Design Review Board

Official Agenda

AGENDA

.

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

April 6th, 2023

3:00 PM

Meeting Location

The City of Greenville Design Review Board – Urban Design Panel will hold an in-person Public Hearing for the following items on Thursday, April 6th, 2023 at 3:00 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 – March 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 22-636

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 APRIL 2023.PDF

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9. NEW BUSINESS

A. CA 23-155

Application by **DAN DOYLE** for a **CERTIFICATE OF APPROPRIATENESS** for a **NEW MIXED-USE DEVELOPMENT - DETAILING AND MATERIALS** at **301 COLLEGE STREET** (TM# 0014000100500)

Documents:

23-155 AGENDA POSTING 301 COLLEGE STREET.PDF

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B. CA 23-156

Application by **NIR SHOSHANI** for a **CERTIFICATE OF APPROPRIATENESS** for a **NEW MIXED USE DEVELOPMENT – ARCHITECTURAL & SITE DETAILING** at **250 NORTH CHURCH STREET** (TM# 0042000100201).

Documents:

23-156 AGENDA POSTING 250 N CHURCH STREET_GATEWAY.PDF

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10. Advice and Comment (Not a Public Hearing)

A. None

11. Informal Review (Not a Public Hearing)

A. MD-23-202

Application by Matthew Jones for a MULTI-FAMILY DEVELOPMENT on approximately 1.99 acres located at 704-722 E. McBee Avenue for 20 units. ("The McDaniel") (TM# 0064000300200, 006400300400, 0064000300500, 0064000300600, 0064000300700, 0064000300800, 0064000300900)

12. Other Business (Not a Public Hearing)

A. None

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
March 28, 2023
for the April 6, 2023 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 245 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.

Project History: CA 22-636 was first reviewed by DRB in October 2022 and was deferred for further study of the massing. The project came before DRB again in December of 2022, January of 2023, and February 2023; each time being deferred for further study of massing, setbacks, and stepbacks. The primary areas of concern were the varying distances between the curb line and the building façade and the incorporation of stepbacks. The West End Small Area Plan (WESAP), which is a document of consideration for the site location recommends a distance of 25’ between curb and building façade, while the project proposes distances as great as 26’-2” and as small as 9’-12”. The WESAP recommended stepbacks above the third floor on all facades. While initial iterations of the project provided minimal stepbacks, the current submittal proposes varied stepbacks between 12’-6” and 39’. Stepbacks above the third floor create occupiable outdoor space of approximately 4,000 square feet facing Rhett and Oneal; and 2,400 square feet facing Main Street.

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 Oneal. 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 project provides an appropriate pedestrian-scale response to the sinking grade at the Oneal-facing façade by stepping down the pedestrian-visible parapet.

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. Recommended detailing of the large urban building type limits maximum length to 400’ and suggests a change in façade pattern for structures longer that 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.

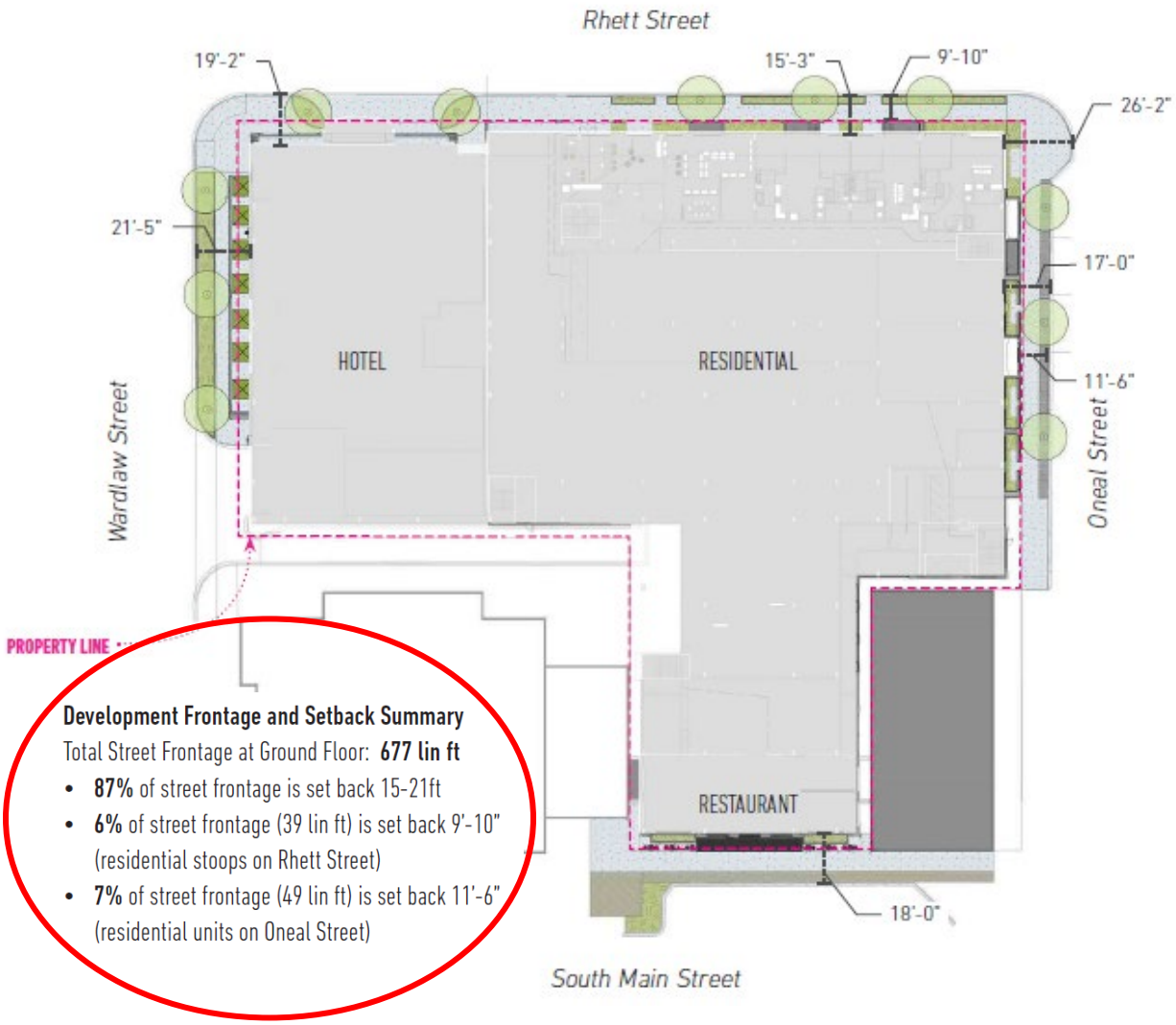
Facing Rhett Street, the building steps back above the third floor. Significant detail and articulation of the first three floors, stoops, and loggias highlight the pedestrian-oriented architecture. Material change above the eighth floor alludes to an additional stepback. The removal of the earlier glass tower on the corner of the building is effective in breaking down the scale. It also creates a more active space by providing an additional 1,700 square feet of outdoor amenity space and 12 new balconies on a portion of the building that was previously enclosed. In total, there is approximately 4,000 sf of occupiable open space above the third floor facing Oneal and Rhett.

Facing Main Street, the building steps back approximately 31’ 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 21’ 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, 6 foot sidewalk, and 4' curb lawns.



This is a total recommended width of 25 feet from curb to building face. Articulated space, and active interior uses are also recommended to achieve this active pedestrian goal.

This project does provide well-articulated spaces between the curb and the face of the building, as well as activated interior spaces facing Rhett and Wardlaw. The distances between curb and face of building vary between 9'-10" and 26'-2", with the larger widths at the pedestrian-heavy active zones and smaller widths along the residential portions of the façade. Changes to the residential portions of the façade increase this depth an additional 5' to incorporate private stoops. 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.

Following comments from the public and the DRB at the previous 3 hearings (where the application was deferred), the applicant made the following changes to this submittal:

- Removal of the glass corner above the 3rd floor at Rhett Street and O'Neal Street to break down the massing at that location
- Removal of the proposed murals in favor of detailed brick walls.

- Expansion of the glazing to the ground level on the Main Street facing residential tower
- Variations in material
- Majority of Rhett Street façade at residential portion recessed horizontally 5' to provide additional pedestrian space. Recessed space to be two stories tall.
- Stoops added at Rhett Street residential portion to improve "eyes on the street" and better define public/private realm
- Portions of Oneal Street façade recessed 5' to provide additional pedestrian / green space. Recessed space to be two stories tall.
- Oneal façade parking deck screened with 'greenscreen' living wall and public art opportunities
- Additional plant buffers and screening added to parapet to screen pool uses from public realm
- Alleyway detailing has been further refined. Length and width appropriateness to be determined by fire code review.

Previous Design

New Design

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 the minimum sidewalk width of 5 feet. The sidewalk width ranges from 6 to 9 feet, provides a planting zone, and expanded areas of outdoor seating and social space. Outdoor seating is incorporated along the Main Street and Wardlaw Street including street furniture. While the West End Small Area Plan encourages a setback of 15' around the entirety of the building, staff notes that the uses of the site and the development patterns occurring along Oneal, Rhett, and Wardlaw are substantially different and that 15' may not be appropriate in each context.

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, the sidewalks have been expanded to create bulb-outs at each intersection to shorten pedestrian crossing distances.

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
Per the West End Small Area Plan, the building transition zones should be 15' around all sides of the building. Staff notes that the development patterns, proposed uses, and adjacent uses all vary and that 15' may not be appropriate at each area.

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, per PUB 7.1. The applicant has indicated plans to coordinate with the adjacent residential building to assist in correcting existing functional issues with the adjacent alley by allocating 5' of their own property for the neighbor's use. Additionally, the applicant has also indicated plans to provide temporary parking for the residents during construction.

Staff notes that adequate lighting should be provided in alleys. Lighting fixtures are illustrated along the alley to enhance pedestrian safety. Staff notes that the applicant has offset the building from the property line by five feet to improve the alley's functionality. Fire access issues will be addressed by the Fire Marshall at time of permitting and compliance with fire safety standards will be met.

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 Main Street will be private, it will be screened to

avoid visual interruption of the continuous public space along Main Street. The proposed screening appears to be adequate per this recommendation.

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 accommodates pedestrian scale on the Main Street side of the development. Additional adjustments have been made to the ground floor to create a pedestrian scaled environment surrounding the building through the use of loggias, patios, and glazing. Per PRI 2.3, new construction should maintain the historic scale of no more than 5 stories at the street wall. This is accomplished through a combination of stepbacks and material changes.

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 recommends 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, the proposed green screen living wall, public art, recessed areas, and plantings serve to promote pedestrian interest and activity along the ground floor.

PRI 5 Articulation

Elements such as brick detailing, canopies, and signage are proposed 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.

PRI 6 Materiality

Staff notes that high quality and durable primary materials are being 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 a portion of Oneal.**

2. **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.**

3. **The main street façade shall require a separate CA once future tenant is determined if any façade changes are introduced.**

4. **Detailed drawings shall be submitted for a separate CA for outdoor dining areas and other elements planned within the hotel's transition zone.**

5. **Trash and recycling receptacles shall be installed near areas of high pedestrian traffic.**
6. **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 pedestrian lighting and bulb-outs for enhanced pedestrian safety on all streets surrounding the development.**
7. **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.**
8. **Applicant shall work with the Arts in Public Places Commission for approval of any public art or mural prior to installation, should there be any.**
9. **Applicant shall maintain a safe and designated pedestrian connection along rights-of-way during the construction process.**
10. **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.**
11. **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.

Public Meeting Notes from Applicant

Neighborhood Meeting – 319 Rhett Development
Applicant: Focus Westend LLC
September 21, 2022

Presenters:
Sachin Shanbhag, Pinnacle Partnership Crystal Pace, Pinnacle Partnership

Matt Mason, Gateway Ventures 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 is 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 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.

city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

Contact Planning & Development:
(864) 467-4476

Office Use Only:
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	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) 007200010100, 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 245 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 4Street 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, dinning, 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.Building massing is stepped horizontally&vertically with differentiating materials to reduce mass&maintain Greenville aesthetics.
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.Building massing is stepped horizontally to provide articulation at ground floor.
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 if describes the design intent, proposed textures and proposed signage).

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

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

6. Please read carefully:

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

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

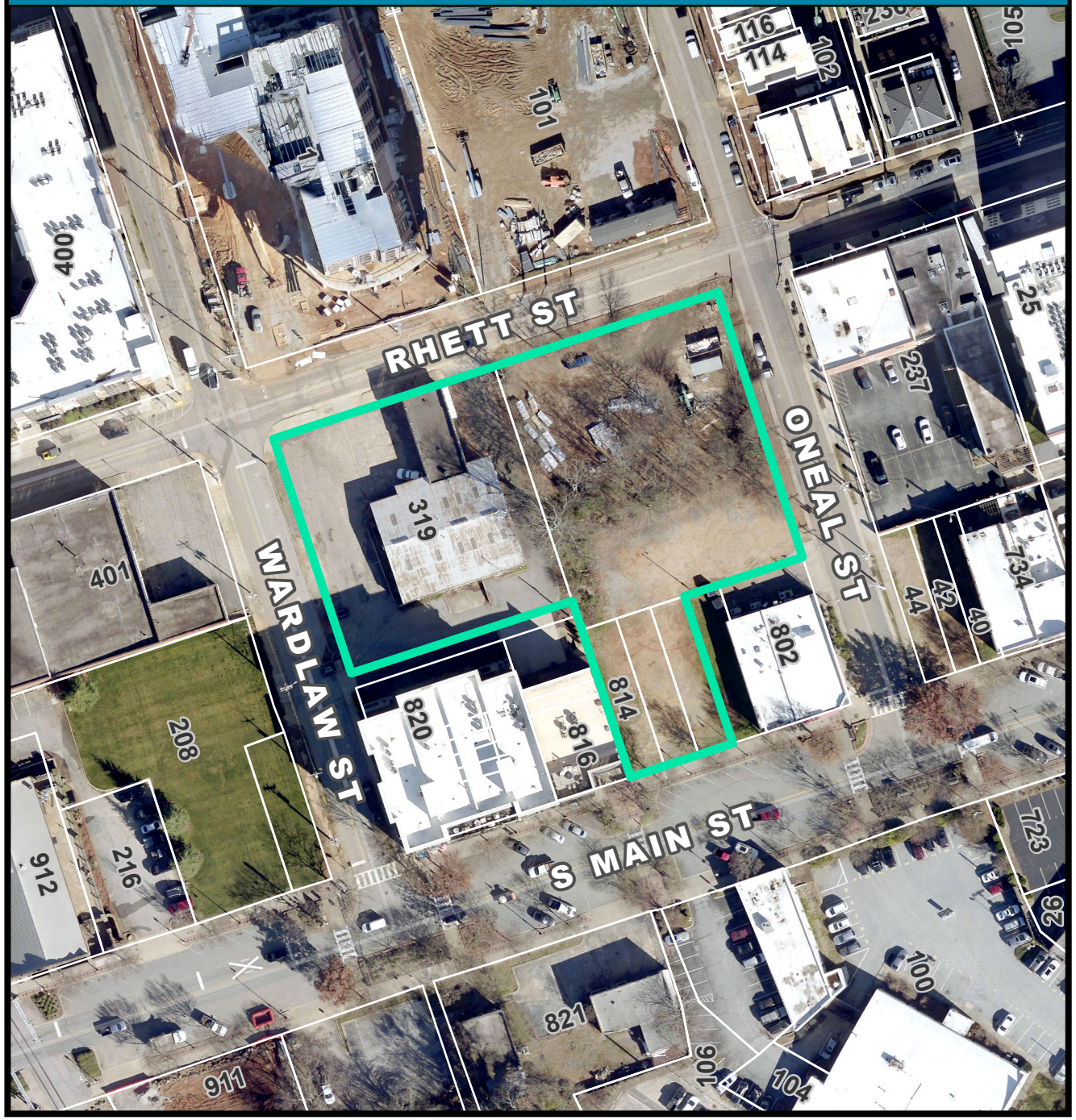
   If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will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

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

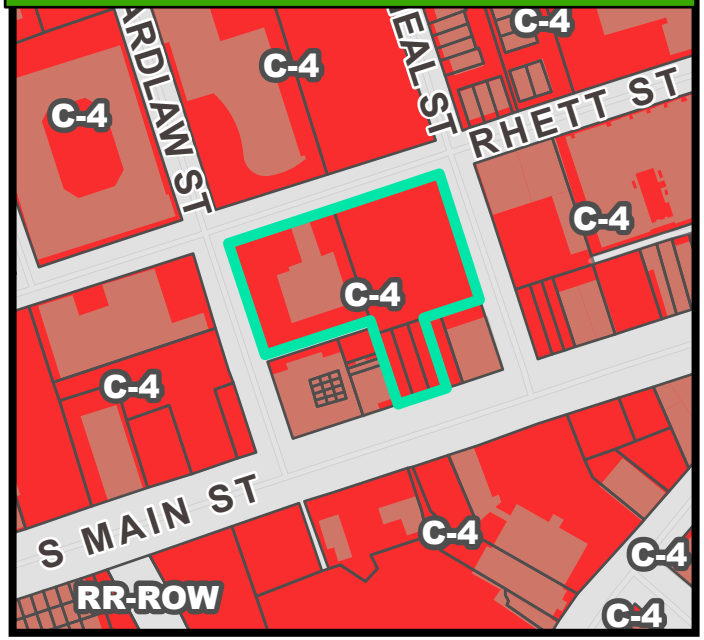
*Signatures	
Applicant	Focus Westend LLC
Date	03/20/2023
Property Owner/Authorized Agent	Sachin Shanbhag
Date	03/20/2023
Public Hearing Information	10/06/2022
Public Hearing Signs	To be posted as required

CA 22-636 • 319 RHETT STREET

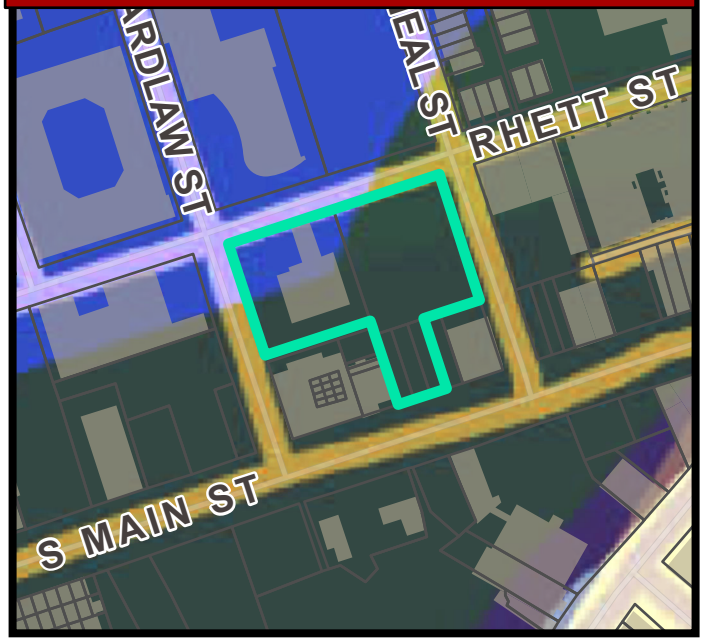
AERIAL VIEW



CURRENT ZONING



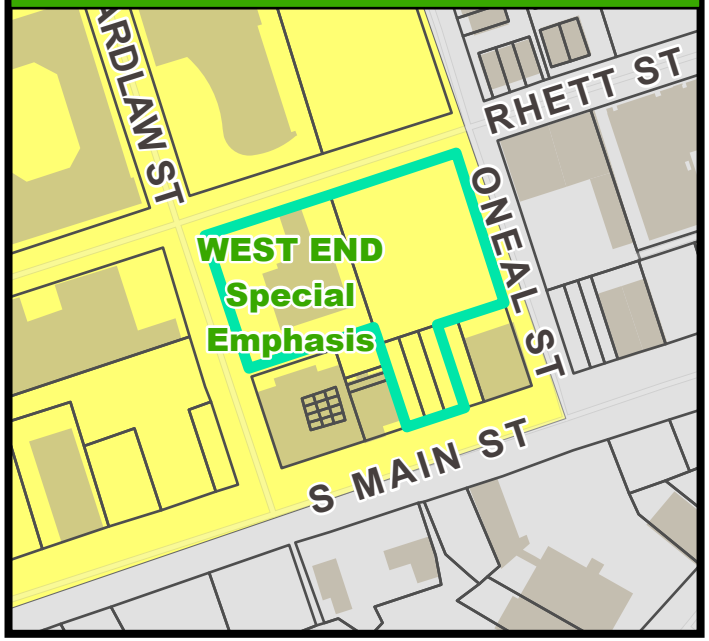
FUTURE LAND USE



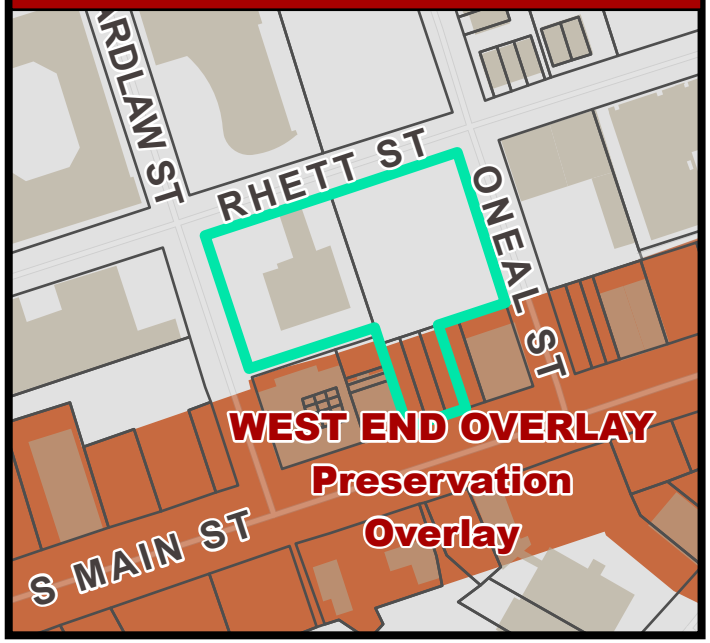
CA 22-636 • 319 RHETT STREET

NATURAL / ENVIRONMENTAL FEATURES

SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



GATEWAY VENTURES

DOWNTOWN GREENVILLE MIXED USE

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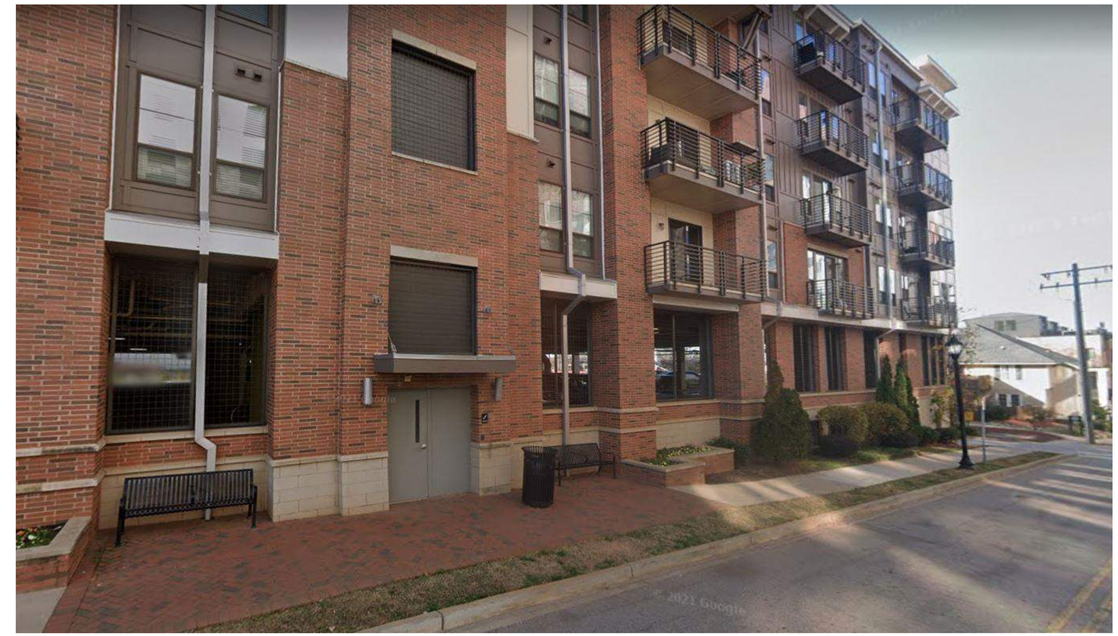

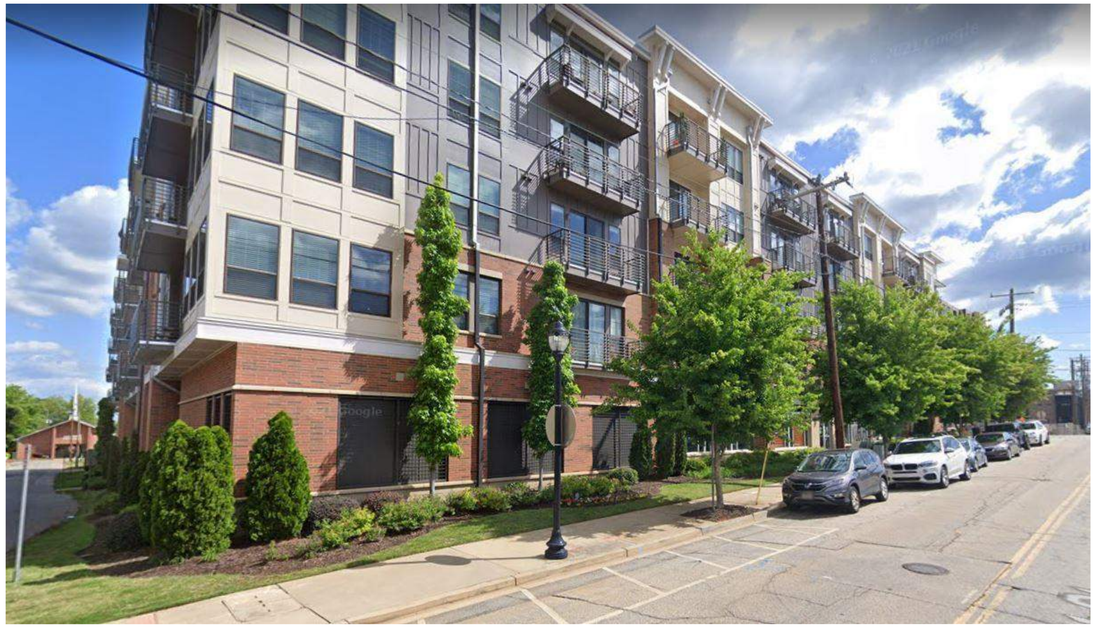

PUBLIC REALM PRECEDENT IMAGES

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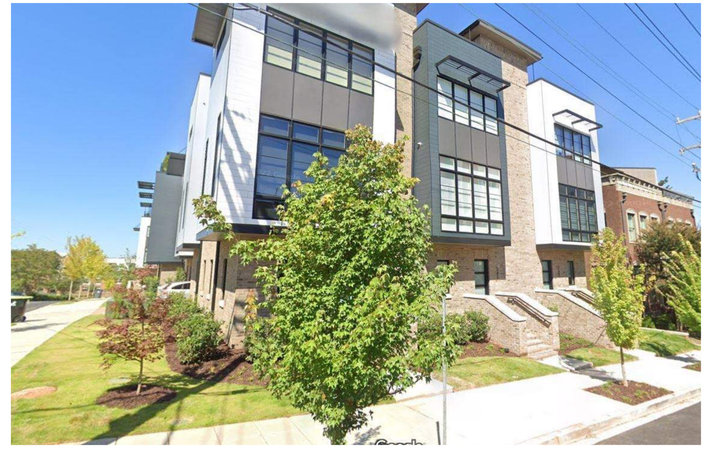

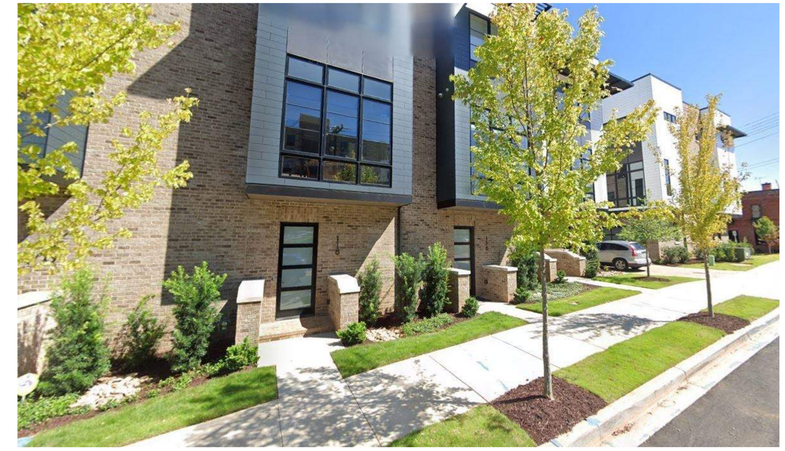

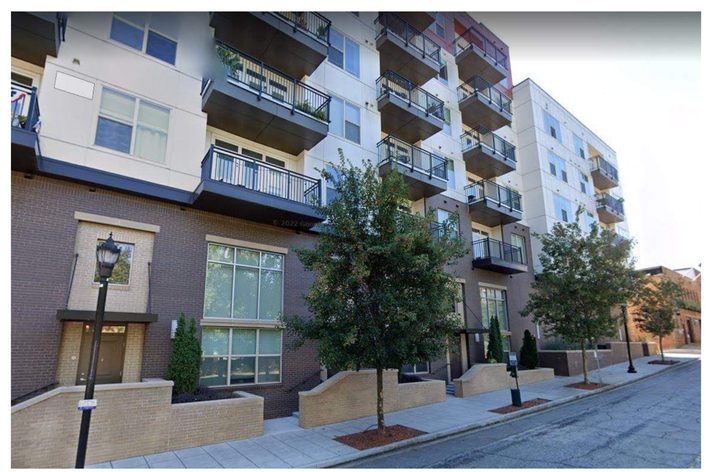

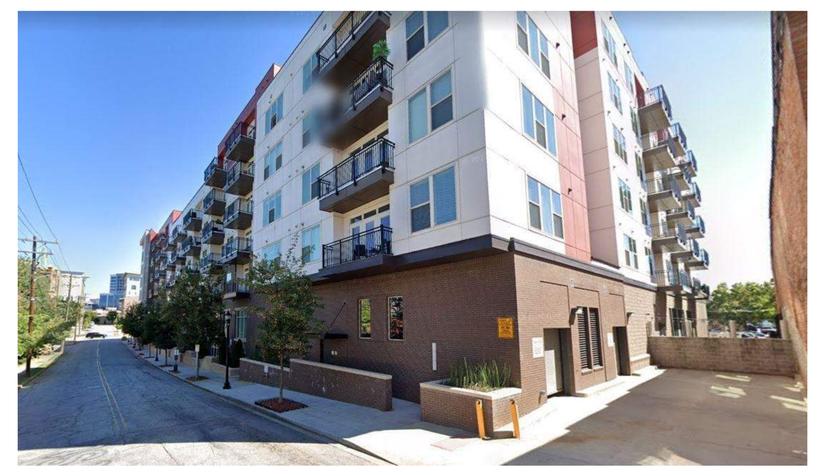

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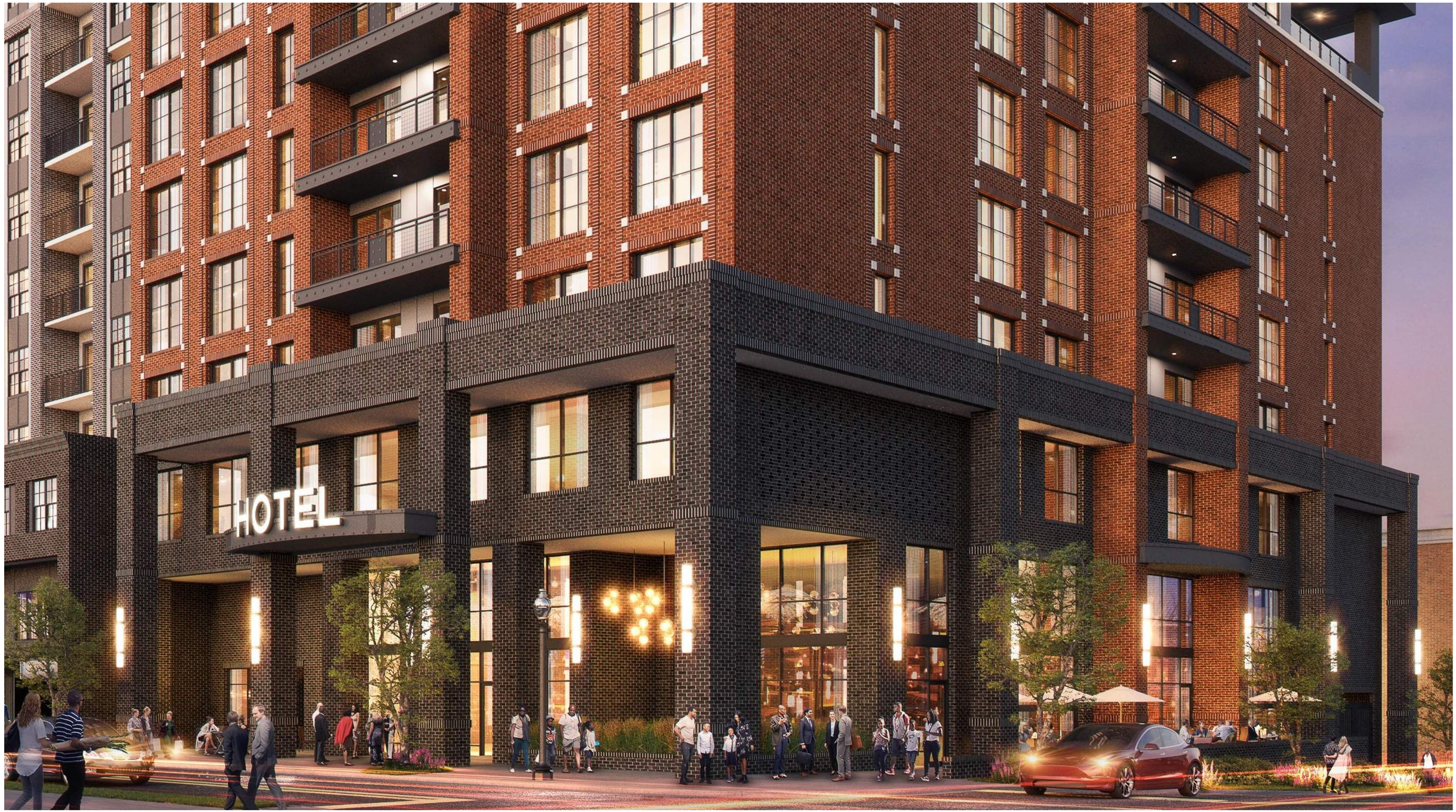

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GATEWAY VENTURES
Real Estate

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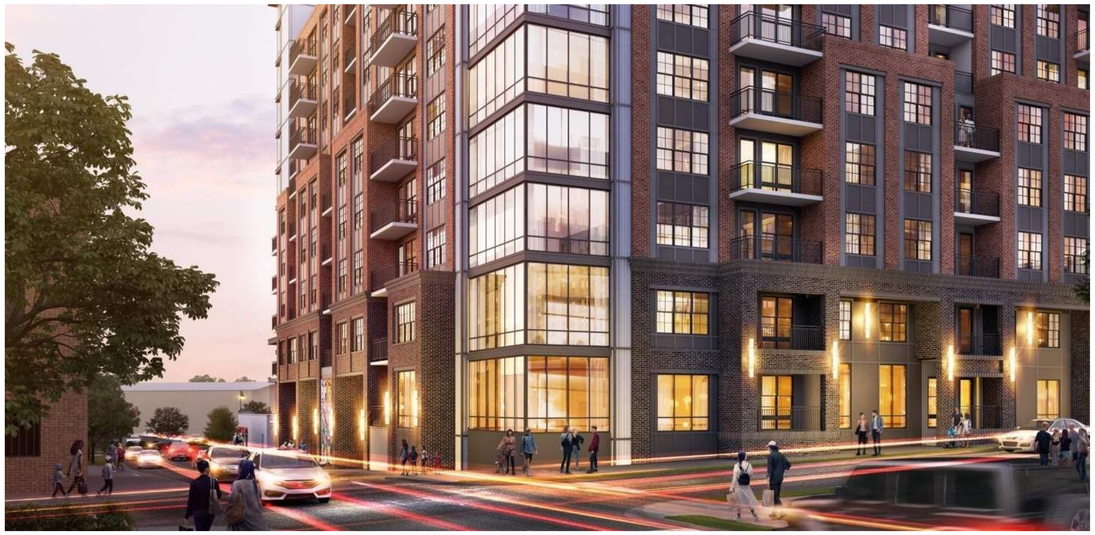

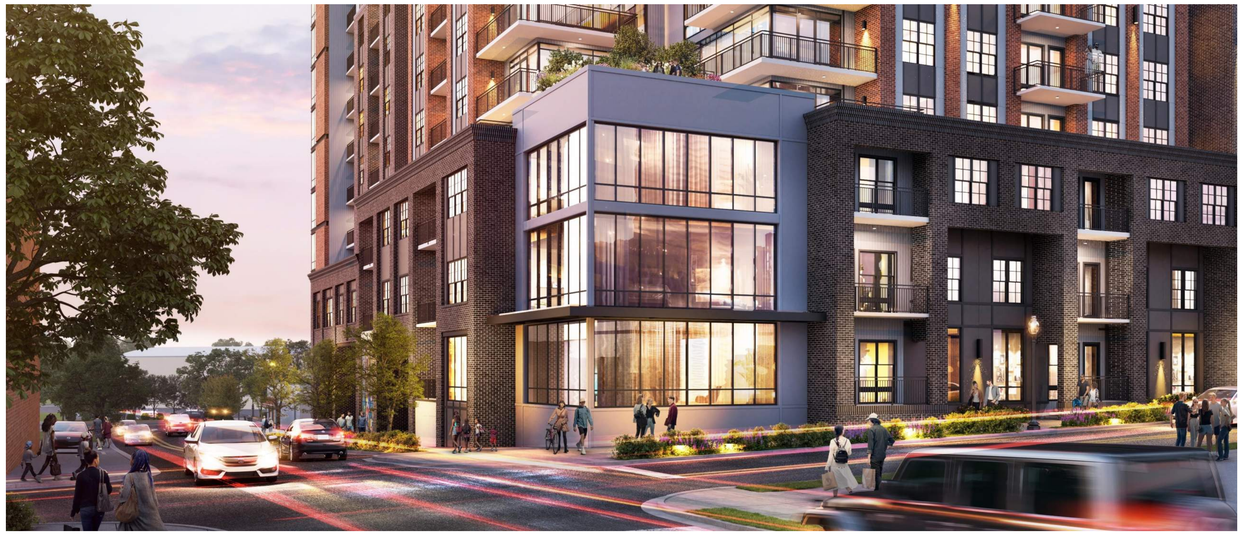

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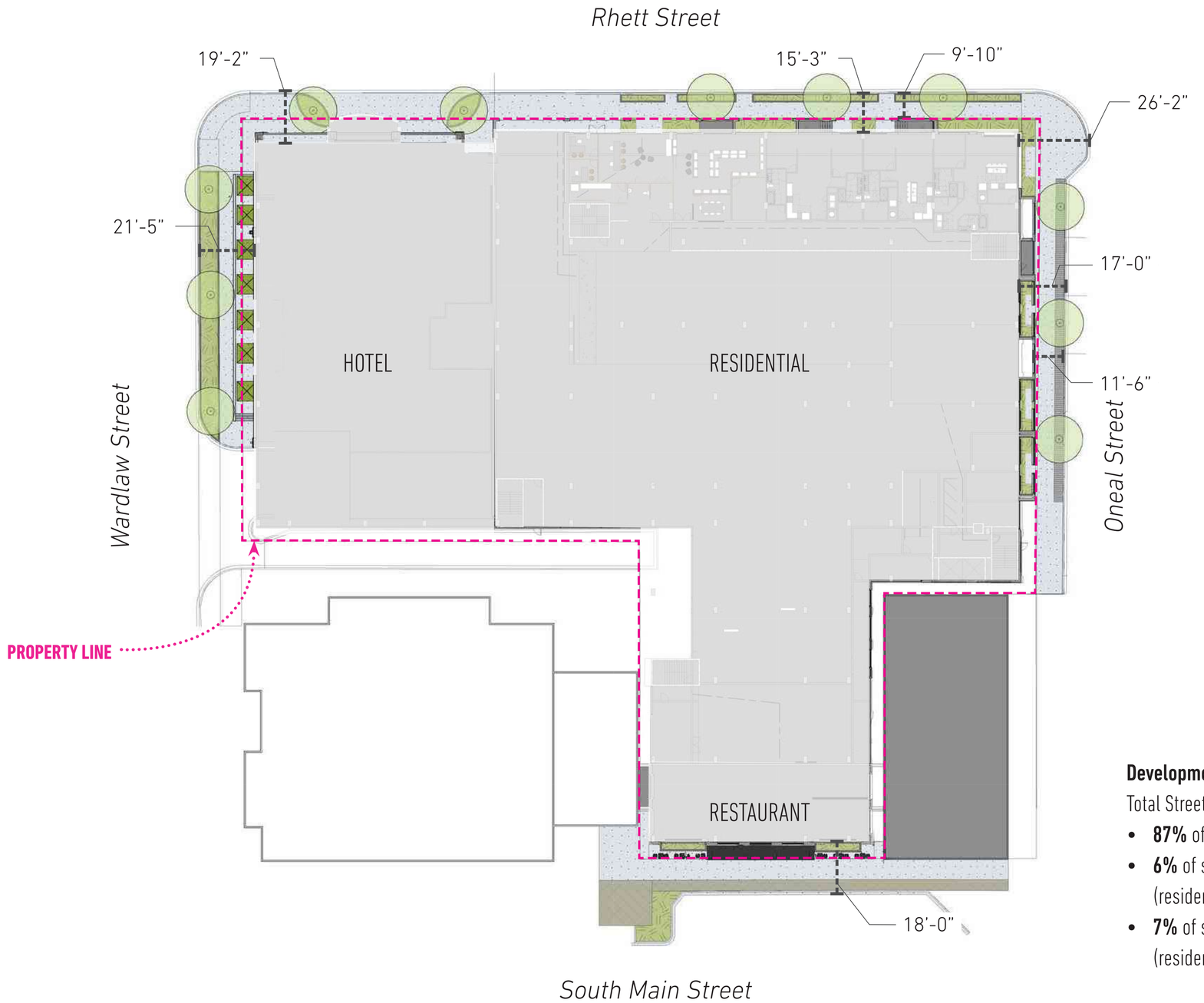

Development Frontage and Setback Summary

Total Street Frontage at Ground Floor: **677 lin ft**

- **87%** of street frontage is set back 15-21ft
- **6%** of street frontage (39 lin ft) is set back 9'-10" (residential stoops on Rhett Street)
- **7%** of street frontage (49 lin ft) is set back 11'-6" (residential units on Oneal Street)

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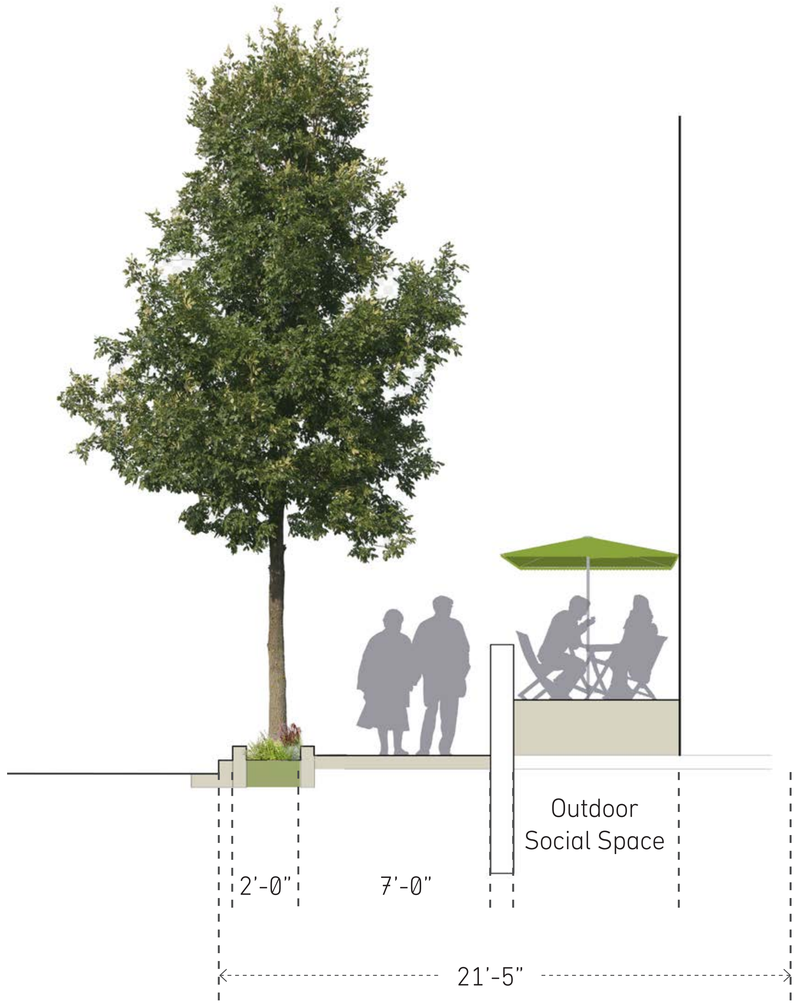
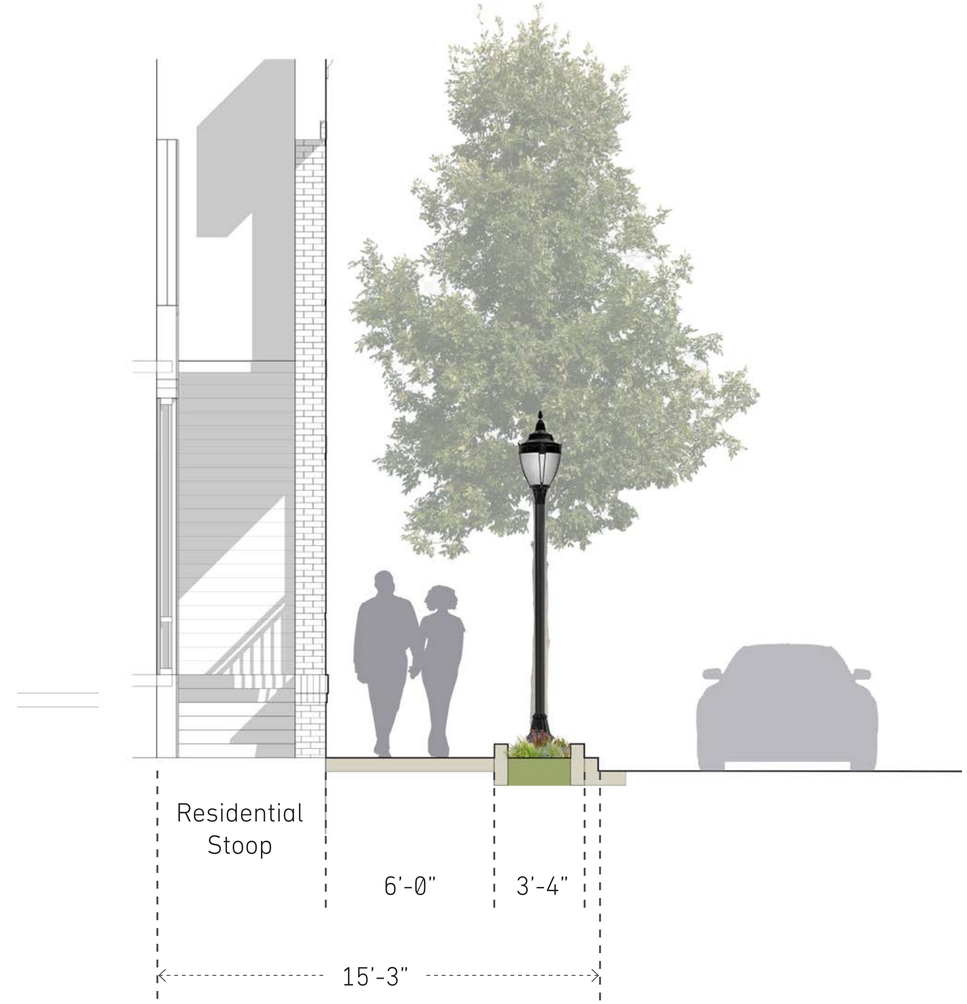


Wardlaw Street Section



Rhett Street Section

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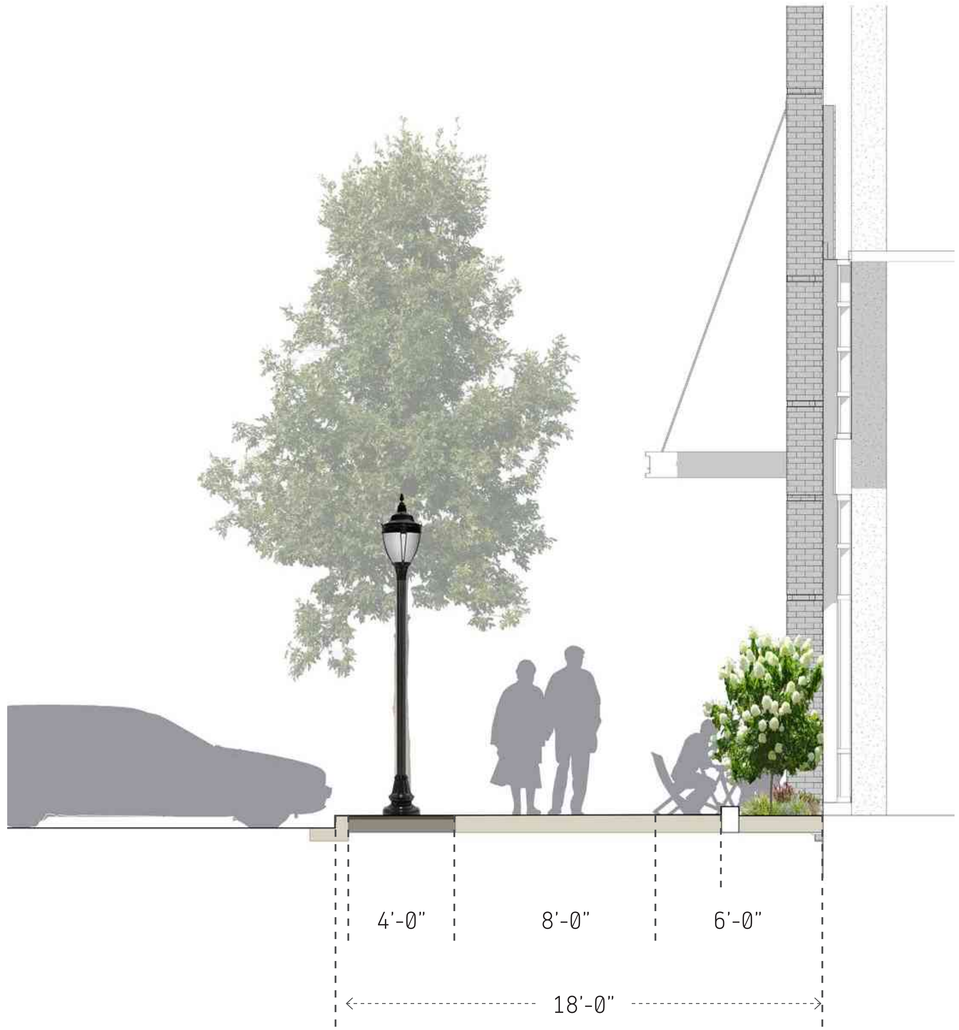

South Main Street Section

Oneal Street Section

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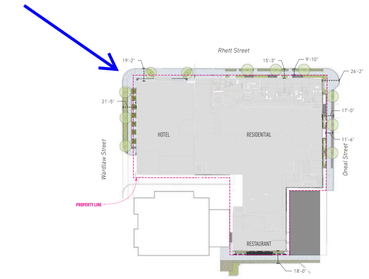
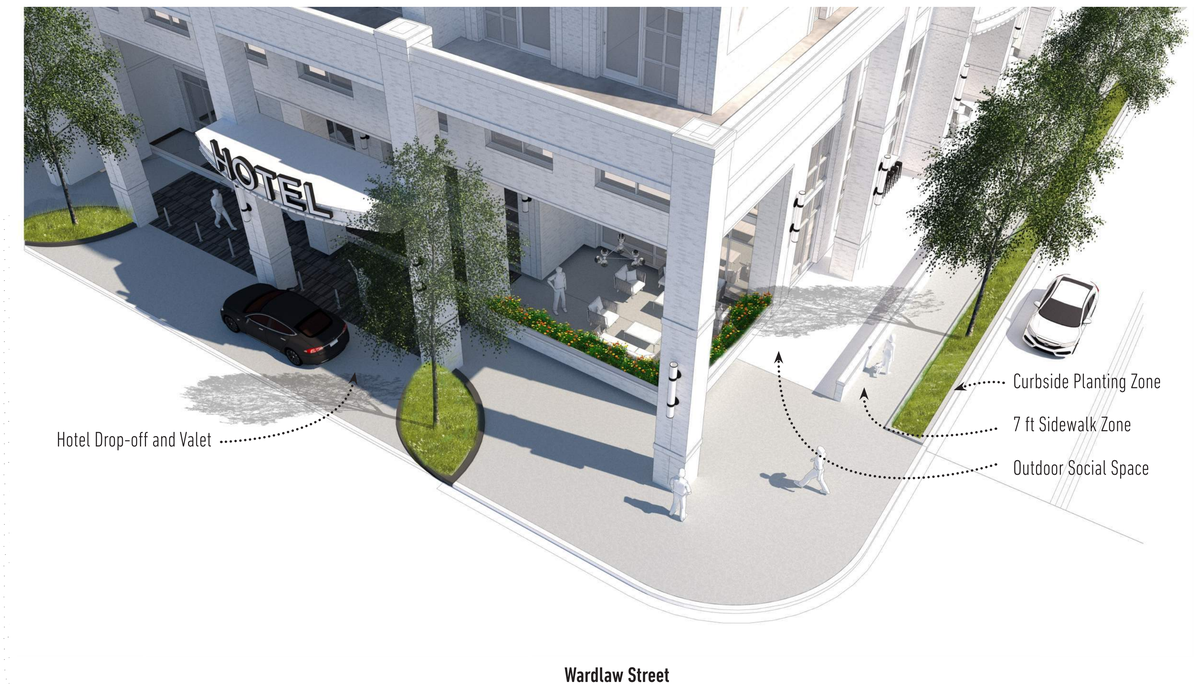
PEDESTRIAN REALM





PREVIOUS DESIGN

CURRENT DESIGN

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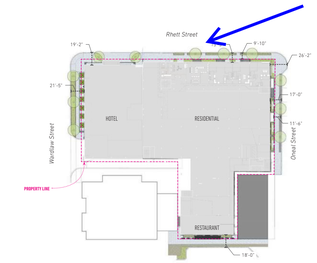
PEDESTRIAN REALM



Rhett Street

PREVIOUS DESIGN

Rhett Street

CURRENT DESIGN

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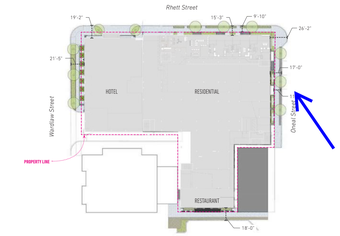
PEDESTRIAN REALM



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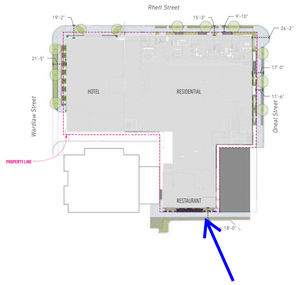

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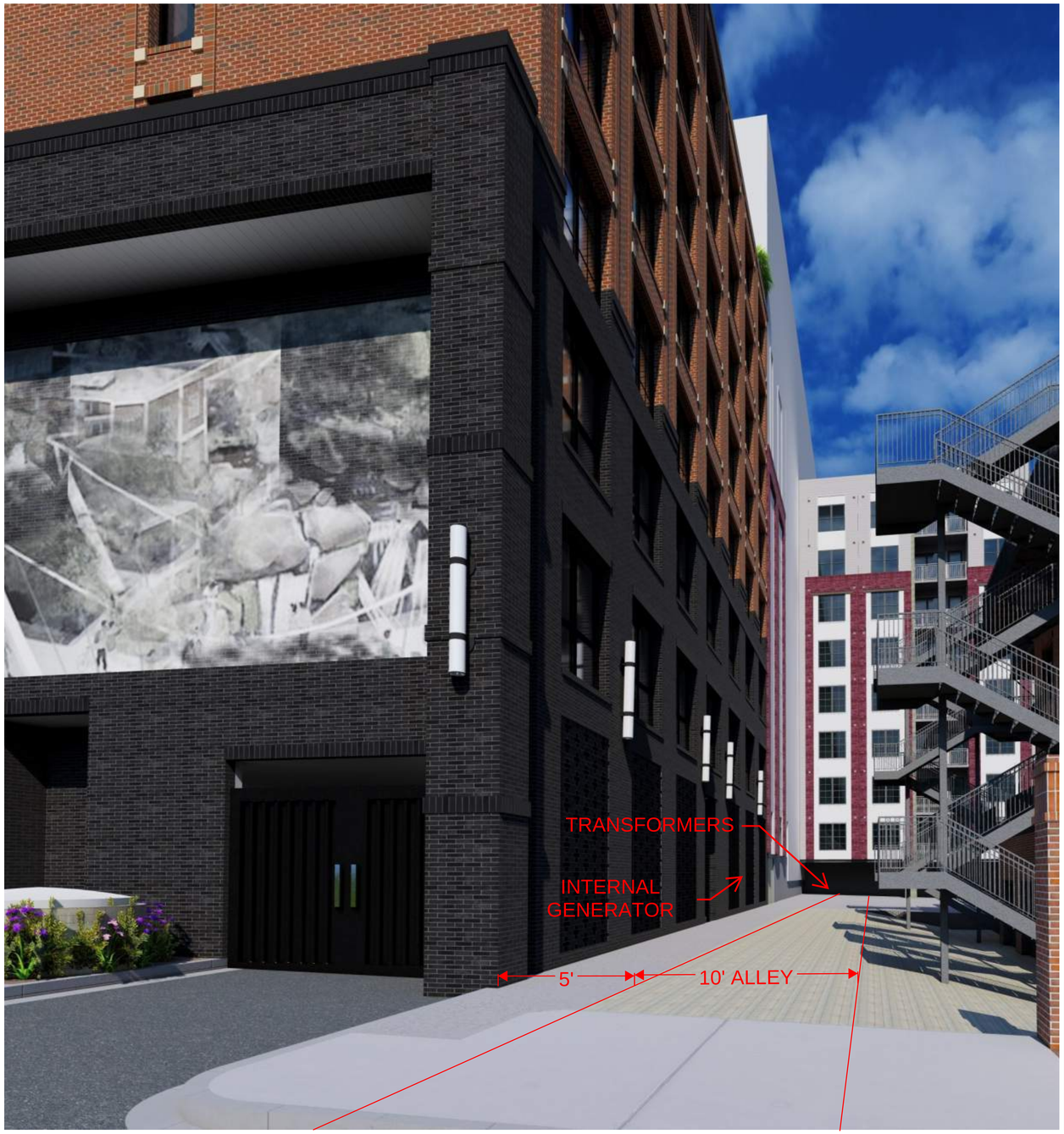


TEMPO GREENVILLE

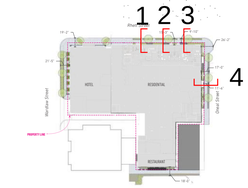
GREENVILLE, SOUTH CAROLINA

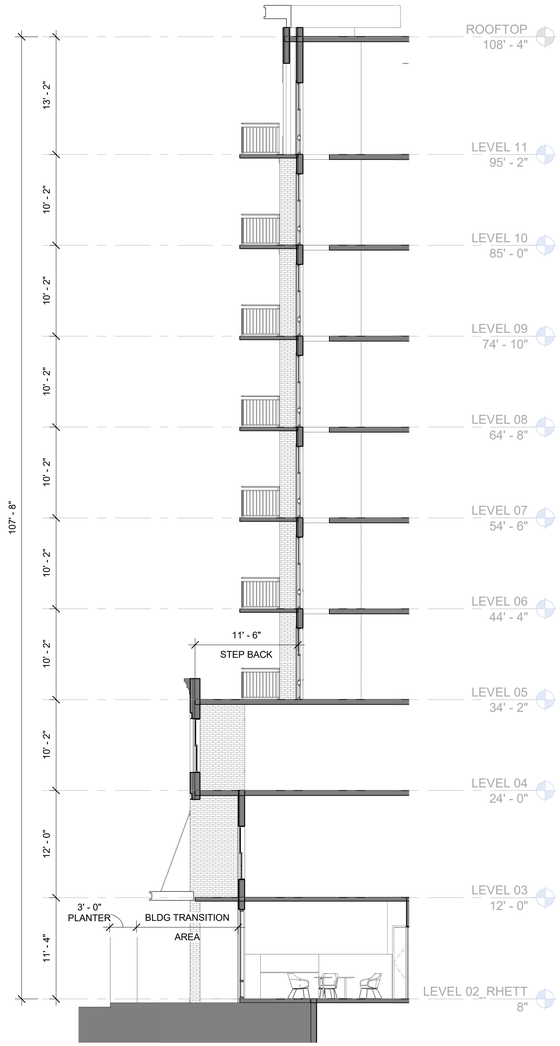
ALLEY EXTERIOR RENDERING

PINNACLE HOSPITALITY

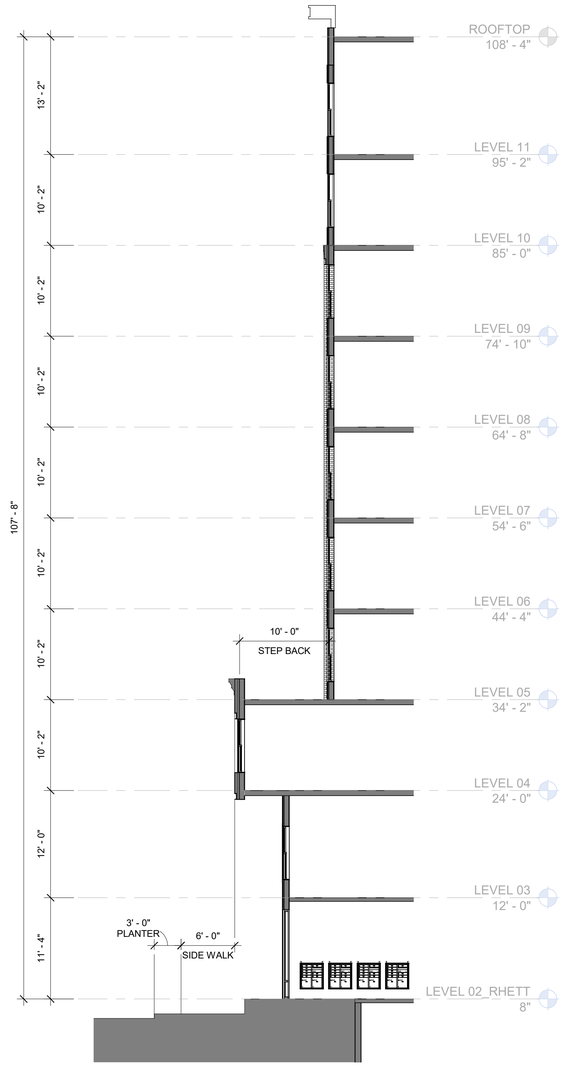
01 DECEMBER 2022

oda-us.com | ODA ARCHITECTURE

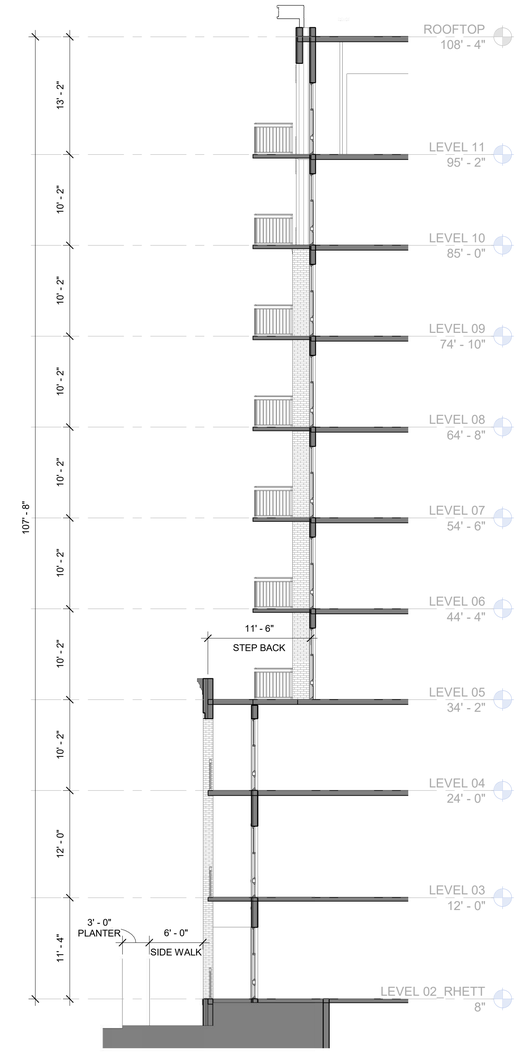




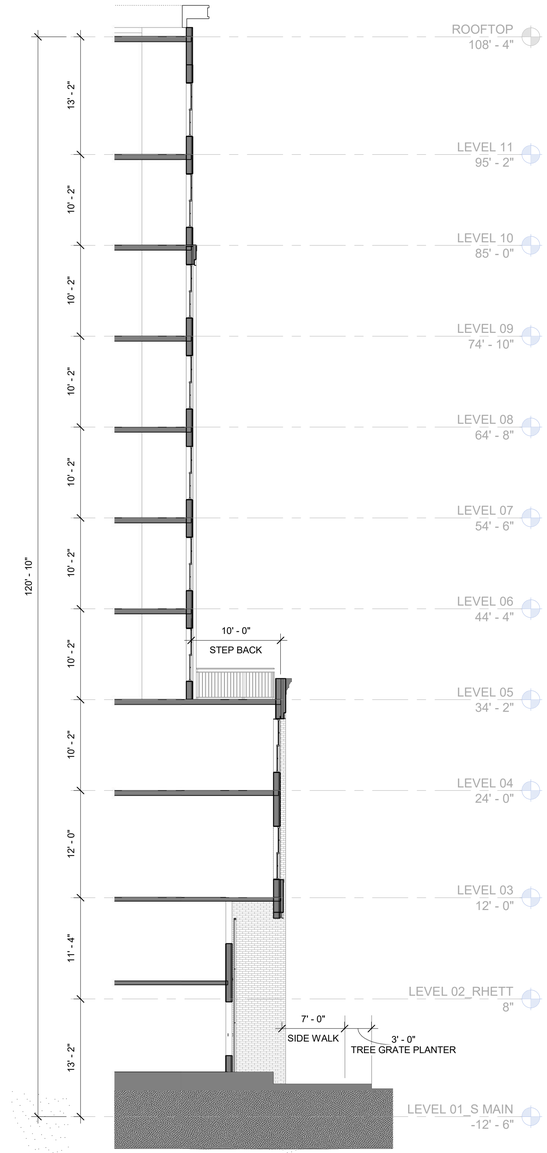
1 WAL SECTION THROUGH LEASING OFFICE ON RHETT ST.
SCALE: 1/8" = 1'-0"



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"

GATEWAY VENTURES Real Estate

DOWNTOWN GREENVILLE MIXED USE

GREENVILLE, SC

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RETAIL ENTRY @ SOUTH MAIN

DECORATIVE LINTEL DETAILING

RUNNING BOND & STACKED BOND

SOLDIER COURSING DETAILING

BRICK COURSING DETAILING

HOTEL ENTRY @ RHETT STREET

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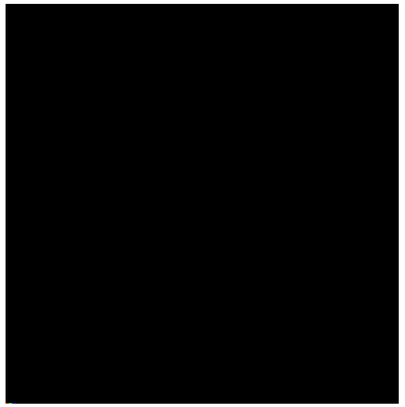
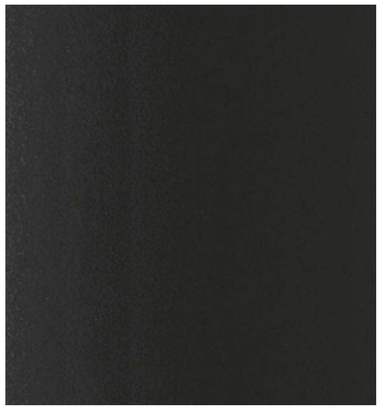
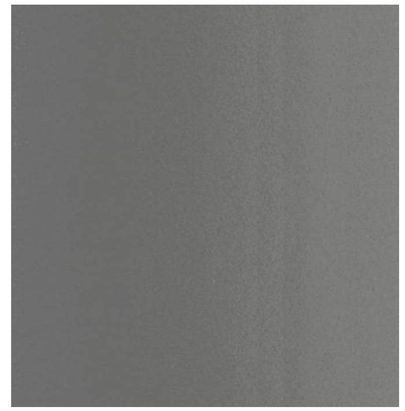
METAL ACCENT





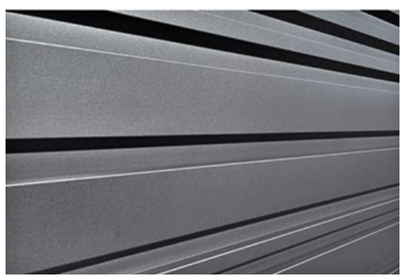
FIBER CEMENT PANEL



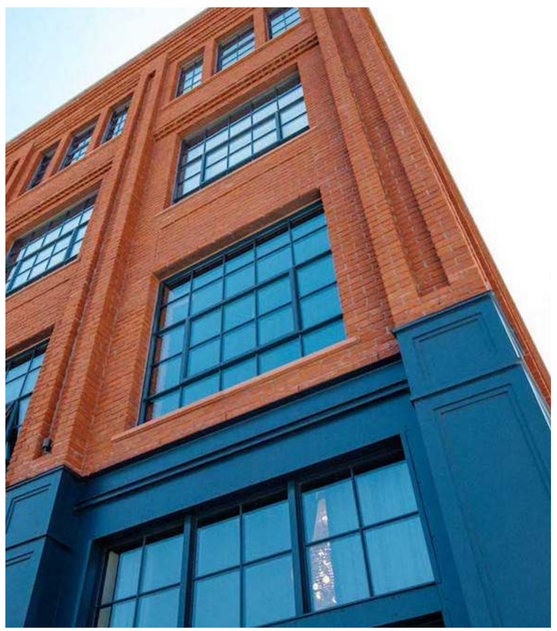
BRICK

RESIDENTIAL

BOX RIB METAL PANEL



WINDOW STYLE



HOTEL

RETAIL

HOTEL

RESIDENTIAL

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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	VIWINTECH 2100
BR-1	BRICK VENEER - RESIDENTIAL	RED	TBD	WS-1	PAINTED 4" WOOD SLAT	BLACK	TBD
BR-2	BRICK VENEER	GRAY	TBD				
BR-3	BRICK VENEER	LIGHT GRAY	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"

GATEWAY VENTURES Real Estate

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GREENVILLE, SC

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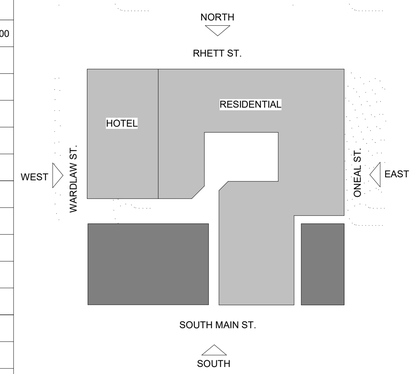
LEGEND

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	GRAY	TBD
BR-3	BRICK VENEER	LIGHT GRAY	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

TAG	DESCRIPTION	COLOR	MANUFACTURER
VT-1	TOILET / DRYER EXHAUST VENT	MATCH ADJACENT	TBD
VW-1	VINYL WINDOW	BLACK	VIWINTECH 2100
WS-1	PAINTED 4" WOOD SLAT	BLACK	TBD

KEY PLAN



1 NORTH ELEVATION-RHETT STREET

SCALE: 1/16" = 1'-0"

GATEWAY VENTURES Real Estate

DOWNTOWN GREENVILLE MIXED USE

GREENVILLE, SC

DYNAMIK DESIGN

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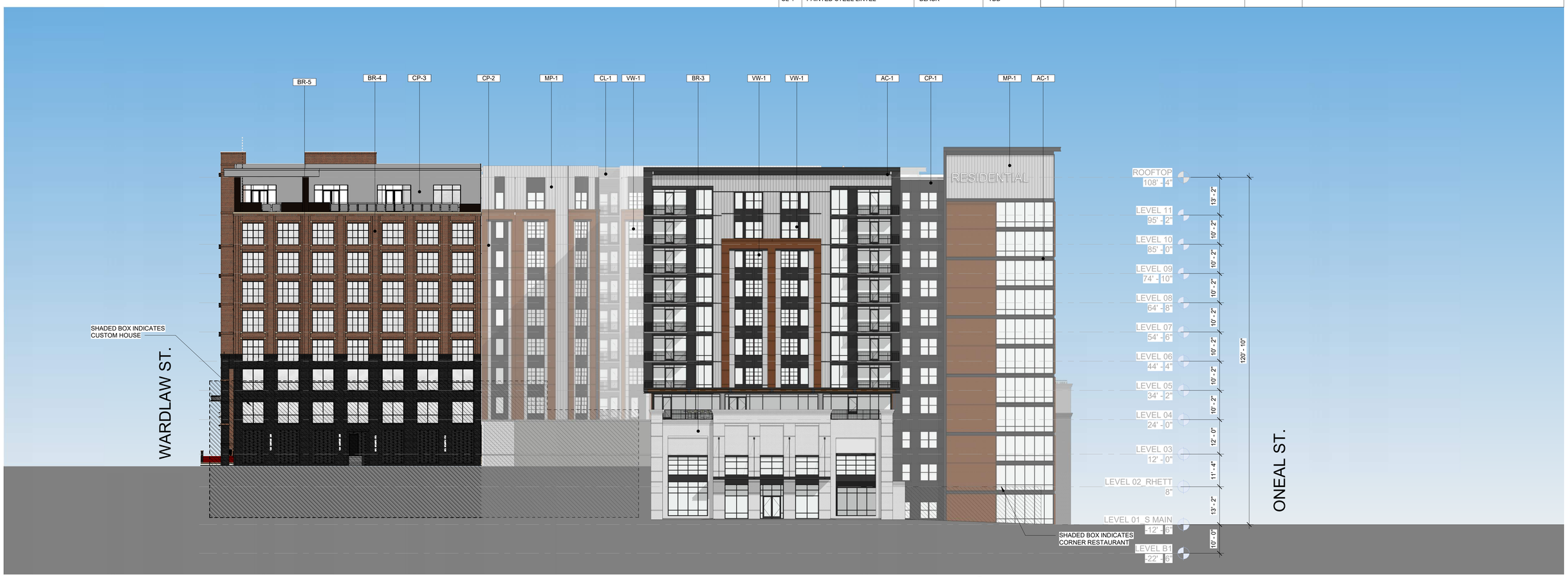
LEGEND

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	VIWINTECH 2100
BR-1	BRICK VENEER - RESIDENTIAL	RED	TBD	WS-1	PAINTED 4" WOOD SLAT	BLACK	TBD
BR-2	BRICK VENEER	GRAY	TBD				
BR-3	BRICK VENEER	LIGHT GRAY	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"

GATEWAY VENTURES Real Estate

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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	VIWINTECH 2100
BR-1	BRICK VENEER - RESIDENTIAL	RED	TBD	WS-1	PAINTED 4" WOOD SLAT	BLACK	TBD
BR-2	BRICK VENEER	GRAY	TBD				
BR-3	BRICK VENEER	LIGHT GRAY	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 EAST ELEVATION_ONEAL STREET
SCALE: 1/16" = 1'-0"

GATEWAY VENTURES Real Estate

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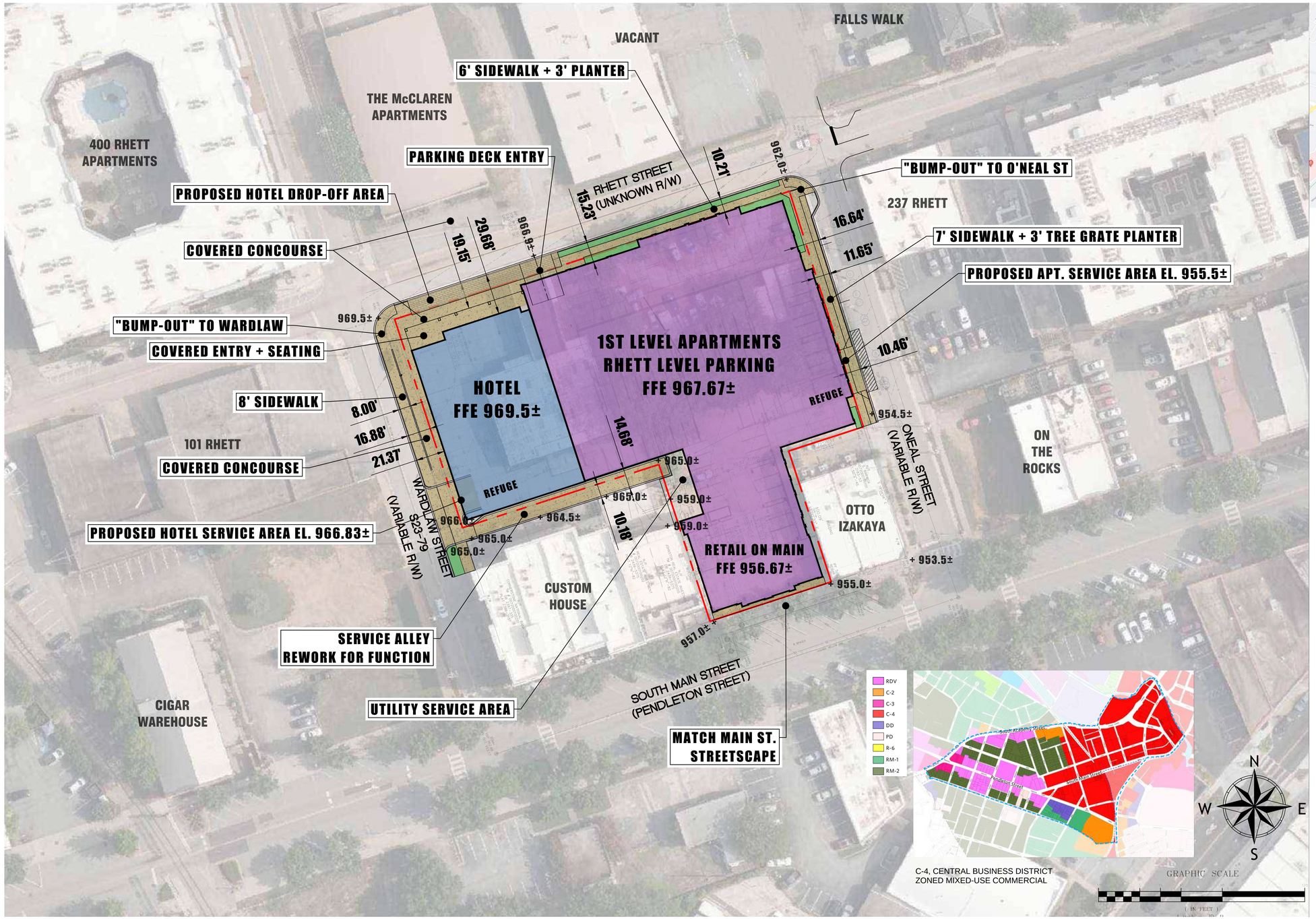

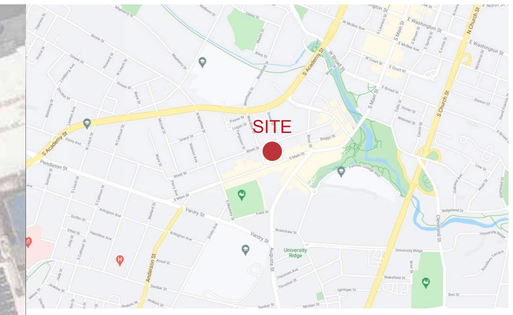

SITE INFORMATION

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

LEGEND

MULTIFAMILY

11 STORY MULTIFAMILY (TYPE IA)

TOTAL UNITS : 245
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)

N

0 15' 30' 60'

GATEWAY VENTURES

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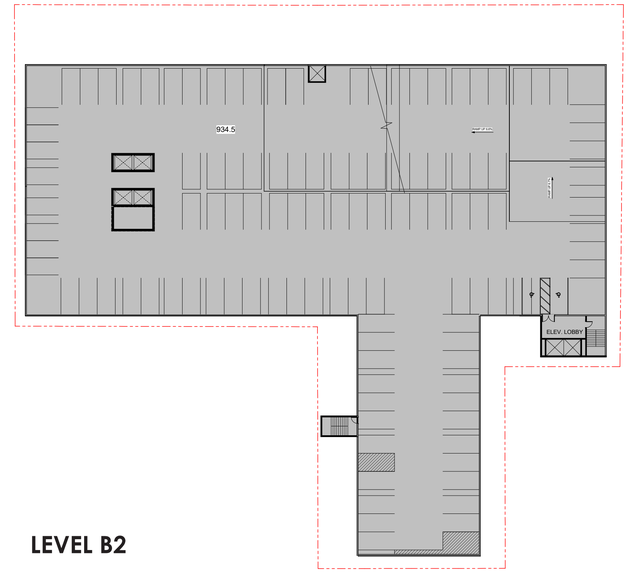

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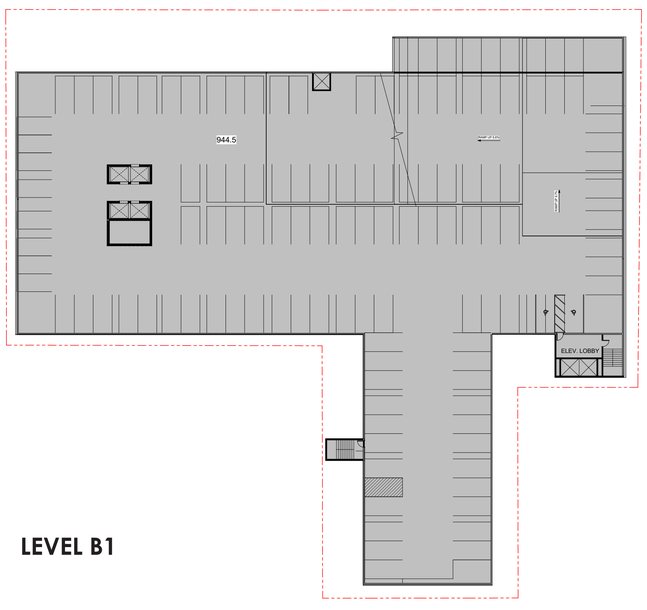

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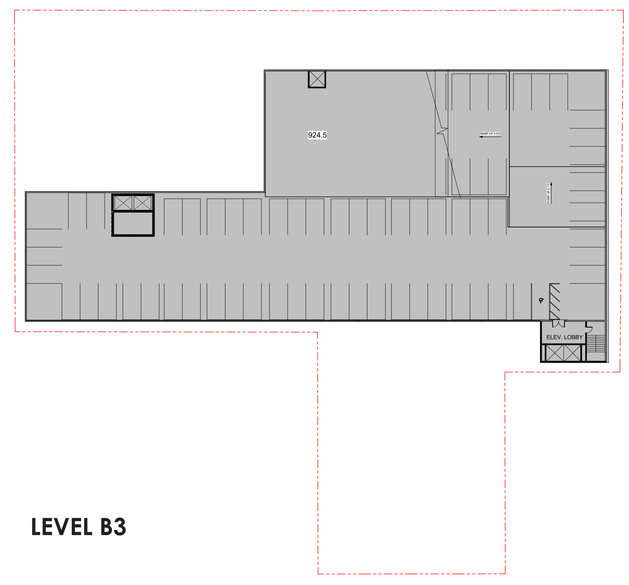

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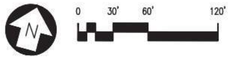

GATEWAY VENTURES

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GREENVILLE, SC

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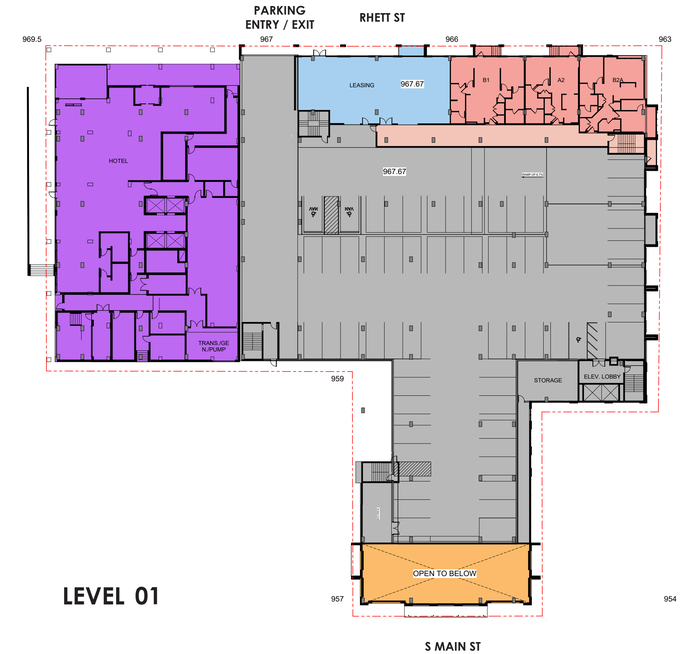

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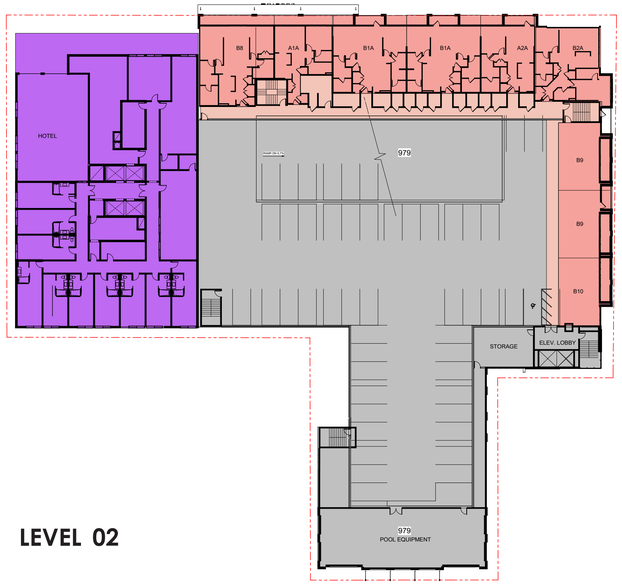

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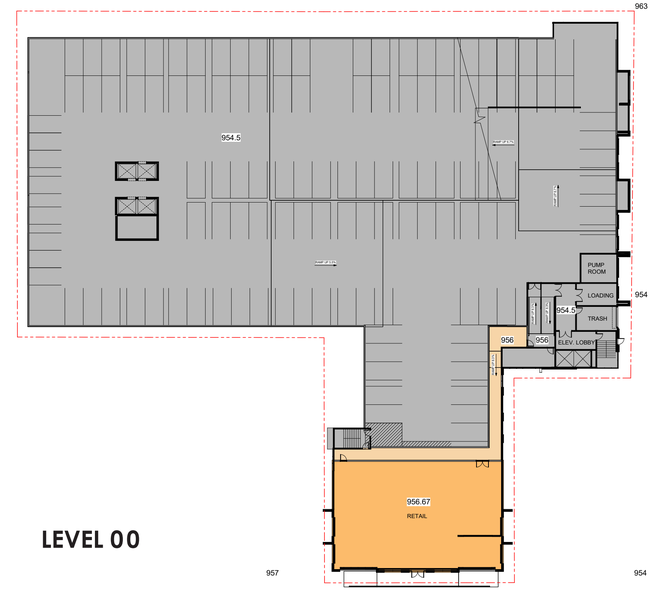

LEVEL 00

0 30' 60' 120'

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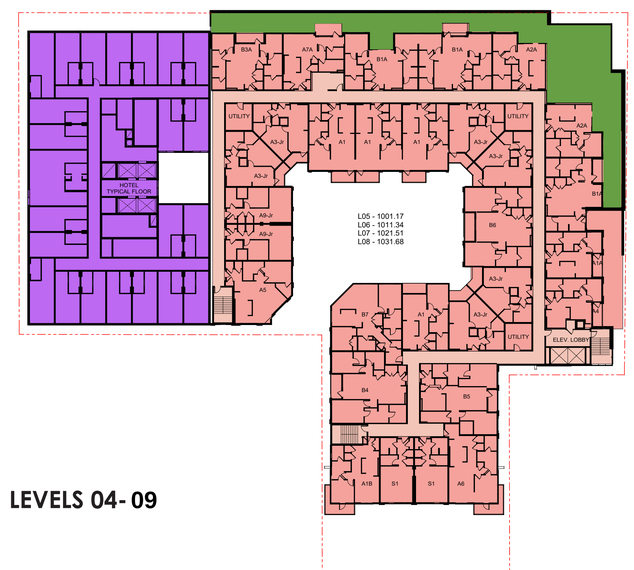
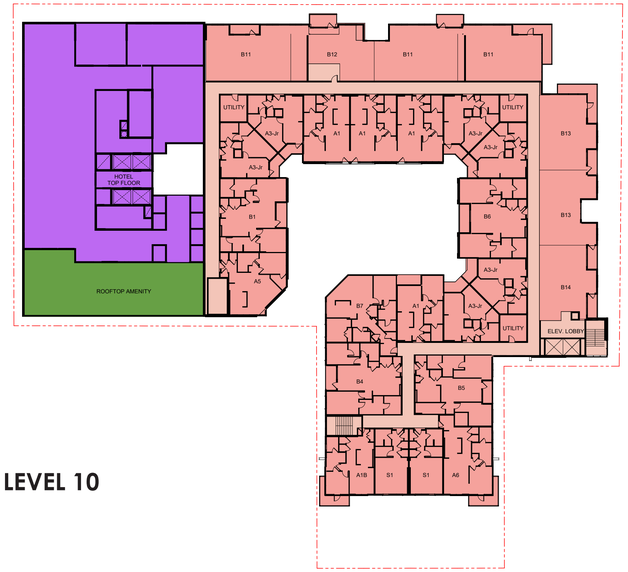


LEVELS 04- 09



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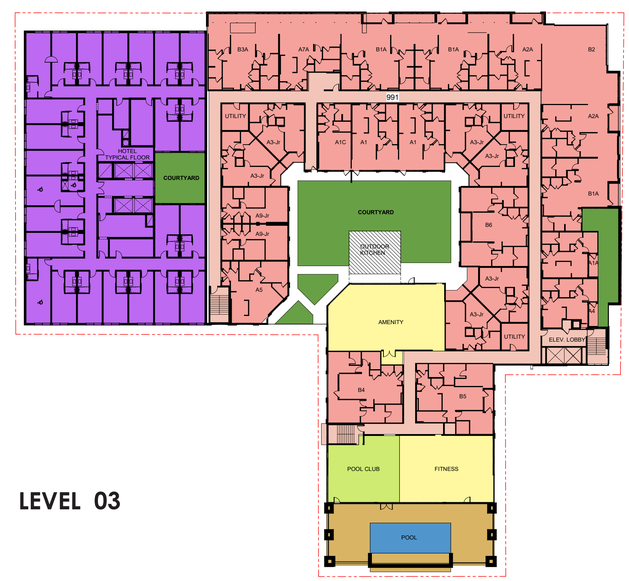

LEVEL 03

GATEWAY VENTURES

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Planning Staff Report to
Design Review Board - Urban
March 20, 2023
for the April 6, 2023 Public Hearing

Docket Number:	**CA 23-155**
Applicant:	Dan Doyle, The Beach Co.
Property Owner:	Canvas Tower, LLC
Property Location:	301 College Street
Tax Map Number:	0014000100500
Zoning:	C-4, Central Business District
Proposal:	**New Mixed-Use Development Materials and Detailing**
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 application is for the materials and detailing of a mixed-use 19-story building including 264 market-rate residential units, 2,000 square feet of retail space, meeting facilities, an exercise area, bicycle storage and repair, and a rooftop terrace with pool and deck. 480 parking stalls are provided internally on seven above-ground, wrapped levels, plus one subterranean deck.

Project Background:
CA 22-838 was initially submitted and approved by the DRB at the January 5th, 2023 Public Hearing. Representatives from the neighboring Children's Museum and the Greenville County Art Museum spoke in favor of the project, noting expectations that the development will provide better pedestrian connectivity and walkability for the corridor. Among staff recommendations in the January review of CA 22-838 was a condition that the applicant make efforts to reduce the height of the structure. It was determined by DRB that the height was appropriate within its context. The project's massing, height, and articulation were all approved with the condition that the applicants return for a separate CA for the approval of further detailing, including material selection. The conditions of that approval specifically stated **"The massing, height, and articulation of the development are approved. Further detailing, including but not limited to material selection, will require a separate CA which will involve an additional public hearing and review by the DRB."**

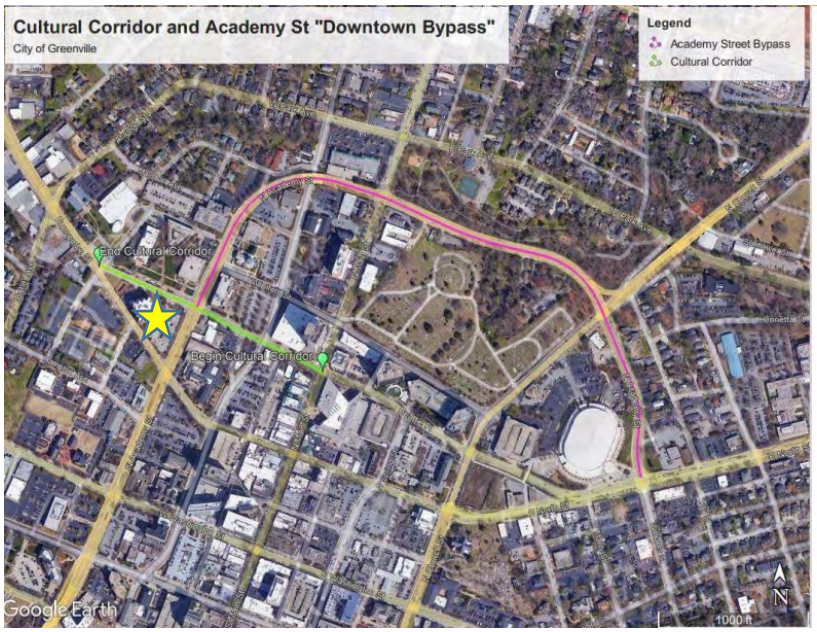
This CA application is for the review of the following new information from the applicant:

- Further detailing within the brick pilasters and brick townhome facades
- Additional detail regarding material selections
- Physical samples of materials to be provided during the applicant's presentation

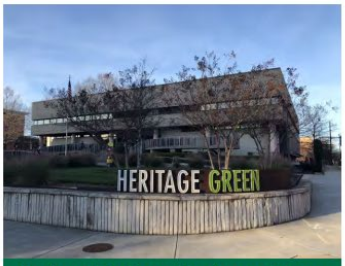
Staff Analysis:

Project Overview

The project is located along the City of Greenville's newly defined "Cultural Corridor". The corridor, which encompasses the section of College and Buncombe Streets between Main and Heritage Green, is considered a significant growth area of downtown including four museums, a theater, and a library. Goals of the Cultural Corridor plan prioritize economic growth, use of Academy Street as a downtown bypass for vehicular traffic, and the promotion of a safe environment for pedestrian and bicycle traffic between Main Street and Heritage Green. The applicant continues to coordinate with city engineering staff responsible for the Cultural Corridor project with the intention of becoming an anchor for the corridor. The applicant proposes pedestrian-oriented elements to be incorporated into the development to achieve this goal.



Project Begins at Main Street



Project Ends at Heritage Green

PUB 3 Sidewalk Zone

PUB 3.4 states that sidewalks should be constructed of durable materials such as concrete, brick, or stone. The applicant has proposed broom finish concrete, which complies with this guideline.

PUB 4 Street Furnishing Zone

Per PUB 4.3 street furnishings should be constructed of durable materials, such as stone, finished wood and steel. The proposed street furnishings are weatherproof powder-coated steel.

PUB 5 Planting Zone

Landscape plans included in the proposal include a variety of street trees, small flowering trees, woodland plantings, and focal plantings within the development. The planting strip surrounding the development is comprised of lawn and street trees. Based on the Cultural Corridor priority for an improved pedestrian environment**, staff recommends additional ground plane plantings to be added within the tree lawn along Academy Street to be reviewed at the time of site permitting.** Plant species and other details of the landscaping plan will be evaluated at the time of site permitting.

PUB 6 Building Transition Zone
A proposed outdoor dining area is included in the renderings on the corner of College Street and Academy Street corresponding with the proposed commercial space. **Detailed drawings must be submitted for a separate CA for the outdoor dining areas and other elements planned within the building transition zone once tenants are identified.** All other building transition zones are primarily populated with plantings. Staff finds this condition acceptable given the residential use and the size and proximity of the adjacent roadways.

PUB 8. Publicly Accessible Parks and Plazas
PUB 8.7 suggests the incorporation of public art, vending or retail opportunities, and interactive elements such as a water feature into public plazas. Staff notes that a fountain, planters, and high-quality materials are incorporated into the proposed plazas. The plazas should be further articulated to incorporate elements which engage the pedestrian. **Due to the level of pedestrian and vehicular traffic expected at the entrance, and the lack of curbing, staff has concerns that there may not be enough contrast between the driveway, walkway, and plaza pavers to provide appropriate visual cues. Staff suggests that the applicant further study the paving material selections to enhance contrast between the driveways, walkways and plazas to provide better visual delineation and increased visual interest for the pedestrian.**

Per PUB 8.10 and 8.11, adequate lighting and comfortable seating must be provided within the plazas. Plaza detailing will be reviewed at the time of site permitting.

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.**

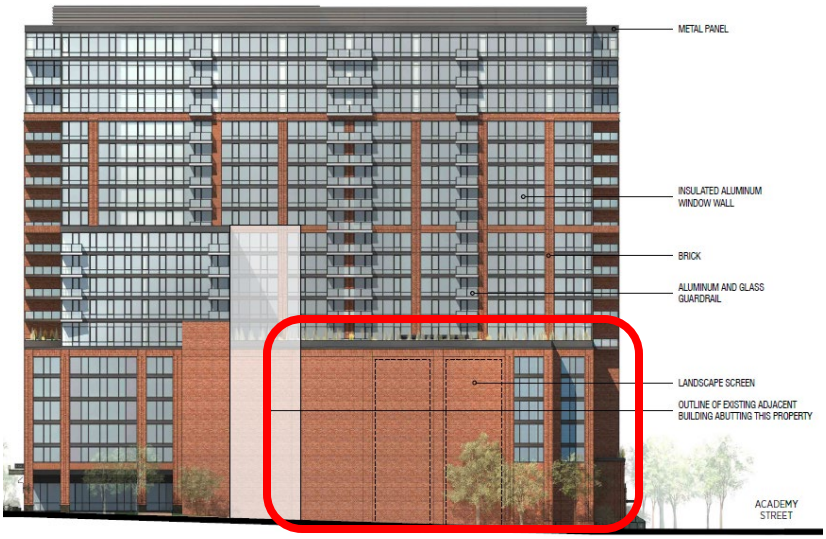
PUB 11 Signage
A Master Sign Package for the site shall be submitted to staff for review and approval prior to submittal for individual sign permits.

PRI 3 Entry

PRI 3.3 recommends that the design of entry areas be enhanced with materials, architectural and landscape feature, and lighting. All entrances into the proposed commercial spaces incorporate canopies, plantings, and lighting, complying with this guideline. . .Per PRI 3.4, entry glass must be highly transparent and non-reflective. The proposed ground floor glass to be used on the ground floor is highly transparent and in line with this guideline.

PRI 4 Activated Ground Floor

PRI 4.3 suggests locating publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians. Proposed retail and plaza spaces facing College Street and a portion of Academy are in line with this guideline. Townhome units have been placed along Academy Street as well. Stoops and residential doors adequately engage the public realm.



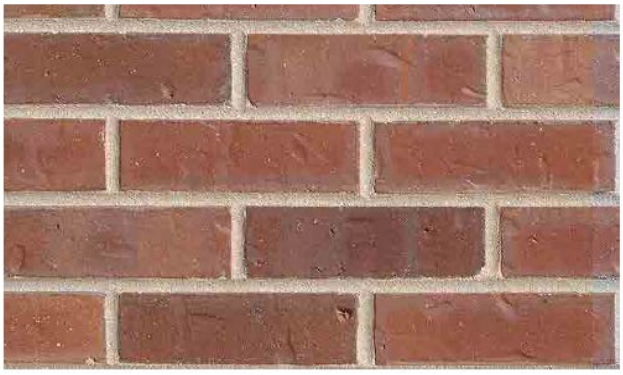
Per PRI 4.5, the applicant proposes to utilize landscape screening to screen the parking garage on the interior of the development (West Elevation) to avoid the monotonous appearance of the parking deck wall. Due to the proposed 6 floor height of the landscape screen, and its north facing condition, staff has little faith that a green screen would be effective without greater study and detail of installation and maintenance requirements. Staff does not recommend any artwork at this location as it may clash with the existing mural. **Staff therefore suggests alternate methods be further studied and reviewed by a two-member panel of the DRB and staff.**

PRI 6 Materiality

PRI 6.1 recommends use of 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. The general shale brick relates to other surrounding buildings while the extensive use of glass contrasts with surrounding building materials, which enhances the distinction between the historic and modern. Variation in materials and detailing provided also helps to avoid monotony and conforms with PRI 6.6.

The proposed detail materials include a black granite base, black metal panel window framing, green fabric awning material, and perforated metal. Proposed materials are durable and high quality. The green fabric awning provides a bold secondary color as recommended by PRI 6.8. **Staff would suggest that s full scale mockup be provided for review by staff and 2 members of DRB prior to the final CA approval. The mockup must include all proposed materials, including each of the 3 types of glass due to the expansive glass on the**

GRANITE BASE : COLDSPRING MESABI BLACK (HONED)



BRICK: GENERAL SHALE

structure.

PRI 7 Architectural Lighting
Staff notes that the proposed design incorporates lighting to accent architectural elements such as entries. Ornamental sconces are proposed by the entries. Staff notes that no night time views have been provided. Visually interesting lighting is encouraged to accent architecture features of the building and enhance the pedestrian realm. Final lighting design will be verified at the time of building permit.

Neighborhood Meeting:
On November 22nd, 2022, the Applicant held a Public Meeting at the Canvas Lofts Lobby. A summary of the comments received from this meeting are provided in the attachment.

Summary:
Staff recommends approval with the following conditions:

1. **The applicant shall work with two members of the DRB and staff to further study the paving material selections at the driveways, walkways, and plazas to provide better visual delineation and increased visual interest for the pedestrian prior to issuance of the final CA.**

2. **The applicant shall work with two members of the DRB and staff to further study the north-facing parking deck wall screening, be it planting or artwork, prior to issuance of the final CA.**

3. **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. The mockup must remain on site throughout construction.**

4. **Street furnishings as well as trash and recycling receptacles shall be installed near areas of high pedestrian traffic.**

5. **The applicant shall work with Planning and Engineering staff for final streetscape and right-of-way improvements, including installation of pedestrian lighting, and to ensure coordination with the adjacent Cultural Corridor city-led project.**

6. **The applicant shall work with staff to provide adequate plant selections within the tree lawns on all streets to be reviewed and approved during site permit.**

7. **Individual CA's shall be submitted to staff for review and approval for individual sign permits.**

8. **Applicant shall work with the Arts in Public Places Commission for approval of any public art prior to installation, should there be any.**

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

10. **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.**

11. **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.**

Engineering Comments

Reviewed by: Valerie Holmes

Date: 12/13/2022

Comments:

It has been determined that traffic impact study is required for this site. Please submit as part of the site permit process.

The traffic impact analysis needs to include a queuing and circulation study for the circular driveway from College St.

Fire Department Comments

Reviewed by: Tristan Johnson

Date: 12/13/2022

Recommend: Approve w/ Comments

Comments:

Fire will want fire access and hose pulls to be a consideration. What type of access will be offered between new building and existing building (old BB&T)?

Neighborhood Meeting Staff Notes – 301 College Street Canvas Development
Applicant: Dan Doyle, The Beach Company
November 22, 2022

Comments/Questions

- Pedestrian Safety Concerns:
    - Inadequate lighting (This would be improved in the area of the proposed project- possible concern for the city rather than developer otherwise)
    - Crosswalk safety on Academy (requires involvement of city traffic engineers and SCDOT, could be improved by implementation of the cultural corridor plans, mention of pedestrian safety study, Developer required to complete traffic study and must implement safety measures as required based on results of the study, residents encouraged to follow up with the city as well-Valerie Holmes and Calin Owens)
- Parking:
    - Number of Spaces (Developer plans to exceed the minimum parking requirement)
    - Entrance location (same as current location- College St)
    - Loading location (off of Buncombe)
    - Parking available to museum and library attendees? (developer notes that they are willing to explore the option)
    - Question on whether the parking deck will be fully wrapped (wrapped by live/work spaces aside from front corner where retail is located)
    - Levels (8 total including 1 below grade, 2 above grade below lobby, 5 above lobby)

- Inquiry on whether the project will also be reviewed by BZA or PC (no)

- Design Guidelines:
    - concern of which design guidelines will be followed due to a potential incorrect map of the overlay district viewed 4 years ago (Downtown Design Guidelines)
    - would the project go to DRB? (yes, the meeting was part of that process)

- Retail:
    - Suggestion of coffee shop and rooftop restaurant (Developer notes that they are exploring retail options for the ground floor as well as live/work spaces)

- Affordable Housing:
    - Will there be affordable housing? (pricing will most likely be market rate but they will look into it)

- Amenities:
    - A pool and other amenities are planned and would be share by the Canvas Lofts residents

city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

Contact Planning & Development:
(864) 467-4476

Office Use Only:
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Dan Doyle, The Beach Co.	Canvas Tower, LLC
*Title:	Chief Operating Officer	
*Address:	320 Broad Street, Suite 600 Charleston SC 29401	320 Broad Street, Suite 600 Charleston SC 29401
*Phone:	843.277.3020	843.277.3020
*Email:	ddoyle@thebeachcompany.com	ddoyle@thebeachcompany.com

PROPERTY INFORMATION

*STREET ADDRESS 301 College Street

*TAX MAP #(S) 0014000100500

*SPECIAL DISTRICT No

DESCRIPTION OF REQUEST

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

The College / Academy / Buncombe Residential Building is an exciting new multi-family residential building located in Greenville, South Carolina, developed by The Beach Company. The building will create an elegant architectural anchor at this important location on the new Cultural Corridor, incorporating 264 market-rate residential units. The building will have a sophisticated lobby located fronting College Street and a 2,000 sf retail space on the first floor fronting College Street. The Building will include a full complement of residential amenities including a roof-top terrace with a pool, meeting facilities, exercise area, bicycle storage and repair, and multiple levels of parking for approximately 480 vehicles.

The architecture of the new residential building will have a contemporary/loft vernacular, similar to The Beach Company's new mixed-use property, Canvas Lofts, located across Buncombe Street, but with a more modern aesthetic overall, with the use of floor to ceiling window wall for the residential floors. In addition to improving and activating streetscapes on all public right-of-ways, the building will set itself apart from the surrounding buildings with this unique loft expression. The building will include brick pilaster and spandrel components and expansive windows offering unique views for all residents. Additionally, the roof of the parking deck will have a spectacular pool amenity deck, creating exciting outdoor opportunities and providing spectacular views of the surrounding area.

- LOT AREA: 103,237 SF (2.37 ACRES)
- ZONING DISTRICT: C-4 (CENTRAL BUSINESS DISTRICT)
- CBD OVERLAY
- DISTRICT 2 - LILLIAN B. FLEMMING
- 19-STORY / 225'-0" BUILDING HEIGHT
- 264 RESIDENTIAL UNITS
- 480 PARKING SPACES
- 2,000 SF OF RETAIL

INSTRUCTIONS

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

A.	URBAN DESIGN PANEL	Site plan review	$300.00
		Architectural review	$300.00
B.	SIGNS		$150.00
C.	APPLICATION FOR STAFF REVIEW		
	Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB).		$100.00
	Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features).		$ 50.00
D.	INFORMAL REVIEW		
E.	MODIFICATION TO AN APPROVED PROJECT		
	Major (requires review by DRB)		½ original fee
	Minor (requires review by staff)		$ 50.00
F.	REVISIONS (multiple required revisions may be subject to additional fees).		

3. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

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

ARCHITECTURAL REVIEW

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

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

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

6. Please read carefully:

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

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

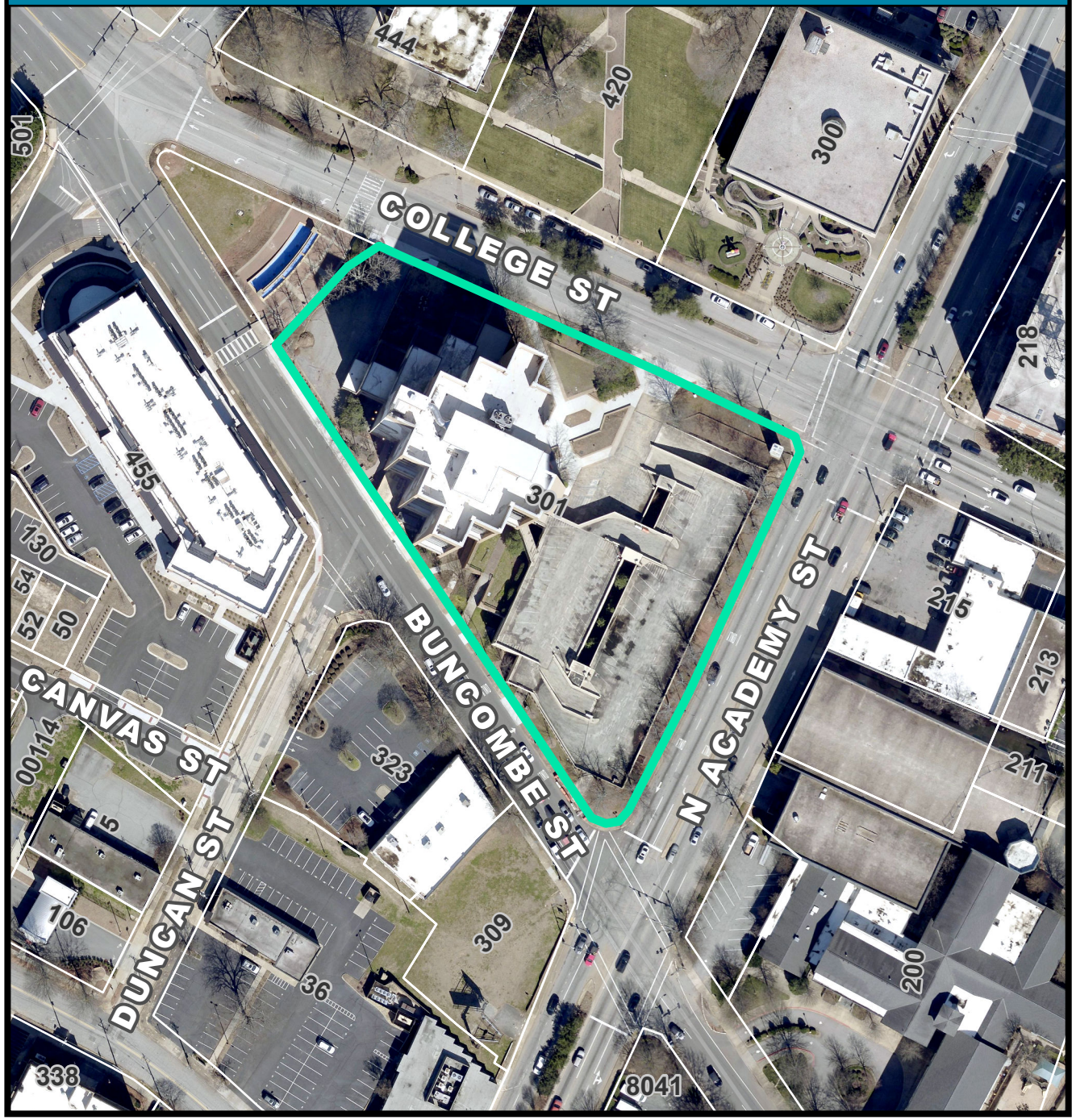
   If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will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

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

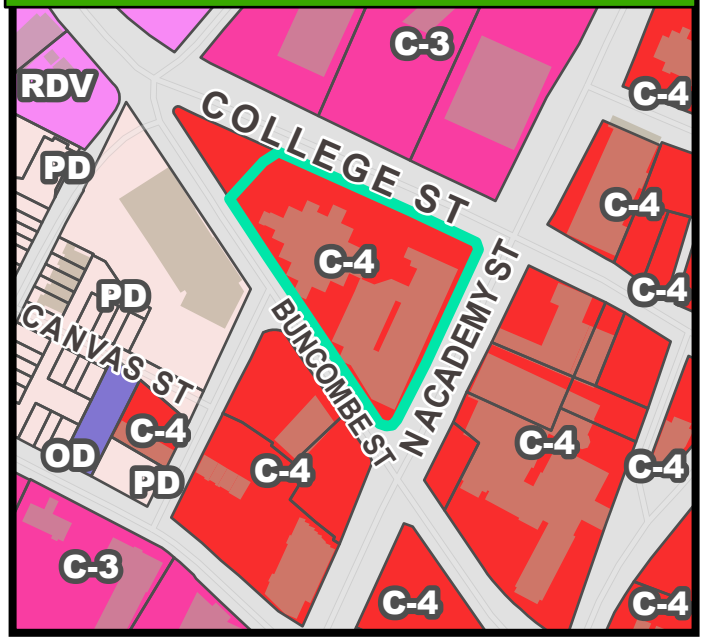
*Signatures	
Applicant	
Date	2/27/23
Property Owner/Authorized Agent	
Date	2/27/23
Public Hearing Information	
Public Hearing Signs	

CA 22-838 • 301 COLLEGE ST

AERIAL VIEW



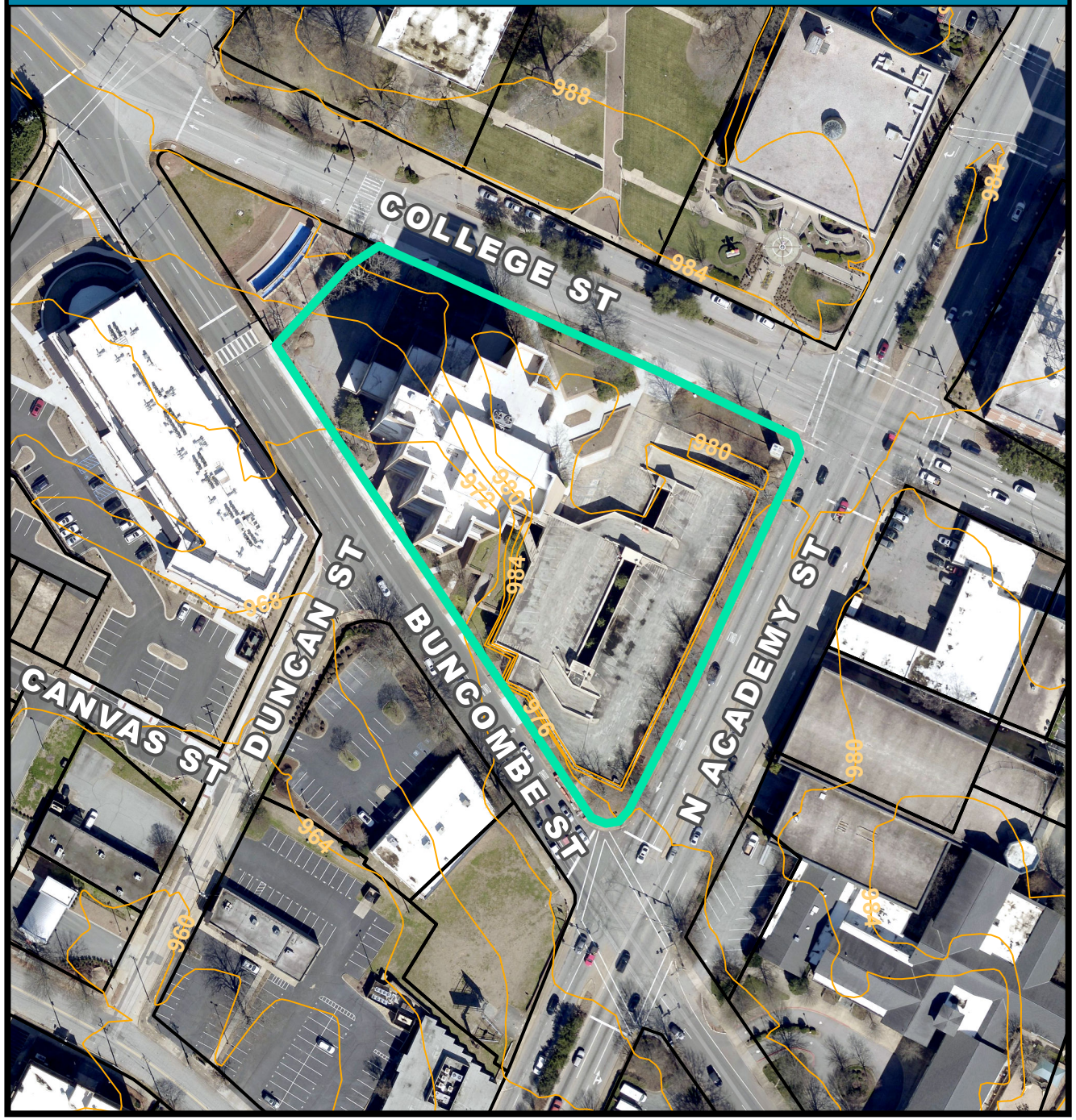
CURRENT ZONING



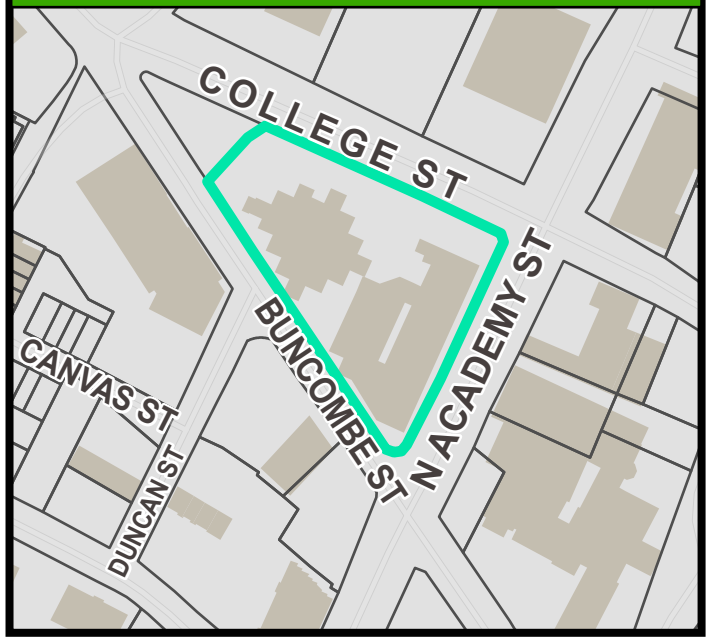
FUTURE LAND USE

CA 22-838 • 301 COLLEGE ST

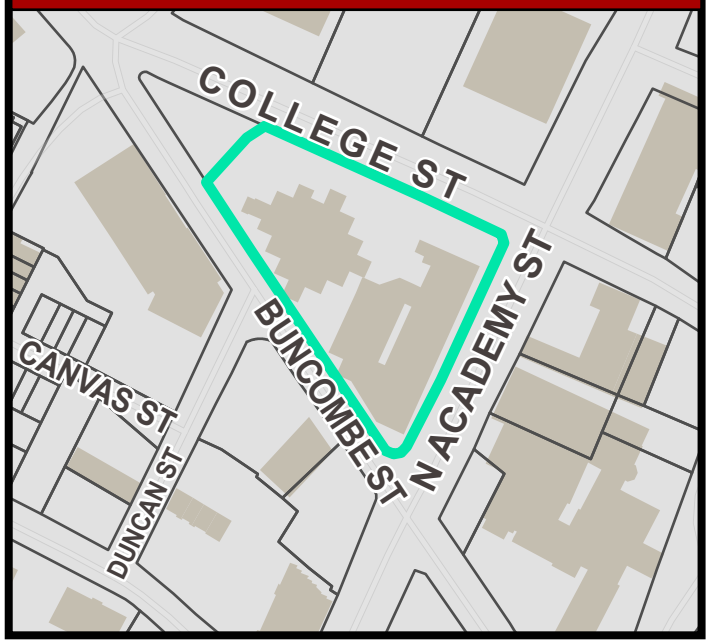
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



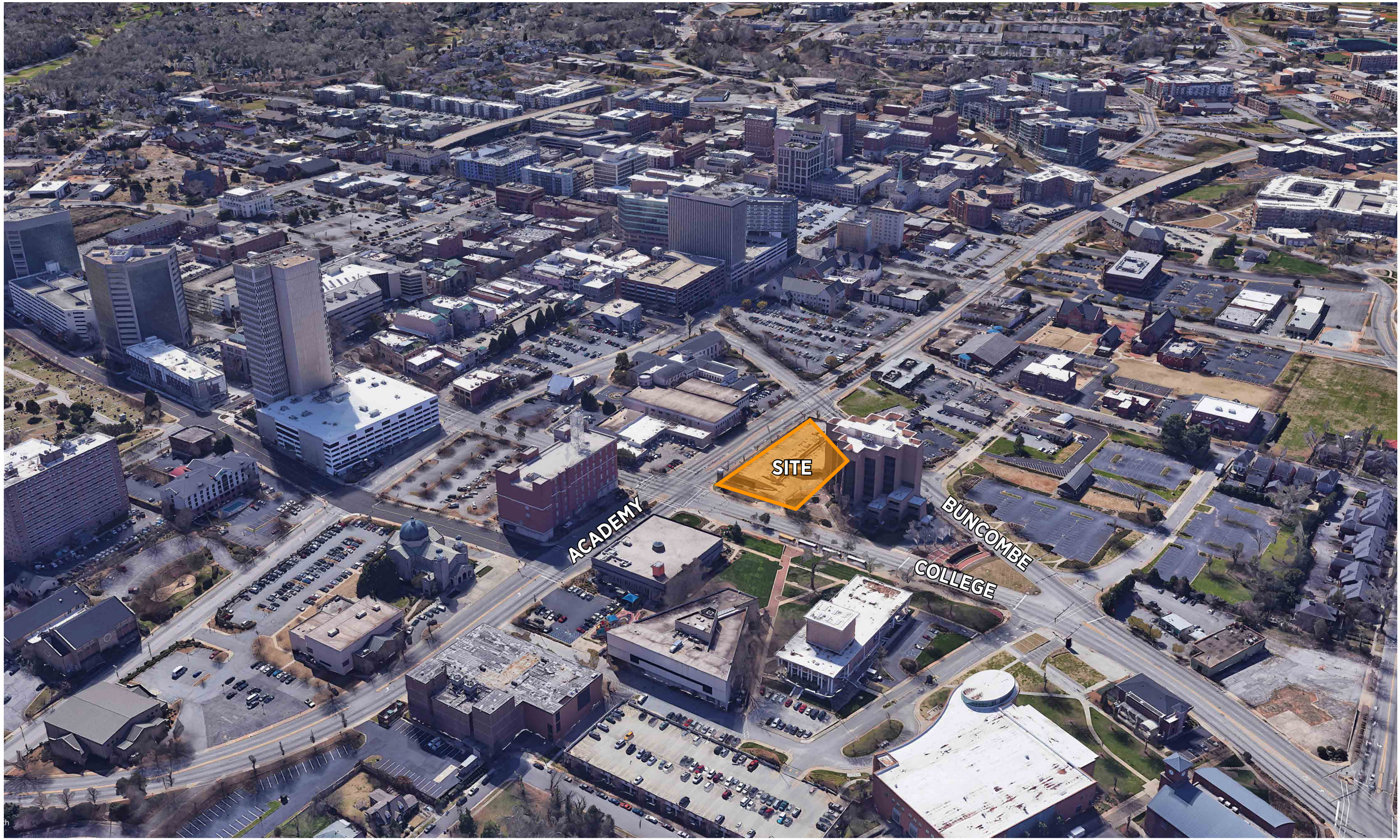
PRESERVATION OVERLAYS



GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

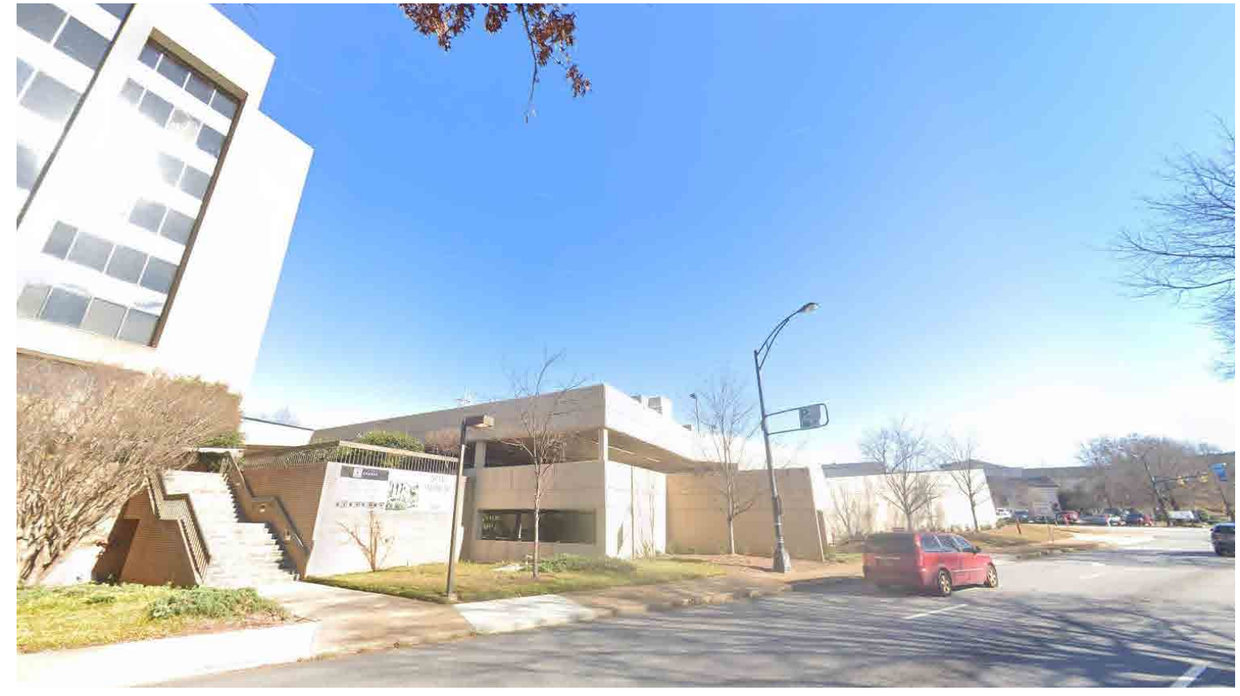
GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023


SITE
ACADEMY
BUNCOMBE
COLLEGE

VIEW FROM INTERSECTION OF ACADEMY AND COLLEGE LOOKING SOUTHWEST

VIEW FROM COLLEGE LOOKING SOUTH

VIEW FROM INTERSECTION OF ACADEMY AND BUNCOMBE LOOKING NORTHWEST



VIEW FROM BUNCOMBE LOOKING NORTH

RESIDENTIAL FLOORS:

- ARCHITECTURE ORIENTS VIEWS TO THE SOUTHEAST SKYLINE
- PRIVATE TENANT TERRACES
- HIGH-PERFORMANCE GLAZING, LOW-E COATING

AMENITIES:

- FITNESS CENTER
- OUTDOOR FITNESS TERRACE
- CLUB ROOM
- OPEN AIR TERRACE
- POOL DECK

PARKING:

- TENANT PARKING INCLUDES EV CHARGING STALLS

GROUND FLOOR:

- RESIDENTIAL LOBBY
- LINER TOWNHOME UNITS
- BICYCLE ROOM
- COMMERCIAL SPACE SIZED TO COMPLIMENT THE NEIGHBORHOOD

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

CONCEPTUAL AERIAL RENDERING

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

CONCEPTUAL AERIAL RENDERING

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

GREENVILLE RESIDENTIAL DEVELOPMENT

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CONCEPTUAL AERIAL RENDERING

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

CONCEPTUAL RENDERING (VIEW FROM INTERSECTION OF COLLEGE & BUNCOMBE)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

CONCEPTUAL RENDERING (VIEW FROM INTERSECTION OF COLLEGE & ACADEMY)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

CONCEPTUAL RENDERING (EAST FACADE)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

CONCEPTUAL RENDERING (VIEW FROM INTERSECTION OF BUNCOMBE & ACADEMY)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

CONCEPTUAL RENDERING (VIEW FROM COLLEGE)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

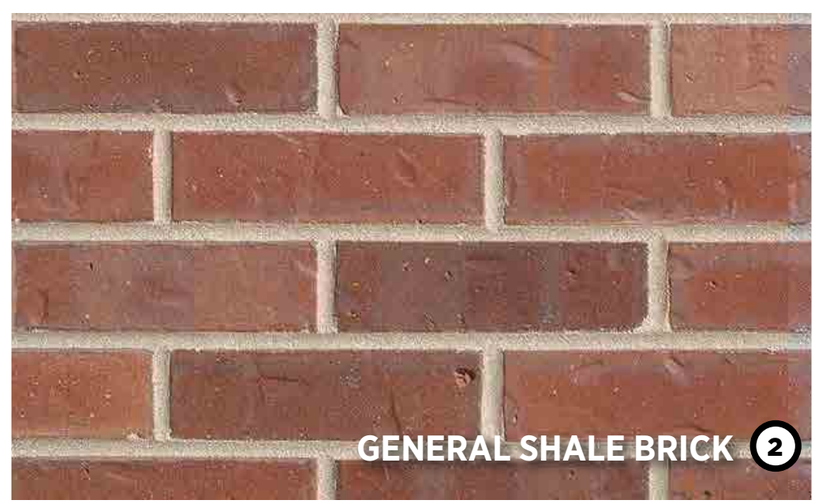
CONCEPTUAL RENDERING (VIEW FROM ACADEMY)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

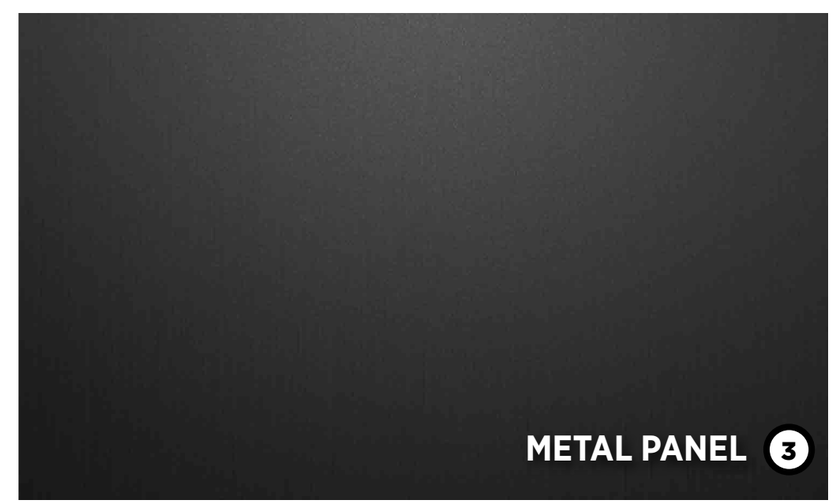
INSULATED ALUMINUM WINDOW WALL WITH HIGH PERFORMANCE GUARDIAN LOW-E GLAZING 4

ORNAMENTAL LIGHT FIXTURE 5

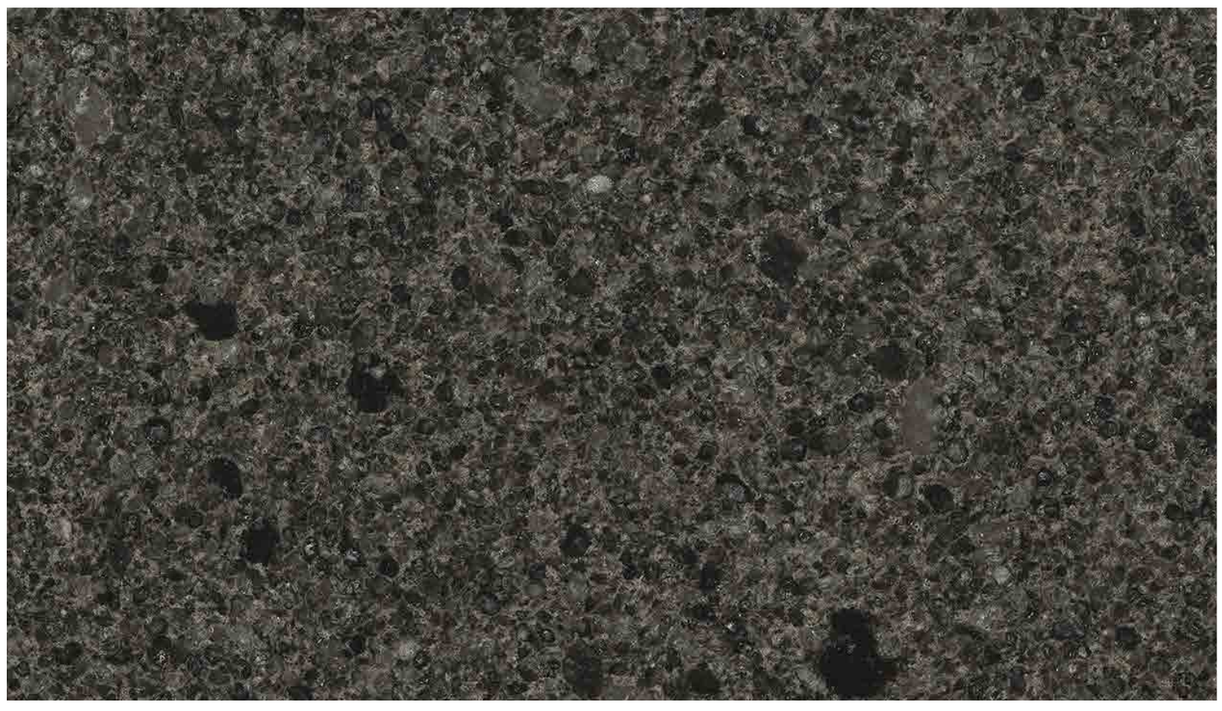
GRANITE BASE 1



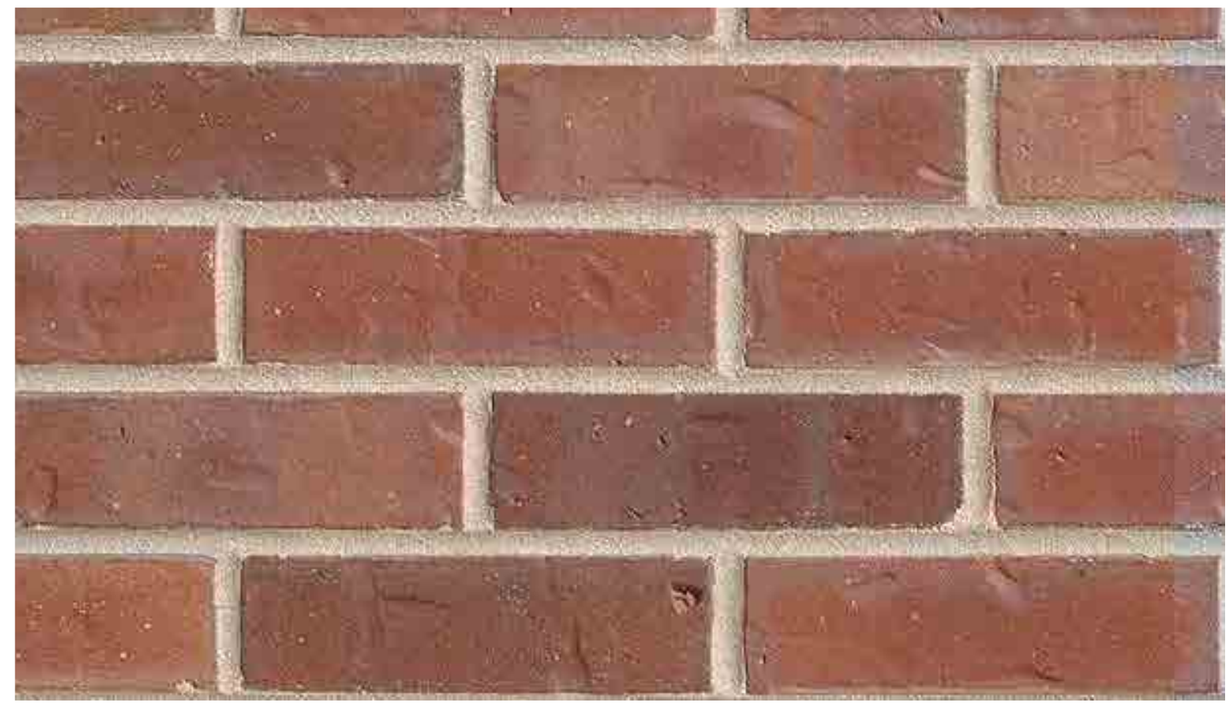
GENERAL SHALE BRICK 2



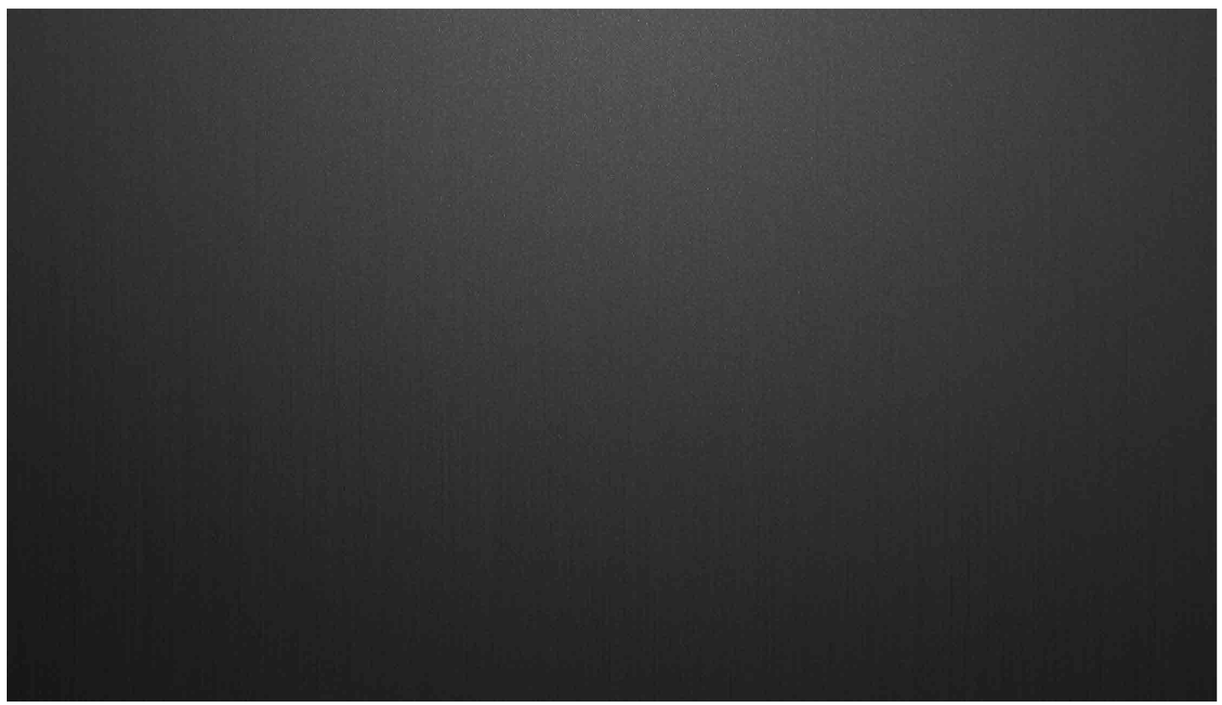
METAL PANEL 3



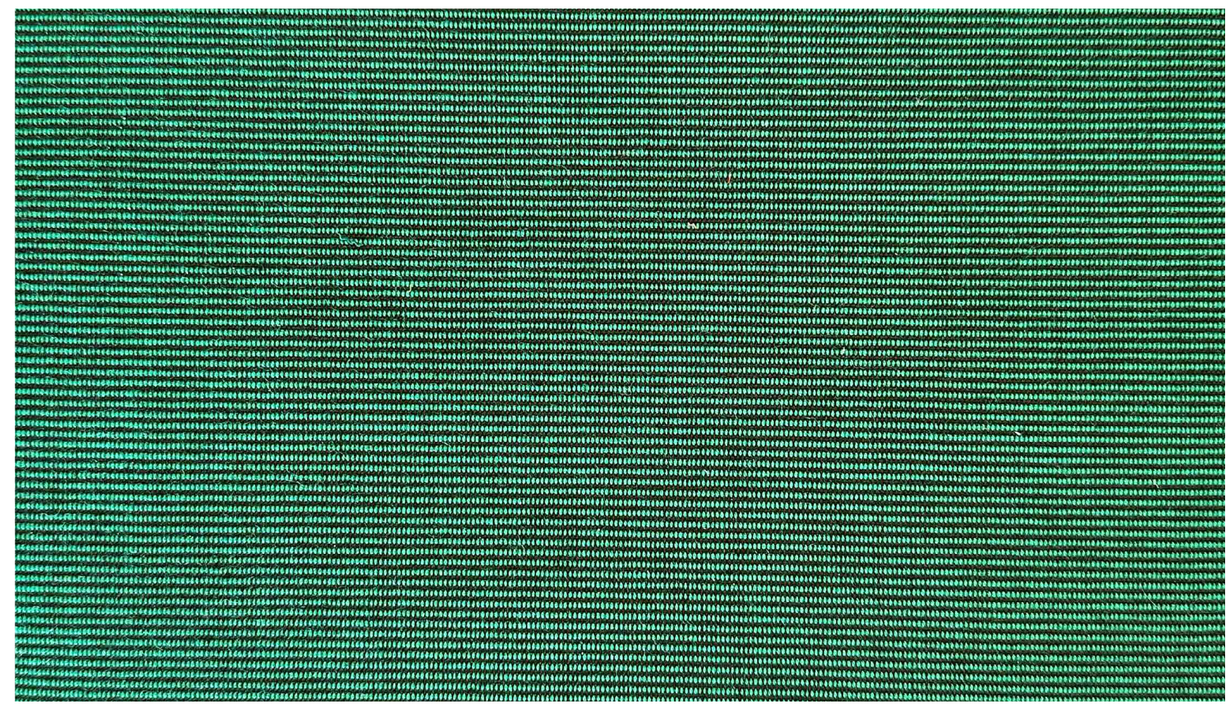
GRANITE BASE : COLDSPRING MESABI BLACK (HONED)



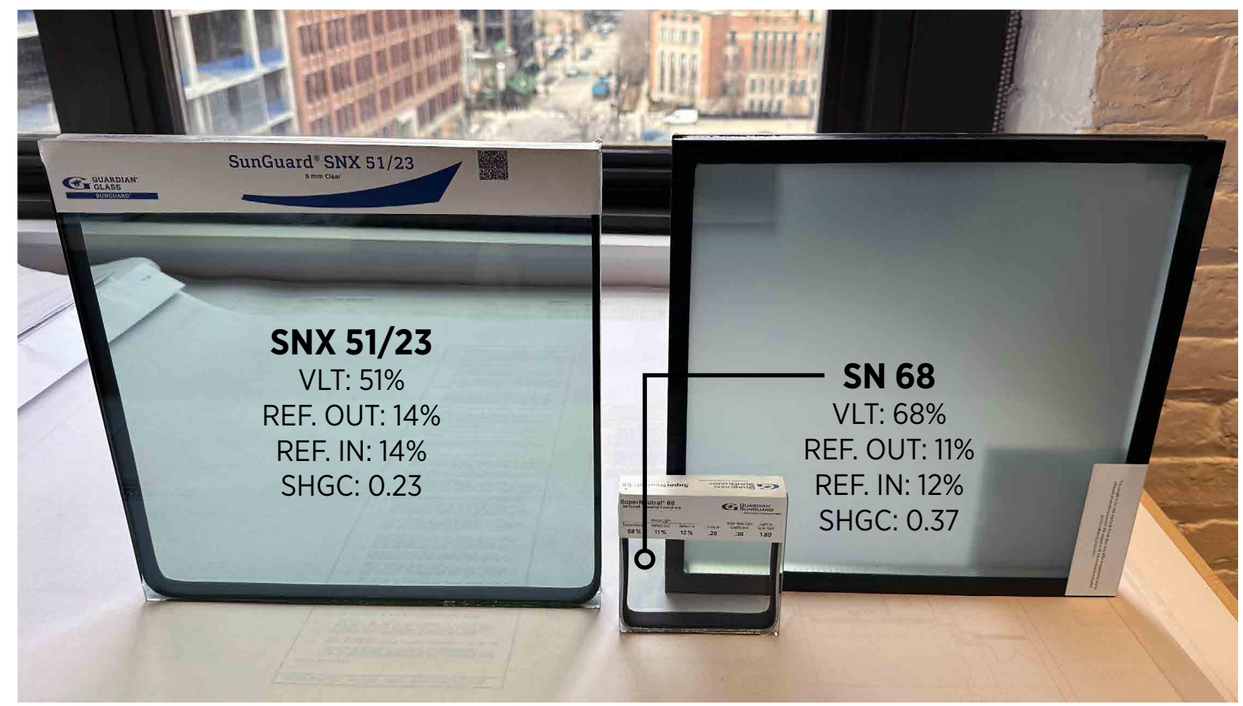
BRICK: GENERAL SHALE



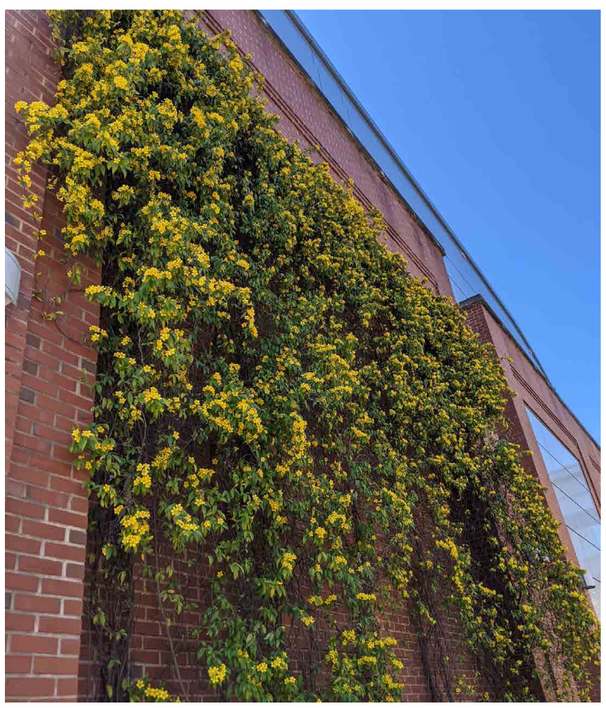
METAL PANEL: BLACK



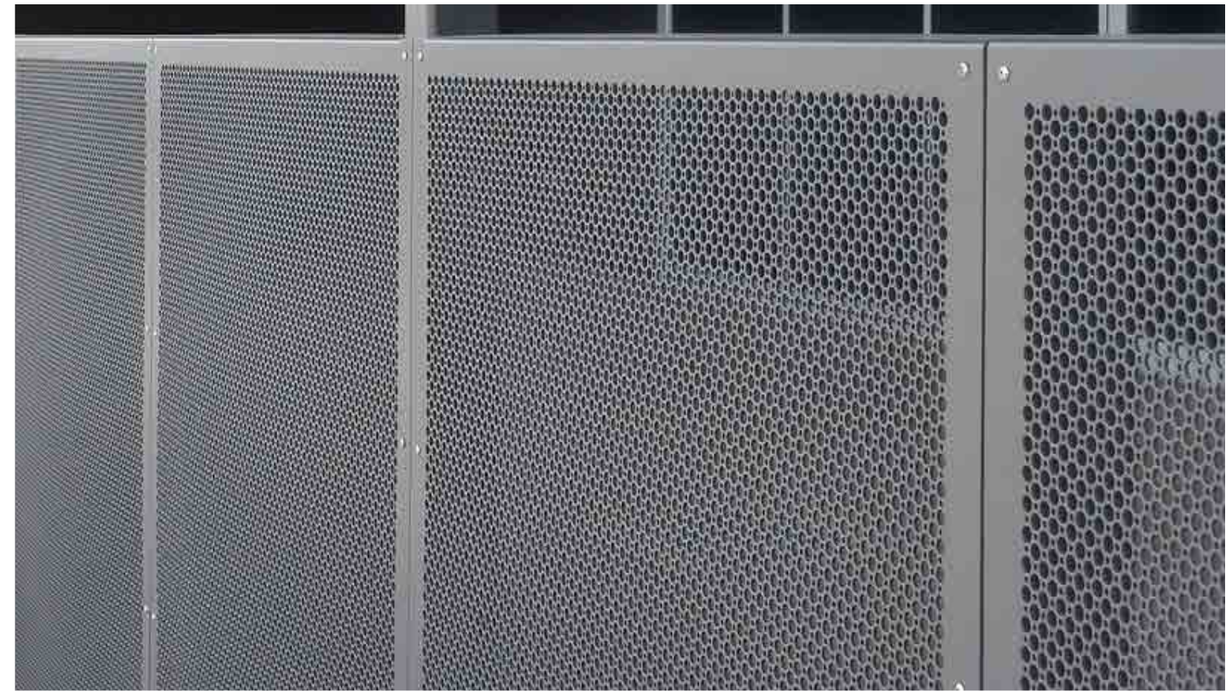
RETAIL AWNING

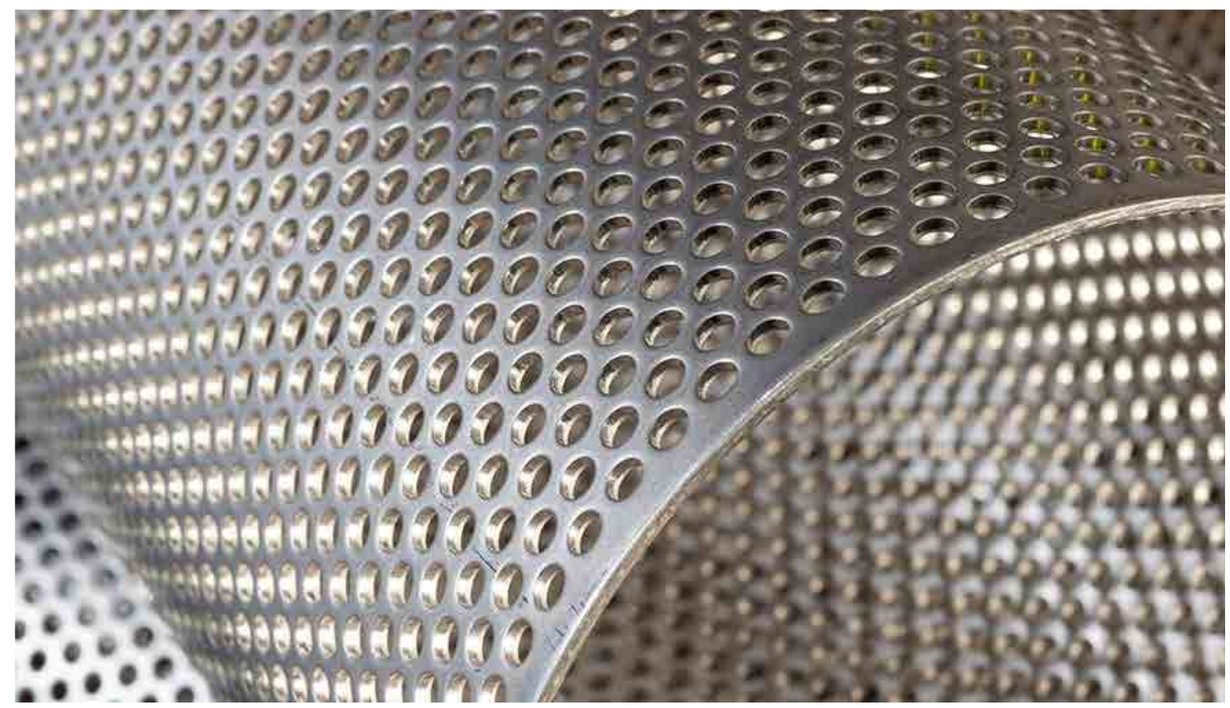


GLAZING: GUARDIAN GLASS SNX 51/23 (TOWER) / SN 68 (GROUND FLOOR) / ACID ETCHED (PARKING FLOORS)

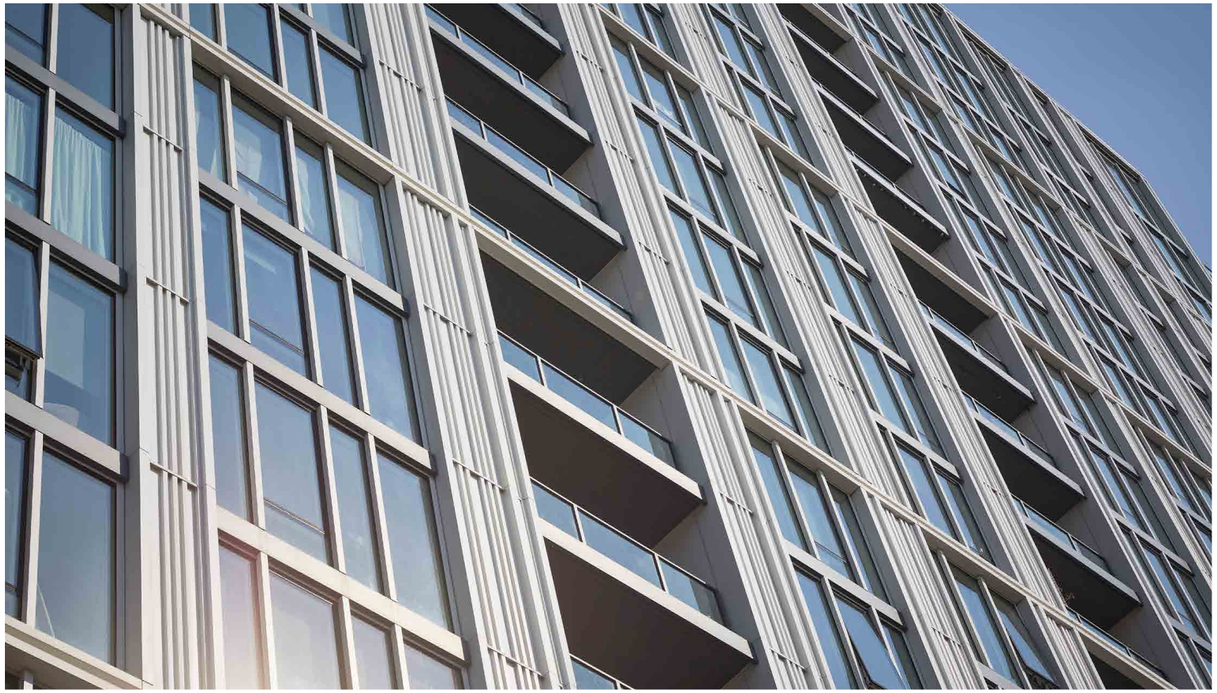


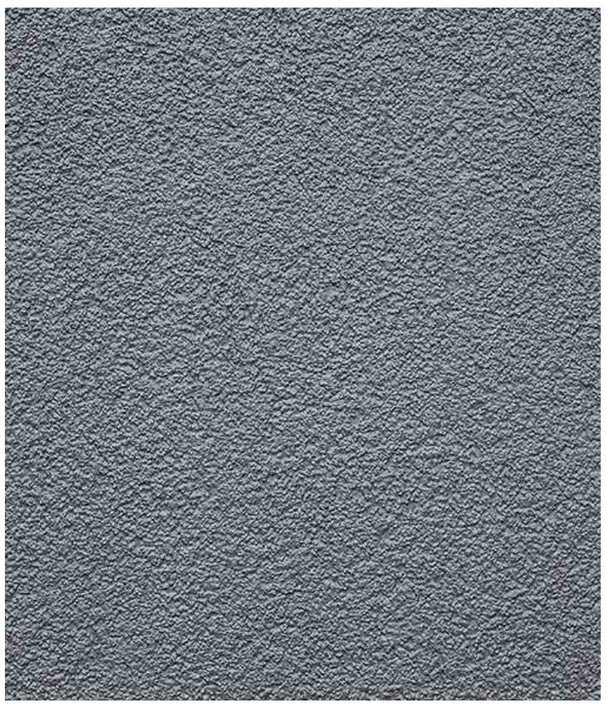
LANDSCAPE SCREEN & CAROLINA JESSAMINE (GELSIMIUM SEMPERVIRENS)

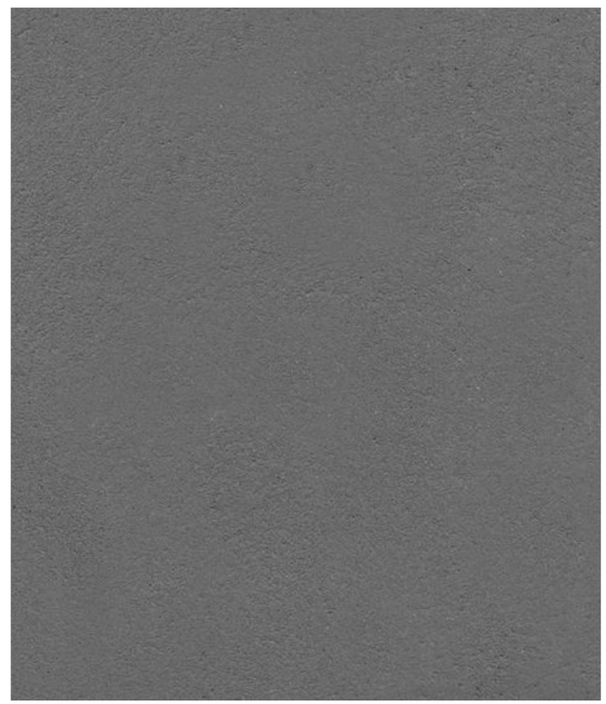




PERFORATED METAL

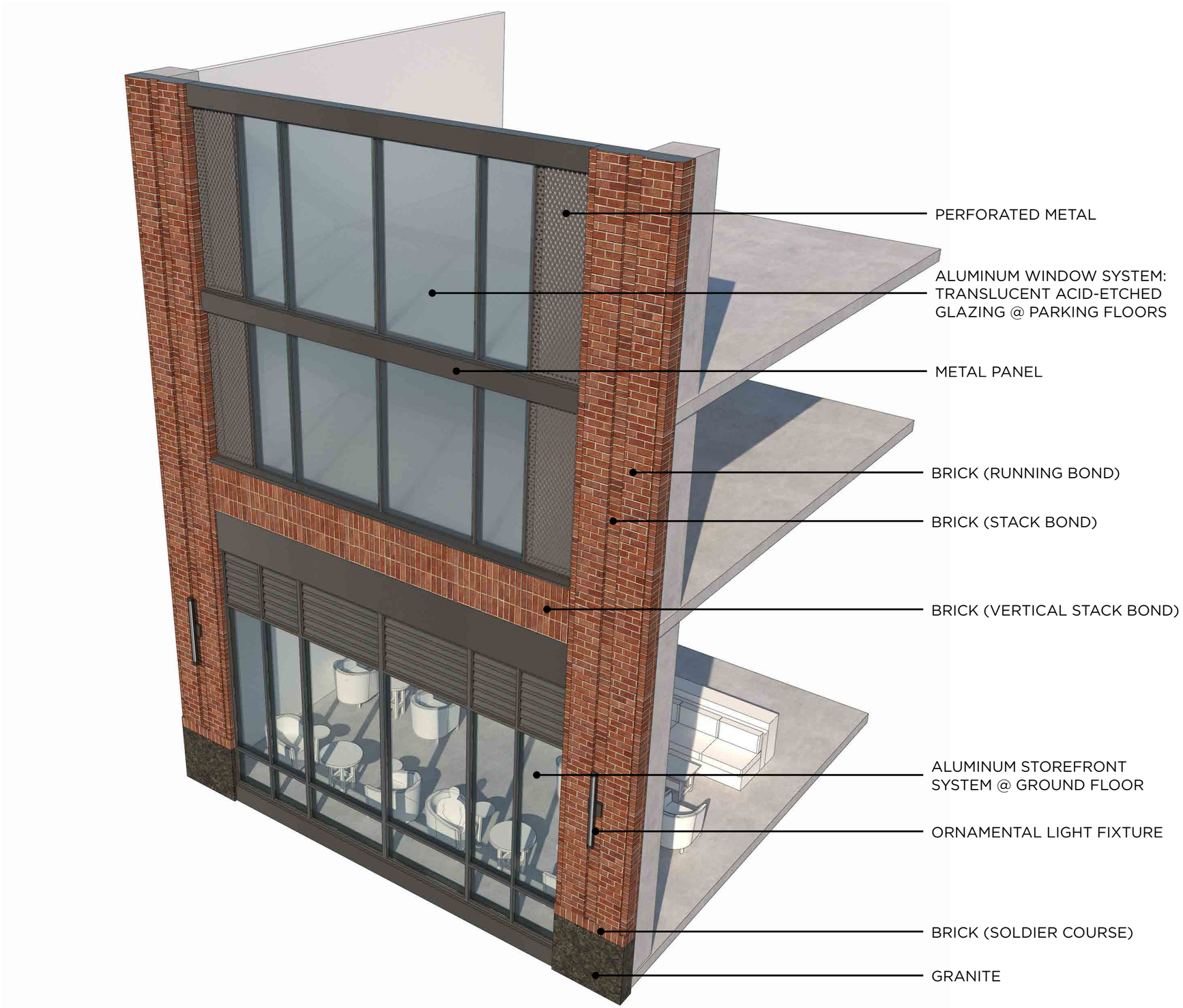




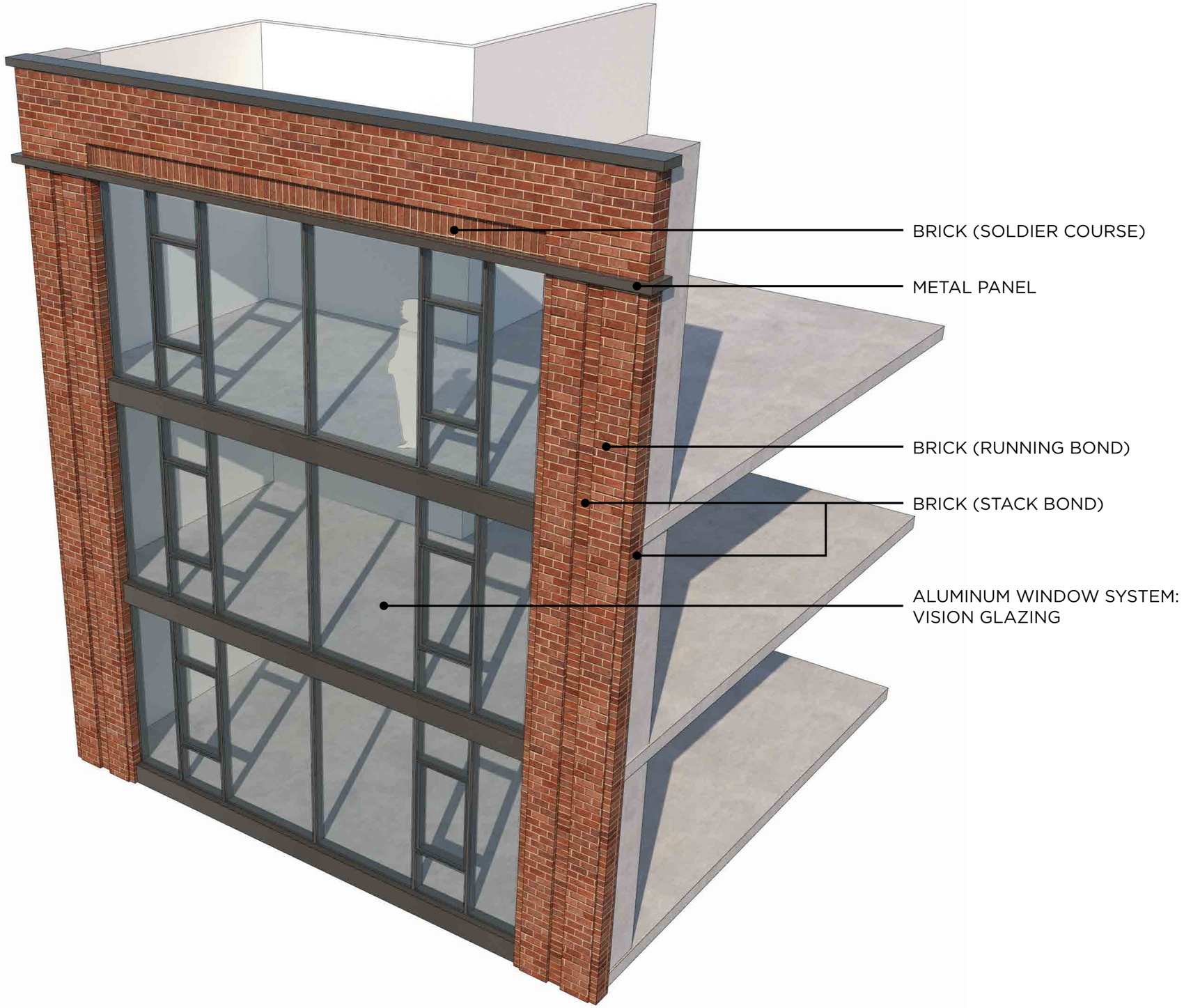


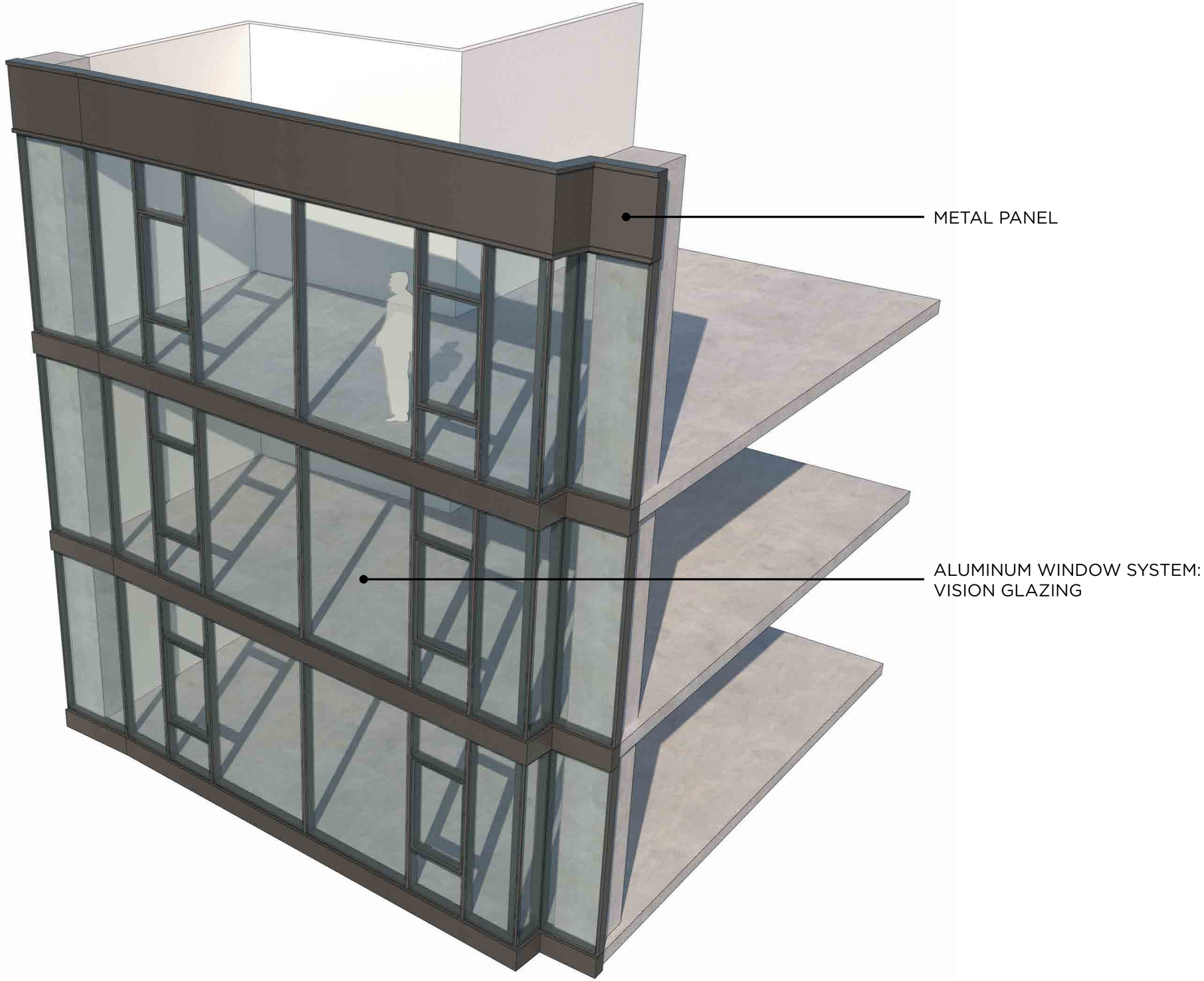
BALCONY FINISH: PAINTED (SOFFIT AND FASCIA) / TRAFFIC COATING (TOP)

ORNAMENTAL LIGHT FIXTURE: AFX GALE SCONCE


PERFORATED METAL
ALUMINUM WINDOW SYSTEM: TRANSLUCENT ACID-ETCHED GLAZING @ PARKING FLOORS
METAL PANEL
BRICK (RUNNING BOND)
BRICK (STACK BOND)
BRICK (VERTICAL STACK BOND)
ALUMINUM STOREFRONT SYSTEM @ GROUND FLOOR
ORNAMENTAL LIGHT FIXTURE
BRICK (SOLDIER COURSE)
GRANITE

METAL PANEL
ALUMINUM WINDOW SYSTEM:
VISION GLAZING
BRICK (RUNNING BOND)
ORNAMENTAL LIGHT FIXTURE
BRICK (VERTICAL STACK BOND)
BRICK (STACK BOND)


BRICK (SOLDIER COURSE)
METAL PANEL
BRICK (RUNNING BOND)
BRICK (STACK BOND)
ALUMINUM WINDOW SYSTEM:
VISION GLAZING


METAL PANEL
ALUMINUM WINDOW SYSTEM:
VISION GLAZING

WALL TYPE 01

WALL TYPE 02

WALL TYPE 03

WALL TYPE 04

SCALE:1"=30'
0' 15' 30'

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

NORTH ELEVATION (COLLEGE STREET)

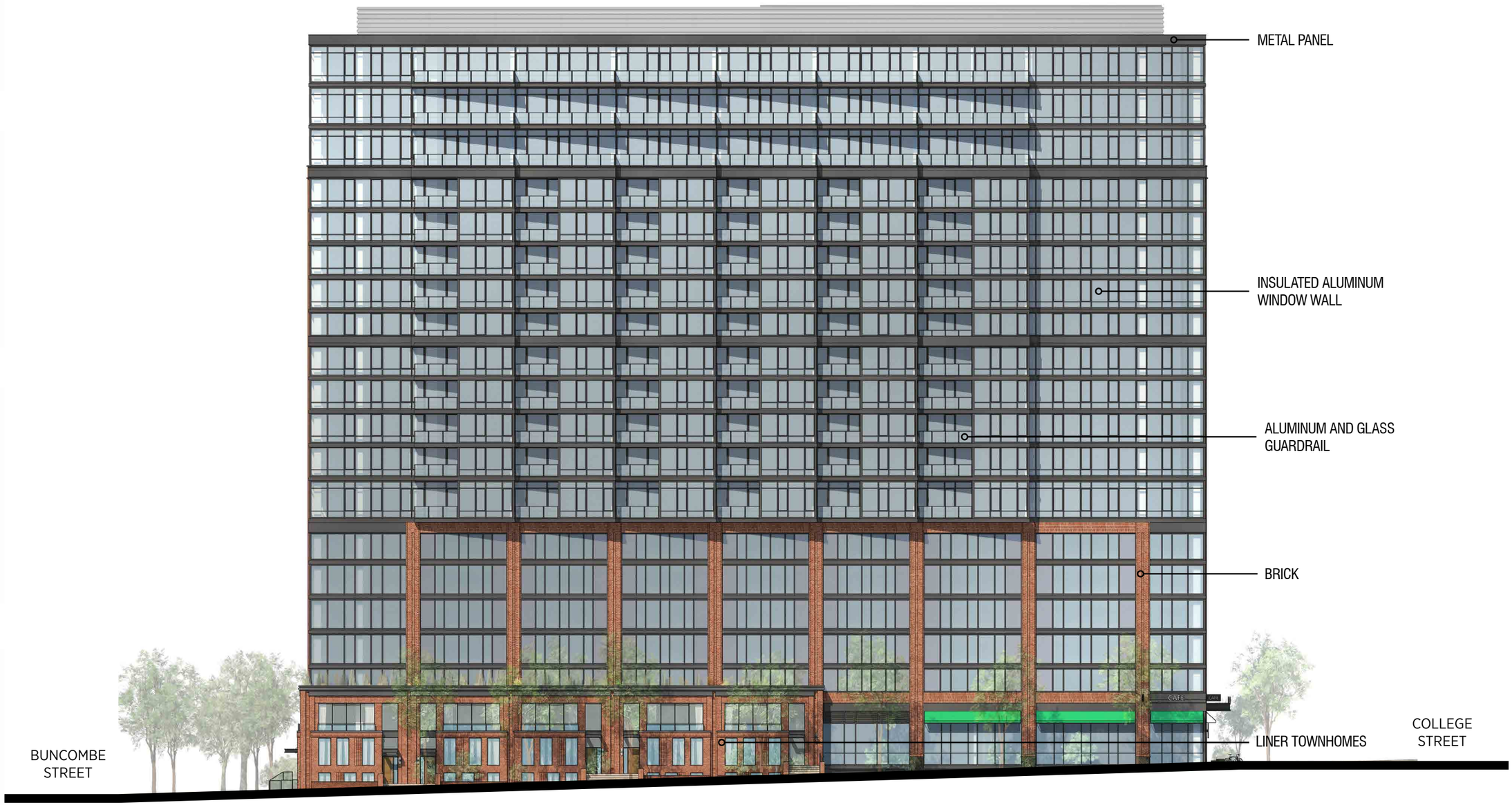
GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

WALL TYPE 01

WALL TYPE 02

WALL TYPE 03

WALL TYPE 04



SCALE:1"=30'
0' 15' 30'

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

EAST ELEVATION (ACADEMY STREET)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

WALL TYPE 01

WALL TYPE 02

WALL TYPE 03

WALL TYPE 04

SCALE:1"=30'
0' 15' 30'

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

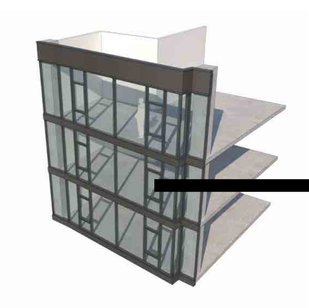
SOUTH ELEVATION (ACADEMY STREET)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

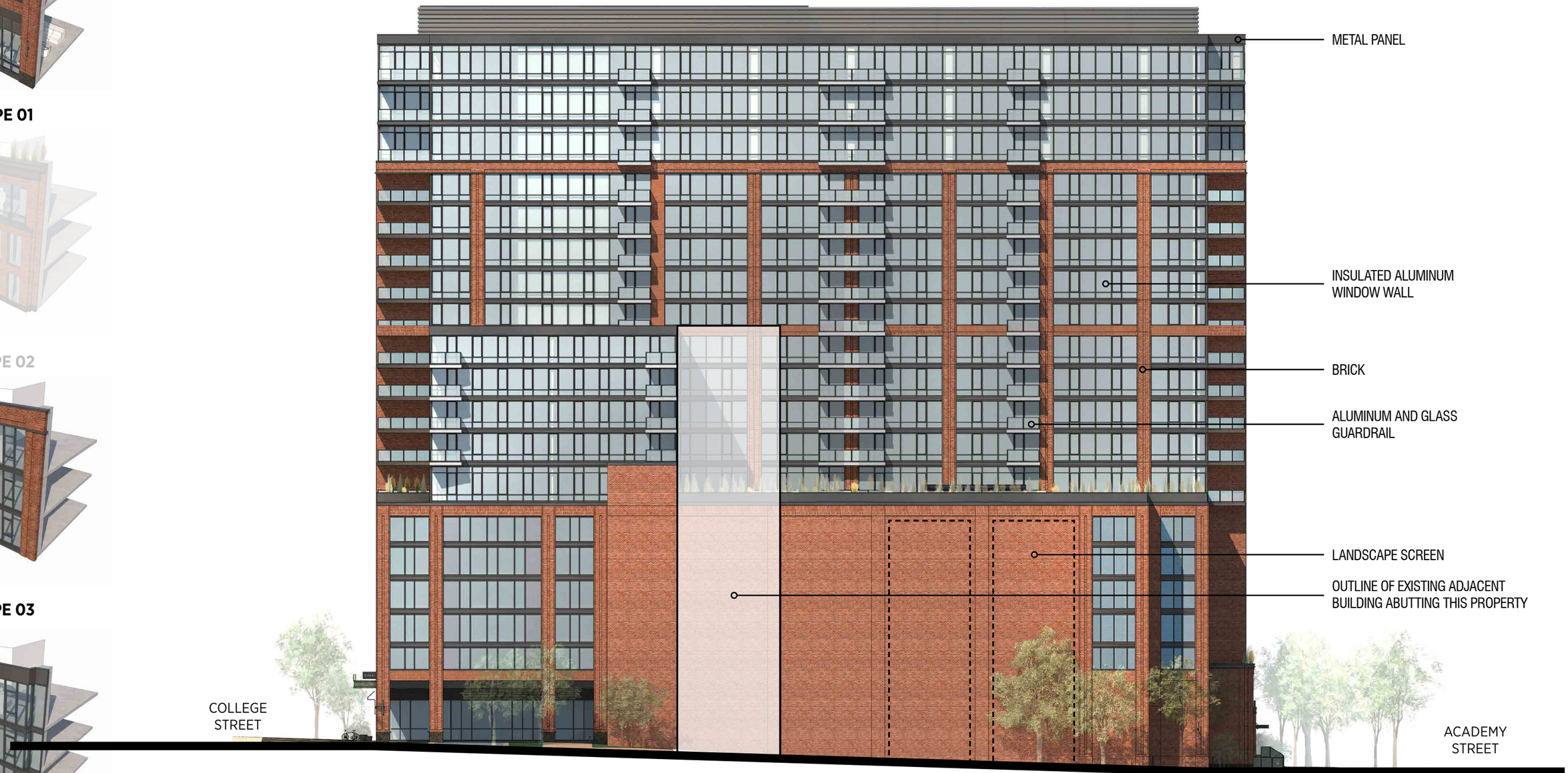
WALL TYPE 01

WALL TYPE 02

WALL TYPE 03



WALL TYPE 04



SCALE:1"=30'
0' 15' 30'

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

WEST ELEVATION (INTERIOR LOT LINE)

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

0' 15' 30' 60'
SCALE: 1" = 30'-0"

NORTH

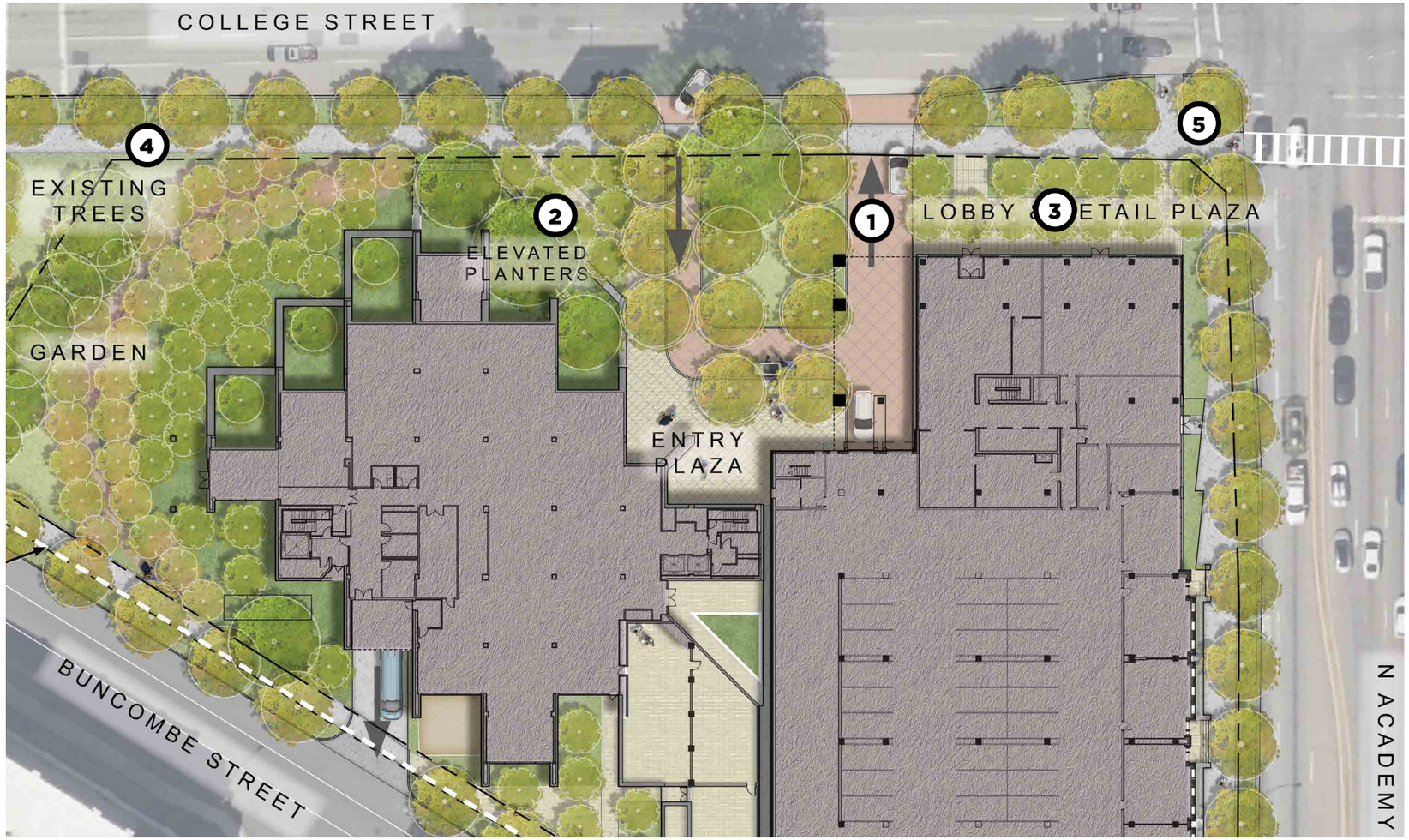
GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

LANDSCAPE SITE PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023

COLLEGE STREET
EXISTING PARK
EXISTING TREES
GARDEN
ELEVATED PLANTERS
ENTRY PLAZA
LOBBY & RETAIL PLAZA
EXISTING CURB LINE.
NARROWING EXISTING LANES ON BUNCOMBE ALLOWS FOR STREET TREES IN NEW 9' WIDE TREE LAWN. IF SCDOT DOES NOT AGREE WITH NARROWING LANES, STREET TREES WILL BE LIMITED TO SELECT AREAS WHERE THEY CAN BE INCLUDED IN TREE WELLS IN THE EXISTING SIDEWALK.
BUNCOMBE STREET
DUNCAN STREET
N ACADEMY STREET
NORTH
0' 15' 30' 60'
SCALE: 1" = 30'



STREET FURNISHINGS: HAY PALISADE COLLECTION 5

DRIVEWAYS: INDUSTRIA PAVERS 1

WALKWAYS: WESTMOUNT PAVERS 2

PLAZAS: SLEEK PAVERS 3

SIDEWALKS: BROOM FINISH CONCRETE 4

LEGEND

TREE PROTECTION AREA

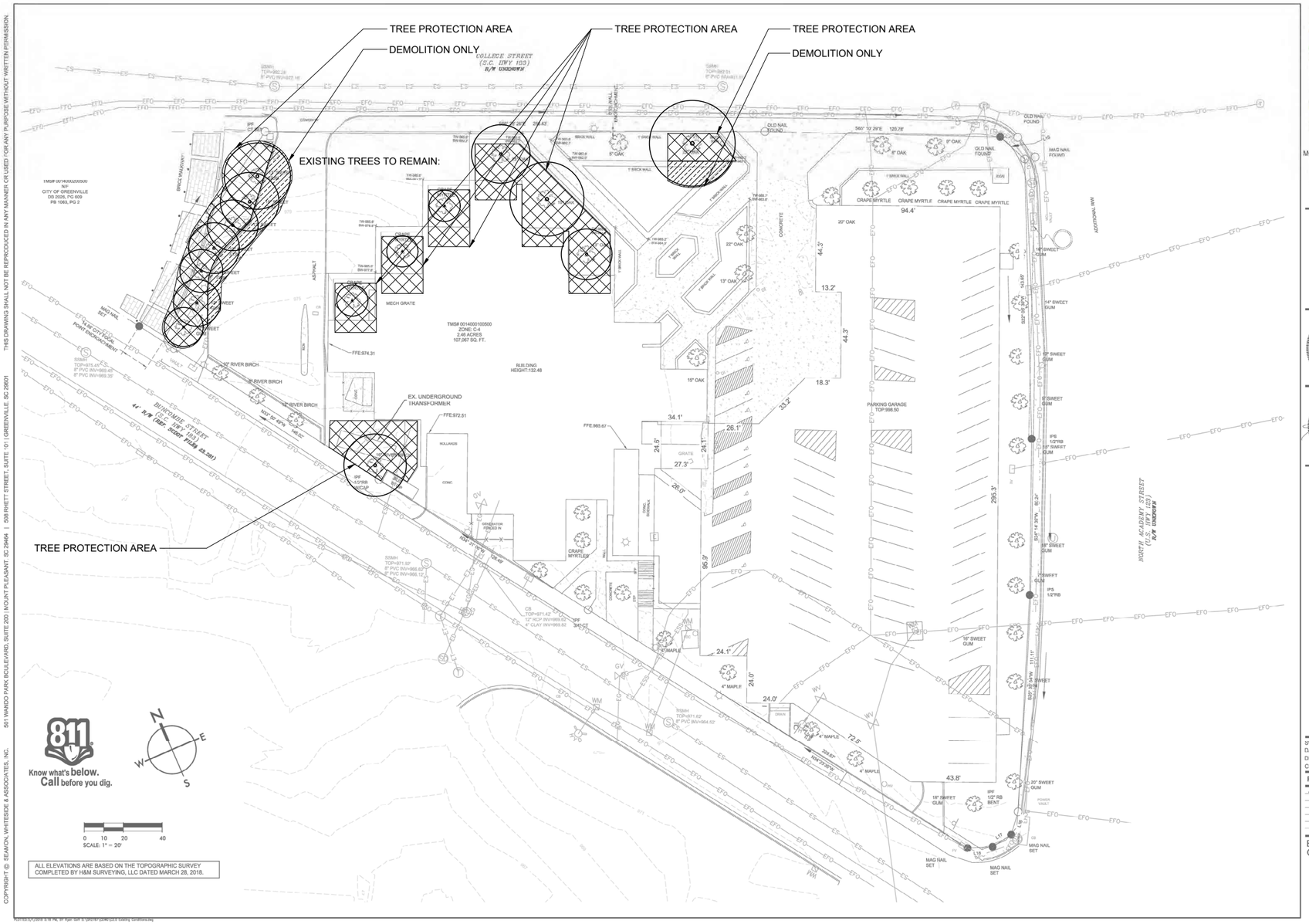
DEMOLITION ONLY

TREE PROTECTION NOTES:

1. Protective fencing is required for any tree to be retained following construction. Protective fencing shall be a minimum of four feet high and of durable construction; such as wood or metal fencing. Protective fencing shall completely encircle the critical root zone of all trees to be preserved. Protective fencing be in place prior to any earth disturbing activity begins and stay in place for the duration of the project. Fencing shall be required around the critical root zone of trees on adjacent properties or trees located in a public right-of-way. At no time shall silt fencing be used to provide tree protection.
2. Signs shall be installed on the protective fence visible on all sides of the fenced-in area (minimum one on each side and/or every 300 linear feet). The size of each sign must be a minimum of one foot by 1.5 feet and shall contain the following bilingual text in both English and Spanish: "TREE PROTECTION ZONE: KEEP OUT."
3. No construction, grading, parking, equipment, or material storage, or any other activity, shall be allowed within the fenced area at any time during the project.
4. Trenching shall not be allowed without administrator's approval. Boring shall be allowed with consultation by an arborist and approval of the administrator.
5. Where compaction might occur due to traffic or materials through the tree protection zone, the area must first be mulched with a minimum four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw. Equipment or materials storage shall not be allowed within tree protection areas.
6. Where noted, hand- demolition of existing hardscapes may occur within the tree protection zone. Tree protection barricades must be replaced upon completion of this work and maintained throughout duration of project.

EXISTING TREES TO REMAIN

Latin Name	Common Name	DBH (in)
Betula nigra	River Birch	16
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Liquidambar styrastiflua	Sweet Gum	17
Liquidambar styrastiflua	Sweet Gum	15
Liquidambar styrastiflua	Sweet Gum	13
Liquidambar styrastiflua	Sweet Gum	13
Liquidambar styrastiflua	Sweet Gum	11
Liquidambar styrastiflua	Sweet Gum	12
Liquidambar styrastiflua	Sweet Gum	10
Quercus spp.	Oak	15
Quercus spp.	Oak	19
Quercus spp.	Oak	13
Quercus spp.	Oak	22



NORTH

SCALE: 1" = 30'-0"

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 20799 JOSEPH W. BRANDON, JR.

CANVAS GREENVILLE
IN
GREENVILLE, SOUTH CAROLINA

SW# PROJECT: GRZ787
DATE: 02/28/2018
DRAWN BY: DM/RG/CG
CHECKED BY: JB

REVISION HISTORY
A 05/01/18

EXISTING CONDITIONS

C2.0

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Canvas Tower

Greenville, South Carolina

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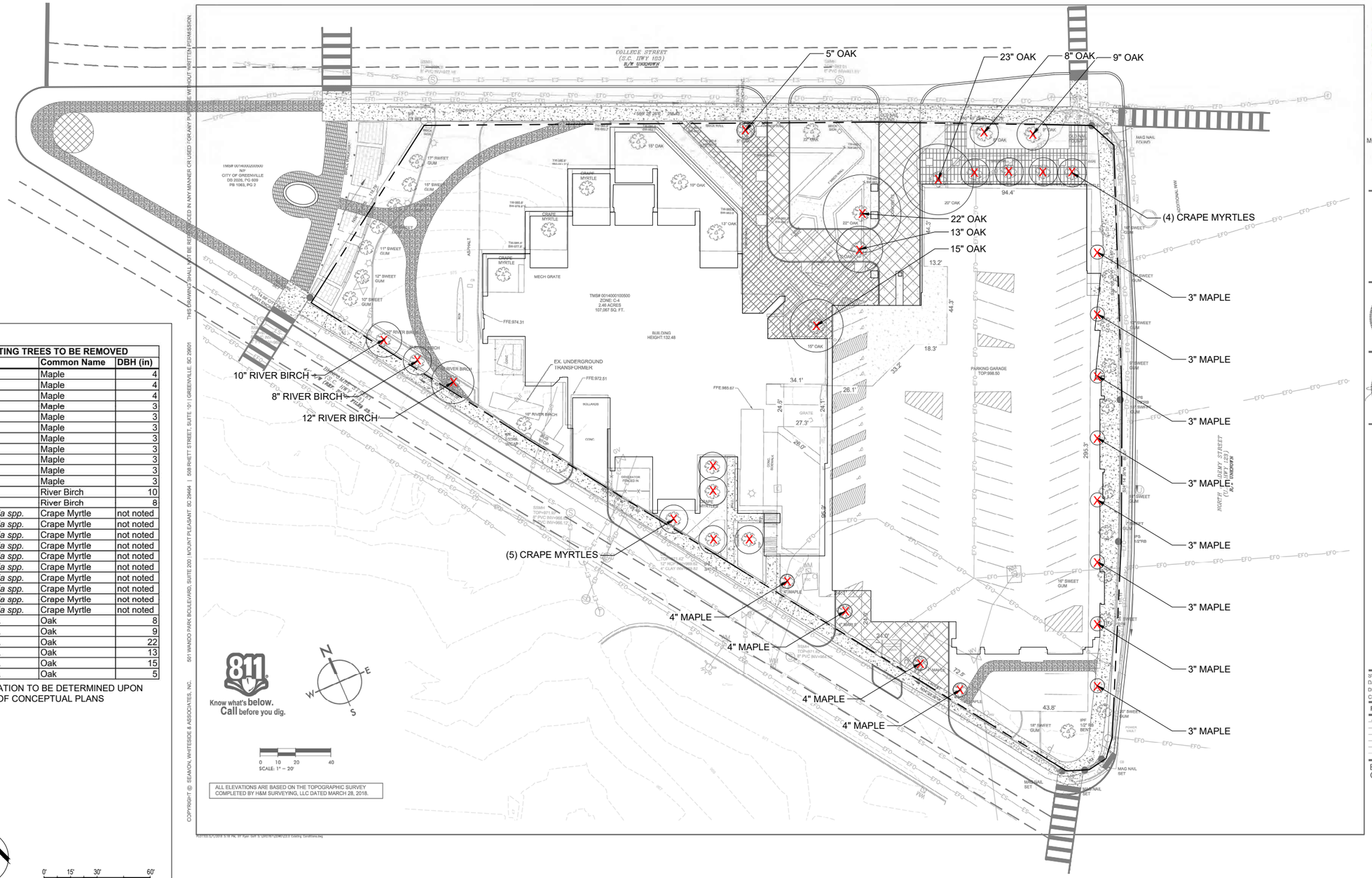
TREE PROTECTION

LR100

CONCEPTUAL DESIGN



EXISTING TREES TO BE REMOVED		
Latin Name	Common Name	DBH (in)
Acer spp.	Maple	4
Acer spp.	Maple	4
Acer spp.	Maple	4
Acer spp.	Maple	3
Acer spp.	Maple	3
Acer spp.	Maple	3
Acer spp.	Maple	3
Acer spp.	Maple	3
Acer spp.	Maple	3
Acer spp.	Maple	3
Acer spp.	Maple	3
Betula nigra	River Birch	10
Betula nigra	River Birch	8
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Lagerstroemia spp.	Crape Myrtle	not noted
Quercus spp.	Oak	8
Quercus spp.	Oak	9
Quercus spp.	Oak	22
Quercus spp.	Oak	13
Quercus spp.	Oak	15
Quercus spp.	Oak	5

TREE MITIGATION TO BE DETERMINED UPON APPROVAL OF CONCEPTUAL PLANS

NORTH

0' 15' 30' 60'
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JOSEPH W. BRANDON No. 29195

CANVAS GREENVILLE
IN
GREENVILLE, SOUTH CAROLINA

SW# PROJECT: GRZ787
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DRAWN BY: DM/RG/CG
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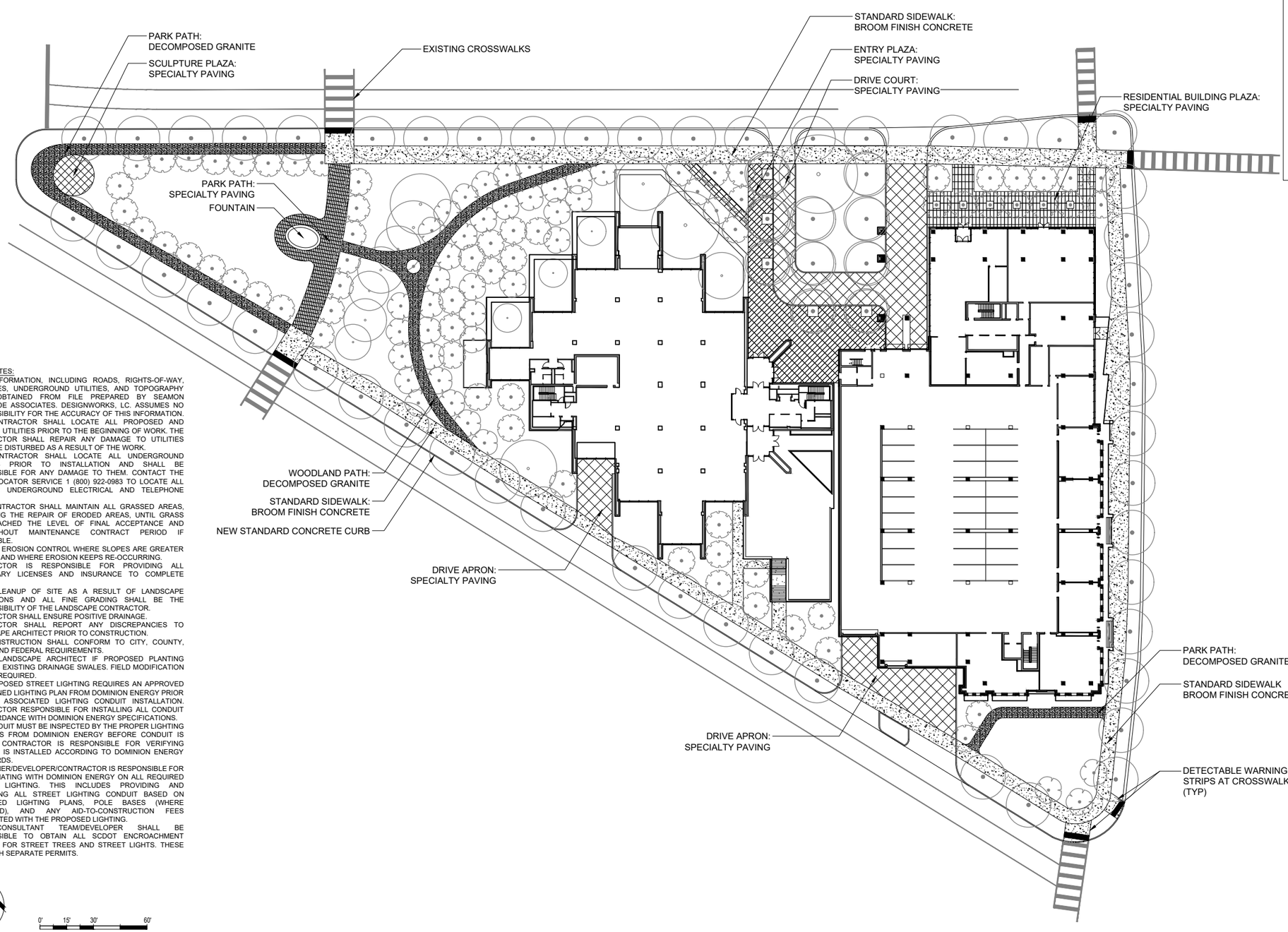
TREE REMOVALS PLAN

LD100

CONCEPTUAL DESIGN



HARDSCAPE LEGEND

- BROOM FINISH CONCRETE +/- 13,400 SF
- DECOMPOSED GRANITE +/- 4,500 SF
- SPECIALTY PAVING (VEHICULAR) +/- 6,600 SF
- SPECIALTY PAVING (PEDESTRIAN) +/- 7,500 SF

NOTE:

EXISTING GRADING WILL BE MAINTAINED THROUGHOUT MUCH OF THE SITE.
WHERE RE-GRADING IS NECESSARY, LANDSCAPE ARCHITECTS HAVE VERIFIED THAT SLOPES DO NOT EXCEED SLOPES ALLOWED WITHIN ADA CODES.
CURRENTLY NO RAMPING IS PROPOSED OR REQUIRED.

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING ROADS, RIGHTS-OF-WAY, LOT LINES, UNDERGROUND UTILITIES, AND TOPOGRAPHY WERE OBTAINED FROM FILE PREPARED BY SEAMON WHITESIDE ASSOCIATES. DESIGNWORKS, LC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR SHALL LOCATE ALL PROPOSED AND EXISTING UTILITIES PRIOR TO THE BEGINNING OF WORK. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM. CONTACT THE CABLE LOCATOR SERVICE 1 (800) 922-0983 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE LINES.
3. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF ERODED AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE AND THROUGHOUT MAINTENANCE CONTRACT PERIOD IF APPLICABLE.
4. PROVIDE EROSION CONTROL WHERE SLOPES ARE GREATER THAN 3:1 AND WHERE EROSION KEEPS RE-OCCURRING.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
7. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE.
8. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
9. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS.
10. NOTIFY LANDSCAPE ARCHITECT IF PROPOSED PLANTING AFFECTS EXISTING DRAINAGE SWALES. FIELD MODIFICATION WILL BE REQUIRED.
11. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
12. ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.
13. THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING. THIS INCLUDES PROVIDING AND INSTALLING ALL STREET LIGHTING CONDUIT BASED ON APPROVED LIGHTING PLANS, POLE BASES (WHERE REQUIRED), AND ANY AID-TO-CONSTRUCTION FEES ASSOCIATED WITH THE PROPOSED LIGHTING.
14. THE CONSULTANT TEAM/DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN ALL SCDOT ENCROACHMENT PERMITS FOR STREET TREES AND STREET LIGHTS. THESE ARE EACH SEPARATE PERMITS.

NORTH

0' 15' 30' 60'
SCALE: 1" = 30'-0"

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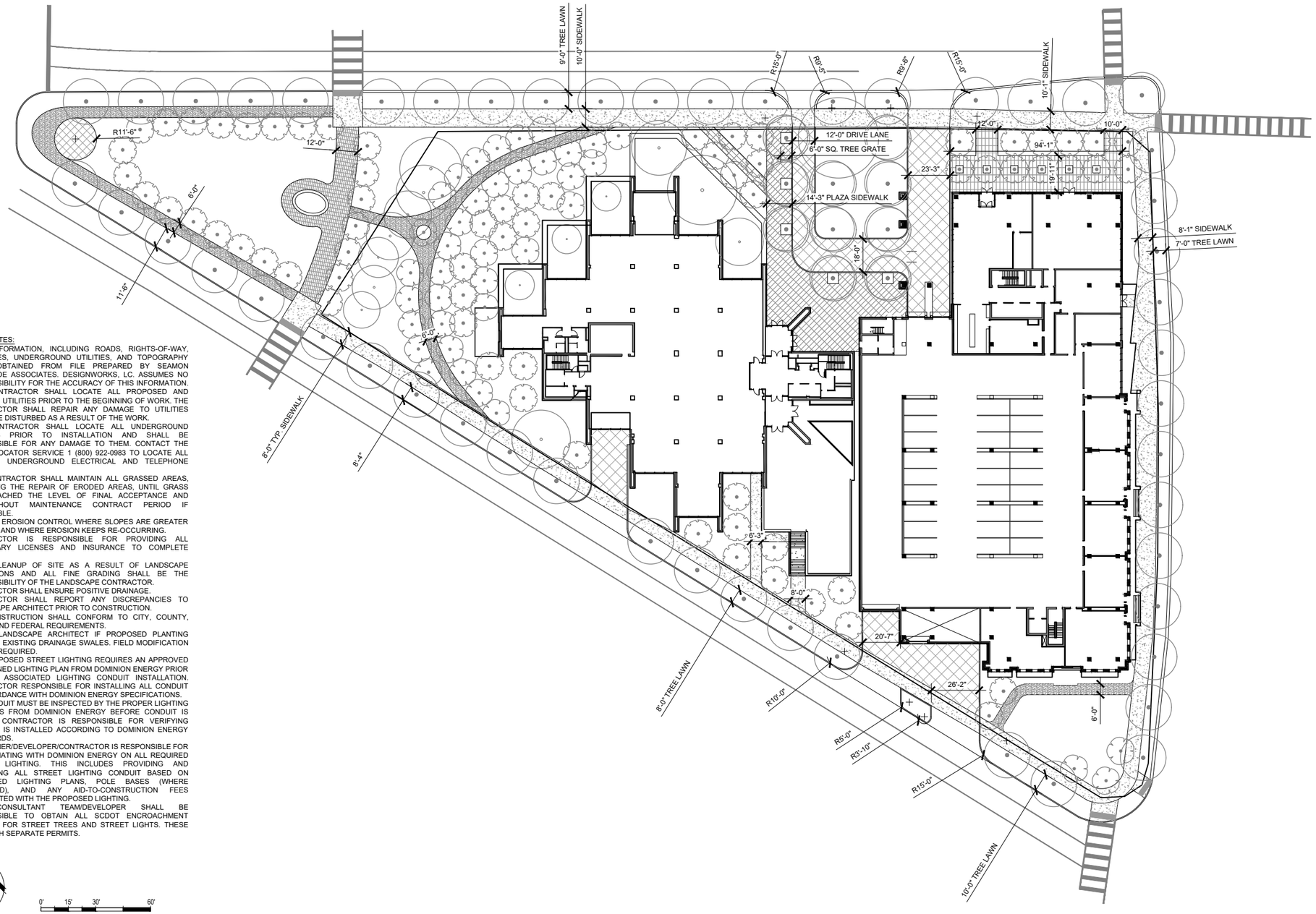
SITE MATERIALS PLAN

LM100

CONCEPTUAL DESIGN



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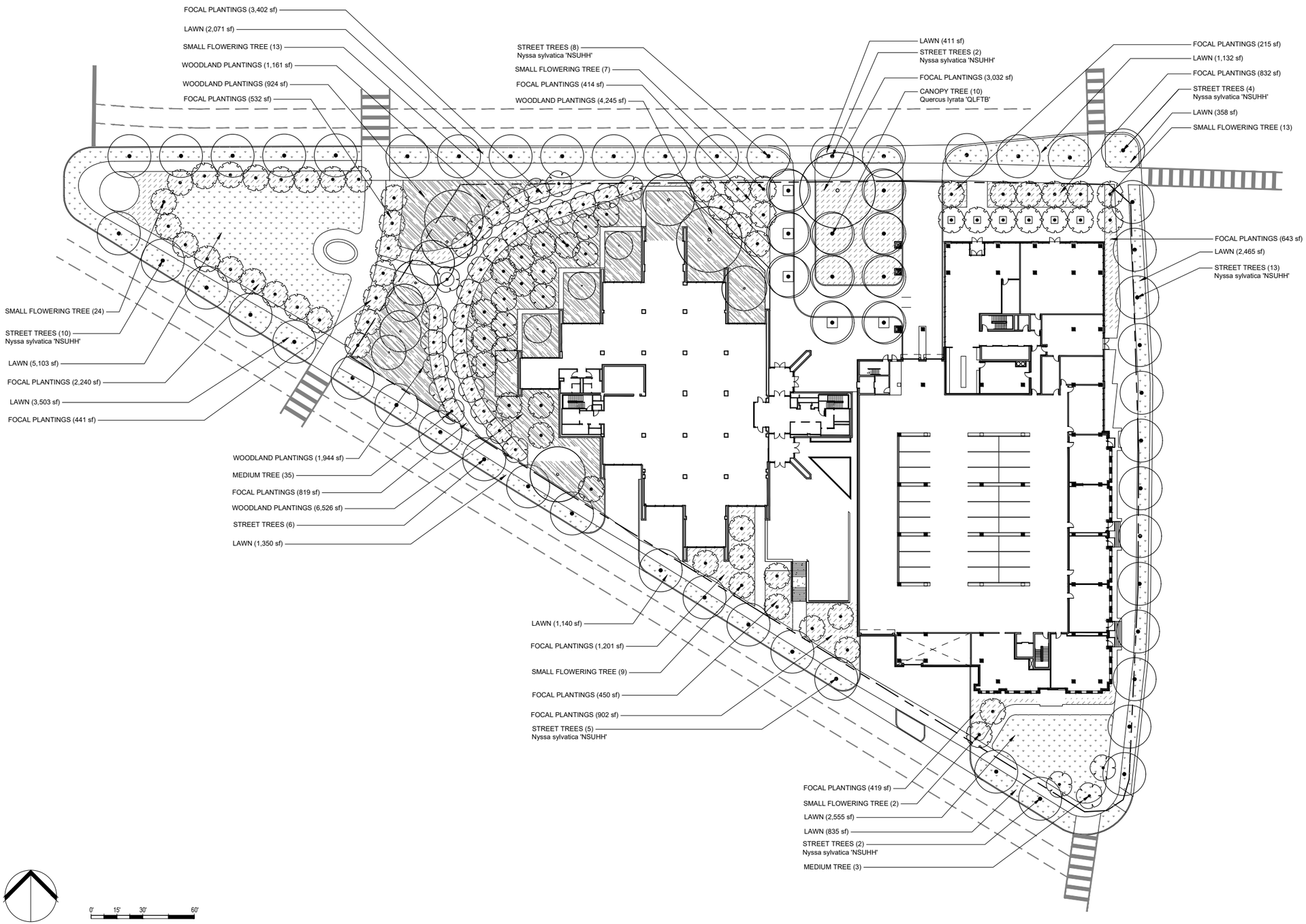
SITE LAYOUT PLAN

LL100

CONCEPTUAL DESIGN



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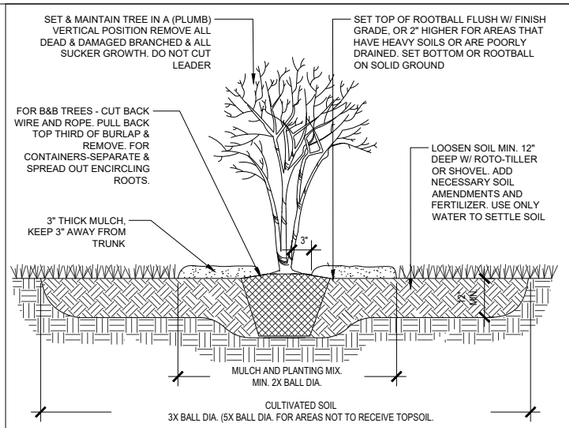
PLANTING PLAN CONCEPT

LP100

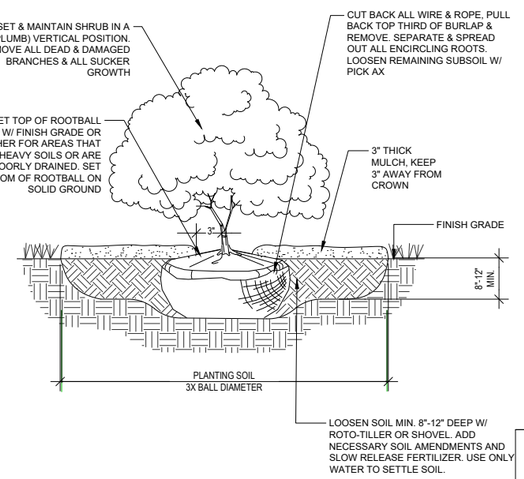
CONCEPTUAL DESIGN



NOTES:
1. IF TREE IS MULTI-STEM, MORE THAN ONCE STEM MAY NEED GUYING
2. LOCATE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

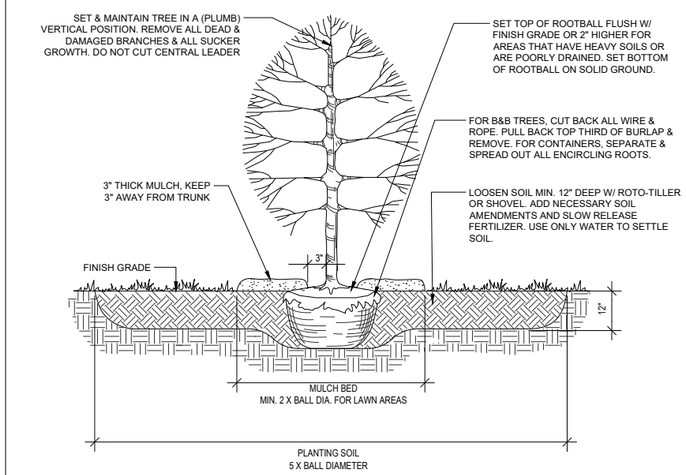
B2 MULTI–STEM TREE

1/2" = 1'-0" P-CA-05



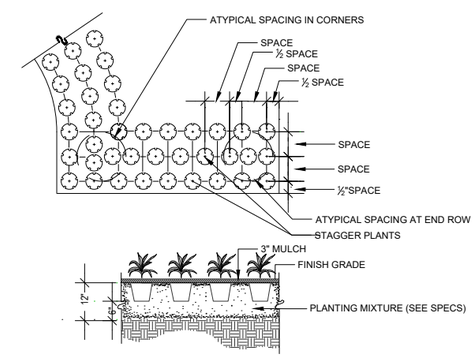
B3 SHRUB DETAIL

1" = 1'-0" P-CA-03



A2 TREE DETAIL

1/2" = 1'-0" P-CA-04



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVED EDGE

A3 GROUNDCOVER DETAIL

1/2" = 1'-0" P-CA-02

PLANT SCHEDULE NOTES:

1. THE FOLLOWING PLANT PALETTE IS PREPARED AS A SELECTION OF PLANTING MATERIALS.
2. WHERE AN ABBREVIATION IS SHOWN, THE FOLLOWING NOTES APPLY:
   QUAN.-QUANTITY OF PLANT MATERIAL REQUIRED FOR THE PROJECT.
   (NOTE: CONTRACTOR RESPONSIBLE TO VERIFY QUANTITIES INDICATED. PLAN SHALL TAKE PRECEDENCE OVER SCHEDULE)
   BOTANICAL/COMMON-NAME OF PLANT MATERIAL
   HEIGHT-HEIGHT OF PLANT MATERIAL
   SPREAD-DIAMETER OF PLANT MATERIAL
   SPACING-DISTANCE FROM CENTER OF EACH PLANT. (PLAN SHALL TAKE PRECEDENCE OVER SCHEDULE)
   CAL-CALIPER/DIAMETER OF TRUNK (REFER TO SPECS FOR MORE INFORMATION-CALIPER SHALL TAKE
   PRECEDENCE OVER HEIGHT AND SPREAD)

QUANTITIES NOTES:
QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH THEIR OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.

CONCEPT PLANT SCHEDULE SITE

STREET TREES Nyssa sylvatica 'NSUHH' / Green Gable™ Tupelo	40	
SMALL FLOWERING TREE Amelanchier arborea / Downy Serviceberry Cercis canadensis / Eastern Redbud Cornus florida / Flowering Dogwood	44	
MEDIUM TREE Carpinus caroliniana 'CCSQU' / Palisade® American Hornbeam Magnolia virginiana / Sweetbay Magnolia	38	
CANOPY TREE Quercus lyrata 'QLFTB' / Highbeam® Overcup Oak	10	
LAWN Zoysia x 'Empire' / Empire Zoysia	12,317 sf	
WOODLAND PLANTINGS Berberis eurybracteata 'Soft Caress' / Soft Caress Mahonia Carex albicans / White-tinged Sedge Carex appalachica / Appalachian Sedge Carex laxiculmis 'Hobb' / Bunny Blue Spreading Sedge Dryopteris ludoviciana / Southern Shield Fern Fothergilla gardenii 'Mt. Airy' / Mt. Airy Dwarf Witchalder Pachysandra terminalis / Japanese Pachysandra Polystichum acrostichoides / Christmas Fern	14,799 sf	
FOCAL PLANTINGS Amsonia tabernaemontana 'Storm Cloud' / Strom Cloud Eastern Bluestar Buddleja x 'Miss Molly' / Miss Molly Butterfly Bush Callicarpa americana / American Beautyberry Rudbeckia hirta 'Cherokee Sunset' / Cherokee Sunset Black-eyed Susan Viburnum dentatum 'Blue Muffin' / Arrowwood Viburnum	12,602 sf	

CONCEPT PLANT SCHEDULE PARK

STREET TREES Nyssa sylvatica 'NSUHH' / Green Gable™ Tupelo	10	
SMALL FLOWERING TREE Amelanchier arborea / Downy Serviceberry Cercis canadensis / Eastern Redbud Cornus florida / Flowering Dogwood	24	
LAWN Zoysia x 'Empire' / Empire Zoysia	8,606 sf	
WOODLAND PLANTINGS Berberis eurybracteata 'Soft Caress' / Soft Caress Mahonia Carex albicans / White-tinged Sedge Carex appalachica / Appalachian Sedge Carex laxiculmis 'Hobb' / Bunny Blue Spreading Sedge Dryopteris ludoviciana / Southern Shield Fern Fothergilla gardenii 'Mt. Airy' / Mt. Airy Dwarf Witchalder Pachysandra terminalis / Japanese Pachysandra Polystichum acrostichoides / Christmas Fern	924 sf	
FOCAL PLANTINGS Amsonia tabernaemontana 'Storm Cloud' / Strom Cloud Eastern Bluestar Buddleja x 'Miss Molly' / Miss Molly Butterfly Bush Callicarpa americana / American Beautyberry Rudbeckia hirta 'Cherokee Sunset' / Cherokee Sunset Black-eyed Susan Viburnum dentatum 'Blue Muffin' / Arrowwood Viburnum	3,832 sf	

NOTES-SPECIFIC NOTES FURTHER SPECIFYING OR DESCRIBING PLANT MATERIAL.

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2. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE AND THROUGHOUT MAINTENANCE CONTRACT PERIOD IF APPLICABLE.
3. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE OF THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED.
4. ALL PLANT BEDS SHALL RECEIVE PREMIUM SHREDDED BROWN PINE MULCH AT A DEPTH OF 3". GENERAL CONTRACTOR TO INSTALL 1" OF TEMPORARY MULCH IN ALL PLANTING AREAS (EXCEPT AROUND TREES, WHICH WILL RECIEVE THE 4" DEPTH) IN THEIR BASE BID. FINAL MULCH INSTALLATION TO BE PERFORMED BY CHARLESTON PARKS CONSERVANCY.
5. PROVIDE EROSION CONTROL WHERE SLOPES ARE GREATER THAN 3:1 AND WHERE EROSION KEEPS RE-OCCURING.
6. ALL TREE, SHRUB, AND GROUND COVER MATERIALS SHALL BE PLANTED WITHIN 24 HOURS AFTER DELIVERY.
7. APPLY WEED GERMINATION INHIBITOR ("PREEN" OR EQUAL) TO ALL PLANT BED AREAS AS PER MANUFACTURERS RECOMMENDED APPLICATION RATE.
8. ANY PLANTS LOCATED IN DIRECT SUN SHALL BE NURSERY SUN GROWN.
9. ALL BASE INFORMATION INCLUDING EXISTING PROPERTY LINES, WETLANDS, TREES, TOPOGRAPHY, AND UTILITIES WERE OBTAINED FROM THOMAS & HUTTON ENGINEERING LLC.
10. ALL PLANT MATERIAL TO MEET OR EXCEED ANLA NURSERY STOCK STANDARDS.
11. ALL TREES AND SHRUBS TO BE PLANTED FOLLOWING ACCEPTED HORTICULTURAL PRACTICES. PLANTING HOLES TO BE BACKFILLED WITH 1/3 COMPOST. ALL PLANTS TO BE SURFACE FERTILIZED WITH OSMOCOTE SLOW-RELEASE FERTILIZER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. ALL GROUNDCOVER BEDS TO BE PREPARED IN THE FOLLOWING MANNER: ADD 3" MUSHROOM COMPOST AND TILL TO MINIMUM 6" DEPTH. SURFACE FERTILIZE WITH OSMOCOTE SLOW-RELEASE FERTILIZER.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
14. FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
15. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE.
16. IN ORDER TO KEEP ALL BIDS STANDARD, ESTIMATED UNIT PRICES MUST BE GIVEN ON PLANT TYPE AND SIZE AS LISTED IN PLANT SCHEDULE. THESE ESTIMATED UNIT PRICES SHOULD BE WITHIN A NORMAL NURSERY INDUSTRY PRICING RANGE.
17. 100% OF INSTALLED PLANT MATERIAL IS TO BE COVERED BY IRRIGATION UNLESS OTHERWISE STATED. TREES, SHRUBS, ORNAMENTAL GRASSES, GROUND COVERS AND LAWN AREAS SHALL HAVE SPRAY HEADS. REFER TO IRRIGATION PLANS AND SPECIFICATIONS.
18. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE.
19. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
20. CONTRACTOR IS RESPONSIBLE FOR VERIFYING COUNTS AND QUANTITIES. THIS IS TO INCLUDE BUT IS NOT LIMITED TO, PLANT COUNT, SOD, MULCH, EDGING, AND FLOWERS.
21. THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT.
22. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS.
23. ALL PLANTINGS IN EASEMENTS ARE SUBJECT TO APPROVAL BY EASEMENT OWNER AND ARE THE SOLE RESPONSIBILITY OF THE OWNER.
24. THE OWNER HAS THE RIGHT TO REJECT ANY AND ALL BIDS.
25. CONTRACTOR TO MAINTAIN ALL PLANT BEDS AND MAINTAIN PLANT LIFE UNTIL FINAL ACCEPTANCE OF LANDSCAPE. WARRANTY PERIOD OF ONE YEAR BEGINS AT SUBSTANTIAL COMPLETION OF PROJECT.
26. ALL EXISTING TREES TO BE INSPECTED AND TREATED BY AN CERTIFIED ARBORIST PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREATMENTS MAY INCLUDE BUT NOT LIMITED TO DEAD WOOD REMOVAL, ROOT PRUNING AND DEEP ROOT FERTILIZATION OF EXISTING TREES. CERTIFIED ARBORIST SHALL PROPERLY ROOT PRUNE ALL TREE ROOTS IF ENCOUNTERED DURING ANY HARD-SCAPE CONSTRUCTION. ALL EXCAVATIONS ADJACENT TO EXISTING TREES IN ROW ADJACENT SHALL BE SUPERVISED BY A CERTIFIED ARBORIST, WORK IN ROOT ZONES TO BE PERFORMED BY HAND WHERE POSSIBLE AND MAY REQUIRE USE OF AIR SPADE AND OTHER METHODS.

GENERAL MAINTENANCE NOTES:

1. THE PLACEMENT OR FUTURE GROWTH OF INDIVIDUAL TREES SHOULD NOT OBSTRUCT SIGHT AREAS, SIGNAGE OR SIGNALS. IF PERMITTED VEGETATION OBSTRUCTS SIGHT AREAS, SIGNS OR SIGNAL NOW OR IN THE FUTURE, THE PERMITEE WILL REMOVE AT THE PERMITEE'S EXPENSE.
2. ALL TREES MUST BE PERPETUALLY TRAINED TO ALLOW 18' VERTICAL CLEARANCE MEASURED FROM THE ROADWAY AT THE EDGE OF THE TRAVELWAY AND 7' OVER SIDEWALKS/PEDESTRIAN PATHS. THIS CLEARANCE MUST BE MAINTAINED AS THE TREE MATURES.
3. THE PERMITEE MUST AGREE TO PERPETUAL MAINTENANCE OF ALL VEGETATION IN THE RIGHT-OF-WAY THAT IS CONTIGUOUS WITH THIS LANDSCAPING.

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DesignWorks
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Urban Design & Planning
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tel 843 723 5525
www.DesignWorksLC.com

PRELIMINARY
NOT FOR CONSTRUCTION

GREENVILLE RESIDENTIAL PROJECT
Canvas Tower

Greenville, South Carolina

DATE	ISSUE
10/31/2022	DRB SUBMITTAL

DATE:	10.31.2022
DRAWN:	AEW
CHECKED:	WSP
DW PROJECT NO:	22048.00

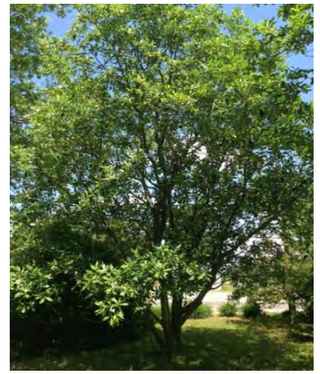
PLANT SCHEDULE, NOTES, AND PLANTING DETAILS

LP600

CONCEPTUAL DESIGN

TUPELO ‘GREEN GABLE’

OVERCUP OAK
‘HIGHBEAM’


SWEETBAY MAGNOLIA

HORNBEAM ‘PALISADE’

DOWNY SERVICEBERRY

EASTERN REDBUD

FLOWERING DOGWOOD

VIBURNUM ‘BLUE MUFFIN’

BEAUTYBERRY

BUTTERFLY BUSH ‘MISS MOLLY’

AMSONIA ‘STORM CLOUD’

RUDBECKIA ‘CHEROKEE
SUNSET’

MAHONIA ‘SOFT CARESS’

FOTHERGILLA ‘MT. AIRY’

CHRISTMAS FERN

S. SHIELD FERN

CAREX L. ‘HOBB’

CAREX A. (OAK SEDGE)

APPALACHIAN SEDGE

PACHYSANDRA

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GREENVILLE RESIDENTIAL PROJECT
Canvas Tower

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DATE	ISSUE
10/31/2022	DRB SUBMITTAL

DATE:	10.31.2022
DRAWN:	AEW
CHECKED:	WSP
DW PROJECT NO:	22048.00

PLANT IMAGES

LP900

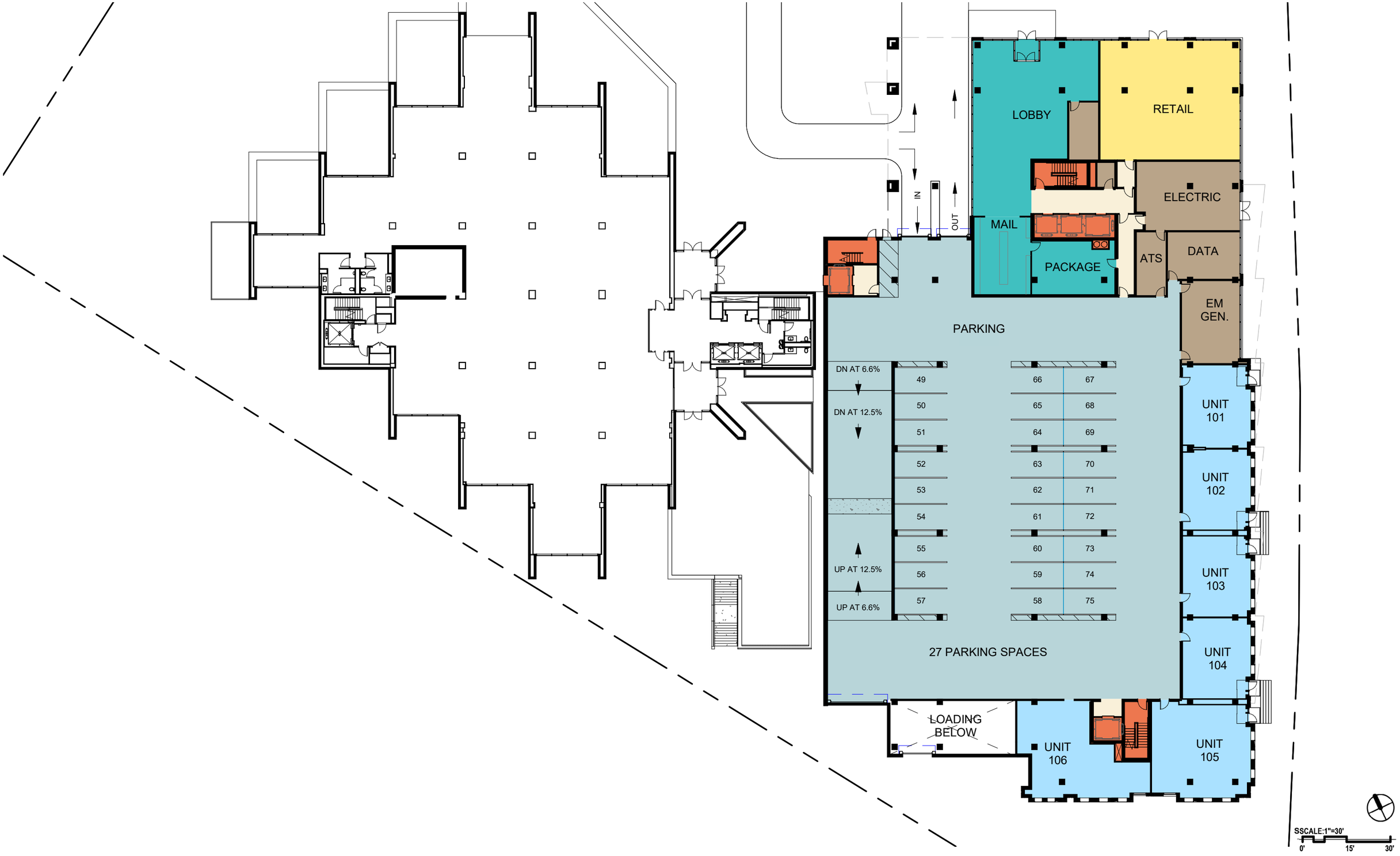
CONCEPTUAL DESIGN

GREENVILLE RESIDENTIAL DEVELOPMENT

THE BEACH COMPANY • DEVELOPER • **ANTUNOVICH ASSOCIATES** • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **DESIGNWORKS** • LANDSCAPE ARCHITECT • **SEAMON WHITESIDE** • CIVIL ENGINEER

B1: BASEMENT FLOOR PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



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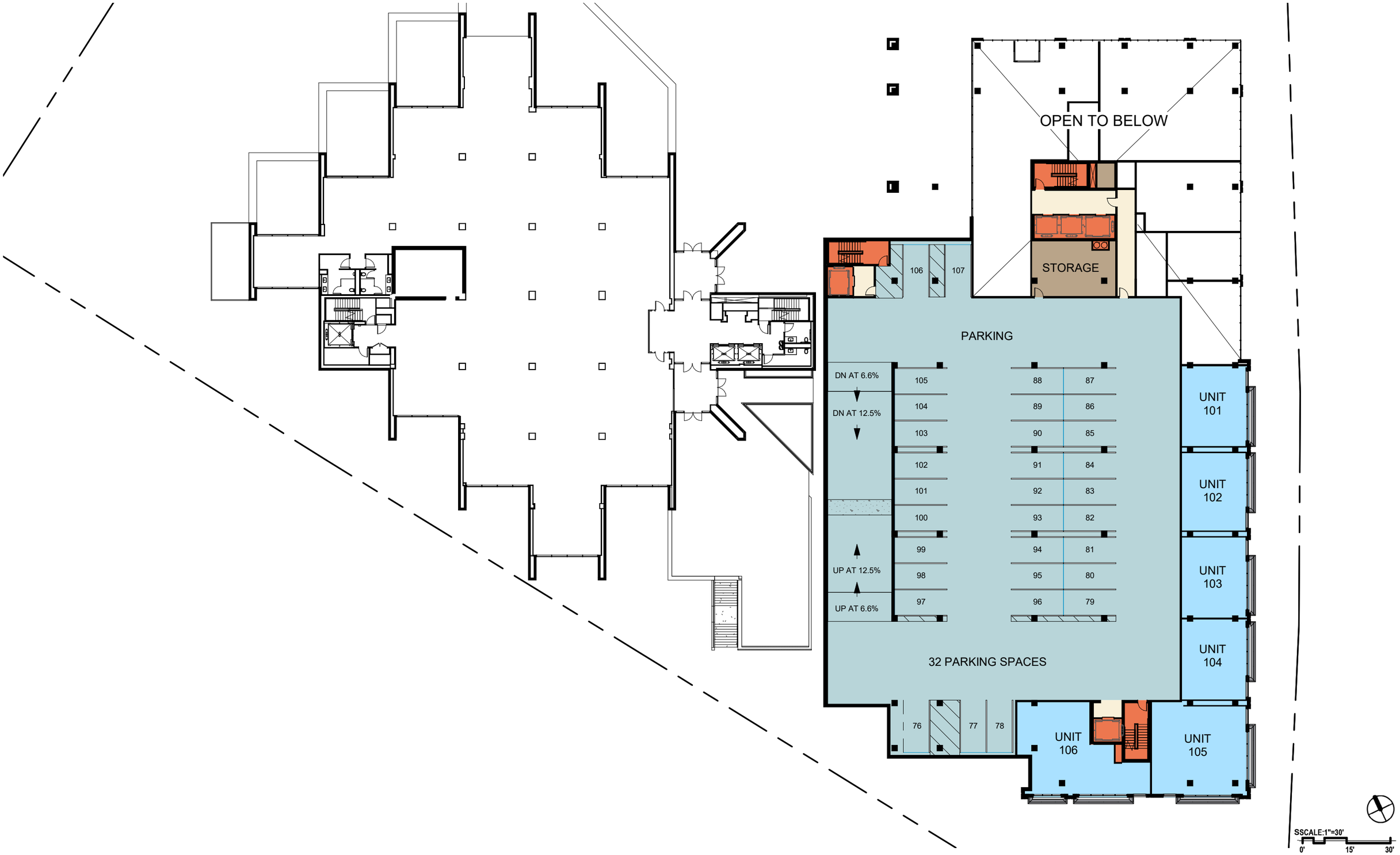
01: FIRST FLOOR PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



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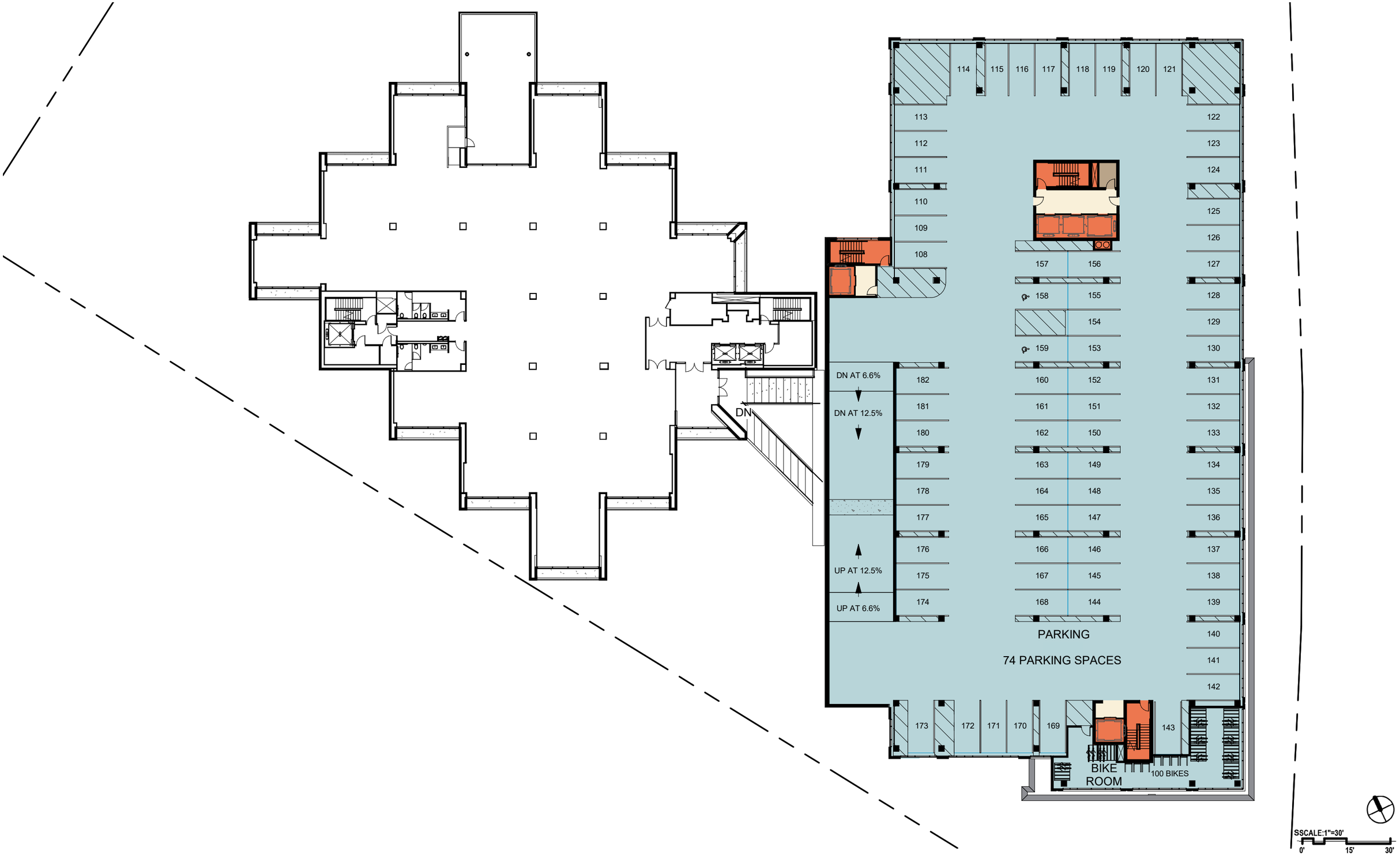
01M: PARKING MEZZANINE FLOOR PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



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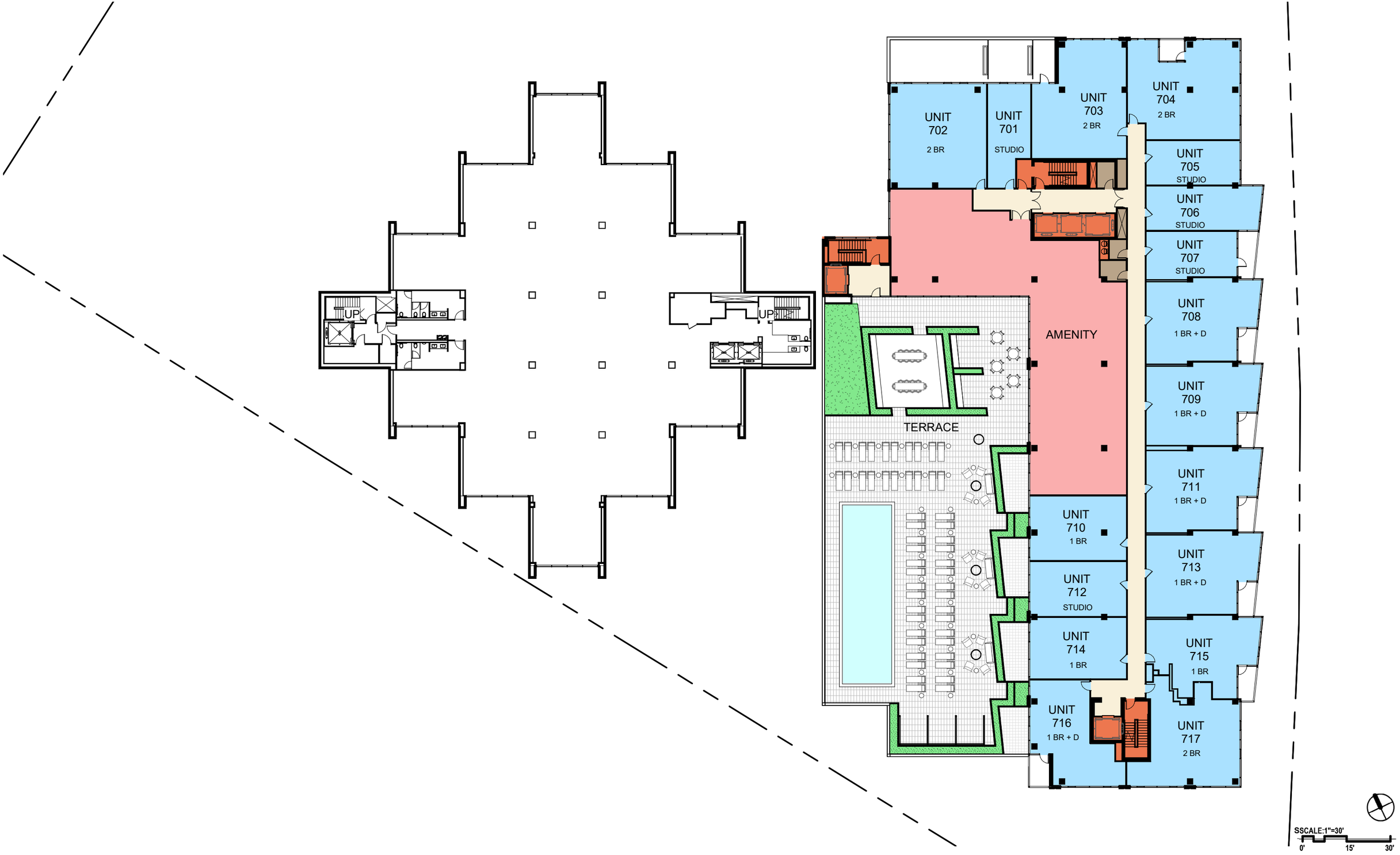
02-06: TYPICAL PARKING FLOOR PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



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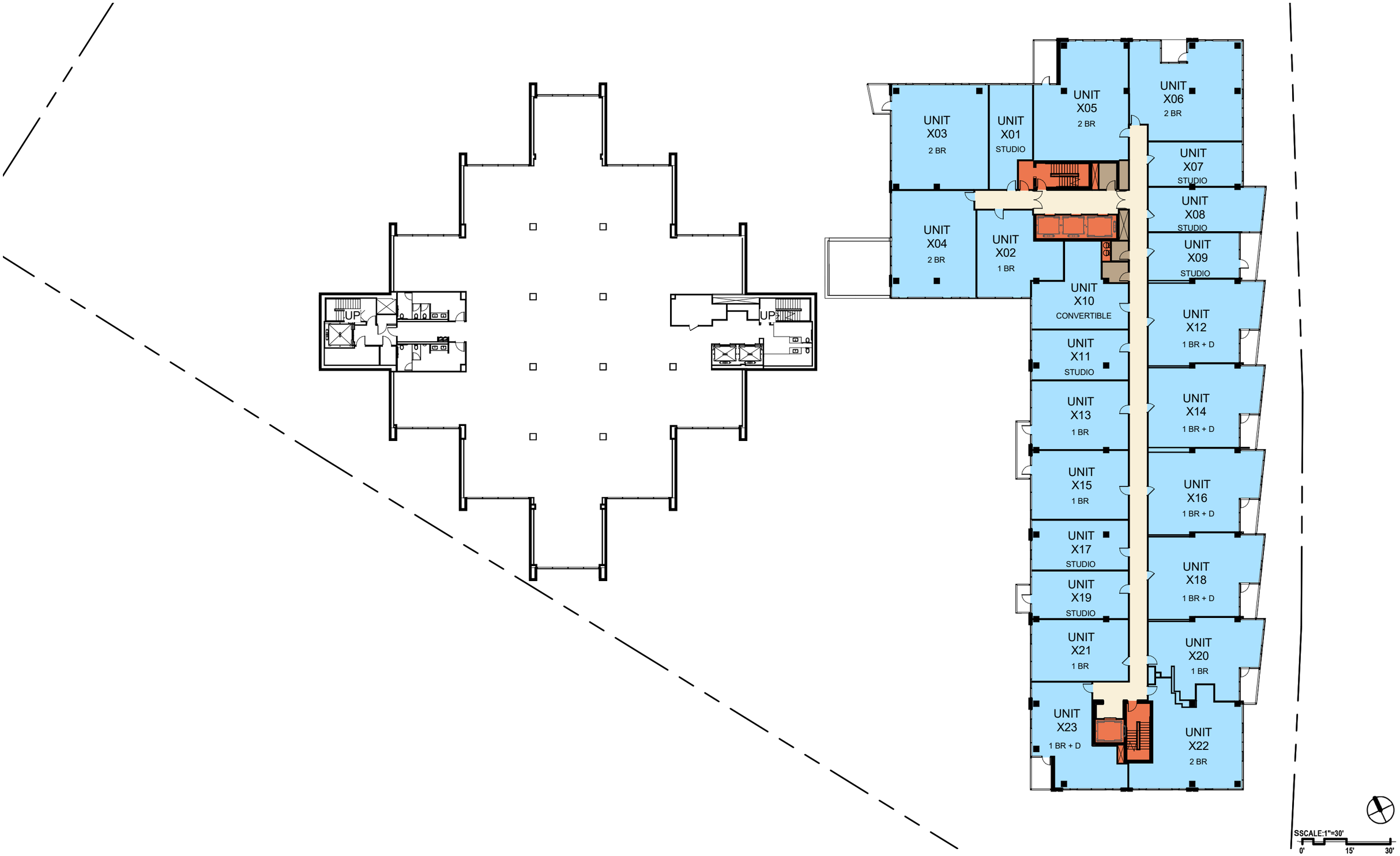
07: AMENITY & RESIDENTIAL FLOOR PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



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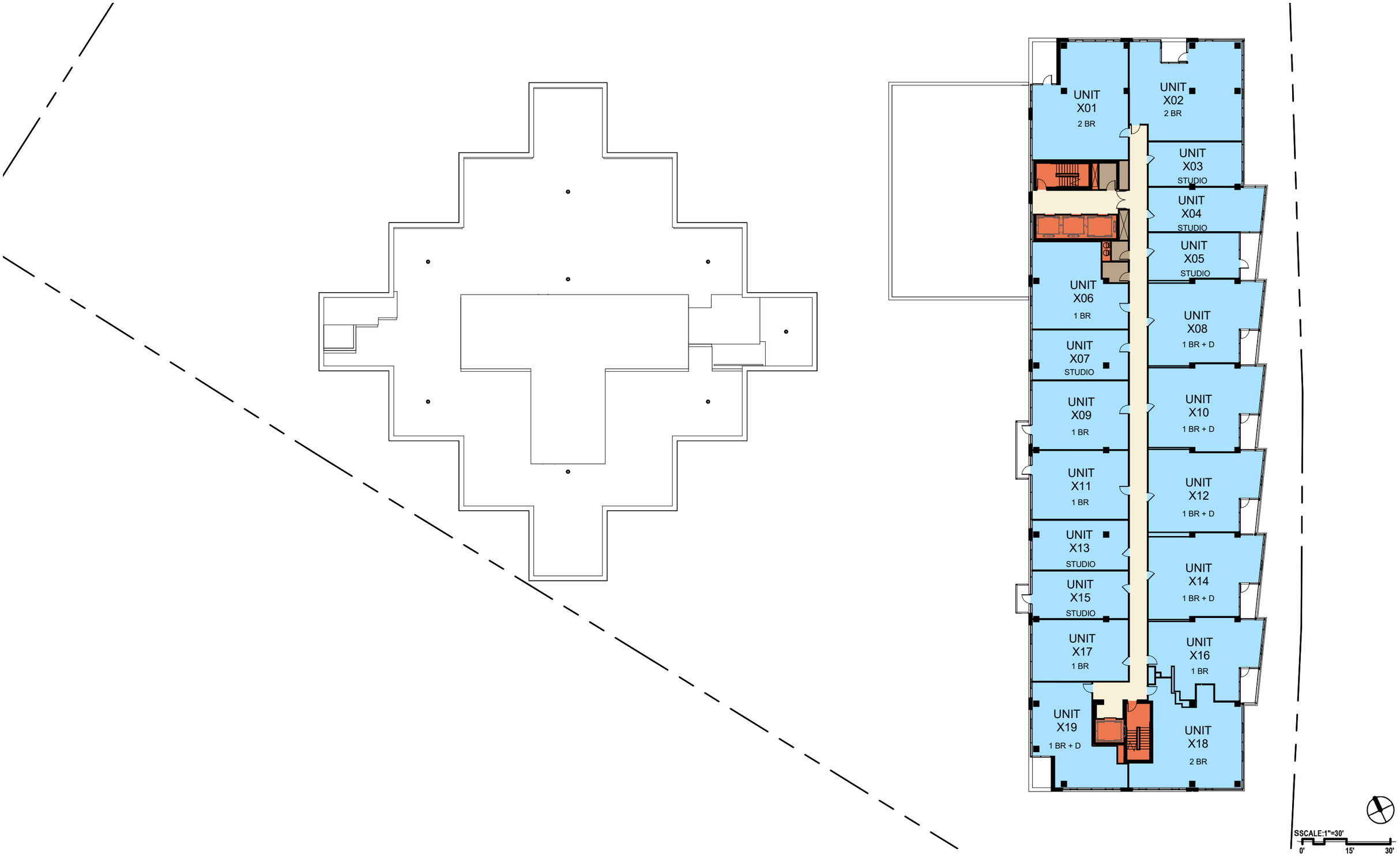
08-11: TYPICAL LOWER RESIDENTIAL FLOOR PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



GREENVILLE RESIDENTIAL DEVELOPMENT

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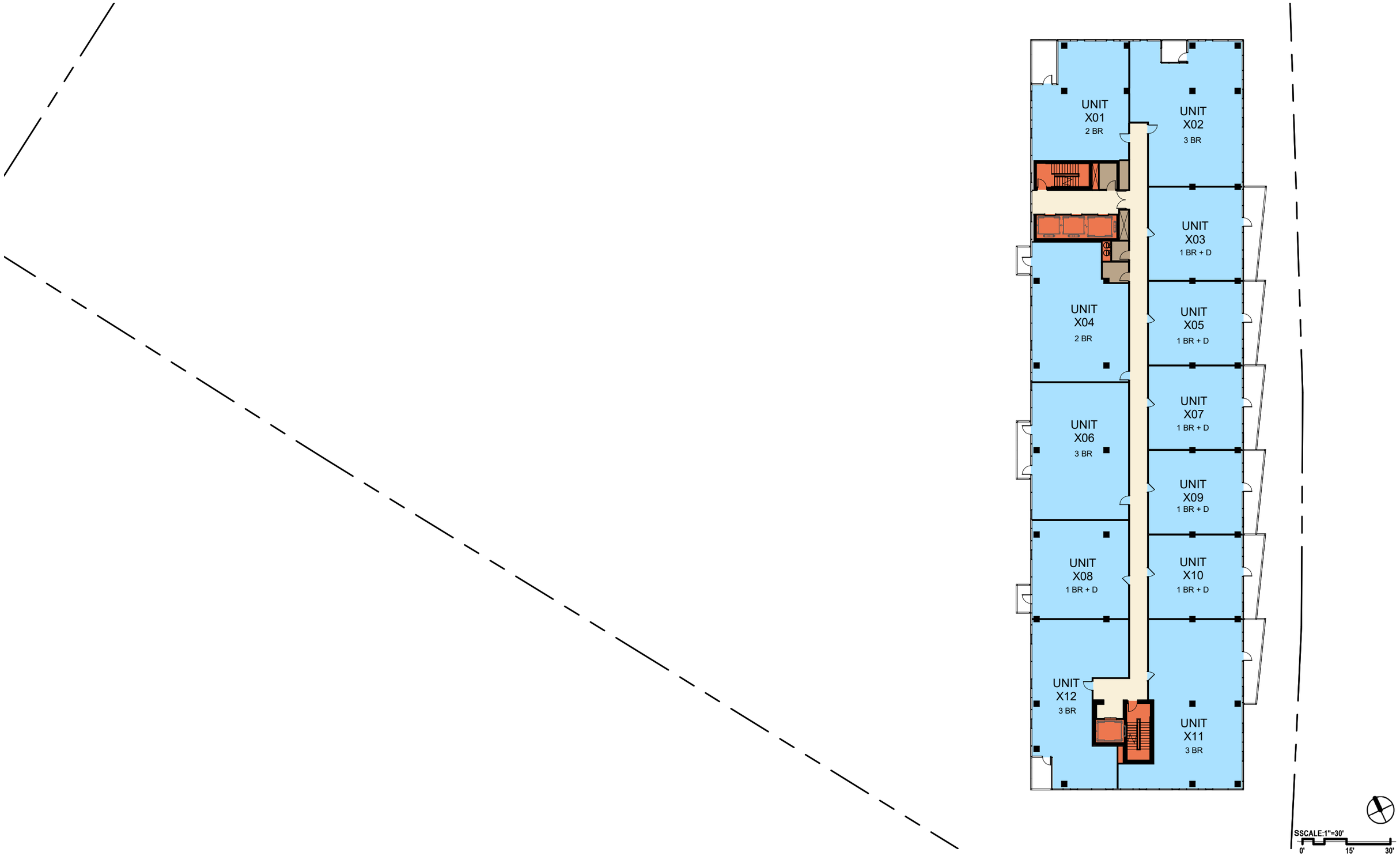
12-16: TYPICAL UPPER RESIDENTIAL FLOOR PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



GREENVILLE RESIDENTIAL DEVELOPMENT

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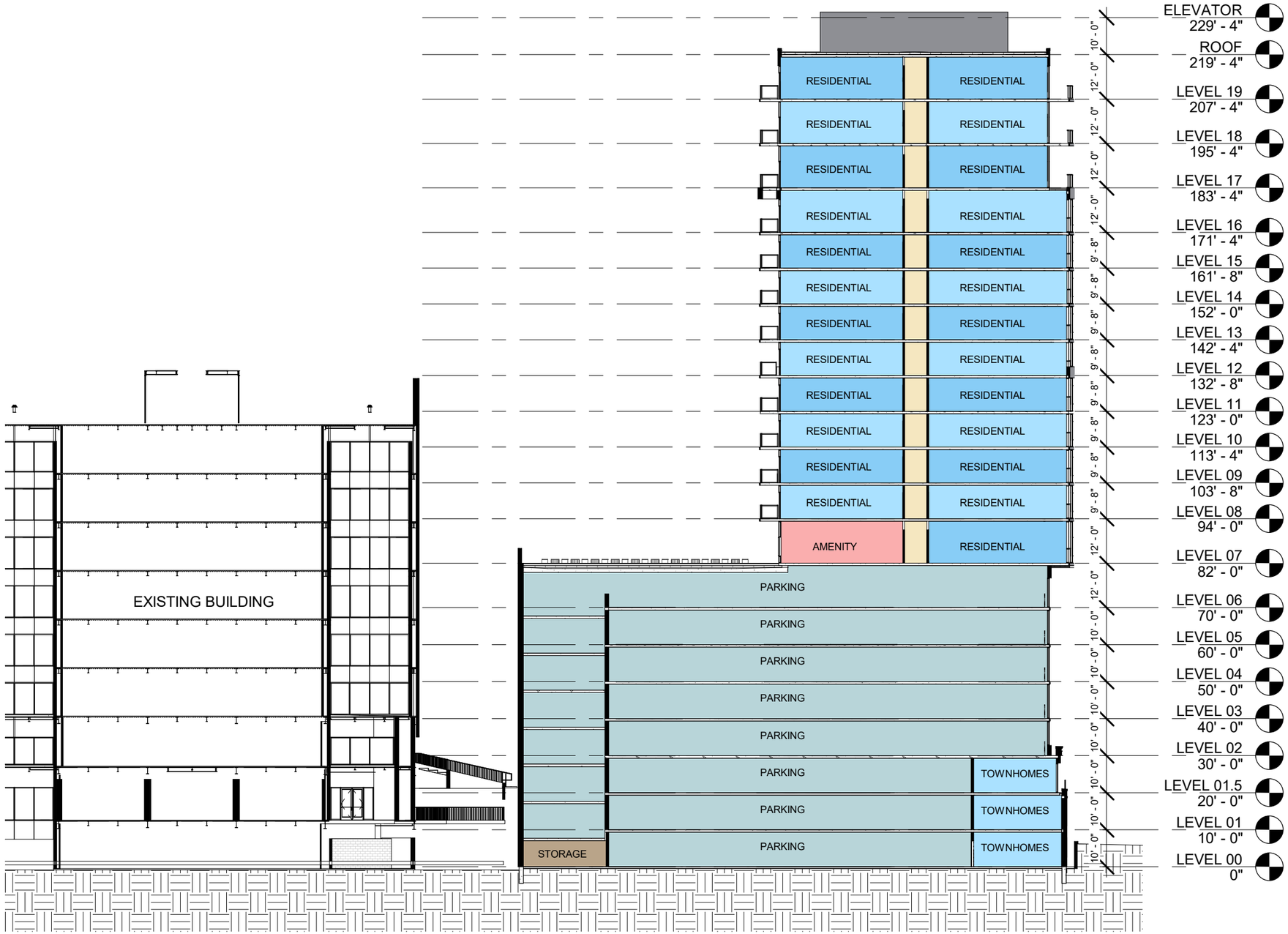
17-19: PENTHOUSE RESIDENTIAL FLOOR PLAN

GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



SSCALE:1"=30'
0' 15' 30'

GREENVILLE RESIDENTIAL DEVELOPMENT

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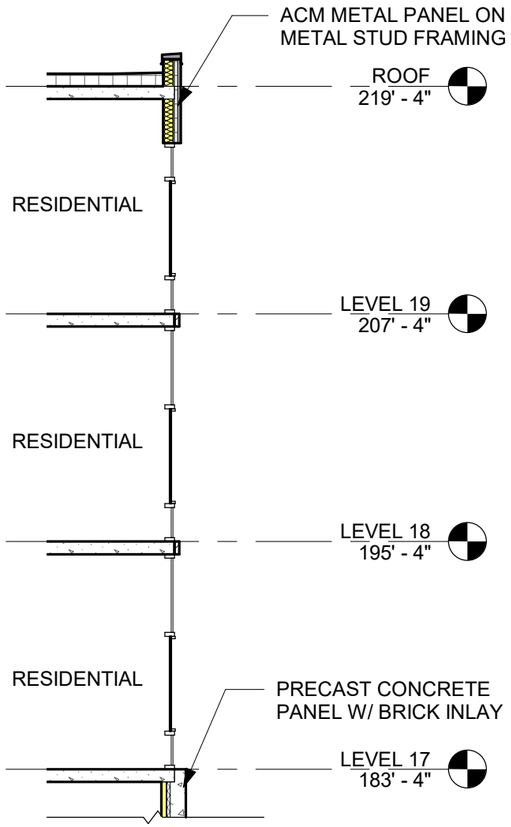
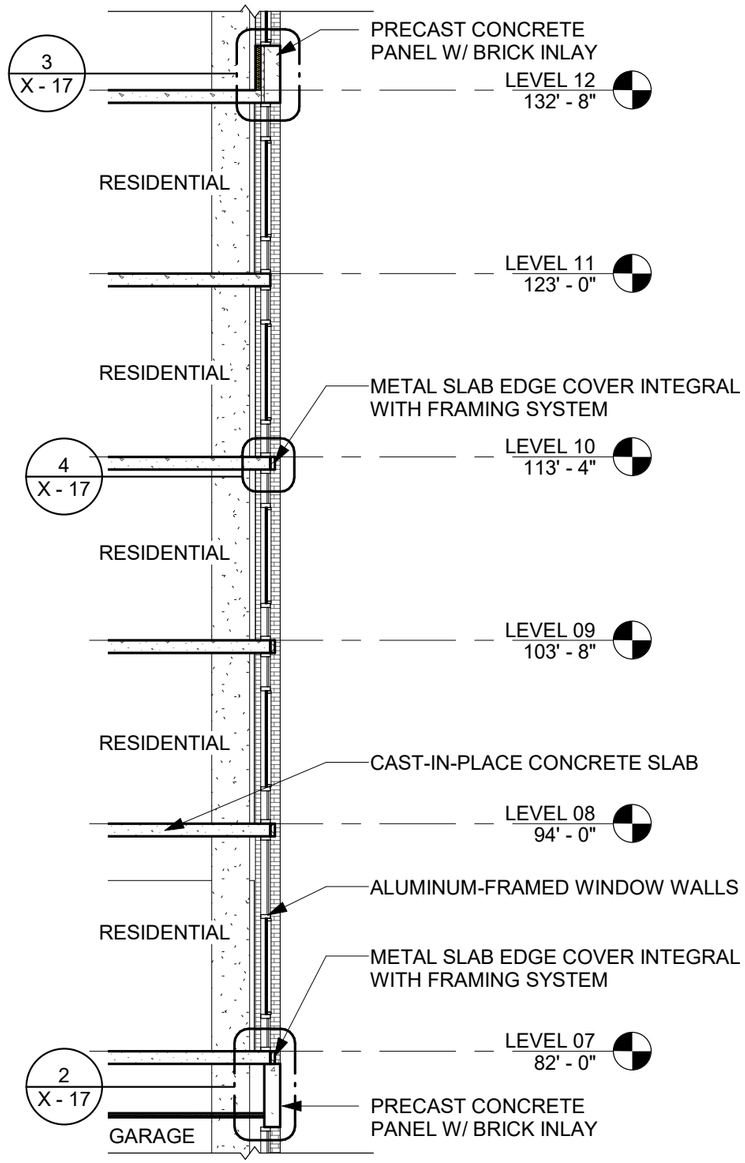
BUILDING SECTION

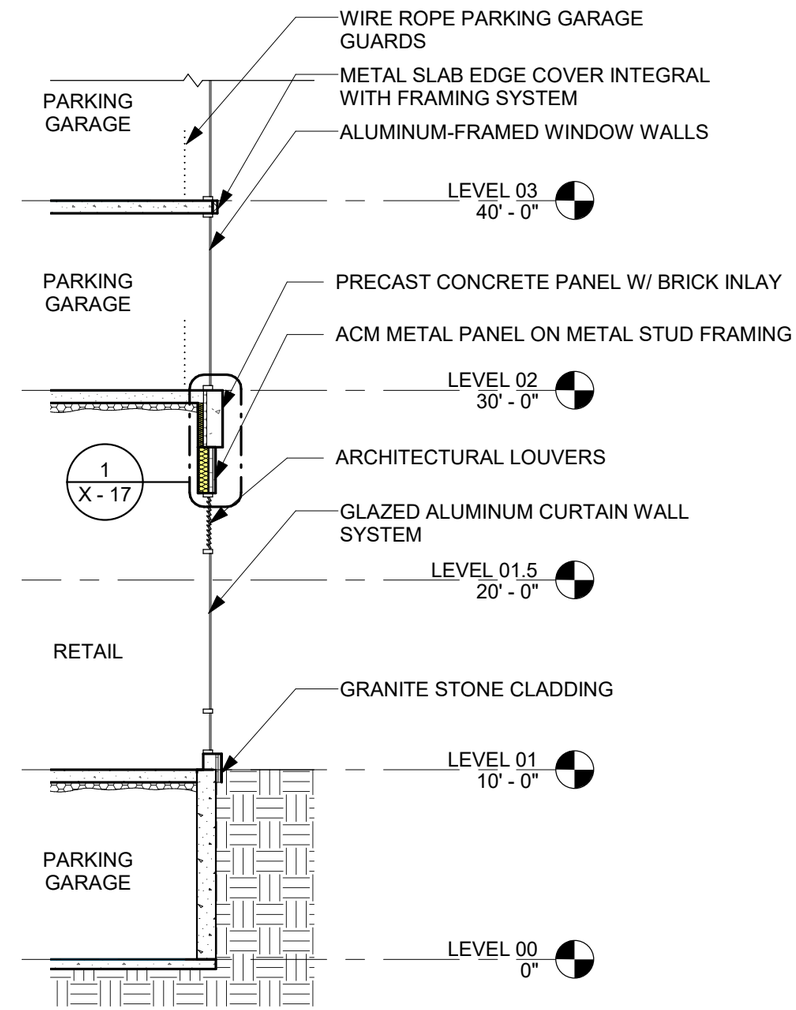
GREENVILLE, SOUTH CAROLINA • APRIL 6, 2023



3 X - 15 WALL SECTION - NORTH ELEVATION L17-R
1/8" = 1'-0"

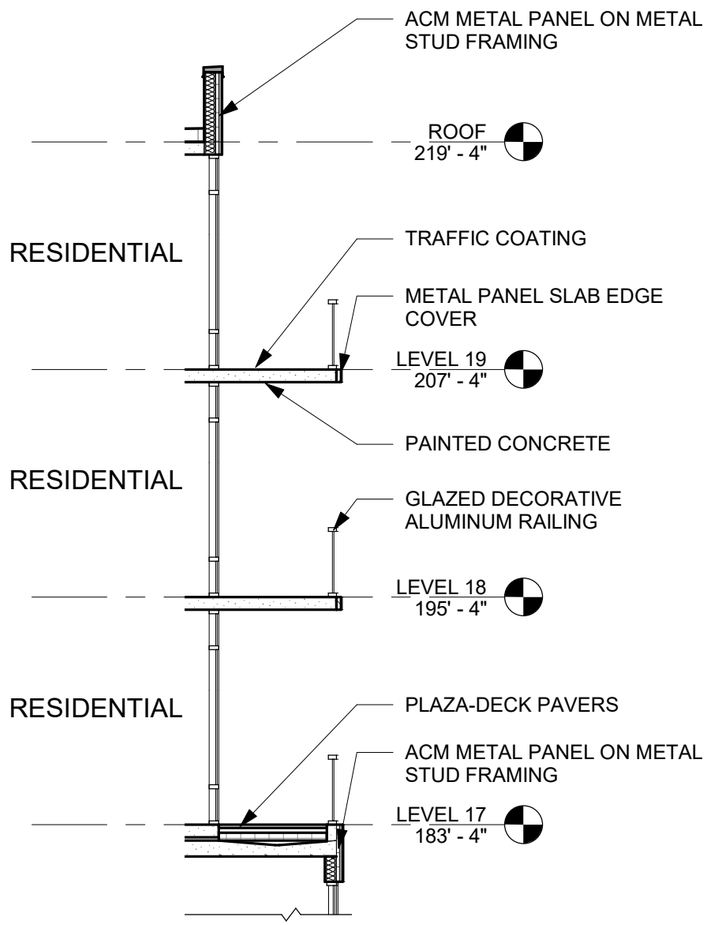


2 A2.07 X - 15 WALL SECTION - NORTH ELEVATION L7-12
1/8" = 1'-0"

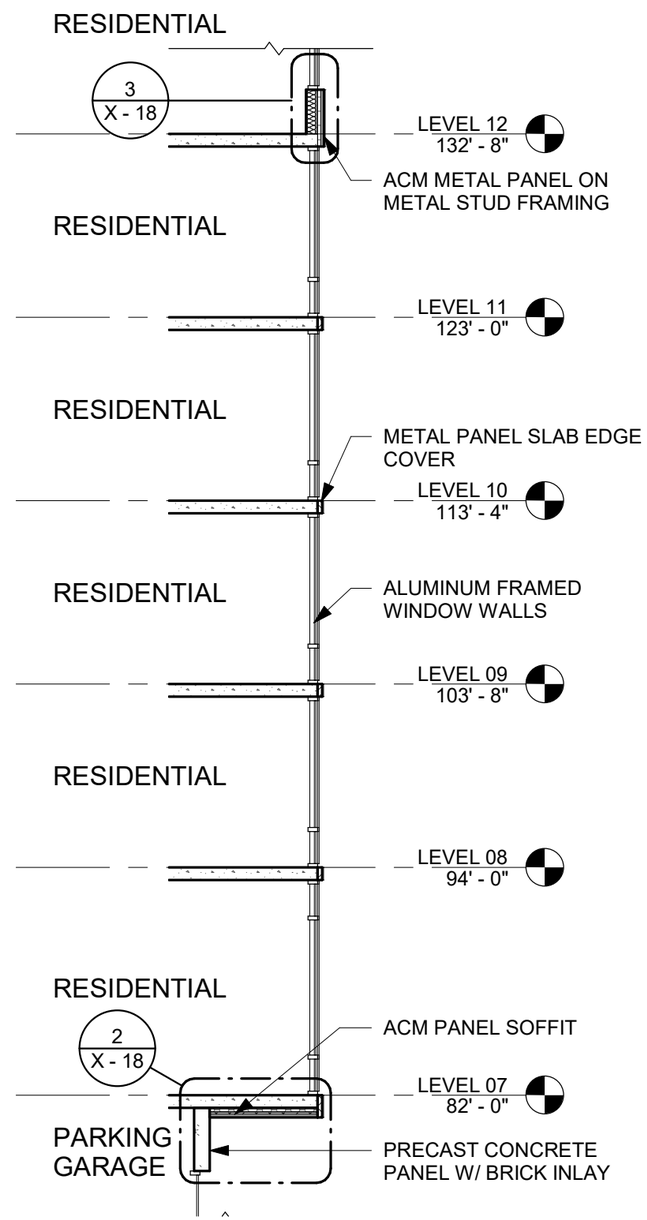


1 G0.05 X - 15 WALL SECTION - NORTH ELEVATION L0-3
1/8" = 1'-0"

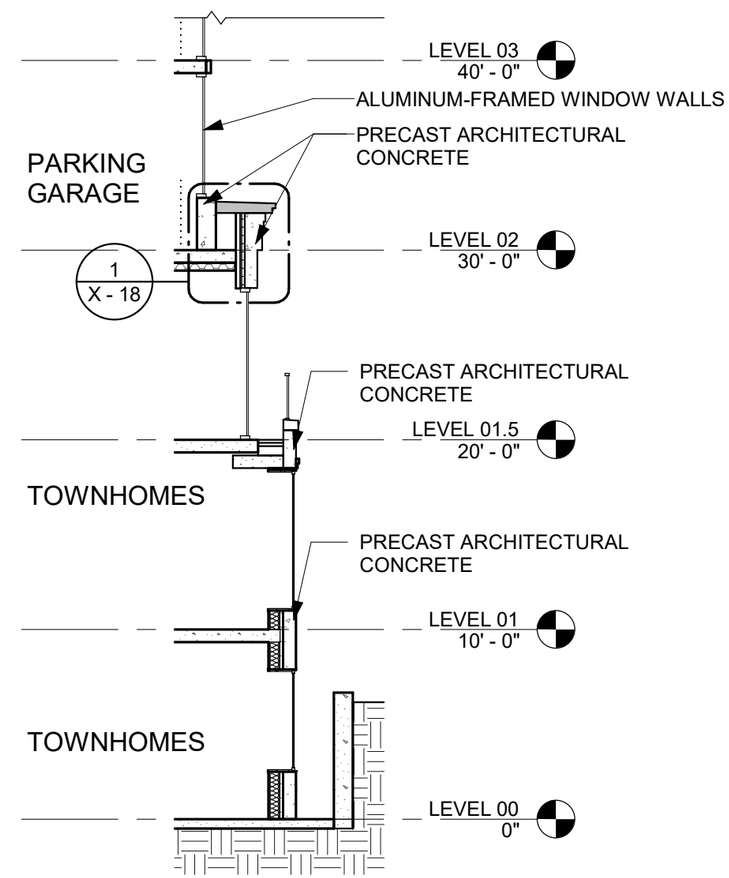
SCALE: 1/8"= 1'-0"
0' 4 8



3 | A2.11 X - 16
WALL SECTION - EAST ELEVATION L17-R
1/8" = 1'-0"



2 | A2.07 X - 16
WALL SECTION - EAST ELEVATION L7-12
1/8" = 1'-0"



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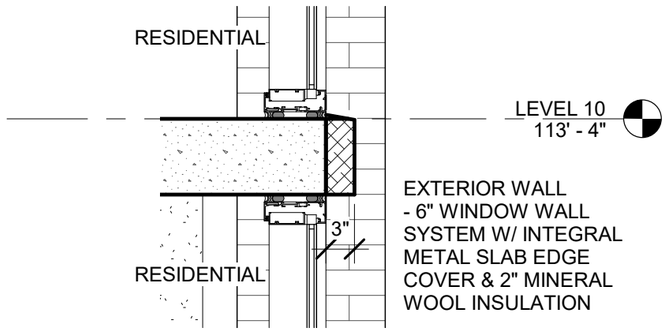
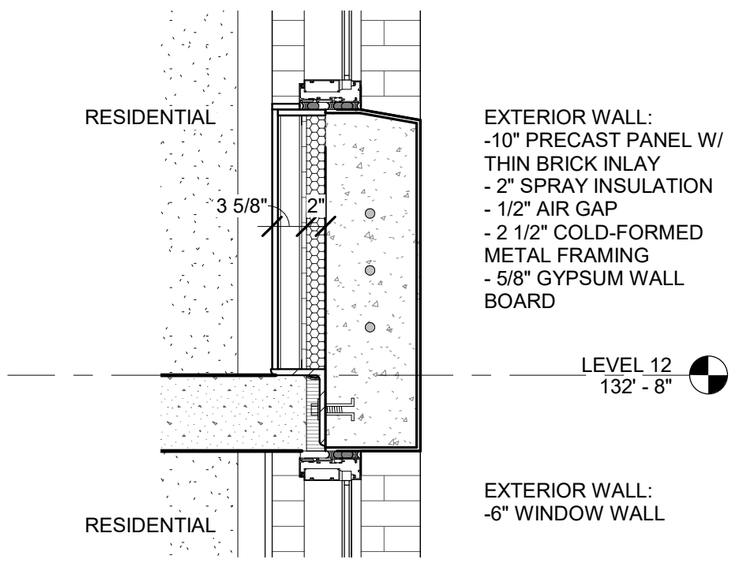
WALL SECTION - EAST ELEVATION L0-3
1/8" = 1'-0"

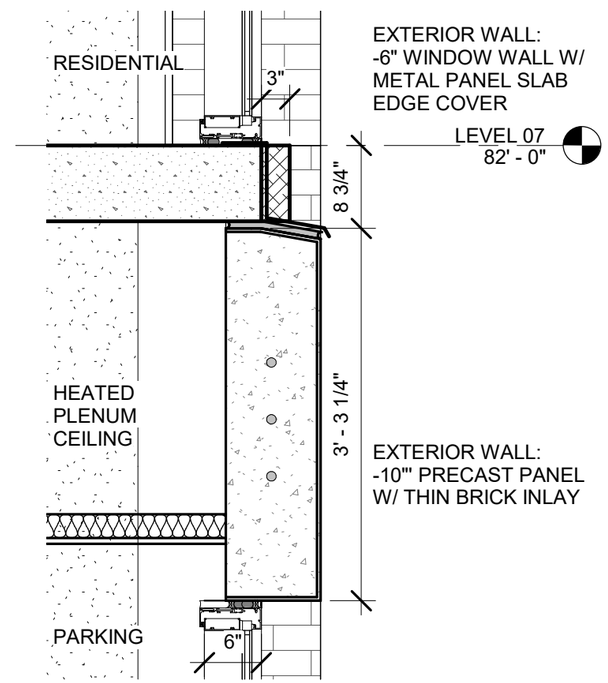
SCALE: 1/8"= 1'-0"
0' 4 8



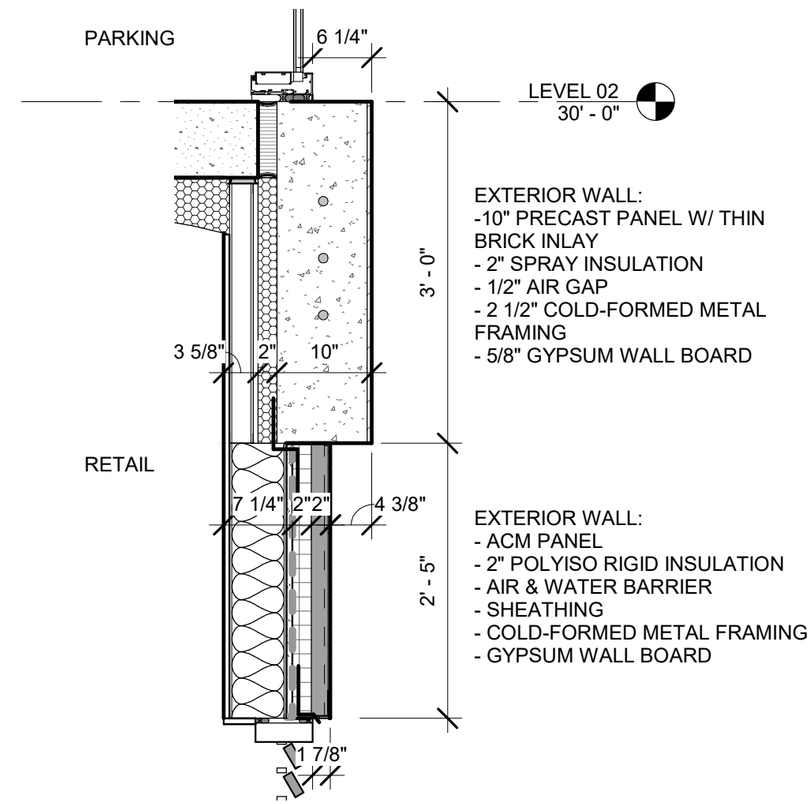
4 SECTION DETAIL - NORTH ELEV. L7-12 - 3
X - 15 X - 17 3/4" = 1'-0"



3 SECTION DETAIL - NORTH ELEV. L7-12 - 2
X - 15 X - 17 3/4" = 1'-0"

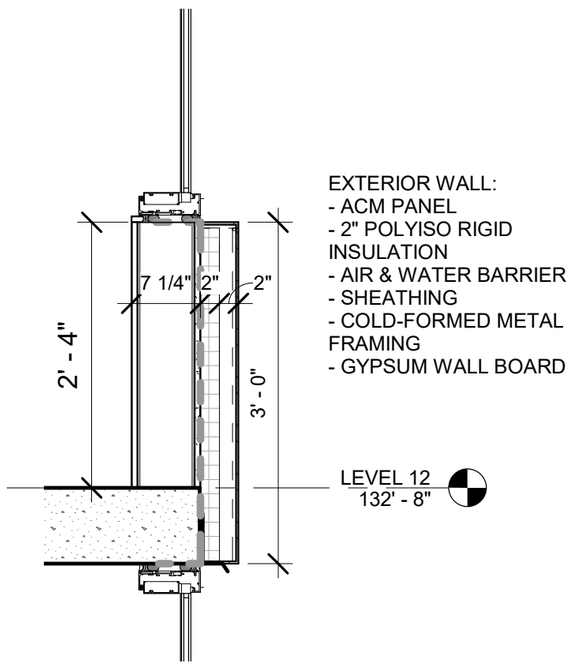


2 SECTION DETAIL - NORTH ELEV. L7-12 - 1
X - 15 X - 17 3/4" = 1'-0"

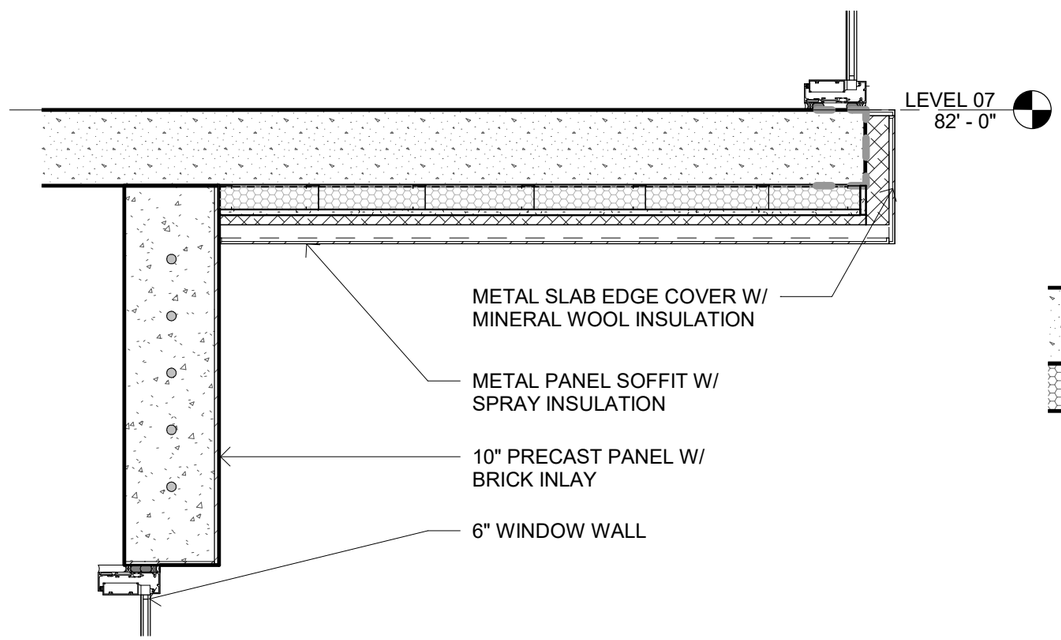


1 SECTION DETAIL - NORTH ELEV. L0-3
X - 15 X - 17 3/4" = 1'-0"

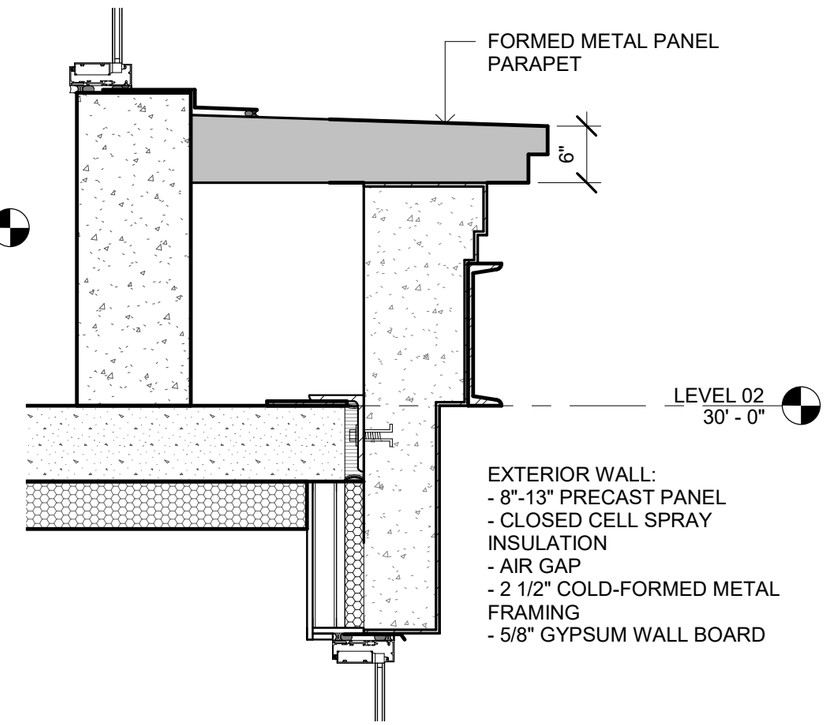
SCALE: 3/4"=1'-0"
0' 8" 1'-4"



3 X - 16 X - 18 SECTION DETAIL - EAST ELEV. L7-12 - 2
3/4" = 1'-0"



2 X - 16 X - 18 SECTION DETAIL - EAST ELEV. L7-12 - 1
3/4" = 1'-0"



1 X - 16 X - 18 SECTION DETAIL - EAST ELEVATION L0-3
3/4" = 1'-0"

SCALE: 3/4"=1'-0"
0' 8" 1'-4"

SUSTAINABILITY:

- Sustainable Certification to be targeted (LEED, Green Globes, etc.)
- Close adjacency to downtown Greenville reduces dependent use of the automobile
- Electric vehicle charging stations provided
- Promotion of bicycle use by residents
- White “Cool Roof”, green roof and permeable surfacing utilized to decrease urban heat island effect
- High-efficiency heating, ventilation and air conditioning systems
- Energy Star kitchen appliances
- Water saving plumbing fixtures
- 100% LED lighting fixtures

SUMMARY:

• SITE AREA:	103,237 sf
	2.37 acres
• Zoning District:	C-4 (Central Business District)
	CBD Overlay
• District 2:	Lillian V. Flemming
• Building Height	225’-0”
	19-stories
• Residential Units:	264 Units
• Parking Spaces:	480 Spaces
• Retail Area:	2,000 sf

Response document to comments received in regards to C of A #22-838
Certificate of Appropriateness #22-838 (Dated 2/8/2023)
301 College St TMS #001400-01-00500

January 11, 2023

To Whom It May Concern:
On 1/5/2023 the Design Review Board – Urban Design Panel Approved your request for a Certificate of Appropriateness (CA) at the above referenced location with conditions. The approval is based on your application as presented and compliance with Design Guidelines for the Downtown.

Conditions are as follows:

1. The massing, height, and articulation of the development are approved. Further detailing, including but not limited to material selection, will require a separate CA which will involve an additional public hearing and review by the DRB. Please contact staff at your convenience to initiate the CA process.

- Applicant response: Noted, regarding the approval of the massing, height and articulation. Further detailing within the brick pilasters and brick townhome facades has been incorporated into the resubmission drawings. Additional detail regarding material selections has also been incorporated into the resubmission drawings and physical samples of those materials will be presented in-person at the DRB Hearing.

2. Street furnishings as well as trash and recycling receptacles shall be installed near areas of high pedestrian traffic.

- Applicant response: Street furnishings will be installed near areas of high pedestrian traffic.

3. The applicant shall work with Planning and Engineering staff for final streetscape and right-of-way improvements, including installation of pedestrian lighting, and to ensure coordination with the adjacent Cultural Corridor city-led project.

- Applicant response: The applicant will continue to coordinate with Planning and Engineering staff for final streetscape and right-of-way improvements, including installation of pedestrian lighting, and to ensure coordination with the adjacent Cultural Corridor city-led project.

4. The applicant shall work with staff to provide adequate plant selections within the tree lawns on all streets to be reviewed and approved during site permit.

- Applicant response: The applicant will work with staff to provide adequate plant selections within the tree lawns on all streets to be reviewed and approved during site permit.

5. The parking garage shall be appropriately screened from the public toward the interior of the development.

- Applicant response: The southwest corner bays of the parking garage now include glazing, matching the glazing on the rest of parking façade. The remaining Western façade will be clad in articulated brick facades and the first two bays North of the corner will feature a vertical landscape screening element.

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.

- Applicant response: The applicant will coordinate with staff the construction of a material review mockup wall.

7. Individual CA's shall be submitted to staff for review and approval for individual sign permits.

- Applicant response: Individual CA's will be submitted to staff for review and approval for individual sign permits.

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

- Applicant response: Applicant will work with the Arts in Public Places Commission for approval of any public art prior to installation.

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

- Applicant response: The applicant will continue to coordinate with the city regarding pedestrian pathways adjacent to, and across the street from, the site during construction.

You must obtain any required permits before beginning construction or installation. Approval of this Certificate of Appropriateness authorizes that the design conforms to the applicable design guidelines and does not constitute permit approval. All proposed work shall comply with the zoning district requirements, including building setbacks, building height, permitted uses, sign regulations, and applicable development and design standards.

Please remove the public hearing signs from the property within five days from receipt of this notice.

Note that any alterations or modifications to the approved plans may require a revised CA. Please notify staff of any revision plans. Failure to comply with the CA may result in withholding the Certificate of Occupancy or other permits for the property. In addition, 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.

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

If you believe the Commission erred in its decision you have the right to appeal to the Circuit Court. Such appeal must be filed within 30 days of the date you received this notice and must indicate why you believe the decision is illegal, either in whole or in part (Sec 19-2.3.8(j)). This Certificate of Appropriateness shall be deemed void as determined by the decision-making body.

Sincerely,
Alyson Smith
Senior Development Planner

city of greenville

Planning and Zoning

January 11, 2023

RE: Certificate Of Appropriateness #22-838
301 College St TMS # 001400-01-00500

To Whom It May Concern:

On 1/5/2023 the Design Review Board – Urban Design Panel *Approved* your request for a Certificate of Appropriateness (CA) at the above referenced location with conditions. The approval is based on your application as presented and compliance with *Design Guidelines for the Downtown.*

Conditions are as follows:

1. *The massing, height, and articulation of the development are approved. Further detailing, including but not limited to material selection, will require a separate CA which will involve an additional public hearing and review by the DRB. Please contact staff at your convenience to initiate the CA process.*
2. *Street furnishings as well as trash and recycling receptacles shall be installed near areas of high pedestrian traffic.*
3. *The applicant shall work with Planning and Engineering staff for final streetscape and right-of-way improvements, including installation of pedestrian lighting, and to ensure coordination with the adjacent Cultural Corridor city-led project.*
4. *The applicant shall work with staff to provide adequate plant selections within the tree lawns on all streets to be reviewed and approved during site permit.*
5. *The parking garage shall be appropriately screened from the public toward the interior of the development.*
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. *Individual CA's shall be submitted to staff for review and approval for individual sign permits.*
8. *Applicant shall work with the Arts in Public Places Commission for approval of any public art prior to installation.*
9. *Applicant shall maintain a safe and designated pedestrian connection along rights-of-way during the construction process.*

You must obtain any required permits before beginning construction or installation. Approval of this Certificate of Appropriateness authorizes that the design conforms to the applicable design guidelines and does not constitute permit approval. All proposed work shall comply with the zoning district requirements, including building setbacks, building height, permitted uses, sign regulations, and applicable development and design standards.

Please remove the public hearing signs from the property within five days from receipt of this notice.

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If you believe the Commission erred in its decision you have the right to appeal to the Circuit Court. Such appeal must be filed within 30 days of the date you received this notice and must indicate why you believe the decision is illegal, either in whole or in part (Sec 19-2.3.8(j)). This Certificate of Appropriateness shall be deemed void as determined by the decision-making body.

Sincerely,

Alyson Smith
Senior Development Planner

Planning Staff Report to
Design Review Board - Urban
March 20, 2023
for the April 6, 2023 Public Hearing

Docket Number:	**23-156**
Applicant:	Nir Shoshani, NR Gateway Greenville
Property Owner:	Raj Patel, Kana Gateway, LLC
Property Location:	250 N. Church Street
Tax Map Number:	0042000100201
Acreage:	**1.8**
Zoning:	C-4, Central Business District;
Proposal:	New Mixed-Use Development – Architectural and Site Detailing
Staff Recommendation:	**Approval with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Project Scope:

The applicant requests approval of the architectural and site detailing for a new mixed-use development that will include 294 residential units, restaurant and commercial space, creative studios, and a parking structure concealed by an elevated terrace.

Project Background:

The project was first reviewed by DRB at the July 7th, 2022 Public Hearing, via CA 22-428, and subsequently approved. That approval was specifically for:

- Building footprints, orientation, and location
- Building heights, massing, and step backs

- General pedestrian circulation routes (requires ADA accessibility)

That CA specifically did not approve materials, colors, articulation, landscaping, or furnishings. As such, this current application is designed to address the following items:

- Detailed façade and storefront design
- Exterior materials and color selections
- Conceptual landscape design
- Conceptual architectural lighting design

Project Overview:

The site is currently vacant and was once home to the Greenville Memorial Auditorium. The project is envisioned to provide multiple benefits for the C-4 district, including to:

1. act as an anchor for the east end of the Cultural Corridor,
2. act as a gateway east into the urban core from I-385,
3. act as a gateway west from downtown to future development along the East North Street corridor,
4. and provide a better pedestrian experience and connection to the Bon Secours Wellness Arena from the urban core.

The project is located in the C-4, Central Business District, and is bounded by major thoroughfares on three sides (Beattie Place to the north, Church Street to the west, East North Street to the south), and private property to the east. An existing pedestrian bridge connects the site to the Bon Secours Wellness Arena to the north.

Staff Analysis:

- PUB 2 – Pedestrian Realm
    - Expanded pedestrian zones are provided along all sides of the proposed building; Staff recommends a cohesive solution to the pedestrian realm on each side of the development to create a natural flow of pedestrian traffic. The current plan posits different solutions at each of the three street fronts. Applicant may wish to consider a common design style or approach to each.
    - An expanded plaza has been provided near the pedestrian bridge that serves as a primary pedestrian gateway into the site at the northeast corner.

- PUB 3 – Sidewalk Zone
    - Sidewalks connect to existing crosswalks and are separated from all adjacent streets by planted areas that appear to be a minimum of 6 feet in width. PUB 3.4 states that sidewalks should be made from durable materials such as concrete, brick and stone. This condition is met.

- PUB 4 – Street Furnishing Zone
    - Per PUB 4.1, street furnishings should be provided along primary pedestrian thoroughfares. Staff would recommend strategically placed furnishings, or landscape elements that accomplish the same, in the inner plaza, and along the elevated walkway fronting Beattie Place. Special care should be taken to ensure safety at the seating wall abutting Beattie Place and that the 42" safety minimums are not violated.
    - Bike racks must also be provided in conformance with Section 19-6.1.3(C).
    - Furnishings for the proposed restaurant should be durable, bright, and appropriate for heavy public use. The proposed appears to comply with this requirement.

Spec: Bistro by Fermob
Color: Capucine
Quantity: TBD

1	PLAZA CAFE CHAIR

- PUB 5 – Planting Zone
    - Conceptual streetscape plantings are shown along Church, Beattie, and E. North Streets. Plant choice appears to be in conformance with the guidelines. Final planting design conformance will be reviewed by staff during site permitting.

Spec: Bistro Table 71cm x 71cm by Fermob
Color: Capucine
Quantity: TBD

2	PLAZA CAFE TABLE

- PUB 6 – Building Transition Zone
    - Some outdoor dining is shown near the intersection of Church and E. North Street. Adjacent to outdoor dining, a minimum of 6 feet of clearance must be provided along all public sidewalks. This appears to be incorporated, but staff needs verification from the applicant.
    - Pedestrian activation via outdoor seating, dining, planting, and retail displays are encouraged along all other ground floor non-residential spaces per PUB 6.1.

- PUB 7 – Alleys and Pedestrian Cut-Throughs
    - Because no views have been provided of the rear parking deck entrance and associated facades, the Applicant shall submit these elevations to staff for a two-member DRB panel review with staff, as noted below. Staff would suggest that any 'back of house' activities be minimized through screening or appropriate architectural detailing. The waste compactors and all long term parking are located within the podium and screened from the public way.
        - Per PUB 7.5, special consideration should be given to the building façade and screening of the utility court to mitigate their visual impacts through detailing, art, or plantings.
        - Staff would recommend further material and elevation study of this rear entry area by a two-member DRB panel with staff.

- PUB 8 – Publicly Accessible Parks & Plazas
    - There are several areas identifiable as plazas or occupiable outdoor space. The central plaza is above street grade between the North and South tower.

- Per PUB 8.2., plazas should be at the same elevation of the adjacent streetscape; however, reducing the elevation of the elevated plaza is not feasible given the site constraints for parking deck construction. Additionally, as the site is surrounded by heavily trafficked roads, an elevated plaza is an acceptable solution to provide pedestrian / vehicular separation.
- Special consideration has been given to access into the elevated plaza for ADA accessibility via elevator access.
- This central plaza may be better served by additional architectural lighting or balconies to activate the space. Its current appearance is lacking in visual interest and would benefit from seating, artwork, lighting, or some other activation. Staff would recommend additional study and review with two members of the DRB and staff.

    - Public art has been indicated at the Church and Beattie Street plaza. This location is appropriate but further refinement and selection will need to be coordinated with the City's Cultural Arts Manager and ultimately with the Arts in Public Places Commission.

- PUB 10 – Walls, Fencing & Screening
    - The design of any site walls used for retaining or screening shall be composed of durable, lasting materials and shall complement the architectural character of the proposed building per PUB 10.2 and 10.4.

- PRI 1 – Placement
    - Pedestrian circulation is being considered in the building placement, but no alternate methods of transportation have been indicated in the site plan currently. Per PRI 1.3, alternate methods of transportation should be considered - bike racks, bus stops, and rideshare pickup locations should be provided in the site plan in safe, convenient, and well-lit locations as appropriate. This will be reviewed at the time of site permitting.

- PRI 3 – Entry
    - Building entrances have been located to promote walkability and connectivity and are designed in a way that is prominent without overwhelming the massing and articulation of the rest of the building.
    - Per PRI 3.3, all entry areas must be enhanced with materials, architectural and landscape features, and lighting elements so that they are clearly identified and will attract and guide pedestrians.
    - Staff suggests that additional study of vehicular entries, to ensure pedestrian / vehicle conflicts are minimized.

- PRI 4 – Activated Ground Floor
    - Commercial uses and publicly accessible uses, such as lobbies, are located along most street facing facades.
    - Per PRI 4.1, the transparency of the ground floor is maximized at the street level to allow views of the use and activity within the building in most locations.
    - Level 03 (plaza level) is indicated to contain primarily residential use with some amenities.

        - Per PRI 4.3, publicly accessible commercial space, not private space, should be located along the ground floor to facilitate a more vibrant environment for pedestrians. Staff is concerned that any lack of commercial uses fronting this space will result in a lack of activation as a plaza and encourages the applicant to select an appropriate commercial tenant.
        - Other means of activation are encouraged in the plaza area, such as art, landscaping, and retail displays per PRI 4.5. As noted by the applicant, the space is intended to be utilized often for public events. Staff recommends regular programming of the space for this purpose to encourage activity.

- PRI 6 – Materiality
  - North Tower materials include
    - ACM
    - Precast bas relief concrete panels
    - Window wall
    - Neutral white/gray color palette with lavender ACM and window wall accents
    - Clear anodized aluminum balcony framing
    - Glass balcony rails
  - The South Tower materials include
    - ACM
    - Precast bas relief concrete panels
    - A dark brown/red brick tone mass in response to nearby architecture
    - A neutral light gray mass.
    - Terracotta color balcony frames
    - Black anodized aluminum storefronts.
    - Dark bronze and dove gray upper floor windows

  - Per PRI 6.1, the selected materials are high quality and relate to other buildings in the area while elevating the diversity and character of the area.
  - Per PRI 6.6, there is variation in colors and materials to create a balanced whole. Staff recommends further contrast in the color with a richer lavender tone, as illustrated in the original CA 22-428.
  - A full scale mock-up will be recommended by staff prior to permitting to be reviewed by 2 members of the DRB and staff. The mock-up must remain on site throughout construction.
- PRI 7 – Architectural Lighting
  - PRI 7.2 recommends incorporating accent lighting to highlight architectural features, create depth and visual interest. In accordance with this guideline, conceptual lighting plans include:
    - East façade crown accent lighting
    - Additional façade and terrace lighting
    - Interactive lighting options along the loggia feature stair
    - Sculptural lighting on the north tower/lobby
    - Interior glowing light in the lobby
    - Linear accent lighting along the corner café façade
    - Sculptural lighting along East North Street

  - As a prominent gateway into downtown, Staff's primary concern is the lit building crown facing I-385. Staff recommends additional study to ensure the desired effect is achieved.

- PRI 8 – Private Outdoor Spaces
    - No views or details have been provided regarding the rooftop pool and amenity space indicated at the southeast corner of the project. Final design and detailing of this space should be provided at the time of site permitting.

- PRI 10 – Parking Structures
    - Most sides of the proposed parking structure have been wrapped with commercial frontage; however, one side of the parking structure is exposed along East North Street. This side has been activated through the application of a vegetated wall, public art, and landscaping in accordance with PRI 10.1.
    - A vehicular entrance is indicated along Church Street, conflicting with pedestrian circulation along the building frontage. The applicant has indicated that this location has been dictated by SCDOT. Staff recommends that the applicant enhance the pedestrian entrance at this location and utilize design elements such as landscaping to detract from the prominent appearance of the vehicular entrance.

Summary:

In general, staff finds the material and palette of the architecture facing the public realm to meet all the requirements of the design guidelines. The interior courtyard and building facades facing that courtyard may require further study.

Therefore, staff recommends approval with the following conditions:

1. **A full-scale material mock-up shall be reviewed and approved by two members of DRB and staff prior to issuance of the CA. The mock-up must include all materials and colors and must remain in place on site throughout construction.**

2. **As the internal plaza will be publicly accessible, and is not solely for residents, activation through material, furnishings, balconies, etc. shall be further studied and reviewed and approved by two-members of the DRB and staff prior to issuance of the CA.**

3. **Rear garage entry elevation and material to be reviewed and approved by two members of the DRB and staff prior to issuance of the CA.**

4. **Building crown and its lighting effects to be reviewed and approved by two members of the DRB and staff prior to issuance of the CA.**

5. **Architectural lighting selections shall be reviewed and approved by two members of the DRB and staff prior to issuance of the CA.**

6. **Seating wall adjacent to Beattie retaining wall shall either be removed or ensure that 42" safety railing height is not violated.**

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 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.**

Traffic Engineer Comments

Date: 6/24/2022

Recommend: Approve w/ Conditions

Comments:

Traffic Impact Analysis form is required for all proposed developments. It can be found at: https://cityofgreenvillesc.formstack.com/forms/tia_use_and_intensity. Please fill out and submit online.

Traffic access and circulation to the surrounding roadway network will need to be carefully coordinated with SCDOT and the city.

Environmental Engineer Comments

Date: 6/22/2022

Recommend: Approve w/ Comments

Comments:

1) 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 building shall require a new service fee through ReWa.

2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
   a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
   b. At a minimum, a stormwater plan should include:
      i. Proposed layout.
      ii. Appropriate erosion control best management practice standard details.
      iii. A construction entrance.
      iv. A concrete washout.
      v. Silt fence
   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.
      a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
      b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
      c. Water quality treatment is required when either:
         - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
         - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.

3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Planning Staff Report to
Design Review Board - Urban
March 20, 2023
for the April 6, 2023 Public Hearing

Docket Number:	**23-156**
Applicant:	Nir Shoshani, NR Gateway Greenville
Property Owner:	Raj Patel, Kana Gateway, LLC
Property Location:	250 N. Church Street
Tax Map Number:	0042000100201
Acreage:	**1.8**
Zoning:	C-4, Central Business District;
Proposal:	New Mixed-Use Development – Architectural and Site Detailing
Staff Recommendation:	**Approval with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Project Scope:

The applicant requests approval of the architectural and site detailing for a new mixed-use development that will include 294 residential units, restaurant and commercial space, creative studios, and a parking structure concealed by an elevated terrace.

Project Background:

The project was first reviewed by DRB at the July 7th, 2022 Public Hearing, via CA 22-428, and subsequently approved. That approval was specifically for:

- Building footprints, orientation, and location
- Building heights, massing, and step backs

- General pedestrian circulation routes (requires ADA accessibility)

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1. act as an anchor for the east end of the Cultural Corridor,
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Staff Analysis:

- PUB 2 – Pedestrian Realm
    - Expanded pedestrian zones are provided along all sides of the proposed building; Staff recommends a cohesive solution to the pedestrian realm on each side of the development to create a natural flow of pedestrian traffic. The current plan posits different solutions at each of the three street fronts. Applicant may wish to consider a common design style or approach to each.
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Spec: Bistro by Fermob
Color: Capucine
Quantity: TBD

1	PLAZA CAFE CHAIR

- PUB 5 – Planting Zone
  - Conceptual streetscape plantings are shown along Church, Beattie, and E. North Streets. Plant choice appears to be in conformance with the guidelines. Final planting design conformance will be reviewed by staff during site permitting.

Spec: Bistro Table 71cm x 71cm by Fermob
Color: Capucine
Quantity: TBD

2	PLAZA CAFE TABLE

- PUB 6 – Building Transition Zone
  - Some outdoor dining is shown near the intersection of Church and E. North Street. Adjacent to outdoor dining, a minimum of 6 feet of clearance must be provided along all public sidewalks. This appears to be incorporated.
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    - Interior glowing light in the lobby
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    -

  - As a prominent gateway into downtown Staff's primary concern is the lit building crown facing I-385 and will suggest additional study to ensure the desired effect is achieved.

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- PRI 10 – Parking Structures
    - Most sides of the proposed parking structure have been wrapped with commercial frontage; however, one side of the parking structure is exposed along East North Street. This side has been activated through the application of a vegetated wall, public art, and landscaping in accordance with PRI 10.1.
    - A vehicular entrance is indicated along Church Street, conflicting with pedestrian circulation along the building frontage. The applicant has indicated that this location has been dictated by SCDOT. Staff recommends that the applicant enhance the pedestrian entrance at this location and utilize design elements such as landscaping to detract from the prominent appearance of the vehicular entrance.

Summary:

In general staff finds the material and palette of the architecture facing the public realm to meet all the requirements of the design guidelines. The interior courtyard and building facades facing that courtyard may require further study.

Therefore, staff recommends approval with the following conditions:

1. **A scaled material mock-up shall be reviewed and approved by two members of DRB and staff prior to issuance of the CA. The mock-up must include all materials and colors and must remain in place on site throughout construction.**

2. **As the internal plaza will be publicly accessible, and is not solely for residents, activation through material, furnishings, balconies, etc. shall be further studied and reviewed and approved by two-members of the DRB and staff prior to issuance of the CA.**

3. **Rear garage entry elevation and material to be reviewed and approved by two members of the DRB and staff prior to issuance of the CA.**

4. **Building crown and its lighting effects to be reviewed and approved by two members of the DRB and staff prior to issuance of the CA.**

5. **Architectural lighting selections shall be reviewed and approved by two members of the DRB and staff prior to issuance of the CA.**

6. **Seating wall adjacent to Beattie retaining wall shall either be removed or ensure that 42" safety railing height is not violated.**

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 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.**

Traffic Engineer Comments

Date: 6/24/2022

Recommend: Approve w/ Conditions

Comments:

Traffic Impact Analysis form is required for all proposed developments. It can be found at: https://cityofgreenvillesc.formstack.com/forms/tia_use_and_intensity. Please fill out and submit online.

Traffic access and circulation to the surrounding roadway network will need to be carefully coordinated with SCDOT and the city.

Environmental Engineer Comments

Date: 6/22/2022

Recommend: Approve w/ Comments

Comments:

1) 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 building shall require a new service fee through ReWa.

2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
    a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
    b. At a minimum, a stormwater plan should include:
        i. Proposed layout.
        ii. Appropriate erosion control best management practice standard details.
        iii. A construction entrance.
        iv. A concrete washout.
        v. Silt fence
    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.
        a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
        b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
        c. Water quality treatment is required when either:
            - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
            - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.

3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

Contact Planning & Development:
(864) 467-4476

Office Use Only:
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Nir Shoshani	Raj Patel
*Title:	NR Gateway Greenville, LLC	Kana Gateway, LLC
*Address:	1600 NE 1st Ave., Suite 3800, Miami, FL 33132	1387 Tiger Blvd., Clemson, SC 29631
*Phone:	(305) 625-0949	(864)367-9511
*Email:	nir@nrinvestments.com	raj@accentegroup.com

PROPERTY INFORMATION

*STREET ADDRESS 400 N Church Street

*TAX MAP #(S) 0042000100201

*SPECIAL DISTRICT No

DESCRIPTION OF REQUEST

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

This application for a Certificate of Appropriateness is for Architectural approval of the Gateway Mixed Use Development. The scope of the development and the requested Certificate of Appropriateness are as described in the attached memorandum.

INSTRUCTIONS

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

A. URBAN DESIGN PANEL	Site plan review	$300.00
	Architectural review	$300.00
B. SIGNS		$150.00
C. APPLICATION FOR STAFF REVIEW		
Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB).		$100.00
Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features).		$ 50.00
D. INFORMAL REVIEW		
E. MODIFICATION TO AN APPROVED PROJECT		
Major (requires review by DRB)		½ original fee
Minor (requires review by staff)		$ 50.00
F. REVISIONS (multiple required revisions may be subject to additional fees).		

3. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

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

ARCHITECTURAL REVIEW

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

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

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

6. Please read carefully:

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

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

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

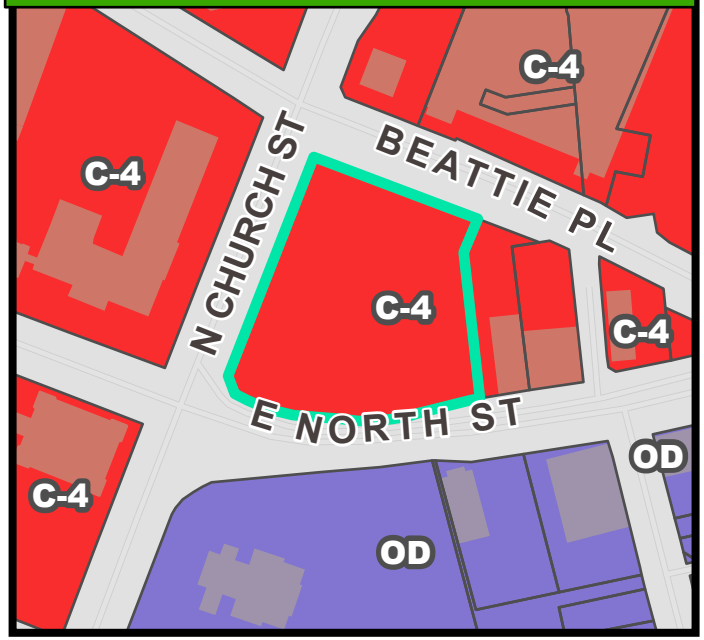
7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ____ or **is not** ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

*Signatures	
Applicant	Raj Patel
Date	February 24, 2023
Property Owner/Authorized Agent	
Date	February 24, 2023
Public Hearing Information	April 6, 2023 Urban Panel
Public Hearing Signs	To be posted when requested by Planning

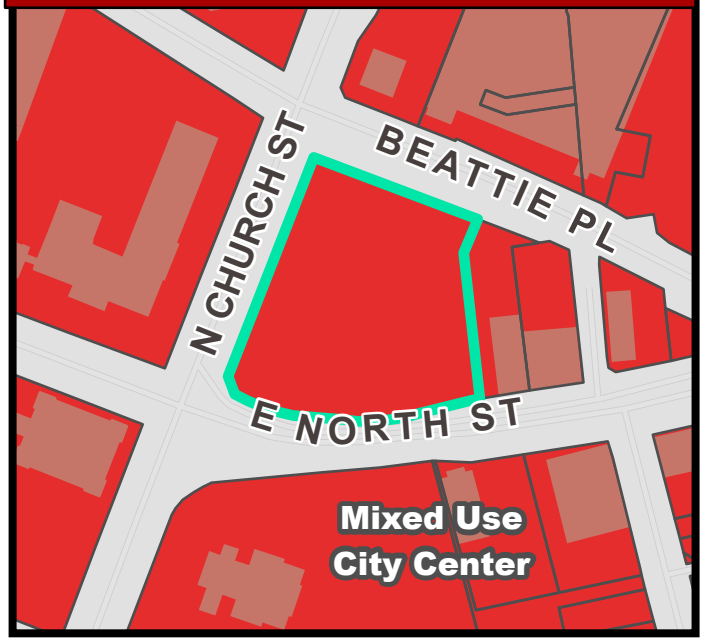
CA 22-428 • 250 NORTH CHURCH STREET

AERIAL VIEW

CURRENT ZONING



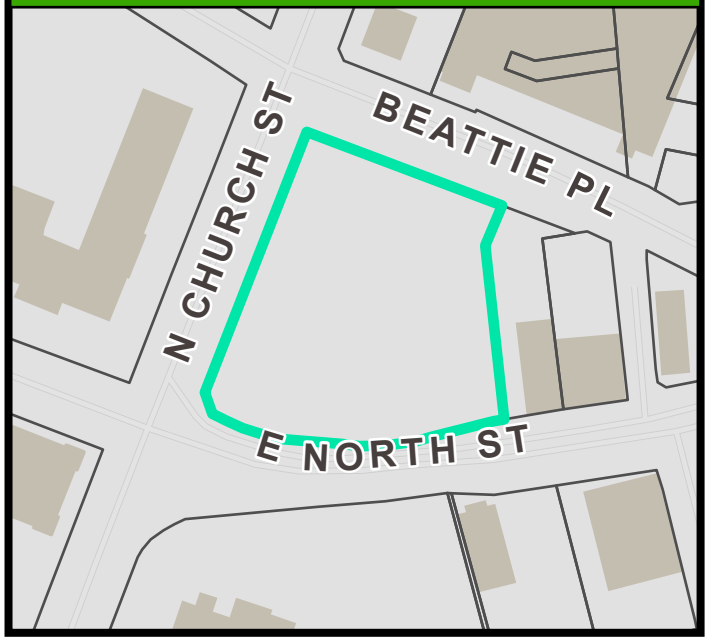
FUTURE LAND USE



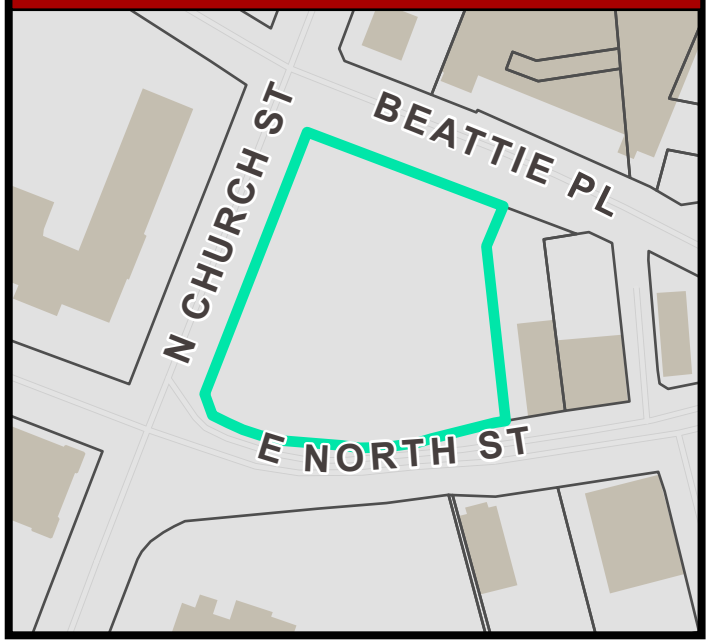
CA 22-428 • 250 NORTH CHURCH STREET

NATURAL / ENVIRONMENTAL FEATURES

SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Johnston
DESIGN GROUP

Memorandum

To: Design Review Board Urban Panel

From: Scott Johnston

Date: February 24, 2023

Project: The Gateway
400 Church Street
Greenville SC

Re: Description of Certificate of Appropriateness
Urban Design Panel
Site Plan Review

This application for a Certificate of Appropriateness is for Architectural approval of the Gateway Mixed Use Development. The scope of the development and the requested Certificate of Appropriateness are as follows...

Scope

The Gateway Development includes 300 residential apartments, restaurant and commercial space, creative studios, and a 300 car partially subterranean parking structure concealed by a raised public terrace. The urban design intent of this development is to...

1. Anchor the east end of the Cultural Corridor;
2. Serve as a gateway and arrival experience into the urban core as approached by vehicle from the east;
3. Serve as a gateway into the Gateway District as envisioned through the Plusurbia Gateway District Master Plan Charrette; and
4. Provide a sense of place and enhance the pedestrian experience proceeding from the urban core to The Well.

Master Plan Certificate of Appropriateness Request (Site Plan Review)

1. Site Plan Approval;
2. Massing and Scale Approval; and
3. Material Concepts Approval.

Johnston
DESIGN GROUP

Memorandum

Response to Primary Guidelines of Relevance

PUB 1. Block Pattern - the Master Plan responds to all 9 General Guidelines with the primary design response provided by the raised public plaza which divides the development into two architectural masses with distinct scale and character and connects this plaza to the urban core, the Pettigru Historic District, and pedestrian bridge to The Well.

PUB 2. Pedestrian Realm - responds to all 4 General Guidelines and specifically offers gracious sidewalks exceeding 12' wide, generous curb lawns, allowances for street furnishings and public art, and the raised public "plaza" referenced in Guideline 2.4.

PUB 3-7 - Spatial allowances are made in the Master Plan to address all of these guidelines. The architectural and landscape detail response will be provided at the Architectural Review.

PUB 7. Alleys and Pedestrian Cut-Throughs - responds primarily through the terraced seating along Church Street and the Stair Loggia connecting the raised terrace to the pedestrian bridge connection to The Well.

PUB 8. Publicly Accessible Parks and Plazas - Church Street terraced seating, sculpture garden along E North Street, and food oriented retail activated raised public plaza all respond directly to the guidelines.

PUB 9. Lighting - the bas relief facade accents, the design of the terraced seating, the sculpture garden, the raised public terrace, and the loggia stair are specifically designed to facilitate thoughtful and dramatic architectural lighting. A nationally recognized architectural lighting consultant will be retained to develop final lighting design that will be presented at the Architectural Review.

PUB 10 - N/A

PUB 11 - will be addressed at the Architectural Review

PUB 12. Utilities - the electrical service yard is discreetly located toward the interior of the site and will be screened with walls compatible with the architectural character of the primary buildings. The waste compactor and all long term parking is located within the podium and screened from the public way.

PUB 13 - N/A

PRI 1. Placement - General Guidelines 1.1 and 1.2 are respected by the Master Plan. Ample bicycle storage will be provided in the parking podium and a Ride Share & Valet Motor Court is proposed to promote alternative modes of transportation in accordance with 1.3. (1.4 is N/A.)

PRI 2. Massing - Specifically in response to Special Condition Guideline 2.6 entitled Gateway, the north tower is designed in scale with the neighboring Liberty 2 building to intentionally provide a strong visual presence as one approaches the urban core by car from the east. In response to General Guideline 2.7, the south tower is intentionally significantly lower in scale to create a variety of building heights and to respond to Christ Church to the south and the Courthouse to the west.

PRI 3. Entry - the Church Street and Beattie Place corner serves as the primary residential entrance and is scaled and designed in accordance with the relevant guidelines. Likewise, the Church Street and E North Street corner is anchored by a commercial space that is provided with a terrace that is appropriately scaled and partially buffered from the vehicular traffic and is connected to a proposed sculpture garden along E North Street.

PRI 4. Activated Ground Floor - this guideline is responded to at several locations, but perhaps the most meaningful is along Beattie Place as a gesture to complete the Cultural Corridor to The Well by activating the pedestrian way with performance and visual arts oriented business shop fronts.

411 University Ridge, Suite D • Greenville, SC 29601 864.250.0701 • 866.610.5510
johnstondesigngroup.us

Johnston
DESIGN GROUP

Memorandum

PRI 5. Articulation - The Material Concepts and the preliminary architectural concepts depicted in the Master Plan renderings respond to all 7 General Guidelines. Also Special Conditions Guideline 5.LP Large Parcels is addressed by intentionally varying the materiality, color, and scale of the north and south towers.

PRI 6. Materiality - The Material Concepts specifically respond to General Guidelines 6.1, 6.2, 6.4, 6.5, 6.6, 6.7, and 6.8. (6.3 is N/A.)

PRI.7 Architectural Lighting - see response to PUB 9.

PRI 8. Private Outdoor Spaces - provided by way of two roof terraces which meet the relevant guidelines.

PRI 9. Parking Lots - N/A

PRI 10. Parking Structures - all 10 General Guidelines and Special Condition 10.G are addressed by the Master Plan.

PRI 11. Existing Architecture - N/A

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johnstondesigngroup.us

Johnston DESIGN GROUP

Memorandum

To: Design Review Board Urban Panel

From: Scott Johnston

Date: February 27, 2023

Project: The Gateway
400 Church Street
Greenville SC

Re: Description of Certificate of Appropriateness
Urban Design Panel
Architectural Review

This application for a Certificate of Appropriateness is for Architectural approval of the Gateway Mixed Use Development. The scope of the development and the requested Certificate of Appropriateness are as follows...

Scope

The Gateway Development includes 294 residential apartments, restaurant and commercial space, creative studios, and approximately a 308 car partially subterranean parking structure concealed by a raised public terrace. The urban design intent of this development is to...

1. Anchor the east end of the Cultural Corridor;
2. Serve as a gateway and arrival experience into the urban core as approached by vehicle from the east;
3. Serve as a gateway into the Gateway District as envisioned through the Plusurbia Gateway District Master Plan Charrette; and
4. Provide a sense of place and enhance the pedestrian experience proceeding from the urban core to The Well.

The DRB UDP provided Site Plan approval on July 7, 2022 based on compliance with the following Primary Guidelines of Relevance…

PUB 1. Block Pattern - the Master Plan responds to all 9 General Guidelines with the primary design response provided by the raised public plaza which divides the development into two architectural masses with distinct scale and character and connects this plaza to the urban core, the Pettigru Historic District, and pedestrian bridge to The Well.

PUB 2. Pedestrian Realm - responds to all 4 General Guidelines and specifically offers gracious sidewalks exceeding 12' wide, generous curb lawns, allowances for street furnishings and public art, and the raised public "plaza" referenced in Guideline 2.4.

PUB 3-7 - Spatial allowances are made in the Master Plan to address all of these guidelines. The architectural and landscape detail response will be provided at the Architectural Review.

PUB 7. Alleys and Pedestrian Cut-Throughs - responds primarily through the terraced seating along Church Street and the Stair Loggia connecting the raised terrace to the pedestrian bridge connection to The Well.

PUB 8. Publicly Accessible Parks and Plazas - Church Street terraced seating, sculpture garden along E North Street, and food oriented retail activated raised public plaza all respond directly to the guidelines.

PUB 9. Lighting - the bas relief facade accents, the design of the terraced seating, the sculpture garden, the raised public terrace, and the loggia stair are specifically designed to facilitate thoughtful and dramatic architectural lighting. A nationally recognized architectural lighting consultant will be retained to develop final lighting design that will be presented at the Architectural Review.

PUB 10 - N/A

PUB 11 - will be addressed at the Architectural Review

PUB 12. Utilities - the electrical service yard is discreetly located toward the interior of the site and will be screened with walls compatible with the architectural character of the primary buildings. The waste compactor and all long term parking is located within the podium and screened from the public way.

PUB 13 - N/A

PRI 1. Placement - General Guidelines 1.1 and 1.2 are respected by the Master Plan. Ample bicycle storage will be provided in the parking podium and a Ride Share & Valet Motor Court is proposed to promote alternative modes of transportation in accordance with 1.3. (1.4 is N/A.)

PRI 2. Massing - Specifically in response to Special Condition Guideline 2.6 entitled Gateway, the north tower is designed in scale with the neighboring Liberty 2 building to intentionally provide a strong visual presence as one approaches the urban core by car from the east. In response to General Guideline 2.7, the south tower is intentionally significantly lower in scale to create a variety of building heights and to respond to Christ Church to the south and the Courthouse to the west.

PRI 3. Entry - the Church Street and Beattie Place corner serves as the primary residential entrance and is scaled and designed in accordance with the relevant guidelines. Likewise, the Church Street and E North Street corner is anchored by a commercial space that is provided with a terrace that is appropriately scaled and partially buffered from the vehicular traffic and is connected to a proposed sculpture garden along E North Street.

PRI 4. Activated Ground Floor - this guideline is responded to at several locations, but perhaps the most meaningful is along Beattie Place as a gesture to complete the Cultural Corridor to The Well by activating the pedestrian way with performance and visual arts oriented business shop fronts.

PRI 5. Articulation - The Material Concepts and the preliminary architectural concepts depicted in the Master Plan renderings respond to all 7 General Guidelines. Also Special Conditions Guideline 5.LP Large Parcels is addressed by intentionally varying the materiality, color, and scale of the north and south towers.

PRI 6. Materiality - The Material Concepts specifically respond to General Guidelines 6.1, 6.2, 6.4, 6.5, 6.6, 6.7, and 6.8. (6.3 is N/A.)

PRI.7 Architectural Lighting - see response to PUB 9.

PRI 8. Private Outdoor Spaces - provided by way of two roof terraces which meet the relevant guidelines.

PRI 9. Parking Lots - N/A

PRI 10. Parking Structures - all 10 General Guidelines and Special Condition 10.G are addressed by the Master Plan.

PRI 11. Existing Architecture - N/A

This application is for an Architectural Certificate of Appropriateness (Architectural Review) and includes the following components…

1. Detailed façade and storefront design;
2. Exterior materials and color selections;
3. Conceptual landscape design; and
4. Conceptual architectural lighting design.

Detailed landscape design and architectural lighting design will be submitted for review prior to Building Permit application. The Applicant proposes this review to be delegated Planniing staff with input from two members of the DRB UDP. Exterior sign design and street furnishings will be submitted for review to Planning staff.

Response to Primary Guidelines of Relevance

PUB 3. Sidewalk Zone – the landscape and hardscape design addresses all guidelines. Guideline 3.6 is implemented at the street corners. Furnishings will be provided for review at a later date.

PUB 4. Street Furnishing Zone – Concepts are included in this application that demonstrate compliance with all four Guidelines. Detailed street furnishing drawings and specifications will be provided for review at a later date.

PUB 5. Planting Zone – Landscape drawings indicate compliance with all Guidelines within the constraints imposed by SCDOT.

PUB 6. Building Transition Zone – The design responds to all 11 Guidelines and includes space and design elements appropriate to cade dining. Detailed design and furnishing specifications will be provided with the café tenant building permit drawings by separate application.

PUB 9. Lighting - facade accents, terraced seating, sculpture garden, raised public terrace, and loggia stair are specifically designed to facilitate thoughtful and dramatic architectural lighting. Detailed lighting design will be provided at a later date.
PUB 11. Signange – Will be submitted for review at a later date

PUB 12. Utilities – (*Updated from Site Plan Approval*) The electrical service is contained within the parking podium structure and underground vaults and is discreetly located toward the interior of the site. The waste compactors and all long term parking are located within the podium and screened from the public way.

PRI 5. Articulation and PRI 6. Materiality – The articulation and materiality for each tower are responded to below…

The North Tower materials are a composition of Swiss Pearl (or equal) concealed fastener, through body color, open joint rain screen, ACM, architectural preacast bas relief concrete panels, and window wall. The color palette is neutral white/gray with gray/undertone lavender ACM and window wall accents. Punched windows and balcony framing are clear anodized aluminum and balcony rails are glass.

The South Tower materials are a composition of Swiss Pearl (or equal) exposed fastener, through body color, open joint rain screen, ACM, and architectural preacast bas relief concrete panels. The South Tower includes a dark brown/red brick tone mass in response to the Courthouse and Christ Church and a neutral light gray mass. Balcony frames are accented with a saturated terracotta color in response to the dark brown/red tones. Storefronts are black anodized aluminum. Upper floor windows are a combination of dark bronze and dove gray vinyl windows.

PRI 6. Materiality - The Material Concepts specifically respond to General Guidelines 6.1, 6.2, 6.4, 6.5, 6.6, 6.7, and 6.8. (6.3 is N/A.)

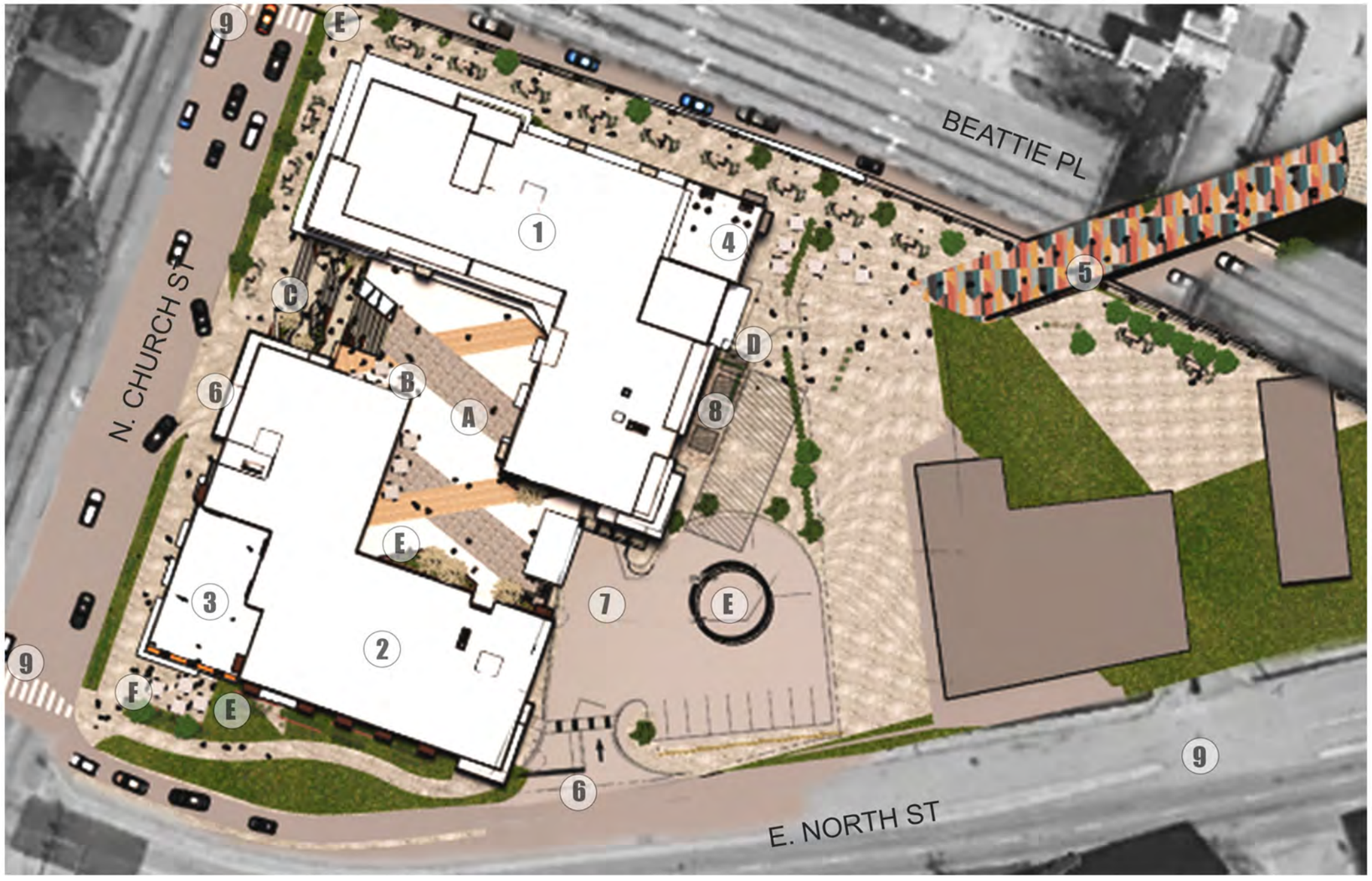
PRI.7 Architectural Lighting - see response to PUB 9.

PRI 8. Private Outdoor Spaces - provided by way of two roof terraces which meet the relevant guidelines.

PRI 9. Parking Lots - N/A

PRI 10. Parking Structures - all 10 General Guidelines and Special Condition 10.G are addressed by the Master Plan.

GATEWAY



SITE FEATURES & CONTEXT

Building Elements

1. North Tower
2. South Tower
3. Rooftop Pool & Amenity Terrace
4. Residents' Amenity Terrace
5. Proposed Future Gateway Pedestrian Bridge (By Others)
6. Vehicular Access
7. Motor Court
8. Below Grade Elec Vault
9. Improved Pedestrian Crosswalk

Publicly Accessible Amenities*

A. Public Terrace over Parking
B. Terrace Restaurant/Commercial Space
C. Terraced Seating & Landscaped Water Feature
D. Loggia Stairs
E. Public Art
F. Cafe Courtyard

*Subject to Public/Private Partnership

Johnston DESIGN GROUP

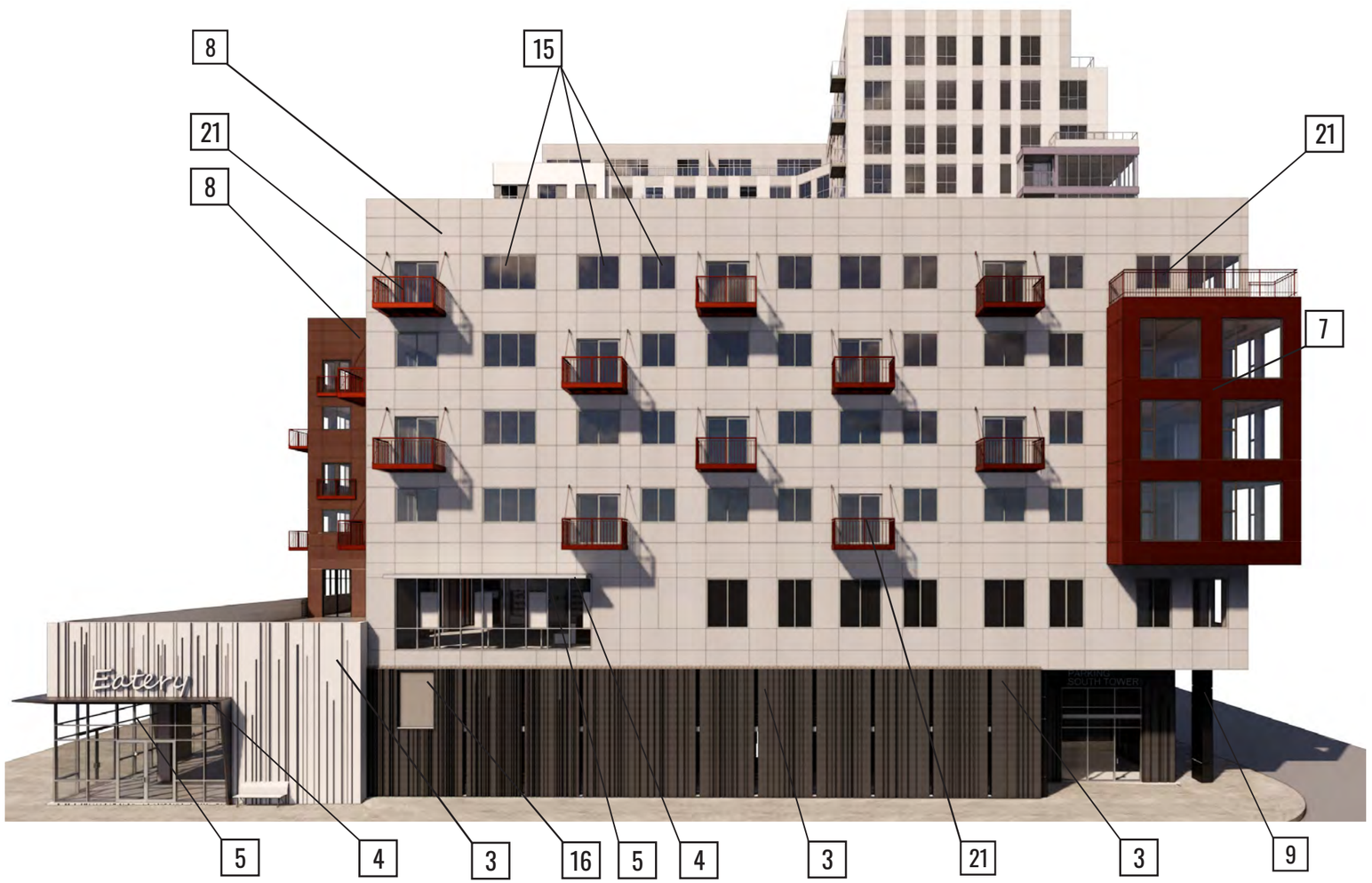
SW SEAMONWHITESIDE

GATEWAY ELEVATIONS

MATERIAL KEY	
1	FIBER CEMENT PANELS W/ CONCEALED FASTENER OPEN JOINT RAINSCREEN SYSTEM
2	WINDOW WALL, TYP.
3	FORMLINER CUSTOM ARCHITECTURAL PRECAST PANEL
4	ALUMINUM COMPOSITE MATERIAL (ACM) CANOPY
5	ALUMINUM STOREFRONT
6	BALCONY WITH GLASS RAIL, TYP.
7	ACM PANELS
8	FIBER CEMENT PANELS W/ EXPOSED FASTENER OPEN JOINT RAINSCREEN SYSTEM
9	ACM CLAD CONCRETE STRUCTURAL COLUMNS
10	CURTAIN WALL W/ ALUMINUM SOLAR SCREEN
11	WINDOW WALL W/ ACM PANELS
12	JULIET BALCONY WITH GLASS RAIL, TYP.
13	METAL ROOF W/ EXPOSED STEEL STRUCTURE
14	ALUMINUM FRAME WINDOW, TYP.
15	VINYL WINDOWS AND DOORS
16	MECH LOUVERS
17	ALUMINUM CROWN
18	JULIET BALCONY WITH MESH RAIL, TYP.
19	FRAMED ENTRY W/ ACM PANELS
20	CURTAIN WALL
21	PREFABRICATED BALCONY W/ PICKET RAILING

Johnston DESIGN GROUP

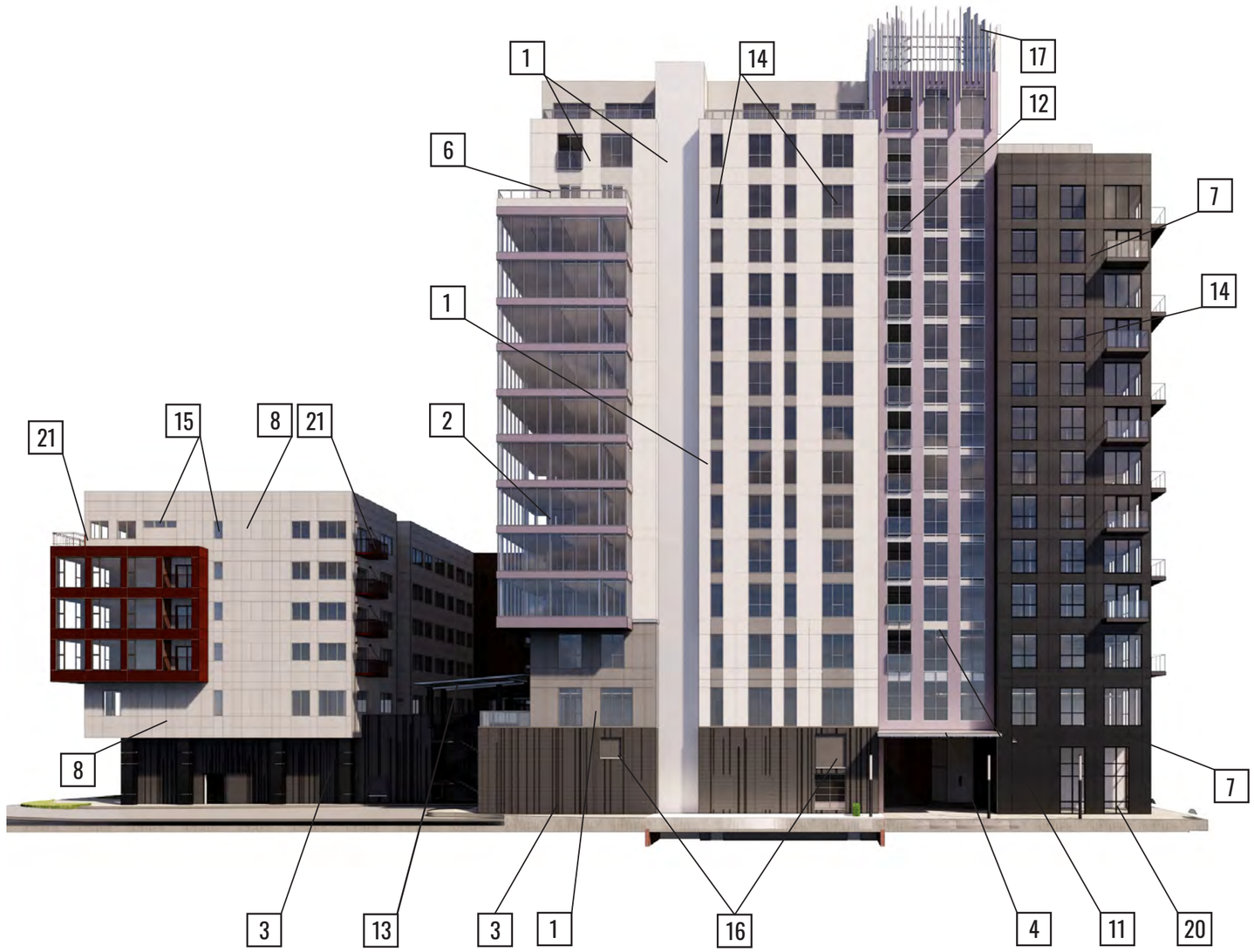
SW SEAMONWHITESIDE



MATERIAL KEY	
1	FIBER CEMENT PANELS W/ CONCELEALED FASTENER OPEN JOINT RAINSCREEN SYSTEM
2	WINDOW WALL, TYP.
3	FORMLINER CUSTOM ARCHITECTURAL PRECAST PANEL
4	ALUMINUM COMPOSITE MATERIAL (ACM) CANOPY
5	ALUMINUM STOREFRONT
6	BALCONY WITH GLASS RAIL, TYP.
7	ACM PANELS
8	FIBER CEMENT PANELS W/ EXPOSED FASTENER OPEN JOINT RAINSCREEN SYSTEM
9	ACM CLAD CONCRETE STRUCTURAL COLUMNS
10	CURTAIN WALL W/ ALUMINUM SOLAR SCREEN
11	WINDOW WALL W/ ACM PANELS
12	JULIET BALCONY WITH GLASS RAIL, TYP.
13	METAL ROOF W/ EXPOSED STEEL STRUCTURE
14	ALUMINUM FRAME WINDOW, TYP.
15	VINYL WINDOWS AND DOORS
16	MECH LOUVERS
17	ALUMINUM CROWN
18	JULIET BALCONY WITH MESH RAIL, TYP.
19	FRAMED ENTRY W/ ACM PANELS
20	CURTAIN WALL
21	PREFABRICATED BALCONY W/ PICKET RAILING

Johnston DESIGN GROUP

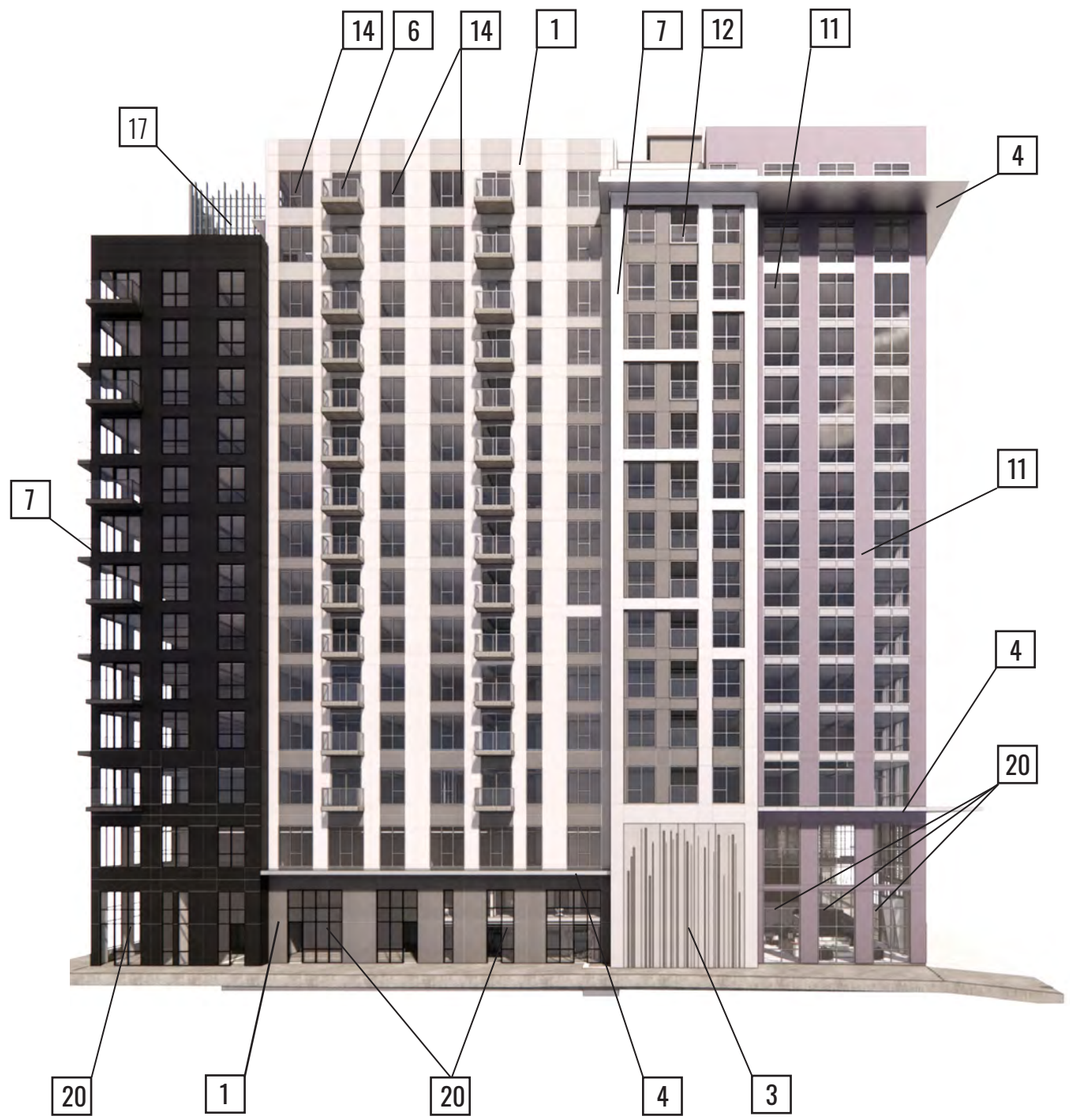
SW SEAMONWHITESIDE



MATERIAL KEY	
1	FIBER CEMENT PANELS W/ CONCEALED FASTENER OPEN JOINT RAINSCREEN SYSTEM
2	WINDOW WALL, TYP.
3	FORMLINER CUSTOM ARCHITECTURAL PRECAST PANEL
4	ALUMINUM COMPOSITE MATERIAL (ACM) CANOPY
5	ALUMINUM STOREFRONT
6	BALCONY WITH GLASS RAIL, TYP.
7	ACM PANELS
8	FIBER CEMENT PANELS W/ EXPOSED FASTENER OPEN JOINT RAINSCREEN SYSTEM
9	ACM CLAD CONCRETE STRUCTURAL COLUMNS
10	CURTAIN WALL W/ ALUMINUM SOLAR SCREEN
11	WINDOW WALL W/ ACM PANELS
12	JULIET BALCONY WITH GLASS RAIL, TYP.
13	METAL ROOF W/ EXPOSED STEEL STRUCTURE
14	ALUMINUM FRAME WINDOW, TYP.
15	VINYL WINDOWS AND DOORS
16	MECH LOUVERS
17	ALUMINUM CROWN
18	JULIET BALCONY WITH MESH RAIL, TYP.
19	FRAMED ENTRY W/ ACM PANELS
20	CURTAIN WALL
21	PREFABRICATED BALCONY W/ PICKET RAILING

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

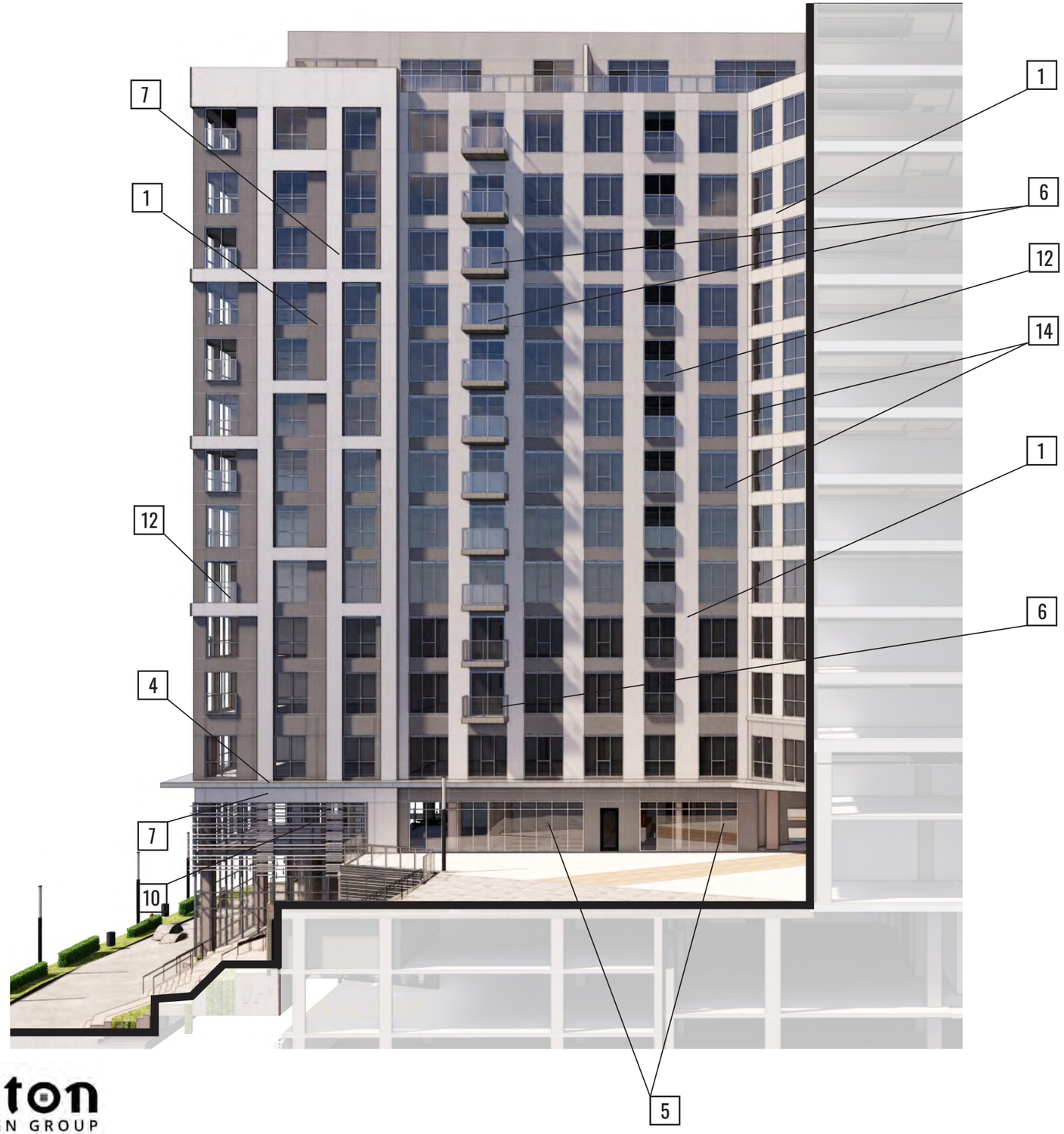


MATERIAL KEY

1	FIBER CEMENT PANELS W/ CONCEALED FASTENER OPEN JOINT RAINSCREEN SYSTEM
2	WINDOW WALL, TYP.
3	FORMLINER CUSTOM ARCHITECTURAL PRECAST PANEL
4	ALUMINUM COMPOSITE MATERIAL (ACM) CANOPY
5	ALUMINUM STOREFRONT
6	BALCONY WITH GLASS RAIL, TYP.
7	ACM PANELS
8	FIBER CEMENT PANELS W/ EXPOSED FASTENER OPEN JOINT RAINSCREEN SYSTEM
9	ACM CLAD CONCRETE STRUCTURAL COLUMNS
10	CURTAIN WALL W/ ALUMINUM SOLAR SCREEN
11	WINDOW WALL W/ ACM PANELS
12	JULIET BALCONY WITH GLASS RAIL, TYP.
13	METAL ROOF W/ EXPOSED STEEL STRUCTURE
14	ALUMINUM FRAME WINDOW, TYP.
15	VINYL WINDOWS AND DOORS
16	MECH LOUVERS
17	ALUMINUM CROWN
18	JULIET BALCONY WITH MESH RAIL, TYP.
19	FRAMED ENTRY W/ ACM PANELS
20	CURTAIN WALL
21	PREFABRICATED BALCONY W/ PICKET RAILING

Johnston DESIGN GROUP

SW SEAMONWHITESIDE



MATERIAL KEY	
1	FIBER CEMENT PANELS W/ CONCEALED FASTENER OPEN JOINT RAINSCREEN SYSTEM
2	WINDOW WALL, TYP.
3	FORMLINER CUSTOM ARCHITECTURAL PRECAST PANEL
4	ALUMINUM COMPOSITE MATERIAL (ACM) CANOPY
5	ALUMINUM STOREFRONT
6	BALCONY WITH GLASS RAIL, TYP.
7	ACM PANELS
8	FIBER CEMENT PANELS W/ EXPOSED FASTENER OPEN JOINT RAINSCREEN SYSTEM
9	ACM CLAD CONCRETE STRUCTURAL COLUMNS
10	CURTAIN WALL W/ ALUMINUM SOLAR SCREEN
11	WINDOW WALL W/ ACM PANELS
12	JULIET BALCONY WITH GLASS RAIL, TYP.
13	METAL ROOF W/ EXPOSED STEEL STRUCTURE
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15	VINYL WINDOWS AND DOORS
16	MECH LOUVERS
17	ALUMINUM CROWN
18	JULIET BALCONY WITH MESH RAIL, TYP.
19	FRAMED ENTRY W/ ACM PANELS
20	CURTAIN WALL
21	PREFABRICATED BALCONY W/ PICKET RAILING

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

MATERIAL KEY	
1	FIBER CEMENT PANELS W/ CONCEALED FASTENER OPEN JOINT RAINSCREEN SYSTEM
2	WINDOW WALL, TYP.
3	FORMLINER CUSTOM ARCHITECTURAL PRECAST PANEL
4	ALUMINUM COMPOSITE MATERIAL (ACM) CANOPY
5	ALUMINUM STOREFRONT
6	BALCONY WITH GLASS RAIL, TYP.
7	ACM PANELS
8	FIBER CEMENT PANELS W/ EXPOSED FASTENER OPEN JOINT RAINSCREEN SYSTEM
9	ACM CLAD CONCRETE STRUCTURAL COLUMNS
10	CURTAIN WALL W/ ALUMINUM SOLAR SCREEN
11	WINDOW WALL W/ ACM PANELS
12	JULIET BALCONY WITH GLASS RAIL, TYP.
13	METAL ROOF W/ EXPOSED STEEL STRUCTURE
14	ALUMINUM FRAME WINDOW, TYP.
15	VINYL WINDOWS AND DOORS
16	MECH LOUVERS
17	ALUMINUM CROWN
18	JULIET BALCONY WITH MESH RAIL, TYP.
19	FRAMED ENTRY W/ ACM PANELS
20	CURTAIN WALL
21	PREFABRICATED BALCONY W/ PICKET RAILING

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

MATERIAL KEY	
1	FIBER CEMENT PANELS W/ CONCEALED FASTENER OPEN JOINT RAINSCREEN SYSTEM
2	WINDOW WALL, TYP.
3	FORMLINER CUSTOM ARCHITECTURAL PRECAST PANEL
4	ALUMINUM COMPOSITE MATERIAL (ACM) CANOPY
5	ALUMINUM STOREFRONT
6	BALCONY WITH GLASS RAIL, TYP.
7	ACM PANELS
8	FIBER CEMENT PANELS W/ EXPOSED FASTENER OPEN JOINT RAINSCREEN SYSTEM
9	ACM CLAD CONCRETE STRUCTURAL COLUMNS
10	CURTAIN WALL W/ ALUMINUM SOLAR SCREEN
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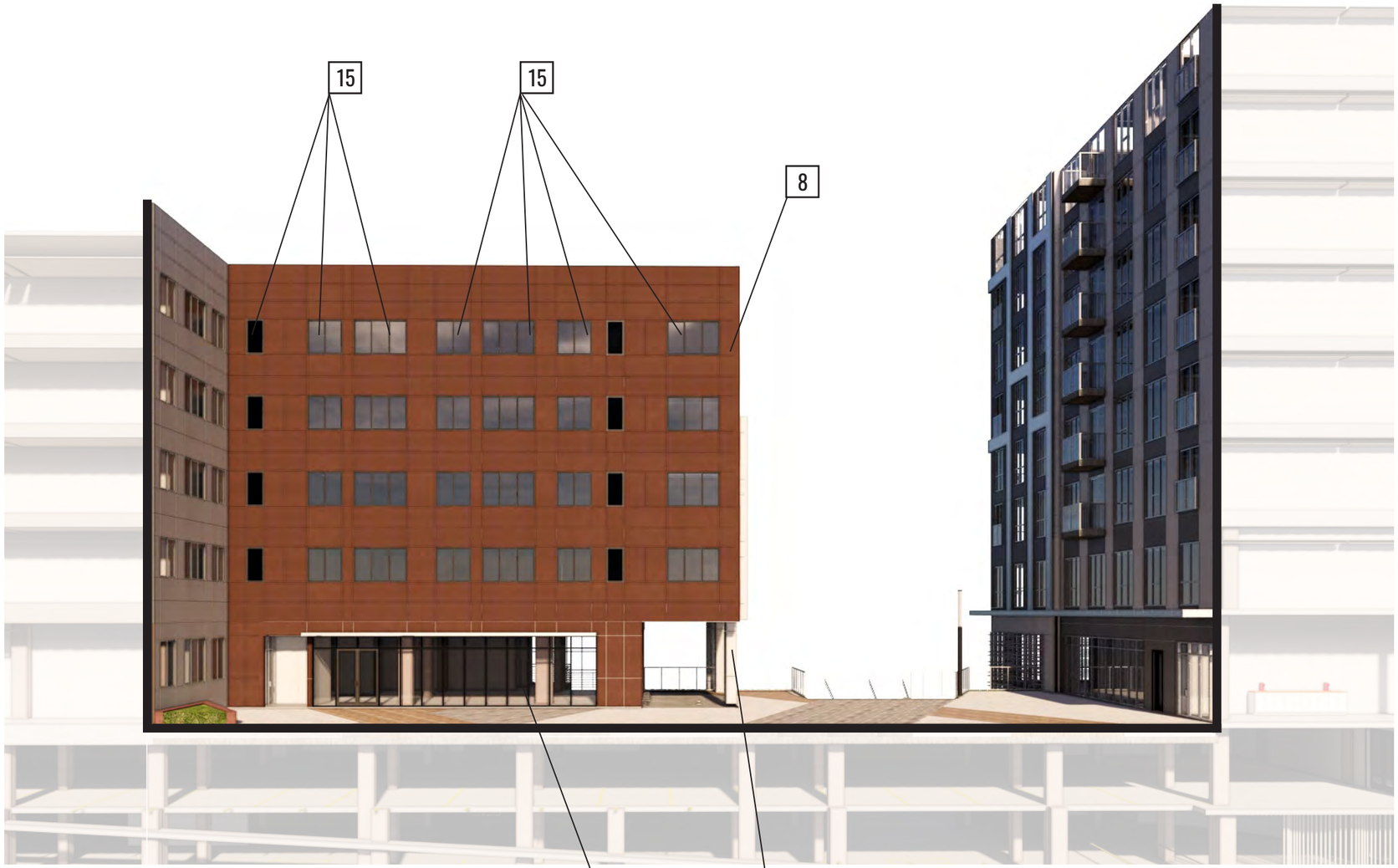
19	FRAMED ENTRY W/ ACM PANELS
20	CURTAIN WALL
21	PREFABRICATED BALCONY W/ PICKET RAILING

Johnston DESIGN GROUP

SW SEAMONWHITESIDE



MATERIAL KEY

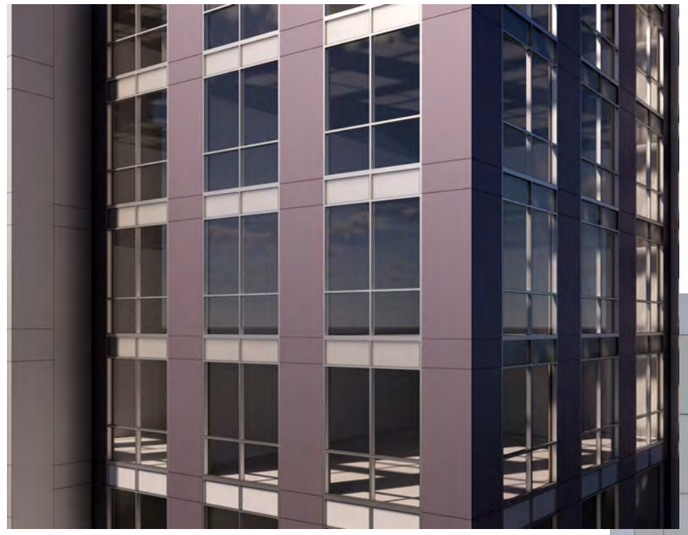
1	FIBER CEMENT PANELS W/ CONCEALED FASTENER OPEN JOINT RAINSCREEN SYSTEM
2	WINDOW WALL, TYP.
3	FORMLINER CUSTOM ARCHITECTURAL PRECAST PANEL
4	ALUMINUM COMPOSITE MATERIAL (ACM) CANOPY
5	ALUMINUM STOREFRONT
6	BALCONY WITH GLASS RAIL, TYP.
7	ACM PANELS
8	FIBER CEMENT PANELS W/ EXPOSED FASTENER OPEN JOINT RAINSCREEN SYSTEM
9	ACM CLAD CONCRETE STRUCTURAL COLUMNS
10	CURTAIN WALL W/ ALUMINUM SOLAR SCREEN
11	WINDOW WALL W/ ACM PANELS
12	JULIET BALCONY WITH GLASS RAIL, TYP.
13	METAL ROOF W/ EXPOSED STEEL STRUCTURE
14	ALUMINUM FRAME WINDOW, TYP.
15	VINYL WINDOWS AND DOORS
16	MECH LOUVERS
17	ALUMINUM CROWN
18	JULIET BALCONY WITH MESH RAIL, TYP.
19	FRAMED ENTRY W/ ACM PANELS
20	CURTAIN WALL
21	PREFABRICATED BALCONY W/ PICKET RAILING

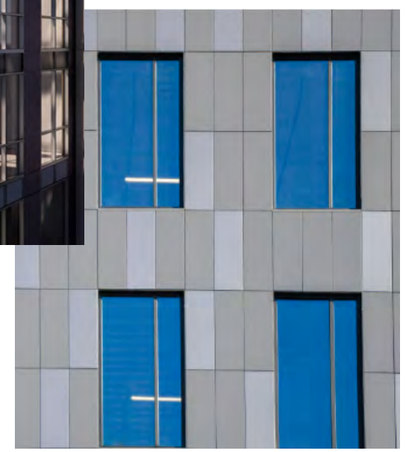
Johnston DESIGN GROUP

SW SEAMONWHITESIDE

GATEWAY NORTH TOWER

BEATTIE PL. AND N. CHURCH ST.
MIXED USE DEVELOPMENT

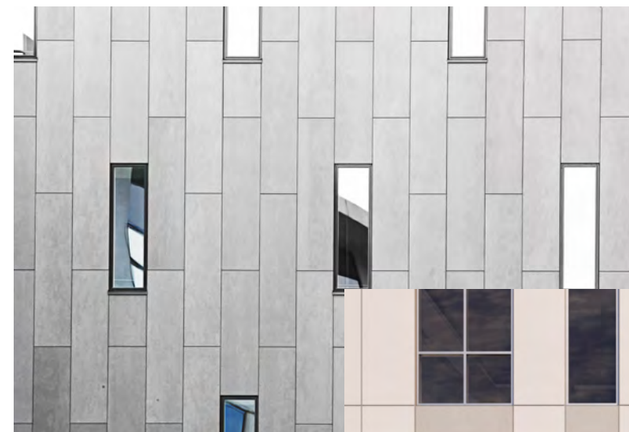




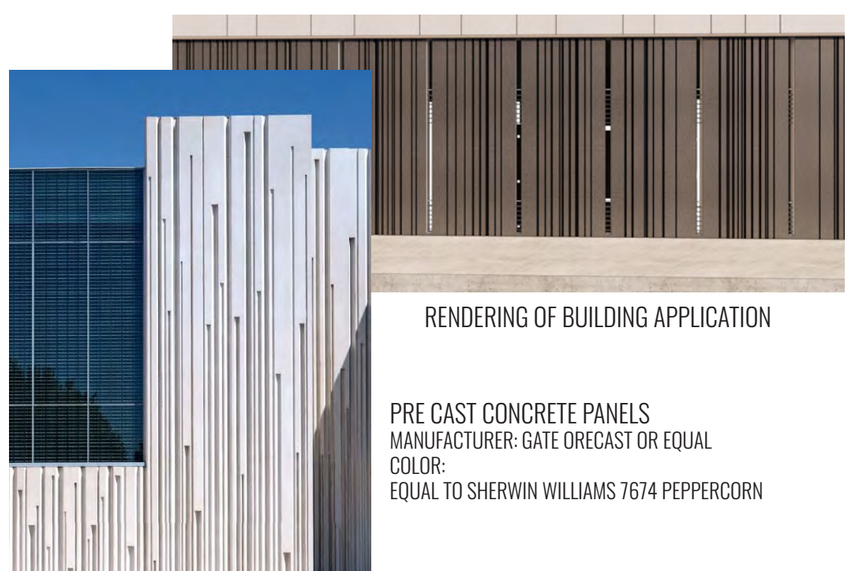
RENDERING OF BUILDING APPLICATION

ACM PANELS
MANUFACTURER: ARCONIC OR EQUAL
COLOR:
COLORWELD 500 SERIE CUSTOM COLOR FINISH
EQUAL TO BENJAMIN MOORE TEMPEST AF-590

COLORWELD 500 SERIE CLEAR ANODIZED

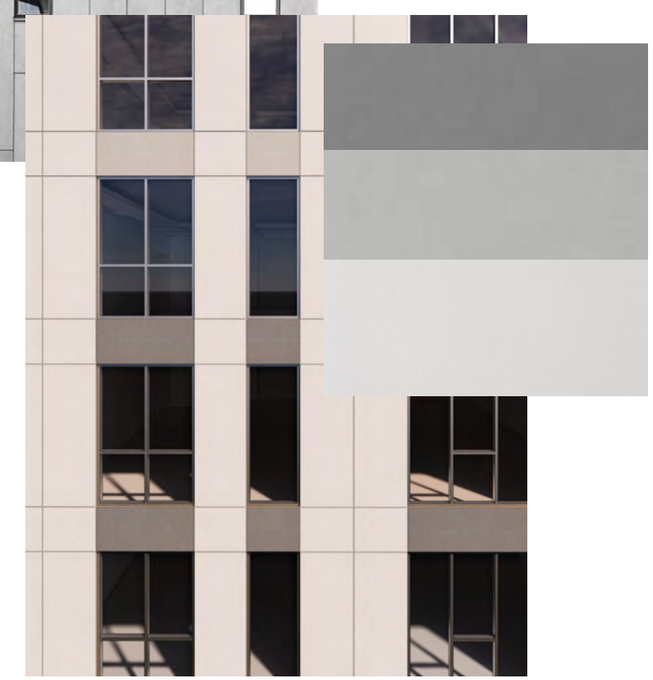


CONCEALED FASTENER FIBER CEMENT PANELS
MANUFACTURER: SWISS PEARL OR EQUAL
COLOR:
CARAT AGATE 7219
CARAT CRYSTAL 7010
CARAT ONYX 7091



RENDERING OF BUILDING APPLICATION

PRE CAST CONCRETE PANELS
MANUFACTURER: GATE ORECAST OR EQUAL
COLOR:
EQUAL TO SHERWIN WILLIAMS 7674 PEPPERCORN



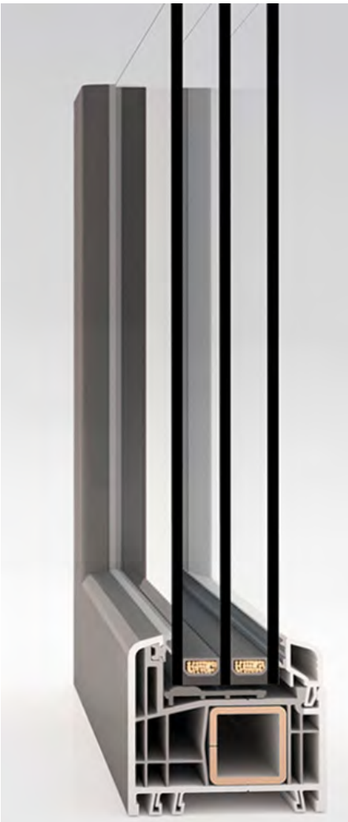
RENDERING OF BUILDING APPLICATION

Johnston DESIGN GROUP

SEAMONWHITESIDE

GATEWAY NORTH TOWER

BEATTIE PL. AND N. CHURCH ST.
MIXED USE DEVELOPMENT



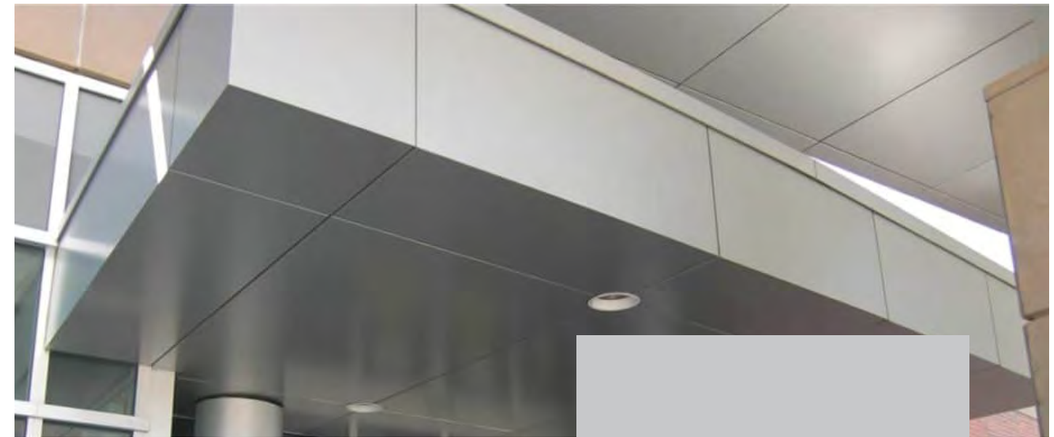
WINDOWS
MANUFACTURER: INTUS WINDOWS SUPERA FIXED AND OPERABLE
COLOR: ANODIZED SILVER

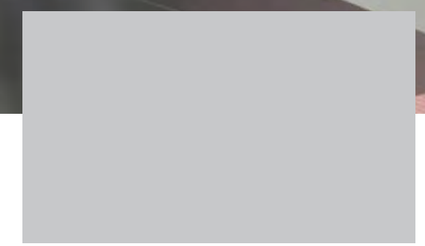
WINDOW WALLS
MANUFACTURER: INTUS WINDOWS

WINDOW WALLS SLAB EDGE COVER
COLOR:

COLORWELD 500 SERIE CUSTOM COLOR FINISH
EQUAL TO BENJAMIN MOORE TEMPEST AF-590 OR EQUAL

COLORWELD 500 SERIE CLEAR ANODIZED OR EQUAL





ACM CANOPY
MANUFACTURER: ARCONIC OR EQUAL
COLOR: CLEAR ANODIZED

BALCONY RAILS
MANUFACTURER: GLASS OR MESH RAILINGS, ACS OR EQUAL

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

GATEWAY NORTH TOWER

BEATTIE PL. AND N. CHURCH ST.
MIXED USE DEVELOPMENT

STOREFRONT/ CURTAIN WALL
MANUFACTURER: KAWNEER OR EQUAL
COLOR: CLEAR ANODIZED

TERRACE SIDE STAIR
MANUFACTURER: TBD
COLOR: EXPOSED STEEL STRUCTURE DOVE GREY

RENDERING OF BUILDING APPLICATION

RENDERING OF BUILDING APPLICATION

ALUMINUM EXTRUSION
MANUFACTURER: TBD
COLOR: CLEAR ANODIZED

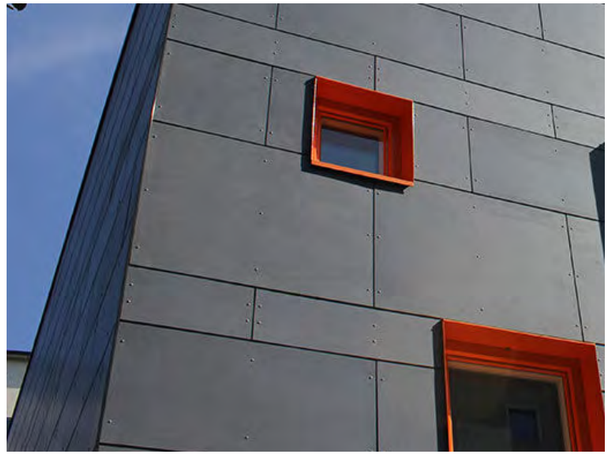
Johnston DESIGN GROUP

SEAMONWHITESIDE

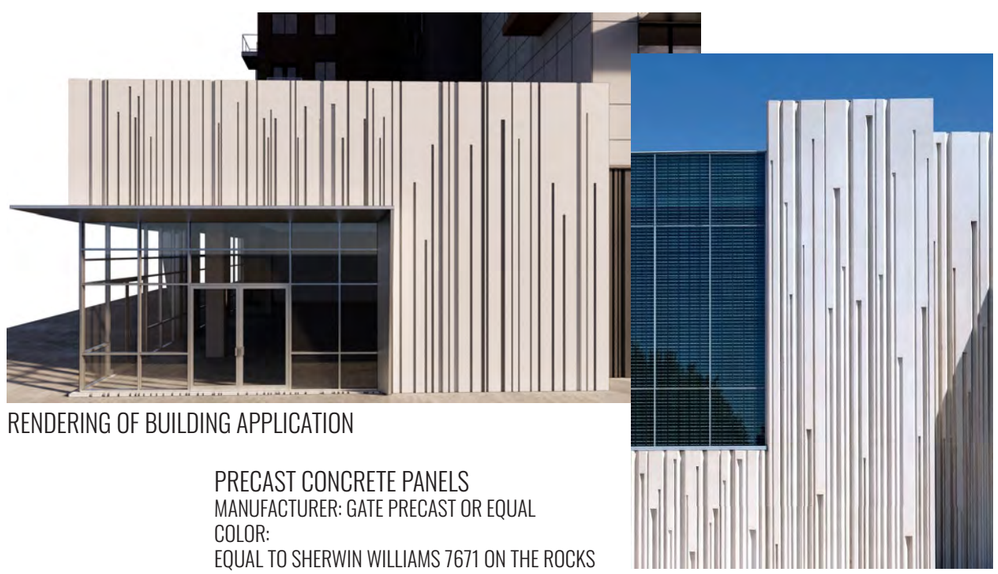
GATEWAY SOUTH TOWER

BEATTIE PL. AND N. CHURCH ST.
MIXED USE DEVELOPMENT

EXPOSED FIBER CEMENT PANELS
MANUFACTURER: SWISS PEARL OR EQUAL
COLOR:
TERRA AMBER 754
CARAT CRYSTAL 7010

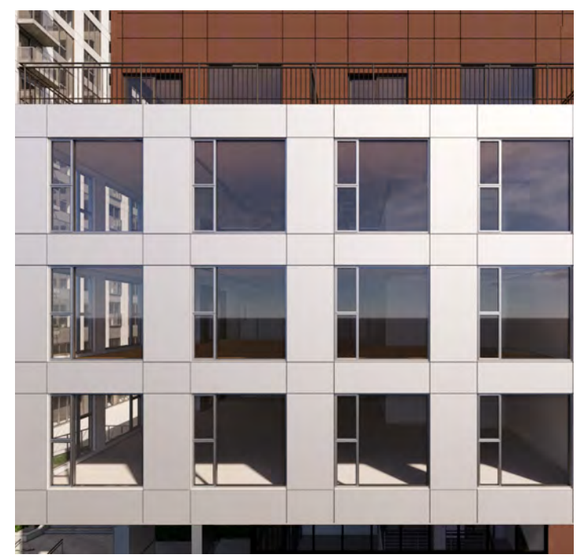


RENDERING OF BUILDING APPLICATION



RENDERING OF BUILDING APPLICATION

PRECAST CONCRETE PANELS
MANUFACTURER: GATE PRECAST OR EQUAL
COLOR:
EQUAL TO SHERWIN WILLIAMS 7671 ON THE ROCKS



RENDERING OF BUILDING APPLICATION

ACM PANELS
MANUFACTURER: ARCONIC OR EQUAL
COLOR:
COLORWELD 500 SERIE BONE WHITE

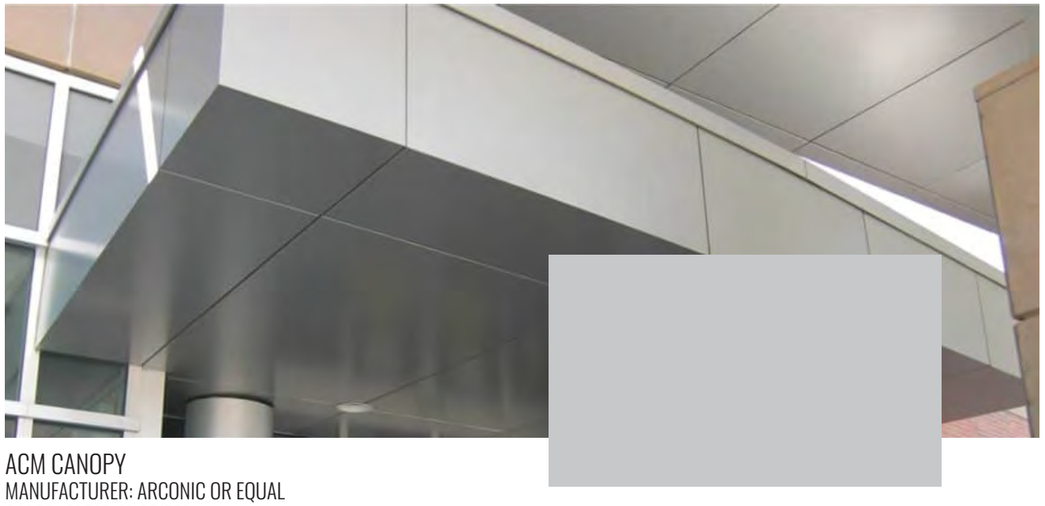
Johnston DESIGN GROUP

SEAMONWHITESIDE

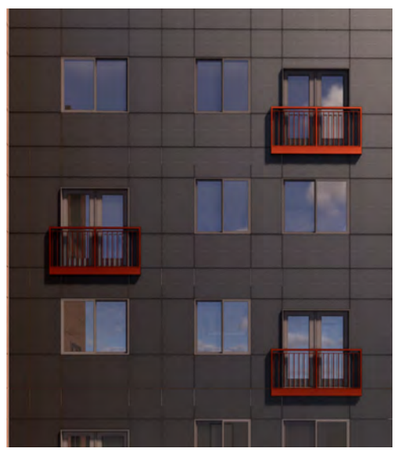
GATEWAY SOUTH TOWER

BEATTIE PL. AND N. CHURCH ST.
MIXED USE DEVELOPMENT

RESIDENTIAL WINDOWS
MANUFACTURER: PLYGEM VINYL FIXED AND OPERABLE WINDOWS
COLOR: DOVE GRAY AND DARK BRONZE



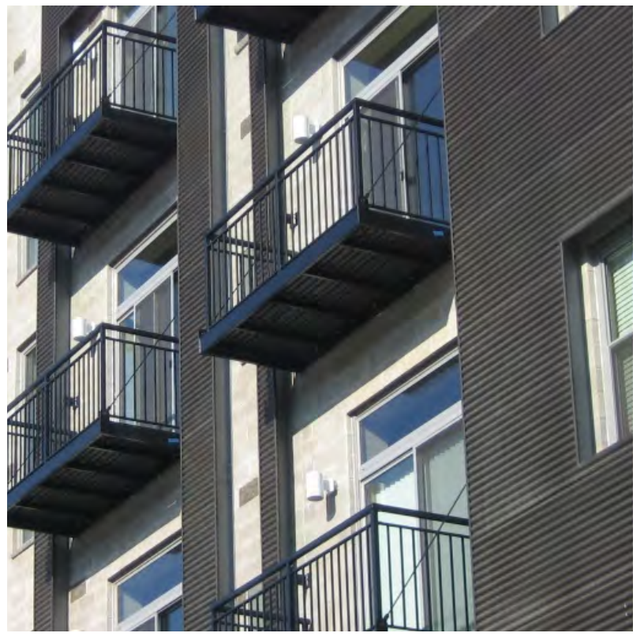
ACM CANOPY
MANUFACTURER: ARCONIC OR EQUAL
COLOR: CLEAR ANODIZED



RENDERING OF BUILDING APPLICATION

ACM PANELS
MANUFACTURER: ARCONIC OR EQUAL
COLOR:
COLORWELD 500 SERIE CUSTOM COLOR FINISH
EQUAL TO SHERWIM WILLIAMS 6034 DARK AUBURN

COLORWELD 500 SERIE NIGHTFALL METALIC



PREFABRICATED BALCONY W/MESH RAILING
MANUFACTURER: TBD
RAILING COLOR: IRON BLACK
BALCONY COLOR: EQUAL TO SWISS PEARL TERRA AMBER 754

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

GATEWAY PLAZA

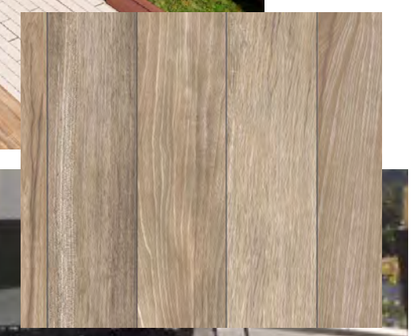
BEATTIE PL. AND N. CHURCH ST.
MIXED USE DEVELOPMENT

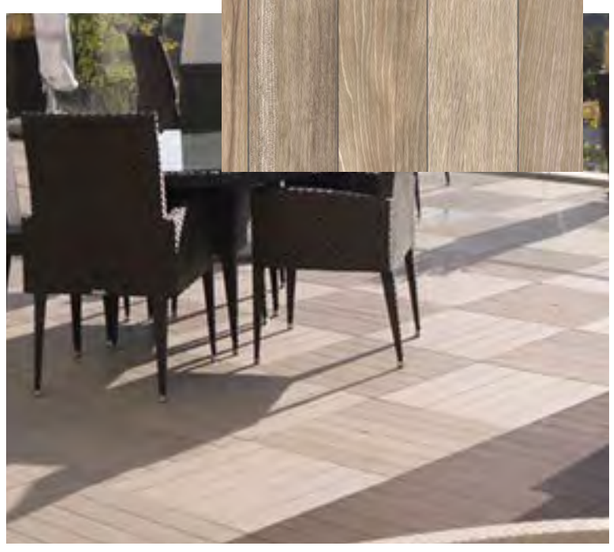
RENDERING OF BUILDING APPLICATION

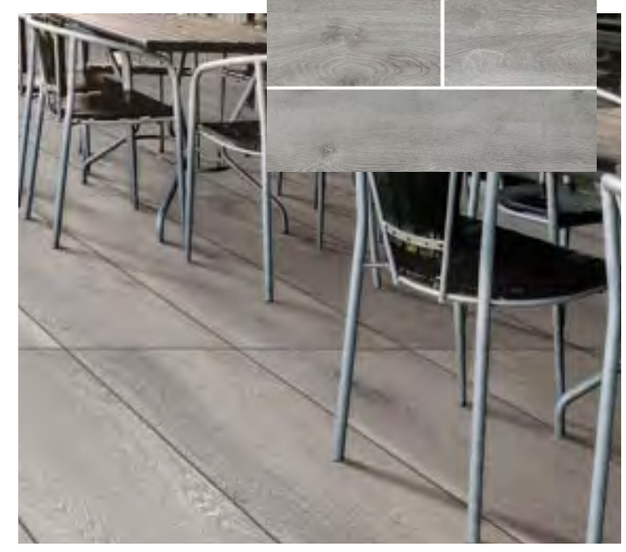
COURTYARD PLAZA

MANUFACTURER: TILE TECH TARRZZO SERIES OR EQUAL

NATURAL PLANK OR EQUAL
SOLID PAVER OR EQUAL
TERRAZZO COOL GRAY OR EQUAL



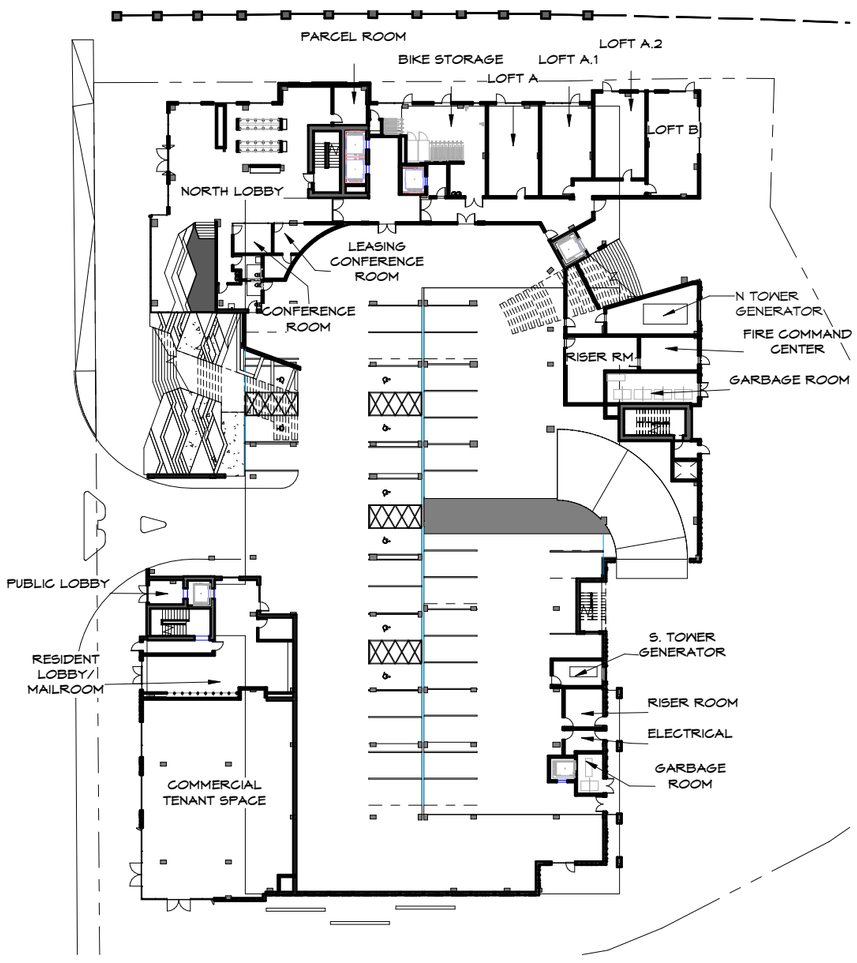




Johnston DESIGN GROUP

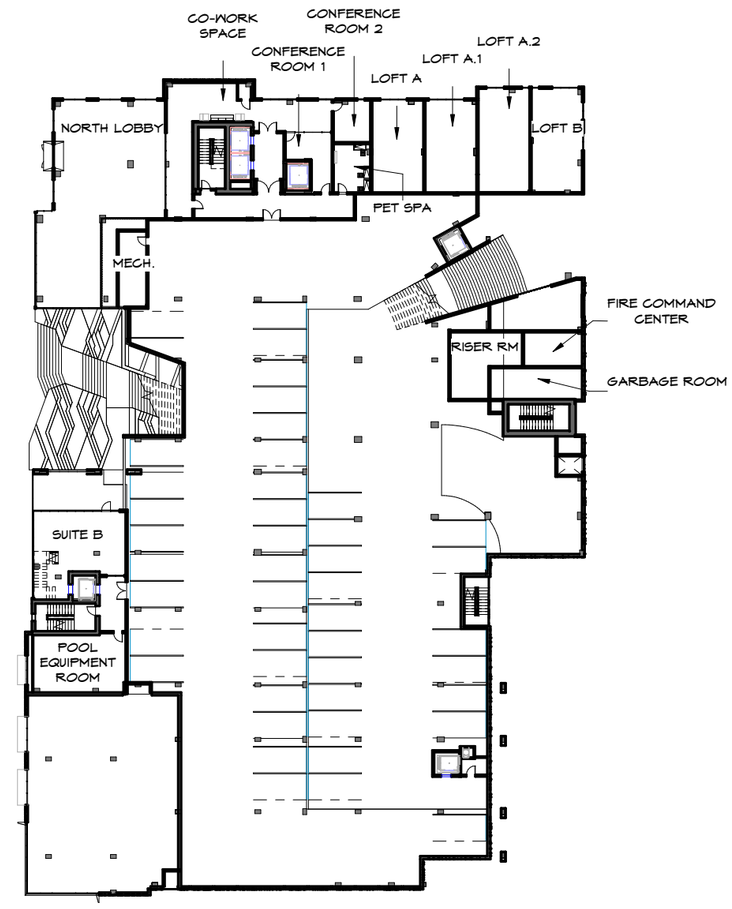
SEAMONWHITESIDE

GATEWAY



OVERALL LEVEL 1 FLOOR PLAN

1/32" = 1'-0"



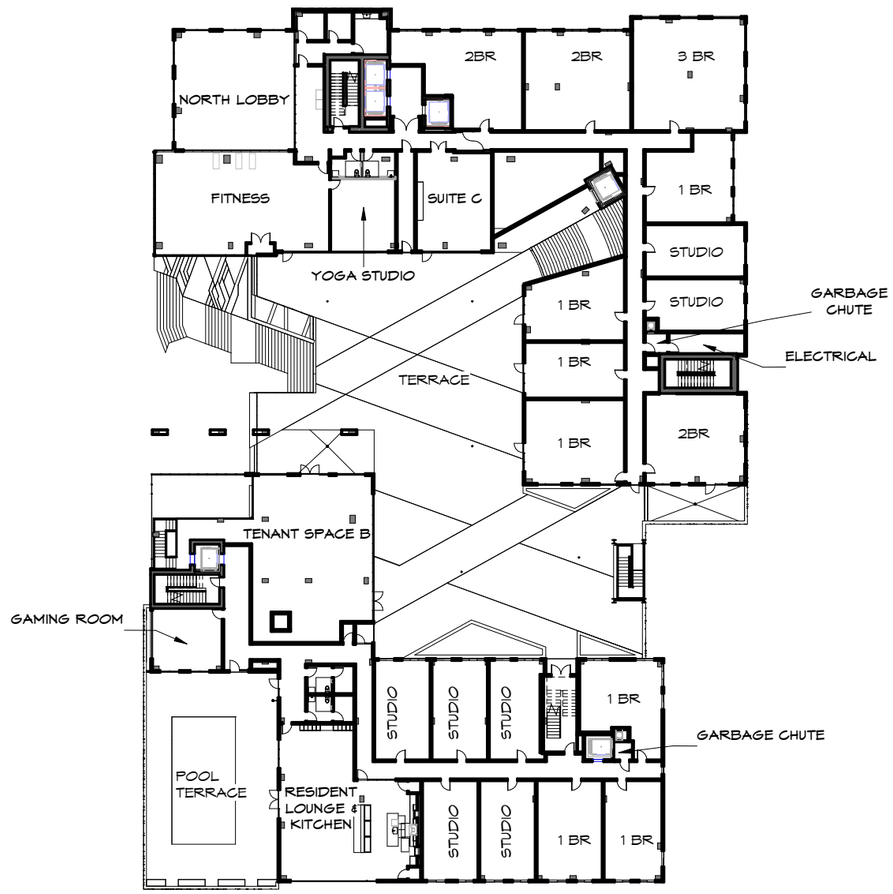
OVERALL LEVEL 2 FLOOR PLAN

1/32" = 1'-0"

Johnston DESIGN GROUP

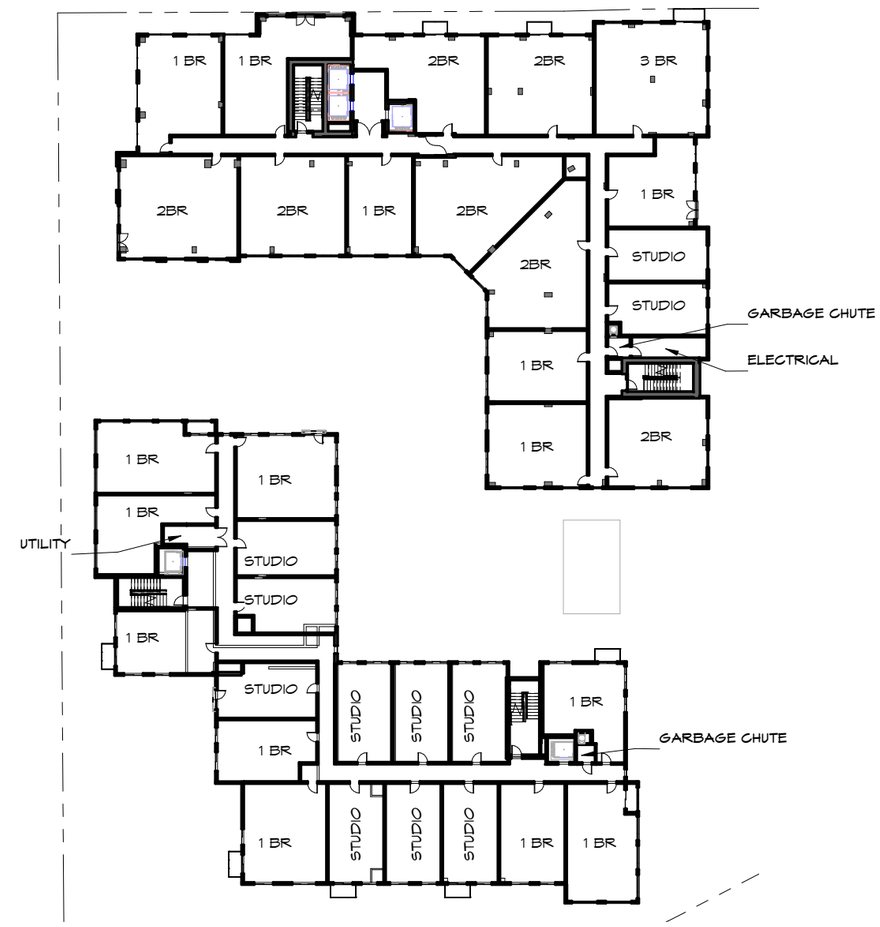
SEAMONWHITESIDE

GATEWAY



OVERALL LEVEL 3 FLOOR PLAN

1/32" = 1'-0"



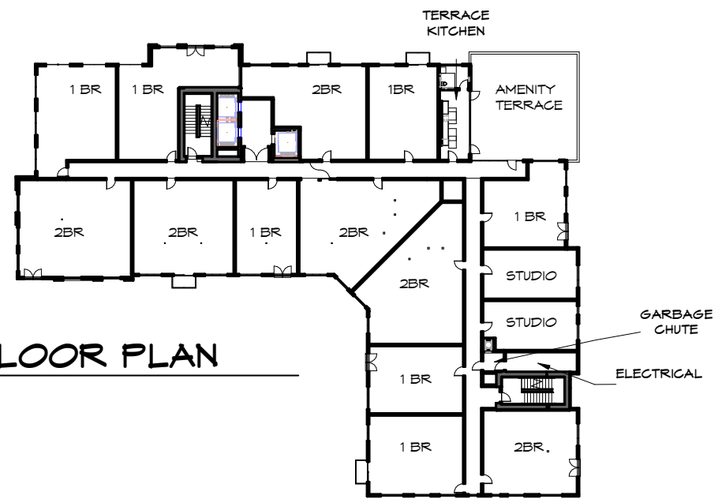
TYPICAL FLOOR PLAN

1/32" = 1'-0"

Johnston DESIGN GROUP

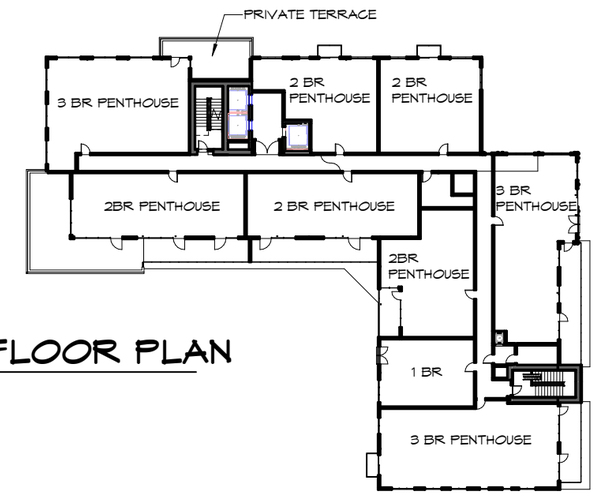
SW SEAMONWHITESIDE

GATEWAY



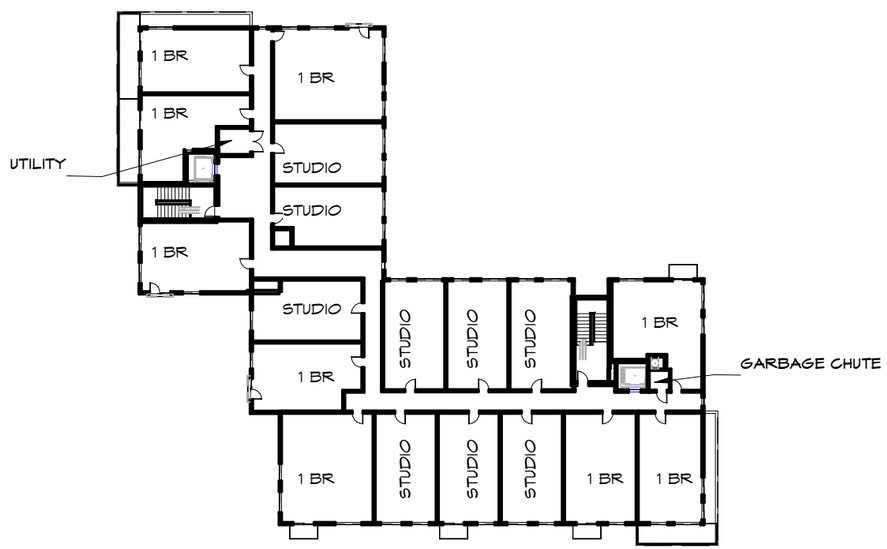
N.TOWER LEVEL 15 FLOOR PLAN

1/32" = 1'-0"



N. TOWER LEVEL 16 FLOOR PLAN

1/32" = 1'-0"



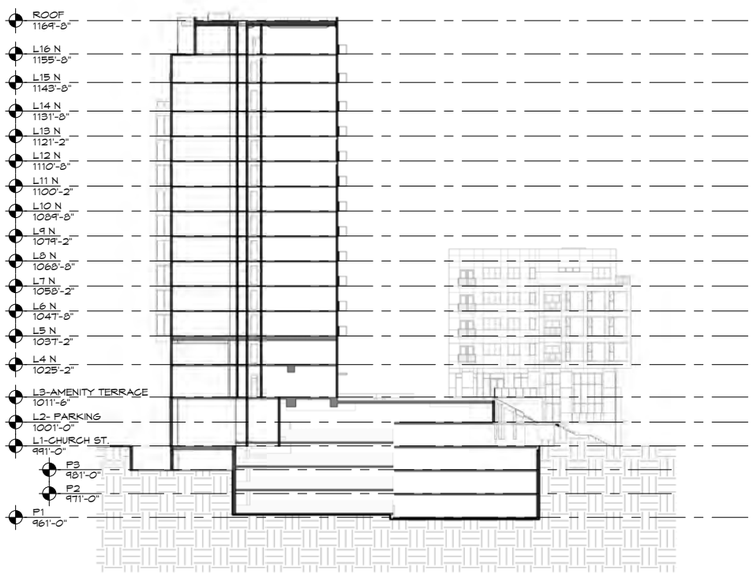
S. TOWER LEVEL 7 FLOOR PLAN

1/32" = 1'-0"

Johnston DESIGN GROUP

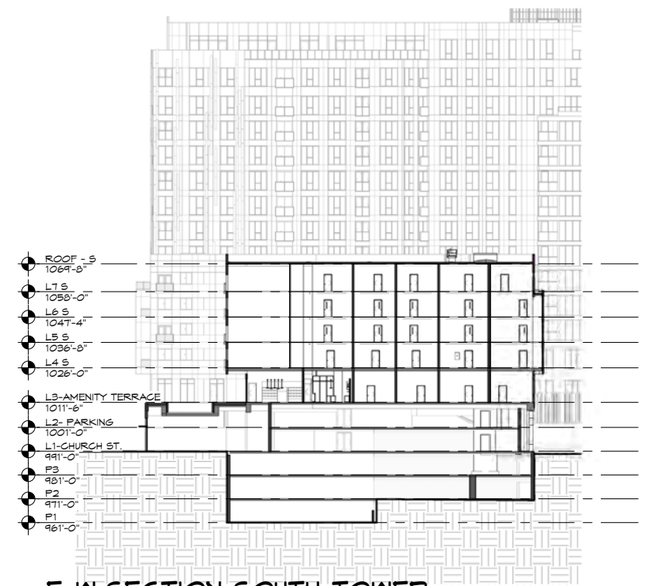
SW SEAMONWHITESIDE

GATEWAY



E-W SECTION NORTH TOWER

1" = 30'-0"



E-W SECTION SOUTH TOWER

1" = 30'-0"

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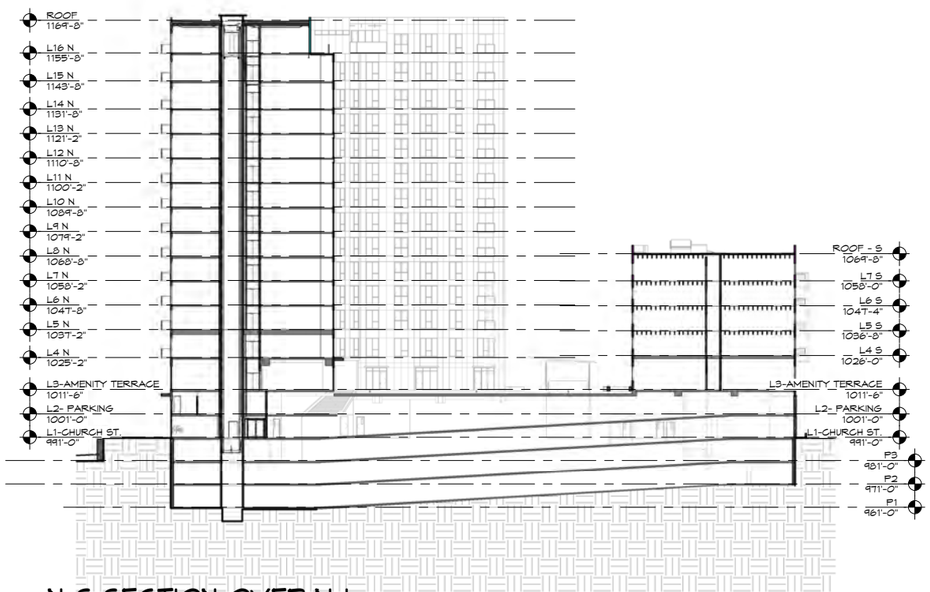
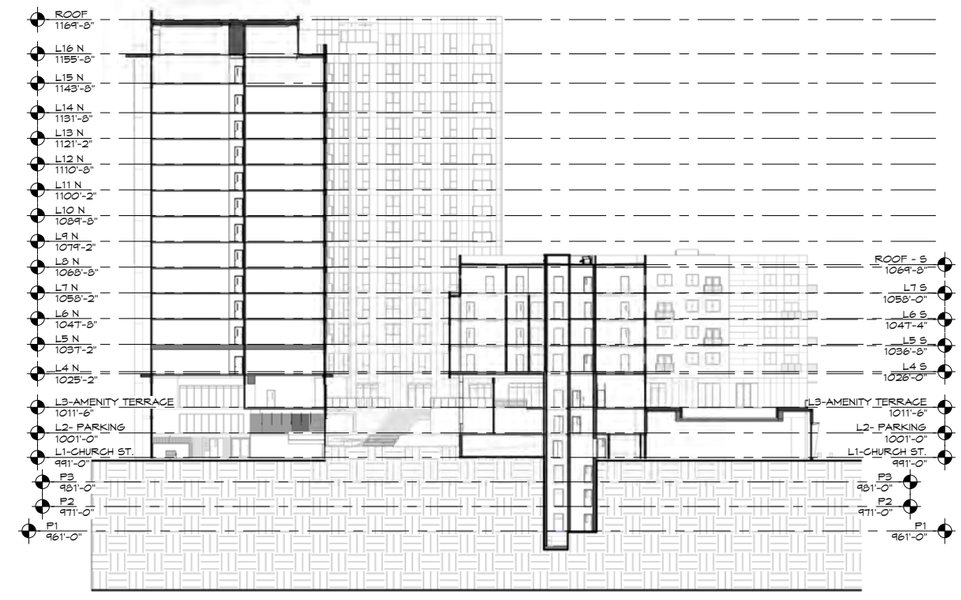
SEAMONWHITESIDE

GATEWAY



N-S SECTION OVERALL

1" = 30'-0"



N-S SECTION OVERALL

1" = 30'-0"

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SEAMONWHITESIDE

GATEWAY

Johnston
DESIGN GROUP

SW
SEAMONWHITESIDE

GATEWAY

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

GATEWAY

Johnston
DESIGN GROUP

SW
SEAMONWHITESIDE

GATEWAY

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

GATEWAY

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

GATEWAY

Johnston
DESIGN GROUP

SW
SEAMONWHITESIDE

Johnston
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SW
SEAMONWHITESIDE

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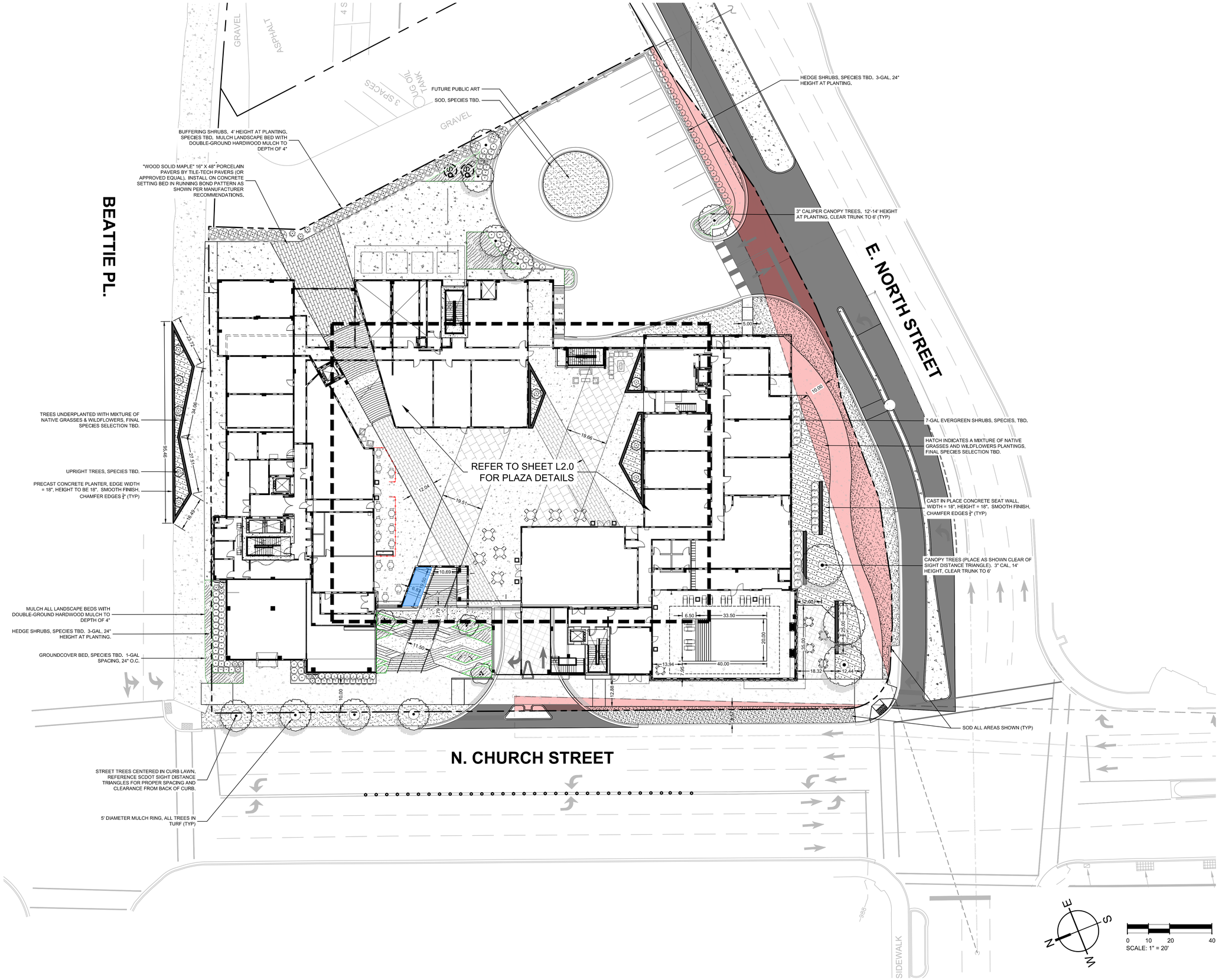

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SEAMONWHITESIDE

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. Landscape Architecture No. 32 CERTIFICATE OF AUTHORIZATION

THE GATEWAY MIXED–USE DEVELOPMENT

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johnstondesigngroup.us

DESIGN REVIEW

Revisions:

no.	date	by	checked	description
A	08/04/22	DM	CW	Schematic Design Package
B	11/01/22	DM	CW	50% Design Development
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D	1/27/23	DM	CW	45% Construction Docs

Commission: 221043
Date:
Drawn By: WDM
Checked By: NM

OVERALL LANDSCAPE AND HARDSCAPE PLAN

L1.0

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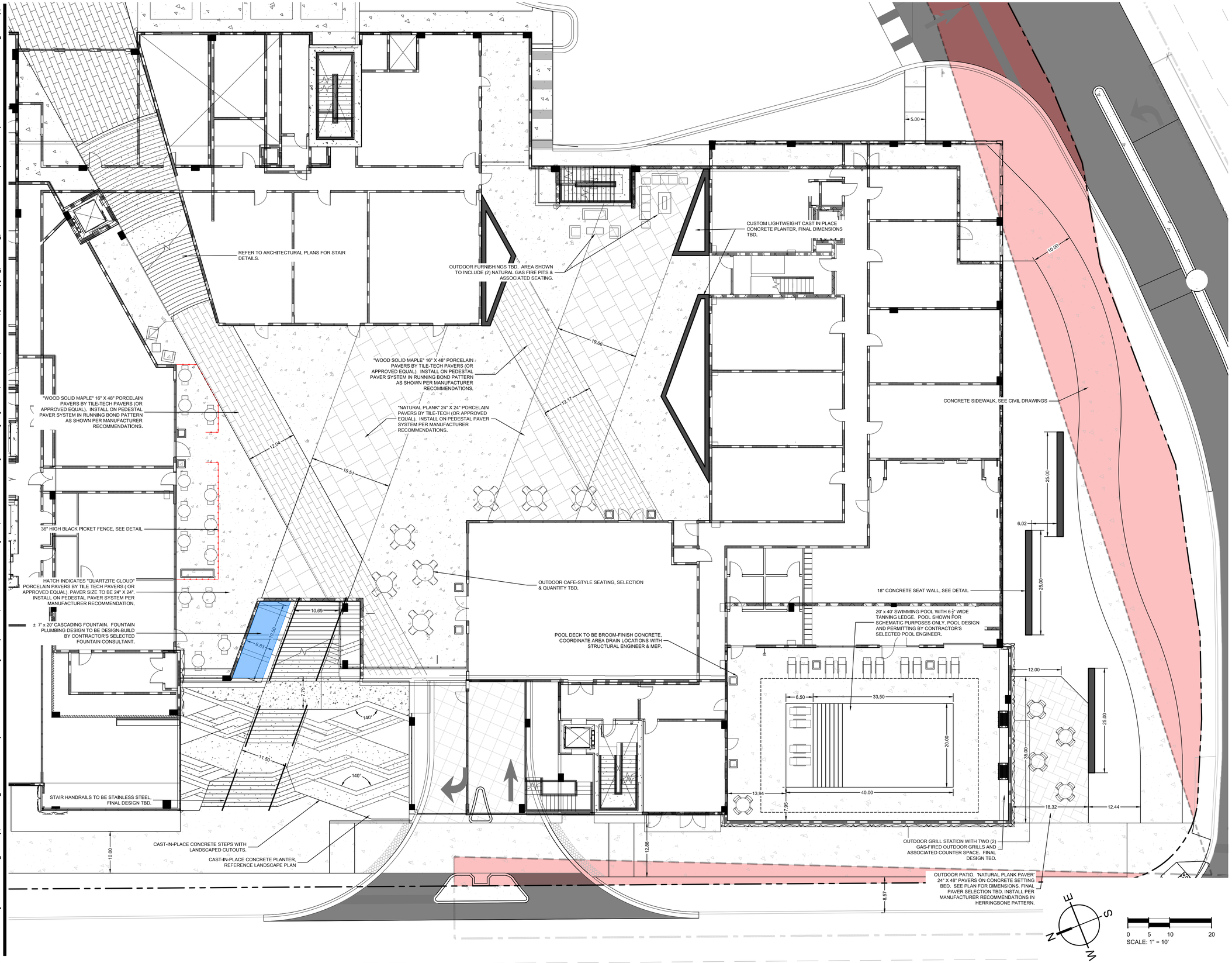

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PLAZA SITE PLAN / LAYOUT PLAN

L2.0

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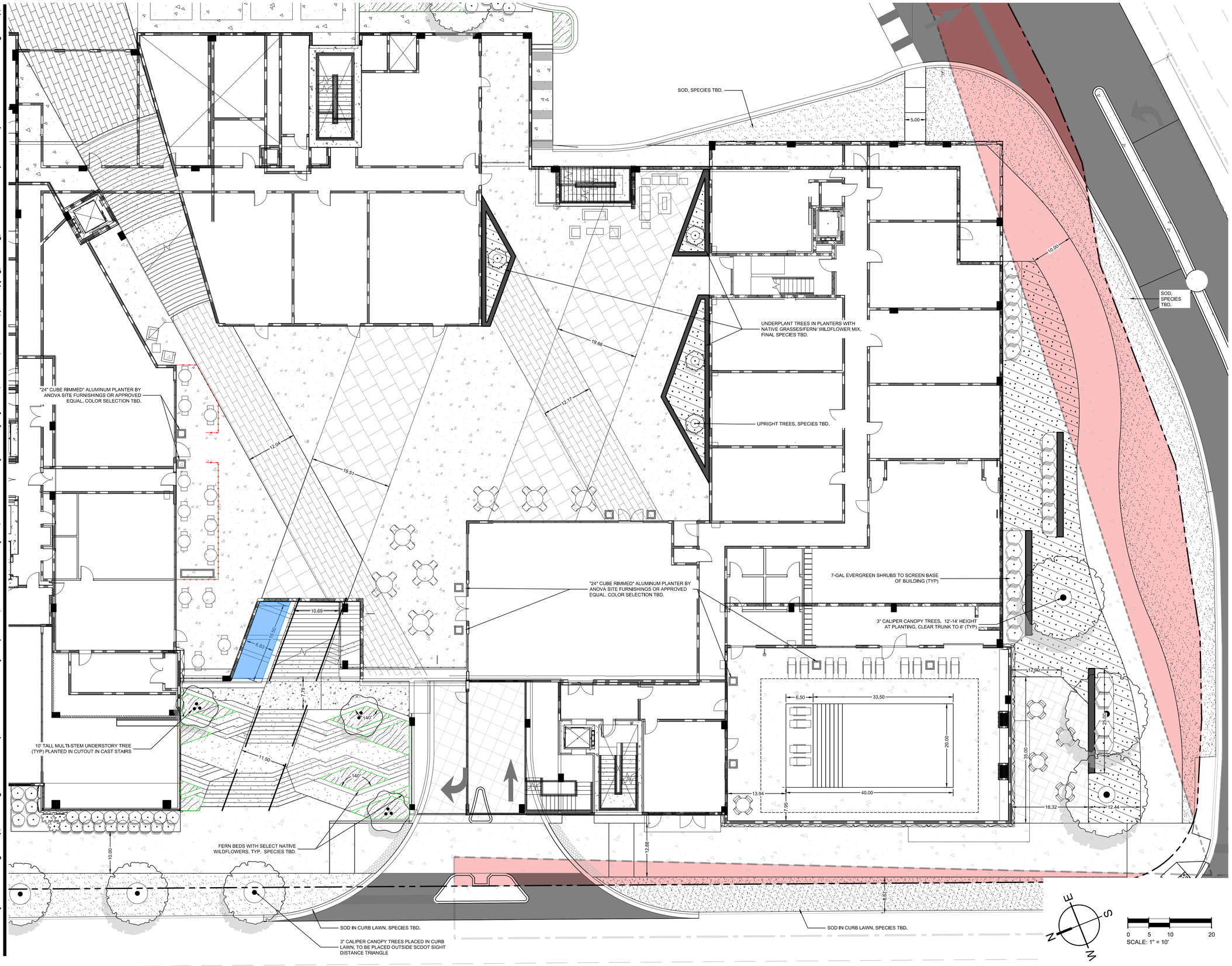

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SOUTH CAROLINA
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Landscape Architecture
No. 32
CERTIFICATE OF AUTHORIZATION

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PLAZA LANDSCAPE PLAN

L3.0

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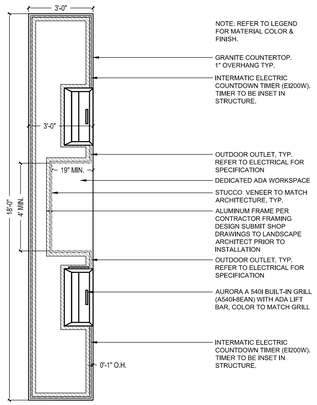
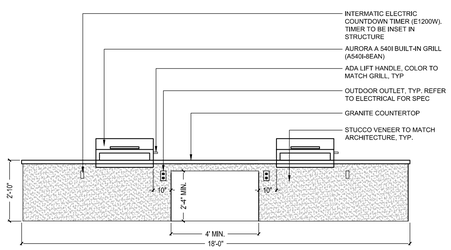
- CONTRACTOR TO SUBMIT GRANITE SAMPLES (WHITES TO TAN COLORS) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- PROVIDE ELECTRICAL SERVICE TO EACH UNIT.
- CONTRACTOR TO COORDINATE IF PUSH BUTTON TIMER NEEDS WEATHERPROOF OUTDOOR ENCLOSURE.
- CONTRACTOR TO SUBMIT FINAL SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- *COUNTER HEIGHT TO NOT EXCEED 34" AFF PER ADA REQUIREMENTS

NOTE: REFER TO LEGEND FOR MATERIAL COLOR & FINISH.



1 3X18 OUTDOOR KITCHEN PLAN



2 3X18 OUTDOOR KITCHEN ELEVATION

- CONTRACTOR TO SUBMIT GRANITE SAMPLES (WHITES TO TAN COLORS) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
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- *COUNTER HEIGHT TO NOT EXCEED 34" AFF PER ADA REQUIREMENTS

NOTE:
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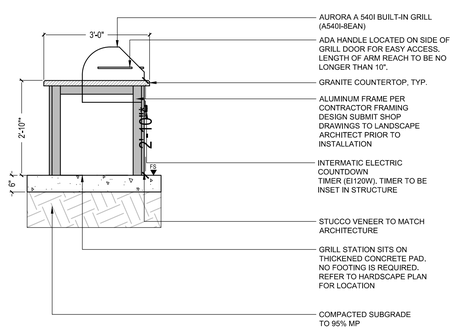
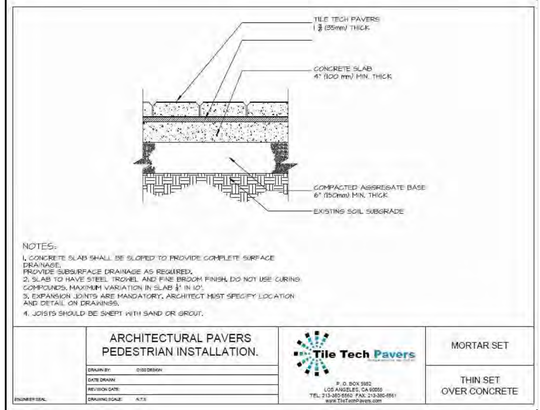
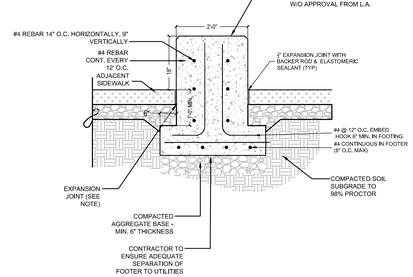


3 OUTDOOR KITCHEN SECTION



4 PAVERS ON CONCRETE BASE

NOTE:
EXPANSION JOINTS TO BE 1/2" WIDE AND RECESSED 1". COLOR TO MATCH CONCRETE. EXPANSION JOINTS ARE TO BE INSTALLED AT THE JUNCTION OF ALL CONCRETE WALLS AND CONCRETE PAVING.



CONTRACTOR TO PROVIDE IN-SITU MOCKUP FOR APPROVAL

5 CAST CONCRETE SEAT WALL

MANUFACTURER	FIRE MAGIC
PRODUCT	OVEN HOOD SIDE HANDLE KIT
WEBSITE	FIREMAGICSTORE.COM
MATERIAL	PER MANUFACTURER
COLOR	BLACK
FINISH	PER MANUFACTURER
MOUNTING	PER MANUFACTURER
REMARKS	N/A
QUANTITY	1 PER GRILL

6 ADA LIFT HANDLE CUTSHEET

7 CAST IN PLACE CONCRETE SEAT WALL - BASIS OF DESIGN

8 CAST IN PLACE CONCRETE PLANTER - BASIS OF DESIGN

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DETAILS

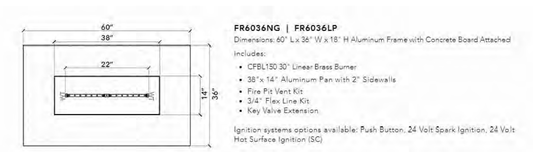
L4.0

Spec: Bistro by Fermob
Color: Capucine
Quantity: TBD

1 PLAZA CAFE CHAIR

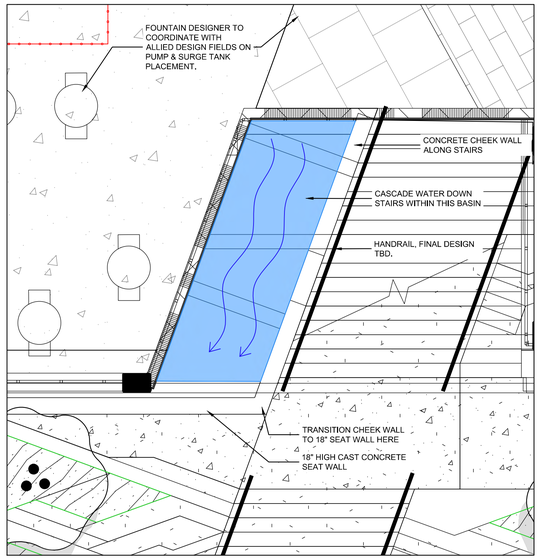
Spec: Bistro Table 71cm x 71cm by Fermob
Color: Capucine
Quantity: TBD

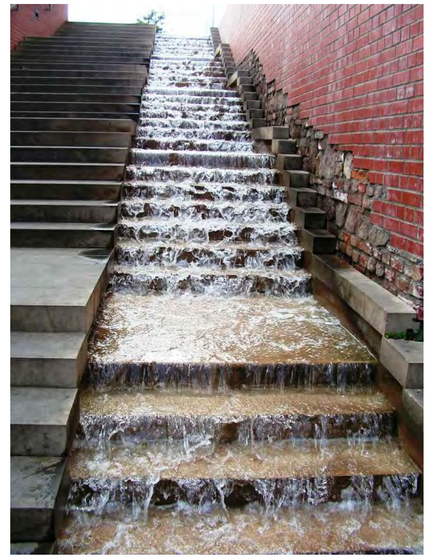
2 PLAZA CAFE TABLE

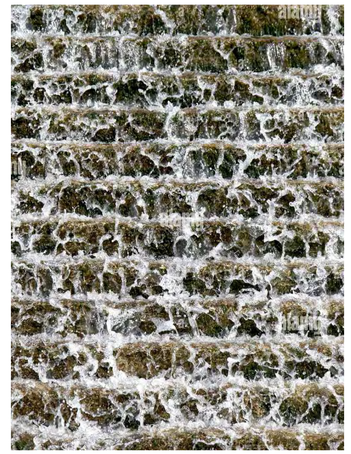


Spec: FR6036NG Ready-to-finish Kit by Warming Trends
Finish: TBD, to coordinate with building materials
Quantity: 2

3 FIRE PIT BASIS OF DESIGN







8 FOUNTAIN (BASIS OF DESIGN)

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SEAMONWHITESIDE

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THE GATEWAY MIXED–USE DEVELOPMENT

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DETAILS (2)

L4.1

DATA SHEET

TileTech PAVER SYSTEM

WOOD PLANK - NATURAL

PORCELAIN PAVERS

SIZES — ⅜" thickness

23 1/8" x 23 1/8"
598 x 598 mm

Color & Shade Variation

V2
Light to moderate variation in shade & texture

Our Wood Plank Natural Series porcelain paver features not only simulated wood plank finishes but also offers a high-tech alternative to both natural and composite wood & timber decking without the disadvantages of fading, twisting, warping, decay, and poor fire resistance inherent in real wood and require no sealing.

Installation Methods

- THIN-SET INSTALLATION
- SAND & GRAVEL BASE INSTALLATION
- RAISED PEDESTAL INSTALLATION
- LOW PEDESTAL INSTALLATION

Technical Details	
Weight	9.3 lb/sq.ft.
Water Absorption	0.05%
Static Load (Center)	1,800 lbf
Slip Resistance	R11 (DIN51130)
Frost Reistant	Yes
Solar Reflectance (SRI)	44
Rectified	Yes

Packaging Details	
Packaging (24 x 24)	72 pcs | 279 sq.ft. | 2,700 lb / Pallet

Full test reports and specification details available on our site.

888-380-5575 www.TileTechPavers.com

1 'NATURAL PLANK' PAVER - 24" x 24"

DATA SHEET

TileTech PAVER SYSTEM

QUARTZITE CLOUD

PORCELAIN PAVERS

SIZES — ⅜" thickness

23 1/8" x 23 1/2"
598 x 598 mm

11 7/8" x 23 1/2"
298 x 598 mm

Color & Shade Variation

V3
High shade & texture variation

Our Quartzite Cloud Series™ porcelain pavers feature the beauty and aesthetics of a light gray quartzite slate look with distinct directional pattern and a moderately textured finish with split rock appearance. Completely nonporous, they will not stain and require no sealing. Extremely high slip resistance floor area wet or dry.

Installation Methods

- THIN-SET INSTALLATION
- SAND & GRAVEL BASE INSTALLATION
- RAISED PEDESTAL INSTALLATION
- LOW PEDESTAL INSTALLATION

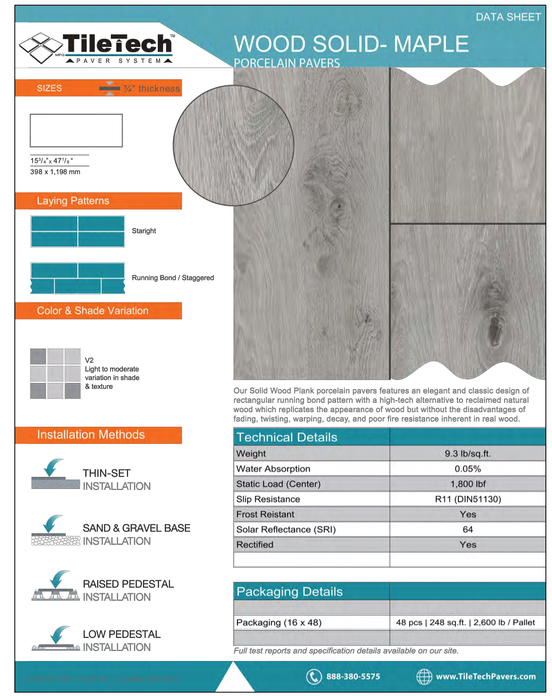
Technical Details	
Weight	9.3 lb/sq.ft.
Water Absorption	0.05%
Static Load (Center)	1,800 lbf
Slip Resistance	R11 (DIN51130)
Frost Reistant	Yes
Solar Reflectance (SRI)	62
Rectified	Yes

Packaging Details	
Packaging (24 x 24)	72 pcs | 279 sq.ft. | 2,700 lb / Pallet
Packaging (12 x 24)	160 pcs | 310 sq.ft. | 2,950 lb / Pallet

Full test reports and specification details available on our site.

888-380-5575 www.TileTechPavers.com

2 'QUARTZITE CLOUD' PAVER - 24" x 24"



DATA SHEET

TileTech PAVER SYSTEM

WOOD SOLID- MAPLE

PORCELAIN PAVERS

SIZES — ⅜" thickness

15 7/16" x 47 1/8"
398 x 1,198 mm

Laying Patterns

- Staright
- Running Bond / Staggered

Color & Shade Variation

V2
Light to moderate variation in shade & texture

Our Solid Wood Plank porcelain pavers features an elegant and classic design of rectangular running bond pattern with a high-tech alternative to reclaimed natural wood which replicates the appearance of wood but without the disadvantages of fading, twisting, warping, decay, and poor fire resistance inherent in real wood.

Installation Methods

- THIN-SET INSTALLATION
- SAND & GRAVEL BASE INSTALLATION
- RAISED PEDESTAL INSTALLATION
- LOW PEDESTAL INSTALLATION

Technical Details	
Weight	9.3 lb/sq.ft.
Water Absorption	0.05%
Static Load (Center)	1,800 lbf
Slip Resistance	R11 (DIN51130)
Frost Reistant	Yes
Solar Reflectance (SRI)	64
Rectified	Yes

Packaging Details	
Packaging (16 x 48)	48 pcs | 248 sq.ft. | 2,600 lb / Pallet

Full test reports and specification details available on our site.

888-380-5575 www.TileTechPavers.com

3 'WOOD SOLID MAPLE' PAVER - 16" x 48"

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SW SEAMONWHITESIDE

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DETAILS (3)

L4.2

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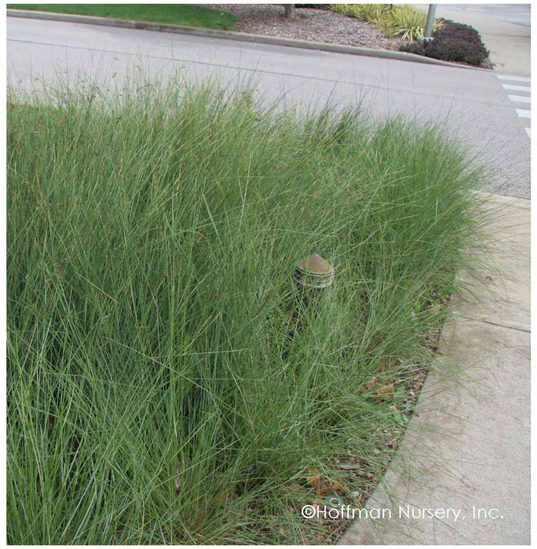

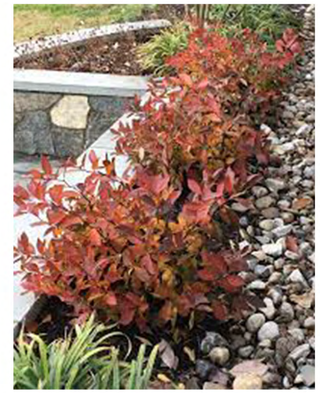

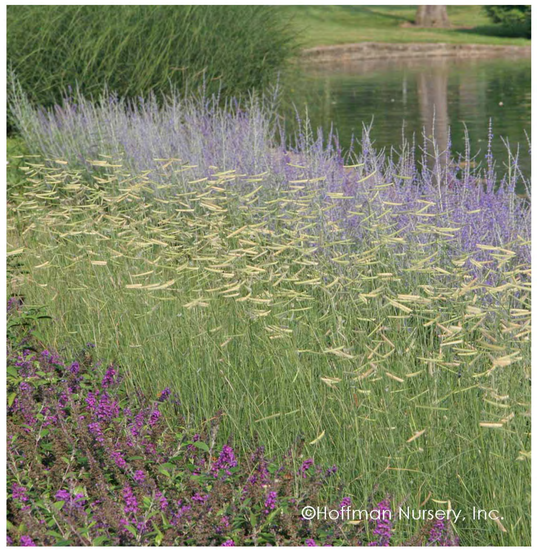

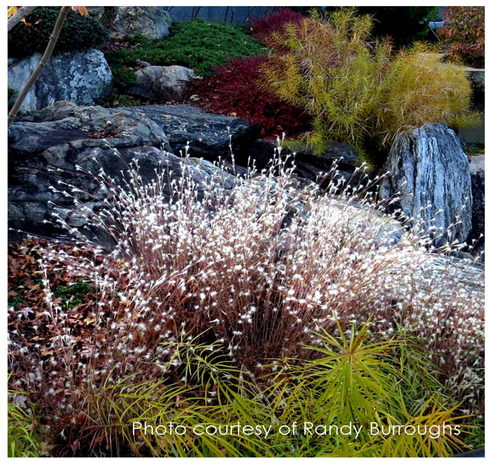

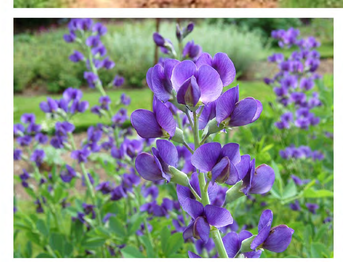

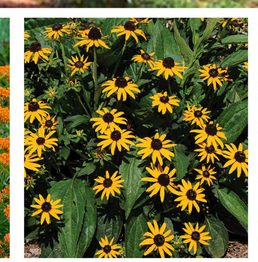

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Williams Academy
First Citizens Bank
STOP
RED

ENTRANCE
TWO LIBERTY SQUARE

EATERY
ONE WAY

DO NOT BLOCK INTERSECTION
ONE WAY
E. North St
Eatery
Eatery

PARKING
SOUTH TOWER
PARKING

ARCHITECTURAL LIGHTING: CHURCH ST. TERRACE

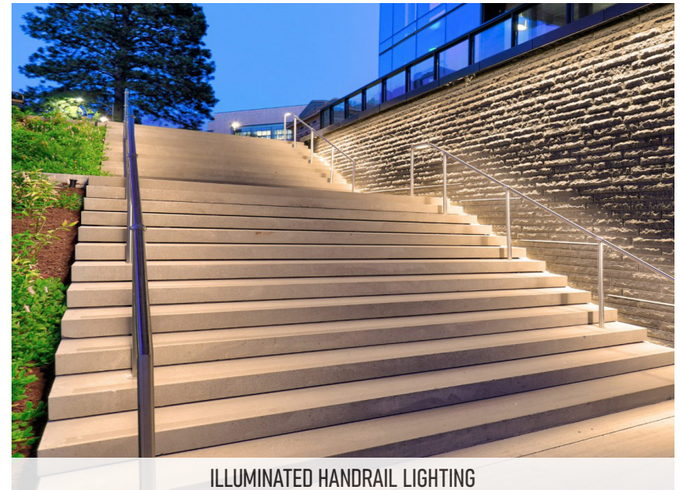
Johnston DESIGN GROUP

Hartranft Lighting Design

SW SEAMONWHITESIDE

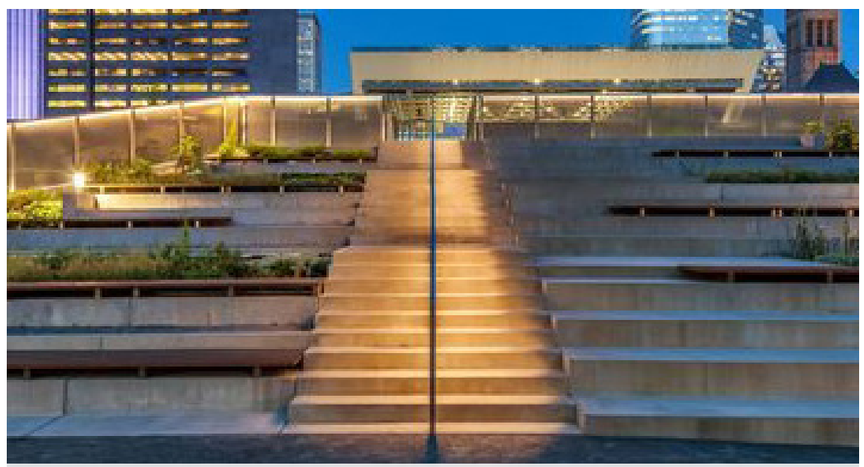
ARCHITECTURAL LIGHTING: CHURCH ST. TERRACE

UNDER BENCH ACCENT LIGHTING



ILLUMINATED HANDRAIL LIGHTING

TREE AND PLANTING ACCENT UPLIGHTING



ILLUMINATED HANDRAIL LIGHTING

UNDER BENCH ACCENT LIGHTING

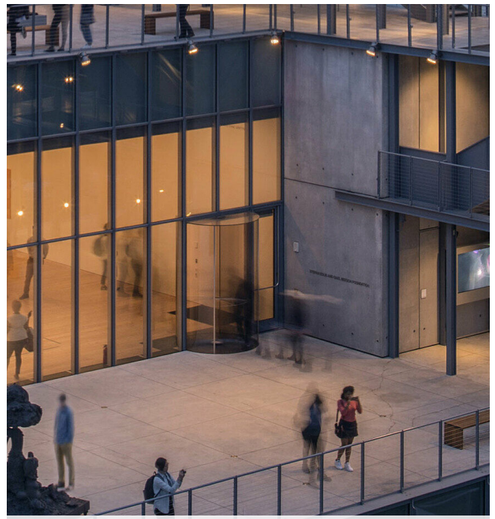
TREE AND PLANTING ACCENT UPLIGHTING

Johnston DESIGN GROUP

Hartranft Lighting Design

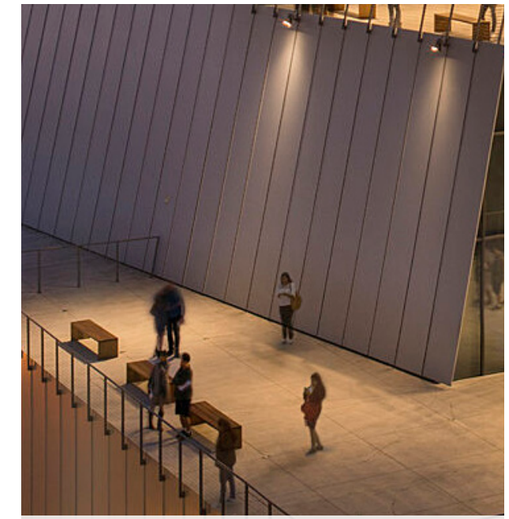
SW SEAMONWHITESIDE

ARCHITECTURAL LIGHTING: RAISED TERRACE



'MOON' LIGHTING EFFECT OR BUILDING MOUNTED GENERAL LIGHTING

LUMINAIRE WITH GLARE SHIELD OR SNOOT AND CROSS BAFFLE OR LOUVER ACCESSORY TO REDUCE POTENTIAL LIGHT-SOURCE VISIBILITY



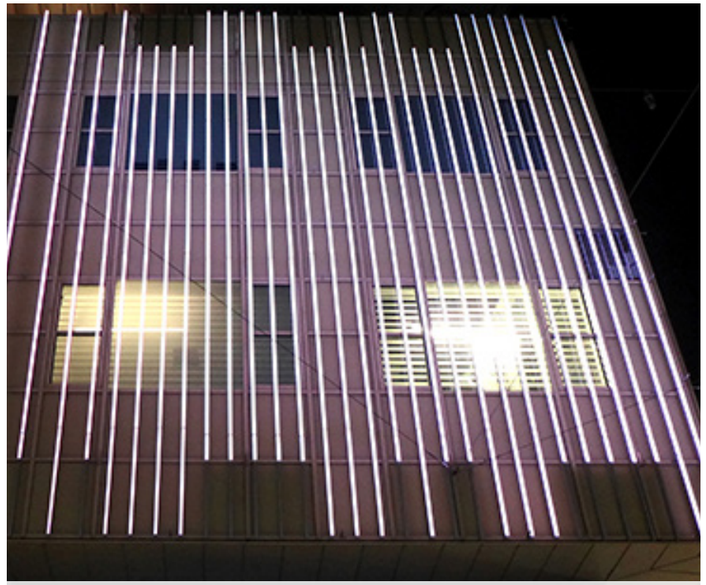
'MOON' LIGHTING EFFECT OR BUILDING MOUNTED GENERAL LIGHTING

Johnston DESIGN GROUP

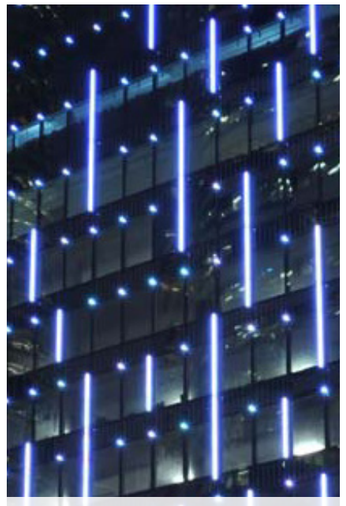
Hartranft Lighting Design

SW SEAMONWHITESIDE

ARCHITECTURAL LIGHTING: CHURCH & BEATTIE FACADE ACCENT



RGBW COLOR-CHANGING LINEAR LIGHTING OPTION AT ARCHITECTURAL FEATURE



RGBW COLOR-CHANGING AND ADDRESSABLE LINEAR AND DOT LIGHTING OPTION TO CHASE, SHIMMER, ETC.

RGBW COLOR-CHANGING AND ADDRESSABLE LINEAR UPLIGHTING OPTION TO CHASE, SHIMMER, ETC.

NARROW SPOT UPLIGHTING AT FACADE CORNER

LINEAR LIGHTING TO OUTLINE ENTRY

LINEAR LIGHTING TO OUTLINE ENTRY

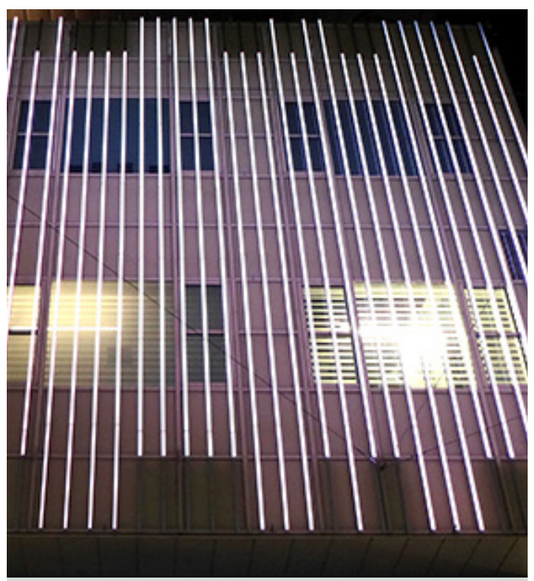
Johnston DESIGN GROUP

Hartranft Lighting Design

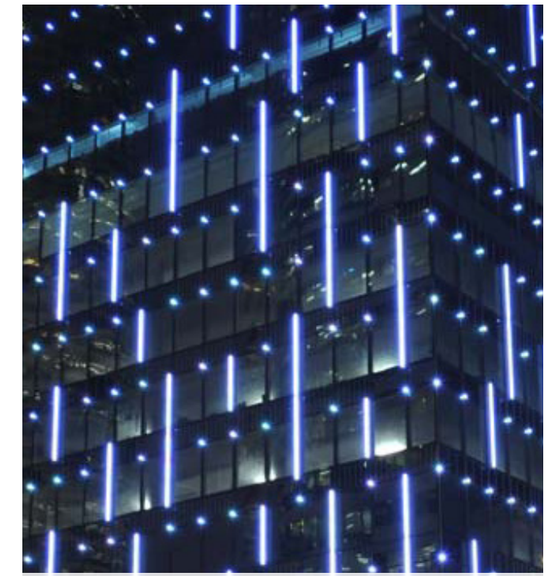
SW SEAMONWHITESIDE

ARCHITECTURAL LIGHTING: EAST FACADE CROWN ACCENT

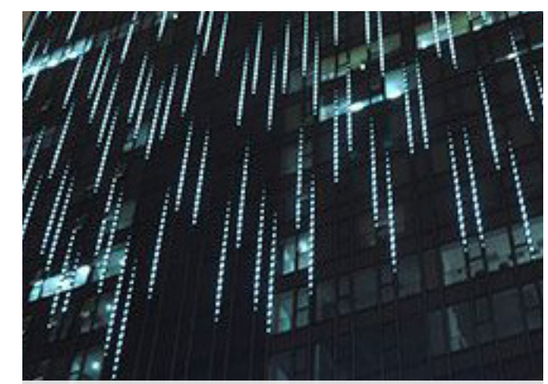
RGBW COLOR-CHANGING LINEAR LIGHTING OPTION



RGBW COLOR-CHANGING LINEAR LIGHTING OPTION



LINEAR AND DOT LIGHTING OPTION TO CHASE, SHIMMER, ETC.



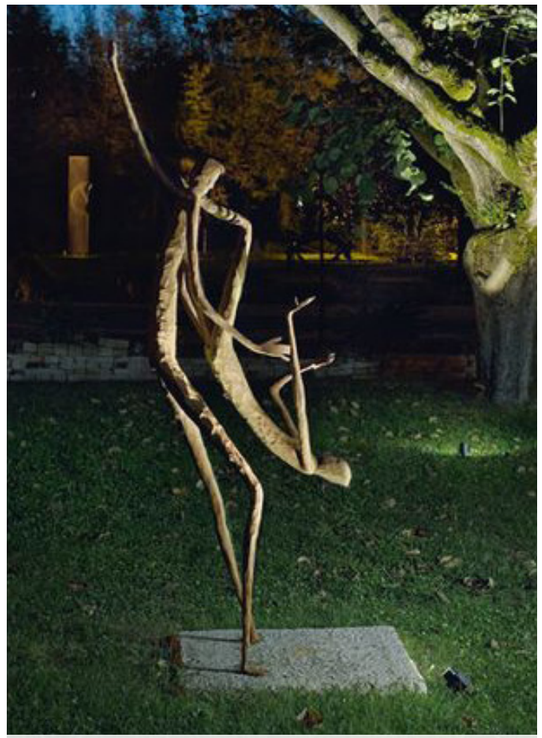
LINEAR DOT LIGHTING OPTION TO CHASE, SHIMMER, ETC.

Johnston DESIGN GROUP

Hartranft Lighting Design

SW SEAMONWHITESIDE

ARCHITECTURAL LIGHTING: SCULPTURE LIGHTING ALONG E.N. ST.



FLOOD LIGHTING SCULPTURE

FLOOD LIGHTING SCULPTURE

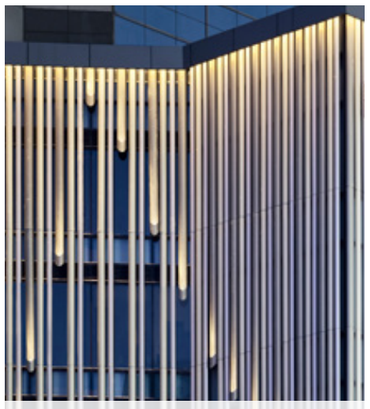
Johnston DESIGN GROUP

Hartranft Lighting Design

SW SEAMONWHITESIDE

ARCHITECTURAL LIGHTING: CORNER CAFE FACADE

CONCEALED LINEAR ACCENT LIGHTING



CONCEALED LINEAR ACCENT LIGHTING

LINEAR LIGHTING TO OUTLINE ENTRY

LINEAR LIGHTING TO OUTLINE ENTRY

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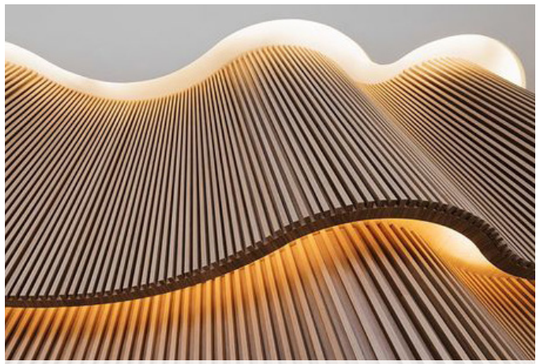
SW SEAMONWHITESIDE

ARCHITECTURAL LIGHTING: MAIN LOBBY OF N. TOWER

INDIRECT LIGHTING AT LOBBY CEILING

INTERIOR GLOW FROM LOBBY AT NIGHT



SCULPTURAL LIGHTING

SCULPTURAL LIGHTING

ACCENT LIGHT METAL MESH CURTAINS

Johnston DESIGN GROUP

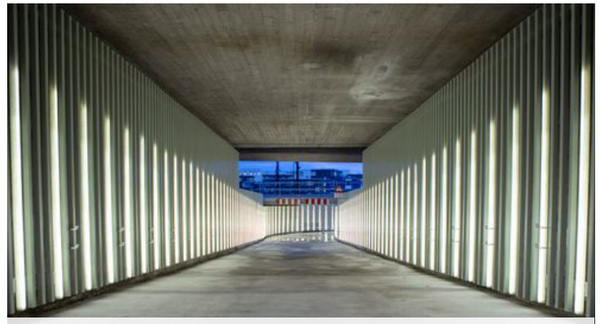
Hartranft Lighting Design

SW SEAMONWHITESIDE

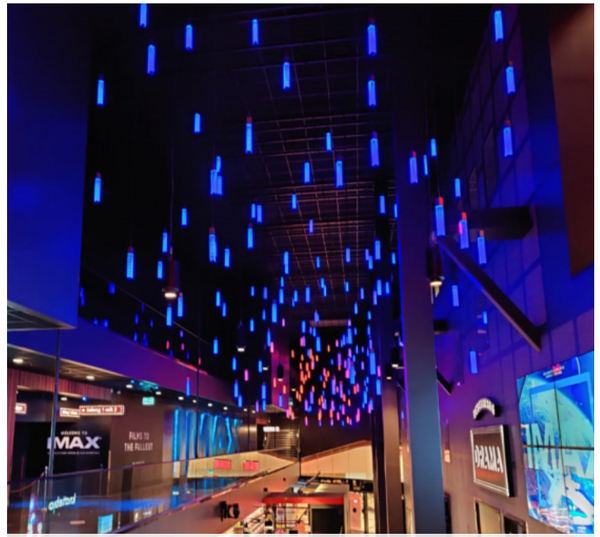
ARCHITECTURAL LIGHTING: LOGGIA FEATURE STAIR

OPTION FOR INTERACTIVE RGBW COLOR-CHANGING LINEAR LIGHTING INTEGRATED INTO STAIR RISER

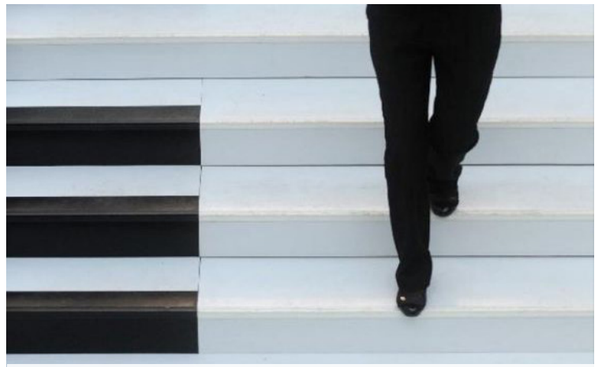
OPTION FOR INTERACTIVE LINEAR LIGHTING INTEGRATED INTO STAIR RISER OR TREAD



OPTION FOR VERTICAL LINEAR LIGHTING AT STAIR RAILING POSTS OR WALLS



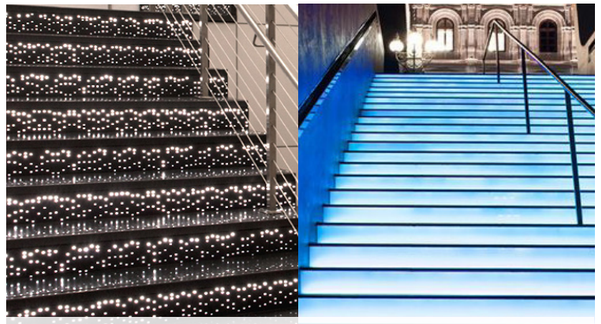
OPTION FOR RGBW COLOR-CHANGING PENDANT INSTALLATION OVER THE STAIRS



OPTION FOR PIANO OR MUSIC THEMED STEPS ACCENTED WITH LIGHT

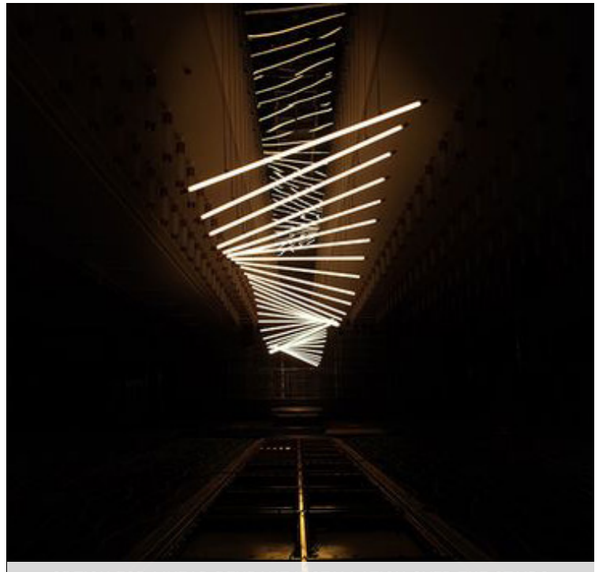
OPTION FOR LINEAR LIGHTING INSTALLATION OVER THE STAIRS TO DIRECT PEDESTRIANS

OPTION FOR INTERACTIVE RGBW COLOR-CHANGING LINEAR LIGHTING INTEGRATED INTO STAIR RISER



OPTION FOR BACK-LIT PERFORATED PATTERN OR RGBW COLOR-CHANGING STAIR RISER

OPTION FOR INTERACTIVE MUSIC AND LINEAR LIGHTING INSTALLATION AT THE STAIRS



OPTION FOR LINEAR PENDANT INSTALLATION OVER THE STAIRS

Johnston DESIGN GROUP

Hartranft Lighting Design

SW SEAMONWHITESIDE

city of greenville

Planning and Zoning

July 8, 2022
Scott Johnston / Nir Shoshani
1600 NE 1st Ave, Suite 3800
Miami, FL 33132

RE: Certificate of Appropriateness #CA 22-428
250 N Church St TMS # 004200-01-00201
The Gateway

To Whom It May Concern:

On 7/7/2022 the Design Review Board – Urban Design Panel *Approved with Conditions* your request for a Certificate of Appropriateness (CA) at the above referenced location. The approval is based on your application as presented and compliance with *Design Guidelines for the Downtown.*

CONDTIONS:

1. **This approval is limited to the following design elements provided in the application:**
   - **Building footprints, orientation, and location**
   - **Building heights, massing, and step backs**
   - **General pedestrian circulation routes (ADA accessibility must be provided)**

   Any future submittal to the DRB must reflect the approved elements as generally conveyed with this application. If revisions are required, a new approval must be secured from the DRB.
2. **Future shared access should be provided from the E. North Street drive to the adjacent parcel for future development per PUB 1.8.**
3. **If feasible, the utility court should be relocated to an area of lesser visual impact per PUB 8.9 and PUB 12. If it is to remain, special consideration should be given to the orientation and screening of the utility court to mitigate its visual impact through detailing, art, or plantings per PUB 7.5.**
4. **Per PRI 4.3, commercial space, not private space, should be located along the plaza frontage to facilitate a more vibrant environment for residents and pedestrians. Staff is concerned that the lack of commercial uses fronting this space will result in a lack of activation as a plaza. Activation of the plaza must be addressed with the architecture submittal.**
5. **Further study of the proposed facades and color scheme for the shorter building should be done for consistency with PRI 6.8 – brighter, bolder colors should not dominate the overall color palette or cause the building to look out of place. The applicant shall continue to work with staff and two members of the DRB to refine these items prior to the architecture submittal.**
6. **No specific materials have been named in the application. All final materials and samples must be provided for approval of the final architecture. Approval of material concepts, as requested, is general in nature and should in no way be misconstrued as approval for a specific material.**

You must obtain any required permits before beginning construction or installation. Approval of this Certificate of Appropriateness authorizes that the design conforms to the applicable design guidelines

and does not constitute permit approval. All proposed work shall comply with the zoning district requirements, including building setbacks, building height, permitted uses, sign regulations, and applicable development and design standards.

Please remove the public hearing signs from the property within five days from receipt of this notice.

Note that any alterations or modifications to the approved plans may require a revised CA. Please notify staff of any revision plans. Failure to comply with the CA may result in withholding the Certificate of Occupancy or other permits for the property. In addition, 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.

Also note that this CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

If you believe the Commission erred in its decision you have the right to appeal to the Circuit Court. Such appeal must be filed within 30 days of the date you received this notice and must indicate why you believe the decision is illegal, either in whole or in part (Sec 19-2.3.8(j)). This Certificate of Appropriateness shall be deemed void as determined by the decision-making body.

Sincerely,

Principal | Urban Design Division

city of greenville

Planning and Zoning

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Principal | Urban Design Division