tenth floors. Facing Main Street, the building steps back approximately fifty feet above the third floor. While the building stepback facing Wardlaw is minimal in depth, there is a strong material change above the third floor, a twenty-foot articulated pedestrian area, and an active ground floor use. The applicant has also provided a variety of building heights in accordance with PRI 2.7.

To reiterate, the hotel component is 9 stories facing Rhett and Wardlaw, and the multi-family component is 10 stories facing Rhett and Wardlaw. Due to lowering grade, a +/- 130' run of the façade facing Oneal Street becomes 11 stories, i.e. 10 stories over an exposed parking deck. **As the Small Area Plan recommends a 10-floor maximum, staff recommend a removal of the 11th floor for the 130' length of this section.**

PRI 3 Entry

All proposed entries are well-defined, pedestrian-oriented, and accessible.

PRI 4 Activated Ground Floor

Per PRI 4.1, the proposed design maximizes the transparency of the ground floor to the street level to allow views of the use and activity within the building. **Per PRI 4.5, staff recommends ground floor design elements that promote pedestrian activity such as windows, retail displays, art, landscaping, and canopy covering. Staff notes that landscaping should not create a visual barrier between the building's interior and the pedestrian realm.**

It is noted by staff that the bottom floor facing Oneal is not well articulated for pedestrian use. Staff recommends the addition of plants, vines, material articulation, lighting, or other methods of design that meet the pedestrian-friendly guidelines of the Downtown Design Guidelines.

PRI 5 Articulation

As noted by the applicant, elements such as brick detailing, canopies, and signage are to be used at the ground level to create a visually appealing pedestrian environment. The applicant also notes features specific to corners and entries, per PRI 5.7, such as larger storefront glass, finer detailing, and scale.

Staff notes that the windowless tower facing Main Street is architecturally not in character with Greenville or the rest of the building and recommends further study of the materials, detailing, signage, and artwork on that section of the building.

PRI 6 Materiality

Staff notes that high quality and durable primary materials are used, such as brick and fiber cement panels. **Per PRI 6.WE, brighter colors should be applied to the Main Street storefront to provide a more vibrant setting while coordinating with the overall building composition and surrounding character. Staff recommends that once a tenant is chosen for this location, that a separate CA be submitted to ensure façade compliance with downtown guidelines.**

PRI 7 Architectural Lighting

Staff notes that the proposed design incorporates lighting to accent architectural elements such as entries. **Staff notes that the applicant should ensure that lighting does not have an adverse impact on adjacent properties, per PRI 7.2. Final lighting design will be verified at the time of building permit.**

PRI 10. Parking Structures

Staff notes that the design effectively blends the parking structure into the building fabric.

Neighborhood Meeting:

On September 21st, 2022, the Applicant held a Public Meeting at the Unity Park Prisma Health Welcome Center. A summary of the comments received from this meeting are provided in the attachment.

Summary:

Staff recommends approval with the following conditions:

- 1. Building height shall be reduced to 10 floors maximum, noting the current design of 11-stories over Oneal.**
- 2. Pool shall be removed or obscured from the Main Street facing section of the structure.**

3. The windowless tower facing Main Street shall be better detailed with brick, lighting, artwork, or other materials, to be reviewed and approved by staff and two DRB members prior to final approval of the CA.
4. The façade at the pedestrian level on Oneal shall require better defined pedestrian-friendly design and materials, to be reviewed and approved by staff and two DRB members prior to final approval of the CA.
5. The applicant shall provide articulation of the alley, to be reviewed and approved by staff and two DRB members prior to final approval of the CA.
6. The applicant shall provide a scaled mockup to showcase how the materials and colors will relate to one another to be reviewed and approved by staff and two DRB members prior to final approval of the CA.
7. The main street façade shall require a separate CA once future tenant is determined and any façade changes are introduced.
8. Detailed drawings must be submitted for a separate CA for outdoor dining areas and other elements planned within the building transition zone.
9. Trash and recycling receptacles shall be installed near areas of high pedestrian traffic.
10. Tenant trash collection shall be appropriately screened on site and methods of removal shall be approved by staff during the site permit review.
11. Hotel drop off and move-in / move-out procedures shall occur on site.
12. 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, pedestrian lighting, and bulb-outs at parallel parking areas for enhanced pedestrian safety on all streets surrounding the development.
13. While this application shall serve for general signage size and location approval, individual CAs shall be submitted to staff for review and approval for individual sign permits.
14. Applicant shall work with the Arts in Public Places Commission for approval of any public art or mural prior to installation.
15. Applicant shall maintain a safe and designated pedestrian connection along rights-of-way during the construction process.
16. 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.
17. 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.

Environmental Engineer Comments

Date: 9/16/2022

Recommend: Approve w/ Conditions

Comments:

- 1) Wastewater systems are at limited/zero capacity in the vicinity of this development and may require upgrades to serve the proposed development. A proposed project will provide some capacity to the system.
- 2) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each new building shall require a new service fee through ReWa.
- 3) Stormwater Management – This development qualifies as a Larger Common Plan. A non-single family site permit is not required, but the following must be submitted with the single family building permit applications in order to meet the requirements of a Larger Common Plan of development:
 - a. A stormwater plan is required to be shown on the single family site plan.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. A construction entrance.
 - iii. A concrete washout.
 - iv. Silt fence.
 - v. Appropriate erosion control best management practice standard details.
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite. Each individual lot is unique and the drainage patterns shall not be changed. The direction of drainage can be shown with flow arrows.

- d. The existing impervious area and the proposed impervious area shall be listed on the site plan.
 - e. The disturbed area shall be listed on the site plan.
- 4) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.
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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 cut is to be 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.

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 bulb outs 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 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 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.

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 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.

Public Meeting Notes from Applicant

Neighborhood Meeting – 319 Rhett Development

Applicant: Focus Westend LLC

September 21, 2022

Presenters:

Sachin Shanbhag, Pinnacle Partnership

Matt Mason, Gateway Ventures

Crystal Pace, Pinnacle Partnership

Ross Kirby, Dynamik Design

In attendance: Hannah Furr, Steve Ford

Allison and Tom Stefanou, Wayne and Lane Bates, Chandler D Weekes

John Bissell, Adrian Steinmann, Kirstan Bedillion, Jasmine Murphy, Bill Taft

Danielle Fontaine, Robert A Schrage, Phyllis Schrage, and Pamela Hastings

Theresa Heath, Andrew Hall, Walter Gayle, Stephen Mack, Lillian B. Flemming, Kendra Williams, Hunter Weekes, Pat Dilger, Stephanie Mirah (Press), Deborah Ackerman, Cheryl and Dennis Wiese, Trudy and Gordon Bell, Russell Conner, and Scott James

NOTES:

Sachin: Background of Pinnacle Partnership, a multi-generational family and minority-owned development business with deep ties to Greenville community

Site purchased 5 years ago

design heavily inspired by neighborhood and Greenville as a whole

Matt: intro to Gateway Ventures, Atlanta-based developers

Ross: Design presentation

QUESTIONS:

For 248 Residential units how many parking spaces?

1 space per bedroom on MF, 1 per key for hotel, appropriate for retail. Hotel to valet and development to include alt modal like bike racks along streetscape. Ample parking for development needs.

Have you done traffic studies with the McClaren development?

We are working with a civil engineer and other consultants to complete a study.

What is target market for residential?

Comparable to DECA in quality, construction, and materials.

How will you accommodate residents that need more than one parking space per bedroom?

There will be excess of parking for hotel and residential. There will be opportunity to rent additional spaces.

Is there anything that you can do about the height?

319 Team: Not at this point, elaborate discussion on building design.

Resident: Larger buildings are not making it feel like a “neighborhood” lotte. Understand that city staff have guided this design to some degree, but don’t agree.

Neighborhood Meeting – 319 Rhett Development

Applicant: Focus Westend LLC

September 21, 2022

Feels bland, not with the art and playfulness of the West End

Building will feature industrial design. 5 story Mural along Wardlaw Hotel that will work with art in public space & WENA.

Have you considered the construction logistics and traffic flow for this building in relation to existing projects?

There will be a designated expert who will work with the city to address these issues when they arise. We believe the 525 spaces are an abundance compared to similar projects

What is driving the need for a new hotel?

Confirmed by market study by top national group and Hilton. Market running at healthy occupancy and trending upward. Convention center proposed. Building in anticipation of growth. Hospitality division in top 5% nationally for customer service with many design awards as well.

Juliet balconies can be an eye sore later down the road bc people start hanging things from them.

There will be stipulations in place for residents to prevent such things.

Height brings shadow.

Is there anything to make it not be a big block?

Yes, there are things that can be done.

What will be average rents and any consideration for adorable housing?

Met with Greenville Housing Fund, would like to include workforce housing if possible. Program is being revised. Changes in past legislation make it more complicated to provide affordable housing.

What is the mix?

Studio, one, and two bedroom.

Have you considered swapping rentals for purchased condos? Market could be changing bc of retirees moving here, etc. Kimpton will follow this model.

Difficult to incorporate in SC, price point is very high and limited pool of people who could afford in this market. We will look more into it.

Maybe you can look at the design to have it set back off of Rhett because that is also a pedestrian street. One Resident said they would encourage adding more height if a setback could be accommodated.

Have you tested the ground for digging underground parking?

Yes, have a Geo Tech study being conducted to understand conditions.



**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:	Sachin Shanbhag	Focus Westend LLC
*Title:	Owner	Managing Partner
*Address:	4250 S. Church Street, Roebuck, SC 29376	4250 S. Church Street, Roebuck, SC 29376
*Phone:	864-576-2773	864-576-2773
*Email:	scs@pinnaclepartnership.com	scs@pinnaclepartnership.com

PROPERTY INFORMATION

*STREET ADDRESS 319 Rhett Street, Greenville, SC 29601

*TAX MAP #(S) 0072000100100, 0072000100204, 0072000100105, 0072000100104, 0072000100103, 0072000100102

*SPECIAL DISTRICT LOFT DISTRICT (C-4) Central Business District

DESCRIPTION OF REQUEST

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

Mixed Use Development including multifamily, hotel, retail, and structured parking. Multifamily phase will include 248 units. Hotel phase will include 154 units with cafe and rooftop restaurant. Retail will include 5000 SF. Dedicated parking including 525 stalls.

PUB 1. Block Pattern The proposed development complies by creating walkable, safe zones from building to street edge breaking up the mass of buildings along the sidewalk, locating the parking garage entry near the center of the block far from intersection as to not add to vehicular congestion at pedestrian crossings, and locating utilities at alley away from pedestrian traffic.

PUB 2 Pedestrian Realm, PUB 3. Sidewalk Zone, PUB 4 Street Furnishing Zone, PUB 5 Planting Zone & PUB 6. Proposed development building's edge transitions to the street by providing planting beds, street furnishing for seating, dining, conversation and public interaction along the hotel, leasing and retail facades.

PUB 7 Alleys, PUB 12 Utilities. PUB 10. Walls, Fencing and Screening

Alleyway between existing property and proposed development will be used to maintain utility and trash/loading keeping areas away from pedestrian active spaces and walkways.

PUB 8. Publicly accessible Parks and Plaza N/A

PUB 9. Lighting Building, PUB 11. Signage

Proposed development lighting and signage placed to accent entries, feature corner, provide way finding and encourage safe active night life.

PUB 13. On-Street Parking N/A

PRI 1. Placement Proposed buildings are set close to setback line, while maintaining enough distance for pedestrian realm. Proposed development along South Main connects to existing adjacent buildings with site wall to maintain desired continuous downtown facade.

PRI 2. Massing Proposed residential tower is set back away for South Main with three story scale retail building is set off South Main in front Residential Tower to maintain human scale along South Main street.

PRI 3. Entry Proposed building entries are located along hotel, multifamily and retail are located to encourage connectivity between adjacent buildings and continue desired pedestrian experience.

PRI 4 Activated ground floor The proposed development creates an active space along side of hotel and entry with seating and green spaces, active space along adjacent multifamily entry and along retails with dining and seating.

PRI 5 Articulation Ground level create a smaller scale building at the base with brick detailing, overhead canopy and signage. Corners and entries are featured with larger storefront glass, finer detailing and scale.

PRI 6 Materials Proposed building materials are in-line with downtown material placement and aesthetic by use of brick, glass style, color, detail and massing scale.

PRI 7 Architectural Lighting Proposed building lighting to be placed at entries, along active streetscape and architectural features.

PRI 8. Private Outdoor Spaces Proposed building features interior private courtyard space, exterior pool, rooftop space on hotel, private patios and stoops at first level.

PRI 9. Parking Lots N/A

PRI 10. Parking Structures Proposed development parking is enclosed garage, shielded from streetscape and entry is located at block center away from pedestrian intersections.

PRI 11. Existing Architecture N/A

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	Site plan review	\$300.00
	Architectural review	\$300.00
B. SIGNS		\$150.00
C. APPLICATION FOR STAFF REVIEW		
	Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB).	\$100.00
	Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features).	\$ 50.00
D. INFORMAL REVIEW		
E. MODIFICATION TO AN APPROVED PROJECT		
	Major (requires review by DRB)	½ original fee
	Minor (requires review by staff)	\$ 50.00
F. REVISIONS (multiple required revisions may be subject to additional fees).		
3. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

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

ARCHITECTURAL REVIEW

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

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

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

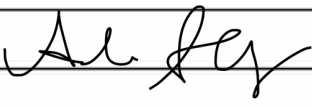
6. Please read carefully:

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

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

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

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

*Signatures	
Applicant	Focus Westend LLC 
Date	08/29/2022
Property Owner/Authorized Agent	Sachin Shanbhag
Date	08/29/2022
Public Hearing Information	10/06/2022
Public Hearing Signs	To be posted as required

319 Rhett St, Greenville Staff Recommendation Comment Responses

NOVEMBER 14, 2022

Docket Number: CA 22-636
Applicant: Sachin Shanbhag
Property Owner: Focus Westend, LLC
Property Location: 319 Rhett Street
Tax Map Number: 0072000100100; 0072000100204; 0072000100104;
0072000100103; 0072000100102
Zoning: C-4, Central Business District
Proposal: 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

PUB 1 Block Pattern

As noted by the applicant, the proposed design addresses PUB 1 by placing entry to the parking garage in the center of the block to decrease congestion and by breaking up the mass of the buildings along the sidewalk. Utilities are located in an alley away from pedestrian traffic. Per PUB 1.7, staff notes that curb cut widths should be minimized. 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.

Response: Maximum curb width of 25' wide to be provided and shown on Civil site plan documents.

PUB 2 Pedestrian Realm

Staff notes that the proposed pedestrian realm exceeds all minimum dimensional requirements with a sidewalk width ranging from 6 to 8 feet, a planting zone, and expanded areas of outdoor seating and social space.

Response: In compliance

PUB 3 Sidewalk Zone

Per PUB 3.2, continuous sidewalks have been incorporated along all street edges. A planting zone separates the sidewalk from vehicular traffic per PUB 3.3. Per PUB 3.6, staff recommends expanding the sidewalk to create bulbouts at each intersection to shorten pedestrian crossing distances.

Response: Documents will incorporate bulbouts at each intersection to shorten pedestrian crossing distances to the greatest extent possible, while still complying with DOT/Traffic requirements

PUB 4 Street Furnishing Zone

Staff notes that street furnishings appear to be appropriately located. Staff recommends adding pedestrian-oriented trash and recycling receptacles near areas of high pedestrian traffic. Staff suggests that street furnishings be constructed of durable materials and that 50 percent of seating be located in areas that receive mid-day shade.

Response: Pedestrian-oriented trash and recycling receptacles near areas of high pedestrian traffic will be located in mid-day shade.

PUB 5 Planting Zone

Landscape plans were not included with the submittal; however, conceptual renderings indicate acceptable planting schemes. Full compliance with PUB 5 will be verified at the time of site permit.

Response: Landscape plans will be submitted with site permit in full compliance of PUB 5.

PUB 6 Building Transition Zone

Detailed drawings must be submitted for a separate CA for outdoor dining areas and other elements planned within the building transition zone.

Response: Separate documents for outdoor dining areas and other elements within building transition zone will be submitted for a separate CA complying with PUB 6.

PUB 7 Alleys and Pedestrian Zone

As noted by the applicant, service functions are located in alleys, out of the way of necessary vehicular travel, in the proposed design per PUB 7.1. The applicant has indicated plans to coordinate with the adjacent residential building to correct functional issues with the existing alley. Staff notes that adequate lighting should be provided in alleys and that all furnishings should be sited outside of vehicular travel routes. Consideration should be given to permeable pavement systems in alleys to promote stormwater infiltration and adding windows, art, or screening to reduce visual impacts.

Response: Permeable pavement at alley possible, but will present long-term maintenance issues; not planning to have additional artwork in alley, but will provide decorative lighting or material changes to reduce visual impact of alley condition

PUB 9 Lighting

Per PUB 9.1, continuous lighting should be oriented to the pedestrian scale along all streetscapes. Final lighting design will be verified at the time of site permitting.

Response: Final lighting design oriented to the pedestrian scale all streetscapes will be submitted with site permitting complying with PUB 9.

PUB 11 Signage

A Master Sign Package for the site shall be submitted to staff for review and approval prior to submittal for individual sign permits.

Response: Master sign Package for site to be submitted for review and approval prior to submittal for individual sign permits complying with PUB 11.

PRI 1 Placement

As noted by the applicant, the building wall on the Main Street side is in line with existing buildings to provide a uniform frontage, per PRI 1.1. Existing on-street parking remains in place.

Response: In compliance.

PRI 2 Massing

PRI 2.1 states that 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. Staff notes that the proposed design effectively accommodates pedestrian scale on the Main Street side of the development. Per PRI 2.3, new construction should maintain the historic scale of no more than 5 stories at the street wall. Staff recommends that upper floors above the 5th floor be stepped back a minimum of 20 feet from the front facade on the Wardlaw, Rhett, and O'Neal Street frontages wherever possible to accommodate the scale of the adjacent buildings per PRI 2.4, or that an acceptable means of material variation creates a visual step back. Additionally, staff recommends variation of the hotel roofline to provide a variety of building heights in accordance with PRI 2.7.

Response: 20' step back is not required by ordinance but is a "recommendation". Building is stepped horizontally and vertically with differentiating materials to reduce mass, while maintain aesthetics of Greenville in compliance with PR2.1

PRI 3 Entry

All proposed entries are well-defined, pedestrian-oriented, and accessible.

Response: In compliance.

PRI 4 Activated Ground Floor

Per PRI 4.1, the proposed design maximizes the transparency of the ground floor to the street level to allow views of the use and activity within the building. Per PRI 4.5, staff recommends ground floor design elements that promote pedestrian activity such as windows, retail displays, art, landscaping, and canopy covering. Staff notes that landscaping should not create a visual barrier between the building's interior and pedestrians.

Response: Ground floor design elements to be provided to promote pedestrian activity in complying with PRI 4.

PRI 5 Articulation

As noted by the applicant, elements such as brick detailing, canopies, and signage are to be used at the ground level to create a visually appealing pedestrian environment. The applicant also notes features specific to comers and entries, per PRI 5.7, such as larger storefront glass, finer detailing, and scale.

Response: In compliance.

PRI 6 Materiality

Staff notes that high quality and durable primary materials are used, such as brick and fiber cement panels. Per PRI 6.WE, brighter colors should be applied to the Main Street storefront to provide a more vibrant setting while coordinating with the overall building composition and surrounding character.

Response: Storefront at Retail on main street will provide a vibrant setting provided by tenant design storefront, while maintaining overall building composition of surrounding character, complying with PRI 6.

PRI 7 Architectural Lighting

Staff notes that the proposed design incorporates lighting to accent architectural elements such as entries. Staff notes that the applicant should ensure that lighting does not have an adverse impact on adjacent properties, per PRI 7.2. Final lighting design will be verified at the time of building permit.

Response: Final lighting design to be submitted at time of building permit complying with PRI 7, which provides lighting to architectural elements without adversely impacting adjacent properties.

PRI 10. Parking Structures

Staff notes that the design effectively blends the parking structure into the building fabric.

Response: In compliance.

Summary:

Staff recommends approval with the following conditions:

1. The main street facade shall require a separate CA once future tenant is determined and any facade changes are introduced.

Response: Development submittals to comply.

2. Detailed drawings must be submitted for a separate CA for outdoor dining areas and other elements planned within the building transition zone.

Response: Detailed documents to be submitted in separate CA for outdoor elements in building transition zone.

3. Trash and recycling receptacles shall be installed near areas of high pedestrian traffic.

Response: Trash and recycling receptacles for pedestrians to comply.

4. The applicant shall provide a scaled mockup to showcase how the materials and colors will relate to one another to be reviewed and approved by staff and a two-member Committee prior to construction.

Response: Mockup in compliance to be provided prior to construction.

5. While this application shall serve for general signage size and location approval, individual CA's shall be submitted to staff for review and approval for individual sign permits.

Response: Individual sign submittals to be provided for sign permits.

6. Applicant shall work with the Arts in Public Places Commission for approval of any public art or mural prior to installation.

Response: Art/mural to be submitted for review/approval of Arts in Public Places Commission prior to installation.

7. Applicant shall maintain a safe and designated pedestrian connection along rights-of-way during the construction process

Response: A safe and designated pedestrian connection along ROW to be maintained during construction.

8. 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, pedestrian lighting, and bulb-outs at parallel parking areas for enhanced pedestrian safety on all streets surrounding the development.

Response: For final streetscapes, ROW improvements, installation of streetlights, installation of pedestrian lights and bulb outs to be reviewed with Planning and Engineering staff for approvals prior to permit issuance.

9. 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.

Response: Process Certificate of Conformity acknowledged. Affidavit of Substantial Compliance to be signed/notarized by property owner.

10. 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.

Response: Process for permit and CA acknowledged.

Environmental Engineer Comments

Date: 9/16/2022

Recommend: Approve w/ Conditions

Comments:

1) Wastewater systems are at limited/zero capacity in the vicinity of this development and may require upgrades to serve the proposed development. A proposed project will provide some capacity to the system.

Response: Acknowledged, development will provide capacity necessary to sustain new development.

2) Wastewater - Wastewater service for the development will be subject to the following conditions:

a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).

b. The wastewater permitting, and acceptance process shall meet those requirements set

Manual Chapter 8.

c. Each building shall have a separate and direct connection to the City's sanitary sewer main.

forth in the City of Greenville Design and Specifications

d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.

e. Each new building shall require a new service fee through ReWa.

Response: Wastewater Conditions acknowledged

3) Stormwater Management-This development qualifies as a Larger Common Plan.

A non-single family site permit is not required, but the following must be submitted with the Single family building permit applications in order to meet the requirements of a Larger Common Plan of development:

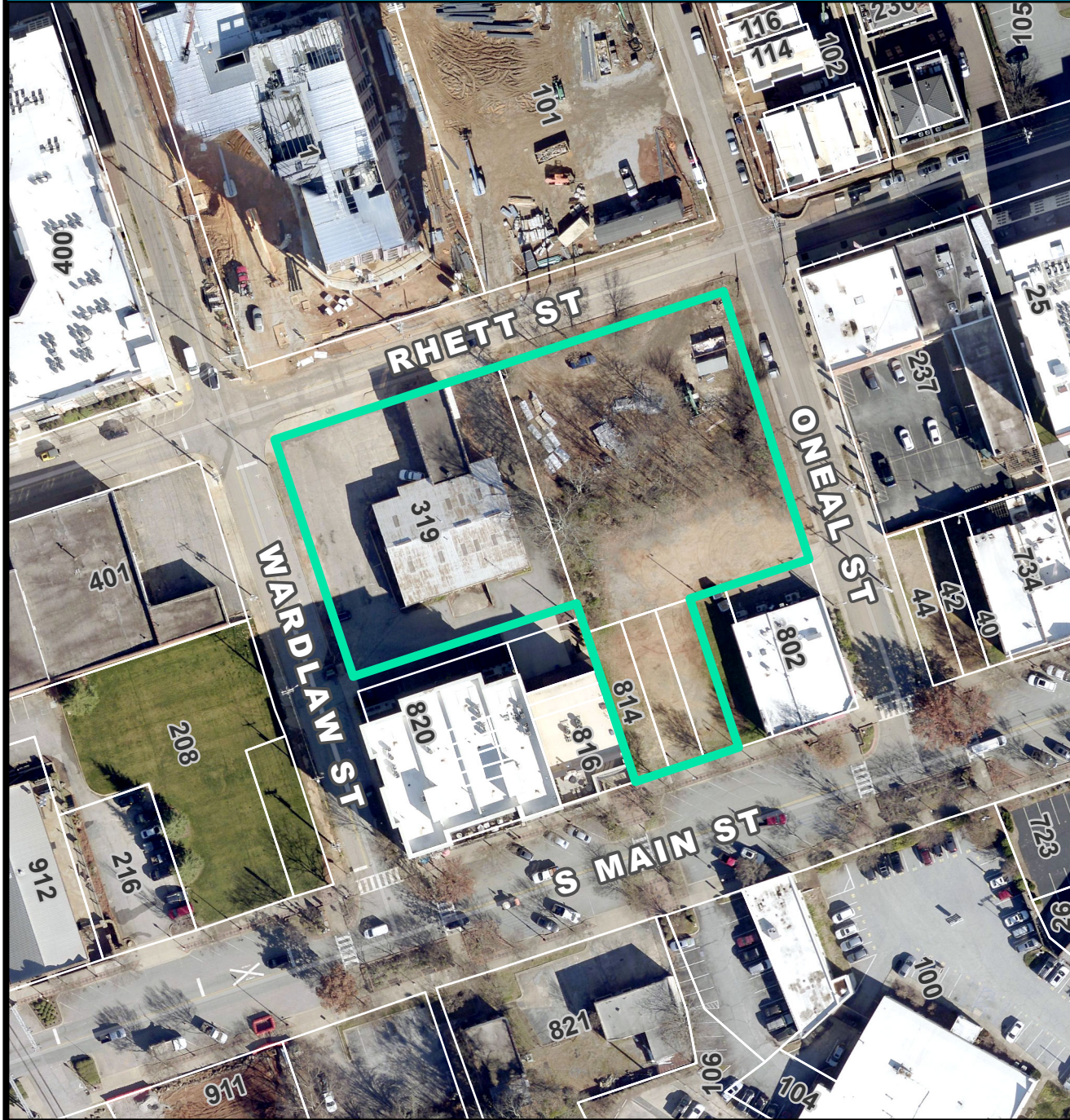
- a. A stormwater plan is required to be shown on the single family site plan.
- b. At a minimum, a stormwater plan should include:
 - i Proposed layout
 - ii. A construction entrance
 - iii. A concrete washout
 - iv Silt fence
 - v. Appropriate erosion control best management practice standard details
- c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite. Each individual lot is unique, and the drainage patterns shall not be changed. The direction of drainage can be shown with flow arrows.
- d. The existing impervious area and the proposed impervious area shall be listed on the site plan.
- e. The distributed area shall be listed on the site plan.

Response: Application and pan requirements acknowledged.

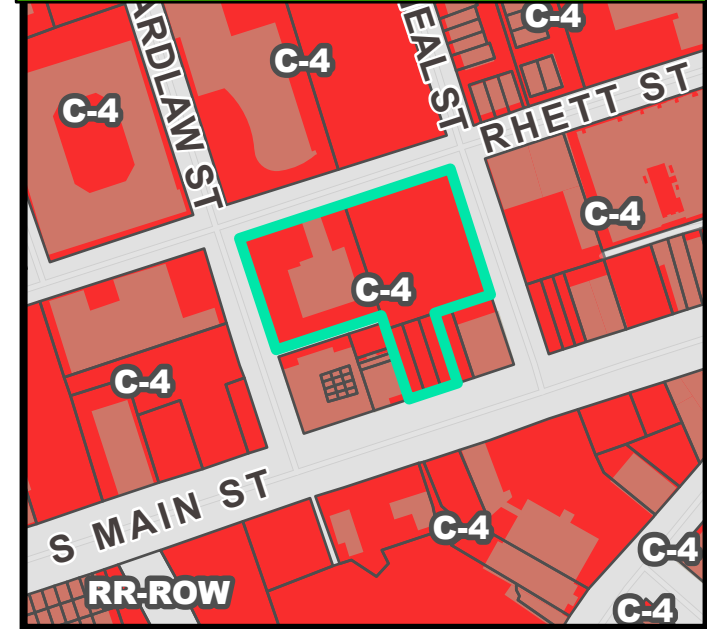
4) Floodplain-A portion of the subject property is not located in FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.

Response: Acknowledged.

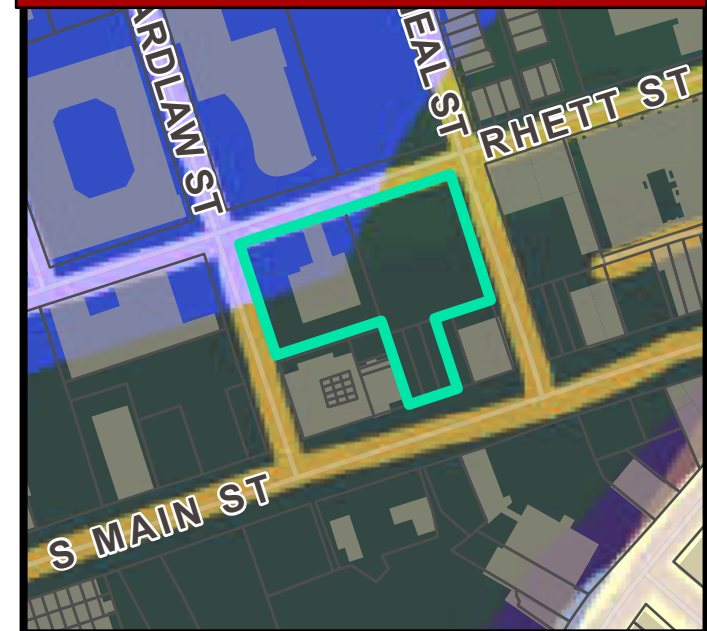
AERIAL VIEW



CURRENT ZONING



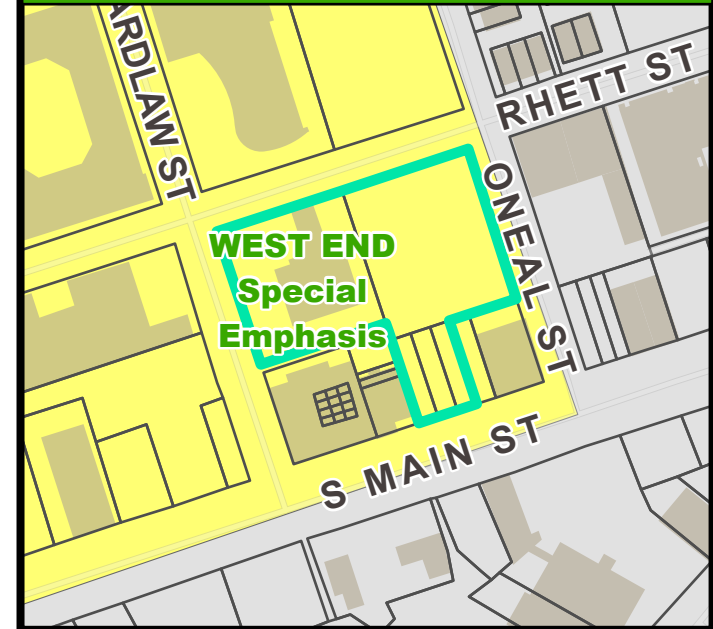
FUTURE LAND USE



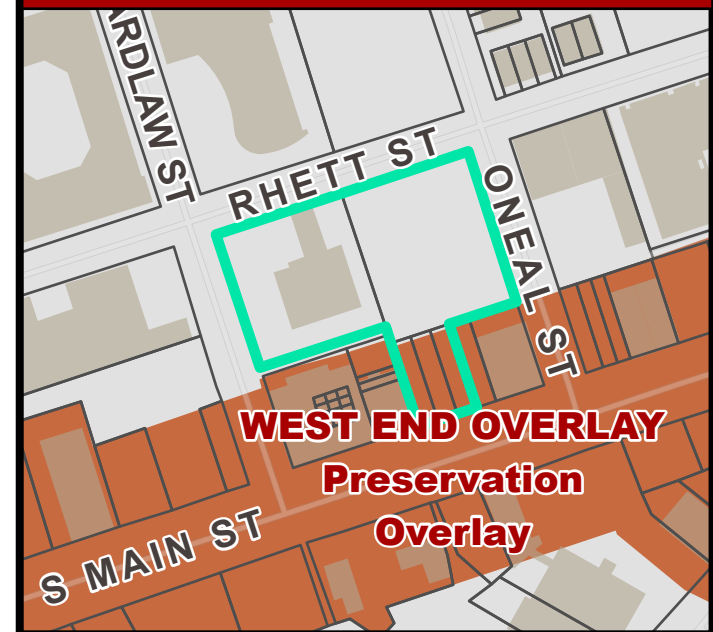
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





GREENVILLE MIXED USE I

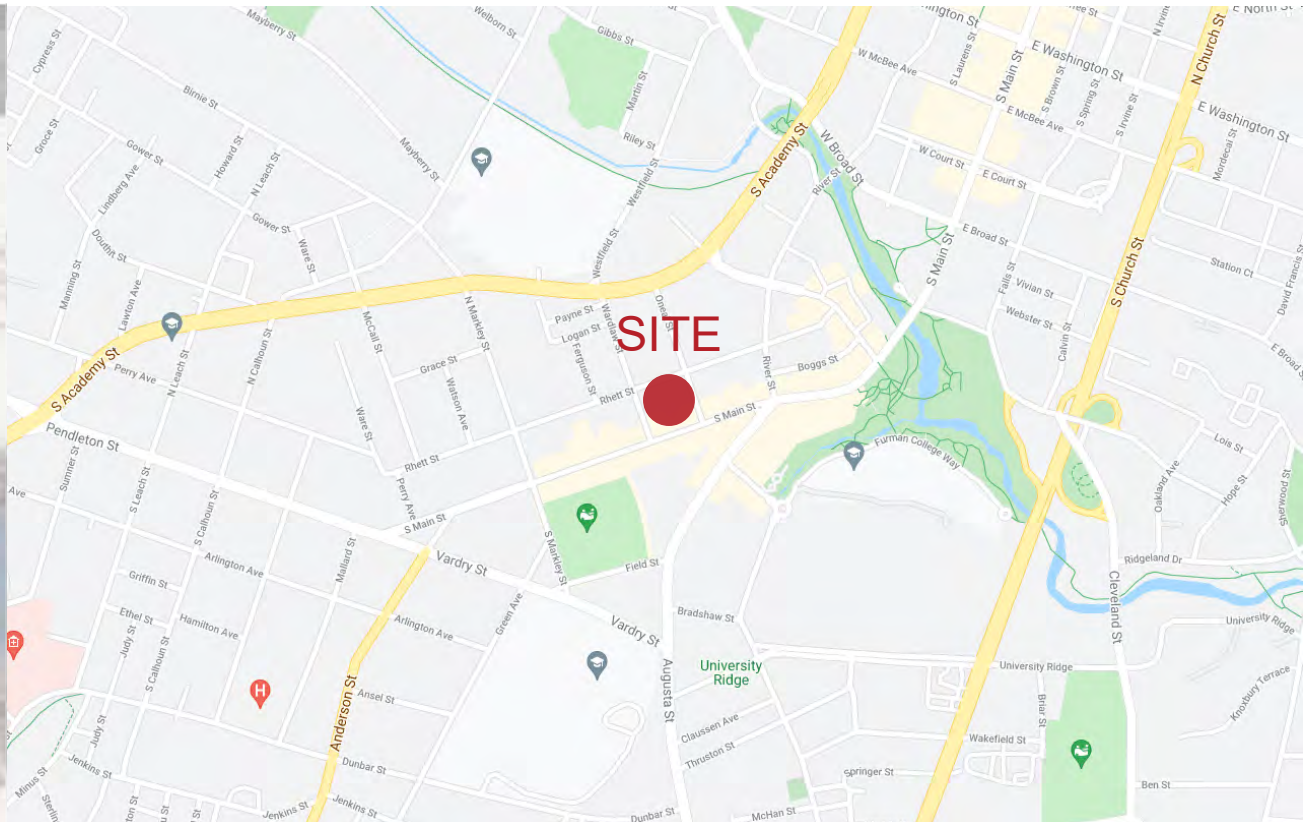
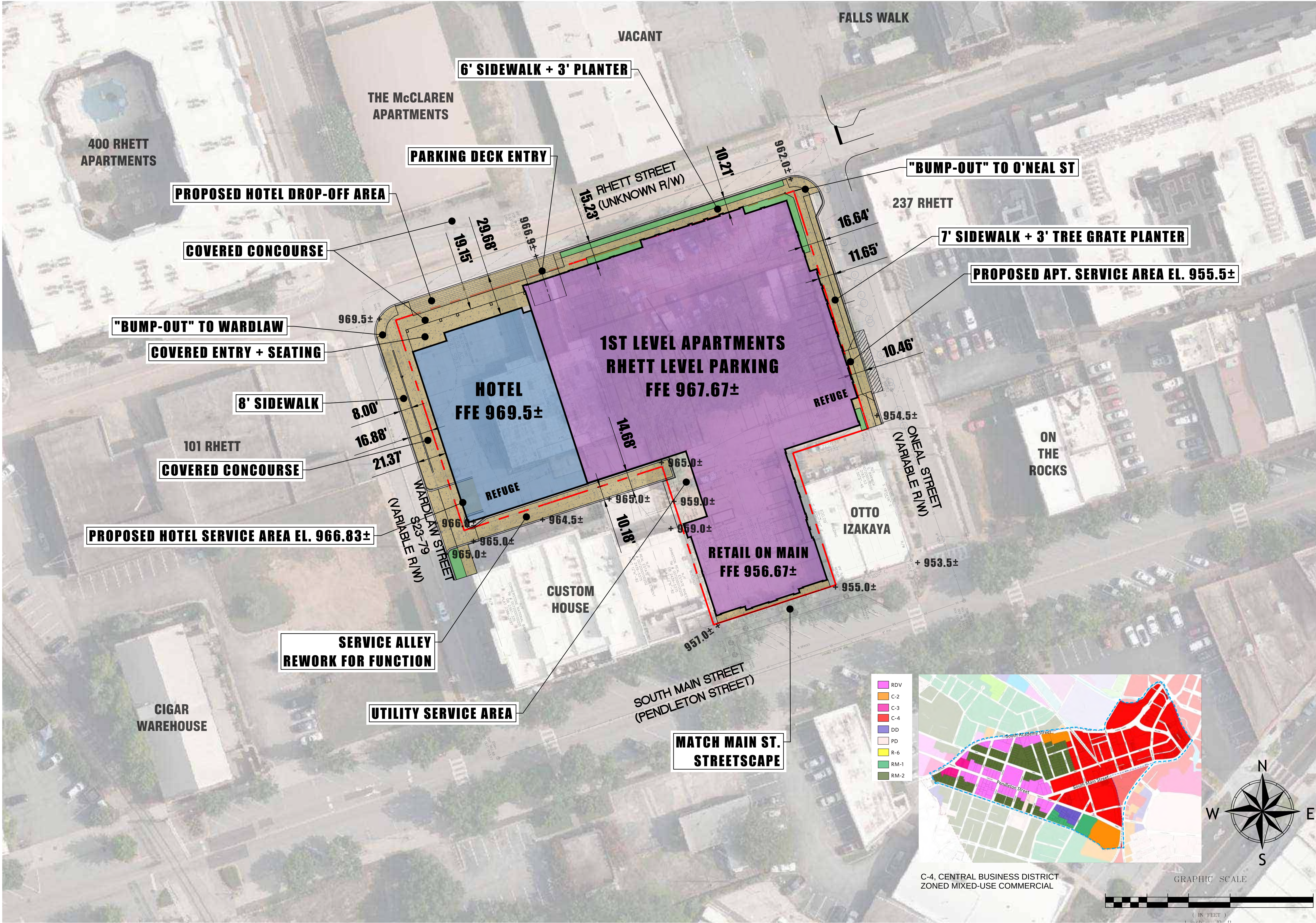
DRB SUBMITTAL

NOVEMBER 14TH, 2022

TABLE OF CONTENTS

COVER SHEET
SITE PLAN
PROPOSED DESIGN
LANDSCAPE VIEWS & WALL SCTIONS
MATERIALS
ELEVATIONS
BUILDING SECTIONS

ALL RENDERINGS
ALL LANDSCAPE VIEWS & WALL SECTIONS

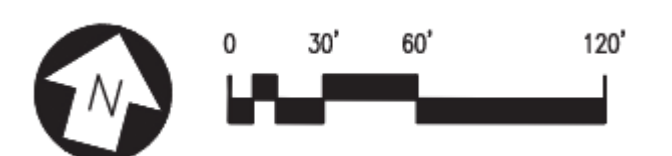
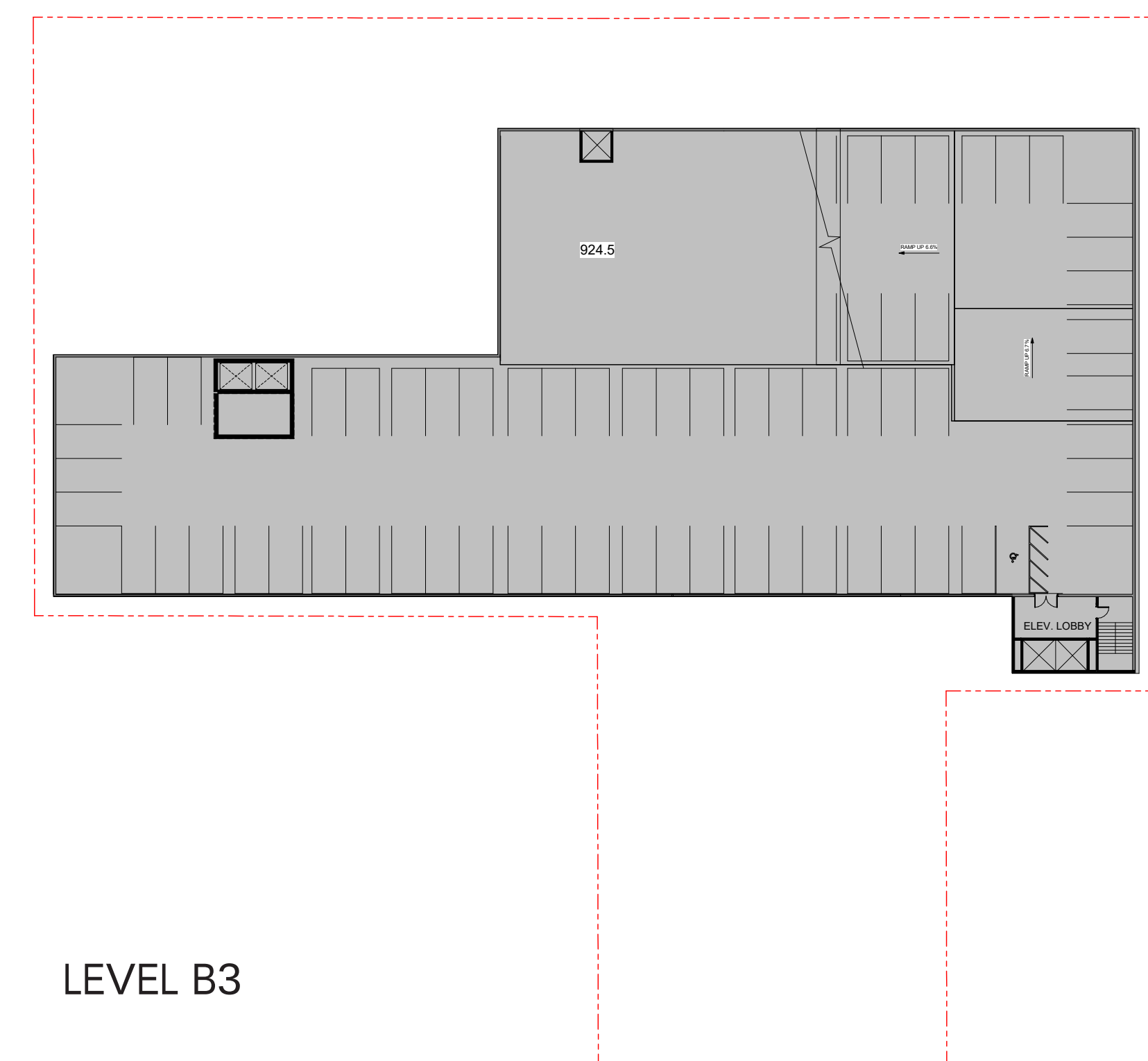
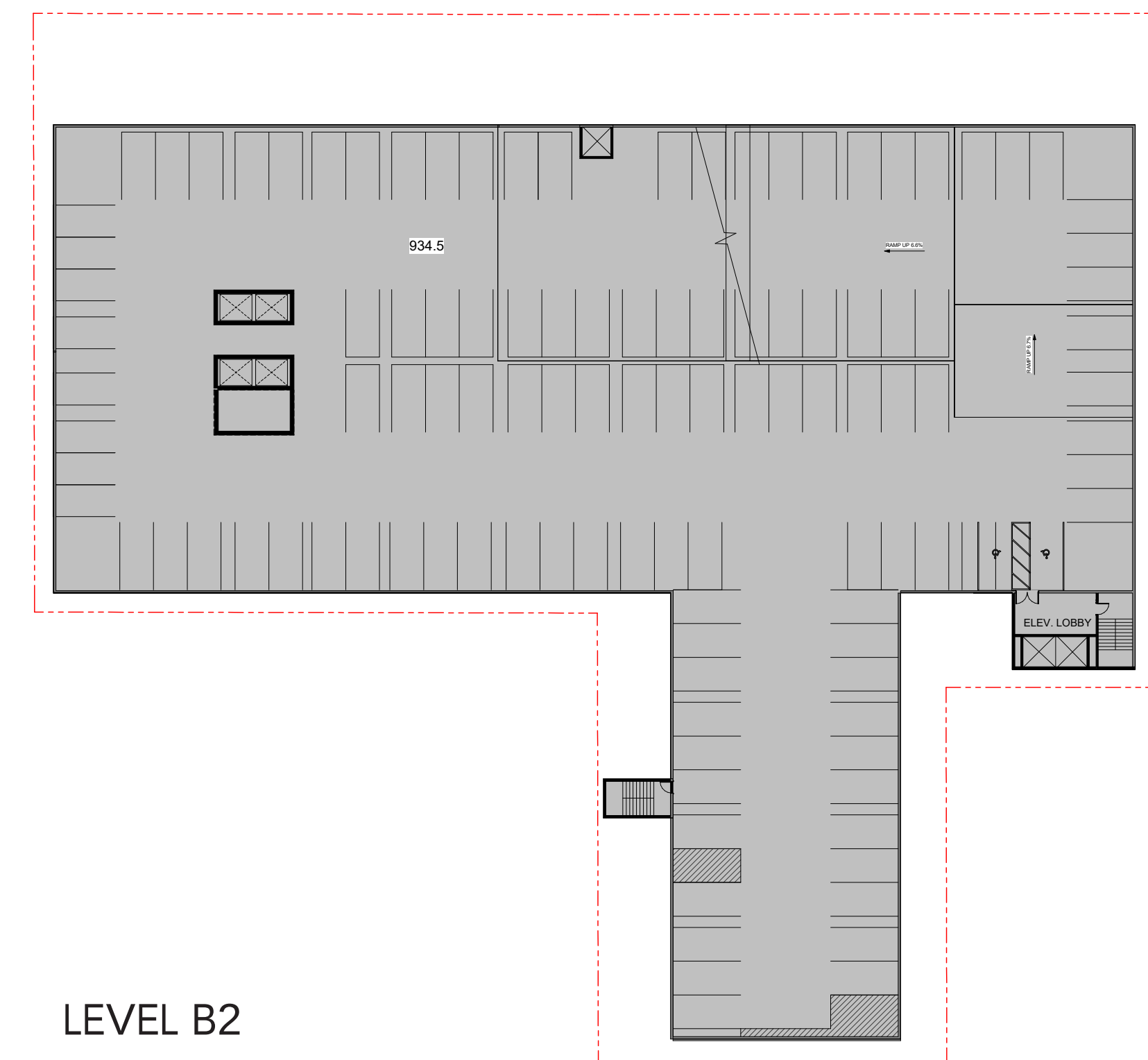
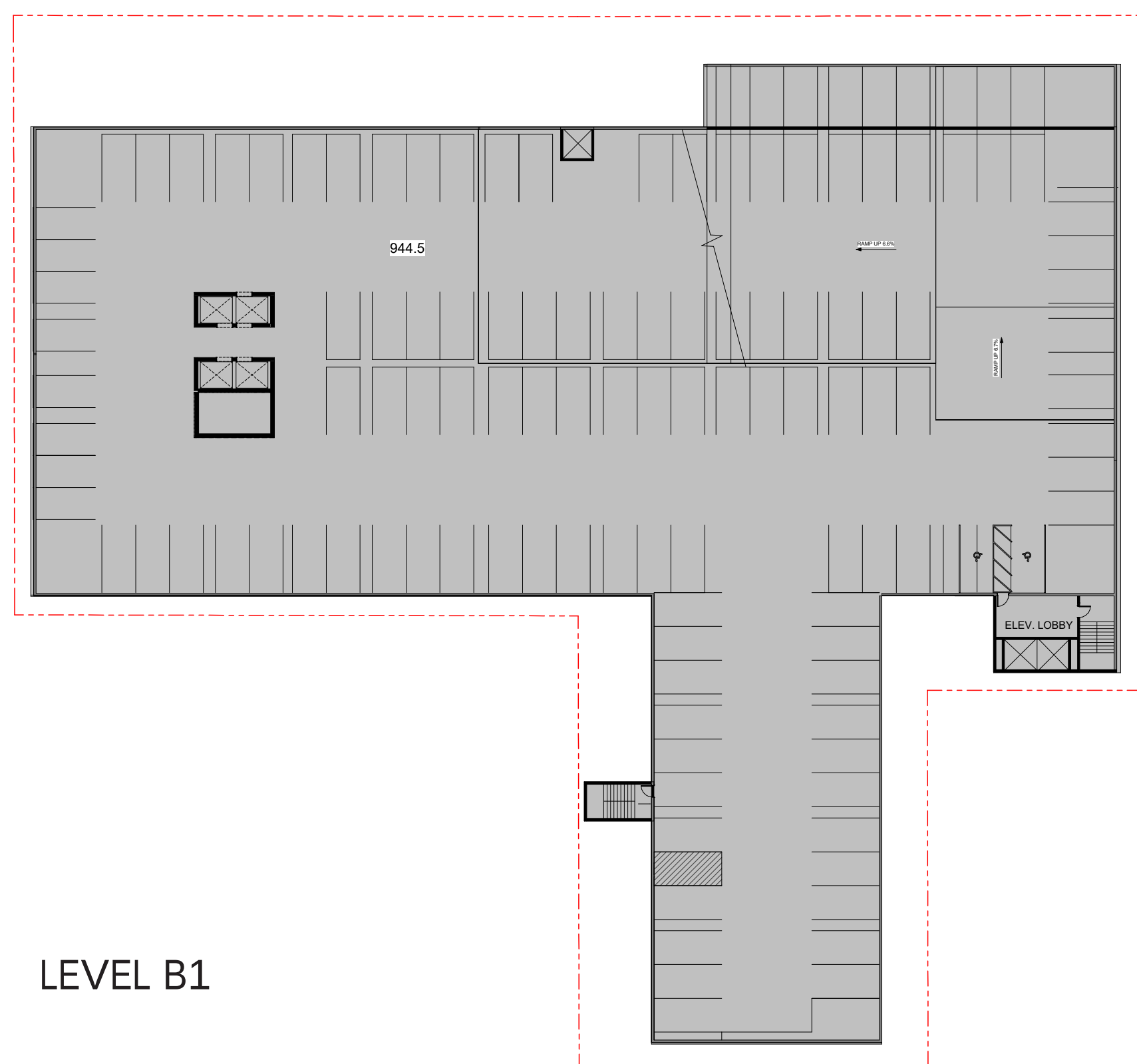


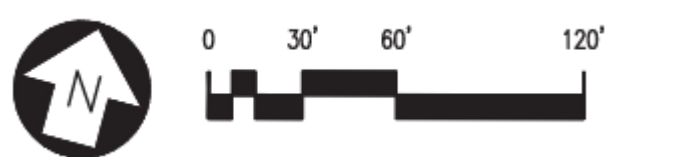
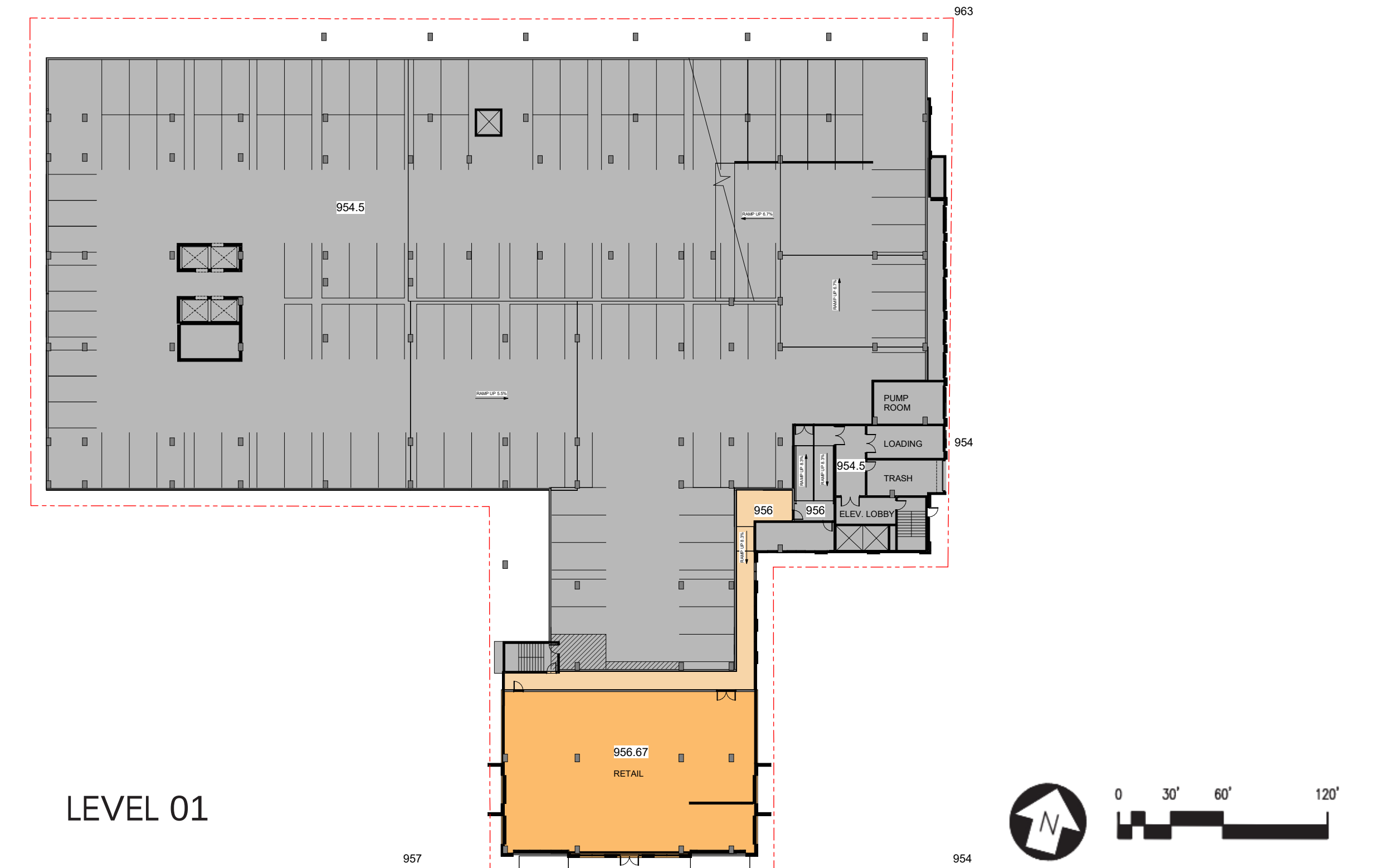
SITE INFORMATION

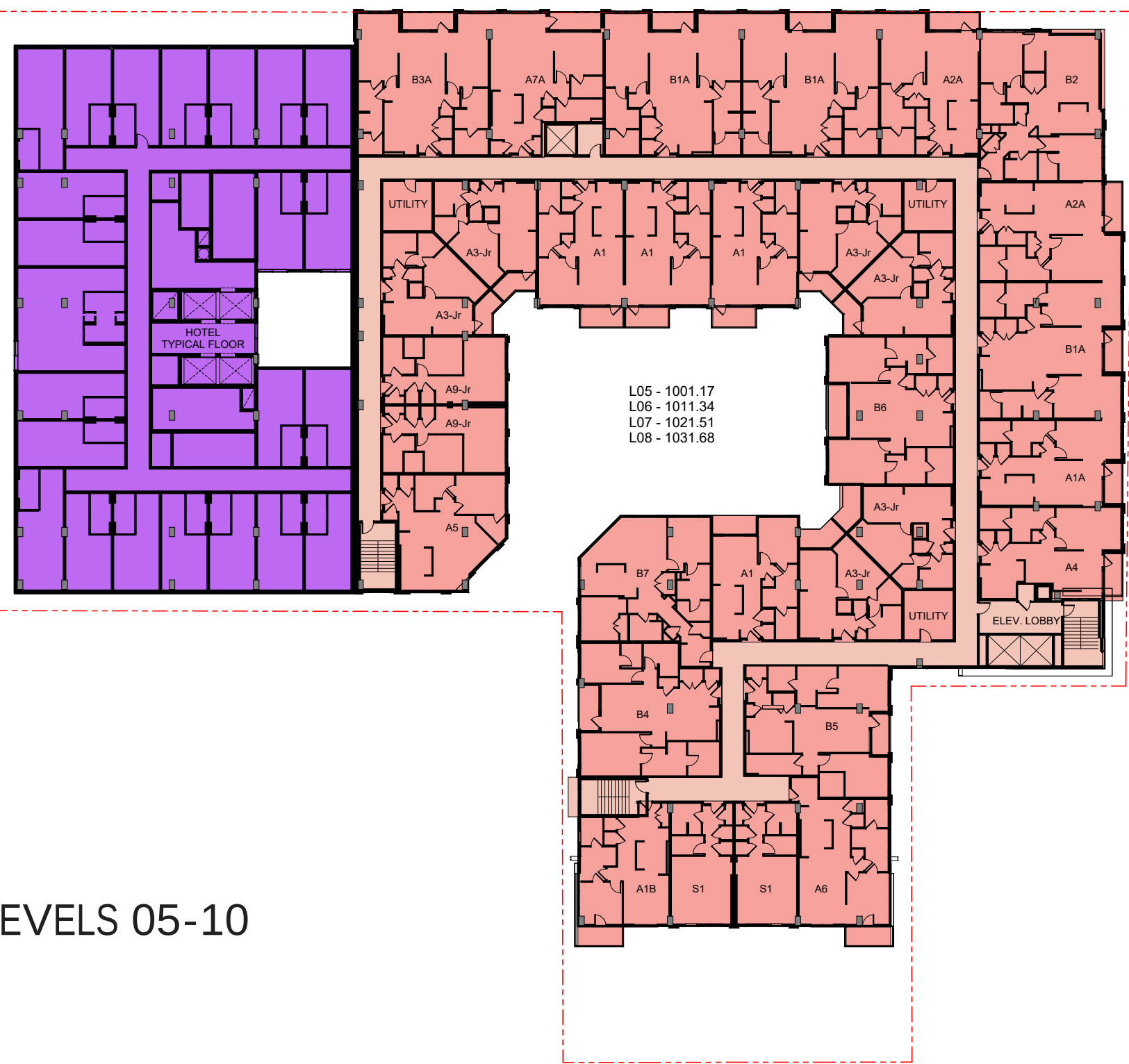
TOTAL SITE AREA (APPROX.) : 1.38 AC
CURRENT ZONING : C-4

LEGEND

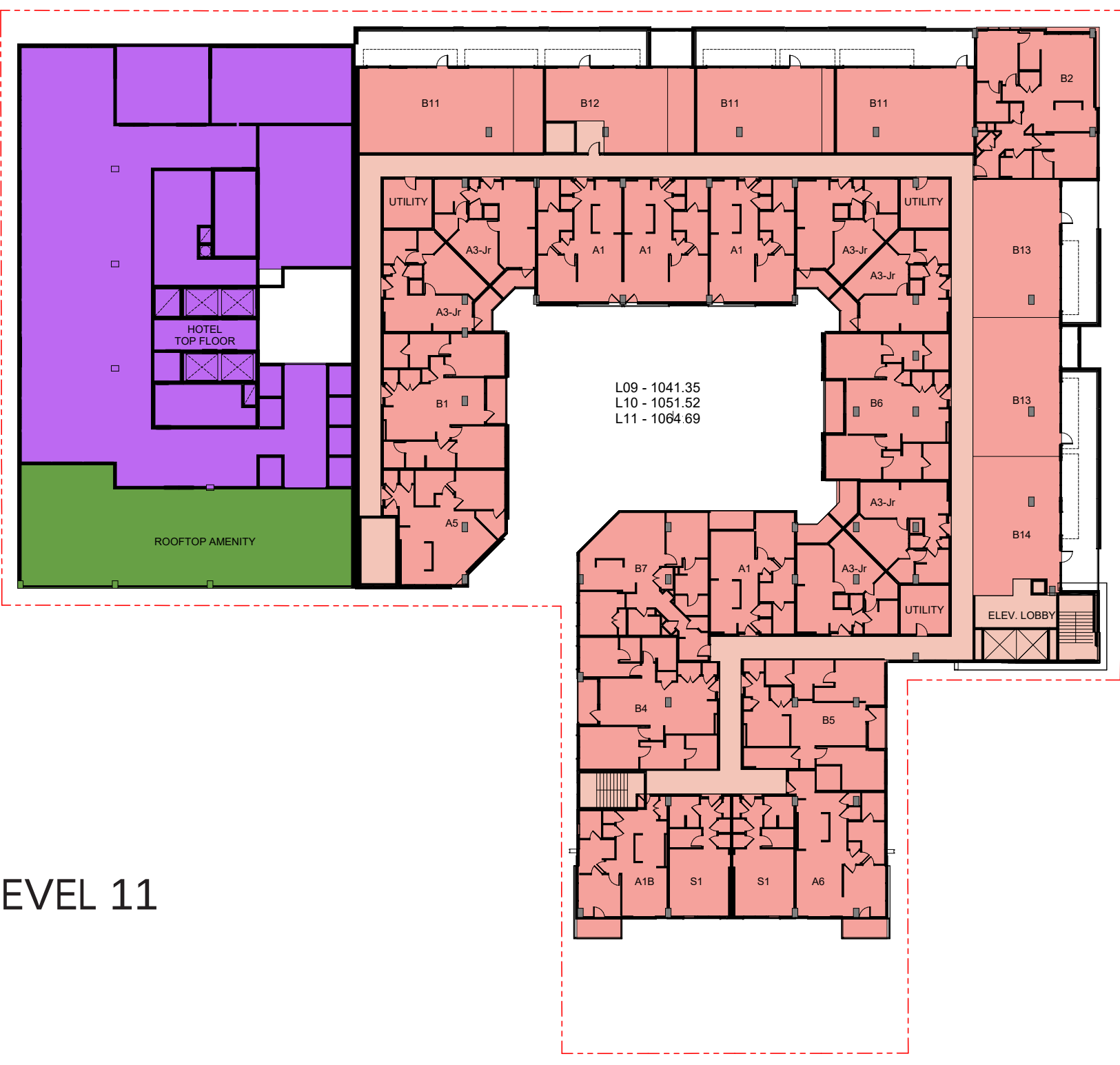
- MULTIFAMILY**
11 STORY MULTIFAMILY (TYPE IA)
TOTAL UNITS : 248
AVG HEATED AREA - MF : 920 SF (APPROX.)
- HOTEL**
9 STORY HOTEL
TOTAL : 154 KEYS
- RETAIL**
1 STORY RETAIL
TOTAL : 5,000 SF
- AMENITIES**
MULTIFAMILY LEASING
TOTAL : 2,300 SF
MULTIFAMILY AMENITY/CLUB
TOTAL : 5,000 SF
MULTIFAMILY POOL/COURTYARD
TOTAL : 5,600 SF
TOTAL MULTIFAMILY AMENITY : 8,000 SF
- PARKING**
4 LEVEL PARKING DECK - 525 SPACES
PARKING RATIO:
1 SPACE PER BED - MULTIFAMILY
1.00 SPACE/KEY - HOTEL
6 SPACES / 1000 SF - RETAIL (SHARED PARKING)



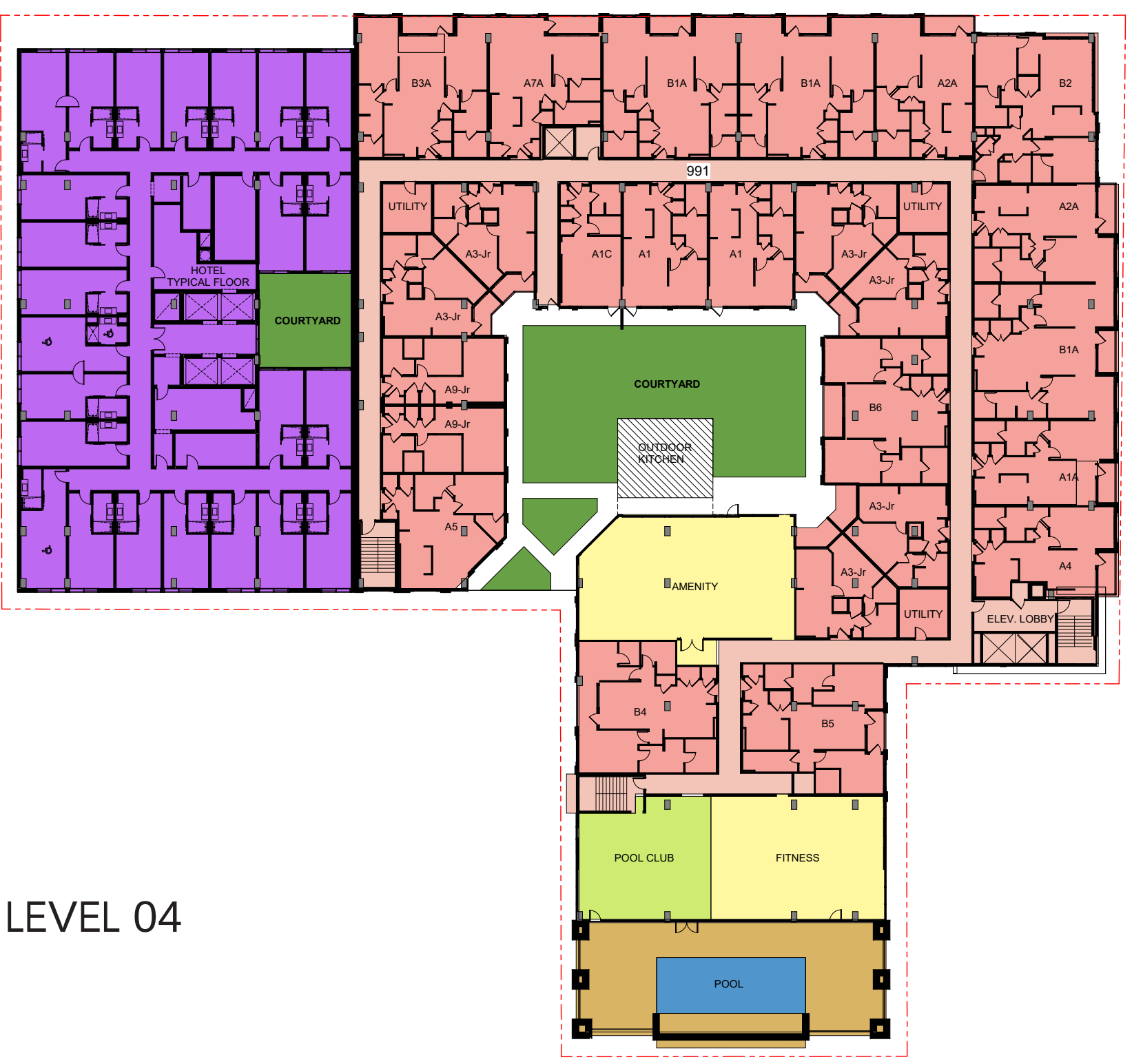




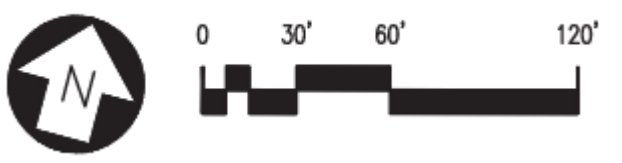
LEVELS 05-10



LEVEL 11



LEVEL 04

















1 ONEAL ST. & RHETT ST.
SCALE: 1/2" = 1'-0"



1 S MAIN. ST. & ONEAL ST.
NOT TO SCALE



1 RHETT ST. & WARDLAW ST.
NOT TO SCALE



1 WARDLAW ST. & S MAIN ST.
NOT TO SCALE



RETAIL ENTRY @ SOUTH MAIN



BRICK DETAILING



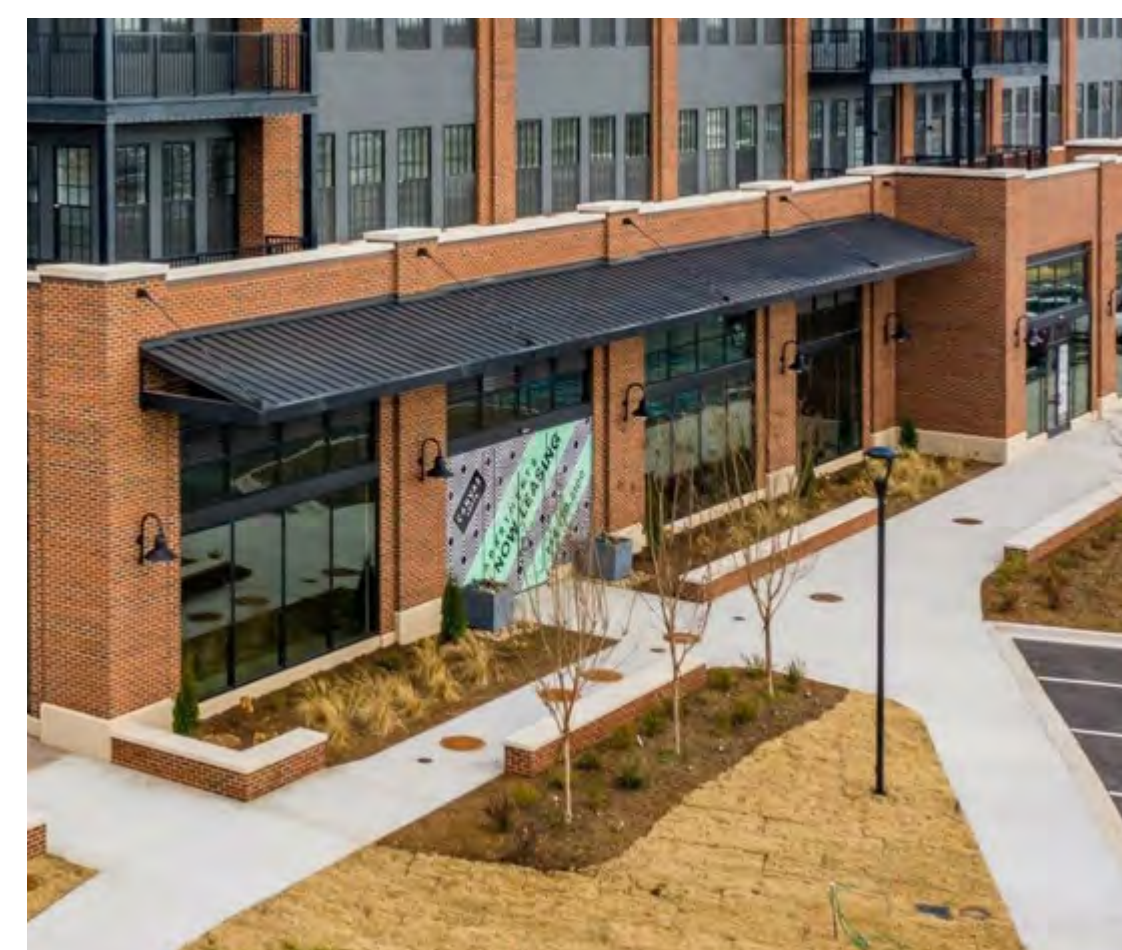
DECORATIVE LINTEL DETAILING



RUNNING BOND & STACKED BOND



SOLDIER COURSING DETAILING

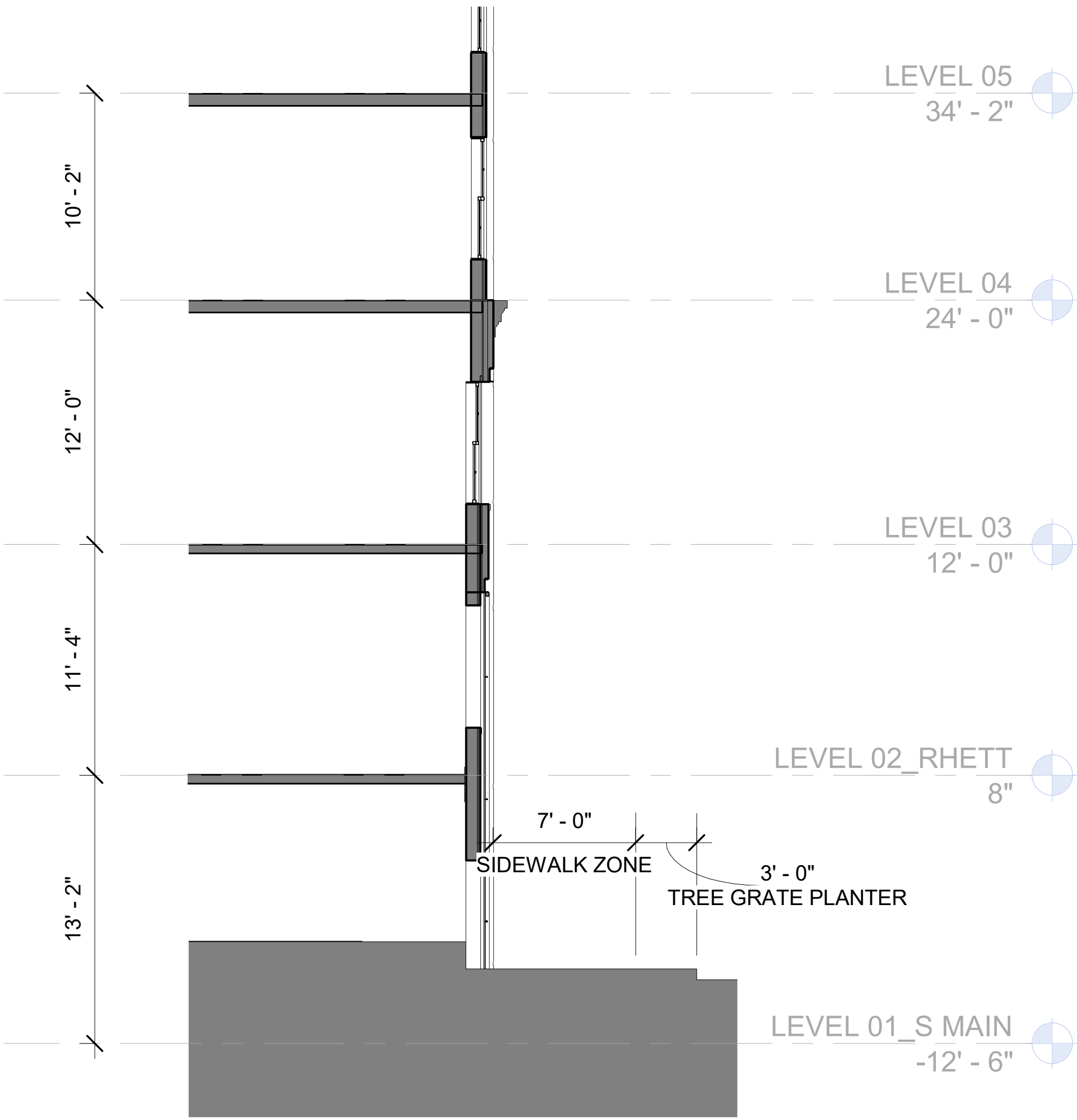


BRICK COURSING DETAILING

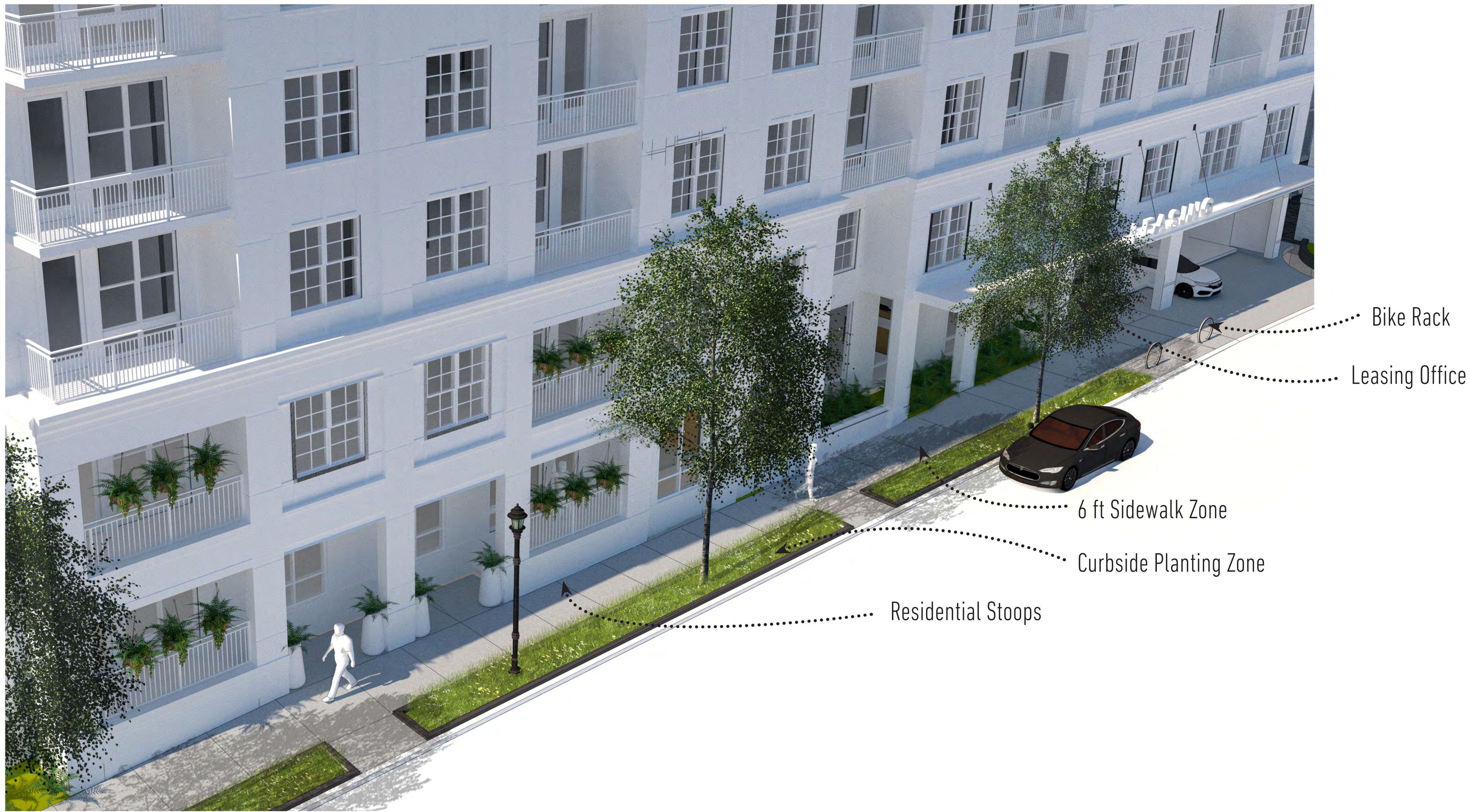


HOTEL ENTRY @ RHETT STREET

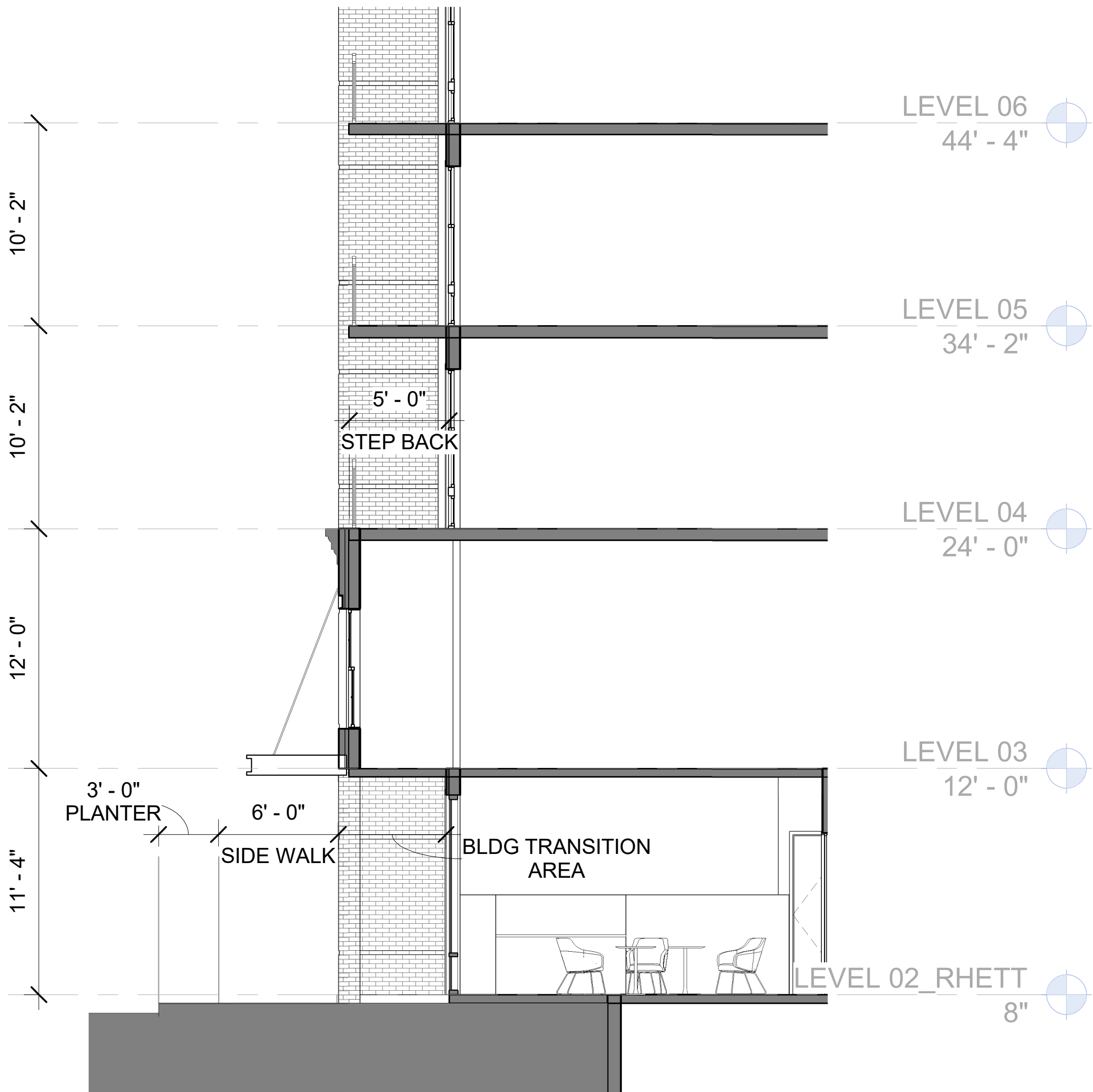
PEDESTRIAN REALM



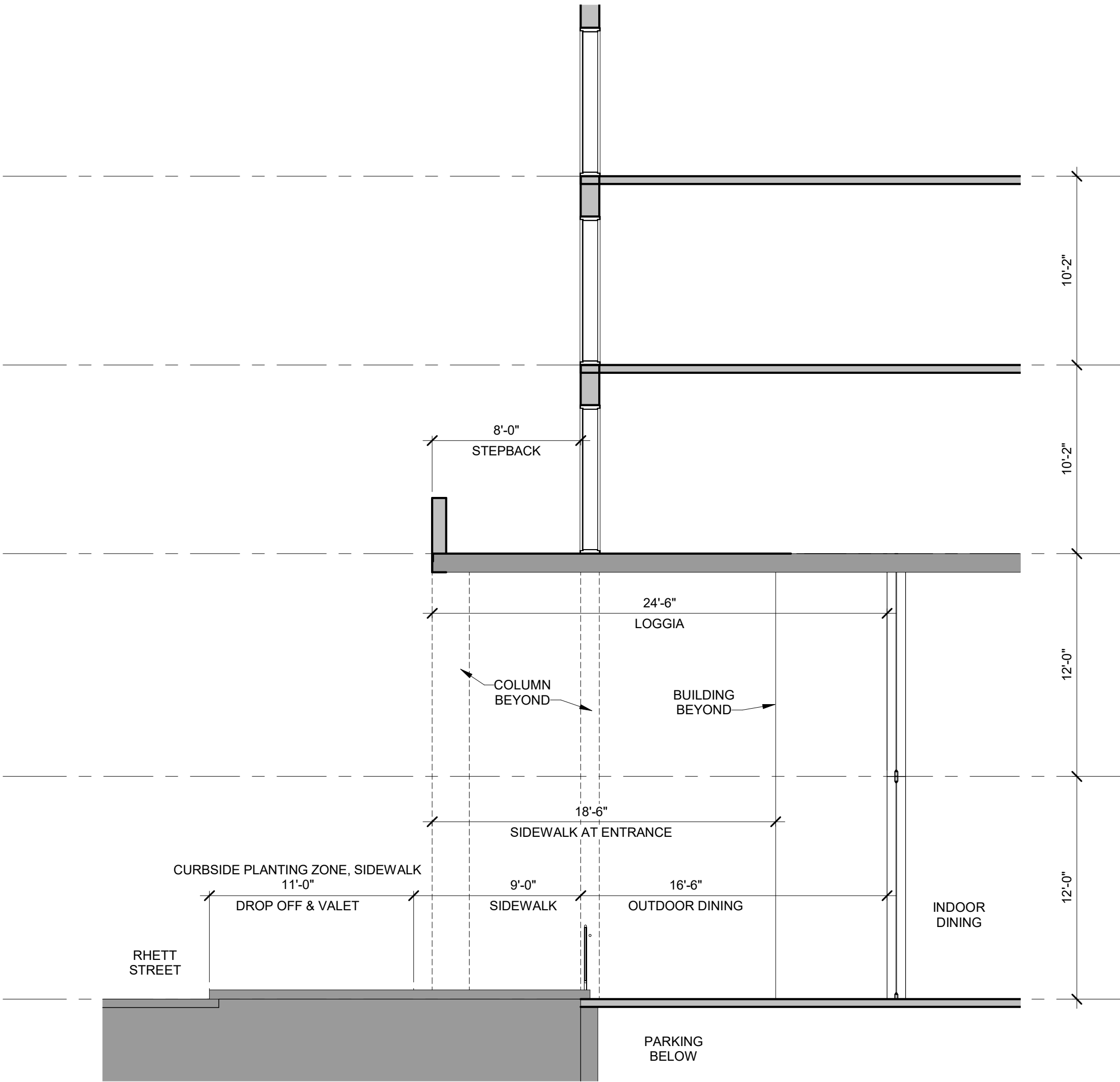
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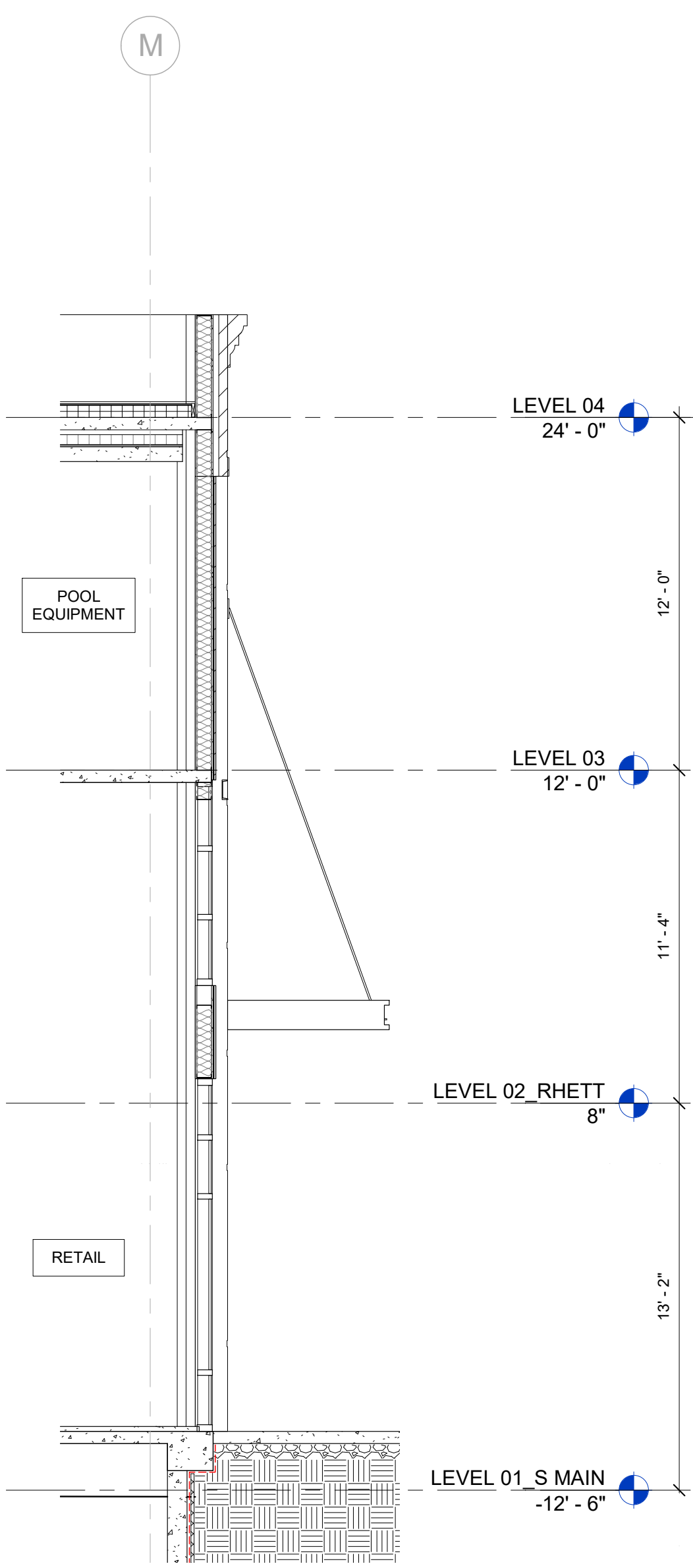
Rhett Street



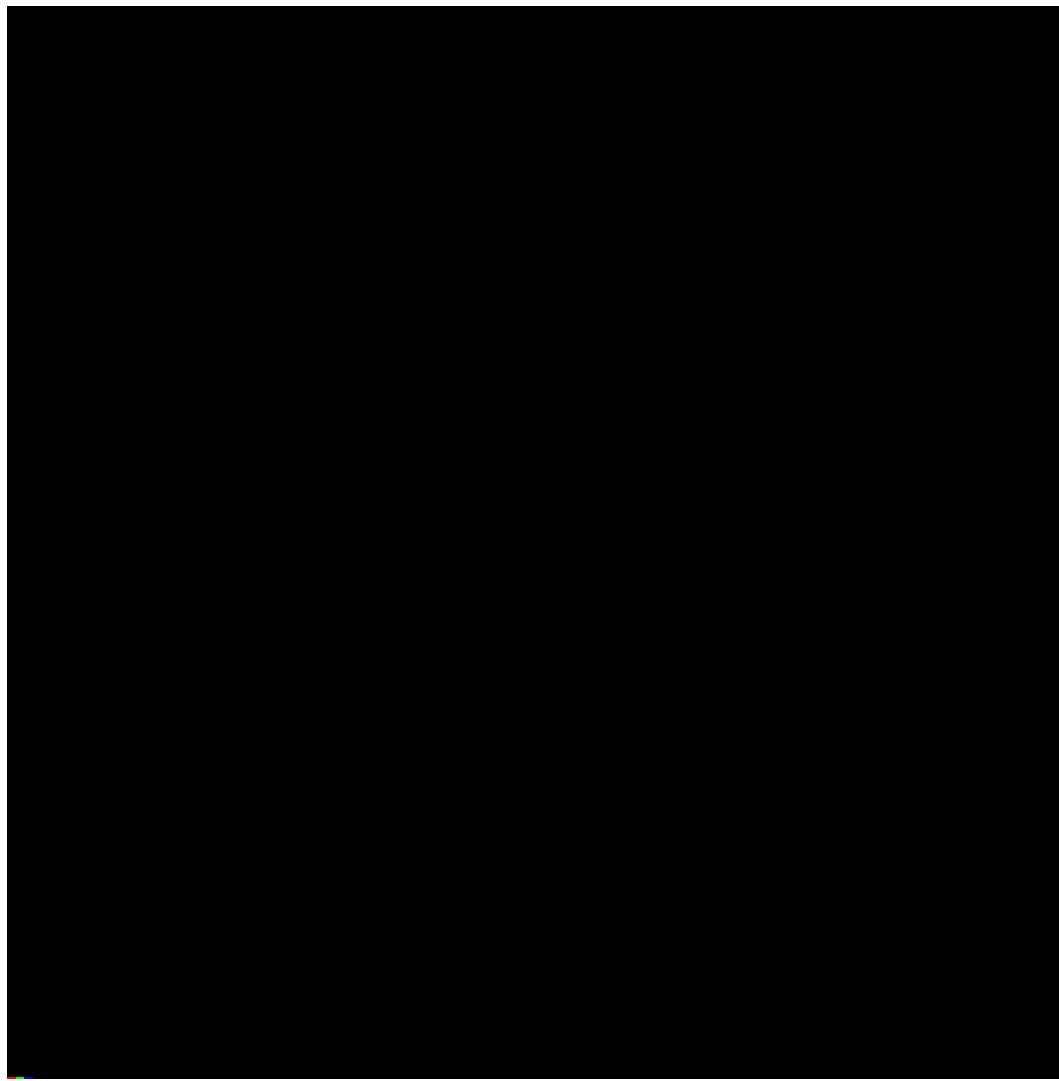
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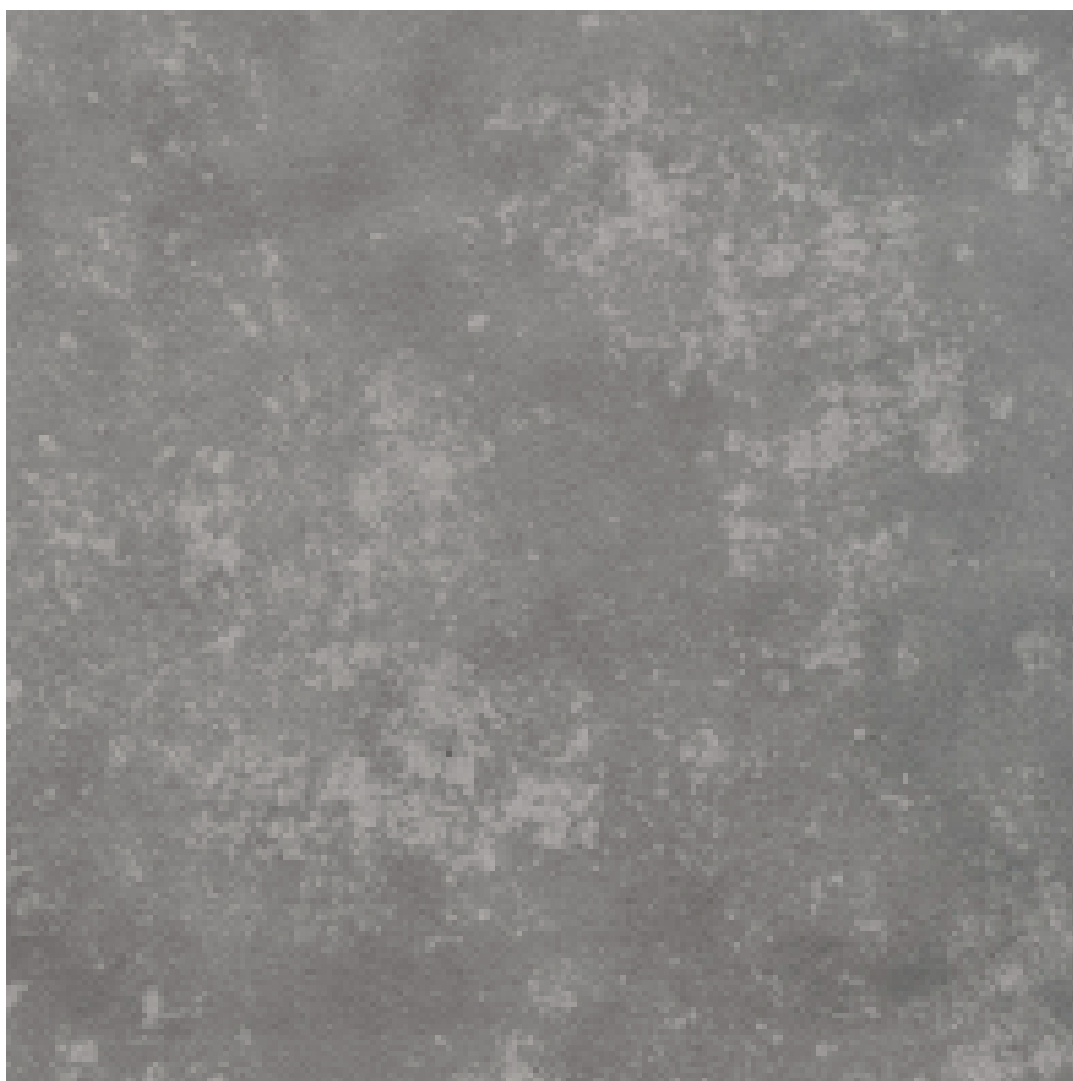
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METAL ACCENT



FIBER CEMENT PANEL



BRICK



RESIDENTIAL



RETAIL



RESIDENTIAL

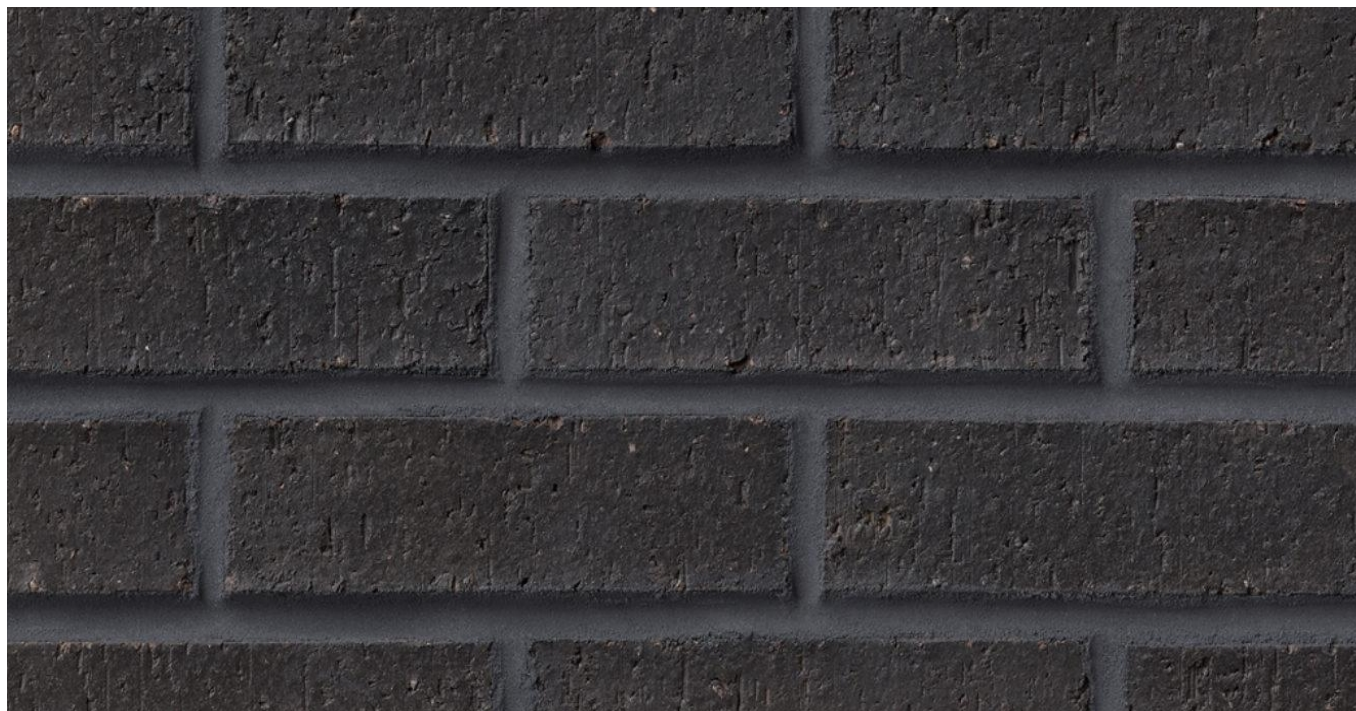
BOX RIB METAL PANEL



WINDOW STYLE



HOTEL



HOTEL

LEGEND

TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	YKK 45 FS
BR-1	BRICK VENEER - RESIDENTIAL	RED	TBD
BR-2	BRICK VENEER	DARK GRAY	TBD
BR-3	BRICK VENEER	WHITE	TBD
BR-4	BRICK VENEER - HOTEL	RED	TBD
BR-5	BRICK VENEER - HOTEL	DARK GRAY	TBD
CL-1	FIBER CEMENT LAP SIDING	DARK GREY	ALLURA
CP-1	FIBER CEMENT PANEL	BLACK FOX	ALLURA
CP-2	FIBER CEMENT PANEL	GRAY	ALLURA
CP-3	FIBER CEMENT PANEL - HOTEL	GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	PAC-CLAD
MP-1	CORRUGATED WALL PANEL	HR-36 ZINC GREY	AEP SPAN
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MR-2	42" STEEL MESH RAILING	BLACK	TBD
SL-1	PAINTED STEEL LINTEL	BLACK	TBD

KEY PLAN



1 WEST ELEVATION-WARDLAW STREET
SCALE: 1/16" = 1'-0"

LEGEND

TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	YKK 45 FS
BR-1	BRICK VENEER - RESIDENTIAL	RED	TBD
BR-2	BRICK VENEER	DARK GRAY	TBD
BR-3	BRICK VENEER	WHITE	TBD
BR-4	BRICK VENEER - HOTEL	RED	TBD
BR-5	BRICK VENEER - HOTEL	DARK GRAY	TBD
CL-1	FIBER CEMENT LAP SIDING	DARK GREY	ALLURA
CP-1	FIBER CEMENT PANEL	BLACK FOX	ALLURA
CP-2	FIBER CEMENT PANEL	GRAY	ALLURA
CP-3	FIBER CEMENT PANEL - HOTEL	GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	PAC-CLAD
MP-1	CORRUGATED WALL PANEL	HR-36 ZINC GREY	AEP SPAN
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MR-2	42" STEEL MESH RAILING	BLACK	TBD
SL-1	PAINTED STEEL LINTEL	BLACK	TBD

KEY PLAN



1 NORTH ELEVATION-RHETT STREET
SCALE: 1/16" = 1'-0"

LEGEND

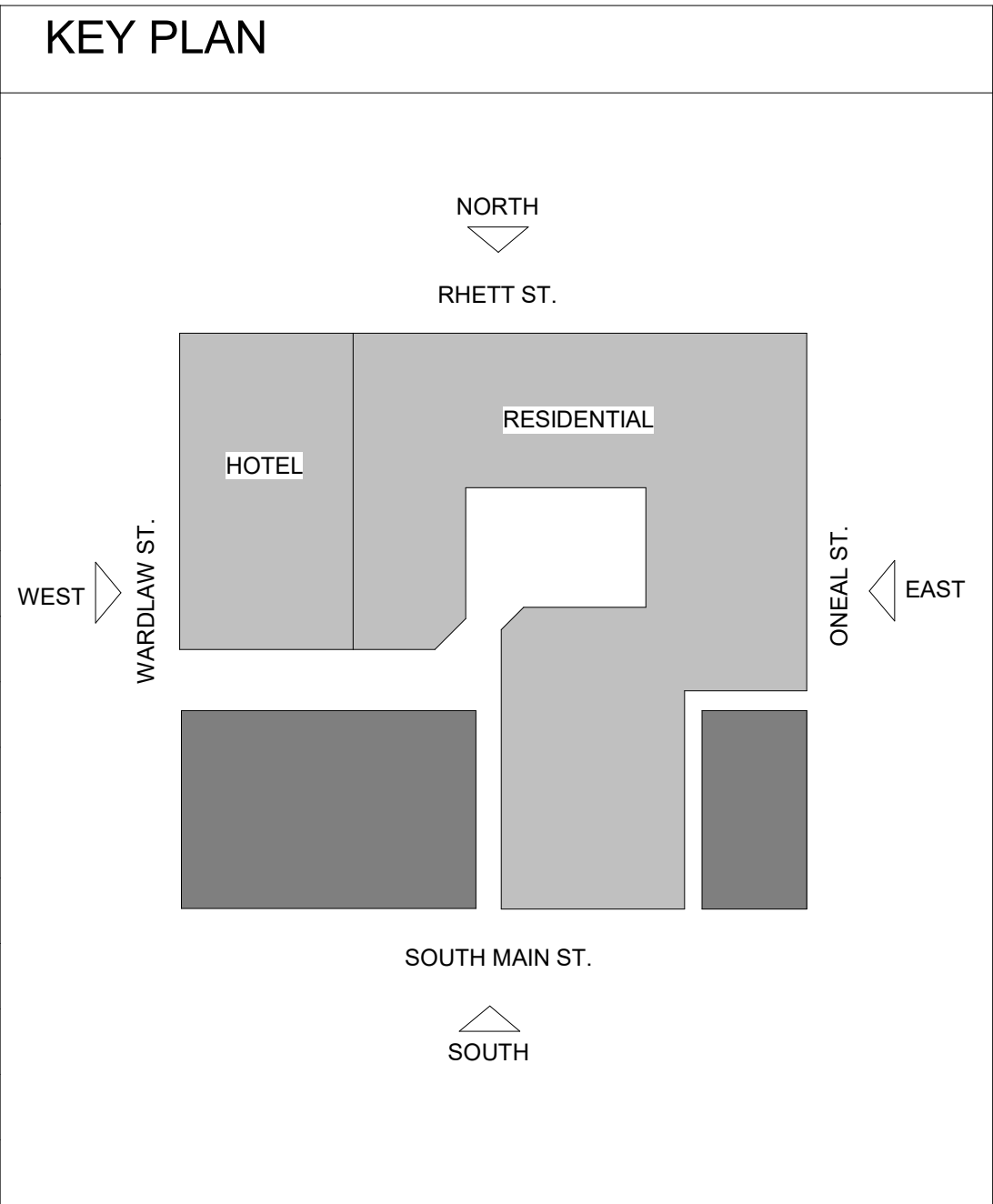
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AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	YKK 45 FS
BR-1	BRICK VENEER - RESIDENTIAL	RED	TBD
BR-2	BRICK VENEER	DARK GRAY	TBD
BR-3	BRICK VENEER	WHITE	TBD
BR-4	BRICK VENEER - HOTEL	RED	TBD
BR-5	BRICK VENEER - HOTEL	DARK GRAY	TBD
CL-1	FIBER CEMENT LAP SIDING	DARK GREY	ALLURA
CP-1	FIBER CEMENT PANEL	BLACK FOX	ALLURA
CP-2	FIBER CEMENT PANEL	GRAY	ALLURA
CP-3	FIBER CEMENT PANEL - HOTEL	GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	PAC-CLAD
MP-1	CORRUGATED WALL PANEL	HR-36 ZINC GREY	AEP SPAN
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MR-2	42" STEEL MESH RAILING	BLACK	TBD
SL-1	PAINTED STEEL LINTEL	BLACK	TBD

KEY PLAN

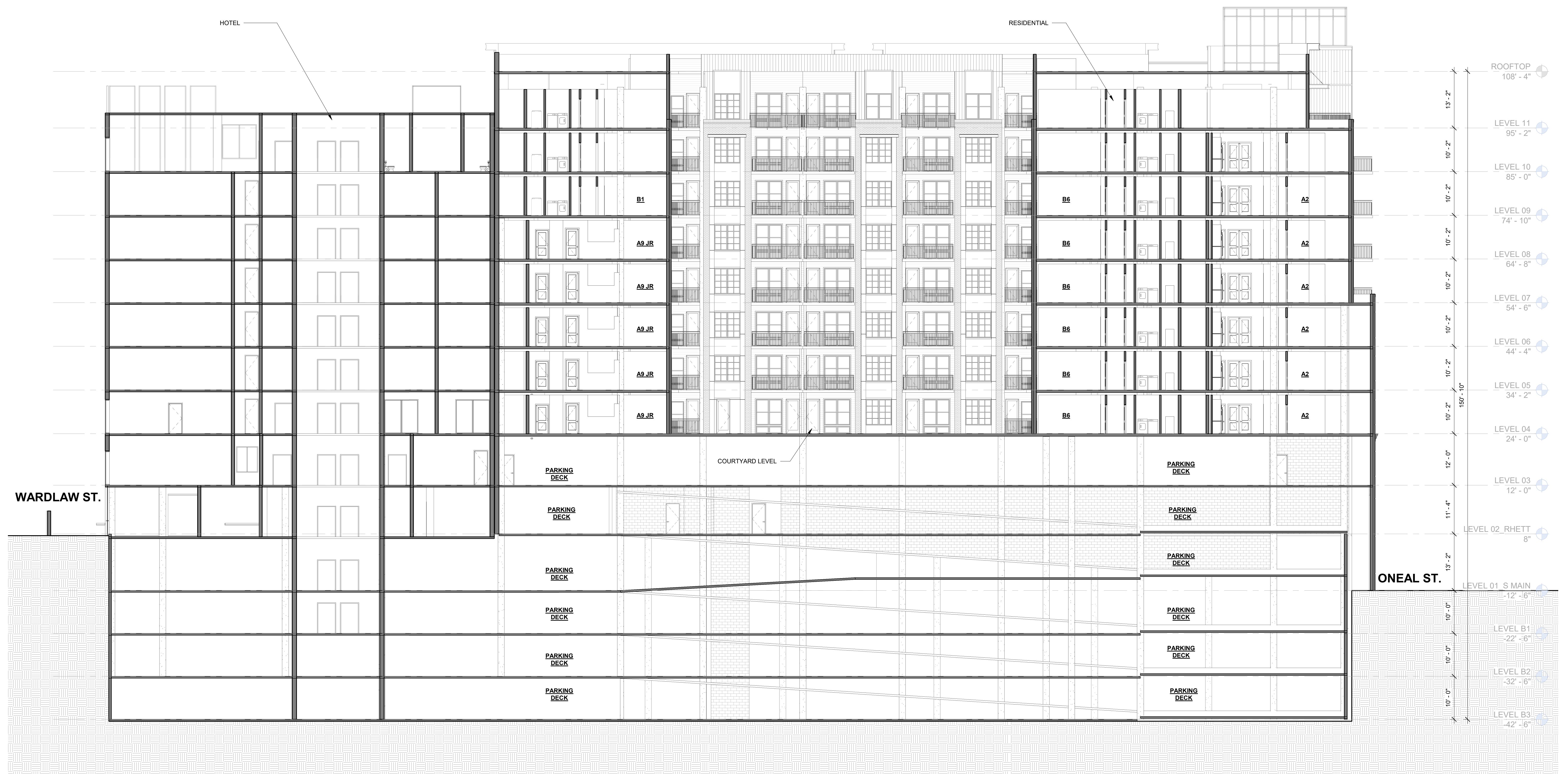


1 SOUTH ELEVATION-SOUTH MAIN STREET
SCALE: 1/16" = 1'-0"

LEGEND							
TAG	DESCRIPTION	COLOR	MANUFACTURER	TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD	VT-1	TOILET / DRYER EXHAUST VENT	MATCH ADJACENT	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	YKK 45 FS	VW-1	VINYL WINDOW	BLACK	VIVINTECH 2100
BR-1	BRICK VENEER - RESIDENTIAL	RED	TBD	WS-1	PAINTED 4" WOOD SLAT	BLACK	TBD
BR-2	BRICK VENEER	DARK GRAY	TBD				
BR-3	BRICK VENEER	WHITE	TBD				
BR-4	BRICK VENEER - HOTEL	RED	TBD				
BR-5	BRICK VENEER - HOTEL	DARK GRAY	TBD				
CL-1	FIBER CEMENT LAP SIDING	DARK GREY	ALLURA				
CP-1	FIBER CEMENT PANEL	BLACK FOX	ALLURA				
CP-2	FIBER CEMENT PANEL	GRAY	ALLURA				
CP-3	FIBER CEMENT PANEL - HOTEL	GRAY	TBD				
MC-1	METAL COPING	PREFINISHED-BLACK	PAC-CLAD				
MP-1	CORRUGATED WALL PANEL	HR-36 ZINC GREY	AEP SPAN				
MR-1	42" STEEL PICKET RAILING	BLACK	TBD				
MR-2	42" STEEL MESH RAILING	BLACK	TBD				
SL-1	PAINTED STEEL LINTEL	BLACK	TBD				



1 EAST ELEVATION, ONEAL STREET
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION (EAST-WEST)
SCALE: 3/32" = 1'-0"



1 ONEAL ST. & RHETT ST.
NOT TO SCALE



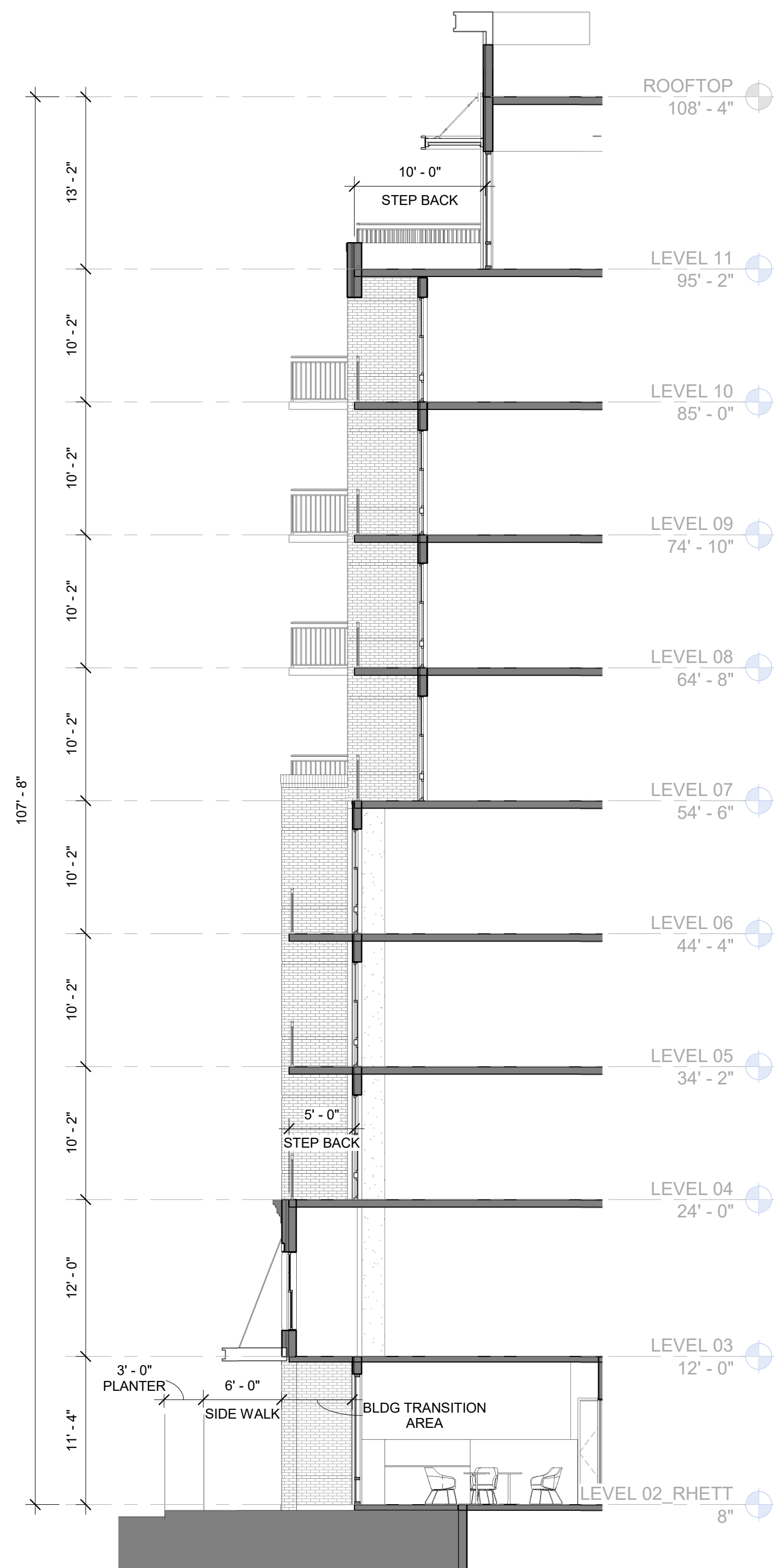
2 S. MAIN ST. & ONEAL ST.
NOT TO SCALE



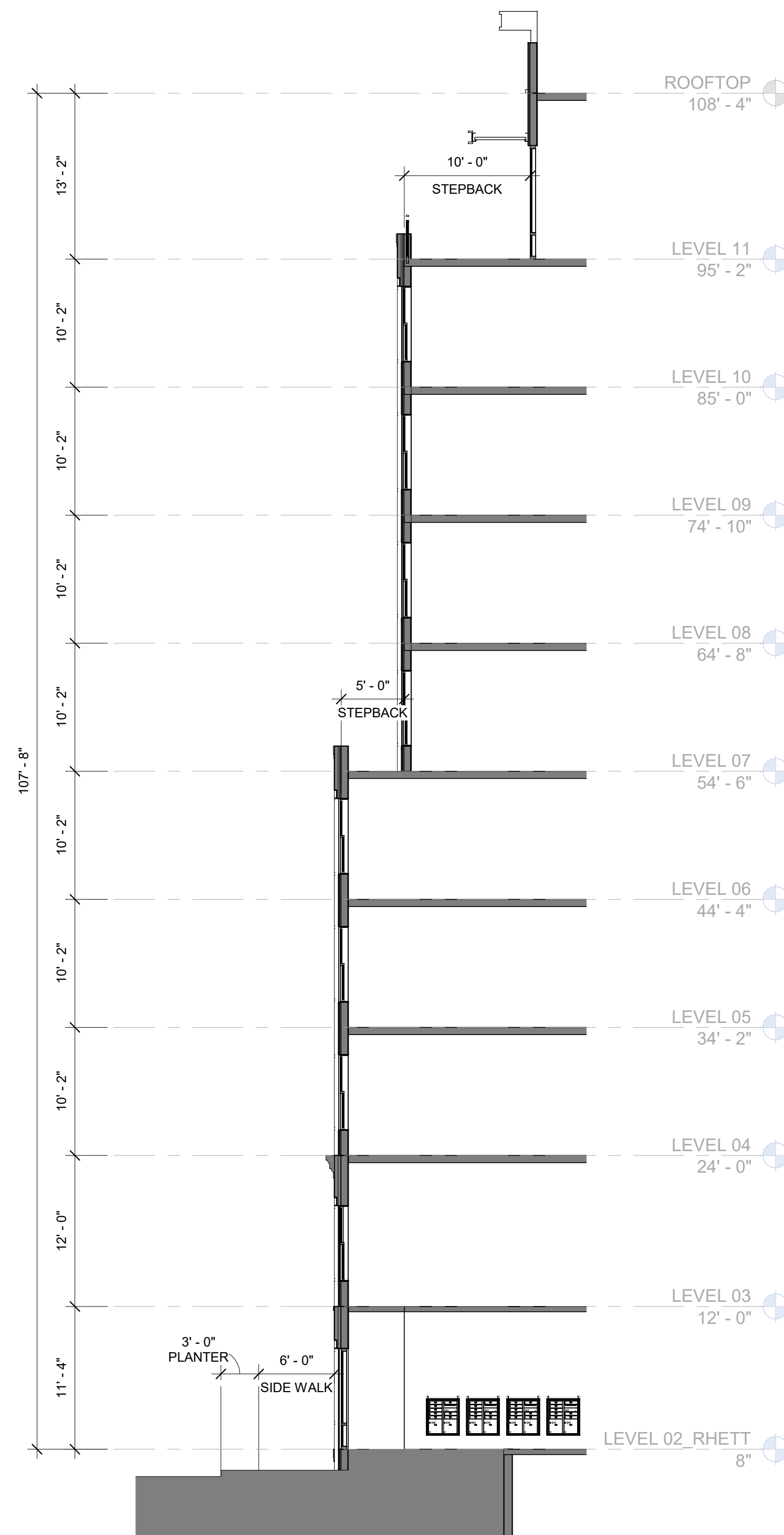
3 RHETT ST. & WARDLAW ST.
NOT TO SCALE



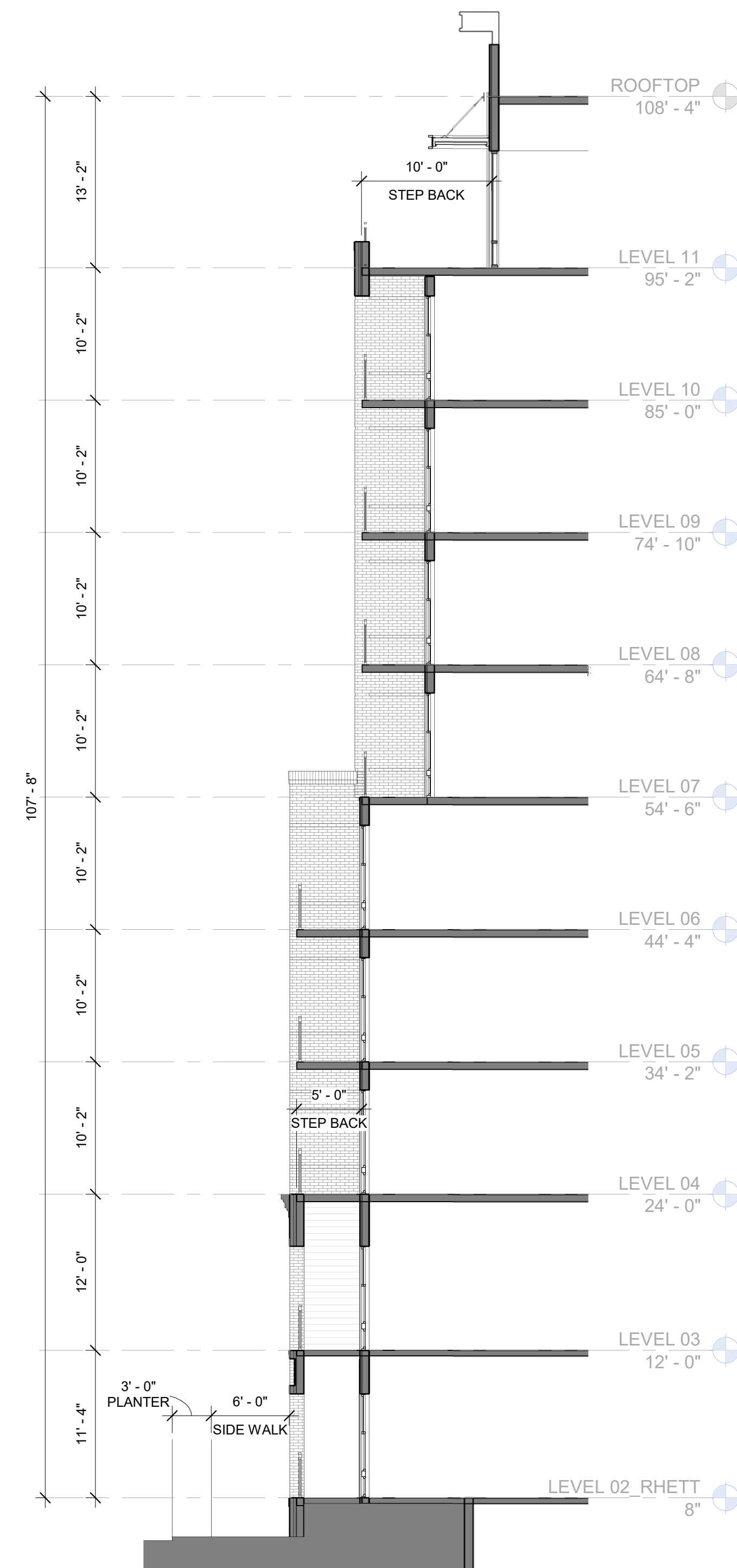
4 WARDLAW ST. & S. MAIN ST.
NOT TO SCALE



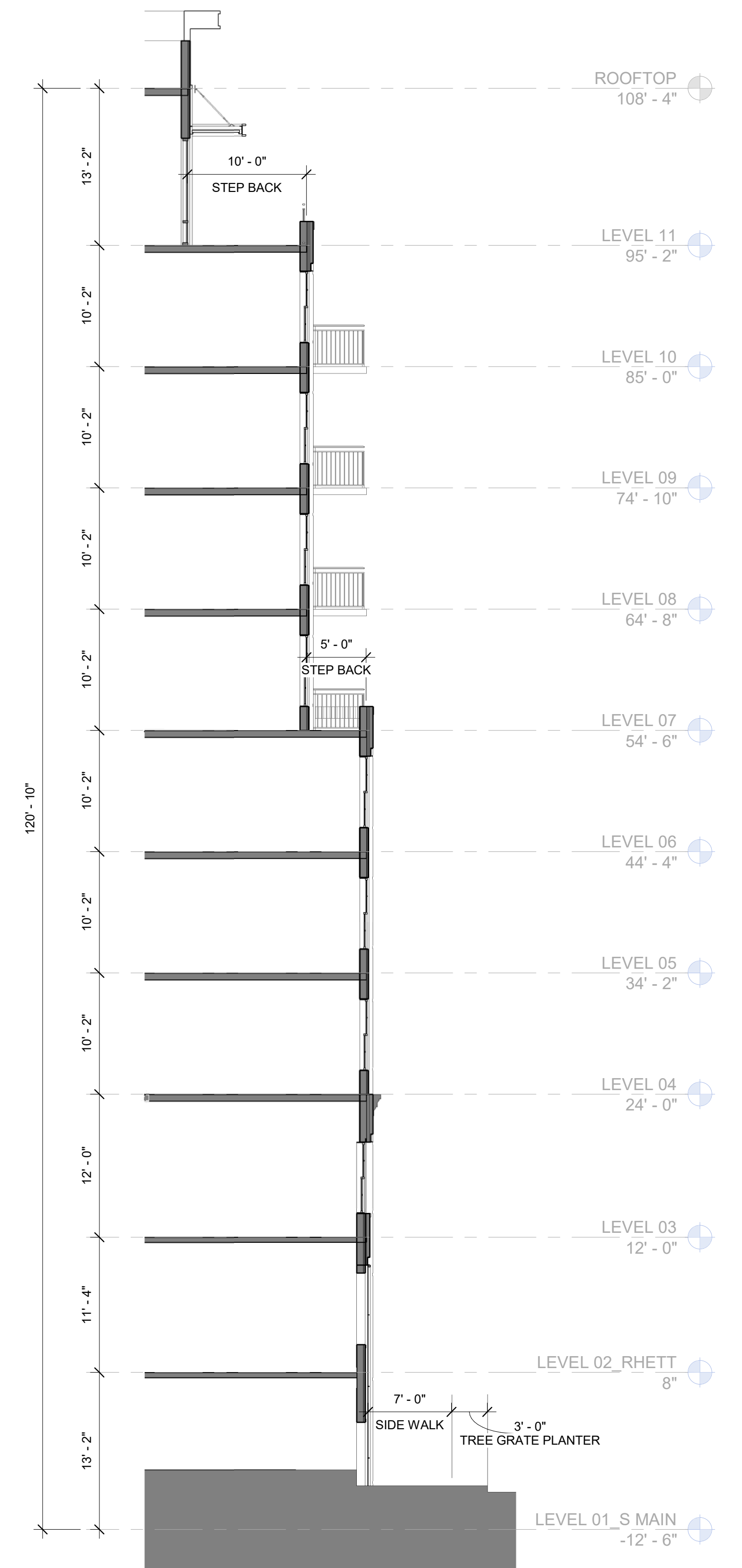
1 WAL SECTION THROUGH LEASING OFFICE ON RHETT ST.
SCALE: 1/8" = 1'-0"



2 WALL SECTION THROUGH COWORKING ON RHETT ST.
SCALE: 1/8" = 1'-0"

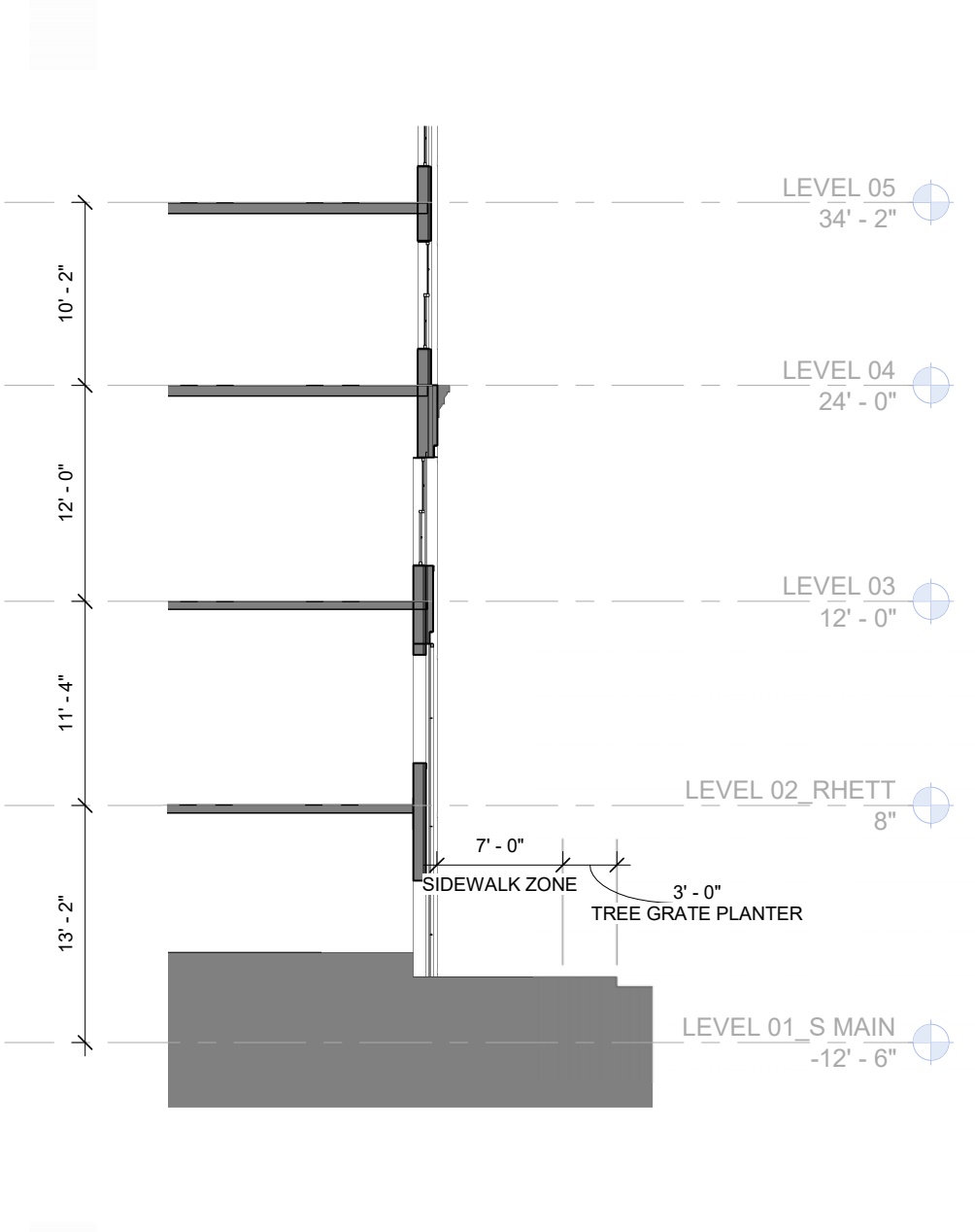


3 WALL SECTION THROUGH PORCH ON RHETT ST.
SCALE: 1/8" = 1'-0"

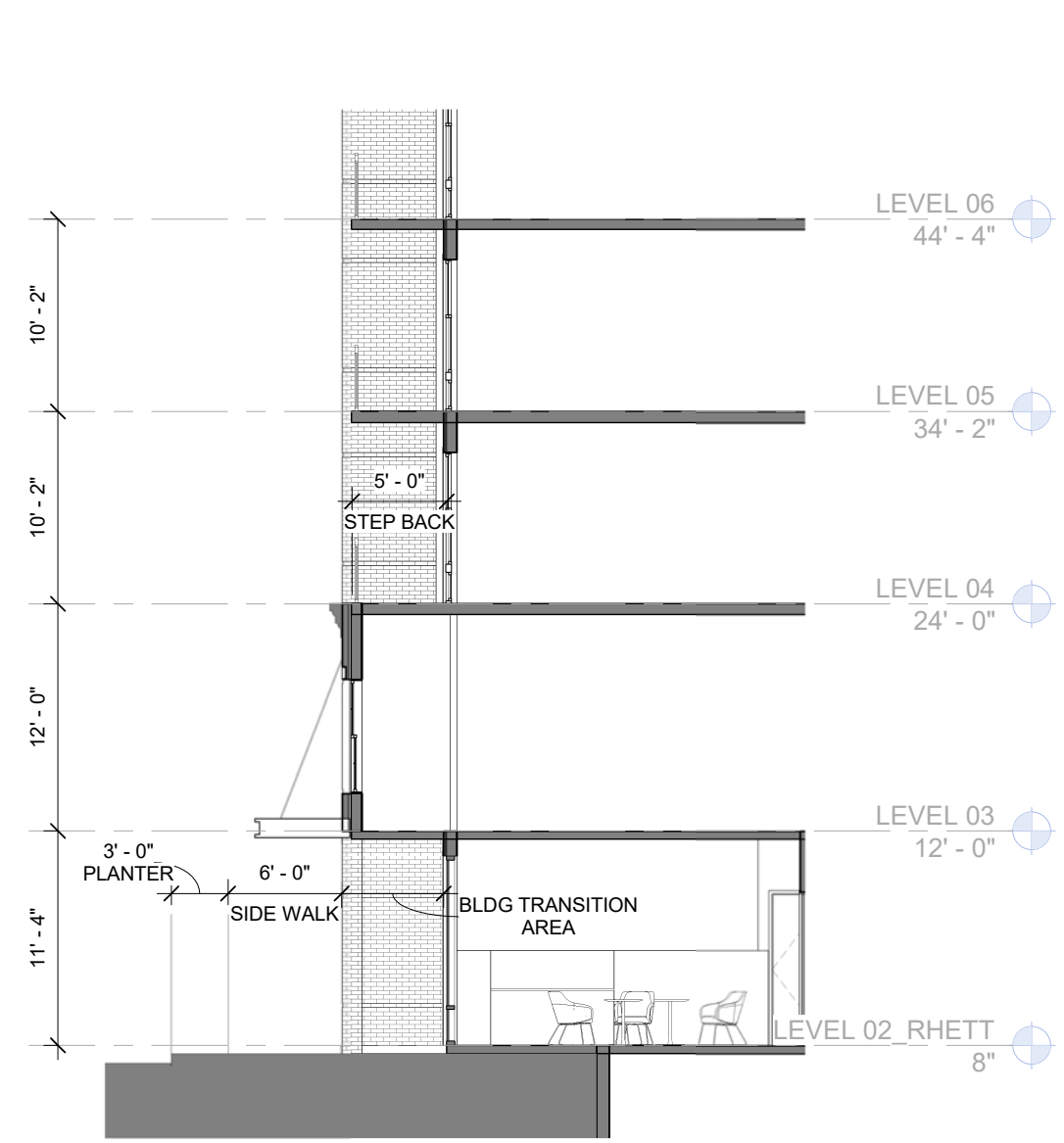


4 WALL SECTION ON ONEAL ST.
SCALE: 1/8" = 1'-0"

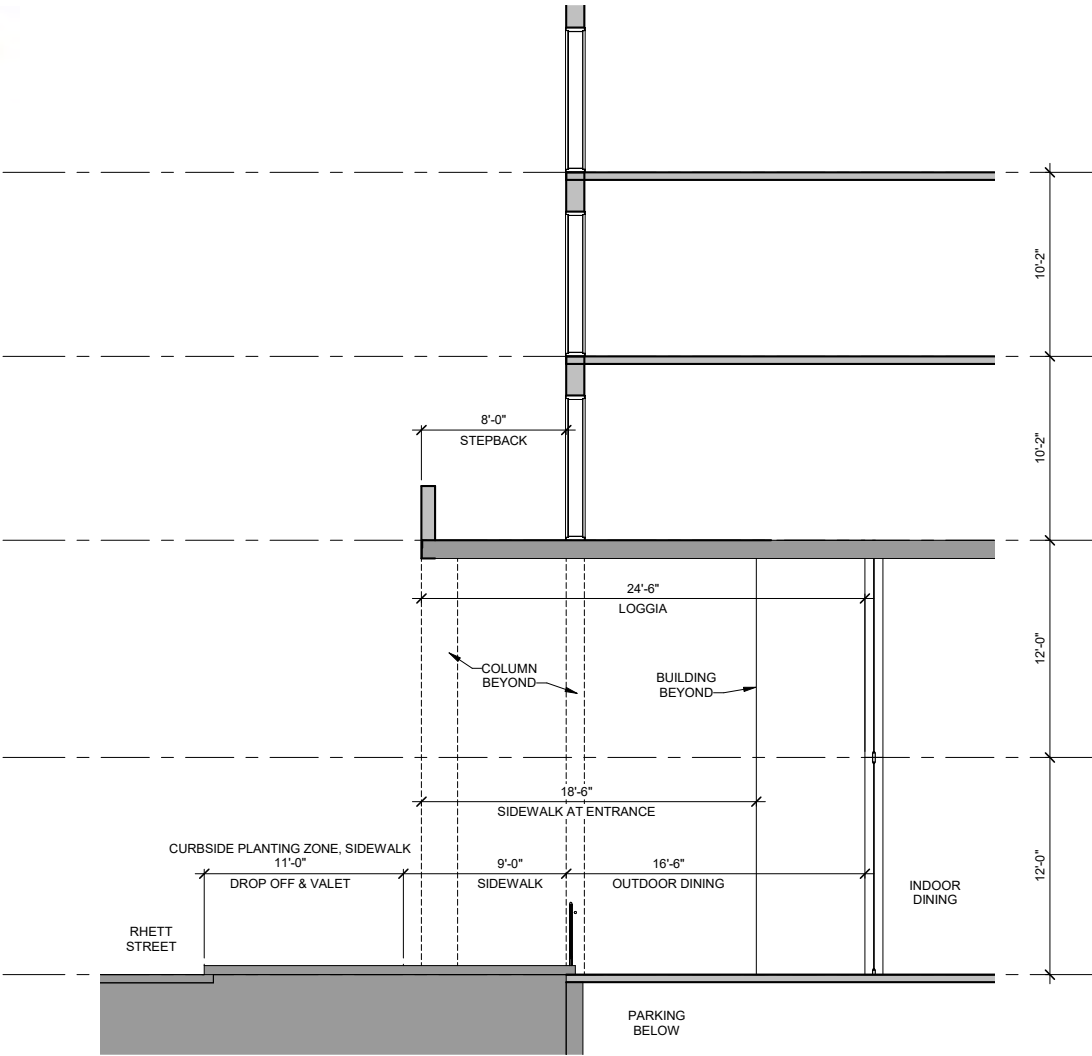
PEDESTRIAN REALM



PEDESTRIAN REALM



PEDESTRIAN REALM



PEDESTRIAN REALM

