

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

March 2nd, 2023

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, March 2nd, 2023 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 – January 25th Joint Code Workshop and February 2nd, 2023 Regular Meeting
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda

7. Conflict of Interest Statement

8. OLD BUSINESS

A. CA 22-837

Application by ADAM PETERS for a CERTIFICATE OF APPROPRIATENESS for a NEW MULTI-FAMILY DEVELOPMENT at 141 WESTFIELD STREET AND 375 WEST BROAD STREET (TM# 0057000100700, 0057000100101)

Documents:

[22-0837 AGENDA POSTING_141 WESTFIELD ST AND 375 W BROAD ST_REVISIED MARCH.PDF](#)

--

9. NEW BUSINESS

A. NONE

10. Advice and Comment (Not a Public Hearing)

A. NONE

11. Informal Review (Not a Public Hearing)

A. MD-23-99

Application by Paul Talbert for a MULTI-FAMILY DEVELOPMENT on approximately 2.835 acres located at 450 EAST PARK AVENUE for 32 units. ("Creekview Townes")

(TM# 0039020200600)

12. Other Business (Not a Public Hearing)

A. Nominations and Voting on Chair and Vice Chair

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/drj>. 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
February 13, 2023**
for the March 2, 2023 Public Hearing

Docket Number: CA 22-837
Applicant: Adam Peters, Red Fox Development Company
Property Owner: Westfield Propco, LLC
Property Location: 141 Westfield St, 375 W. Broad St.
Tax Map Number: 0057000100700, 0057000100101
Zoning: C-4, Central Business District
Proposal: **New Multifamily 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 153-unit seven story apartment building and podium parking structure. The development features an elevated pool deck along Westfield Street and two semi-public plazas along Broad Street.

Staff Analysis:

Overview

The project is located at the edge of the C-4 district and borders the Unity Park Neighborhood district and Southernside Neighborhood. The site is bounded by Westfield Street and Broad Street, with WN Watson Automotive to the east, and the District West apartments to the south. Four single-story structures of no-historic significance currently exist on the site and are proposed to be demolished with this application.

The proposed multifamily building is seven stories with a 26-foot step-back on the seventh floor facing the corner of Westfield and Broad Streets. The building transitions to six stories over a two-story podium parking structure as the grade drops moving south along Westfield Street. The parking garage can be accessed from both Broad and Westfield Streets.

PUB 1 Block Pattern

The project conforms with the recommended block pattern, and all service drives and garage access points are located to avoid pedestrian conflicts to the maximum extent practical. Per

CA 22-837
141 Westfield Street

PUB 1.9, smaller curb radii should be utilized to match existing urban intersections within the immediate context.

PUB 2 Pedestrian Realm

The site plan provided indicates a 5-foot planting zone along the entire development, a 6-foot sidewalk along Westfield Street and an 8-foot sidewalk along Broad Street, with building transition zones wavering between three feet and twenty feet because of the saw-tooth pattern of the building. While the transition zone exceeds the 4-foot minimum requirement in some areas, other conditions push sharp 90-degree corners directly up to the corners, creating overly shaded and potentially unsafe areas. Staff recommends refinement of the planting plan and interior/exterior lighting elements to mitigate potentially uncomfortable / unsafe areas around these pinch points.



PUB 3 Sidewalk Zone

Per PUB 3, curb lawns and continuous sidewalks connecting to all existing adjacent sidewalks have been provided. All sidewalks must be ADA compliant, per PUB 3.5. Plans and sections provided for Broad Street indicate understory street trees in 3-foot tree wells surrounded by hardscaping. **To ensure viability of these trees in this hardscape area staff recommends installation of engineered soil, silva cells (or similar), and permeable paving to ensure healthy root growth and tree stabilization.**



PUB 4 Street Furnishing Zone

As a grade retention method seat walls and benches have been incorporated into small retaining walls bordering the outdoor seating area. Retaining these areas as active seating for residents is encouraged, as is the incorporation of outdoor furnishings in the plaza as depicted in the plans.

PUB 5 Planting Zone

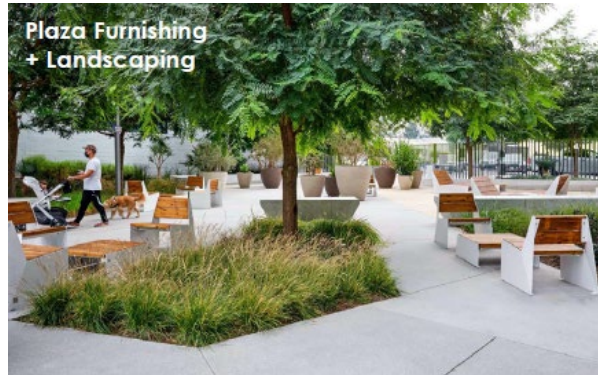
While a conceptual landscape plan was included with the submittal, staff notes that actual plant selections may be subject to change with design maturation. Plans and renderings provided indicate generally acceptable planting schemes. Full compliance with PUB 5 will be verified at the time of site permit.

PUB 6 Building Transition Zone

Movable furnishings are provided for flexibility, per PUB 6.6. A variety of furnishings are depicted within all pedestrian areas. Staff would encourage the applicant to work with staff to determine favored furnishings that are durable, aesthetic, and functional.

PUB 7 Alleys and Pedestrian Cut-Throughs

The project incorporates a fire lane / service access area placed out of typical vehicular travel areas and away from all street frontages. Staff notes that adequate lighting should be provided for safety along this service drive. Consideration should also be given to permeable pavement systems in alleys to promote stormwater infiltration.



PUB 8 Publicly Accessible Parks and Plazas

A publicly accessible plaza and terrace are provided at the primary building entrance along Broad Street. Per PUB 8, the plaza is at the same elevation as the streetscape and populated with vegetation to provide visual interest and shade. Staff recommends that any additional shade furnishings, umbrellas, or canopies be in keeping with the established architectural character.

PUB 9 Lighting

Continuous pedestrian area lighting has been indicated in conformance with PUB 9.

PUB 10 Walls, Fencing, and Screening

Site walls have been designed to comfortably incorporate seating, and are complementary of the architectural character of the building.

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

The proposed building is generally in alignment with Westfield Street, and appropriately addresses Broad Street. The primary entrance, lounge, and mail room are all located for high visibility at the most prominent corner of the site.

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. Given the project's surrounding context, staff finds the building's mass to generally conform to this requirement.



Per PRI 2.3, new construction should maintain the historic scale of no more than 5 stories at the street wall, or a maximum of 50 feet.

- *Primary Building Corner at Broad:* The proposed development is seven stories at the primary building corner. On the façade facing Broad there is a 14-foot step-back above part of the second story. There is also a 26-foot stepback above the 6th floor facing Broad.
- *Downtown Facing Façade:* Given the site geometry and building orientation, the east side of the building is set back from Broad Street behind WN Watson and does not qualify as a street wall.
- *Westfield Facing Façade:* Along Westfield Street near Broad Street the building is seven stories and transitions to six stories over two stories of podium parking as the grade drops moving south. An indentation servicing the pool faces Westfield above the first floor. Staff finds that the elevated pool deck helps to break up the building's mass and achieves the desired step-back for the middle portion of the building. Staff recommends further study of the remaining portions of the Westfield façade to achieve the recommended step-back above the fifth floor. If a physical stepback is not possible, staff finds that enough contrast exists between materials above the fifth floor to indicate an appearance of a stepback.

The applicant has provided variation in parapet heights in accordance with PRI 2.7.

PRI 3 Entry

The primary entrance proposed along Broad Street is well-defined, pedestrian-oriented, and accessible; however, several other entrances are shown into the lounge and mail room on the ground floor that are not pronounced or articulated from the rest of the façade, per PRI 3.5. Staff recommends the addition of canopies or overhangs similar in material to the primary building entrance to distinguish these locations as points of entry, per PRI 3.3.



PRI 4 Activated Ground Floor

Per PRI 4.1, the proposed design generally maximizes the transparency of the ground floor to the street level to allow views of the use and activity within the building at the primary corner and most street-facing facades.

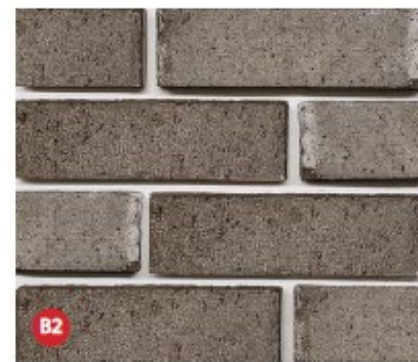
A section of podium parking also directly abuts Westfield Street, limiting the activation at the ground floor for approximately 210 feet. See PRI 10 for further analysis of the ground-floor parking structure along Westfield Street.

PRI 5 Articulation

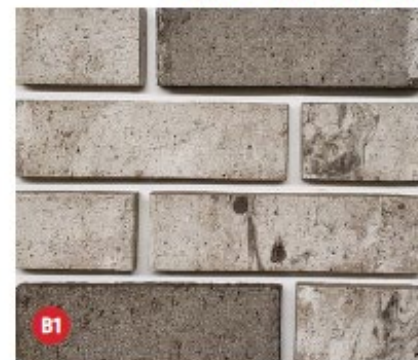
Per PRI 5, staff finds that the building has generally been designed to avoid large, monotonous facades on three of the four sides through the incorporation of horizontal and vertical articulation and changes in material, and the application of balconies. The two-story massing and incorporation of full-height windows at the primary building corner serves to accentuate the corner's unique location. PRI 5.4 states that a design must have a proper balance of articulation, and that a lack of variety is discouraged. The 260-foot-wide façade facing downtown appeared monotonous in the original design but has been improved to be compliant with PRI 5.4 through increased contrast in materials

PRI 6 Materiality

Staff notes that high quality and durable primary materials are used, including brick, glass, steel, metal panels, and wood decking. Staff will recommend a full-scale mock-up of materials prior to construction for Board approval.



Brick #2: Vanderbilt Dark



Brick #1: Vanderbilt Light

PRI 7 Architectural Lighting

Staff notes that the proposed design incorporates lighting to accent architectural elements such as entries. **Final lighting design will be verified at the time of building permit.**

PRI 8 Private Outdoor Spaces

The proposed private pool deck along the Westfield Street façade provides a break in the mass of the structure while also ensuring separation of private and public space. The proposed landscape, hardscape, and public seating along the wall is effective in preventing a monotonous blank wall, which would detract from the pedestrian experience. Per PRI 8.3, the space complements the design of the building.

PRI 10. Parking Structures

Per PRI 10.1, 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 along Broad Street and a portion of Westfield; however, a portion of the parking structure directly fronts Westfield for approximately 210 feet. PRI 10.1 further states that landscaping or other similar elements should be provided for an active street edge when active building are not possible. The applicant has made efforts to obscure the parking deck and activate the ground level through the application of an exterior stair accessing the pool deck, articulation in the building façade, and substantial plantings along the base of the building.



Neighborhood Meeting:

On November 3, 2022, the Applicant held a Public Meeting at 147 Welborn Street. A summary of the comments received from this meeting are provided in the attachment.

Summary:

Staff recommends approval with the following conditions:

1. Plaza trees shall utilize engineered soil, silva cells (or similar), and permeable paving to ensure long term viability.
2. Canopies and overhangs shall be incorporated above all doors, per PRI 3.3 and as required per the city's multifamily design standards for multifamily developments 19-6.8.9 (C). These canopies and overhangs to be reviewed by two DRB members and staff prior to issuance of the final CA.
3. 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.
4. Applicant shall work with the Arts in Public Places Commission for approval of any public art or mural prior to installation.
5. Applicant shall maintain a safe and designated pedestrian connection along rights-of-way during the construction process.
6. A scaled mock-up of primary exterior materials shall be reviewed and approved by two members of the DRB and staff prior to construction.
7. 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.
8. 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: N/A

Comments:



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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:	Adam Peters - Red Fox	Westfield Prop Co LLC
*Title:	President	Justin Coulter - Principal
*Address:	1794 Lavier Pl NW	300 E 55th St
*State:	Wash DC	New York
*Zip:	20009	10022
*Phone:	703-203-0970	240-997-8749
*Email:	adam.peters@redfoxdc.com	justin.coulter@gordonroadpropco.com

PROPERTY INFORMATION

*STREET ADDRESS 141 Westfield St & 375 W Broad Greenville SC
 *TAX MAP #(S) 005700-01-00700 & 005700-01-00101
 *PRESERVATION DISTRICT/SPECIAL DISTRICT C-4 Central Business District
 *ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☐ CA Neighborhood New ☐ CA Neighborhood Modification (☐ Major/☐ Minor)
☒ CA Urban New ☐ CA Urban Modification (☐ Major/☐ 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) N/A

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

- 153 Unit Apartment building & Podium parking garage

- 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.gov/364/Access-GIS-Data>, 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.

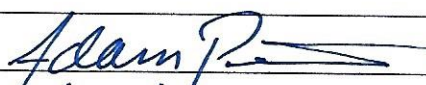
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **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 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, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

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

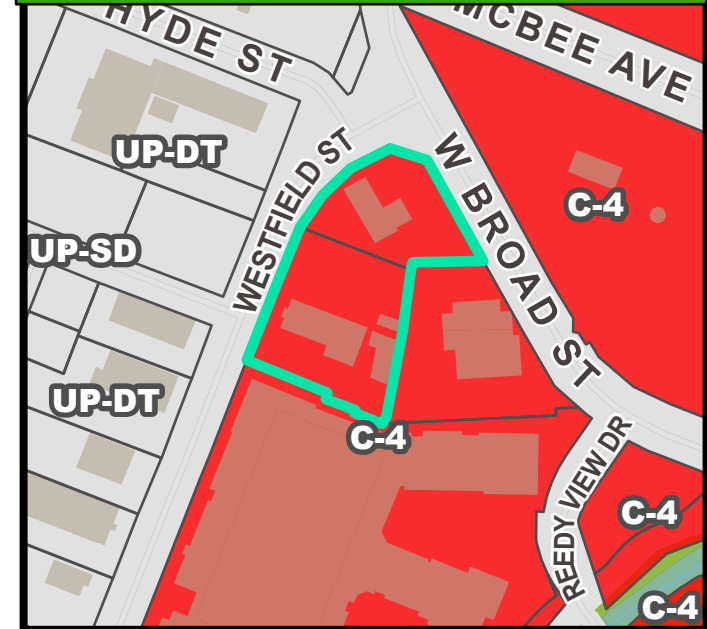
*Signatures	
Applicant	
Date	10/28/22
Property Owner/Authorized Agent	
Date	10/28/22
Public Hearing information	
Public Hearing signs	

CA 22-837 • WESTFIELD AND BROAD

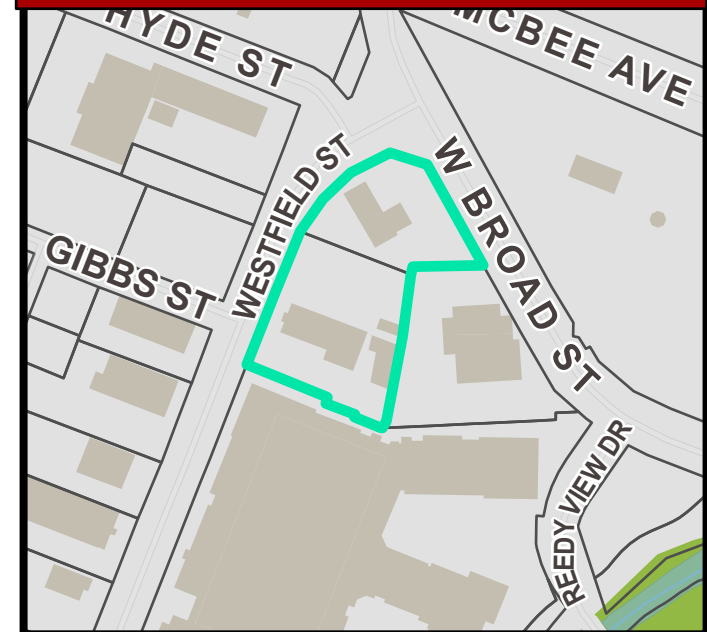
AERIAL VIEW



CURRENT ZONING



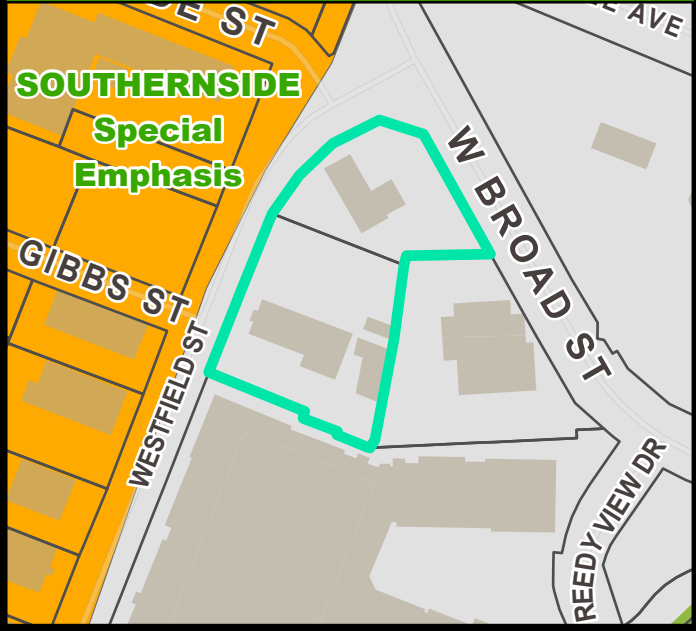
FUTURE LAND USE



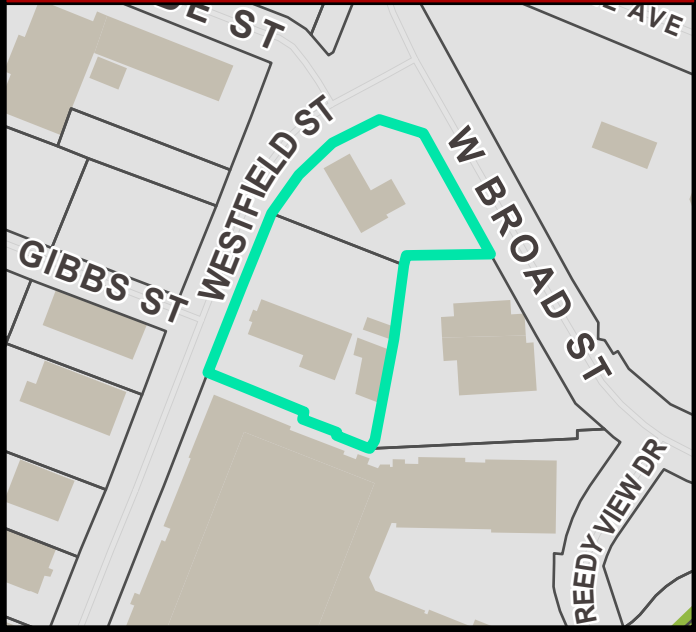
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



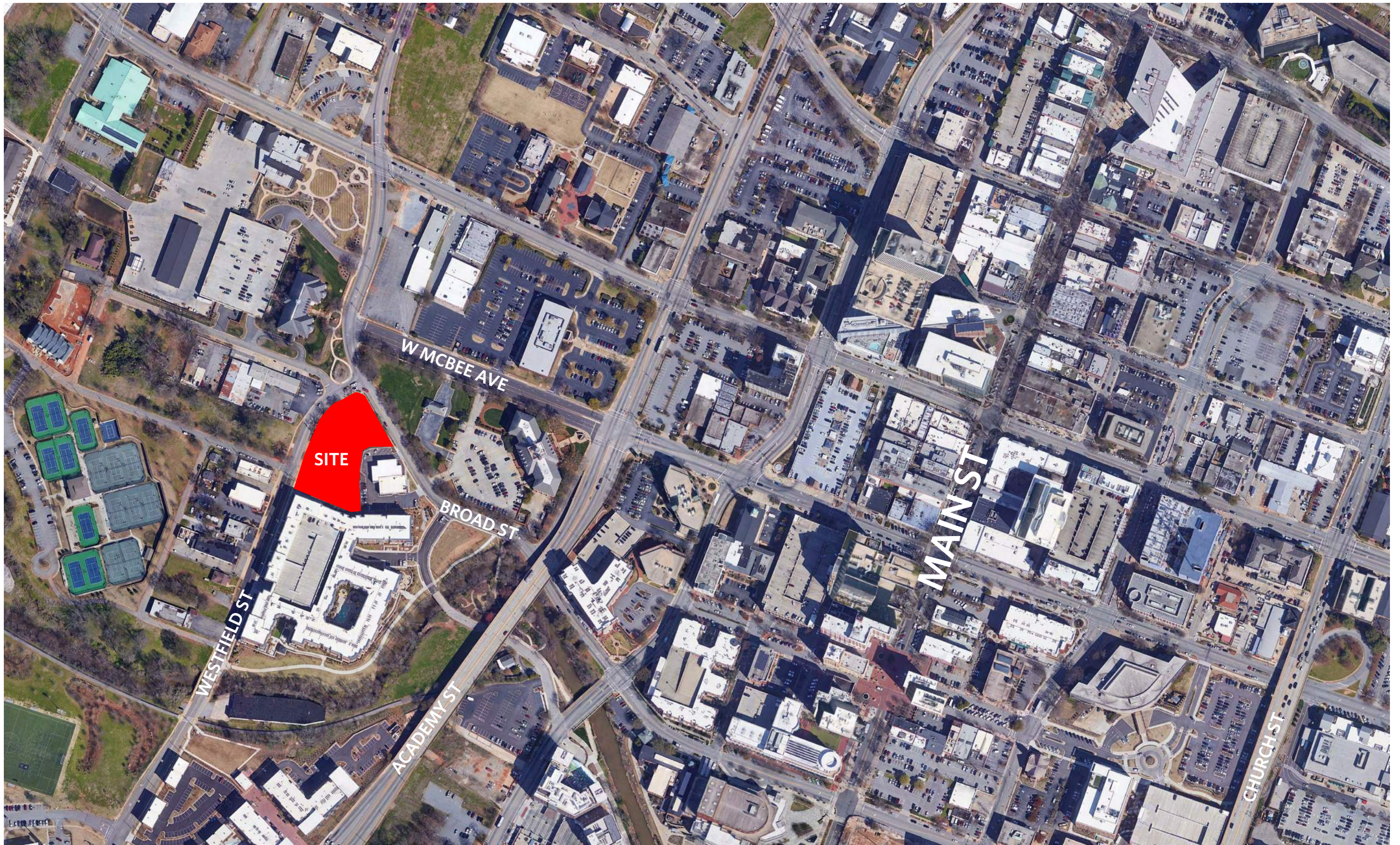


ARCHITECTURAL REVIEW APPLICATION

CITY OF GREENVILLE
DESIGN REVIEW BOARD: URBAN PANEL

Prospect Hill, Greenville, SC
November 28, 2022 - **Revised February 13, 2023**
21039.00

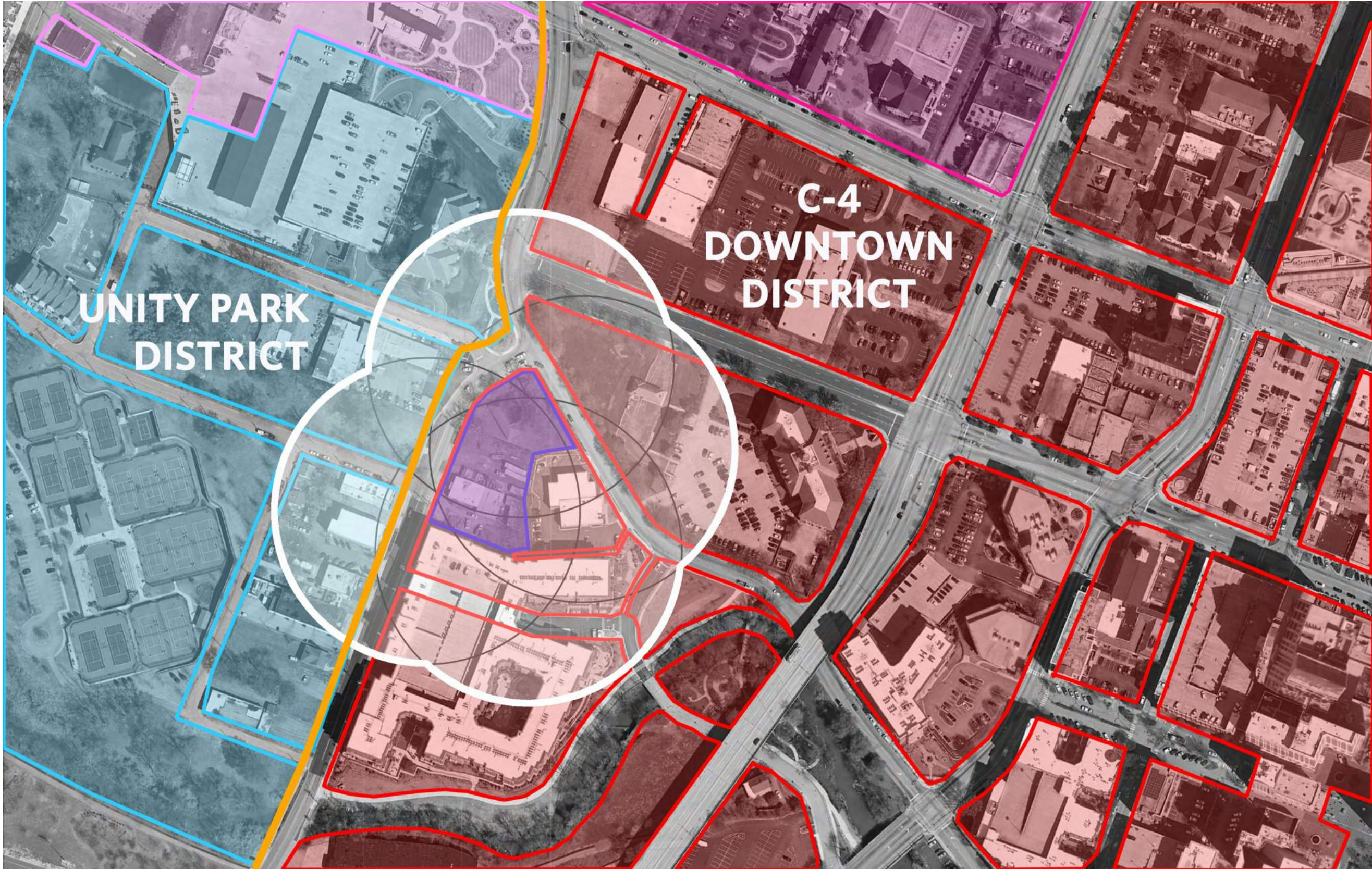




Prospect Hill
Greenville, SC
21039.00

Context | Project Location

Architectural Design Review | February 13, 2023



- Greenline City Limits
- Parcels - only those within City Limit are shown
- C-1, Neighborhood Commercial District
- C-2, Local Commercial District
- C-3, Regional Commercial District
- C-4, Central Business District
- I-1, Industrial District
- OD, Office and Institutional District
- PD, Planned Development District
- R-6, Single Family Residential District
- R-9, Single Family Residential District
- RDV, Redevelopment District
- RM-1, Single- and Multi-Family Residential District
- RM-1.5, Single- and Multi-Family Residential District
- RM-2, Single- and Multi-Family Residential District
- RM-3, Single- and Multi-Family Residential District
- S-1, Service District



Prospect Hill
Greenville, SC
21039.00

Context | Zoning Map - 300' Radius Test
Architectural Design Review | February 13, 2023





DOWNTOWN PRESBYTERIAN CHURCH



FIRST CITIZENS BANK



WATSON TIRE



DISTRICT WEST APARTMENTS



RIVER'S EDGE APARTMENTS



MAYBERRY VILLAGE - UNITY PARK



GREENVILLE WATER



- 1** SINGLE STORY BRICK OFFICE
- 2** SINGLE STORY CONCRETE OFFICE
- 3** SINGLE STORY METAL STORAGE SHED
- 4** SINGLE STORY WOOD SHED



RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Context | Proposed Building Placement

Architectural Design Review | February 13, 2023





BIRDSEYE VIEW FROM WEST



RED FOX
DEVELOPMENT

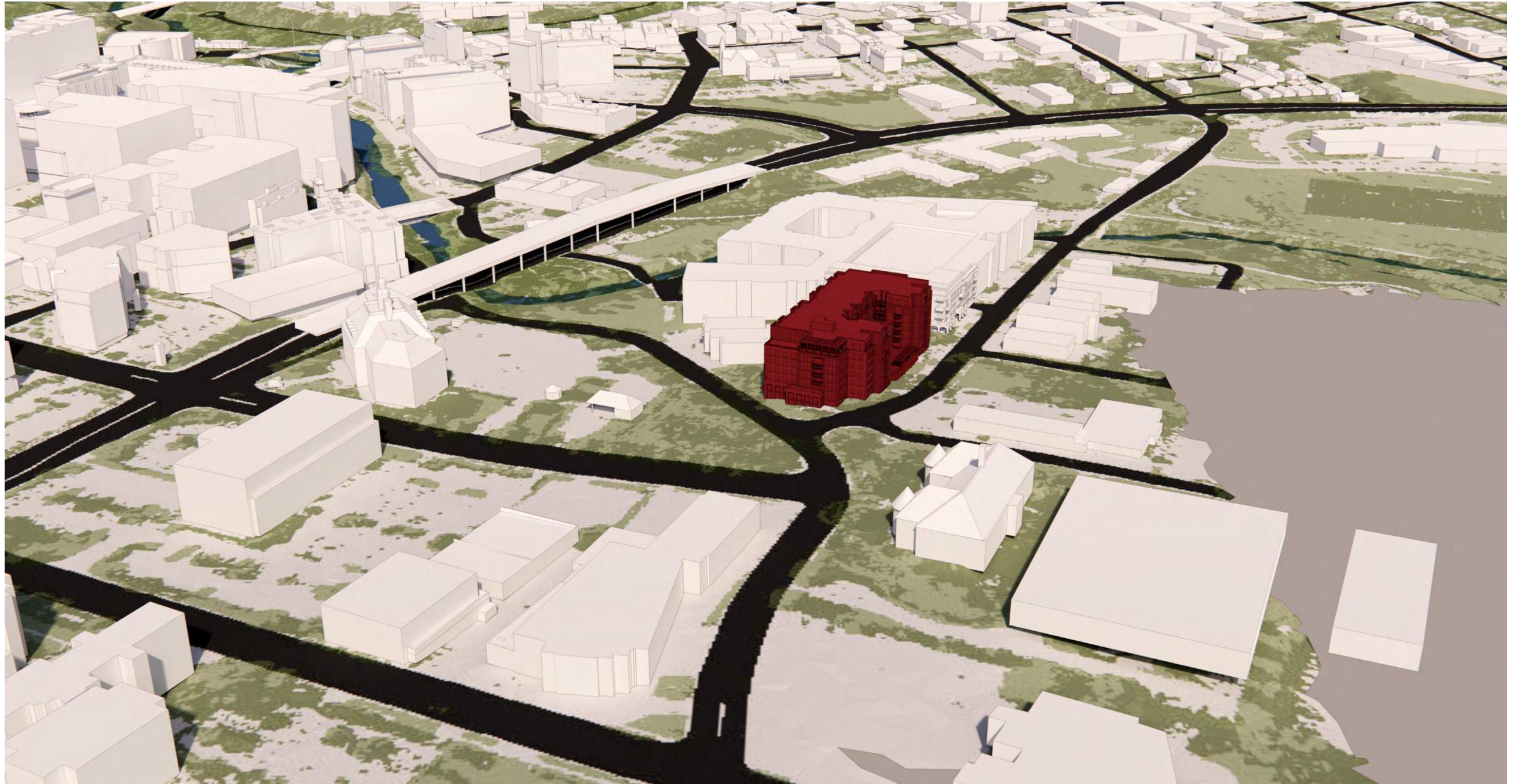


SEAMONWHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Context | Greenville Model
Architectural Design Review | February 13, 2023



BIRDSEYE VIEW FROM NORTH



RED FOX
DEVELOPMENT

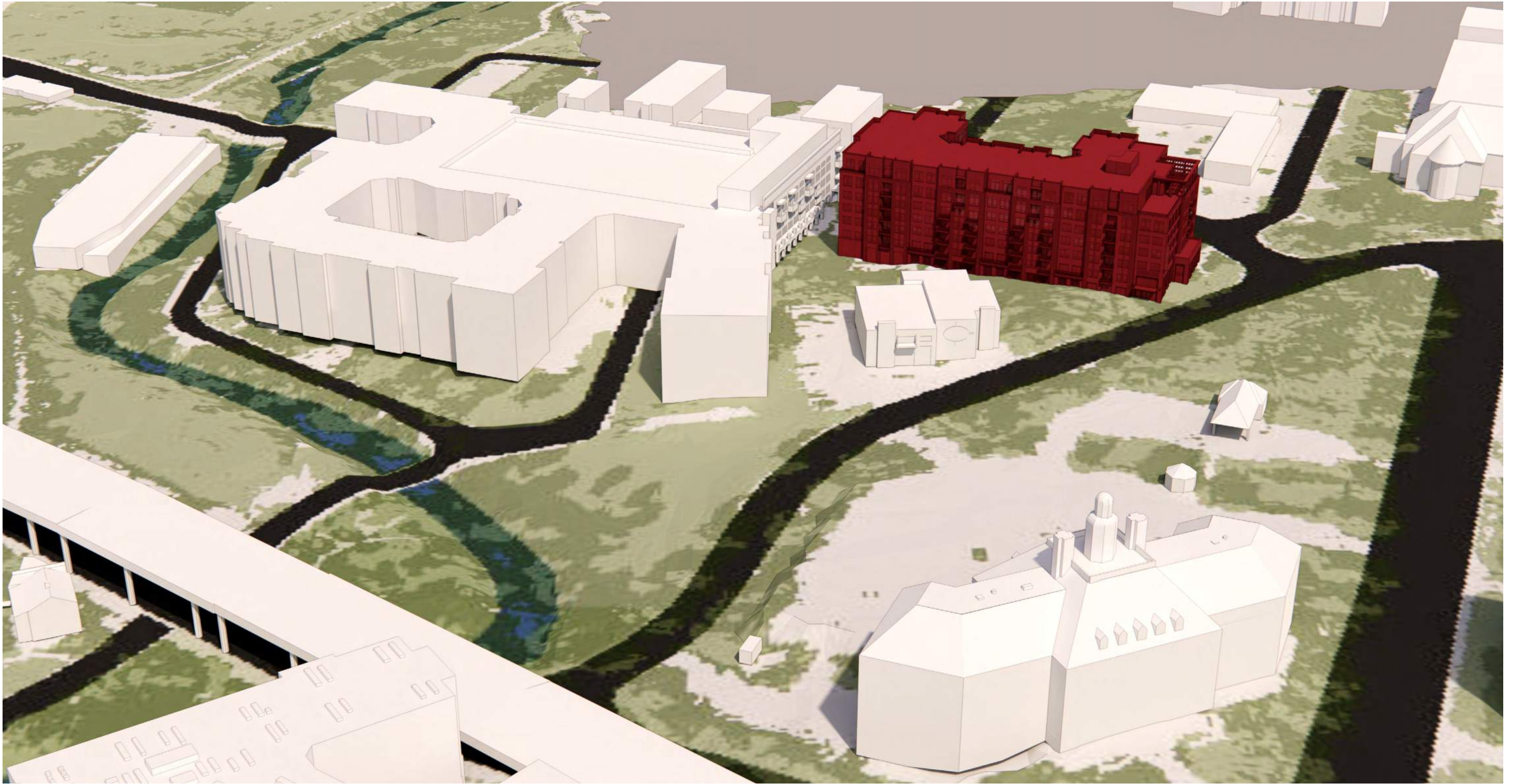


SEAMONWHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Context | Greenville Model
Architectural Design Review | February 13, 2023



BIRDSEYE VIEW FROM EAST



RED FOX
DEVELOPMENT



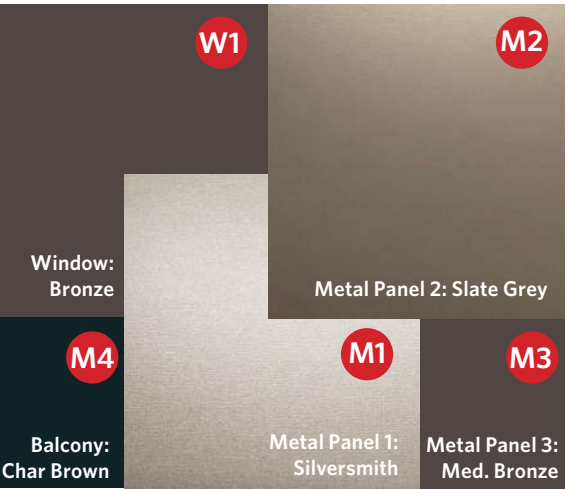
mv+a

Prospect Hill
Greenville, SC
21039.00

Context | Greenville Model
Architectural Design Review | February 13, 2023



- M3: METAL CORNICE & CAP
- M1: METAL PANEL CLADDING
- M2: METAL PANEL CLADDING
- M3: METAL CLAD WINDOW HEADER TYP
- W1: COMPOSITE WINDOW TYP
- M4: PAINTED METAL RAILING
- M3: METAL CAP OVER BRICK BELT COURSE
- B1: BRICK SOLDIER COURSE HEADER
- B1: BRICK VENEER
- W1: COMPOSITE WINDOW TYP
- M4: METAL CLAD BALCONY
- B2: BRICK ROWLOCK SILL
- B2: BRICK VENEER SPANDREL PANEL; SPECIAL PATTERN
- B2: BRICK SOILDER COURSE HEADER
- W1: COMPOSITE SLIDING DOOR TYP
- B2: BRICK VENEER



Brick #2: Vanderbilt Dark



Brick #1: Vanderbilt Light

East Elevation Detail



East Elevation Detail

M4: PAINTED METAL RAILING

M4: METAL CLAD BALCONY

D1: WOOD DECK CLADDING

B2: BRICK VENEER SPANDREL
PANEL; SPECIAL PATTERN

B1: BRICK VENEER

B2: BRICK VENEER SPANDREL
PANEL; SPECIAL PATTERN

W1: COMPOSITE WINDOW
TYP

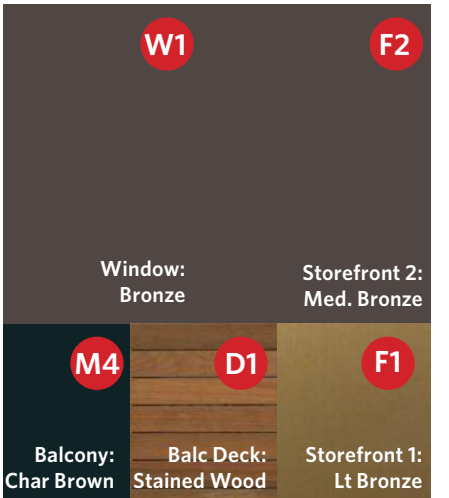
B2: BRICK SOILDER COURSE
BAND

F1: STOREFRONT

GLASS & STEEL CANOPY TO
MATCH F1

F2: STOREFRONT

B2: BRICK VENEER SPANDREL
PANEL; SPECIAL PATTERN
B2: BRICK VENEER AT BASE TYP



Brick #1: Vanderbilt Light



Brick #2: Vanderbilt Dark



Prospect Hill
Greenville, SC
21039.00

Details | Selected Materials

Architectural Design Review | February 13, 2023



VIEW FROM SOUTH WEST AT WESTFIELD ST



RED FOX
DEVELOPMENT



SEAMON WHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Architectural Design | Street Views
Architectural Design Review | February 13, 2023



VIEW FROM WEST AT WESTFIELD ST



RED FOX
DEVELOPMENT



SEAMON WHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Architectural Design | Street Views
Architectural Design Review | February 13, 2023



VIEW FROM NORTH WEST AT WESTFIELD ST



RED FOX
DEVELOPMENT



SEAMON WHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Architectural Design | Street Views
Architectural Design Review | February 13, 2023



VIEW FROM NORTH AT WESTFIELD & BROAD STREETS



RED FOX
DEVELOPMENT



SEAMONWHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Architectural Design | Street Views
Architectural Design Review | February 13, 2023



VIEW FROM NORTH EAST AT BROAD ST



RED FOX
DEVELOPMENT



SEAMONWHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Architectural Design | Street Views
Architectural Design Review | February 13, 2023

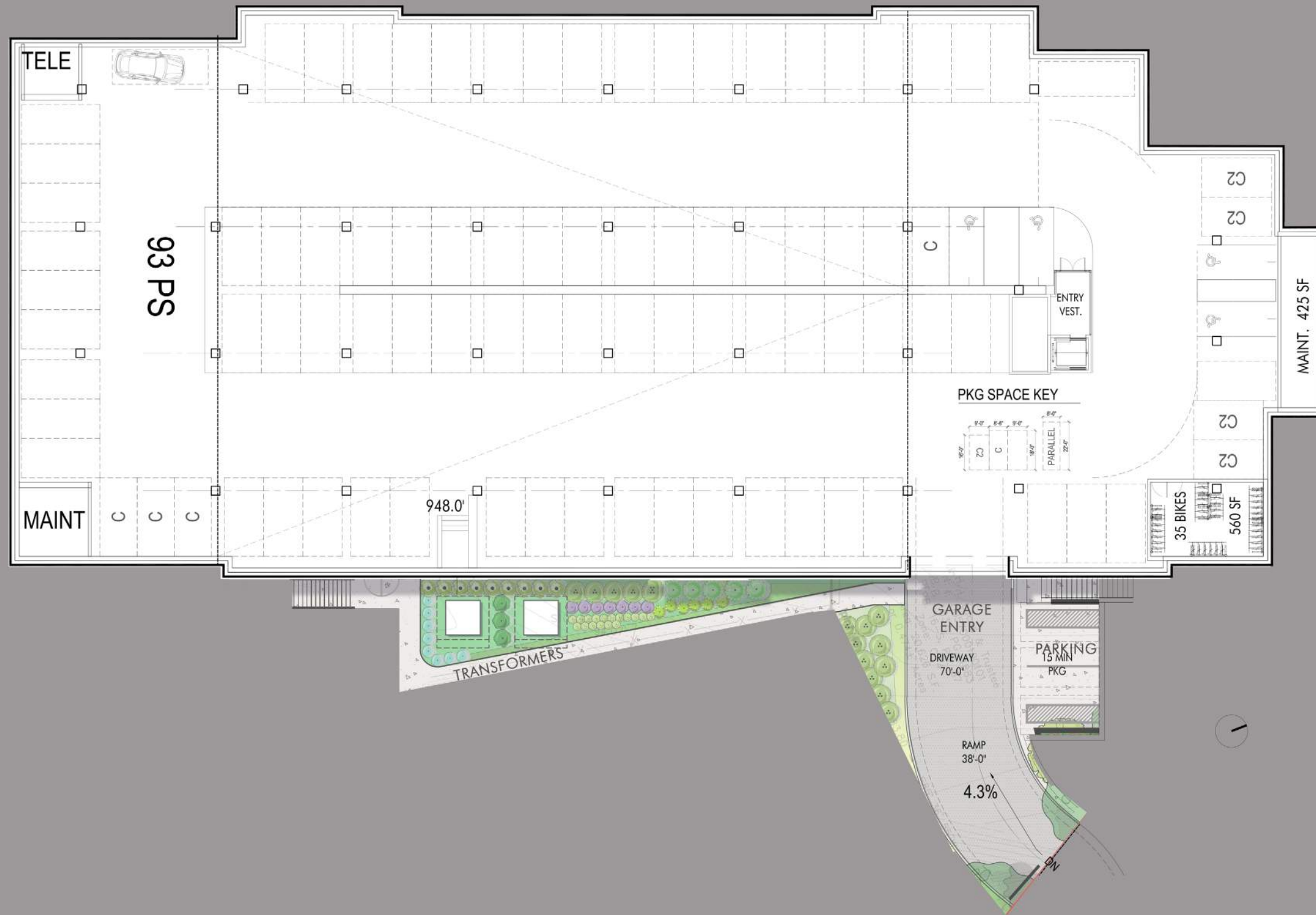


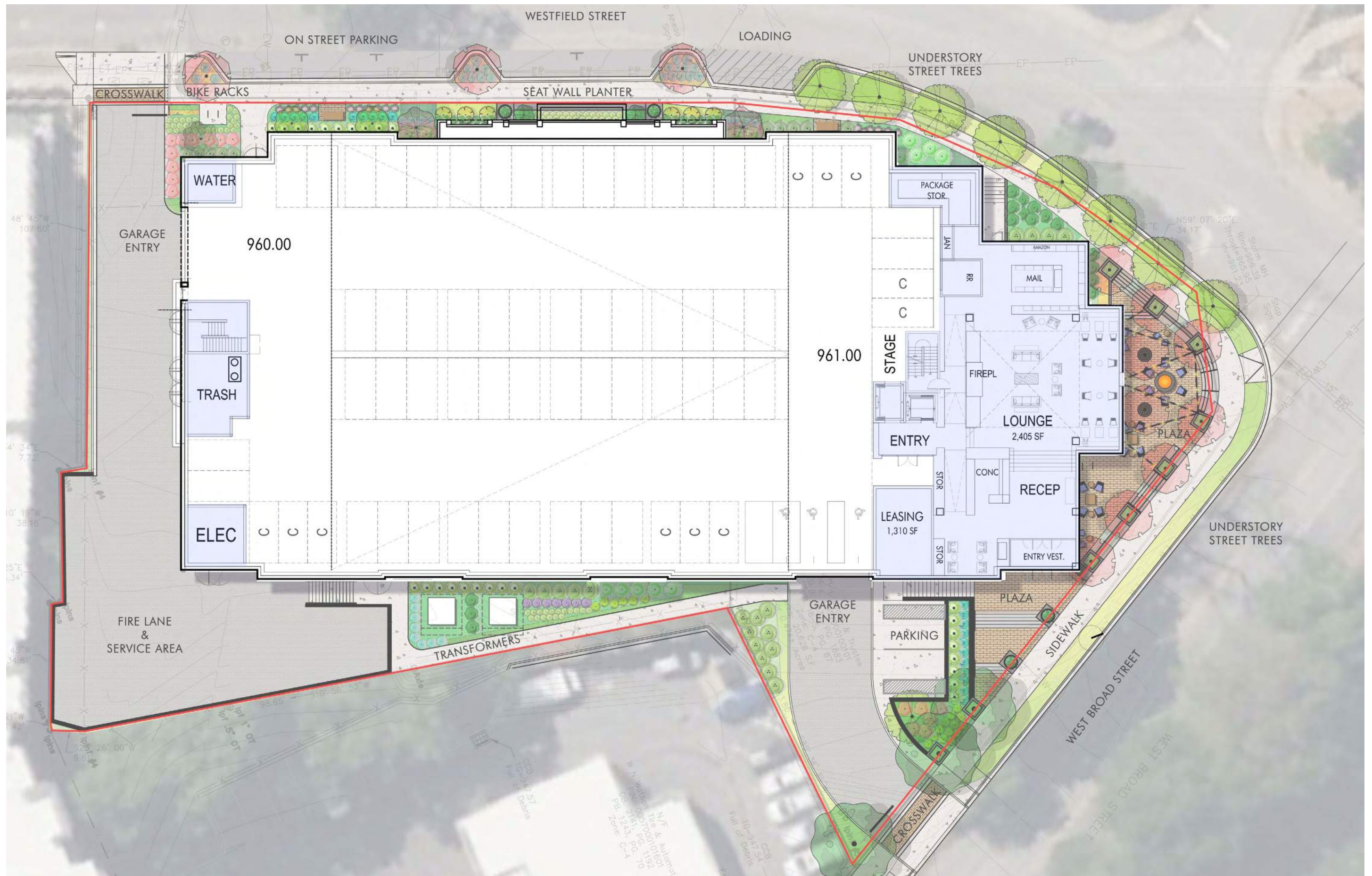
APPROACH FROM DOWNTOWN ON BROAD ST



Prospect Hill
Greenville, SC
21039.00

Architectural Design | Street Views
Architectural Design Review | February 13, 2023





Prospect Hill
Greenville, SC
21039.00

Architectural Design | Westfield St Parking - Plan 1
Architectural Design Review | February 13, 2023

1" = 30'







WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION





BIRDSEYE VIEW FROM NE AT PLAZA



RED FOX
DEVELOPMENT



SEAMON WHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Details | Entry Detail

Architectural Design Review | February 13, 2023





VIEW FROM NORTH AT BROAD ST



Prospect Hill
Greenville, SC
21039.00

Details | Plaza & Streetscape at North
Architectural Design Review | February 13, 2023



VIEW FROM BROAD ST AT ENTRY



RED FOX
DEVELOPMENT



SEAMONWHITESIDE

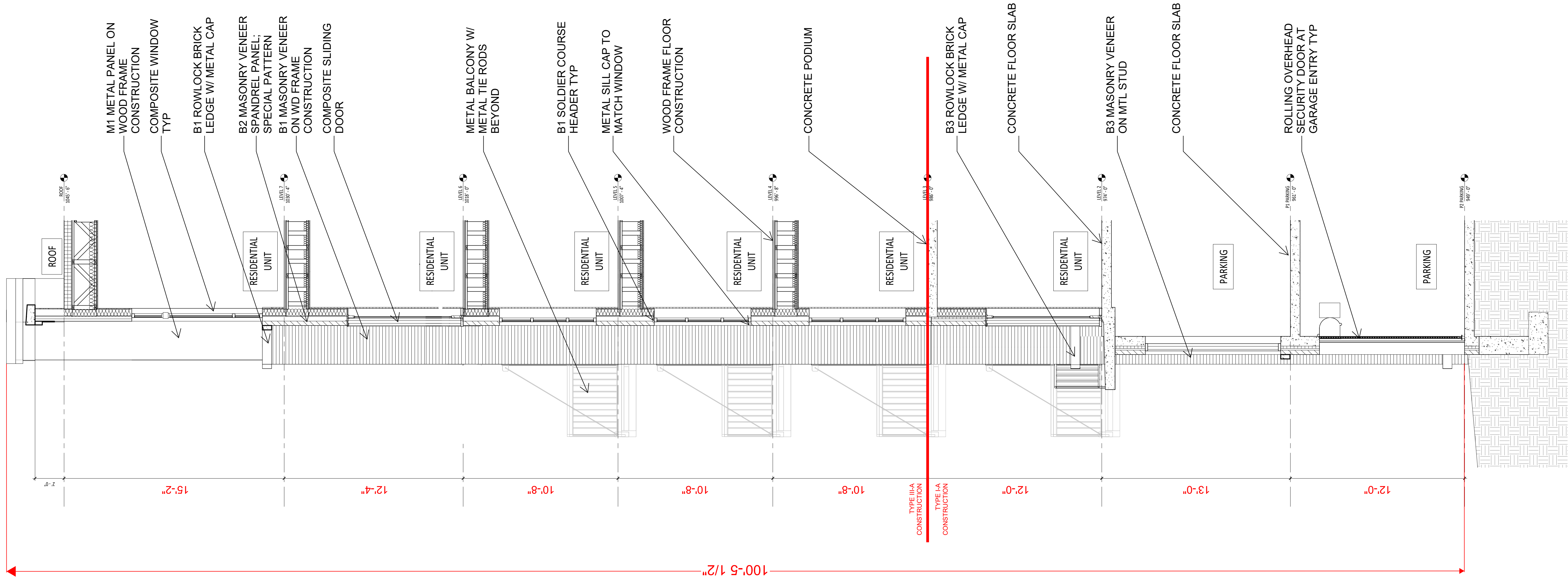
mv+a

Prospect Hill
Greenville, SC
21039.00

Details | Entry Detail

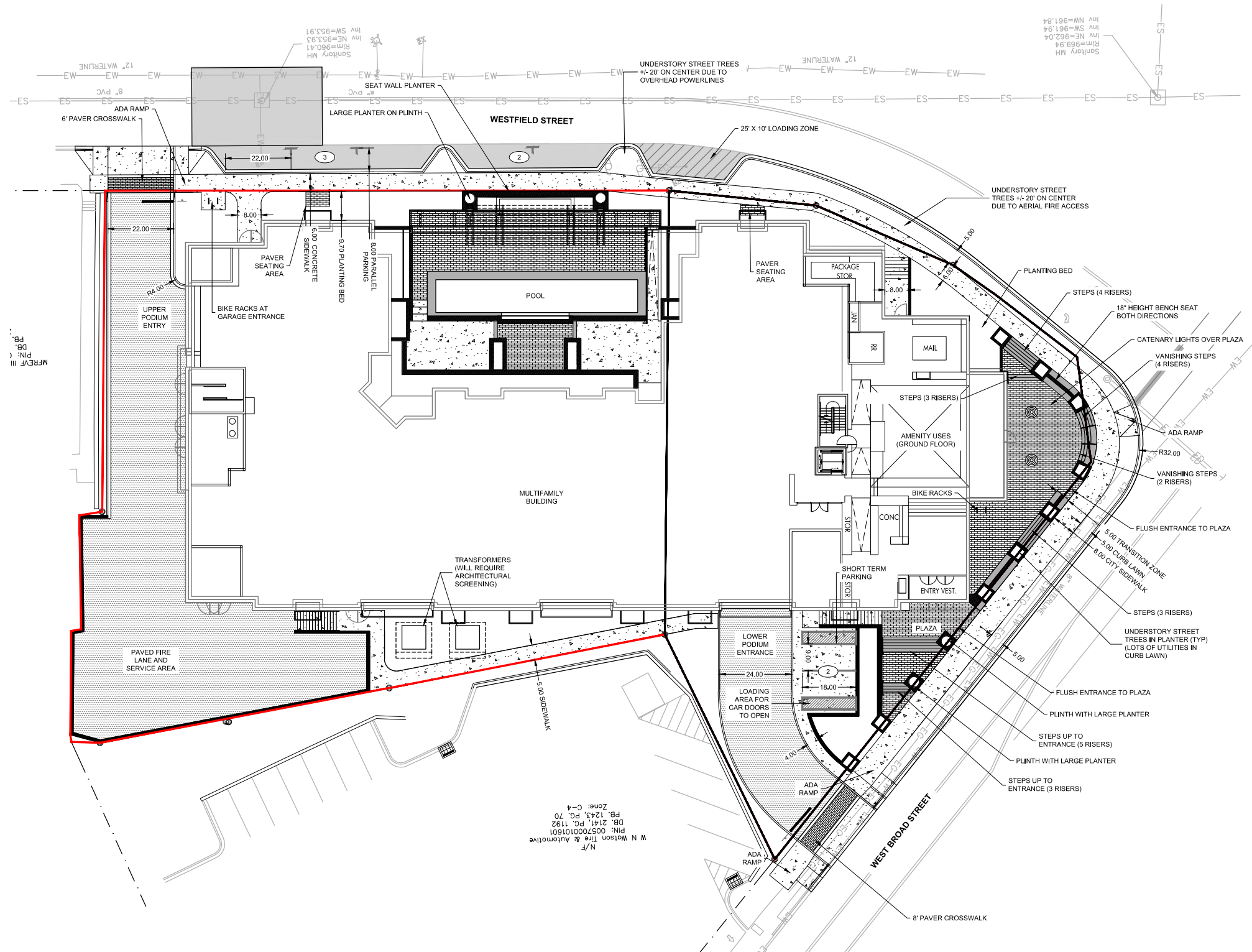
Architectural Design Review | February 13, 2023





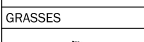
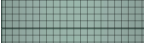
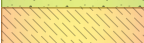
WALL SECTION AT GARAGE ENTRY - EAST ELEVATION







PLANT SCHEDULE

PLANT SCHEDULE			
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	Gin rrr	6	Ginkgo biloba "Grindstone" / Grindstone Ginko
	Qulh	3	Quercus lyrata "Highbeam" / Highbeam Overcup Oak
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	Acat	10	Acer buergerianum "ABMTF" TM / Aeryn Trident Maple
	Acpb	4	Acer palmatum "Bloodgood" / Bloodgood Japanese Maple
	Amel	2	Amelanchier arborea "Autumn Brilliance" / Downy Serviceberry
	Cero	9	Cercis canadensis "Oklahoma" / Oklahoma Redbud
	Magh	2	Magnolia grandiflora "Hasse" / Hasse Southern Magnolia
	Magv	1	Magnolia virginiana / Sweet Bay
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	Abrc	19	Abelia x "Rose Creek" / Rose Creek Abelia
	Azak	25	Azalea Kurume Hybrid "Coral Bells" / Kurume Azalea
	Azas	22	Azalea Encore "Autumn Sunset" TM / Encore Azalea "Autumn Sunset"
	Came	3	Camellia sasanqua "Setsugekka" / Setsugekka Camellia
	Cehp	21	Cephalotaxus harringtonia "Prostrata" / Prostrate Plum Yew
	Cepp	15	Cephalotaxus harringtonia "Prostrata" / Prostrate Plum Yew
	Chdg	16	Cephalotaxus harringtonia "Duke Gardens" / Duke Gardens Plum Yew
	Cshi	14	Camellia sasanqua "Shishi Gashira" / Shishi Gashira Camellia
	Cyrf	95	Cyrtomium falcatum / Holly Fern
	Dicg	56	Distylium myricoides Cinnamon Girl / Cinnamon Girl Distylium
	Dili	19	Distylium x "PLIDIST-IV" TM / Linebacker Distylium
	Rosr	13	Rosmarinus officinalis "Roman Beauty" / Roman Beauty Rosemary
	Seas	4	Seasonal Color
	Theg	27	Thuja occidentalis "Smaragd" / Emerald Green Arborvitae
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	Murm	26	Muhlenbergia capillaris "Regal Mist" TM / Regal Mist Pink Muhly Grass
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	Asp ela	53	Aspidistra elatior / Cast Iron Plant
	Aspe	84	Aspidistra elatior / Cast Iron Plant
	Cara	109	Carex elata "Aurea" / Golden Sedge
	Deaf	80	Dryopteris erythrosora "Brilliance" / Autumn Fern
	Lisp	212	Liriope spicata / Creeping Lily Turf
	Rufg	7	Rudbeckia fulgida sullivantii "Goldsturm" / Black-eyed Susan
	Traa	14	Trachelospermum asiaticum "Asiatic" / Asiatic Jasmine
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME
	Sod1	1,932 sf	Cynodon dactylon "Tif 419" / Tif 419 Bermuda Grass



Prospect Hill
Greenville, SC
21039.00

Site | Conceptual Landscape Plan
Architectural Design Review | February 13, 2023

1" = 40'



Site Landscaping



Trident Maple



Grindstone Ginkgo



Eastern Redbud



Layered Planting in Front of Wall



Raised Planting Bed



Mixed Planting of Grasses, Shrubs and Trees



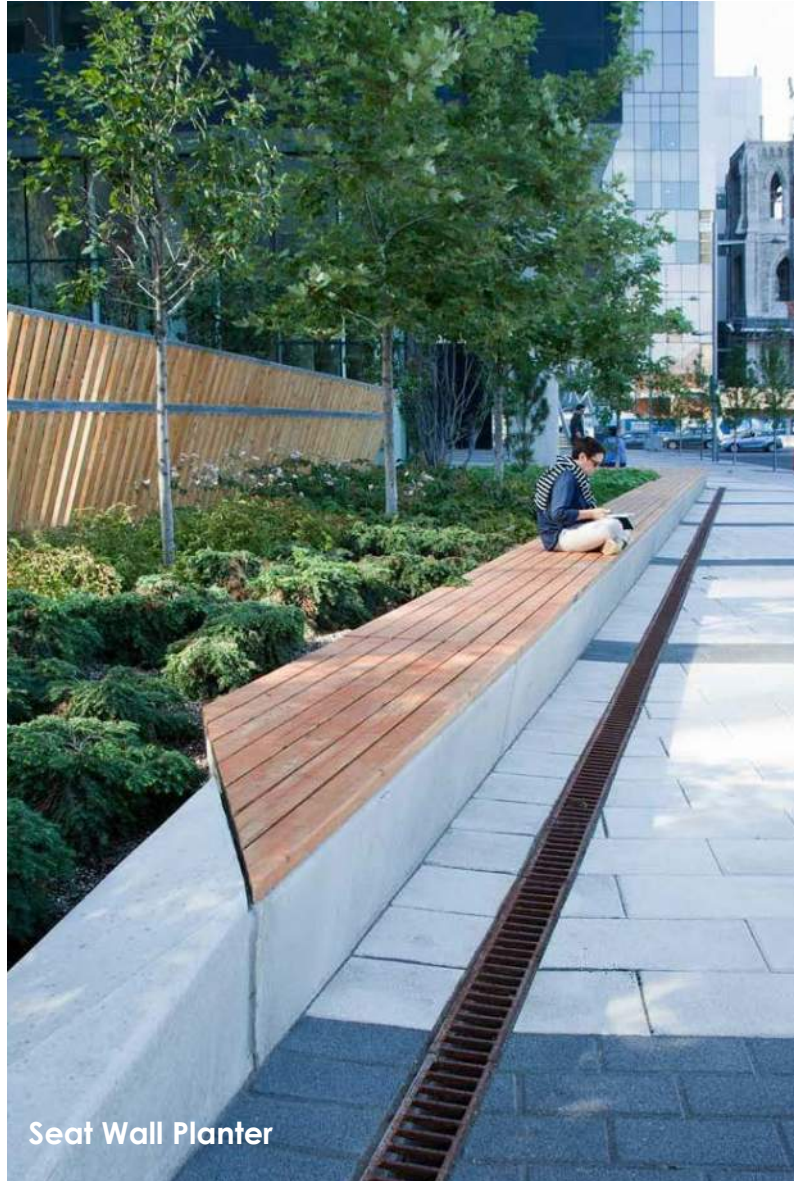
Large Planters on Plinths in Streetscape



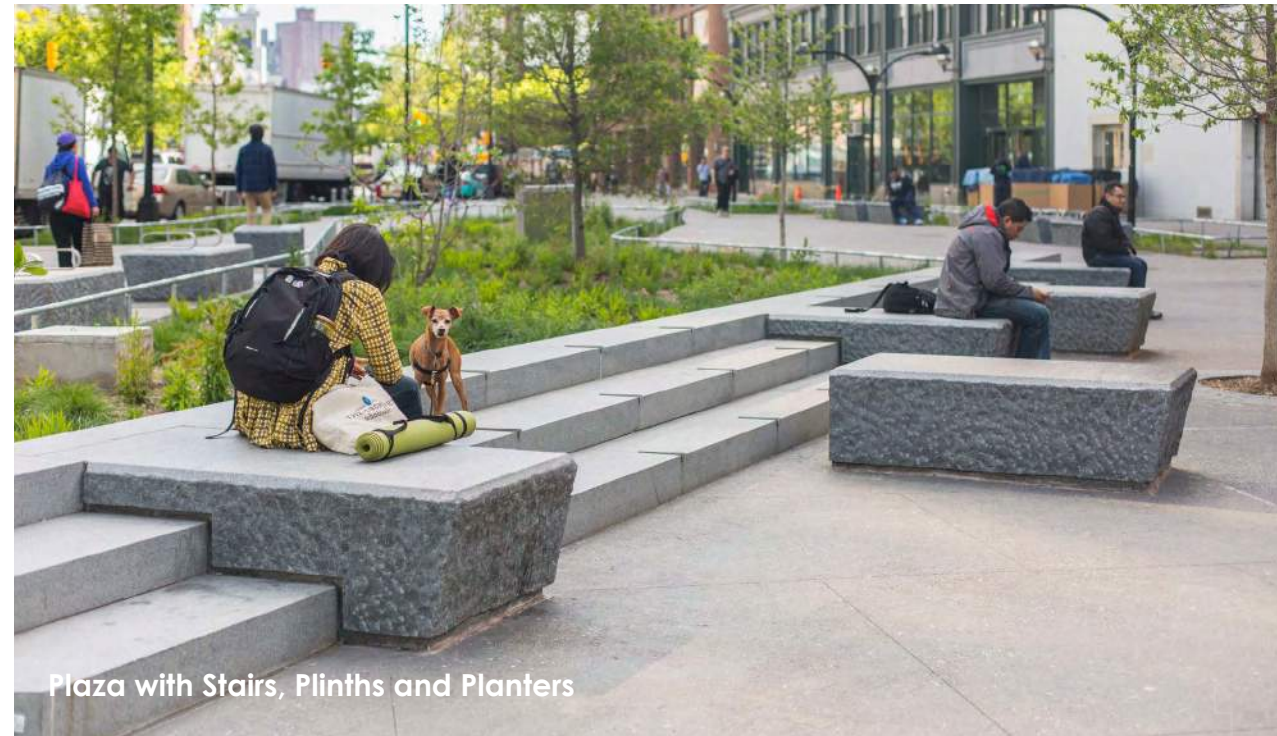
Trees/Planters in Plaza

Hasse Magnolia

Site Furnishings



Seat Wall Planter



Plaza with Stairs, Plinths and Planters



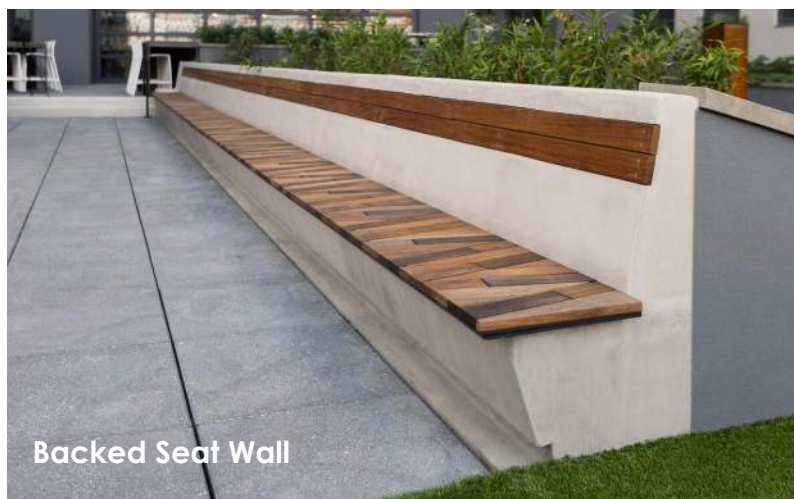
Trees in Raised Plant Beds



Plaza Seating



Streetscape



Backed Seat Wall



Integrated Steps and Seat Walls

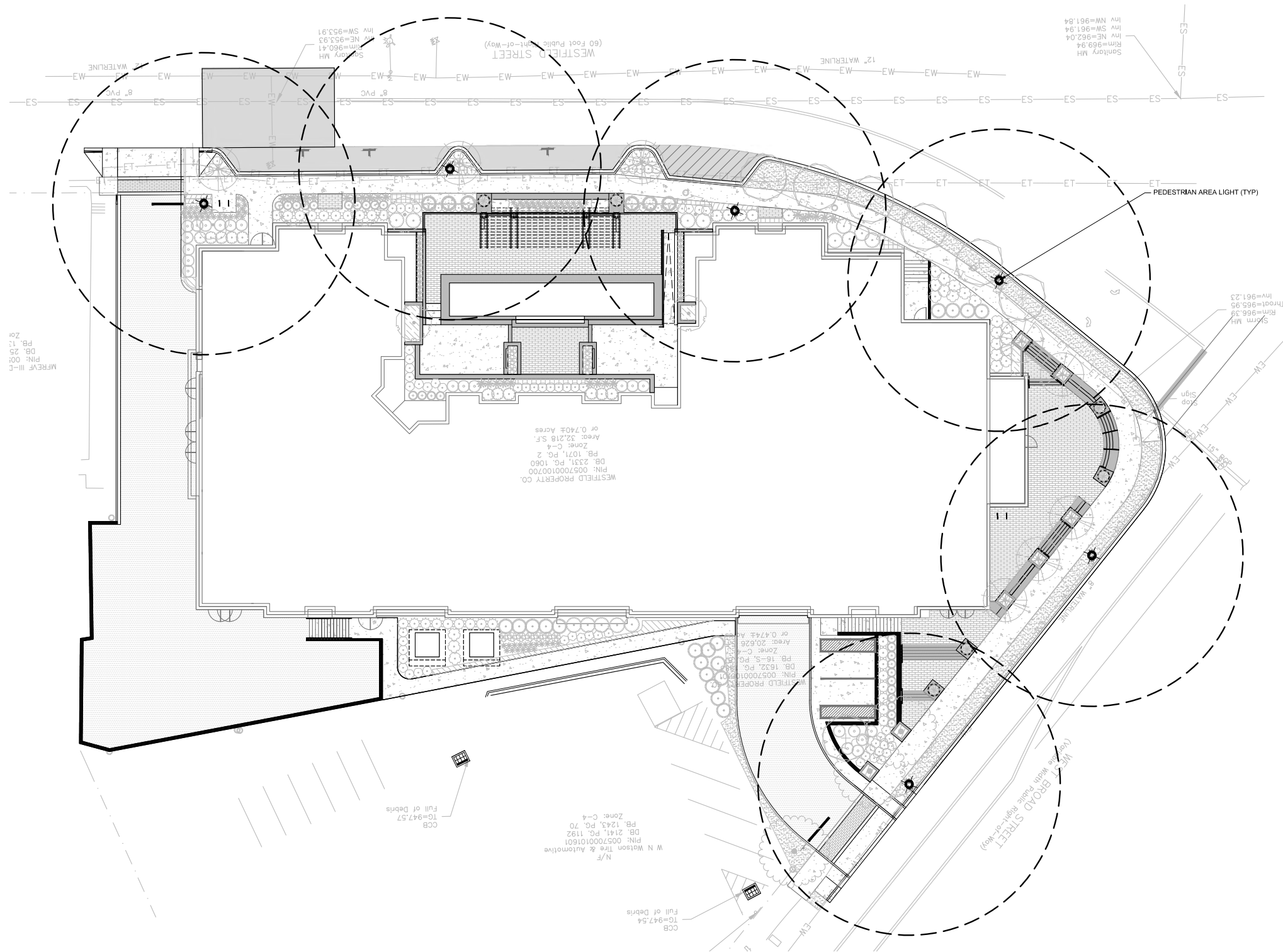


Plaza Furnishing + Landscaping



Streetscape





LIGHTING SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area Light Black, Post Top	6	

LIGHT FIXTURE DETAIL

PEDESTRIAN FIXTURE:
DUKE OPEN DELUXE ACORN LED
12' HT
BLACK COLOR
DIRECT BURIAL POLE

NOTES:

- ALL EXTERIOR LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH CITY OF GREENVILLE ORDINANCE SECTION 19-6.4.
- LIGHTING PLAN IS CONCEPTUAL AND EXACT POLE LOCATION WILL BE DETERMINED WITH PHOTOMETRIC PLAN
- SITE LIGHTING SHALL BE ARRANGED AS TO REFLECT AWAY FROM ADJOINING PROPERTIES. THIS SITE LIGHTING PLAN PROVIDED IS SCHEMATIC AND FOR COORDINATION PURPOSES ONLY WITH LIGHTING PROVIDER. ALL SITE LIGHT FIXTURES WILL BE DESIGNED/PLACED TO PROVIDE FULL CUT-OFF AGAINST ADJACENT PROPERTIES MINIMIZING ANY LIGHT TRESPASS.

Outdoor Lighting

Open Deluxe Acorn LED

The Open Deluxe Acorn LED is a graceful Victorian-style fixture that enhances the character and prestige of streetscapes, greenways and pedestrian areas. This energy-efficient luminaire limits unwanted uplight and will complement any neighborhood or park with its classic, elegant design.

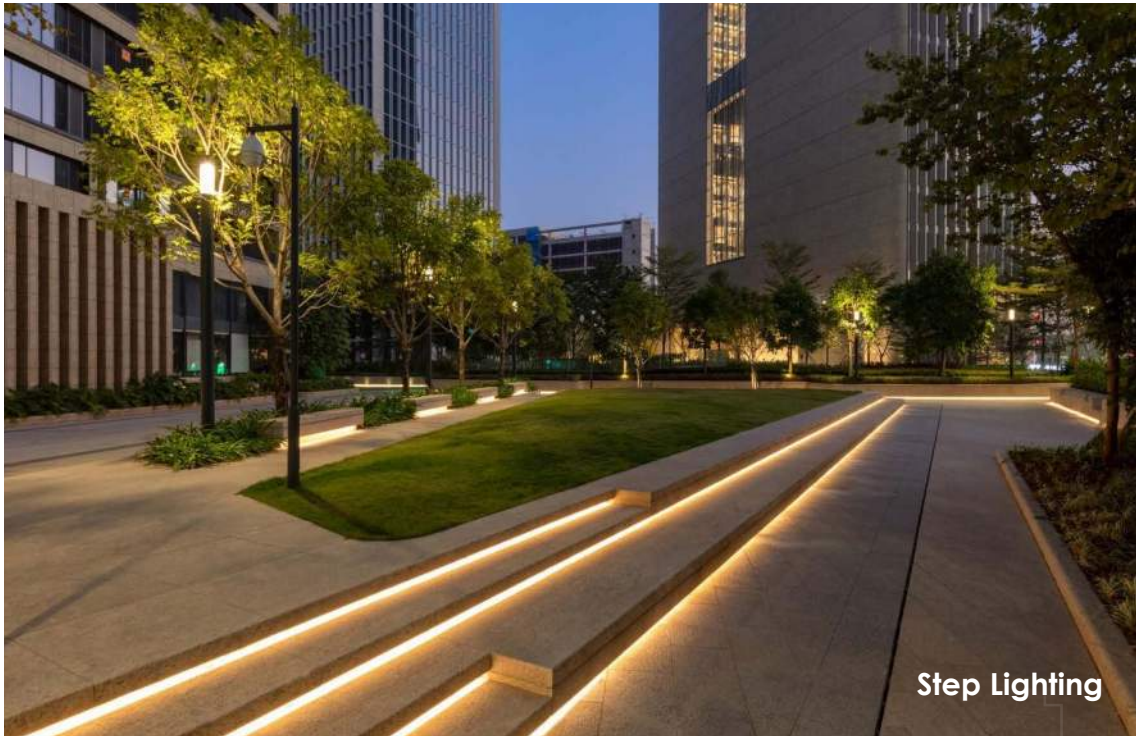
LED <i>(light-emitting diode)</i>	70 watts
Mounting height	12'
Color	Black
Poles	Colonial concrete Victorian concrete Washington concrete



Site Lighting + Plaza Activation



Seat Wall Lighting



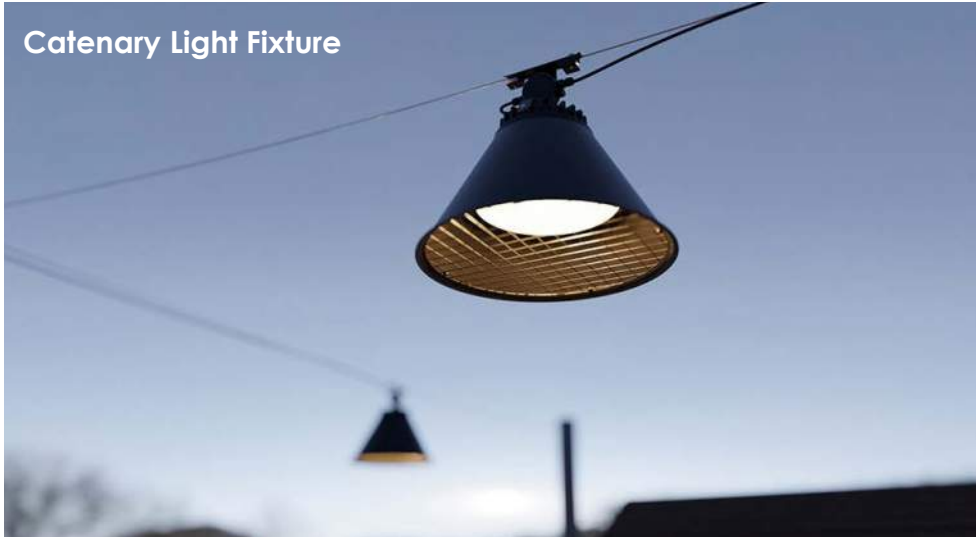
Step Lighting



Uplights on Trees



Catenary Lighting



Catenary Light Fixture



Sculptural Fire Feature



Fire Table



Fire Table

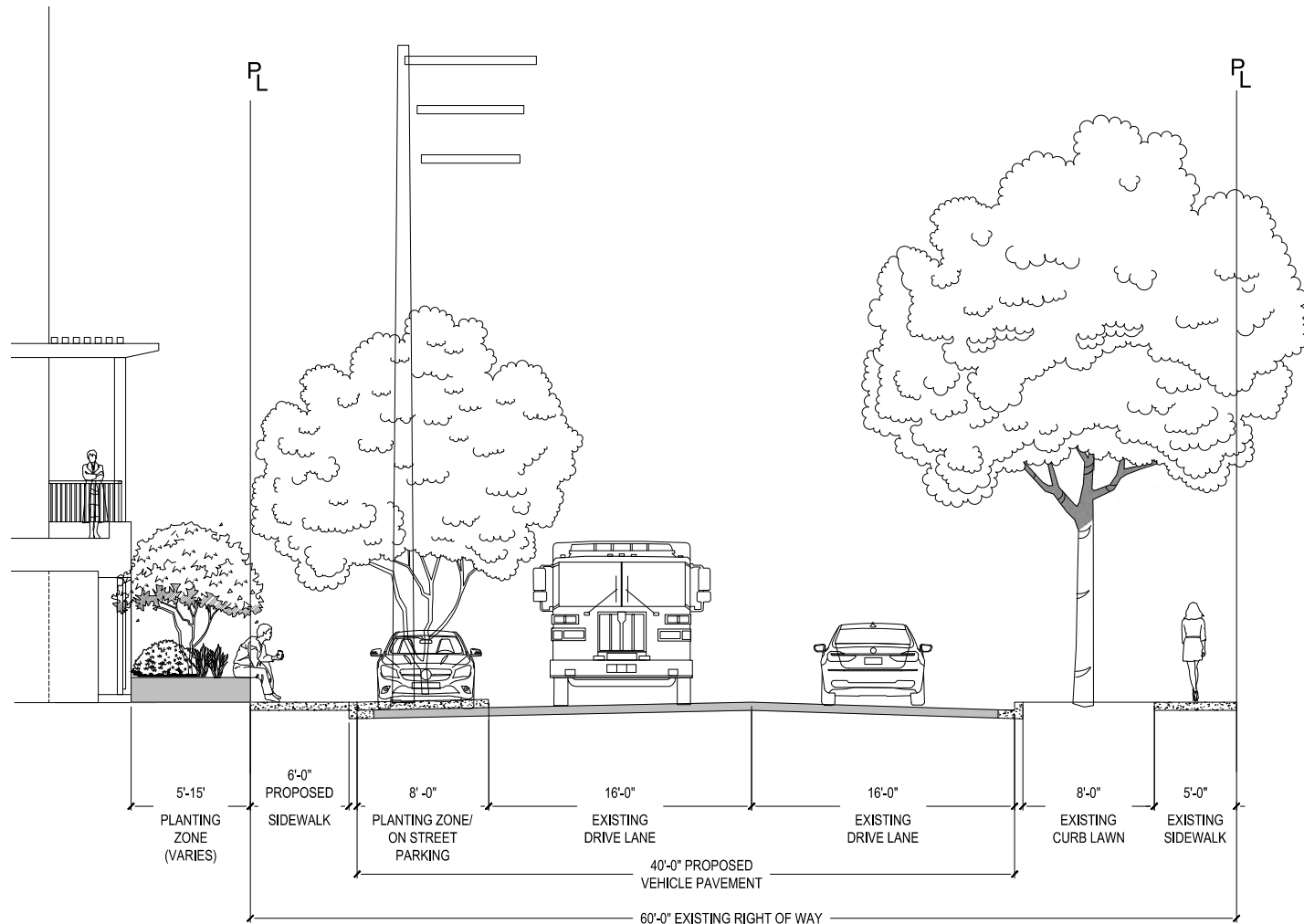
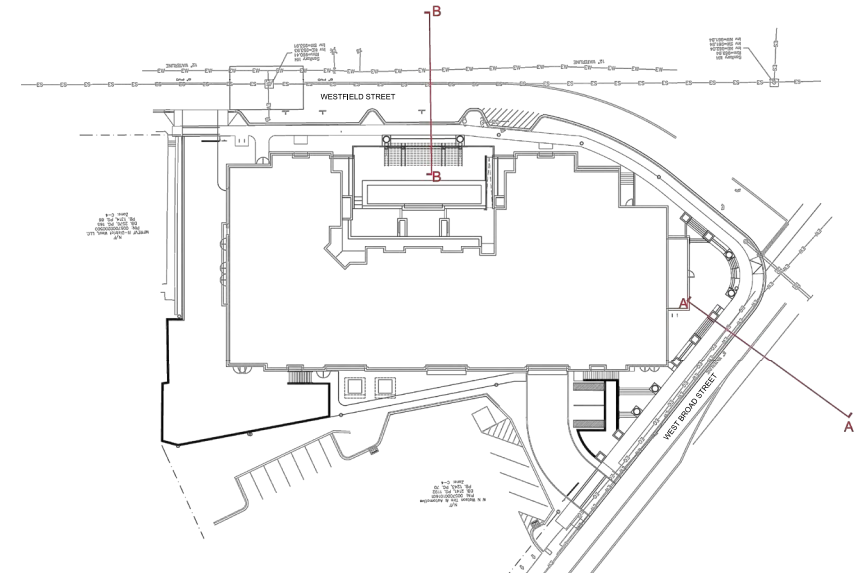


Prospect Hill
Greenville, SC
21039.00

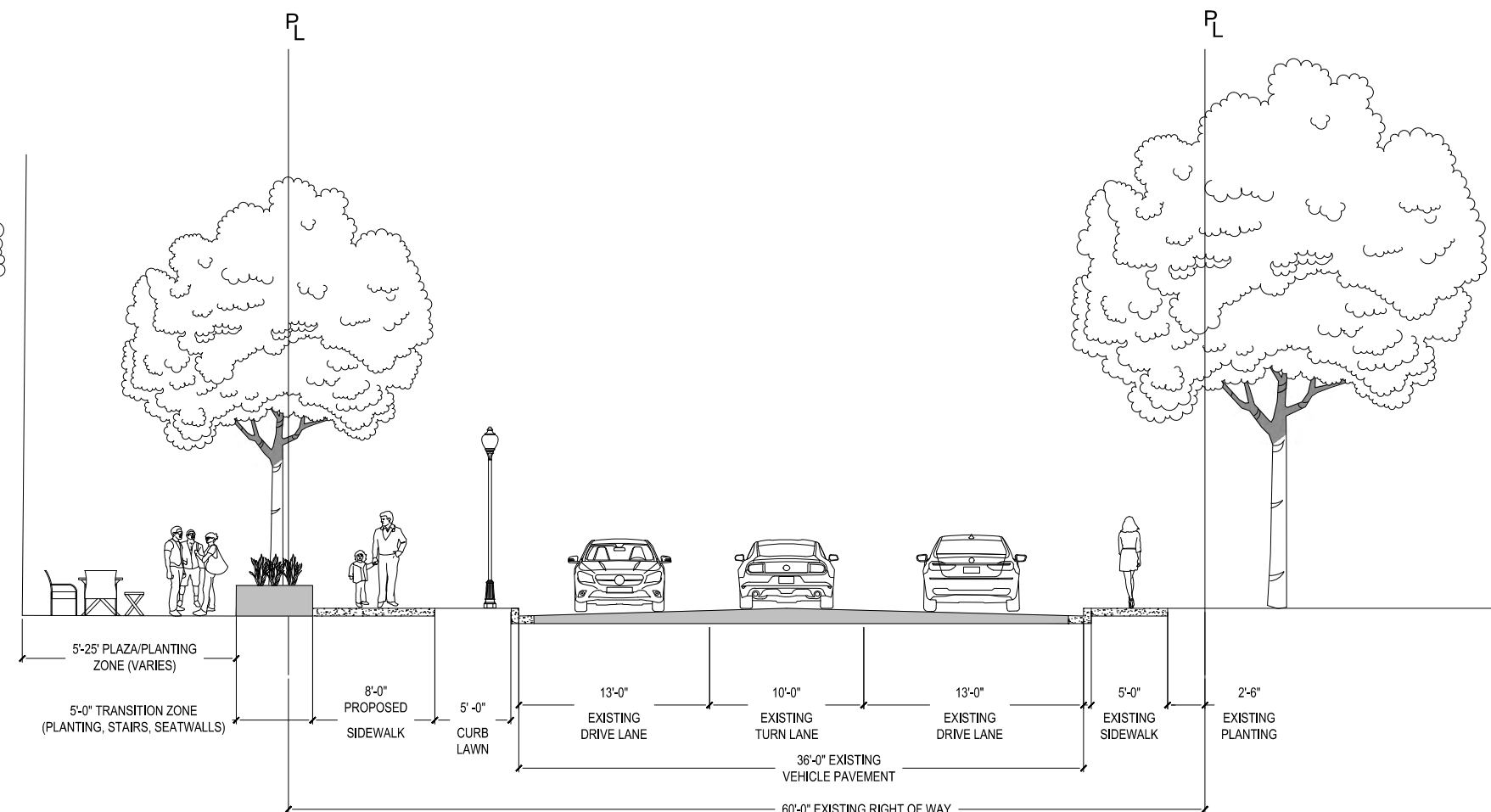
Site | Conceptual Plaza Imagery
Architectural Design Review | February 13, 2023

1" = 40'





SECTION B-B



SECTION A-A



RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023





RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings
Architectural Design Review | February 08, 2023



375 West Ervad Living



RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



376 PROSPECT HILL



RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023





RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



RED FOX
DEVELOPMENT



SEAMON WHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



RED FOX
DEVELOPMENT



mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



RED FOX
DEVELOPMENT



SEAMON WHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



RED FOX
DEVELOPMENT



SEAMONWHITESIDE

mv+a

Prospect Hill
Greenville, SC
21039.00

Renderings

Architectural Design Review | February 08, 2023



DRB Revised Application

13 FEB 2023

Application Summary of Revisions

05 JAN 2023 – DRB HEARING

SUMMARY PRIORITIES:

- Provide Site Furnishings Plan
- Adjust building plan away from the pedestrian realm to allow a foundation planting buffer between building façade and the sidewalk
- Provide more activation, access and generosity of space in the public plaza areas
- Provide façade activation of the pedestrian realm along Westfield
- Clarify public vs private access to amenities – plazas and courtyard
- Identify entrances – add canopies where necessary; distinguish between public and private
- Provide façade step backs at 5th level along street facing facades, esp Westfield; mindful of transitions needed to neighboring bldgs
- Clarify the massing and façade hierarchy with the materials and further height and planar variations to strengthen the design esp on the downtown facade

The building architecture has been revised in response to comments from the DRB and City staff. The focus has also been on clarifying the architectural story for the project. The architectural revisions make it clear that this is a six story building with a brick base, brick middle and mansard top. The architectural forms have been treated carefully with lighter brick and balconies used for projecting volumes while recessed volumes and spandrel zones feature contrasting darker brick as a way of weaving the darker material through the lighter volumes. All architectural elements and their placements - cornices, water tables, belt courses, terrace setbacks, etc follow a certain rigor within this architecture and are used to bolster the architectural vision. Specifically, the following have been added per comments heard at the DRB and comments from City staff.

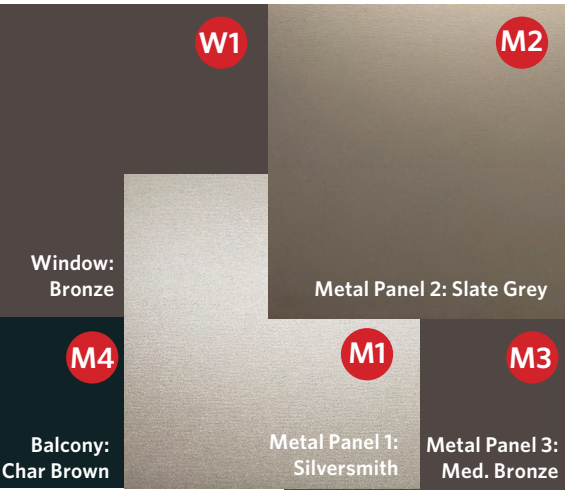
- Site furnishing plan has been included.
- Public and private areas are now clearly designated. Public terrace at north end now provides an open, inviting, and interactive space to the public while the raised courtyard is designed as a private amenity space for residents.
- Windows and views into the mailroom have been provided.
- Building has been relocated several feet in the southerly direction to provide better clearances along the sidewalk all around the building.
- Façade facing downtown has been reworked and now features contrasting bays - lighter projecting bays featuring balconies and darker recessed bays, which

break up the previous monolithic treatment and help the façade appear as an articulated one. Additionally, terrace setbacks have been carved out of the building mass at the seventh floor at the southwest corner and at the top of the central bay to echo the larger terrace amenity at northwest corner.

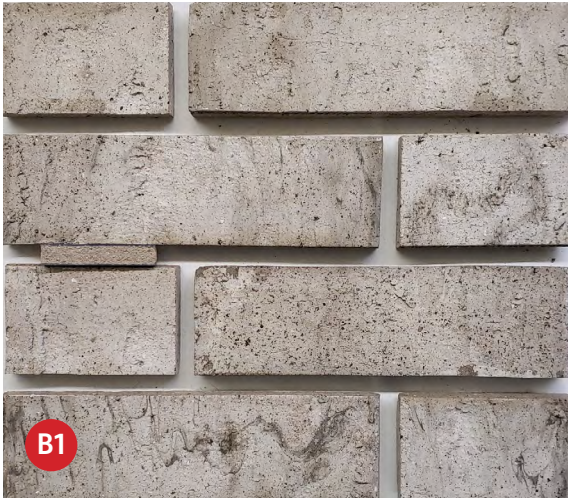
- The façade (dark brick zone) closest to District West apartments at our southern end is pushed away from the Westfield façade envelope line and now features an additional step back at the seventh floor, as one would expect, above the brick line and within the mansard region of the architecture.
- Material board has been revised accordingly to reflect the changes seen in the revised architecture
- Color palette has been revised to improve contrast and legibility of the architecture.
- Streetscape plantings have been revised to provide shade as much as possible while also being sensitive to the context – overhead power lines, fire department access issues.
- All major entrances into the building feature protection in the form of canopies.
- Requested 6' pedestrian clearances have been provided along Broad street.



- M3: METAL CORNICE & CAP
- M1: METAL PANEL CLADDING
- M2: METAL PANEL CLADDING
- M3: METAL CLAD WINDOW HEADER TYP
- W1: COMPOSITE WINDOW TYP
- M4: PAINTED METAL RAILING
- M3: METAL CAP OVER BRICK BELT COURSE
- B1: BRICK SOLDIER COURSE HEADER
- B1: BRICK VENEER
- W1: COMPOSITE WINDOW TYP
- M4: METAL CLAD BALCONY
- B2: BRICK ROWLOCK SILL
- B2: BRICK VENEER SPANDREL PANEL; SPECIAL PATTERN
- B2: BRICK SOILDER COURSE HEADER
- W1: COMPOSITE SLIDING DOOR TYP
- B2: BRICK VENEER



Brick #2: Mountaineer



Brick #1: Executive Gray

East Elevation Detail



East Elevation Detail

M4: PAINTED METAL RAILING

M4: METAL CLAD BALCONY

D1: WOOD DECK CLADDING

B2: BRICK VENEER SPANDREL
PANEL; SPECIAL PATTERN

B1: BRICK VENEER

B2: BRICK VENEER SPANDREL
PANEL; SPECIAL PATTERN

W1: COMPOSITE WINDOW
TYP

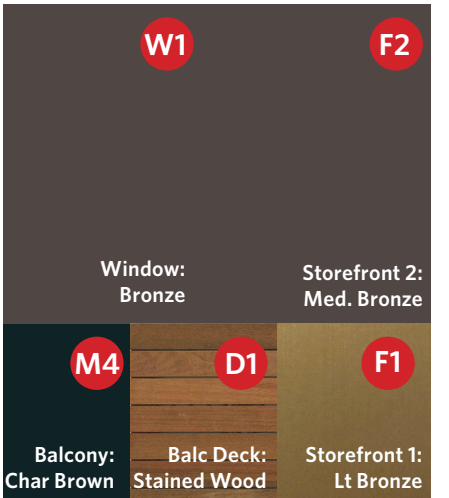
B2: BRICK SOILDER COURSE
BAND

F1: STOREFRONT

GLASS & STEEL CANOPY TO
MATCH F1

F2: STOREFRONT

B2: BRICK VENEER SPANDREL
PANEL; SPECIAL PATTERN
B2: BRICK VENEER AT BASE TYP



Brick #1: Executive Gray



Brick #2: Mountaineer

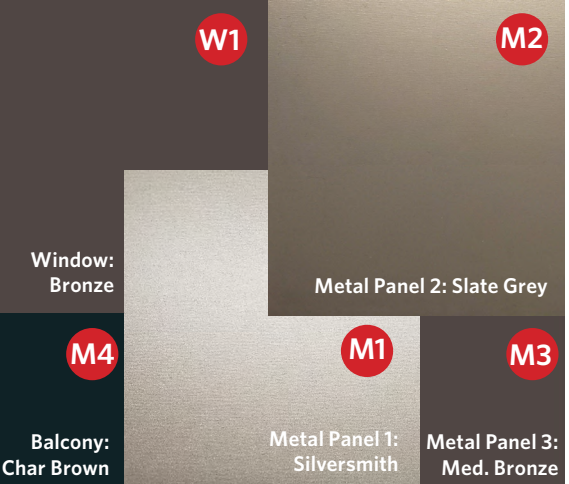


East Elevation Detail

- W1: COMPOSITE WINDOW TYP
- B1: BRICK SOLDIER HEADER
- B1: BRICK VENEER
- M4: PAINTED METAL RAILING
- M4: METAL CLAD BALCONY
- D1: WOOD DECK CLADDING
- B2: BRICK VENEER SPANDREL PANEL; SPECIAL PATTERN

- STEEL & WOOD TRELLIS
- B2: BRICK SOILDER COURSE BAND

- S2: STONE VENEER



Brick #1: Executive Gray



Fieldstone #2: Weathered Falls Blend



Brick #2: Mountaineer