AGENDA

MEETING OF DESIGN REVIEW BOARD
THURSDAY, JUNE 18, 2026 - 3:00 PM
Greenville City Hall, Council Chambers, 206 S. Main Street
Citizens may access the meeting at the following web address:
http://greenvillesc.gov/MeetingMedia

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1. **Call to Order**
2. **Roll Call**
3. **Welcome and Opening Remarks from the Chair**
4. **Approval of the Minutes**
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**
8. **Old Business**
   a. **CA 25-298**
   Application by Rob Couch for a Certificate of Appropriateness for a New Mixed-Use Structure at 127 South Main Street
9. **New Business (public comment)**
   a. **CA 26-500**
   Application by City of Greenville for a Certificate of Appropriateness for Exterior Renovations at 206 South Main Street
   b. **CA 26-411**
   Application by Mike Martinez for a Certificate of Appropriateness for Bon Secours Wellness Arena Renovations at 650 North Academy Street and 408 North Church Street
10. **Advice and Comment (no public comment)**
11. **Other Business (no public comment)**
12. **Informal Review (no public comment)**
13. **Adjournment**

Planning Staff Report to
Design Review Board
June 12, 2026
for the June 18, 2026 Public Meeting

Docket Number:	**CA 25-298**
Applicant:	McMillan Pazdan Smith
Property Owner:	Crescent Greenville, LLC
Property Location:	127 S. Main Street
Tax Map Number:	0059000101700
Zoning:	MXS-D, Downtown Design Review Boundary
Proposal:	**CA for Site Plan, Massing, and Detailing**
Staff Recommendation:	**Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Overview:

The applicant is requesting approval for the site plan, massing, and architectural detailing for a new 5-story mixed-use structure with internal parking, office use, and five residential units. Upgrades to the adjacent sidewalk and plaza are proposed as well.

The site is located at the corner of South Main Street and Court Street; is zoned MXS-D; and is located within the Downtown Design Review Boundary.



Staff Analysis:

<u>Site Plan</u>

- PUB 1 – Block Pattern
  - The proposed development will create an active structure in place of a parking lot, will remain under the recommended block length, and will conform with the development code's maximum building length.

- Vehicle access will occur from the rear alley, maintain existing patterns, and avoid direct pedestrian conflict per PUB 1.5. No additional curb cuts are being considered.
- In general, the site plan is in conformance with the underlying zoning and is in accord with the prevailing development pattern of downtown.

- PUB 2 – Pedestrian Realm
  - The East Court Street façade and private entrance extends into the public right-of-way and will require an encroachment permit. This entrance is required per code. Staff will note that future East Court Street plans may improve this area, creating a larger, more inviting pedestrian experience. However, the current plan is proposing a reduction in pedestrian space from approximately 12' down to approximately 6'-6".
  - The resultant East Court Street sidewalk will remain relatively unchanged from its current configuration.

- PUB 5 – Planting Zone
  - In this urban context, minimal planting areas are expected and should be used primarily to highlight entrances, screen utilities, or add to the pedestrian experience. Staff recommends the use of a licensed landscape architect to identify appropriate species for this highly urbanized area.

- PUB 9 – Lighting
  - Pedestrian lighting will be required per the Greenville Development Code and will be evaluated at the time of permit review. Any additional pedestrian lighting shall be in conformance with the downtown lighting standards.

- PUB 10 – Walls, Fencing & Screening
  - A private courtyard is proposed on the northwest corner of the structure, intended as a private entry. Full-screen gates are prohibited, but a decorative 'garden gate' approach to this private residential outdoor foyer is appropriate. Staff recommends that gate height should not exceed 40" in height, a standard set by historic guidelines for residences. The gate shall meet transparency requirements of the development code.



- PUB 11 – Signage
  - Signage shown is representational only, and shall be submitted as a separate CA.

Architectural Massing and Detailing

- PRI 2 – Massing
  - The building's height of five stories is not in stark contrast to the surrounding structures.

- A material change at the first and second floors helps to ground the massing to a pedestrian-friendly scale.
- Per PRI 2.7, a variety of building heights is encouraged downtown, and the width is proportional to other structures.

- PRI 3 – Front Public Entry
  - Entrances should face the public realm and promote the shared indoor/outdoor experience, especially adjacent to a public plaza. “Buildings need to interact seamlessly with adjoining sidewalks, streets, and open spaces.”
  - Entry areas should be enhanced with architectural and landscape features such as covers, lighting, and landscape elements that will attract and guide pedestrians,” per PRI 3.3.
  - Entry glass must be highly transparent per PRI 3.4.
  - Entries must be designed to pronounce their purpose as a destination, per PRI 3.5.

  Staff believes that these requirements have been met.

- PRI 3 – Front Private Entry
  - Per PRI 3.3, all entries are to be designed with materials, architectural and landscape architectural features such as coverings, lighting, etc. Entries should pronounce their purpose, per PRI 3.5.
  - Per PRI 3.8, “residential uses at the ground floor level must include entrances that face the public realm.”

- PRI 4 – Activated Ground Floor
  - All windows shall be transparent per PRI 4.2, with no dark tinting or reflectivity allowed.
  - Applicant is requesting administrative relief from the minimum transparency percentage for building façade. Staff is recommending further study and maximum transparency as the construction type allows, to be reviewed before approval of the final CA.

- PRI 8 – Private Outdoor Spaces
  - A small outdoor entry area is submitted as open space. Safety and privacy concerns have been raised, and a ‘garden-style’ fence has been proposed with planters to soften the outdoor area.



Demolition of Existing

No structures on site are of historic or cultural importance and do not warrant protection per the downtown guidelines or the historic guidelines. All trees on-site removed during demo will be subject to the City’s tree mitigation requirements per section 19-5.2.

Summary:

The height, massing, and use of the project is appropriate for this zoning district, and all guidelines have been substantially addressed. Therefore, staff recommends conditional approval of CA 25-298 with the following mandatory conditions:

1. **Private residential 'garden-style' gate shall not exceed 40".**

2. **All glass shall be meet the transparency requirements of the Development Code and be highly transparent per PRI 4.2**

3. **Façade transparency shall be brought up to the maximum amount as allowable by the construction type, with final review and approval to be conducted by staff and two members of the Design Review Board.**

4. **A material mock-up shall be built on site, reviewed, and approved by staff and two members of the Design Review Board, prior to construction.**
5. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.F 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.**

city of greenville

APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 127 S. Main Street

*TAX MAP #(S) _____

*ZONING CLASSIFICATION MXS-D

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

____ Downtown Review District ____ West End Overlay ____ Pettigru ____ East Park ____ Overbrook

____ Hampton-Pinckney ____ Heritage ____ Colonel Elias Earle ____ Local Landmark ____ National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. Initial: RAC

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ____Yes X No

DESCRIPTION OF REQUEST

*ORIGINAL APPLICATION # (N/A if new application)_____

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

New construction of a five-story mixed-use shell building with basement parking.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	$50.00
E. INFORMAL REVIEW	$50.00

2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

☐ SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. 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.).

c. Model (digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the Design Review boundary can be downloaded here:*** https://greenvillesc.gov/364/Access-GIS-Data, ***and is provided as a .skp file.***

☒ ARCHITECTURAL REVIEW

a. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, 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).

b. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).

c. 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).

d. Renderings (include perspective drawings, including views from pedestrian and public realm).

e. Model (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 sign location).

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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

Please verify that all required information is reflected on 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 office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

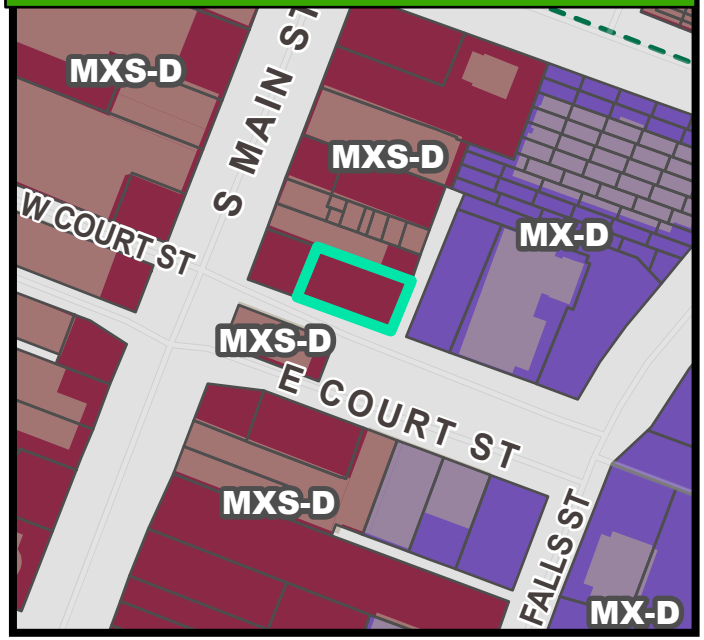
*Signatures	
Applicant	Rob Couch Digitally signed by Rob Couch DN: C=US, E=rcouch@mcmillanpazdansmith.com, O=McMillan Pazdan Smith, CN=Rob Couch Date: 2025.03.30 18:06:44 -04'00'
Date	
Property Owner/Authorized Agent	
Date	3/31/2025
Public Hearing information	
Public Hearing signs	

CA 25-298 • 127 SOUTH MAIN STREET

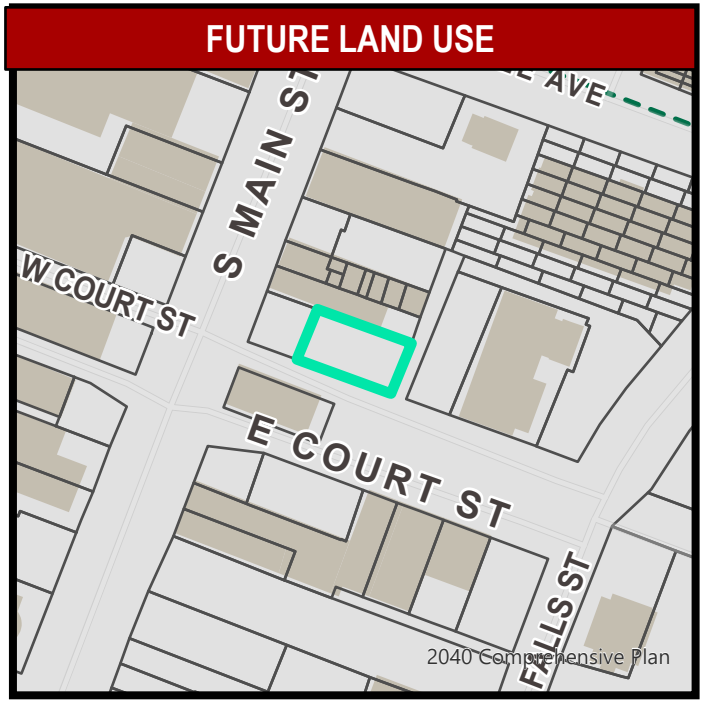
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

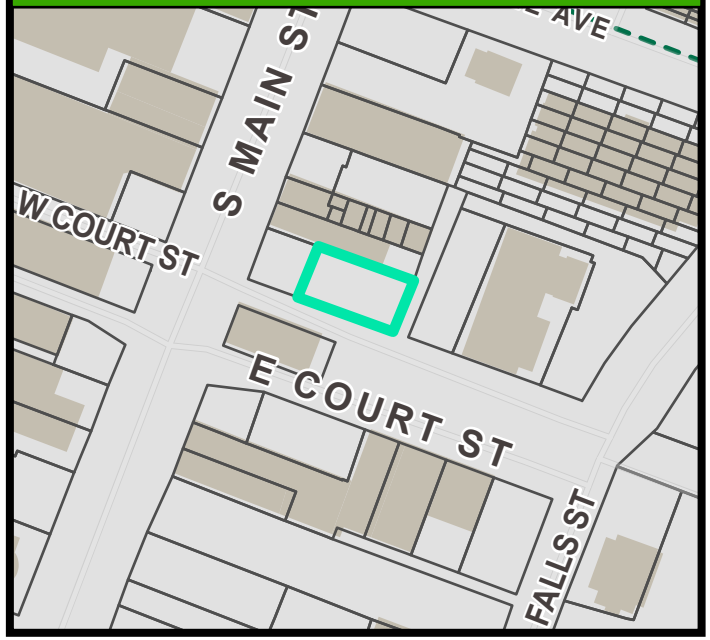


CA 25-298 • 127 SOUTH MAIN STREET

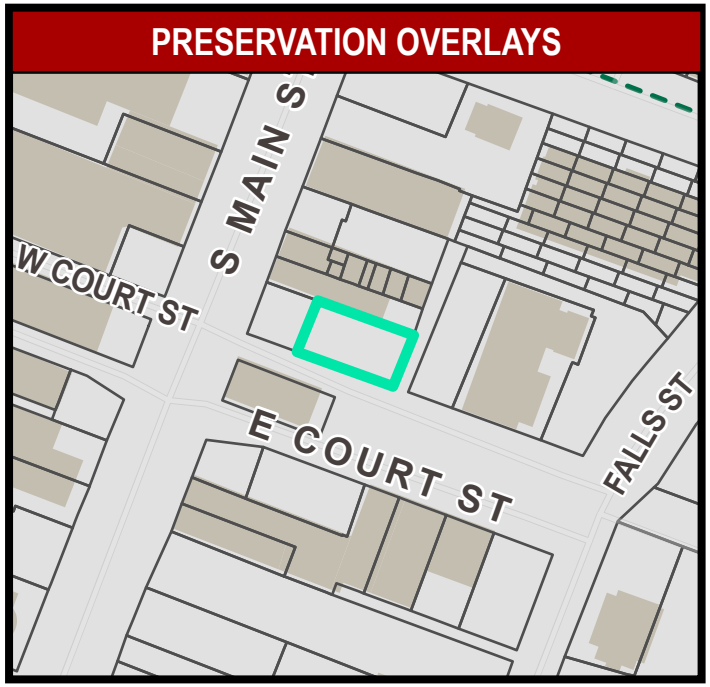
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



mcmillan | pazdan | smith
ARCHITECTURE

May 27, 2026

Alyson L. Smith
Senior Development Planner
City of Greenville
Planning & Development
Urban Design Division
15 S Main Street
Greenville, SC 29601

Re: 127 S. Main Street
TMS #0059000101700
DRB Architectural Review
CA-25-298

Alyson:

On behalf of the owner, we respectfully submit the following application for Certificate of Appropriateness for consideration by City staff and the Design Review Board.

Following the public hearing on May 21, 2026, we have made several revisions to the design in response to the Staff report and DRB comments. These include the following:

1. **Site Plan**
   a. Moved front commercial entry to face McBee Plaza and Main Street.
   b. Increased the street-facing transparency on the S. Main Street facade.
   c. Re-designed the private residential forecourt entrance to include a 4'-0" high decorative gate, landscaping, and canopy. Re-configured the entrance to include separate residential lobby with street-facing entry door. Changed paver material in the forecourt to distinguish the space from the public realm.
   d. Reduced Court Street entry porch to increase sidewalk width and added landscaping to soften the edge.
   e. Added planters at rear alley pedestrian entrance and garage door.
   f. Added vehicular pavers at garage apron to distinguish from public realm paving.
   g. Added foundation plantings along Court Street to soften the street edge.
   h. Provided signage locations and types. Final signage design to be submitted separately for approval.

2. **Architectural Massing and Detailing**
   a. Re-designed façade composition to create a uniform base with penthouse level.

b. Enlarged first-floor commercial storefront windows and changed from aluminum-clad wood windows to structurally glazed curtain wall system to distinguish from the residential windows above.
c. Added glazing at the ground level of the alleyway façade to increase transparency. The main pedestrian entrance glazing has been enlarged, and the guardrails have been replaced with a low knee wall so that the entrance is more open to Court Street.
d. Enlarged and recessed the upper floor windows to provide depth and shadow to façade. Residential windows are framed with stacked brick coursing to reflect the surrounding context.
e. Revised penthouse window design to match other fenestration, creating a more cohesive façade approach.
f. Revised balconies to create large, vertical openings with glass guardrails.
g. Revised penthouse formliner to fluted concrete to emphasize verticality of the facade.
h. Revised penthouse and base concrete color to a warm white to reflect the surrounding context.
i. Lowered the building base to reduce scale at the rear of the building.
j. Revised base materials to minimize concrete, including the addition of stacked brick to reflect masonry coursing of the surrounding context buildings.
k. Revised heavy sandblasted base panels to a fluted concrete to match the penthouse façade and create a more tactile appearance.
l. Added lighting to include vertical wall sconces at main building entrances, recessed lighting at upper-level balconies, and step lighting at Court Street raised entry porch.

Thank you for your consideration. Please let us know if you have any questions or require additional information.

Sincerely,



Rob Couch

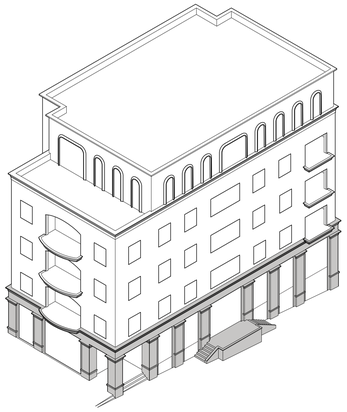


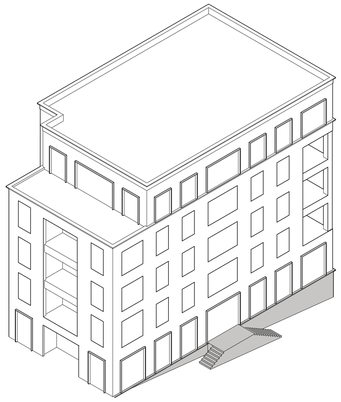
127 S. MAIN STREET

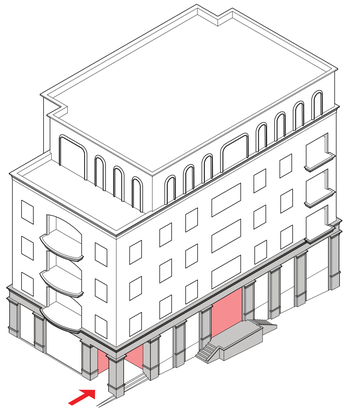
DRB SUBMITTAL
06/18/2026

mcmillan pazdan smith ARCHITECTURE
SEAMONWHITESIDE
CALDWELL CONSTRUCTORS

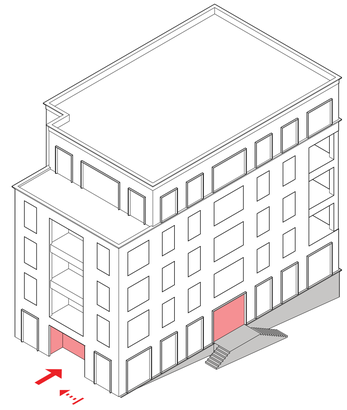
1. MASSING COMPARISON



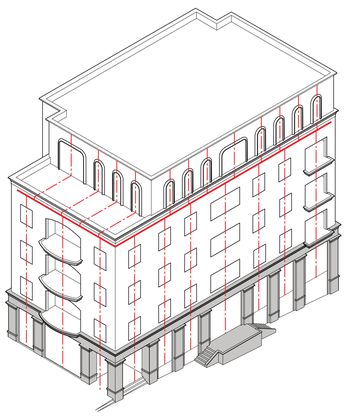


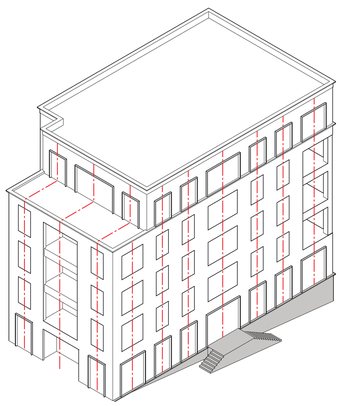


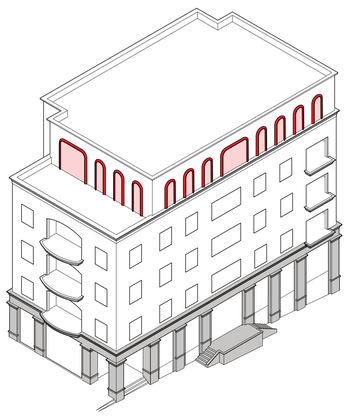
4. MOVE COMMERCIAL ENTRY TO CENTER OF PLAZA



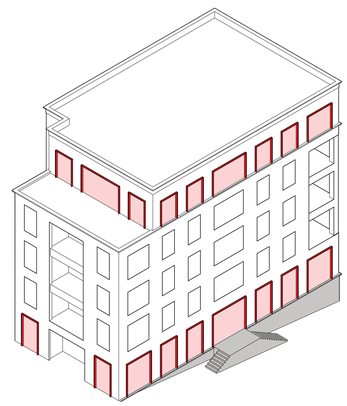
2. ALIGN AND ENLARGE FENESTRATION



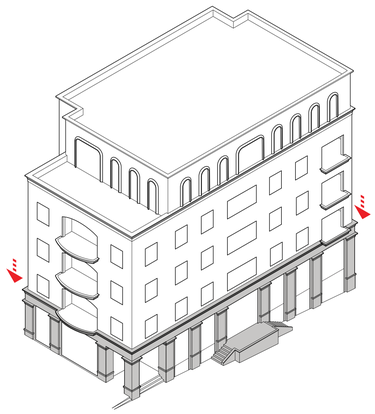


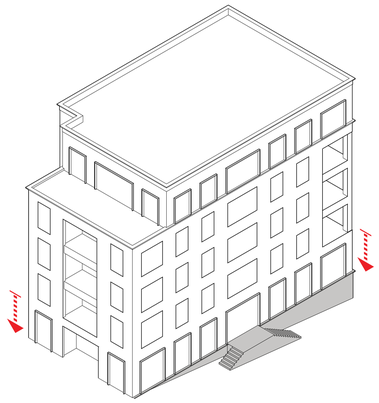


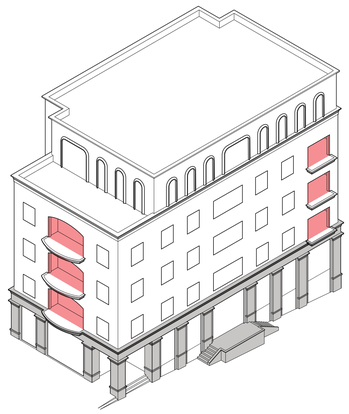
5. ARTICULATE PENTHOUSE AND GROUND LEVEL STOREFRONT WITH PROJECTED FRAMES TO MATCH



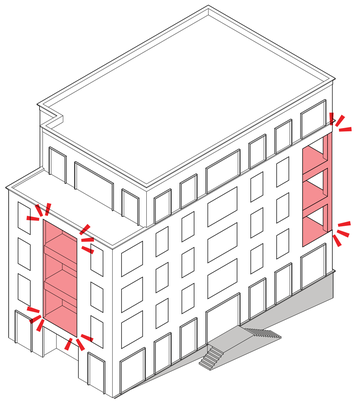
3. DROP AND ALIGN BASE







6. GROUP BALCONIES TO SINGLE OPENING RATHER THAN INDIVIDUAL PUNCHED OPENINGS



APRIL DRB SUBMITTAL

JUNE DRB SUBMITTAL

APRIL DRB SUBMITTAL

JUNE DRB SUBMITTAL

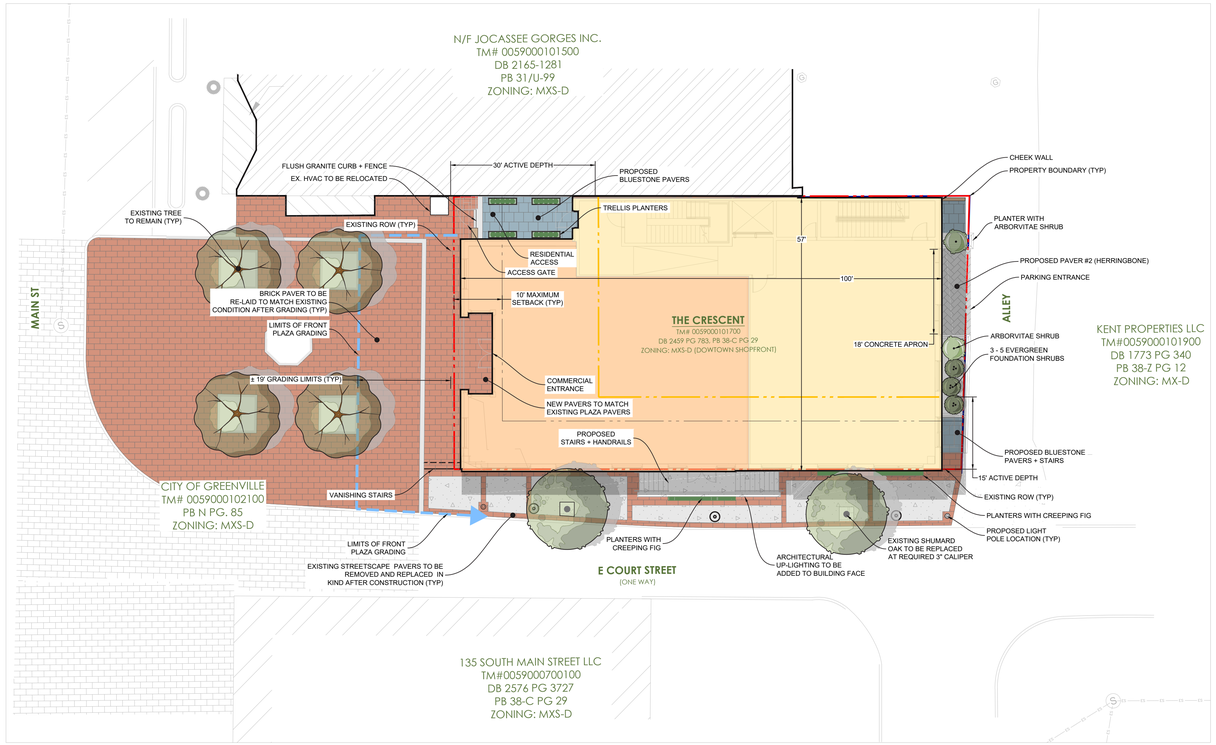
REVISIONS OVERVIEW



APRIL DRB SUBMITTAL



JUNE DRB SUBMITTAL



PLAZA PAVERS

FORECOURT PAVERS


GARAGE APRON PAVERS

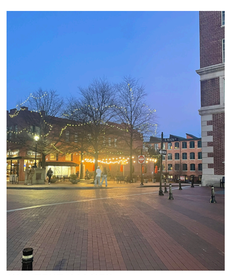

STEP LIGHTING



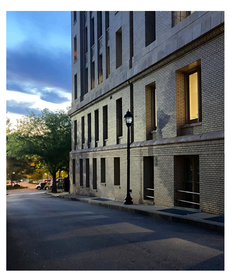
SITE HARDSCAPING

mcmillan | pazdan | smith
ARCHITECTURE

VIEW FROM MAIN AND COURT STREETS







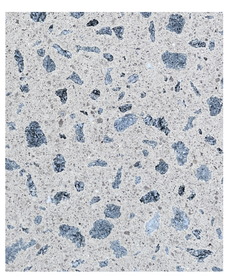
CONTEXT IMAGES

CORNER AT PLAZA


STACKED SOLDIER SMOOTH BRICK


1/3 RUNNING BOND VELOUR BRICK


FORMLINED FLUTED CONCRETE


HEAVY SANDBLAST CONCRETE WITH EXPOSED AGGREGATE


LIGHT ACID ETCHED CONCRETE

OFF-WHITE METAL


LINED OAK FLUTED SIDING



VIEW FROM PLAZA

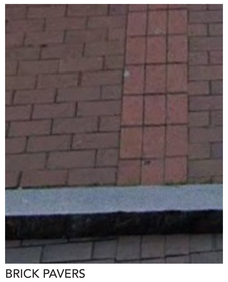


PUBLIC REALM AT PLAZA



RESIDENTIAL FORECOURT


TRELLIS PLANTER


BRICK PAVERS


BLUESTONE PAVERS



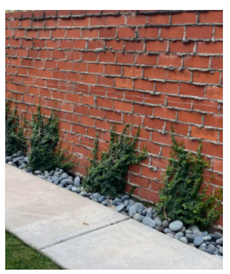
PLAZA VIEW FROM COURT STREET

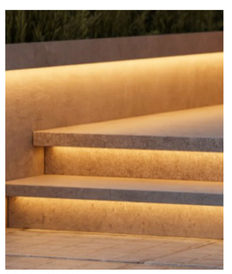
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ARCHITECTURE

VIEW WEST ON COURT STREET


ARBORVITAE SHRUB


SHUMARD OAK


CREEPING FIG

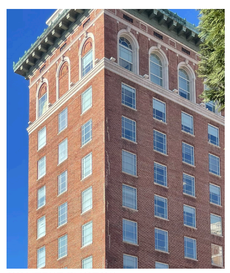

STEP LIGHTS



AERIAL FROM COURT STREET

mcmillan | pazdan | smith
ARCHITECTURE

AERIAL FROM PLAZA





CONTEXT PHOTOS



NIGHT VIEW FROM MAIN AND COURT STREETS

CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

ISSUE DATE / DESCRIPTION 06/18/2026 DRB SUBMITTAL

MPS PROJECT NO.: 024622.00

SESSION: GG-28 PM - Autodesk Docs://024622.00 - 127 S. Main/127S_Main_Central_R25_V24.rvt
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MR. GARY CALDWELL

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DMERRITT@SEAMONWHITESIDE.COM

MR. DANIEL MERRITT



DRAWING INDEX

SHEET NO	SHEET NAME	CURRENT ISSUE NO	CURRENT ISSUE DATE	CURRENT ISSUE DESCRIPTION
GENERAL				
G001	COVER SHEET	D	06/18/2026	DRB SUBMITTAL
ARCHITECTURAL				
A100	BASEMENT FLOOR PLAN	D	06/18/2026	DRB SUBMITTAL
A101	LEVEL 1 FLOOR PLAN	D	06/18/2026	DRB SUBMITTAL
A102	LEVEL 2 FLOOR PLAN	D	06/18/2026	DRB SUBMITTAL
A103	LEVEL 3 FLOOR PLAN (TYP. LEVEL 4)	D	06/18/2026	DRB SUBMITTAL
A105	LEVEL 5 FLOOR PLAN	D	06/18/2026	DRB SUBMITTAL
A106	ROOF PLAN	D	06/18/2026	DRB SUBMITTAL
A300	STREETSCAPE ELEVATIONS	D	06/18/2026	DRB SUBMITTAL
A301	BUILDING ELEVATIONS	D	06/18/2026	DRB SUBMITTAL
A302	BUILDING ELEVATIONS	D	06/18/2026	DRB SUBMITTAL

BUILDING AREA

LEVEL 0:
GARAGE 5,255 SF

LEVEL 1:
COMMERCIAL 2,281 SF
RESIDENTIAL 1,735 SF
TOTAL 4,016 SF

LEVEL 2:
RESIDENTIAL 4,125 SF

LEVEL 3:
RESIDENTIAL 4,125 SF

LEVEL 4:
RESIDENTIAL 4,125 SF

LEVEL 5:
RESIDENTIAL 3,773 SF

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ARCHITECTURE

CONSULTANT LOGO

SEALS

CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	02/02/2026	DRB SUBMITTAL
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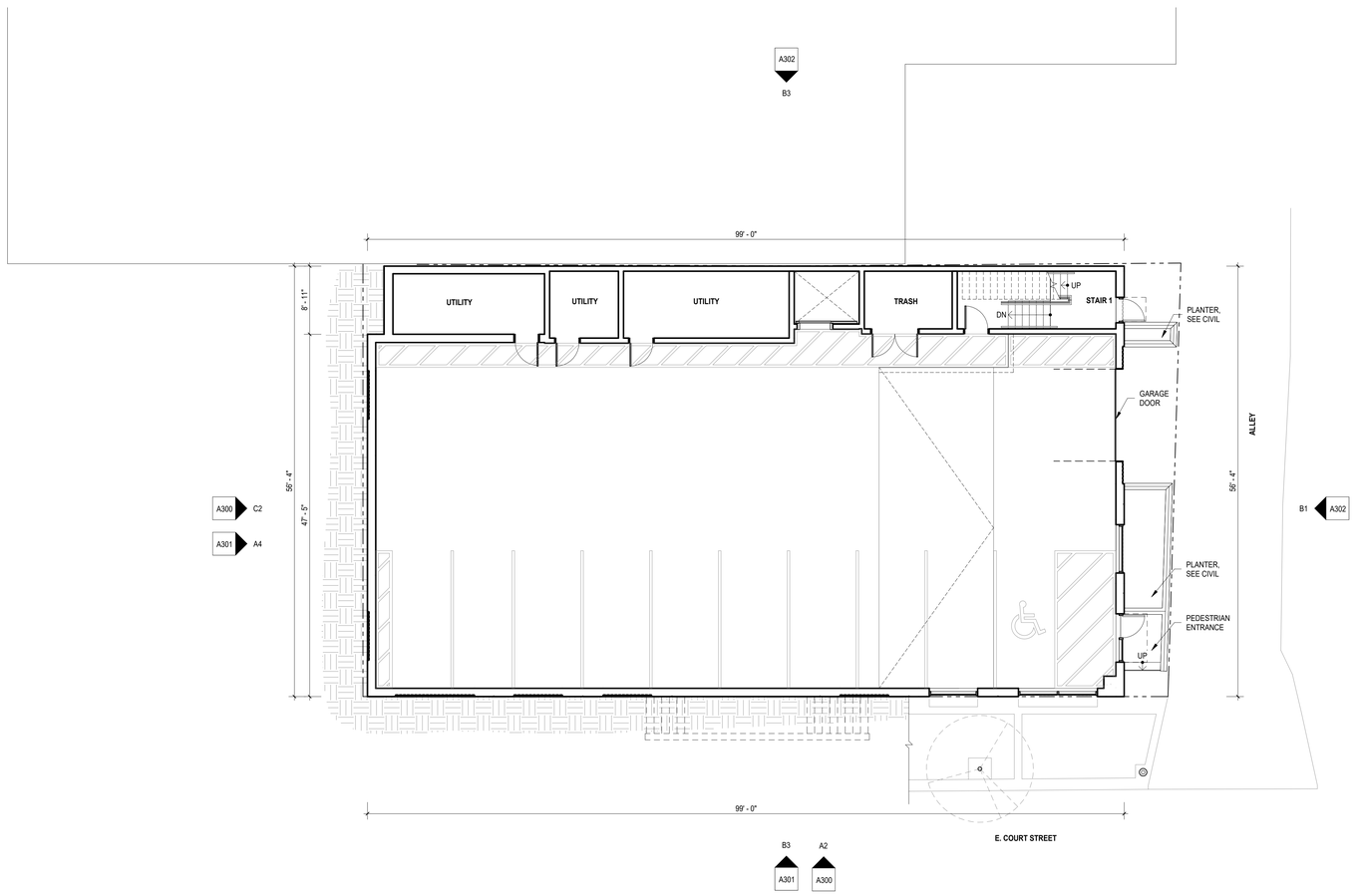
NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT, CN

SHEET TITLE:
COVER SHEET

SHEET NO. G001

PROJ. NO. 024622.00



A1 / A100 **BASEMENT FLOOR PLAN**

1/8" = 1'-0"

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CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

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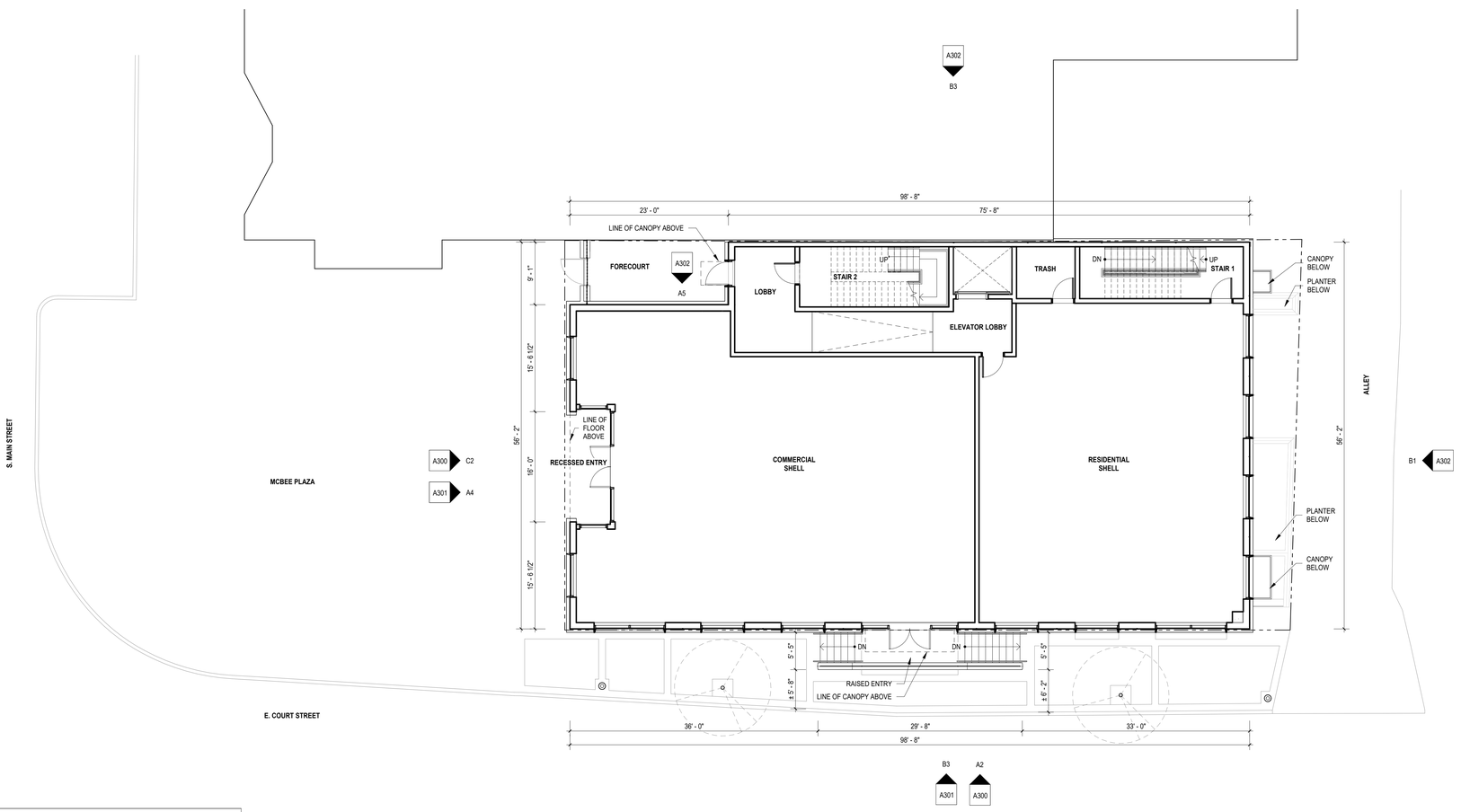
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT, NH, RC, CN

SHEET TITLE:

BASEMENT FLOOR PLAN

SHEET NO. A100

PROJ. NO. 024622.00



LEVEL 1 FLOOR PLAN

A1 / A101

1/8" = 1'-0"

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127 S. MAIN STREET, GREENVILLE, SC

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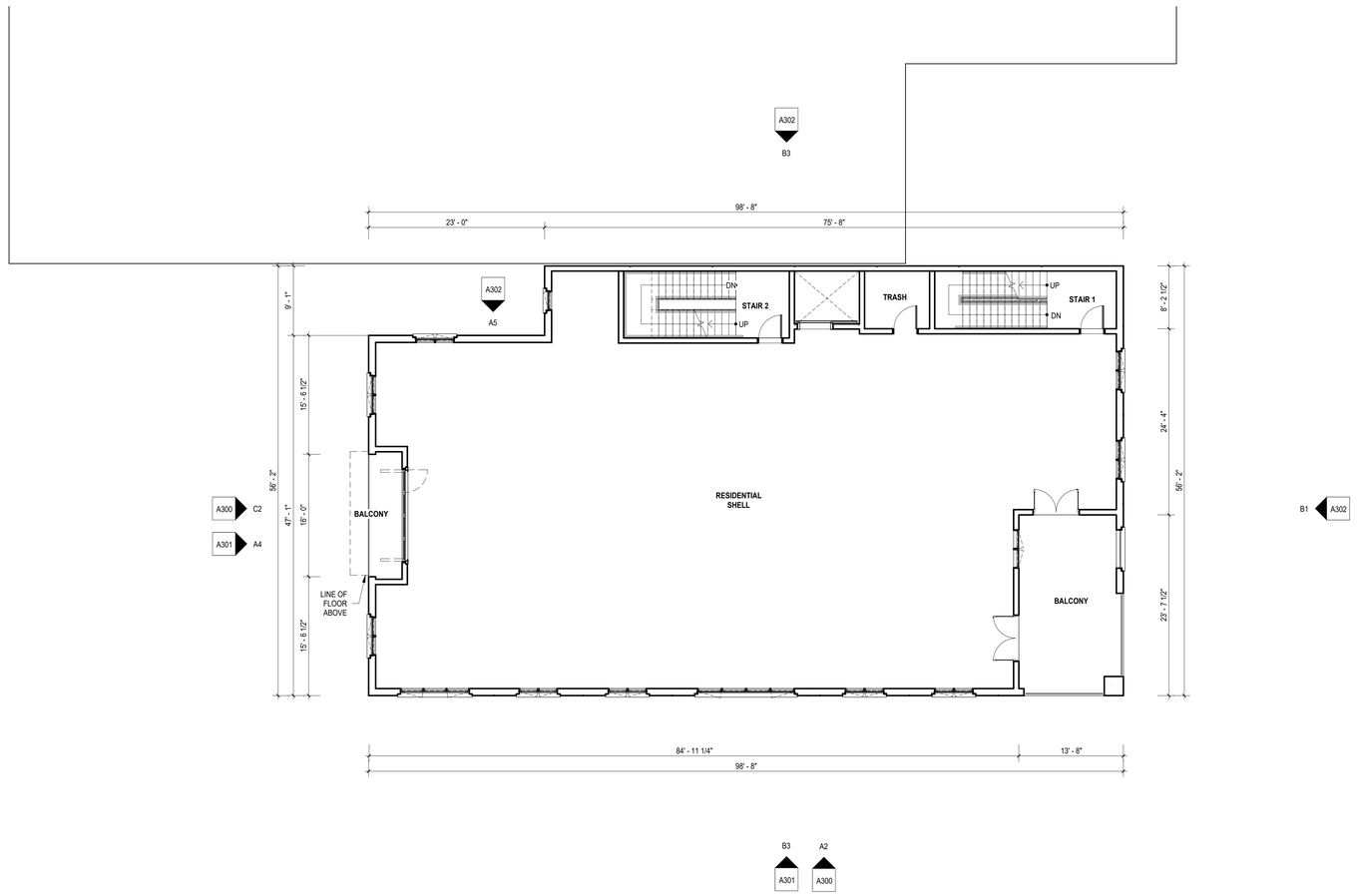
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH, CN

SHEET TITLE:

LEVEL 1 FLOOR PLAN

SHEET NO. A101

PROJ. NO. 024622.00



A1 / A102 **LEVEL 2 FLOOR PLAN (TYP. LEVELS 3 & 4)**

1/8" = 1'-0"

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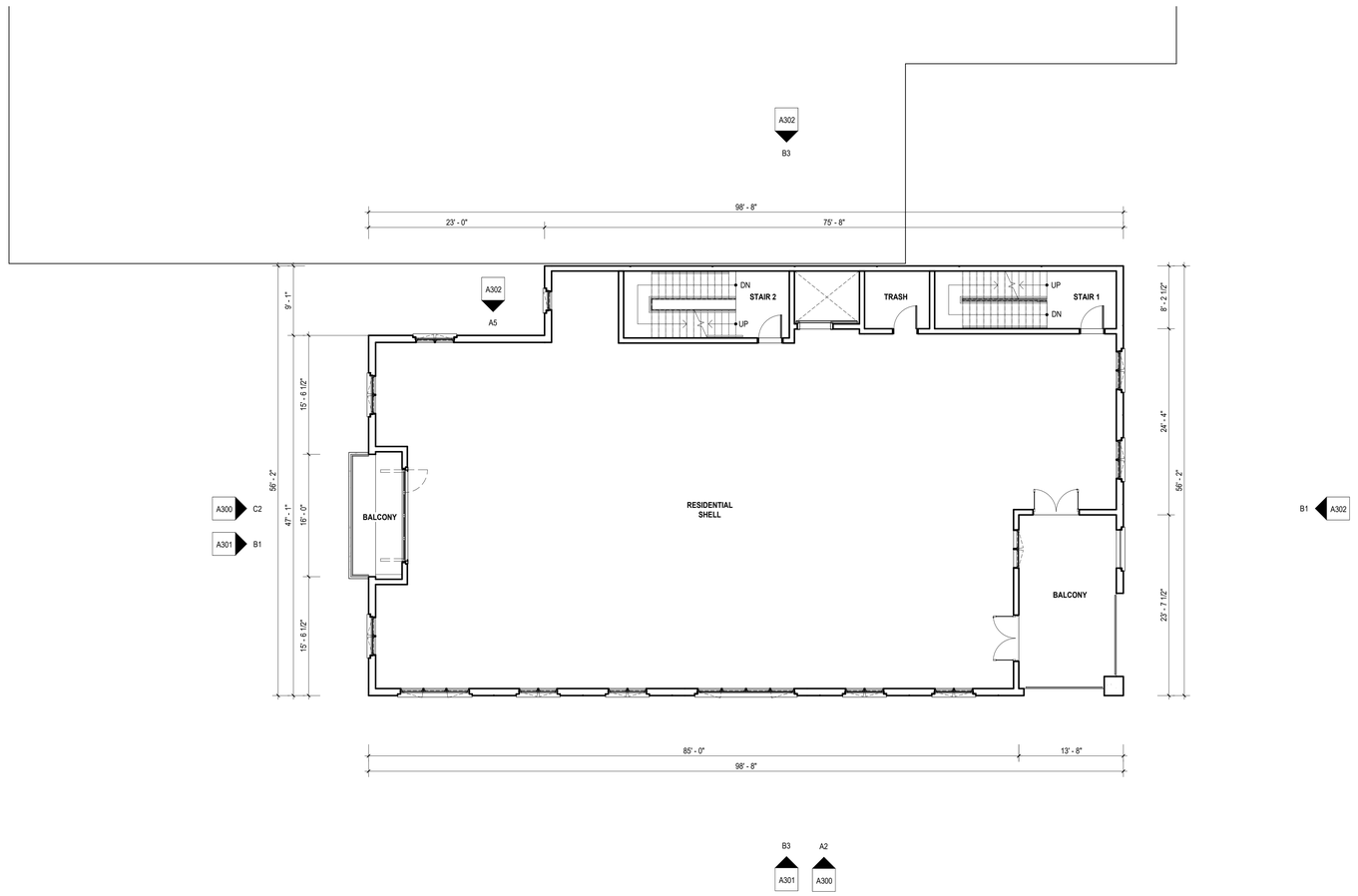
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH, RC, CN

SHEET TITLE:

LEVEL 2 FLOOR PLAN

SHEET NO. A102

PROJ. NO. 024622.00



A5 / A103 **LEVEL 03 - FLOOR PLAN**

1/8" = 1'-0"

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PROJECT ARCHITECT:	RC
DRAWN BY:	LB

SHEET TITLE:

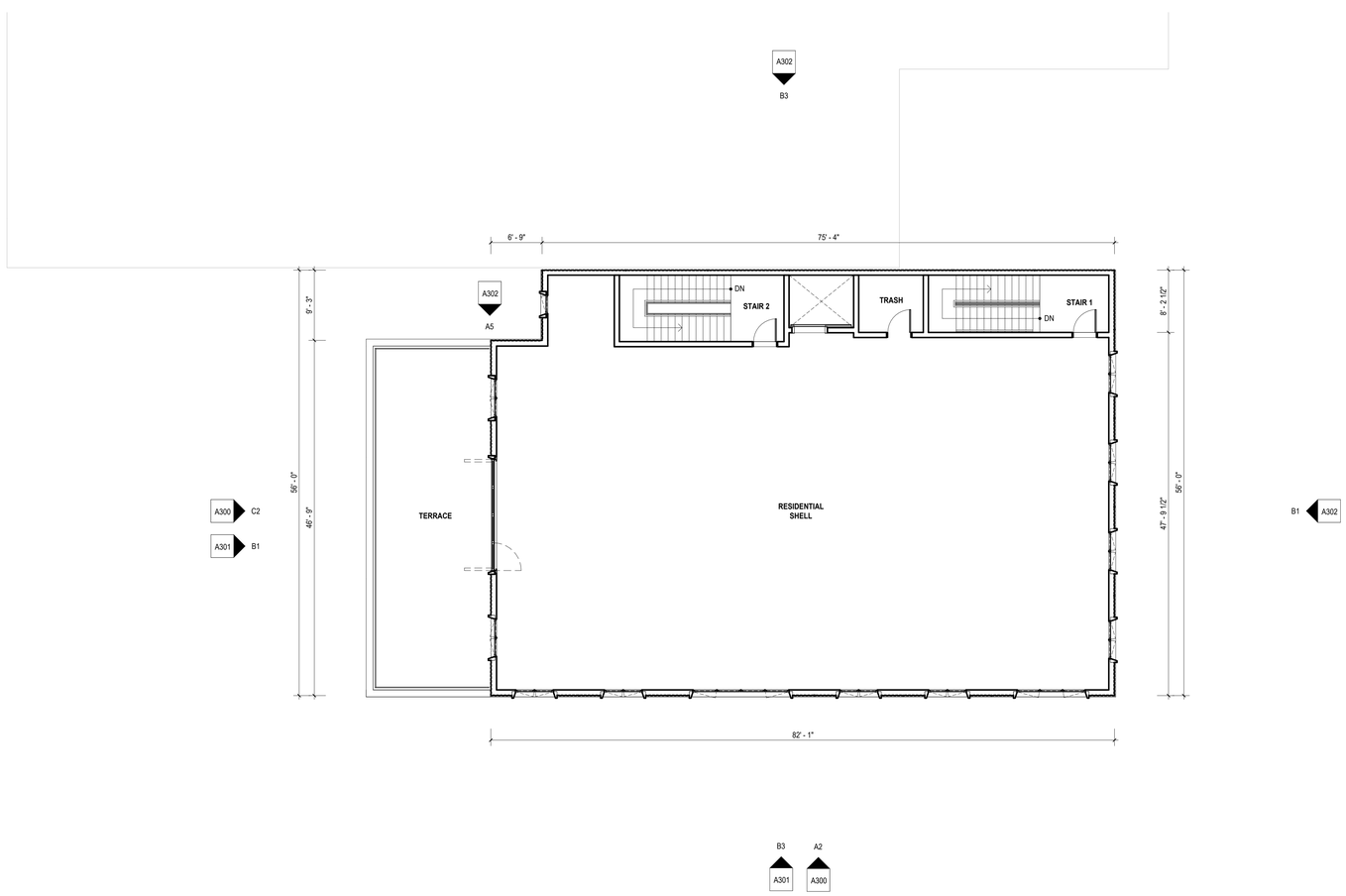
LEVEL 3 FLOOR PLAN (TYP. LEVEL 4)

SHEET NO.

A103

PROJ. NO.
024622.00

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A1 / A105 **LEVEL 5 FLOOR PLAN**

1/8" = 1'-0"

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PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH, CN

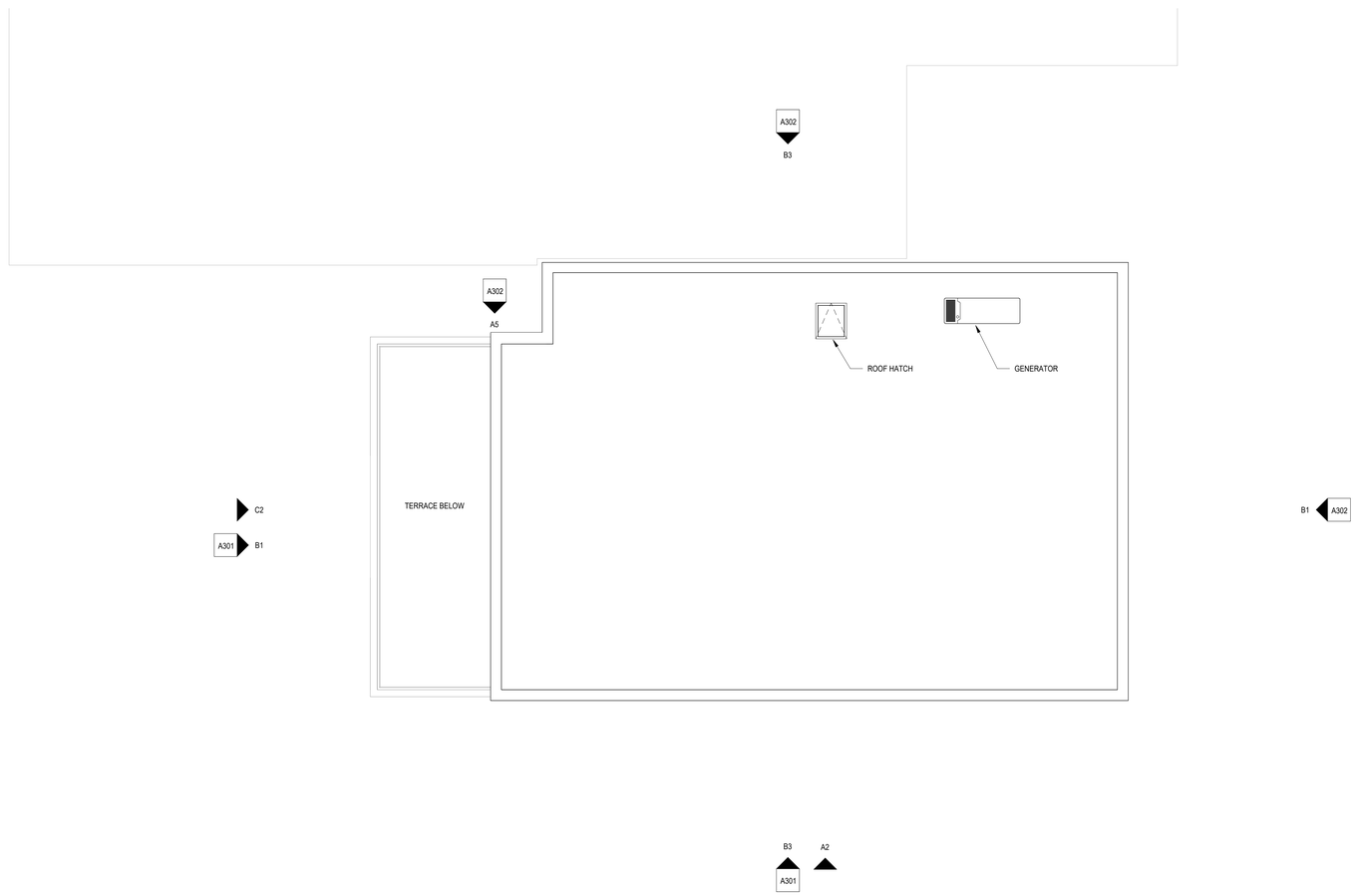
SHEET TITLE:

LEVEL 5 FLOOR PLAN

SHEET NO.

A105

PROJ. NO.
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A1 / A106 **ROOF PLAN**

1/8" = 1'-0"

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127 S. MAIN STREET, GREENVILLE, SC

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PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	RC
DRAWN BY:	LB, NH, CN

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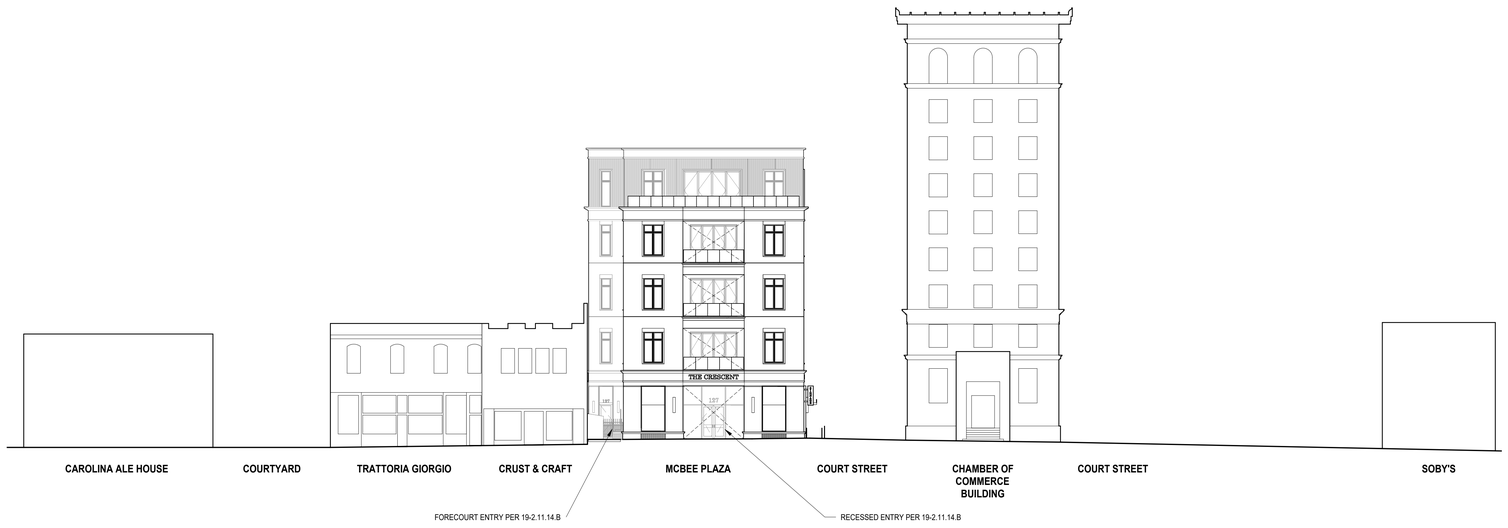
ROOF PLAN

SHEET NO.

A106

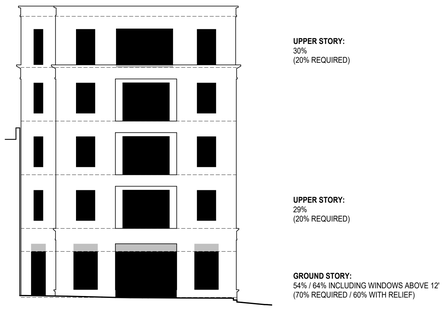
PROJ. NO.

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C1 A300 **S. MAIN STREET STREETSCAPE ELEVATION**

1/16" = 1'-0"



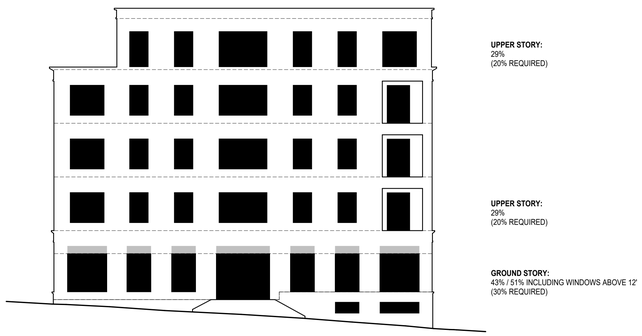
C2 A300 **MAIN STREET ELEVATION TRANSPARENCY**

1/16" = 1'-0"



A1 A300 **COURT STREET STREETSCAPE ELEVATION**

1/16" = 1'-0"



A2 A300 **COURT STREET ELEVATION TRANSPARENCY**

1/16" = 1'-0"

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PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH, RC

SHEET TITLE:

STREETSCAPE ELEVATIONS

SHEET NO. A300

PROJ. NO. 024622.00

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B1 A301 **BUILDING ELEVATION - WEST (MCBEE PLAZA)**

1/8" = 1'-0"

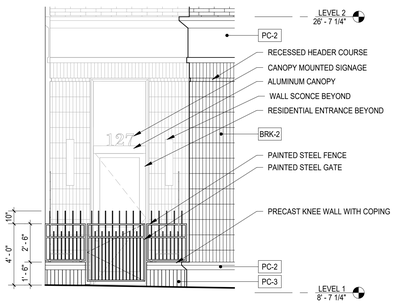


B3 A301 **BUILDING ELEVATION - SOUTH (COURT STREET)**

1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

TYPE	GRAPHIC	MATERIAL	BASIS OF DESIGN MANUFACTURER	PRODUCT/STYLE	SIZE	COLOR/FINISH	REMARKS
BRK-1		PRECAST CONCRETE WITH THIN BRICK VENEER	PRECAST: METROMONT THIN BRICK: ENDICOTT	THIN BRICK: MEDIUM IRONSPOT #46	NORMAN (11 5/8" X 2 3/4" X 3 5/8")	THIN BRICK: VELOUR	1/3 RUNNING BOND
BRK-2		PRECAST CONCRETE WITH THIN BRICK VENEER	PRECAST: METROMONT	THIN BRICK: MEDIUM IRONSPOT #46	NORMAN (11 5/8" X 2 3/4" X 3 5/8")	THIN BRICK: SMOOTH	VERTICAL STACK BOND
PC-1		PRECAST CONCRETE	METROMONT	-	-	HEAVY SANDBLAST	-
PC-2		PRECAST CONCRETE	METROMONT	-	-	LIGHT ACID ETCH	-
PC-3		FORM LINED PRECAST CONCRETE	PRECAST: METROMONT FORM LINER: ARCHITECTURAL POLYMER	FORM LINER: #302A .75 SMOOTH FLUTE	-	LIGHT ACID ETCH	-
SD-1		THERMALLY MODIFIED WOOD SIDING	T.B.D.	-	FLUTED 3/4" THICK BOARDS	LIMED OAK	-



A4 A301 **ENLARGED FORECOURT ELEVATION**

1/4" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	02/02/2026	DRB SUBMITTAL
B	02/20/2026	DRB SUBMITTAL AMENDMENT
C	03/25/2026	DRB SUBMITTAL REV
D	06/18/2026	DRB SUBMITTAL

NOT FOR CONSTRUCTION

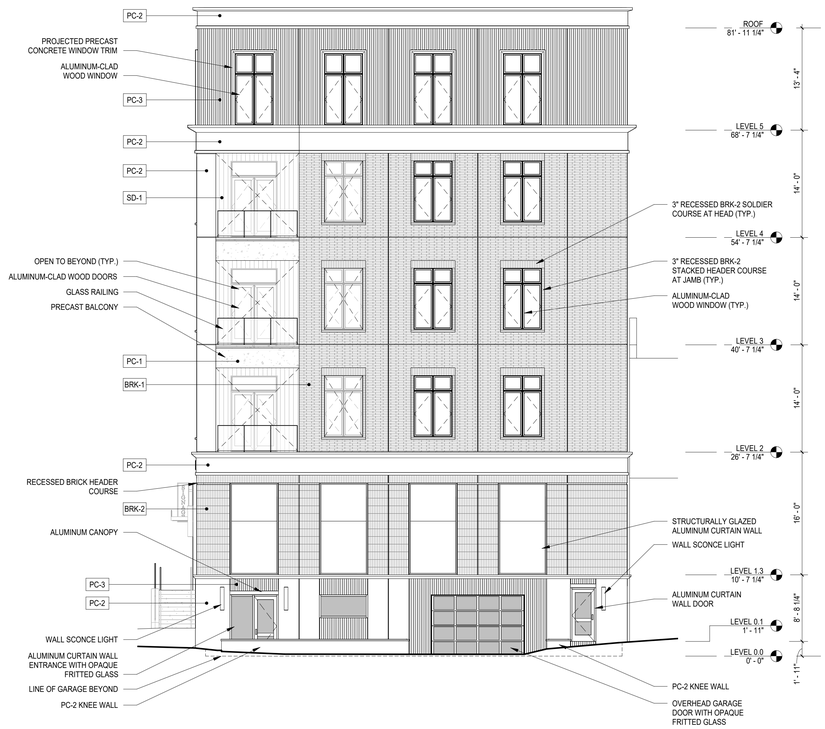
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH, RC, CN

SHEET TITLE:

BUILDING ELEVATIONS

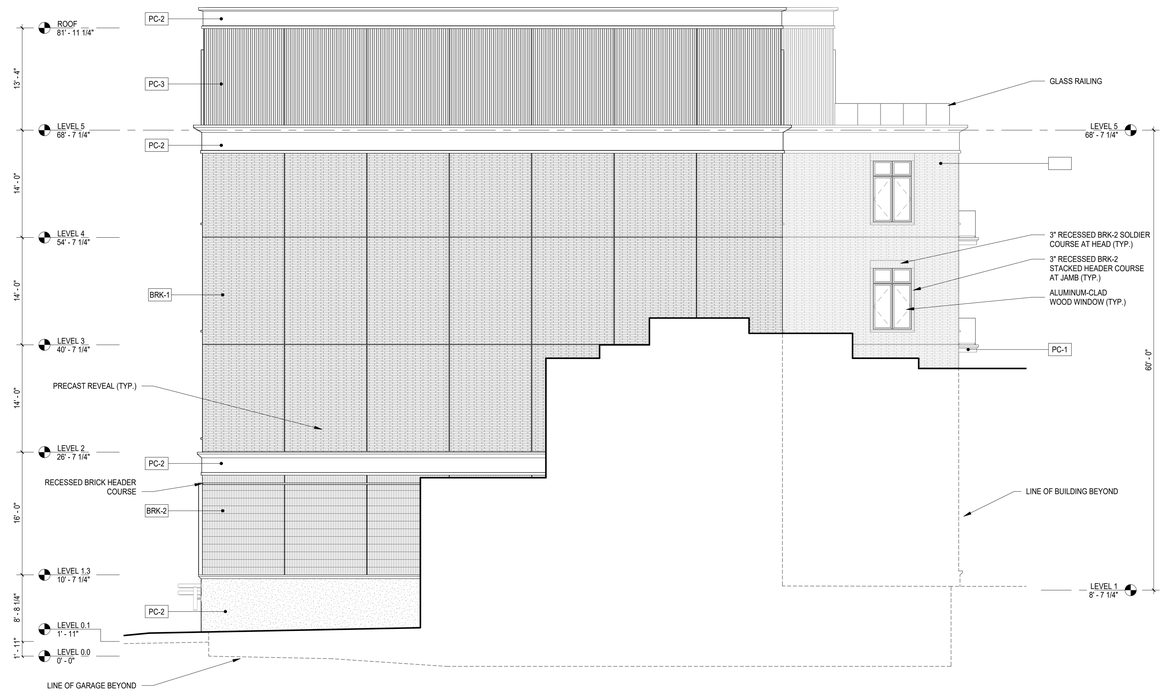
SHEET NO. A301

PROJ. NO. 024622.00



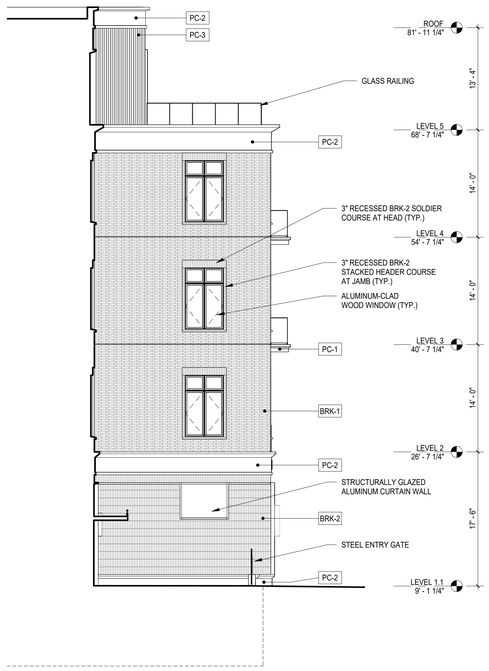
B1 A302 **BUILDING ELEVATION - EAST (ALLEY)**

1/8" = 1'-0"



B3 A302 **BUILDING ELEVATION - NORTH**

1/8" = 1'-0"



A5 A302 **BUILDING ELEVATION - NORTH PARTIAL**

1/8" = 1'-0"

ALL DRAWINGS, SPECIFICATIONS AND CONCEPTS HEREOF, FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE, ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND NOT TO BE USED WITH ANY OTHER PROJECT, WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNING OR SATISFACTORY DESTRUCTION TO MCMILLAN PAZDAN SMITH ARCHITECTURE UPON COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2022 MCMILLAN PAZDAN SMITH - ALL RIGHTS RESERVED

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

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D	06/18/2026	DRB SUBMITTAL

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	RC
DRAWN BY:	LB, NH, CN

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NO.

A302

PROJ. NO.

024622.00

Planning Staff Report to
Design Review Board - Urban
June 12, 2026
for the June 18, 2026 Meeting

Docket Number:	**CA 26-500**
Applicant:	City of Greenville
Property Owner:	City of Greenville
Property Location:	206 South Main Street
Tax Map Number:	0059000401000; 0059000400202; 0059000400203
Zoning:	MX-D, Mixed Use Downtown
Proposal:	**Certificate of Appropriateness**
Staff Recommendation:	**Approval**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.2.9 Major Urban Certificate of Appropriateness



Application Overview:

The City of Greenville is proposing exterior building renovations, site upgrades, and an addition to the existing City Hall building located at 206 South Main Street.

Background:

The existing structure is a 10-story 100,000 square foot example of Miesian-like office architecture, constructed in 1973. The building replaced an 1892 Romanesque Revival US Courthouse and Post Office, which previously housed City Hall from the late 1930s until its demolition in 1973. The current structure features dark reflective glass and bronze aluminum siding, contrasted by a travertine stone clad vertical circulation core.

Project Scope:

The intent of the proposed project is to create a more transparent and welcoming environment; to strengthen the structure's connection to our active downtown; and encourage community engagement.

The following modifications are proposed:

- Complete removal of existing building skin, with the exception of the travertine finish
- Replacement of existing building skin with a new transparent wall system with aluminum composite material banding, accentuated by a sunshade at the bottom of each band
- New color palette of champagne tones to accentuate existing travertine tower
- Plaza upgrades to provide ADA compliance along Main Street
- New first-floor rear addition to house Council Chambers and overflow space, with a drop-off lane at West Court Street
- New first floor lobby expansion with canopy addition and plaza seating



Staff Analysis:

PUB 6. Building Transition Zone
The area adjacent to a downtown building should provide a refuge in which pedestrians can escape the flow of traffic. The space should be active and incorporate outdoor dining, plantings, and other items of visual interest.

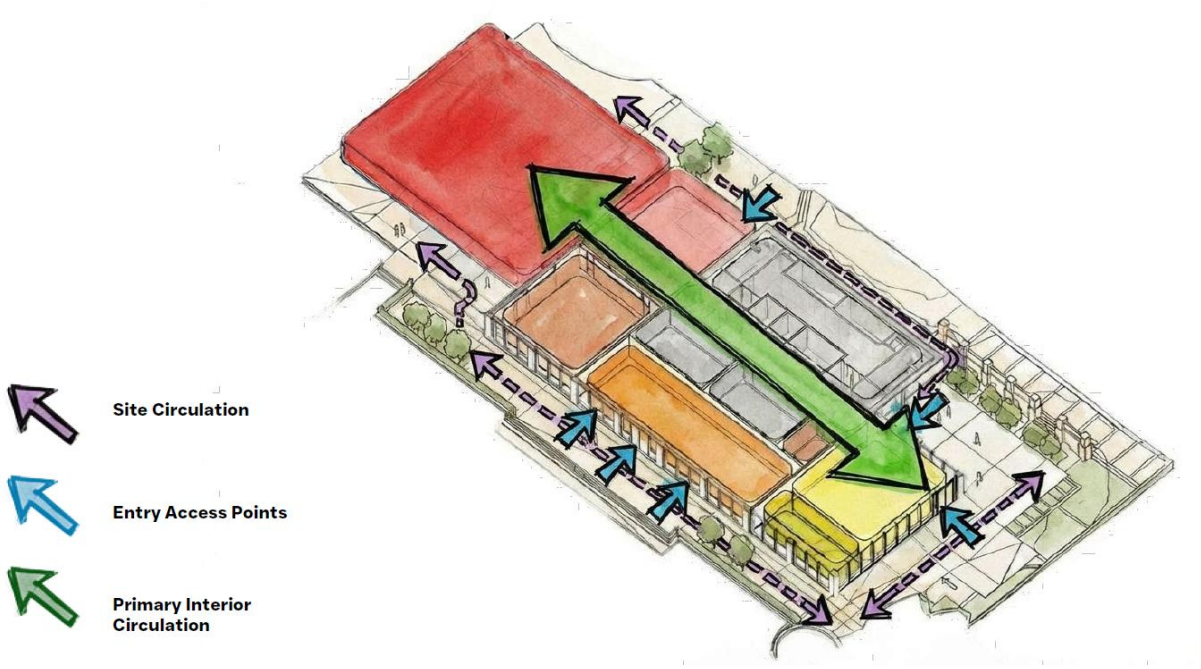
Per PUB 6.1 and 6.3, the building transition zone includes outdoor seating, shaded by a canopy, as well as plantings without encroaching upon the sidewalk width. PUB 6.2 states that the building transition zone should be at grade with the existing sidewalk. The seating areas on both the Main Street frontage and side facing terrace are both easily accessible to the public.



A low seating wall adjacent to the edge of the Main Street sidewalk will assist with accessibility to the building and function as an occupiable separator from the sidewalk zone without obstructing views into the space.

PUB 7. Alleys and Pedestrian Cut-Throughs
Alleys and cut-throughs should be inviting to pedestrians and provide a sense of comfort. Adequate lighting must be provided, per PUB 7.2. The visual impact of building walls should be mitigated via articulation, windows, stoops, or screening techniques per PUB 7.5. The spaces should be visually interesting to pedestrians.

Pedestrian cut-throughs will run along both the south and north elevations from Main Street to the rear of the building. Staff recommends that additional lighting be provided along the ground levels within the north corridor to provide a comfortable experience for pedestrians.



PUB 8. Publicly Accessible Parks and Plazas
Publicly accessible parks and plazas should expand the richness of the downtown pedestrian experience. Per PUB 8.3, access is provided to the plaza from the adjacent sidewalk. PUB 8.6 recommends that publicly accessible plazas be populated with vegetation that provides shade and has rich human interest. Plantings are indicated within the Main Street facing plaza as well as the side terrace.

PUB 10. Walls, Fencing, and Screening
Per PUB.10.1, the proposed seating wall height can comfortably provide seating for downtown users, as it is positioned in an area of active pedestrian usage. The wall is constructed of durable material, noted as stone, which is complimentary to the existing building, per PUB 10.2.

PUB. 11 Signage
Signage will require a separate staff level CA and must adhere to both the Downtown Design Guidelines and the Greenville Development Code.

PRI 3. Entry
Per PRI 3.5, entries must be designed to pronounce their purpose as a destination. Staff finds that the high transparency, existing recess, proposed lighting, and visually interesting canopy are highly effective in emphasizing the primary entry, per PRI 3. Staff recommends signage, lighting, or other visual elements be added to other points of entry to clearly identify them.

PRI 4. Activated Ground Floor
Per the intent of PRI 4, urban buildings are intended to be experienced by people walking along sidewalks and public places; ground levels must be designed primarily to attract and appeal to the pedestrian user. PRI 4.2 states that the use of darkly tinted glass is prohibited. Transparency is maximized along the ground floor to allow views of the use and activity within the building. Darkly tinted glass is to be replaced with transparent glass.



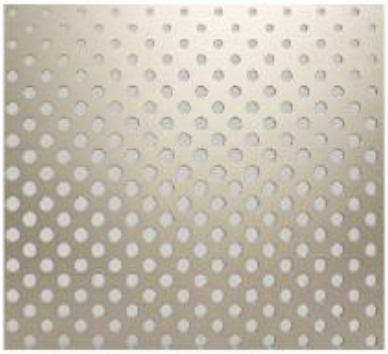
Existing Conditions


Proposed

PRI 5. Articulation
Per the intent of PRI 5, visible aspects of buildings in urban spaces must be scaled and interrelated in a way that is responsive to pedestrians rather than vehicles. Design should link to surrounding context.
Per PRI 5.1, the building is articulated in a manner that promotes a sense of human scale. The proposed design has a proper balance of articulation, per PRI 5.4.

PRI 6. Materiality
Per PRI 6, finishes and materials of high quality and durability confirm a sense of permanence and contribute to the continuity of Greenville's reputation for design excellence. High quality materials have been chosen to be compatible with surrounding context, per PRI 6.1. Materials used within proximity to pedestrian areas have the durability to withstand heightened activity and wear. Staff finds that the proposed materials are in conformance with this guideline. Additionally, the proposed color palette complements the preserved travertine material.


Stone Cladding


Machined Metal Canopy
(custom pattern)


Stone Cladding, Existing

PRI 11. Existing Architecture
Per 11.2, existing features that contribute to the character of the building are to be maintained. Staff considers the travertine finish at the building's vertical circulation core to be a contributing feature of the existing building, which is to be preserved. The proposed chamber addition is subordinate to the original building, per PRI 11.5.

In summary, staff recommends approval with the following conditions:

1. **A scaled material mock-up must be reviewed and approved by staff and two-members of the DRB prior to construction.**

2. **Signage will require a separate staff level CA and must adhere to both the Downtown Design Guidelines and the Greenville Development Code.**

3. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.6-9 *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.**

city of greenville

APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS
Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	[redacted]	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 206 S. Main Street Greenville, SC 296010

*TAX MAP #(S) 0059000401000, 0059000400202, 0059000400203

*ZONING CLASSIFICATION MXS-D

*PRESERVATION DISTRICT/SPECIAL DESIGNATION (see https://www.greenvillesc.gov/172/Planning-Development)

_X_ Downtown Review District ____ West End Overlay ____ Local Landmark ____ National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. Initial: _____

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? _X_ Yes ____ No

DESCRIPTION OF REQUEST

*ORIGINAL APPLICATION # (N/A if new application) N/A

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

The exterior project scope is the complete removal of the existing building skin with the exception of the existing travertine finish at the building's vertical circulation core. The building skin will be replaced with new curtain wall system spanning the first two floors, and then window wall or storefront frame system between the remaining floors with aluminum composite material banding at the floor lines accentuated by a sunshade at the bottom of each band. The palette of the new window wall and ACM systems will be in a champagne tone to complement the natural tones of the existing travertine. Additionally, the site will receive plaza upgrades to provide ADA compliant slopes for the pedestrian way along Main Street. The interior scope will be a complete gutting of all interior components down to the existing structure including the removal and replacement of all building mechanical, electrical, plumbing systems. New interior walls, ceilings, finishes, etc. are planned. The project also includes a new addition to house the Council Chambers and pre-function/council overflow space on the first floor with a service/drop-off lane off of West Court Street. Landscape screening for in-ground waste receptacles and roof mounted equipment screening will be provided in accordance with Div. 19-4.8.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar. Fees are due at the time of application.

A.	DESIGN REVIEW BOARD	$300.00, *site plan review*
		$300.00, *architectural review*
B.	SIGNS	$150.00
C.	MINOR APPLICATION (STAFF REVIEW)	$100.00
D.	MODIFICATION TO AN APPROVED PROJECT	
	Major (requires review by DRB)	½ Original Fee
	Minor (requires review by staff)	$50.00
E.	INFORMAL REVIEW	$50.00

CITY project

2. Staff will review the application per Section 19-6.2.1.B.3 for completeness.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of posting upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless otherwise determined by the administrator, all applications must contain the following:

[X] SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. 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.).

c. A digital model that includes the surrounding context with massing only (no texture or articulation is required).

[X] ARCHITECTURAL REVIEW

a. Elevation Drawings of all Exterior Sides (indicate proposed materials; existing grade and proposed grade; proposed mechanical equipment; outdoor lighting fixtures; location of signage; removal of existing building elements; addition to existing building; and a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

b. Sections (include vertical dimensions in feet; building sections where significant changes occur in building volume; and wall section for review of material relationships).

c. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure; samples; and brochures or photographs of all exterior finishes, windows, fixtures, lighting and signage).

d. Renderings (include perspective drawings, including views from pedestrian and public realm).

e. Model (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 sign location).

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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

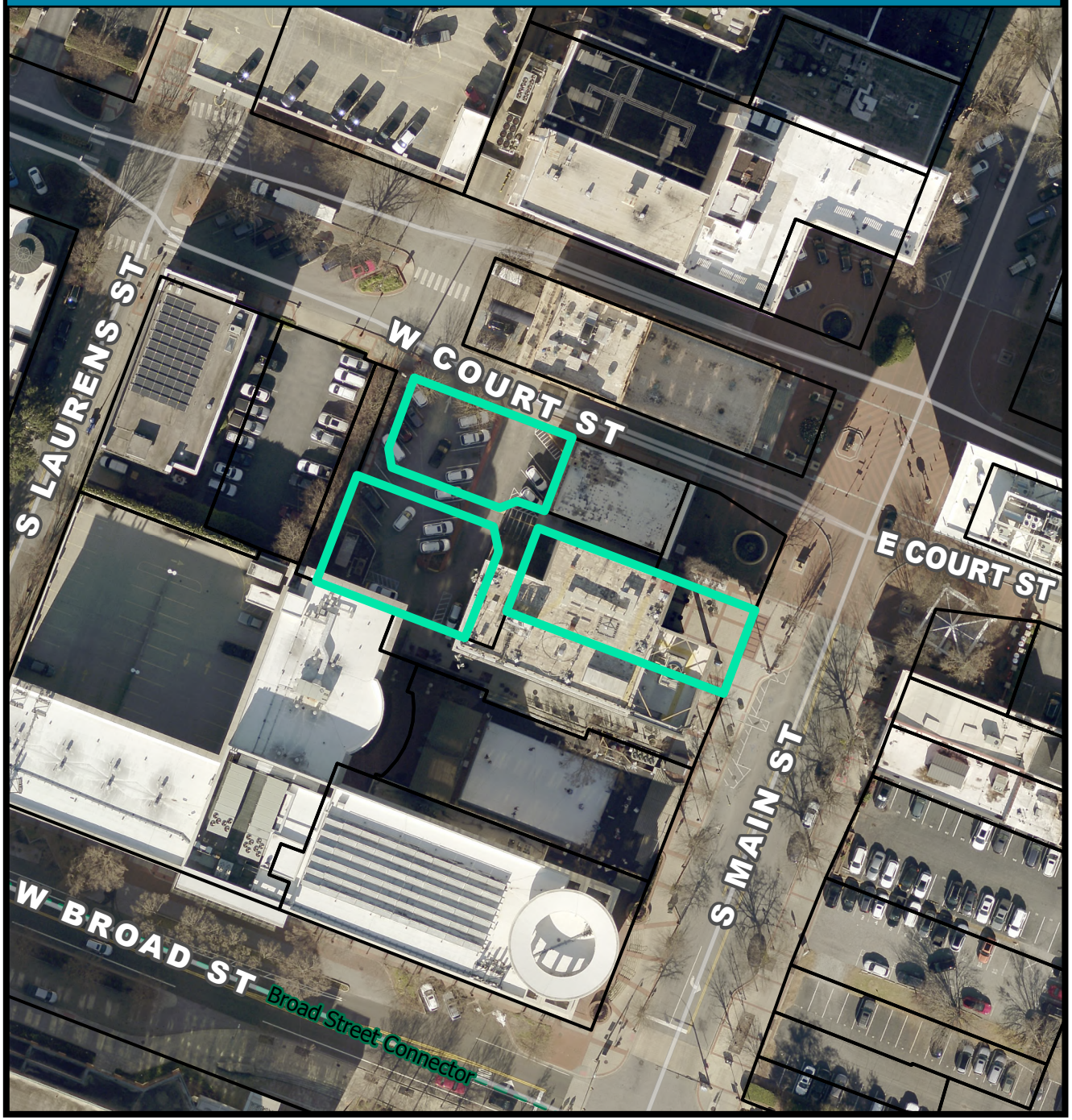
Please verify that all required information is reflected on the plan(s).

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.

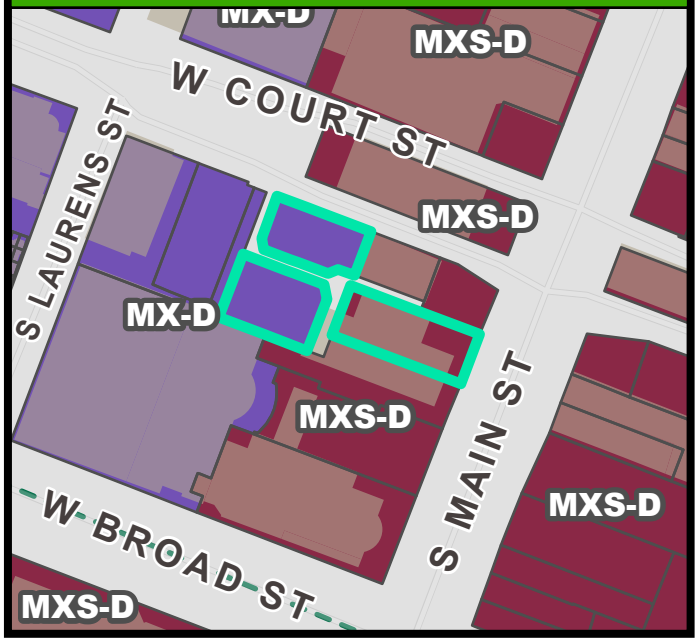
*Signatures	[redacted]
Applicant	
Date	
Property Owner/Authorized Agent	
Date	
Public Hearing information	
Public Hearing signs	

CA 26-500 • 206 S. MAIN STREET

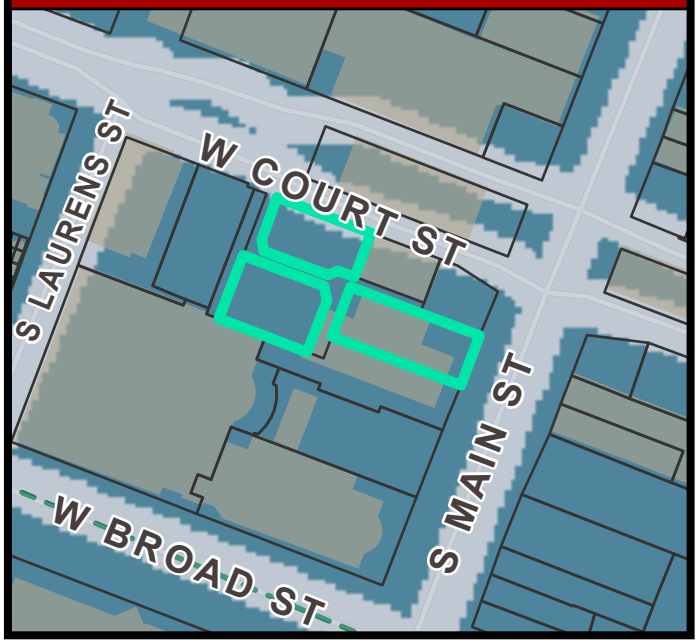
AERIAL VIEW



CURRENT ZONING

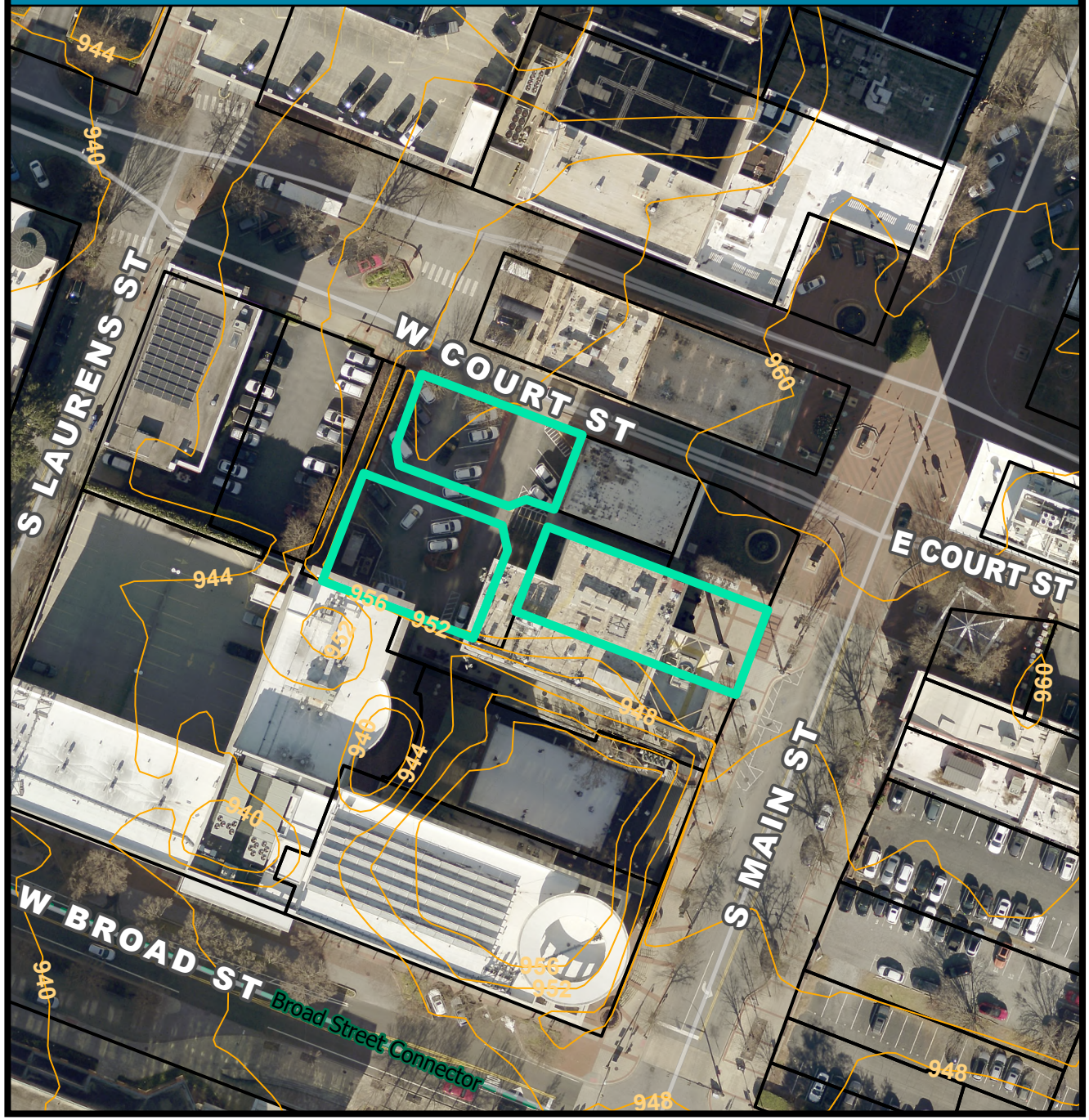


FUTURE LAND USE

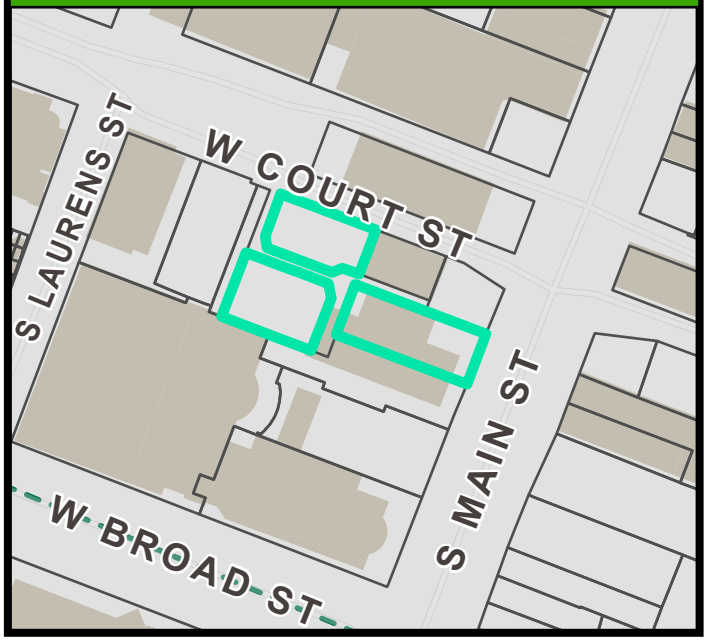


CA 26-500 • 206 S. MAIN STREET

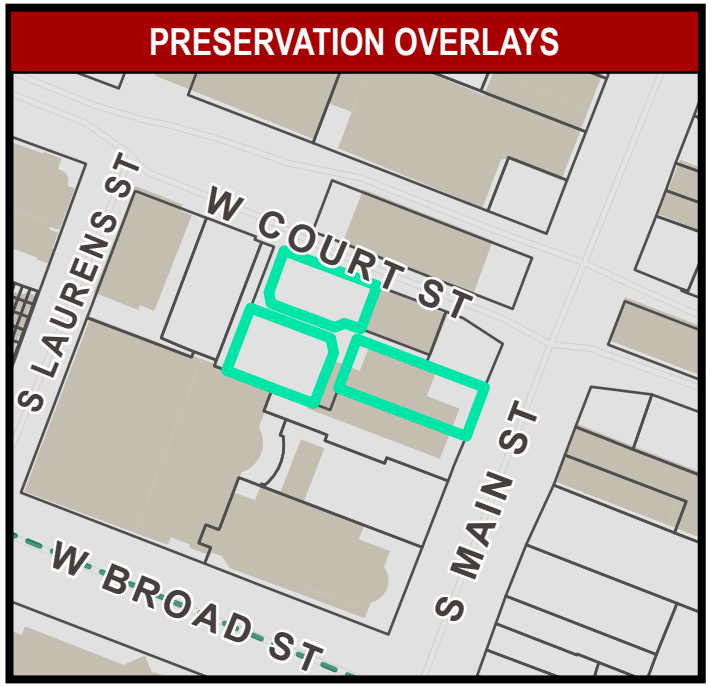
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



city of greenville

CITY HALL RENOVATION

18 JUNE 2026 :: DRB REGULAR MEETING



DP3 ARCHITECTS Perkins&Will

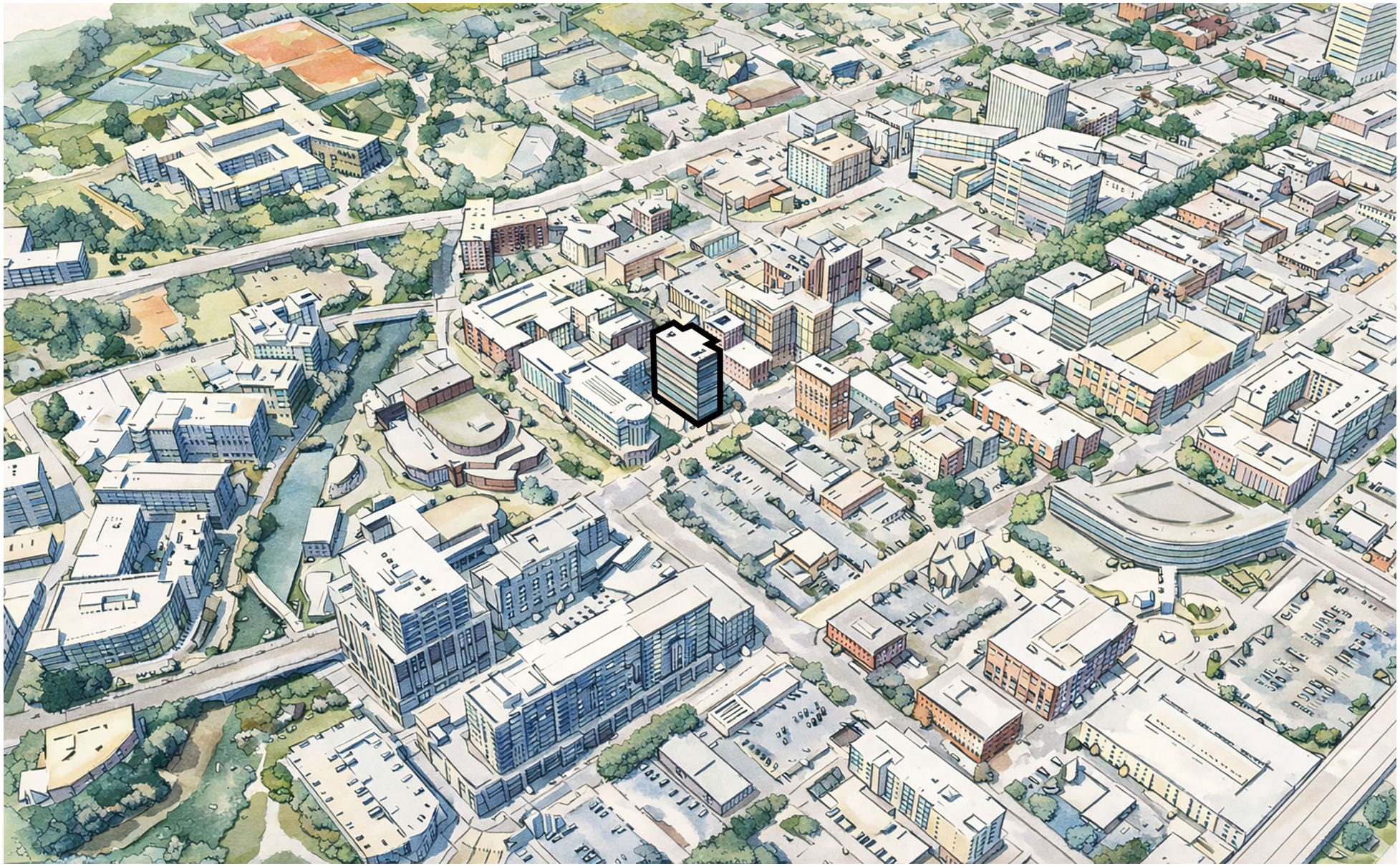
Project Understanding

– Project Understanding

- A NEW FRONT PORCH
- FUNCTIONALITY & LONGEVITY
- ENVELOPE UPGRADES
- SYSTEMS UPGRADES
- CLASS A OFFICE SPACE
- DESIGNING FOR GROWTH
- GREENVILLE 2040

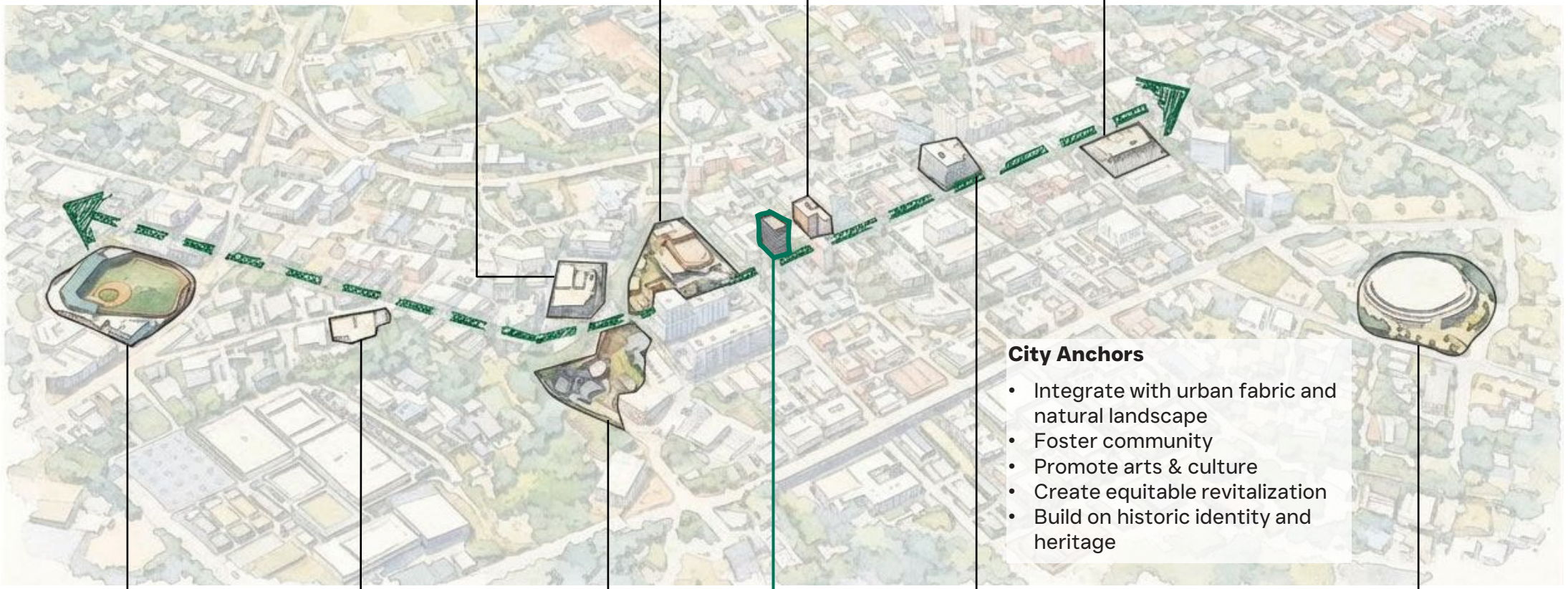


– Site Context



– Reconnection

Reinforce Greenville's enduring civic compact - strengthen the relationship between government and the people, honor the city's history, and support a vibrant, inclusive downtown for generations to come.



Architecture of City Hall → **Symbolic Civic Identity** (1889/1938) → **Closed Off Pragmatism** (1973) → **Societal Engagement** (Future)

– District Confluence

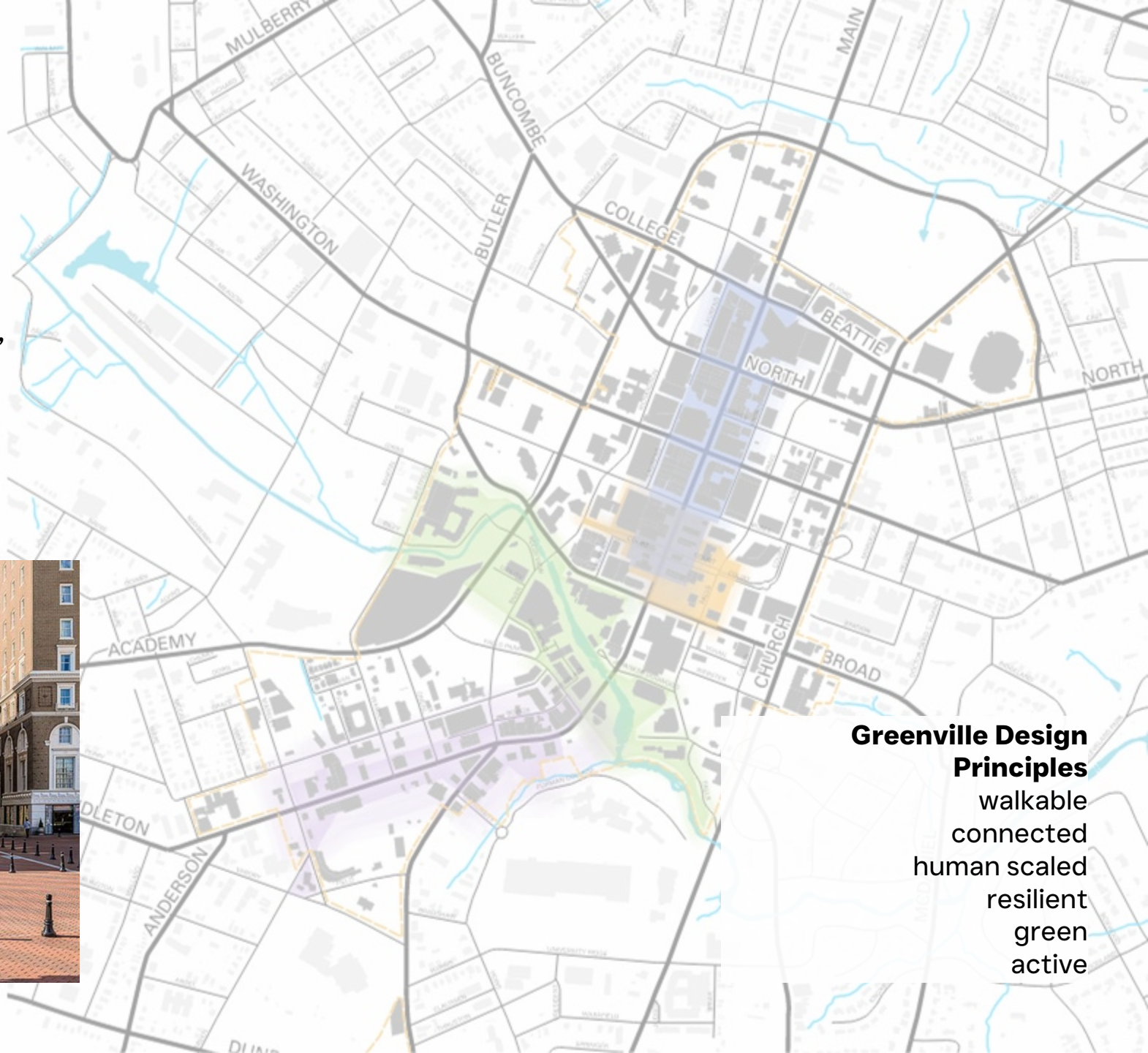
City Hall's location at the overlap of two special districts solicits intentional design moves – utilizing the city's design principles – to blur the edges, extending street level activation from Halprin and signaling an invitation of civic participation from Court Square.

Halprin / Upper Main District "connective thread"
mixed-use development, retail & hospitality, public interaction

Court Square District "historic heart"
civic center, unified public realm



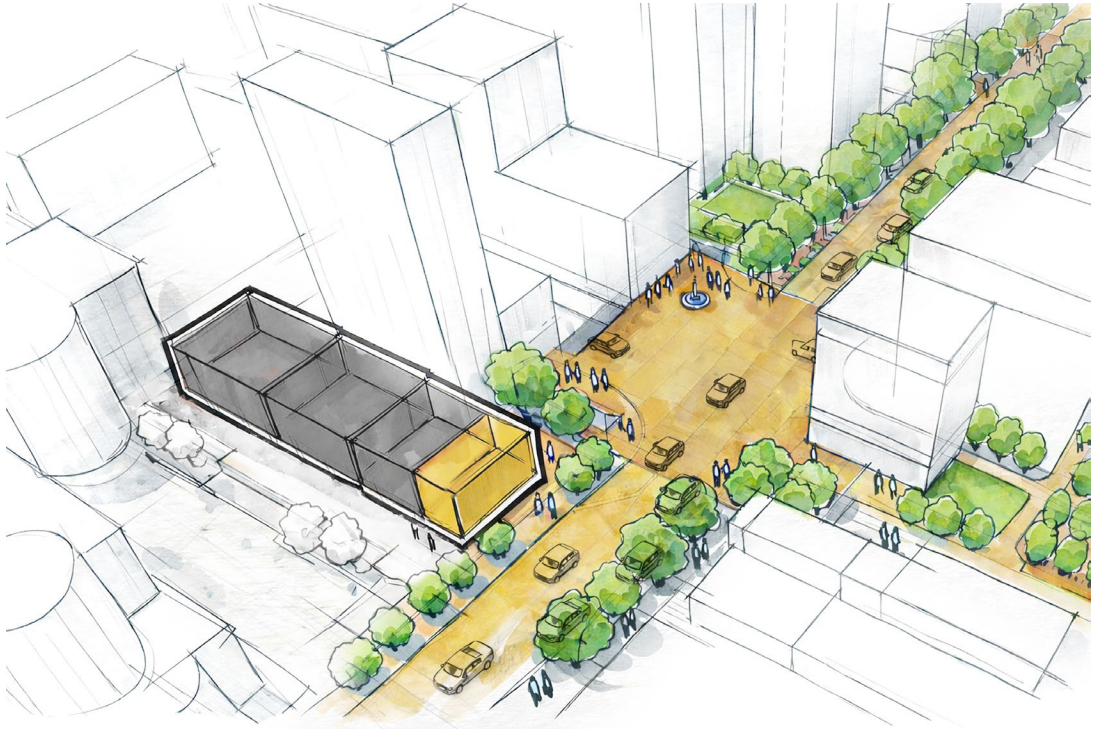




Greenville Design Principles
walkable
connected
human scaled
resilient
green
active

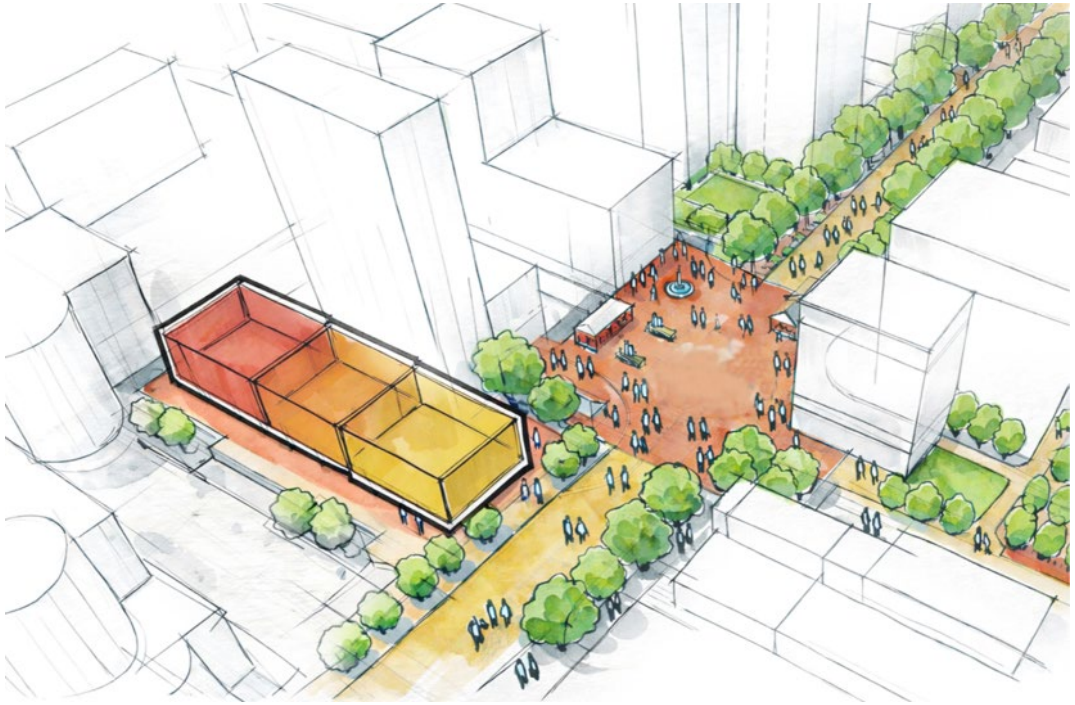
Conceptual Approach

– Public Realm | A New Front Door



Existing

- Lobby is physically and visually closed off, limiting connection to adjacent spaces
- Entry lacks openness and transparency, creating a barrier to engagement
- First impression does not convey an inviting or accessible environment



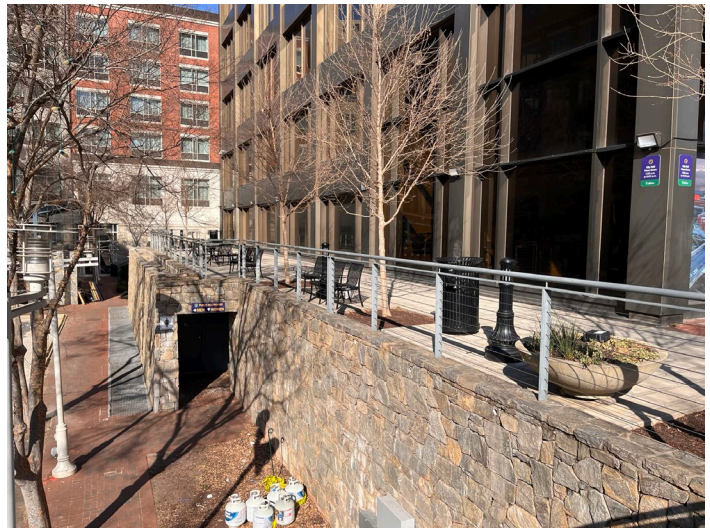
Reimagined

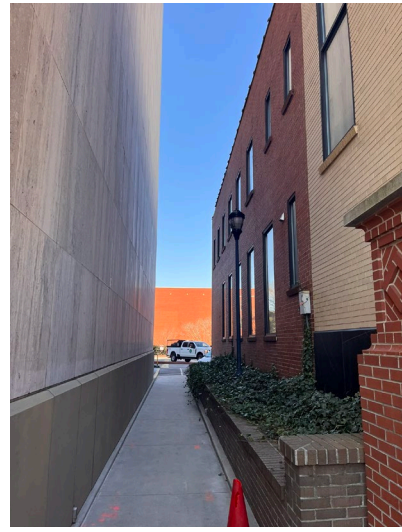
- Re-envisioned to create a more open and connected passage to the Chambers addition
- Enhanced lobby activation through integrated café space
- A “front porch” experience that bridges hospitality and civic identity

– Existing Conditions





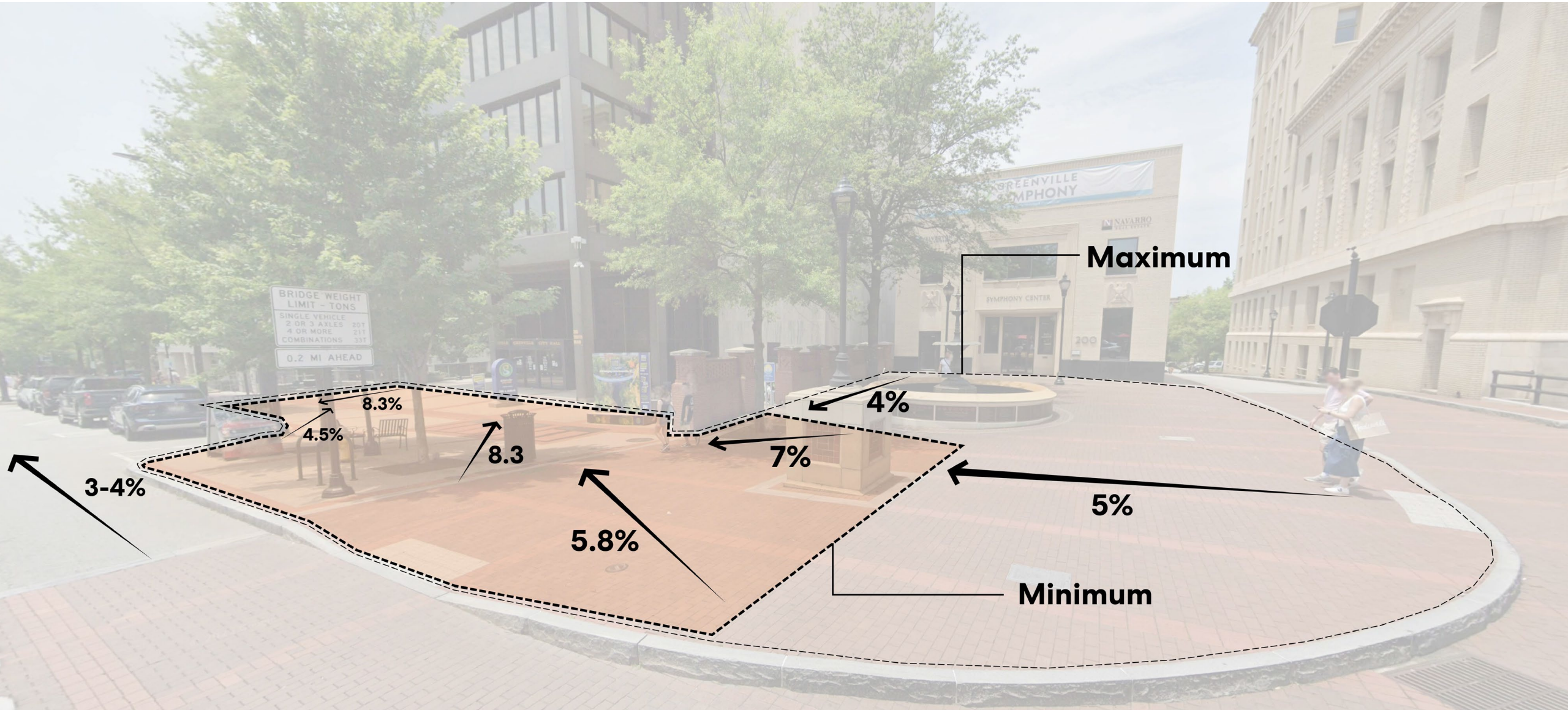




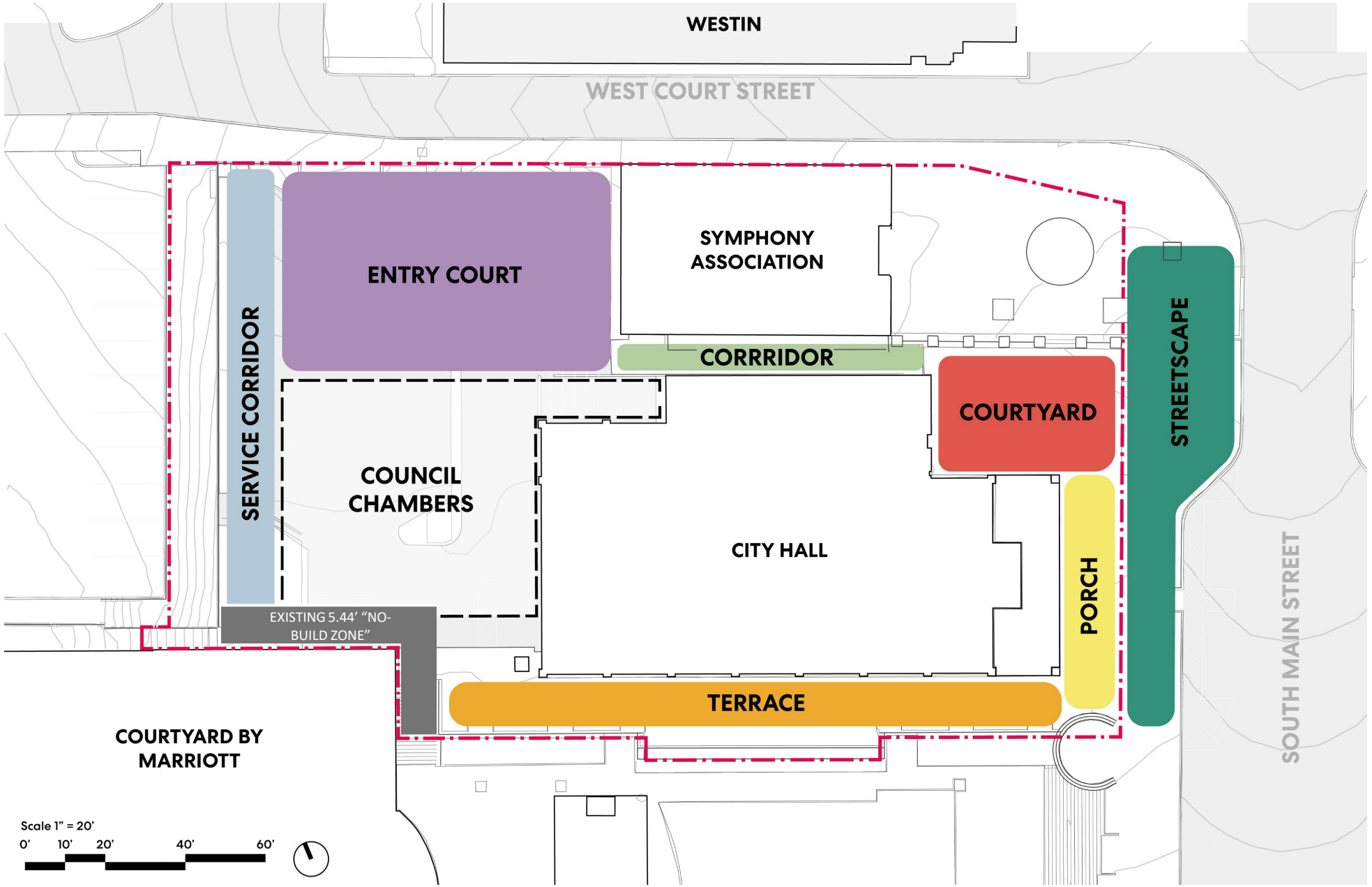




– **Limits of disturbance to correct non-compliant grades**



– Outdoor Program

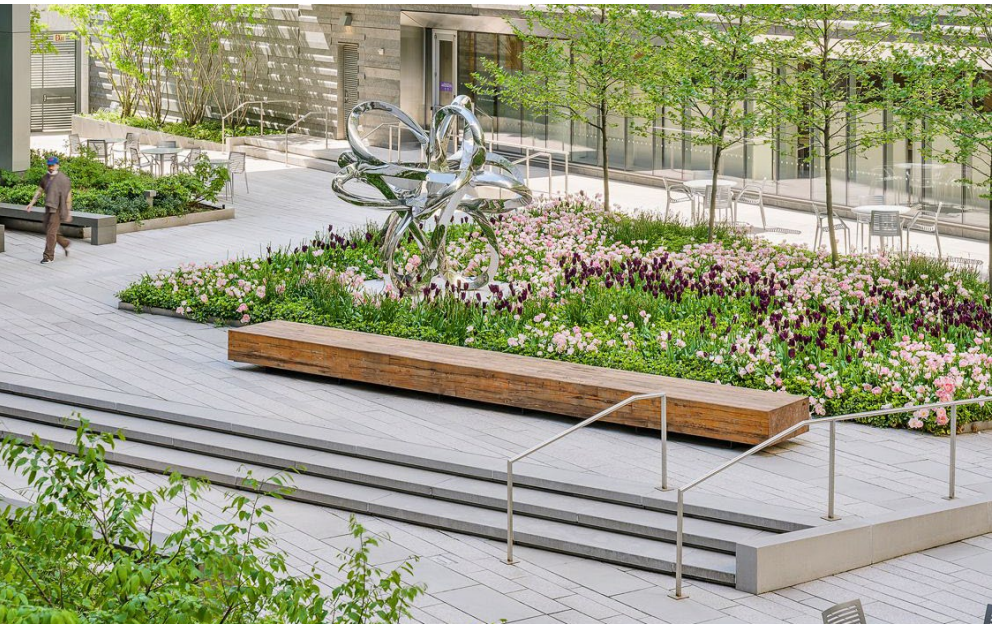


– Outdoor Living Room Experience







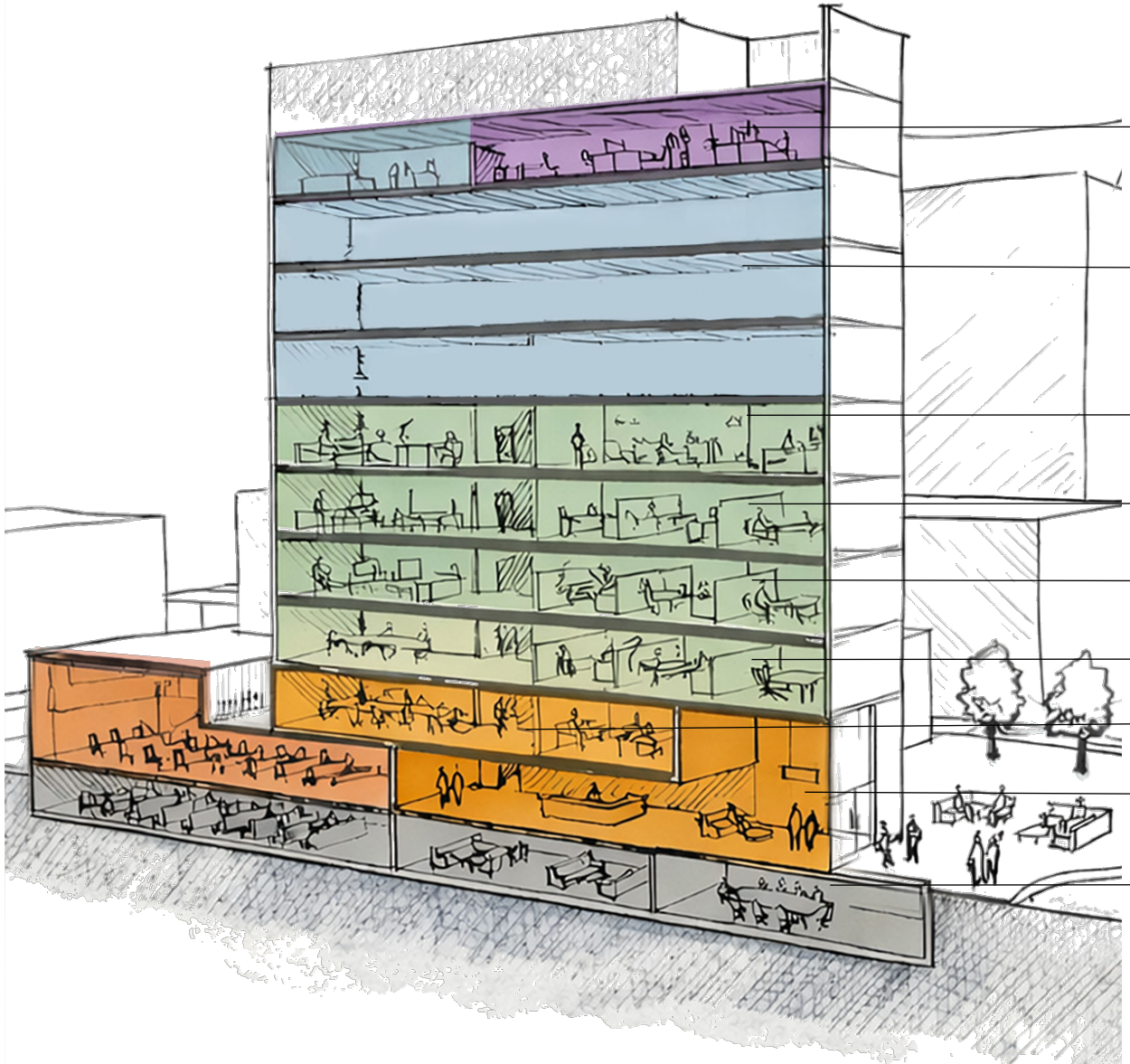






Program & Entry Experience

– Building Stack | Program



10 CITY HALL | LEASABLE SPACE

7-9 LEASABLE SPACE

6 CITY HALL

5 CITY HALL

4 CITY HALL

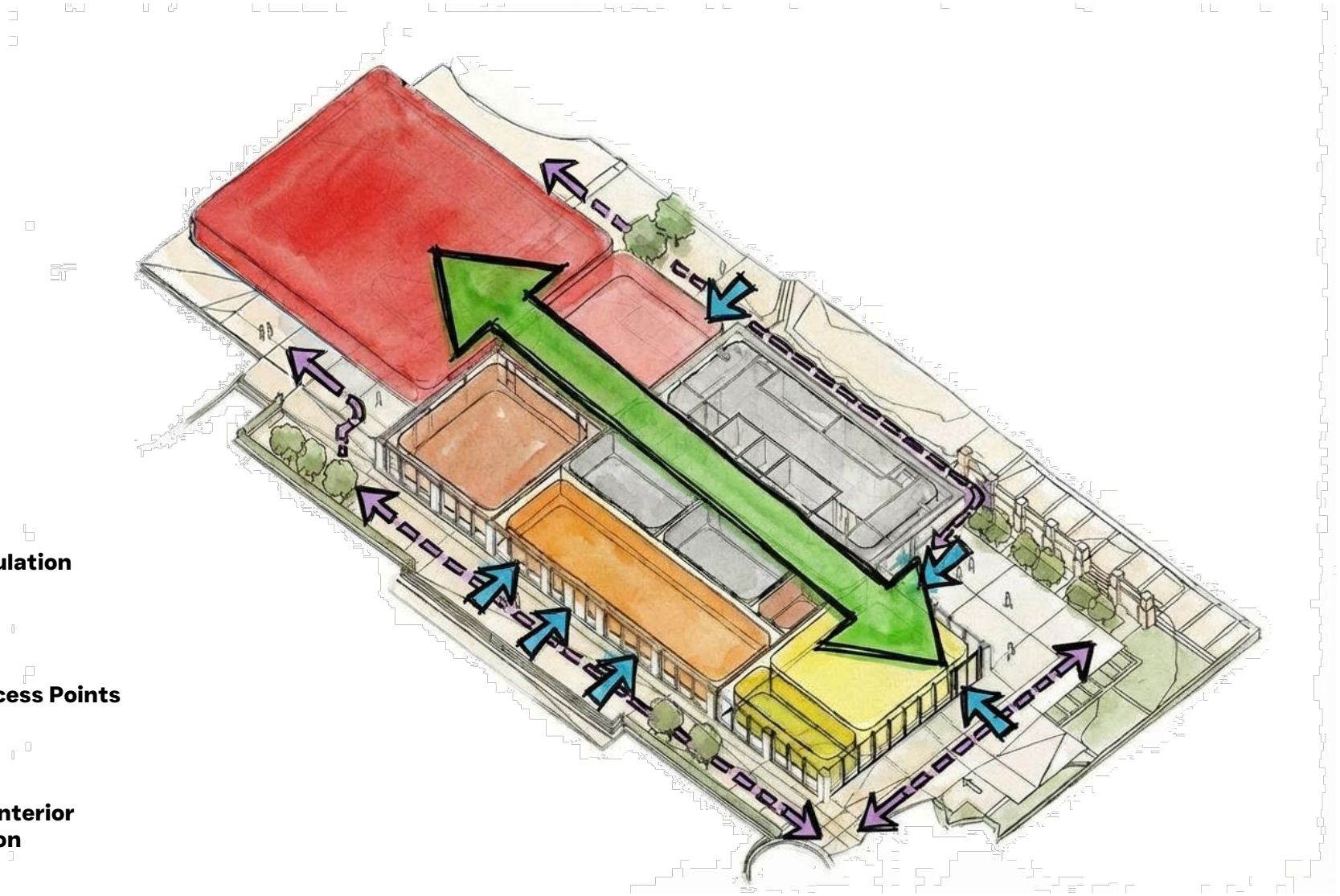
3 CITY HALL

2 CITY HALL

1 LOBBY | COUNCIL CHAMBERS | COFFEE SHOP

B FACILITIES | FITNESS | STORAGE

– First Floor | Public Realm Circulation



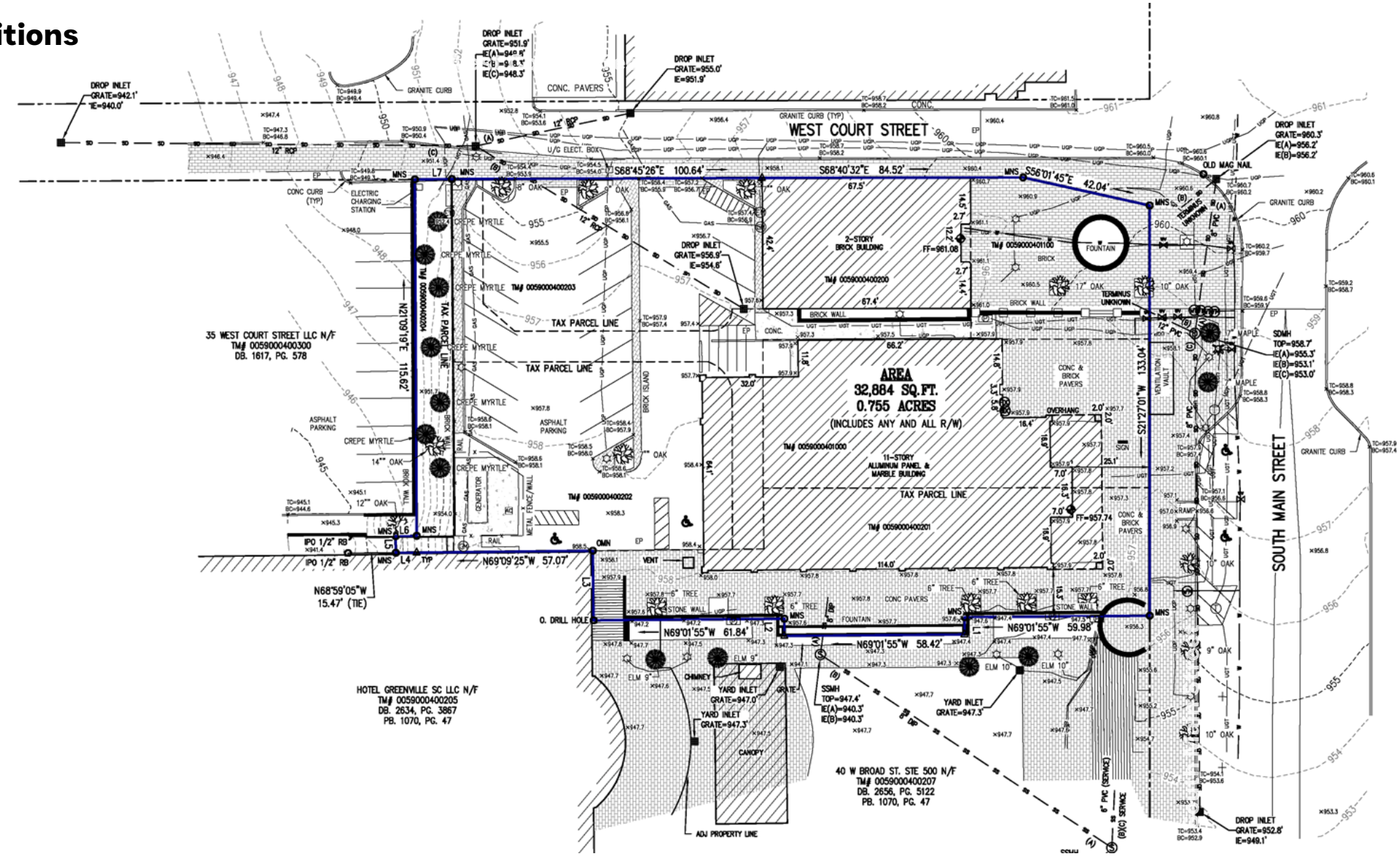
Site Circulation

Entry Access Points

Primary Interior Circulation

Proposed Design Direction

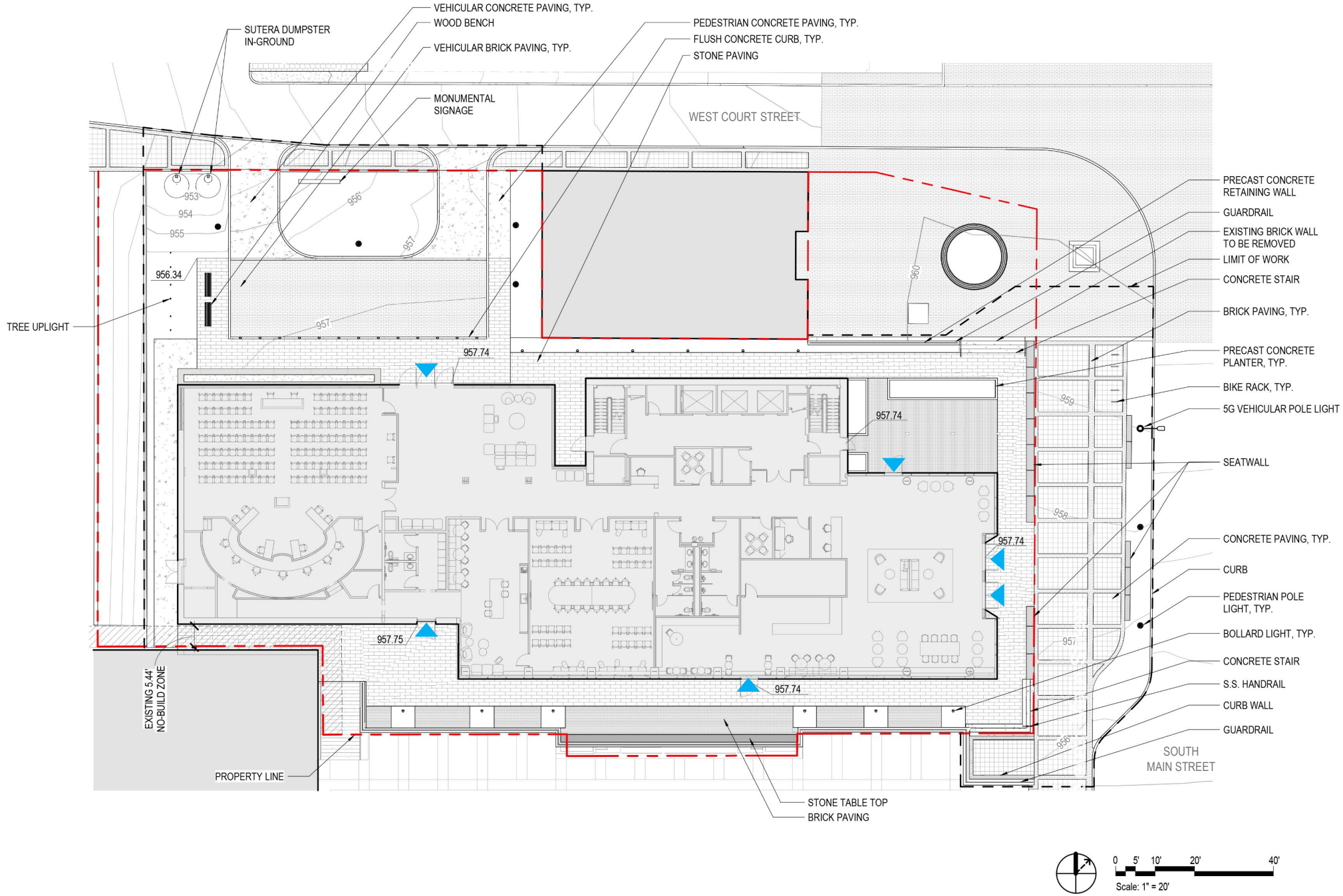
– Existing Conditions



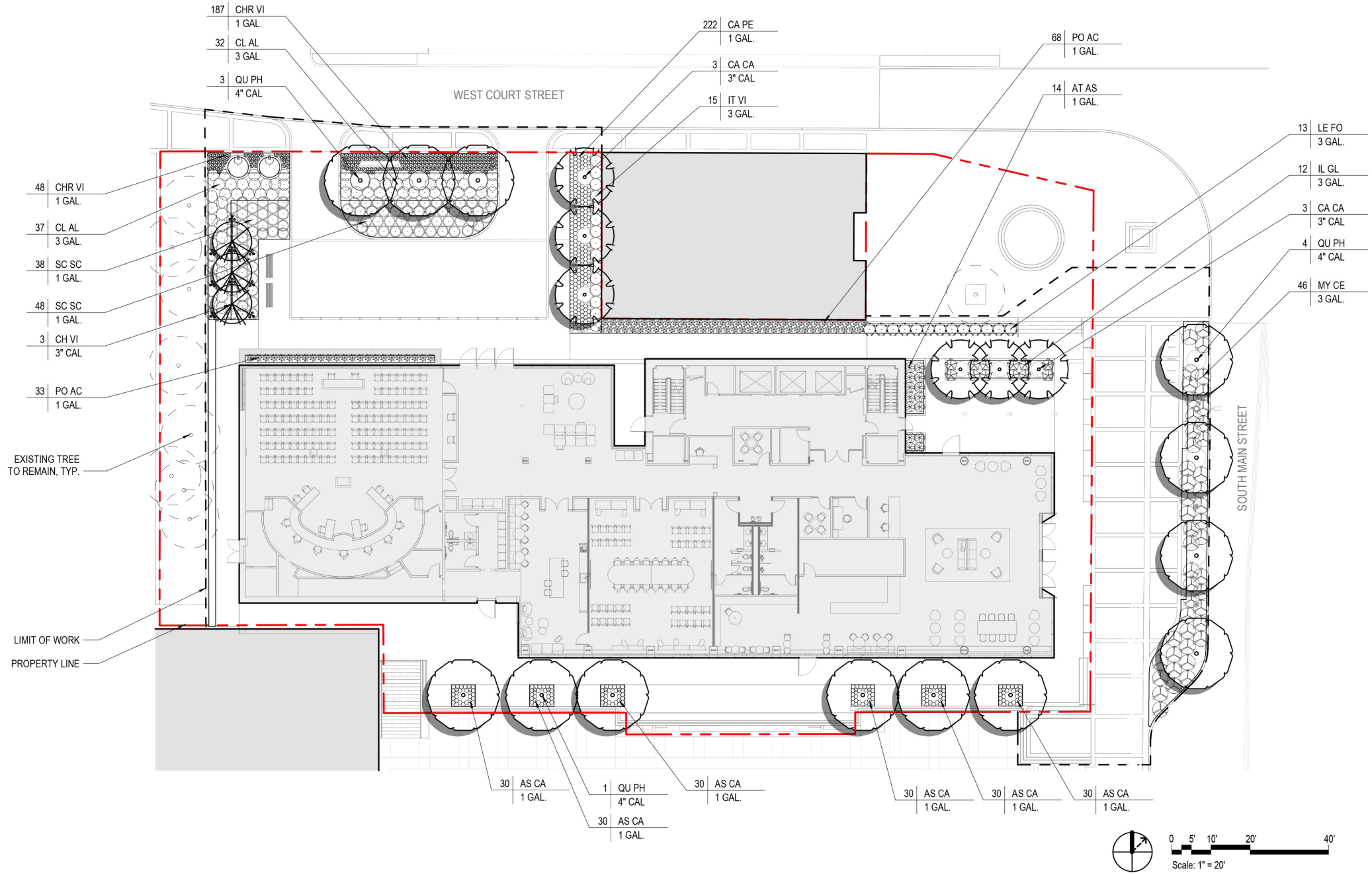
– Illustrative Site Plan



– Hardscape Plan



– Planting Plan



CODE	SCIENTIFIC NAME	COMMON NAME
AT AS	ATHYRIUM ASPLENIOIDES	SOUTHERN LADY FERN
PO AC	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM
AS CA	ASARUM CANADENSE	WILD GINGER
CA PE	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE
CHR VI	CHRYSOGONUM VIRGINIANUM	GREEN AND GOLD
CL AL	CLETHRA ALNIFOLIA ' SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET
IL GL	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY
IT VI	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY VIRGINIA SWEETSPIRE
LE FO	LEOCOTHOE FONTANESIANA 'ZEBLID'	LEOCOTHOE SCARLETTA
MY CE	MYRICA CERIFERA 'DON'S DWARF	DON'S SOUTHERN WAX MYRTLE
CA CA	CARPINUS CAROLINIANA 'CCSQU'	'PALISADE'® AMERICAN HORNBEAM
CH VI	CHIONANTHUS VIRGINICUS	FRINGE TREE
QU PH	QUERCUS PHELLOS	WILLOW OAK

– Planting Palette

CANOPY TREES



Carpinus caroliniana
American Hornbeam



Quercus phellos
Willow Oak

ORNAMENTAL TREES



Chionanthus virginicus
Fringe Tree

GRASSES



Schizachyrium scoparium
Little Bluestem

SHRUBS



Ilex glabra
Inkberry



Morella cerifera
Wax Myrtle



Clethra alnifolia
Summersweet

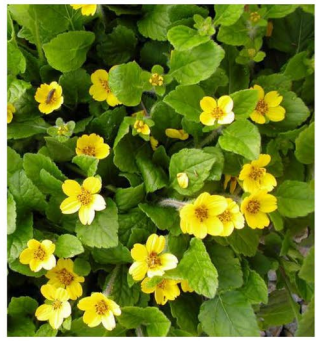


Itea virginica
Virginia Sweetspire

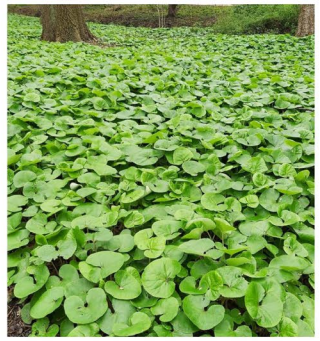


Leucothoe axillaris
Leucothoe

GROUNDCOVERS



Chrysogonum virginianum
Green and Gold



Asarum canadense
Wild Ginger



Carex pensylvanica
Pennsylvania Sedge

FERNS



Polystichum acrostichoides
Christmas Fern



Athyrium asplenioides
Southern Lady Fern

– Site Lighting / Materials



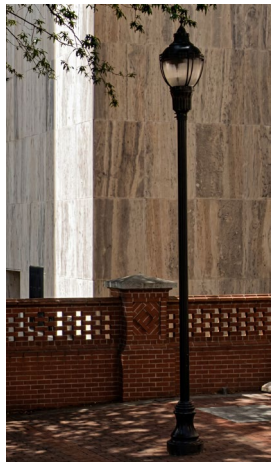
Red Brick Pavers



Stone Pavers



Precast Concrete Retaining Wall



Pedestrian Pole Light



Fixed Bench



Streetscape Concrete Paving



Stone Seat Wall



Exterior Tables and Chairs – Color TBD

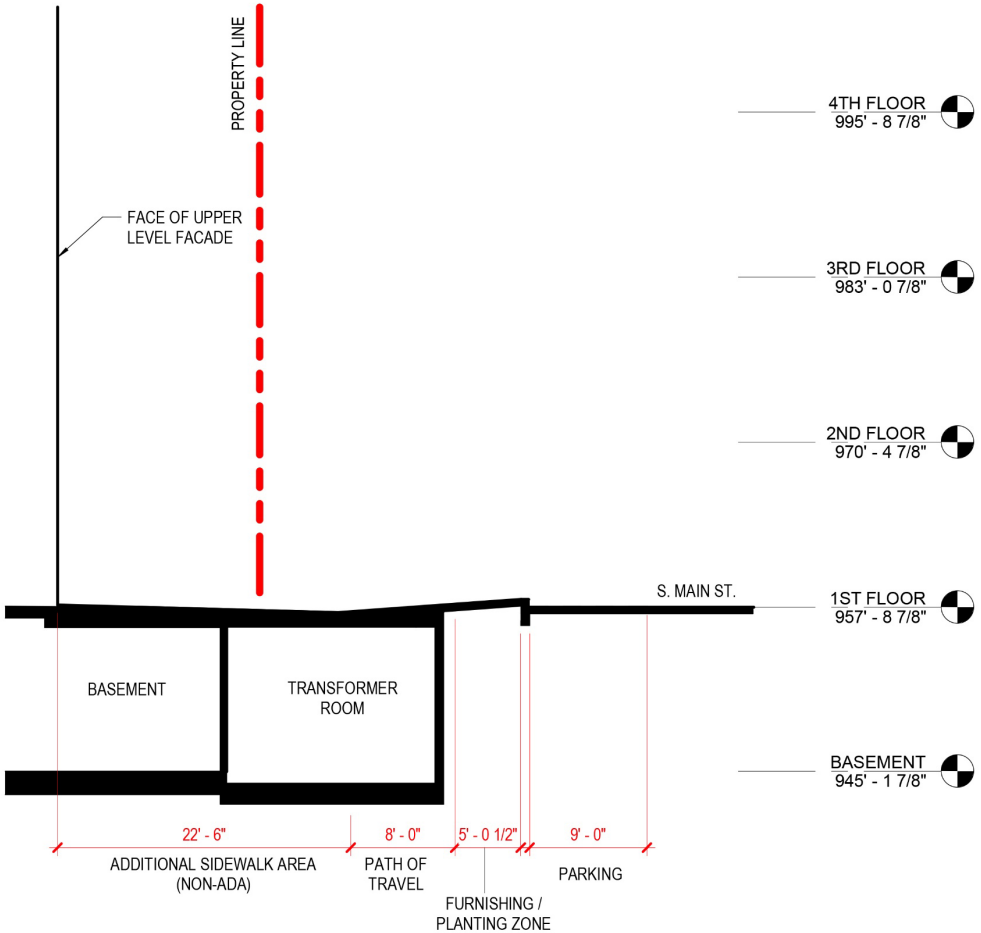


Bollard Light

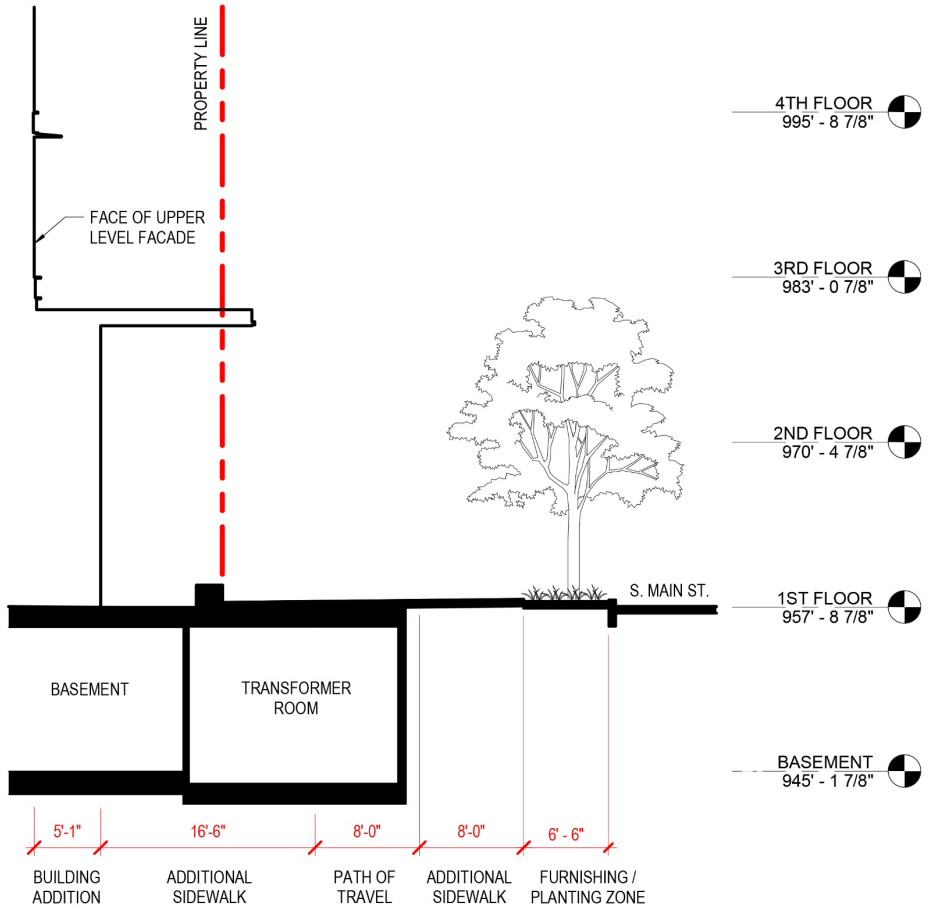


Guardrail

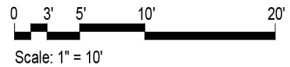
– Streetscape Section



Existing Streetscape Section



Proposed Streetscape Section










GREENVILLE CITY HALL




CITY HALL


CITYHALL





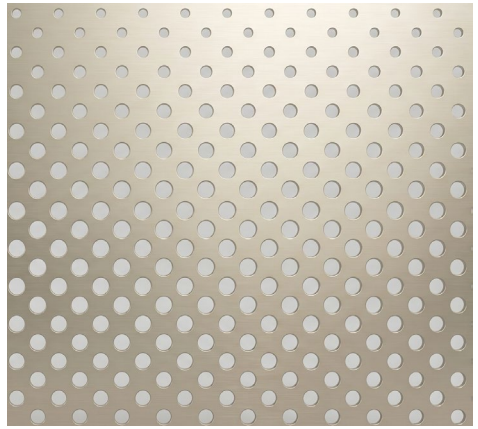


– Exterior Building Materials





Stone Cladding



Machined Metal Canopy
(custom pattern)



Stone Cladding, Existing



Metal Panel



Exterior Glazing System

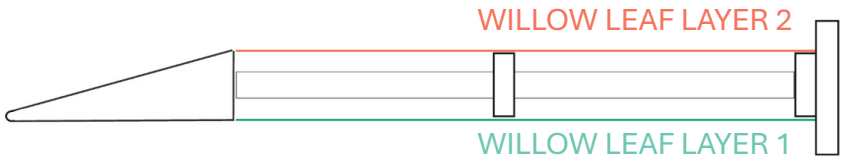
– Exterior Canopy Inspiration from Main Street

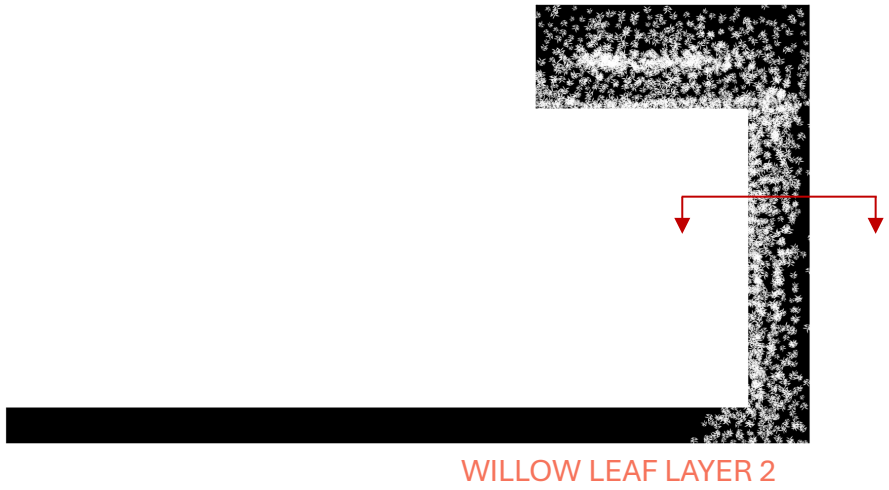


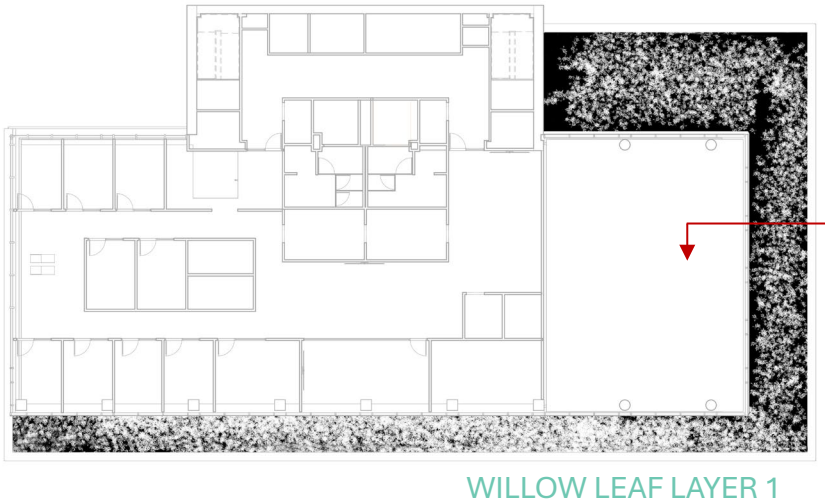


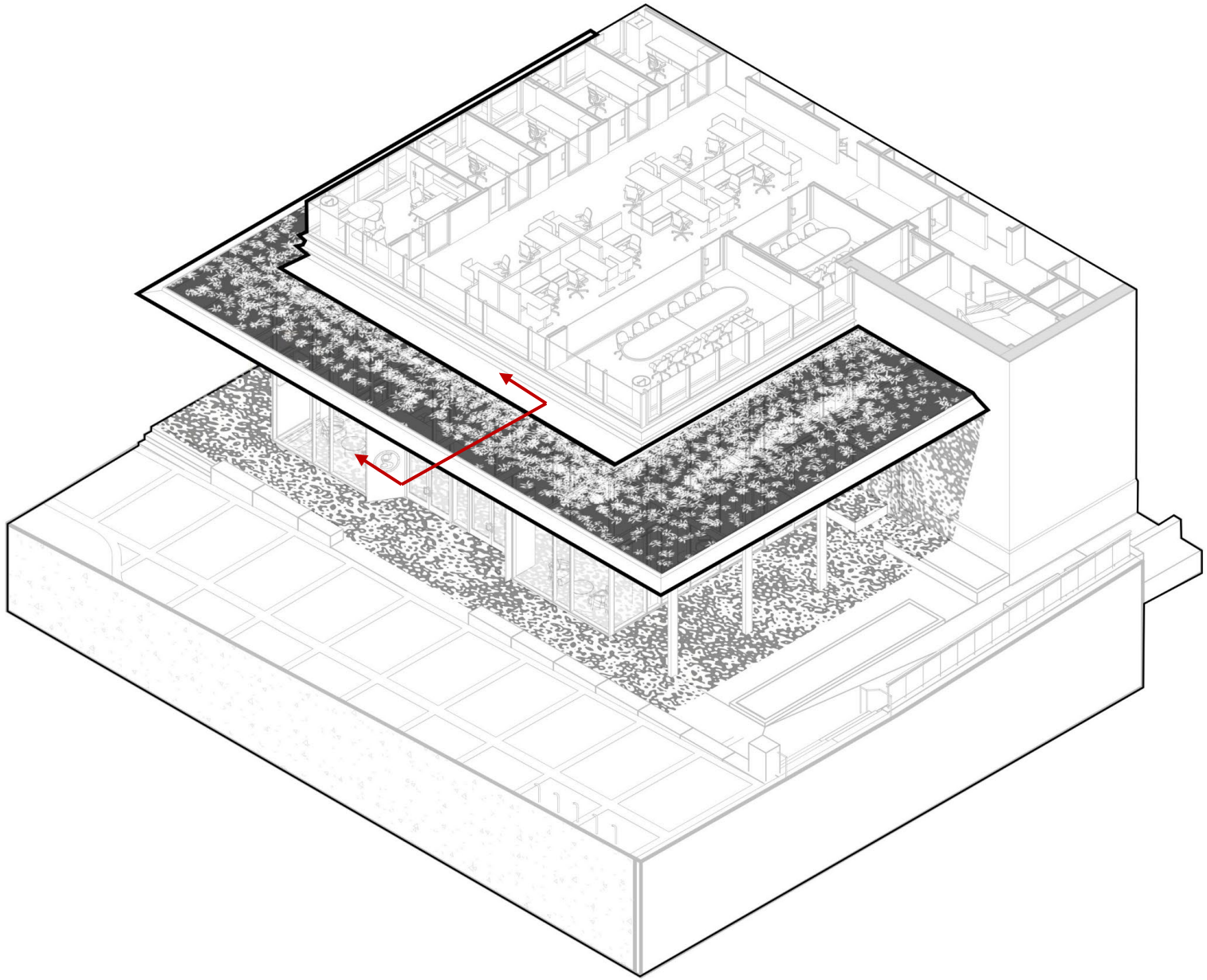


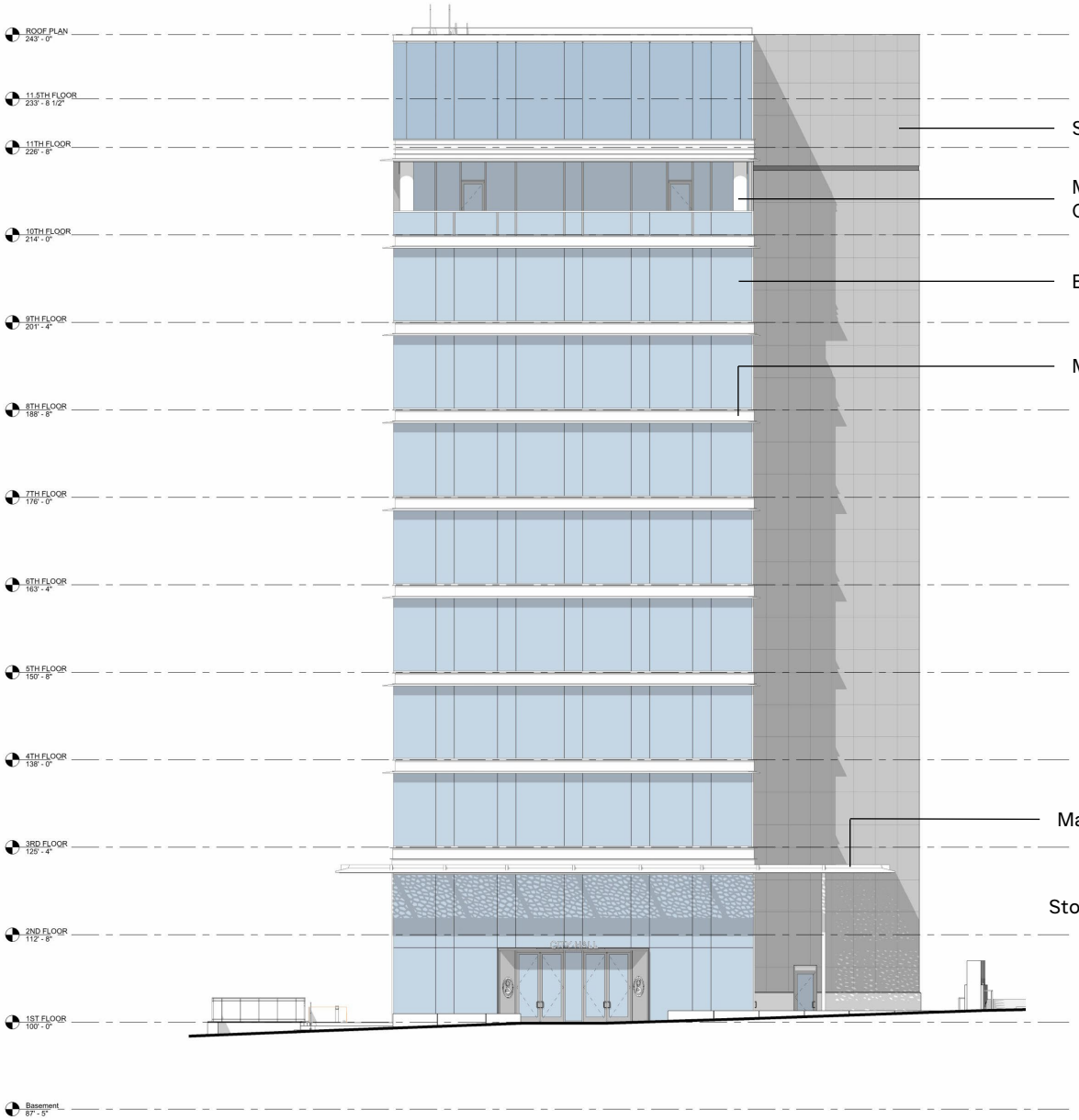
– Exterior Canopy Design



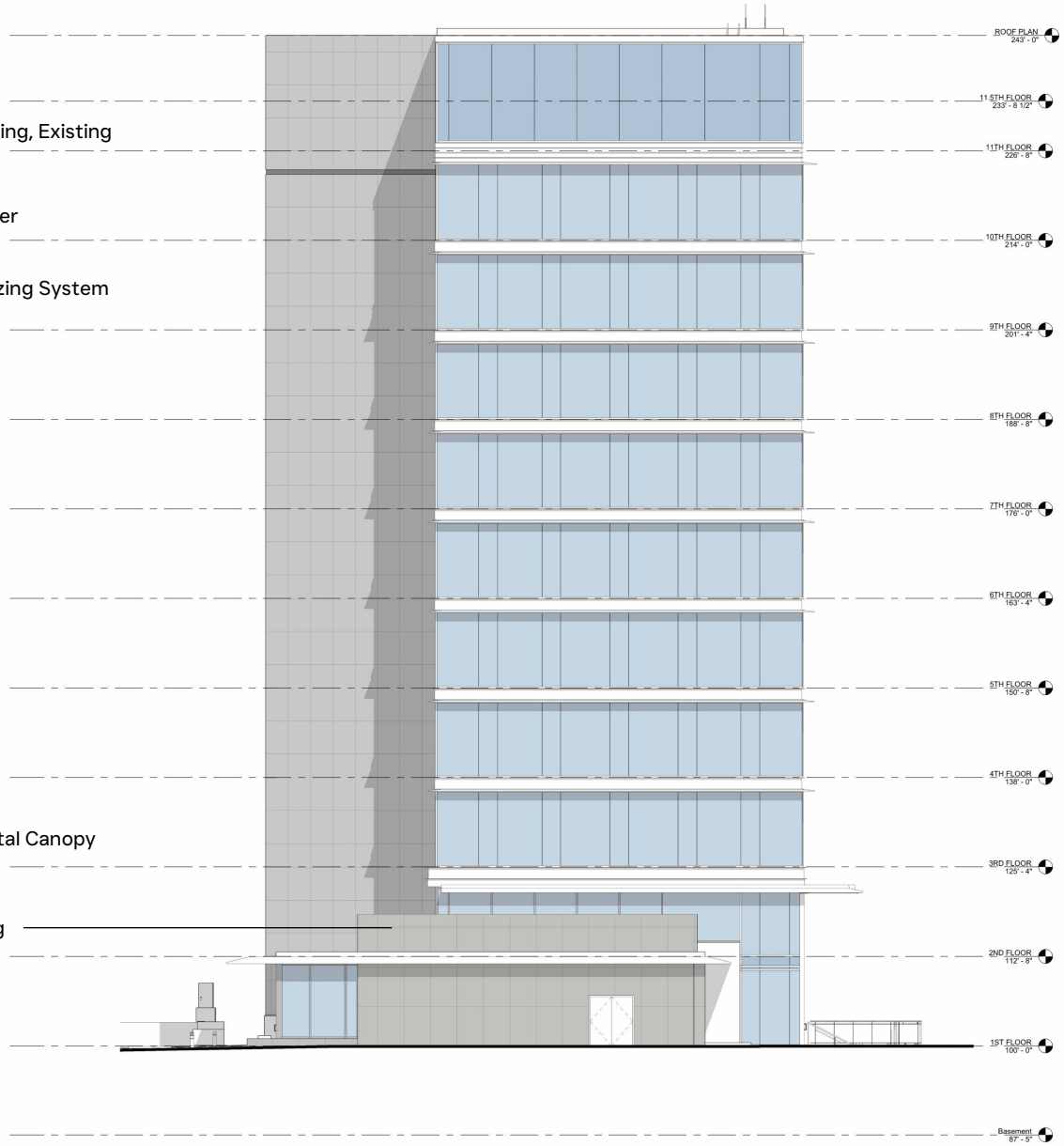




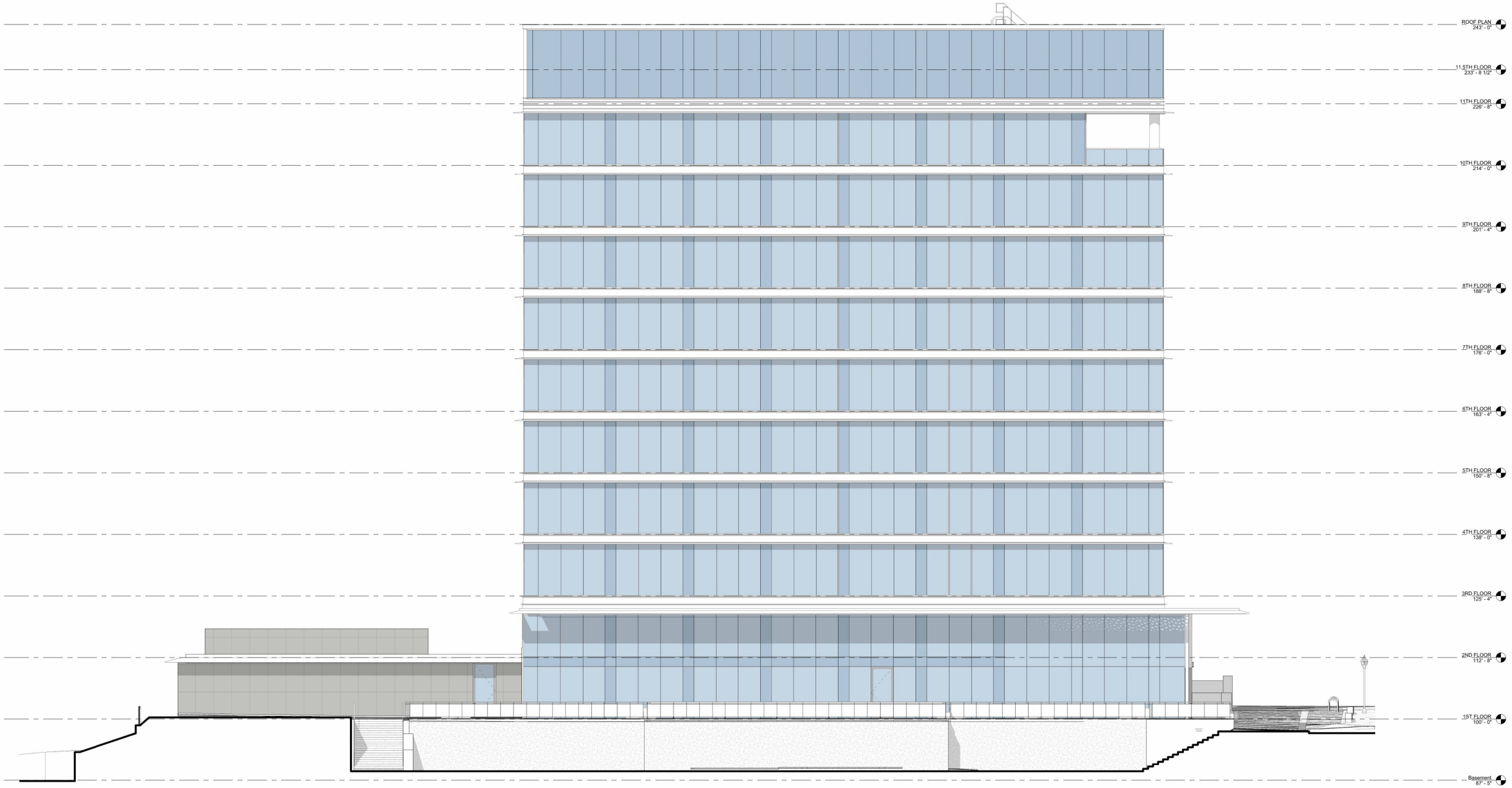




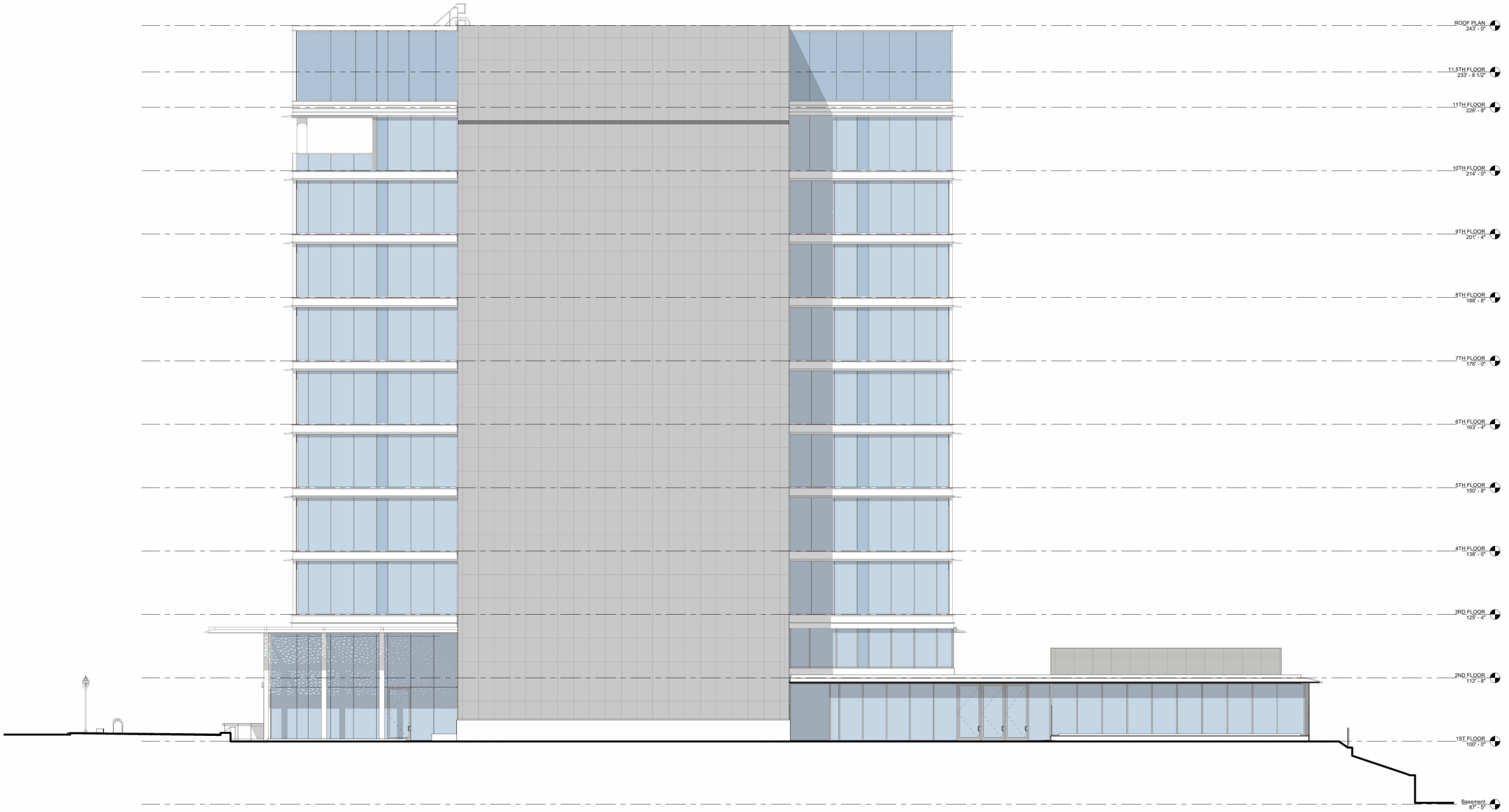
– East Elevation



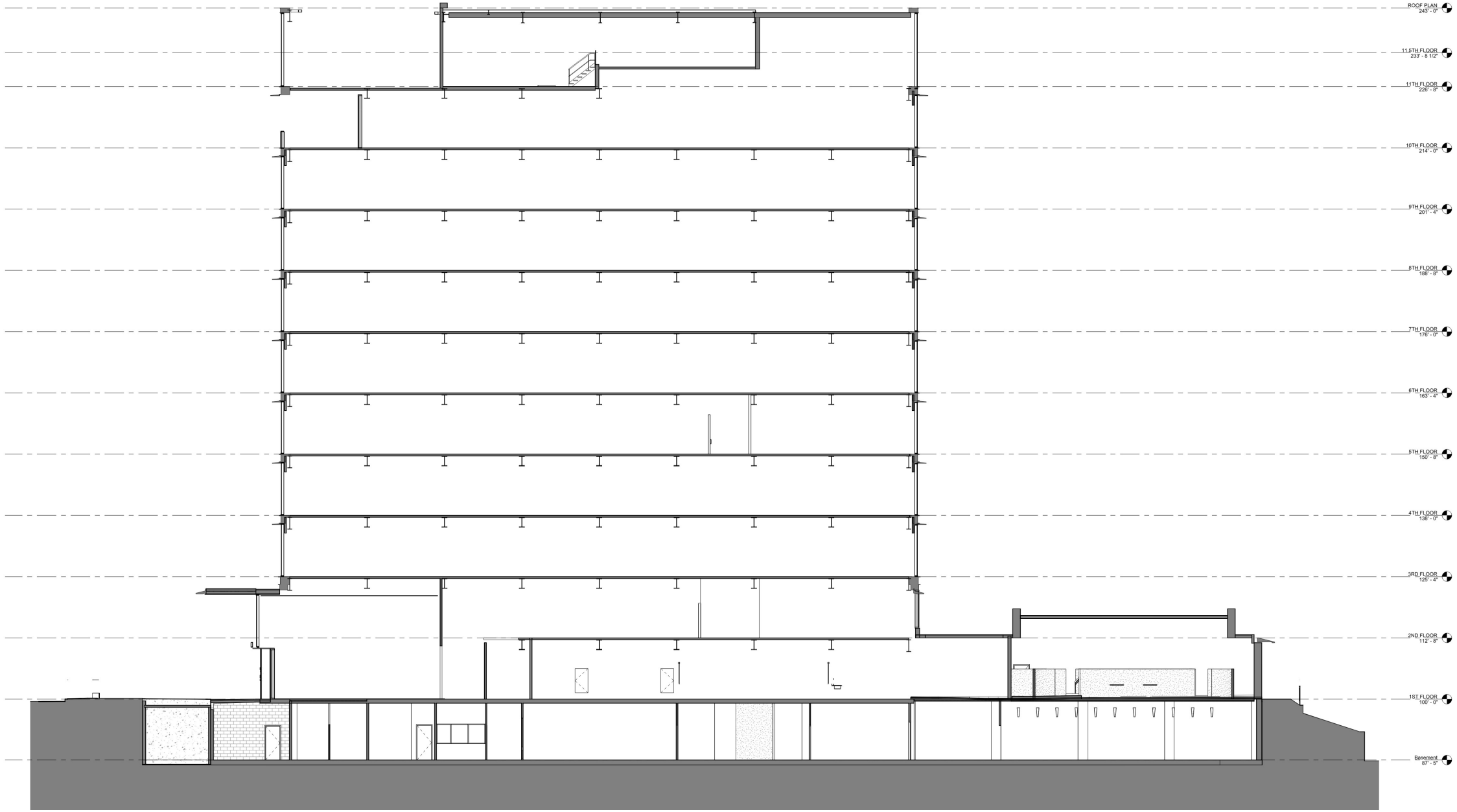
– West Elevation



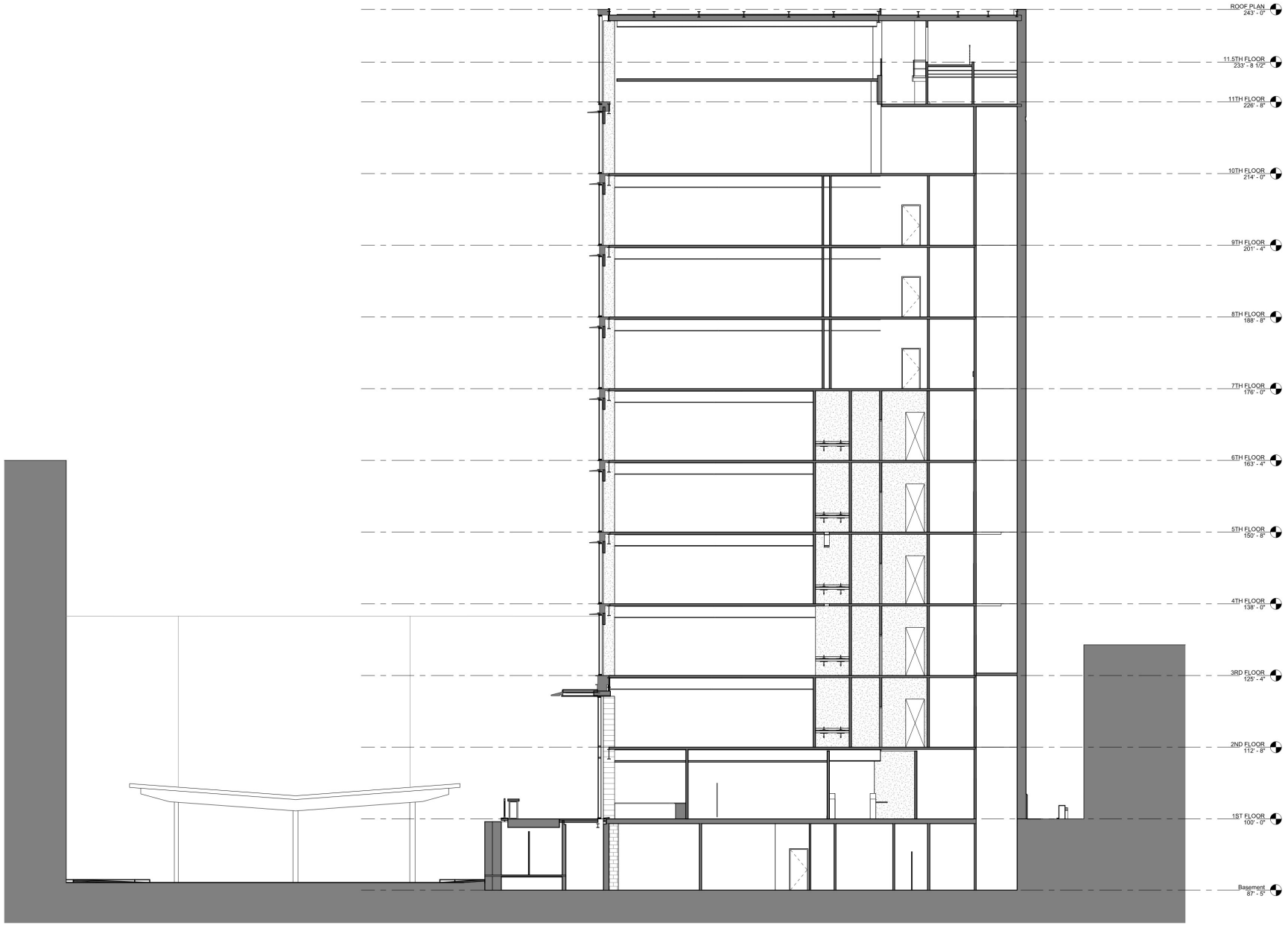
– South Elevation



– North Elevation



– Section looking South



– Section looking West



Planning Staff Report to
Design Review Board
June 12, 2026
for the June 18, 2026 Public Meeting

Docket Number:	**26-411**
Applicant:	Mike Martinez
Property Owner:	Beth Paul, Greenville Arena District
Property Location:	650 N Academy St and 408 N Church St
Tax Map Number:	0041000100200, 0041000100202, 0041000302600, 0041000302200, 0041000302300, 0041000302500, 0041000302400
Zoning:	MX-D, Downtown Design Review Boundary
Proposal:	**Certificate of Appropriateness for Arena Renovation and Addition**
Staff Recommendation:	**Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Overview:

The applicant is requesting approval for the addition and renovation of the arena and an expansion to its marshalling yard. The arena is bounded on three sides by major thoroughfares: North Academy Street, Beattie Place, and North Church Street. A parking garage and a small commercial building occupy the corner of Beattie Place and North Church Street, while a bank is located at the corner of North Church Street and North Academy Street. Aside from these properties, the remainder of the block is occupied by the arena and its associated accessory uses.



New Addition Lobby, West Elevation Render

The proposal references a new amphitheater and associated site-wide improvements that will be reviewed by the Design Review Board at a future date. Staff acknowledges that anticipated future development should be considered in the evaluation of the proposed design. However, for the purposes of this Certificate of Appropriateness application, staff and the Design Review Board shall limit their review to the proposed modifications to the arena and its marshalling yard.

A full staff review at the time of permit will review all façade modifications and additions to ensure compliance with the GDC.



Proposed Multi-Phased Site Plan, for Reference Only

Staff Analysis:

PUB 2 Pedestrian Realm, PUB 3 Sidewalk zone, PUB 4 and 5 Planting and Furnishing Zone, PUB 6 Building Transition Zone, PUB 7 Pedestrian Cut-throughs, Pub 8 Publicly Accessible Parks and Plazas, and PUB 9 Lighting are proposed to be reviewed in a forthcoming CA for the site work.

PRI 2 Massing

The existing drum-massing of the arena is proposed to remain relatively untouched. The proposed additions vary the heights and façade setbacks, creating a more visually interesting rhythm in compliance with PRI 2.LP. The southeast entry modification establishes an open and prominent expression that announces the gateway to downtown, per PRI 2.G. Staff finds that the modified massing is in compliance with PRI 2.

PRI 3. Entry

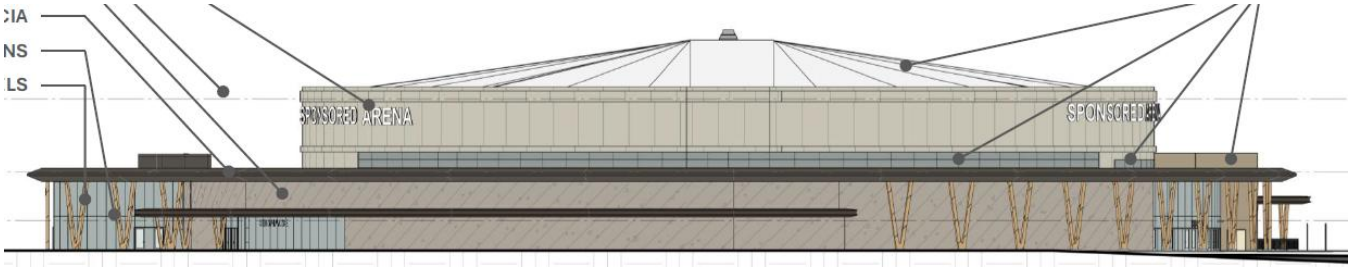
Per PRI 3.5, entries must be designed to clearly express their purpose as destinations. Staff finds that the proposed additions establish a clear hierarchy, with the primary entrance being the largest and most prominent, oriented toward the future promenade. Secondary entrances are lower in scale but remain fully transparent and readily identifiable.

The proposed timber “V” columns further enhance wayfinding by emphasizing entry locations and supporting an extended fascia that provides generous weather protection, consistent with PRI 3.3 and PRI 3.ME. The new entry glazing is highly transparent, in accordance with PRI 3.4. Additionally, the corner entrance at Beattie Place and N. Academy Street is strategically positioned to capture and engage pedestrian activity, consistent with PRI 3.7.



Primary and Secondary Entrances Render, Southwest Elevation

PRI 4. Activated Ground Floor
PRI 4 encourages that the ground floor use of the building, adjacent to the streetscape, is intense and visible with maximized transparent glass, simplicity of access, and activation. However, given the arena use and operation, large ground floor walls are solid for utility and security reasons – bathrooms, concessions, and support spaces. The GDC limits blank wall widths that do not provide a visual or physical connection between the public realm and the interior of the building. **Staff recommends that the applicant develop alternativeswhich may include art, vegetation or some other creative solution--to activate the blank walls, to be reviewed with staff and two-member panel of the DRB. The primary south elevation facing Beattle St in particular should be creatively activated given its visibility and prominence as a gateway to the city and a bookend to the Cultural Corridor.**

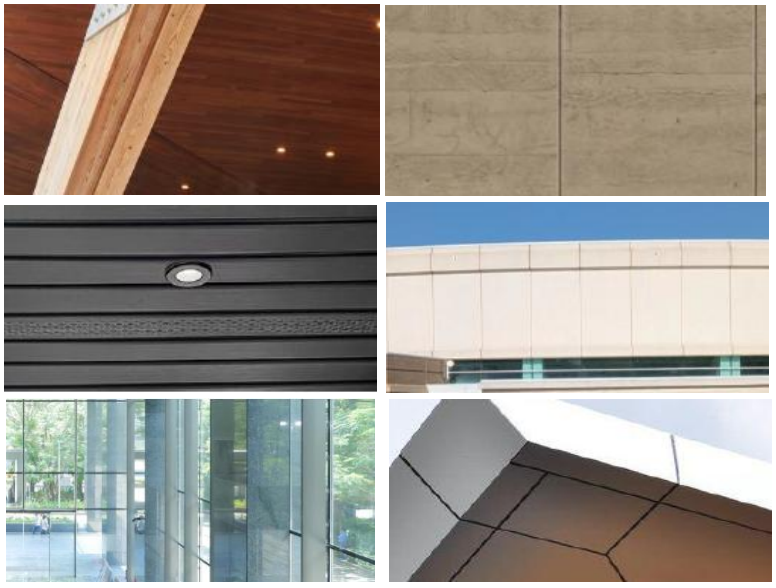


Proposed South Elevation, facing Beattie Place

PRI 5. Articulation
The proposed horizontal fascias provide dynamic articulation at multiple levels and unify the façade as a whole, per PRI 5.2 and 5.4. Per Pri 5.6, large monotonous facades are discouraged. As previously stated, **staff recommends creative activation on these walls, to be reviewed by staff and a two-member panel of the DRB.**

PRI 6. Materiality
The proposed materials are high quality with durable materials at the pedestrian level, per PRI 6.1 and 6.2. Existing and proposed materials and colors create a unified whole, per PRI 6.6. The existing uppermost drum is clad in EIFS, a prohibited material. No new EIFS is proposed.

Some material specifications are missing. The proposed railings and fencing, mechanical screening, EIFS paint color, fascia finish color, and the finish and detailing of the timber 'v' column base. **The final materials and colors must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.**



Proposed Materials

PRI 7. Architectural Lighting
Per PRI 7.1 and 7.2, lighting should complement architectural elements and enhance building architecture. Accent lighting should be incorporated to create visual interest, depth and shadows. Staff finds this criteria has been met.



PRI 8. Private Outdoor Spaces
The existing terrace on the northeast elevation and the proposed second-story deck on the northwest elevation both complement and enhance the architectural design of the building, in accordance with PRI 8.3.

PRI 9. Parking Lots
The GDC and PRI 9.3 require that the marshalling yard be screened from view. The plans provide limited information regarding the proposed screening, gates, and fencing. **Additional information shall be submitted for staff review to verify compliance with these requirements.**

PRI 11. Existing Architecture
Per PRI 11.2 and 11.3, additions shall be respectful of a building's original character and preserve existing features that contribute to that character. Staff finds that the proposed curvilinear additions and façade modifications meet this criteria.

In summary, staff finds the proposed arena renovations and addition to be in conformance with the Downtown Design Guidelines, and recommends approval with the following conditions:

1. **The applicant shall provide alternative designs to the proposed blank walls in the form of art, vegetation, articulation, or some other creative solution to be reviewed and approved by staff and 2 members of the DRB.**
2. **Missing materials shall be provided and an on-site mock-up of all materials shall be reviewed and approved by staff and two members of the DRB prior to construction.**
3. **The applicant shall provide views from N Academy St, a planting plan, and fencing specifications for the marshalling yard to be reviewed and approved by staff.**
4. **Signage shall be reviewed and approved by staff under a separate CA application.**
5. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.6-9 *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.**

city of greenville

APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS
Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	[redacted]	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 650 North Academy Street, 408 N. Church Street

*TAX MAP #(S) 0041000100200,0041000100202,0041000302600,0041000302300,0041000302200,0041000302400,0041000302500

*ZONING CLASSIFICATION MX-D

*PRESERVATION DISTRICT/SPECIAL DESIGNATION (see https://www.greenvillesc.gov/172/Planning-Development)

■ Downtown Review District ____ West End Overlay ____ Local Landmark ____ National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. Initial: MJM

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ■ Yes ____ No

DESCRIPTION OF REQUEST

*ORIGINAL APPLICATION # (N/A if new application) NOT APPLICABLE, THIS IS A NEW APPLICATION

To include: scope of project and response to specific guidelines and special conditions.
This application is for the **Arena** portion of the Project. There are three components: Site Development, Arena Renovation and Expansion, and New Amphitheater.

The Greenville Arena District (GAD) is a special purpose entertainment district. The existing Arena sits on 7 parcels owned by the GAD covering a total area of approximately 12.07 acres. The project includes the renovation and expansion of the existing arena, including proposed new facades and and improved truck marshaling to connect with the two venues. A proposed 6,500 to 7,000 seat Amphitheater that is planned along the Church Street. Site Development is part of the project including new plaza and community spaces and landscaping. The project will be phased overtime to accommodate continued operations.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar. Fees are due at the time of application.

A. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	$50.00
E. INFORMAL REVIEW	$50.00

2. Staff will review the application per Section 19-6.2.1.B.3 for completeness.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of posting upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless otherwise determined by the administrator, all applications must contain the following:

☐ SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. 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.).

c. A digital model that includes the surrounding context with massing only (no texture or articulation is required).

☐ ARCHITECTURAL REVIEW

a. Elevation Drawings of all Exterior Sides (indicate proposed materials; existing grade and proposed grade; proposed mechanical equipment; outdoor lighting fixtures; location of signage; removal of existing building elements; addition to existing building; and a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

b. Sections (include vertical dimensions in feet; building sections where significant changes occur in building volume; and wall section for review of material relationships).

c. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure; samples; and brochures or photographs of all exterior finishes, windows, fixtures, lighting and signage).

d. Renderings (include perspective drawings, including views from pedestrian and public realm).

e. Model (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 sign location).

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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

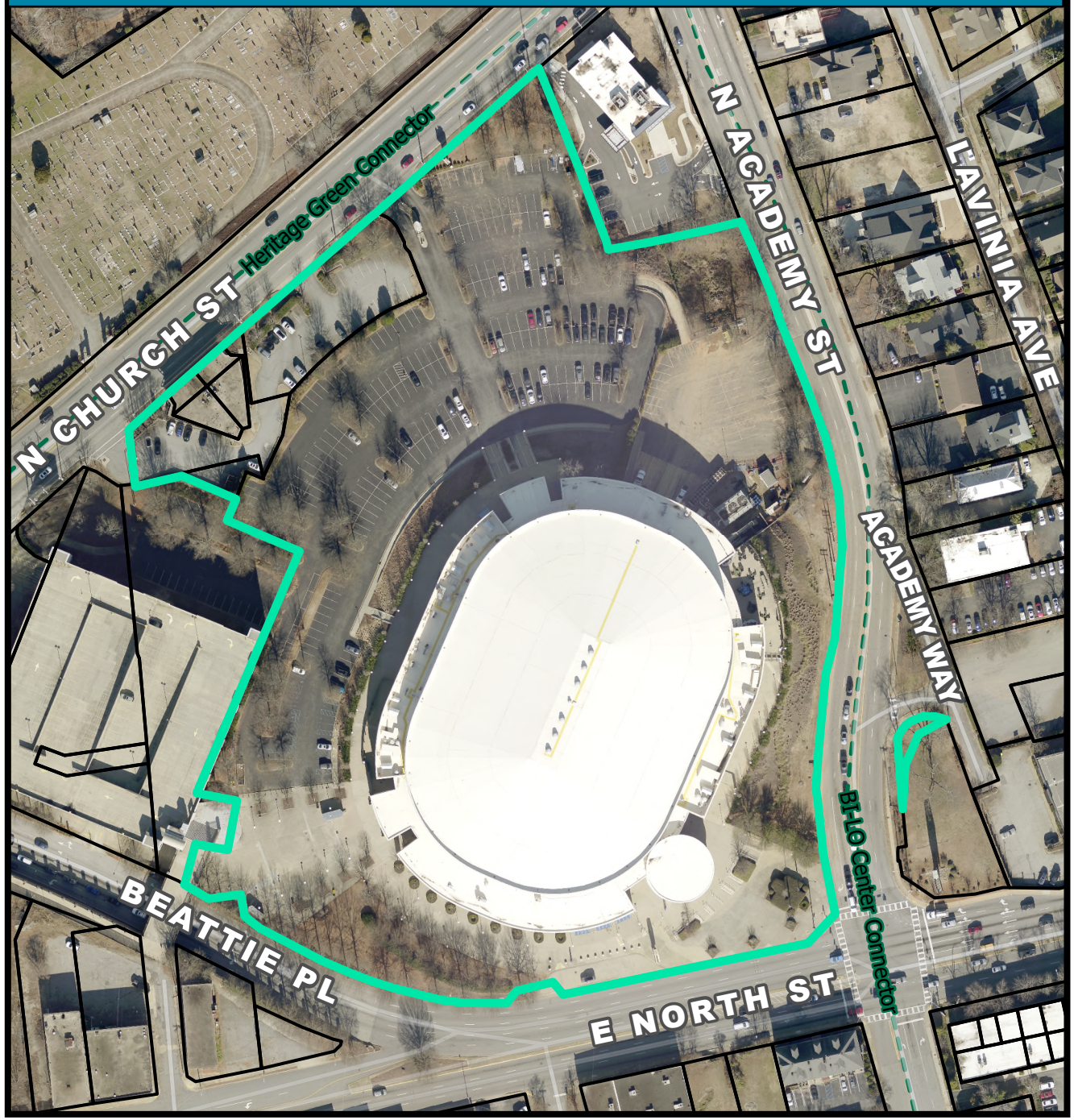
Please verify that all required information is reflected on the plan(s).

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.

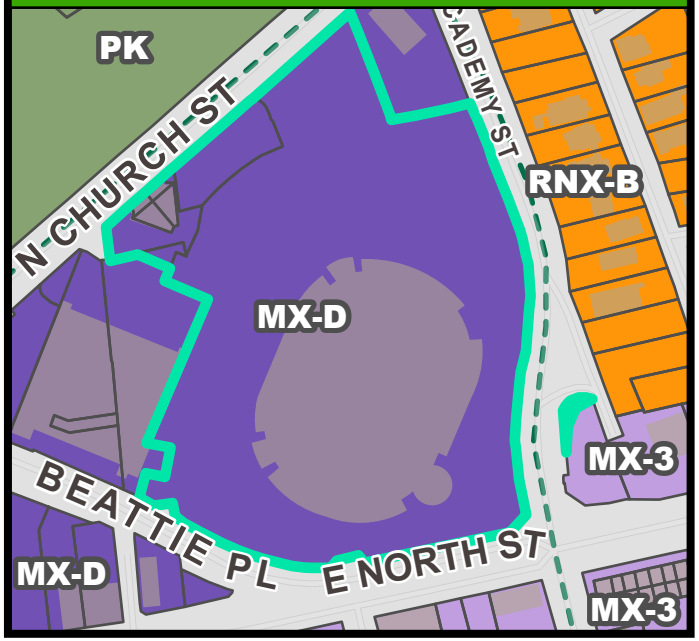
*Signatures	[redacted]
Applicant	
Date	
Property Owner/Authorized Agent	
Date	
Public Hearing information	
Public Hearing signs	

CA 26-411 • 650 N. ACADEMY ST, 408 N. CHURCH ST

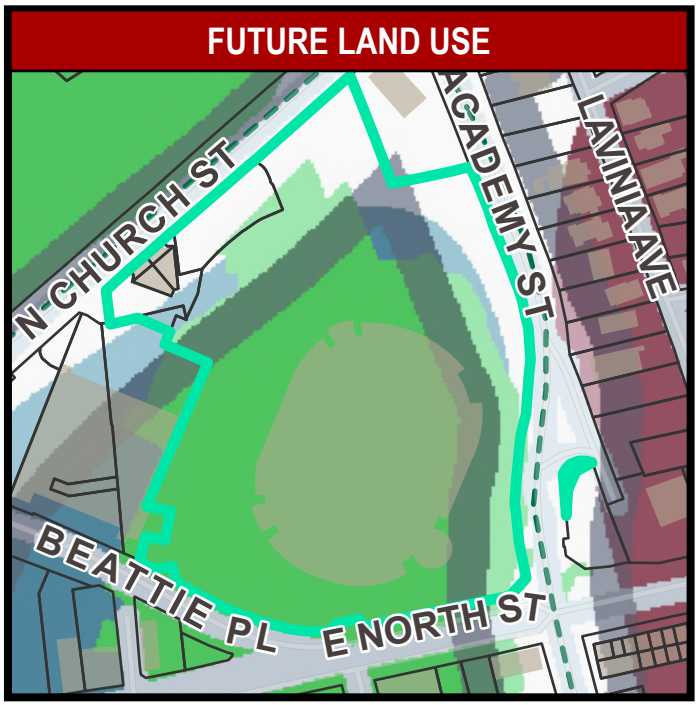
AERIAL VIEW



CURRENT ZONING

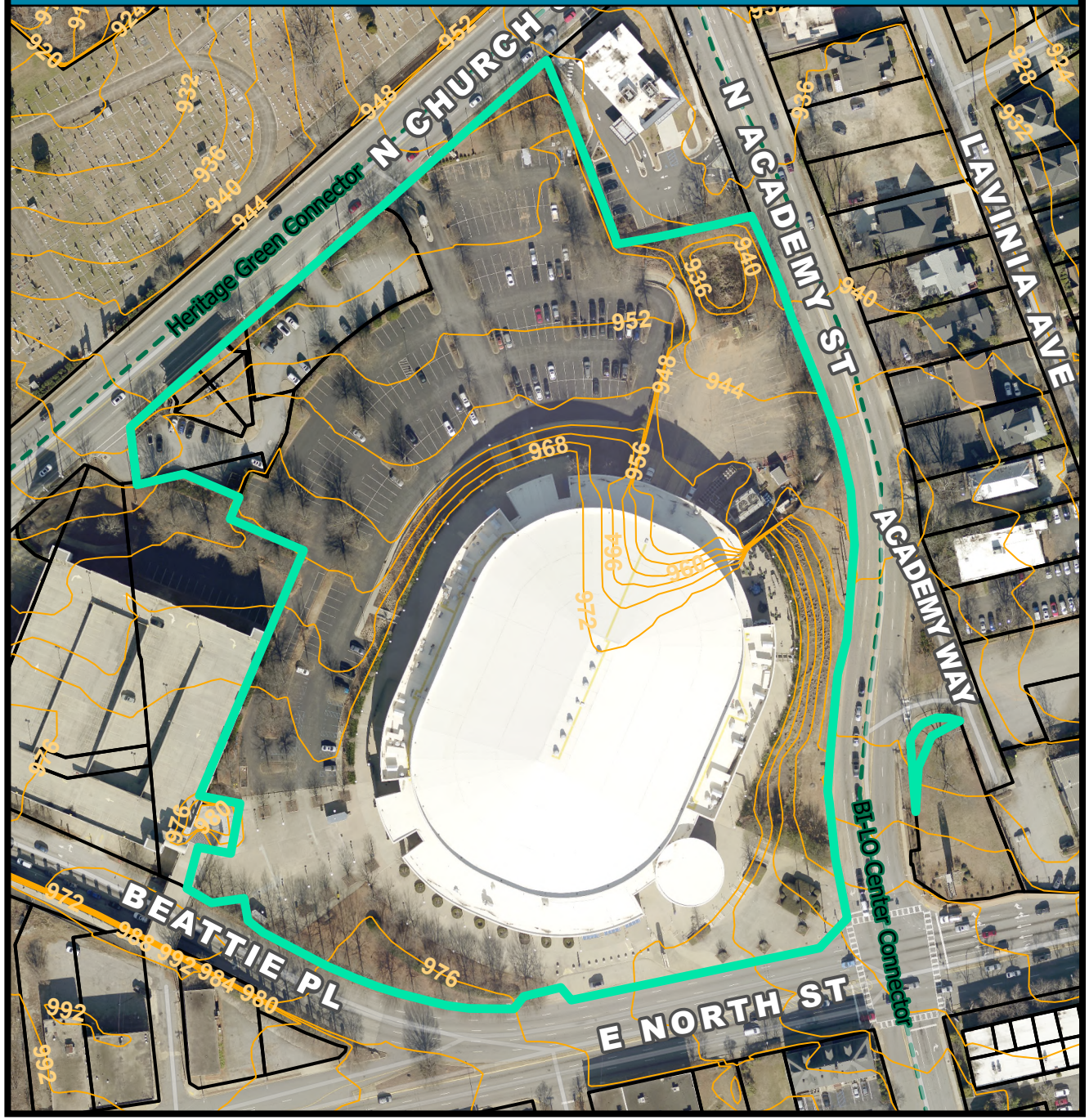


FUTURE LAND USE

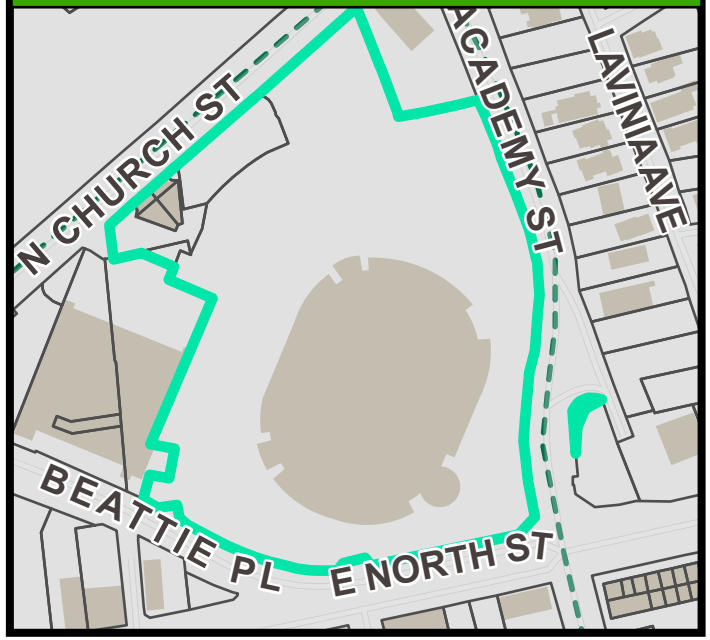


CA 26-411 • 650 N. ACADEMY ST, 408 N. CHURCH ST

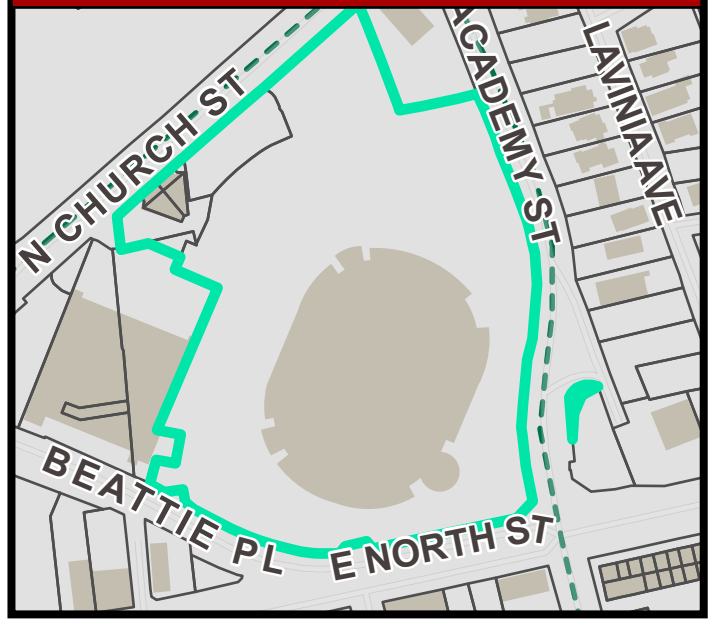
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



GREENVILLE ARENA DISTRICT : BON SECOURS WELLNESS ARENA RENOVATION

DRB SUBMISSION



greenville ARENA DISTRICT + LS3P Gensler

MAY 29, 2026



Elevate the arena & site to a consistent & cohesive architectural theme and introduce new complimentary site programs which support the arena. Entertainment is the filter for making design decisions.

- Strong focus on long-term planning to **ensure the arena remains relevant, profitable, and viable for the future**.
- Continues to be a source of **world-class** sporting and live entertainment events year after year.
- **Elevate the arena and site** in a way that encompasses a **cohesive theme, enhances existing facilities, and incorporates new complimentary uses**.
- Committed to creating a distinct destination that **embodies a unique sense of place** - a hub where individuals come together to enjoy, unwind and create shared memories.
- **Foster a seamless connection with downtown Greenville**, celebrating the distinctive essence and historical significance of the BSWA, and reinforcing its role as the cornerstone of our community's identity.
- Envision and plan for the long-term viability of the arena and to **maintain a strong competitive advantage in the Southeast and beyond**.
- Meets the (4) Organizational Objectives: **Financial Health, Community Impact, Organizational Health, and Experience**.



WELCOMING COMMUNITY PARTNER

1. Find opportunities to better serve the community and public service.
2. Integrate Public Art.
2. Continue to be an Emergency Shelter.
3. Continue the serve the additional 75-100 annual community and non-profit events



FINANCIAL STEWARDSHIP

1. Be Intentional with use of finances and resources.
2. Seeks to elevate and expand the arena's market profile and brand.
3. Revenue Generation – Premium Spaces, Sponsorships, Seat Inventory
4. Find ways the project can have a greater regional economic impact.



SAFETY & WELLNESS

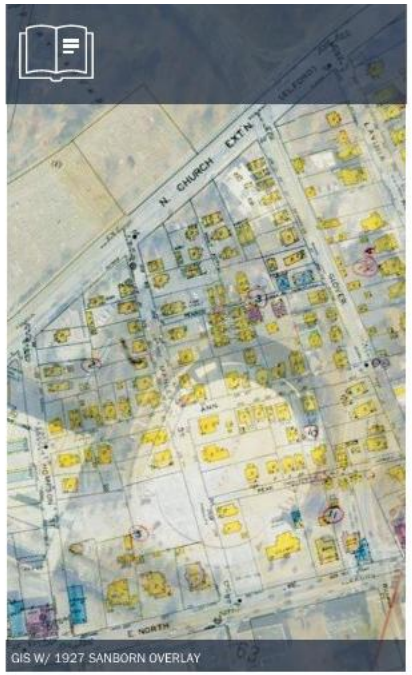
1. Find Ways to Improve Staff Health.
2. Improve Event Security.
3. Improve Accessibility. Chris Sparrow | Erica James.
4. Design for Maximum efficiency in Operations.
5. Design for the next 25 years & longevity for the Arena, including Sustainability considerations.



SEC WOMEN'S BASKETBALL TOURNAMENT (BSWA)

ENHANCED & INCLUSIVE GUEST EXPERIENCE

1. To provide a full entertainment experience upon arrival and departure.
2. Create a cohesive design theme.
2. Improve experiences.
    1. Back of House
    2. Client Experience
    3. Improved Dock and Marshaling
    4. Amenities
    5. F&B
    6. Entrances
    7. Code Updates



GIS W/ 1927 SANBORN OVERLAY

HOMAGE TO SITE'S HISTORY

1. Celebrate the significance of the Arena Site.
2. Find ways to remember Little Texas, one of Greenville's first Black Working Class Neighborhoods.
3. Create thoughtful celebrations and remembrances of residents.



FALL FOR GREENVILLE

CONNECTIVITY

1. Improve the physical and visual connection to downtown.
2. Strengthen the site as a gateway into downtown.
3. Improve Pedestrian and Multimodal Access.
4. Find Ways to Create a distinct destination that embodies Greenville.


INTEGRATION
Thoughtful design seamlessly blends beauty and functionality through an intentional and refined process unifying all principles into a cohesive vision
EQUITABLE COMMUNITIES
Thoughtful design extends beyond immediate users creating lasting benefits for both future occupants and the broader community
ECOSYSTEMS
Thoughtful design benefits human and nonhuman inhabitants by seamlessly integrating the environment and considering design impacts on local ecosystems
WATER
Thoughtful design preserves and enhances water quality, recognizing it as a vital and limited resource promoting efficient use, resiliency, and responsible use
ECONOMY
Thoughtful design creates projects of lasting value for owners, occupants, communities, and the planet, regardless of the project's size or budget
AIA Framework for Design Excellence
DISCOVERY
Thoughtful design integrates insights from past projects to continuously refine and improve the design process
ENERGY
Thoughtful design enhances building performance, comfort, and functionality while minimizing energy consumption, reducing reliance on fossil fuels
RESOURCES
Thoughtful design relies on informed material selection, balancing durability, safety, and health while ensuring an equitable and sustainable supply
WELLBEING
Thoughtful design prioritizes health and wellbeing for all, considering the physical, mental, and emotional impact on occupants and the surrounding community
CHANGE
Thoughtful design is both resilient and adaptable, continuously improving usability, functionality, and lasting value over time

UNIQUELY GREENVILLE



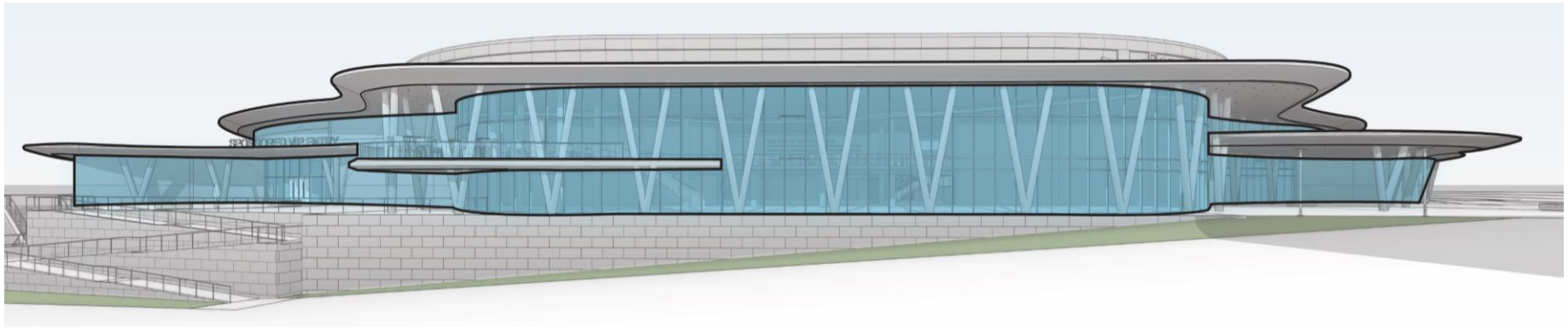
James Simpson Photography

greenville ARENA DISTRICT

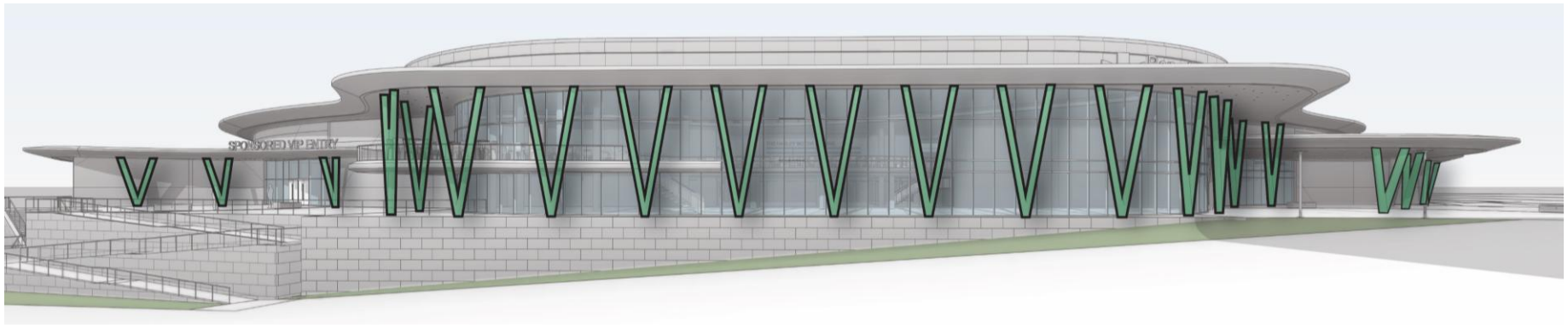
LOOK & FEEL | DESIGN INSPIRATION

LS3P Gensler









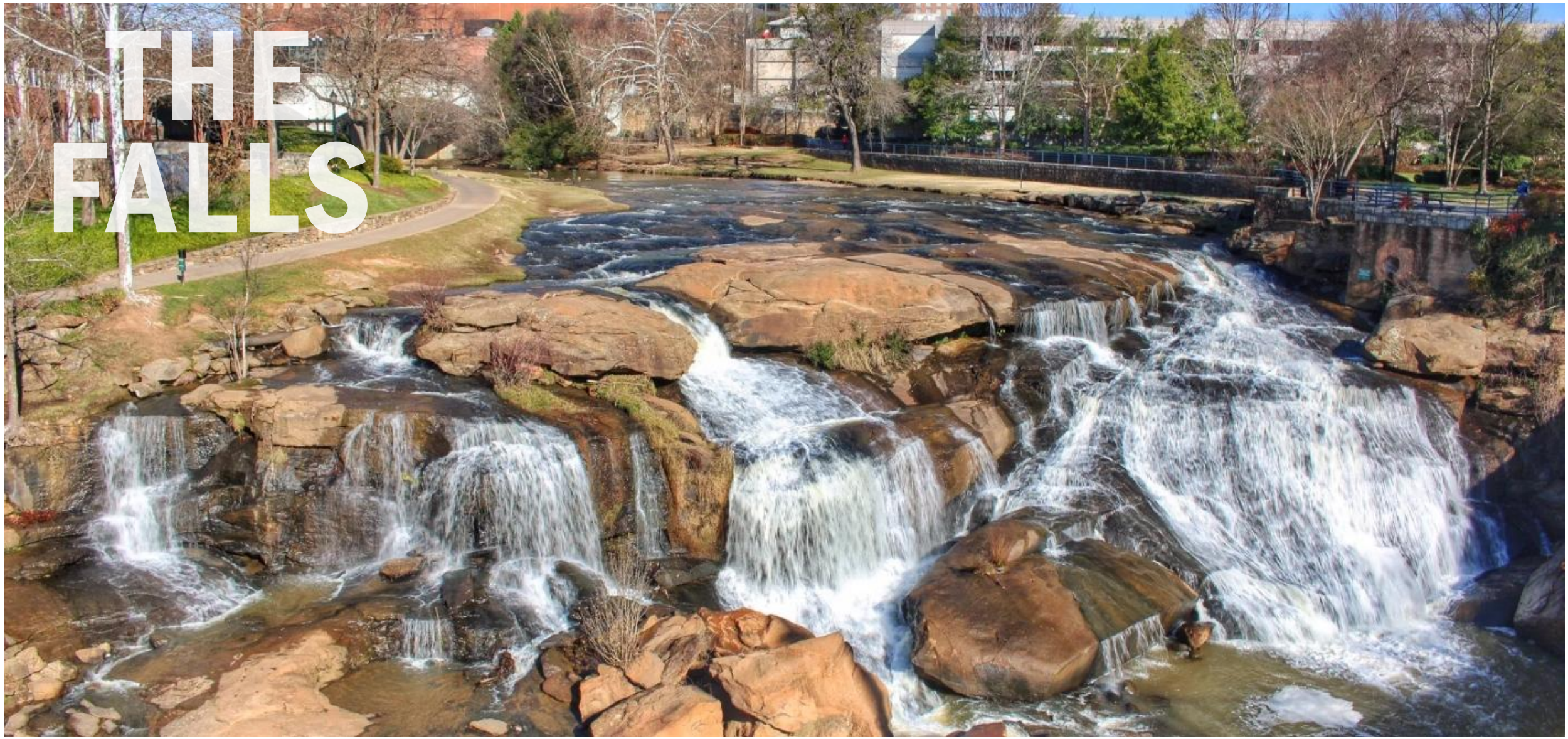
To anchor the architectural design firmly within the essence of the upstate of South Carolina, the design team drew inspiration from the region's natural and built environment. By immersing themselves in local imagery and architectural case studies, the team established a foundation for a distinctive design language that would seamlessly integrate with the existing building while shaping future developments.

Three iconic regional features : trees, the Reedy River, and waterfalls — emerged as guiding elements for the design.

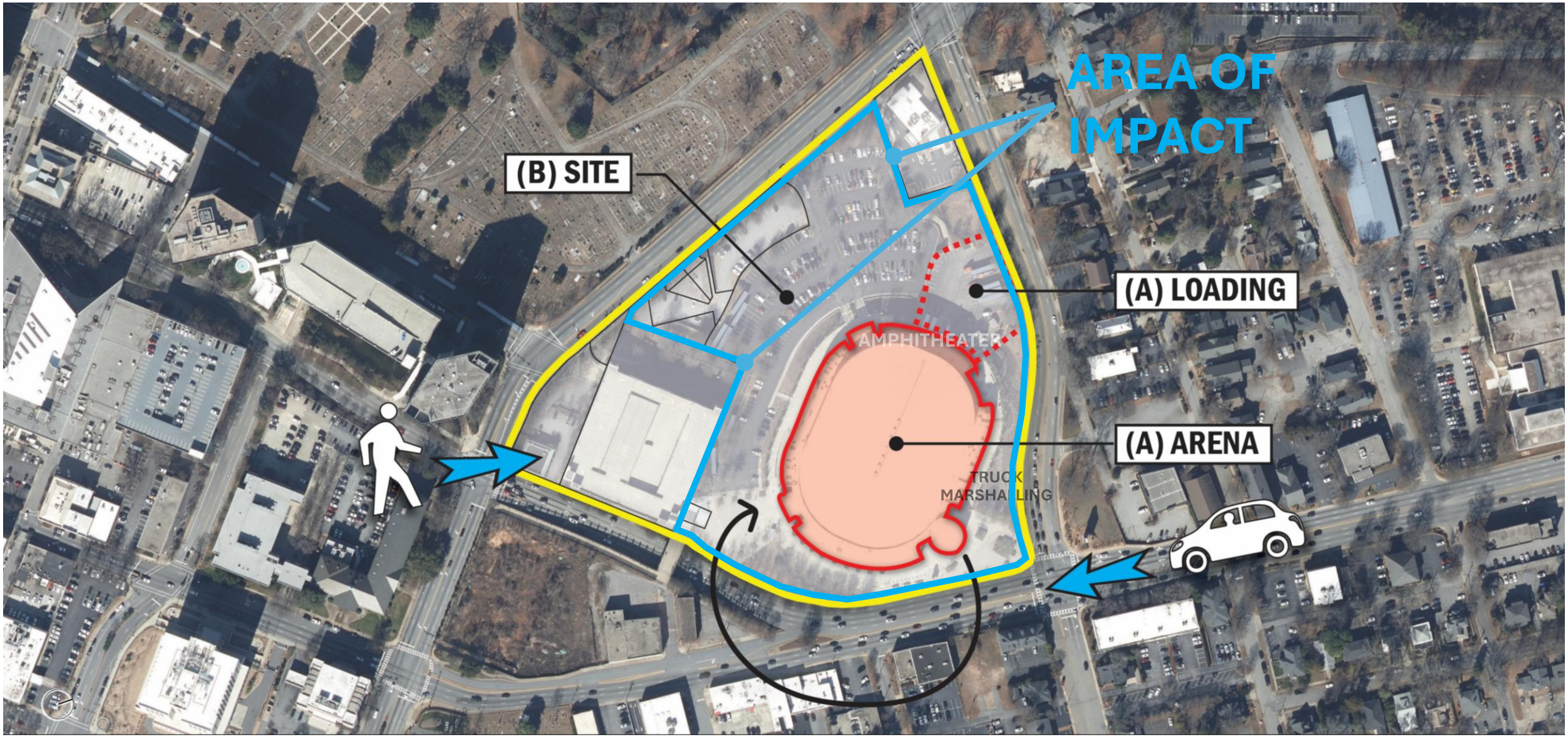
TREES, with their intricate structures and resilience, inspired the exposure of the building's structural framework, epitomized in the proposed 'V' columns. This approach celebrates the harmony of strength and elegance found in nature.
The **REEDY RIVER**, renowned for its organic flow and serene beauty, influenced the fluid, freeform contours of the expansion, creating a sense of movement and connection with the landscape.
WATERFALLS, embodying both power and grace, inspired the terraced design of the site (seen later in this document). This cascading approach not only honors the region's iconic features but also thoughtfully addresses the elevation change between Church Street and the main concourse.

Through these design elements, the project aspires to weave the spirit of the Upstate into every architectural gesture, creating a space that feels inherently rooted in its surroundings.

THE FALLS



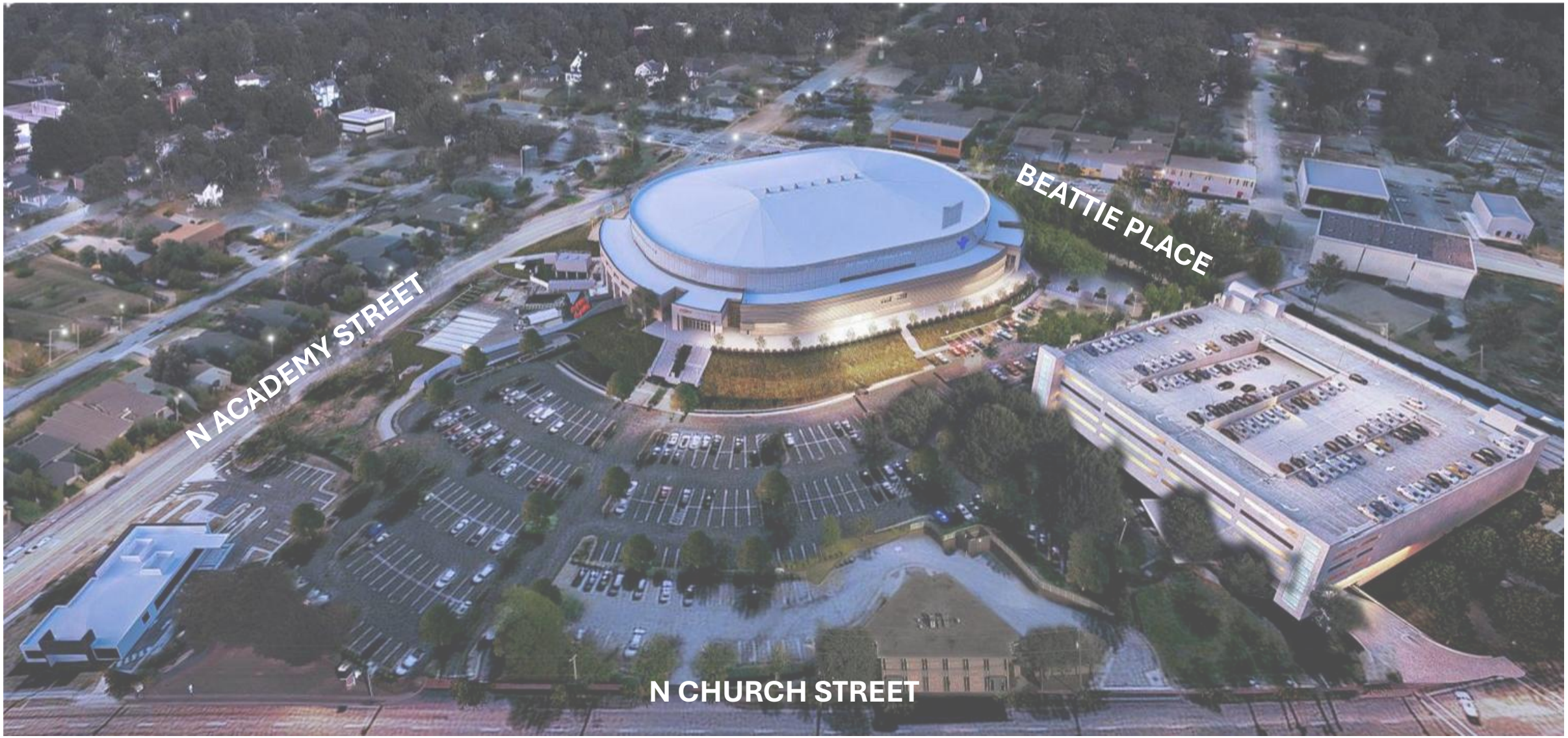
Reedy River Falls – Falls Park – Waterfalls Hiker



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CONNECTIVITY & AREA OF IMPACT

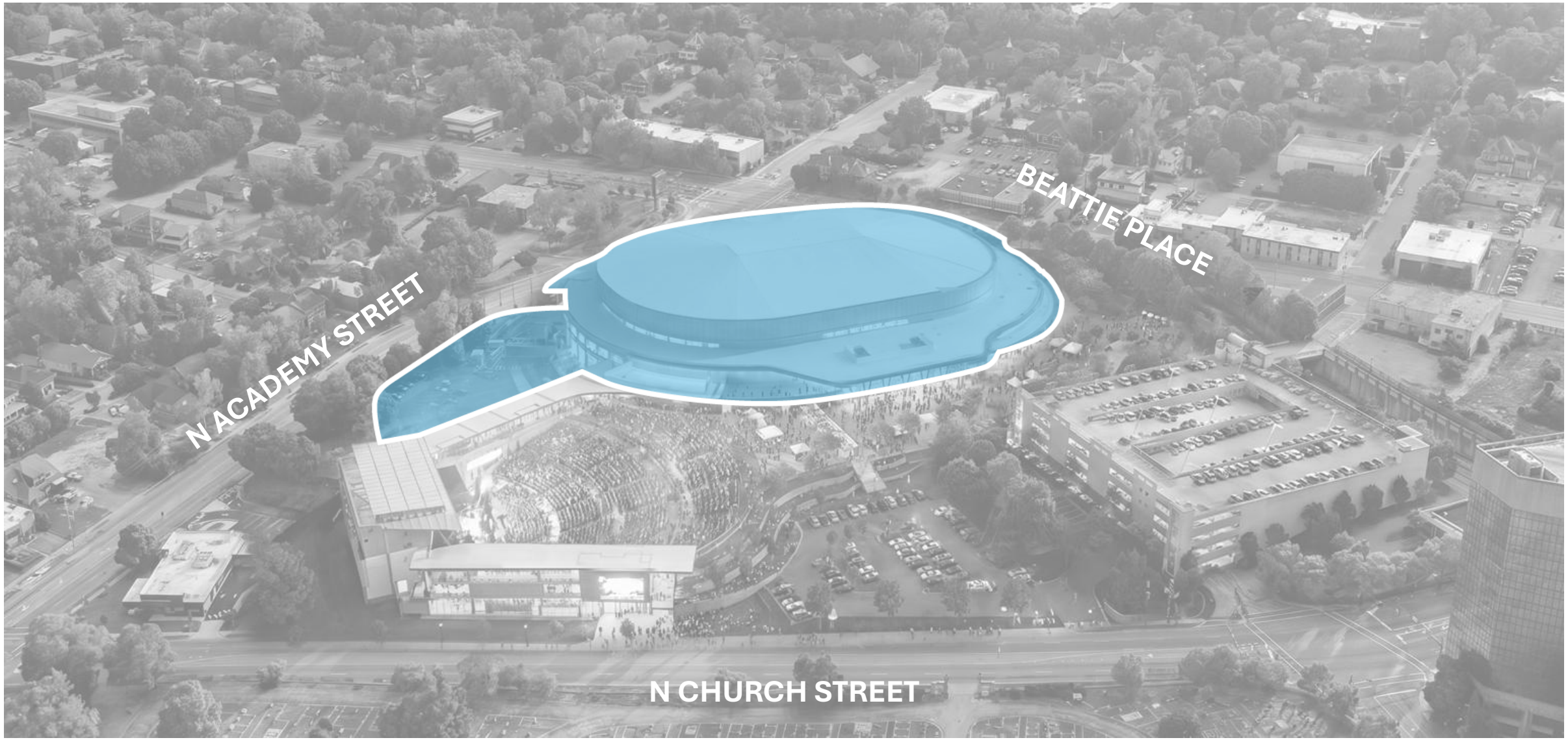
LS3P Gensler

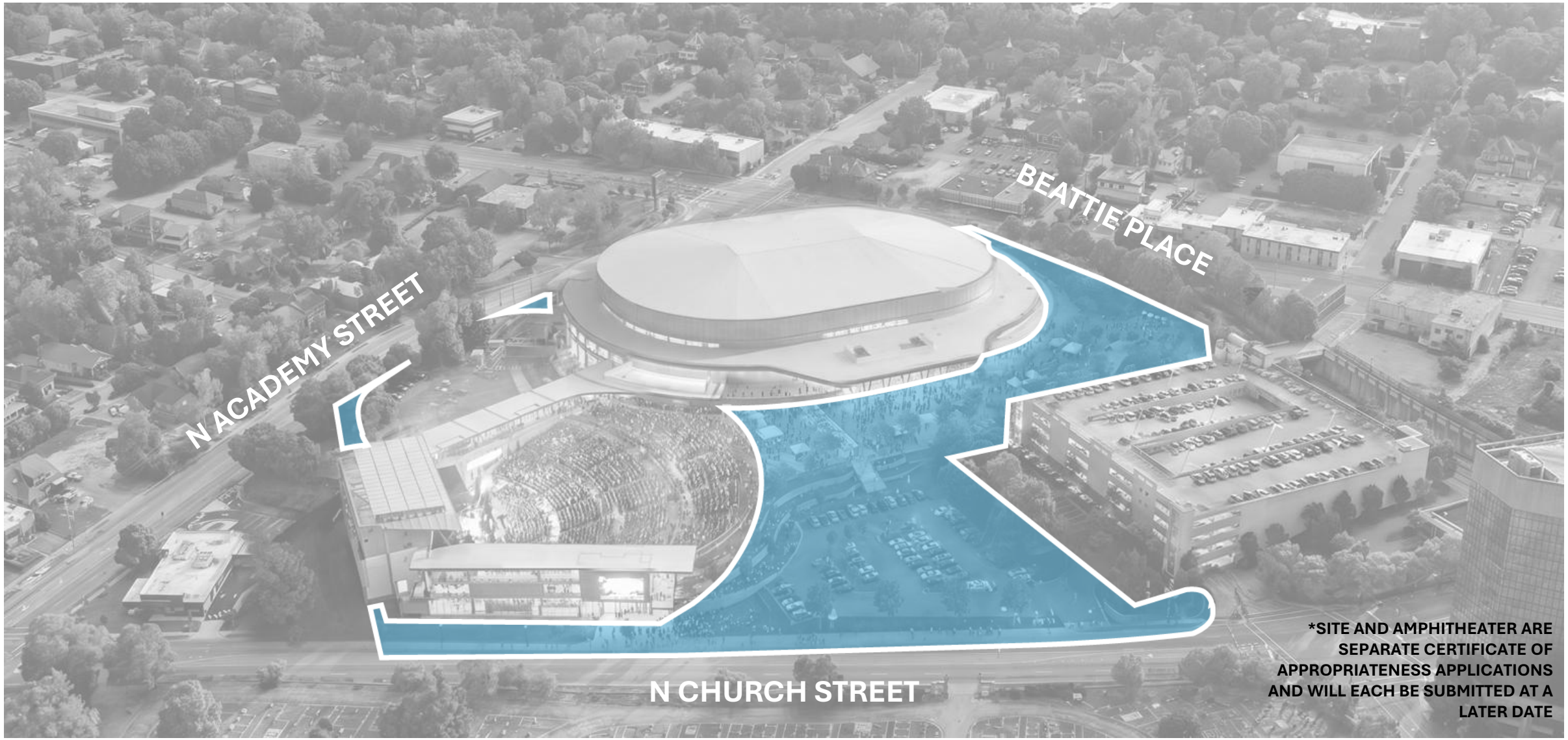


greenville ARENA DISTRICT

EXISTING CAMPUS

LS3P Gensler

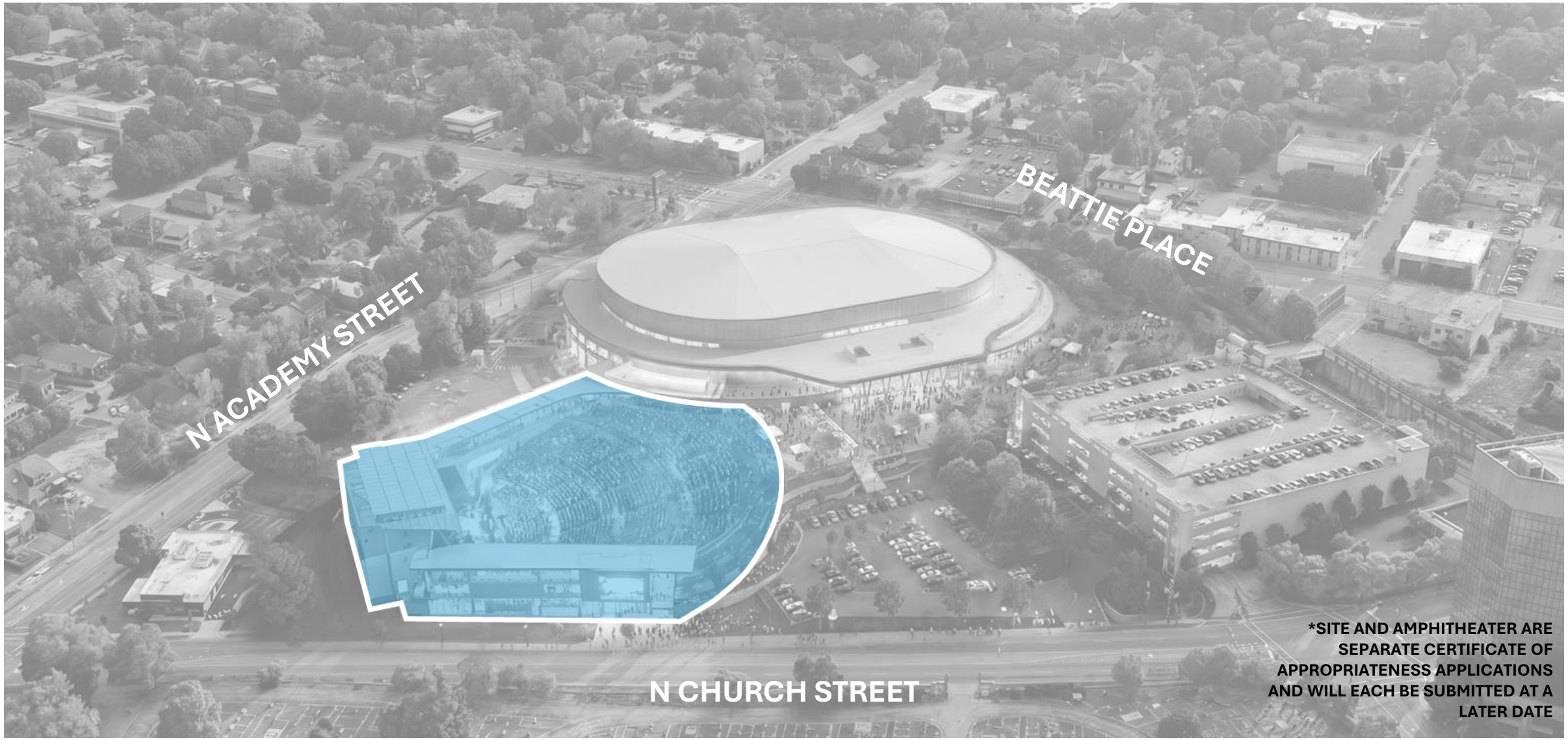

N ACADEMY STREET
BEATTIE PLACE
N CHURCH STREET



greenville ARENA DISTRICT

SITE DEVELOPMENT SCOPE OF WORK

LS3P Gensler



greenville ARENA DISTRICT

NEW APMPHITHEATER SCOPE OF WORK

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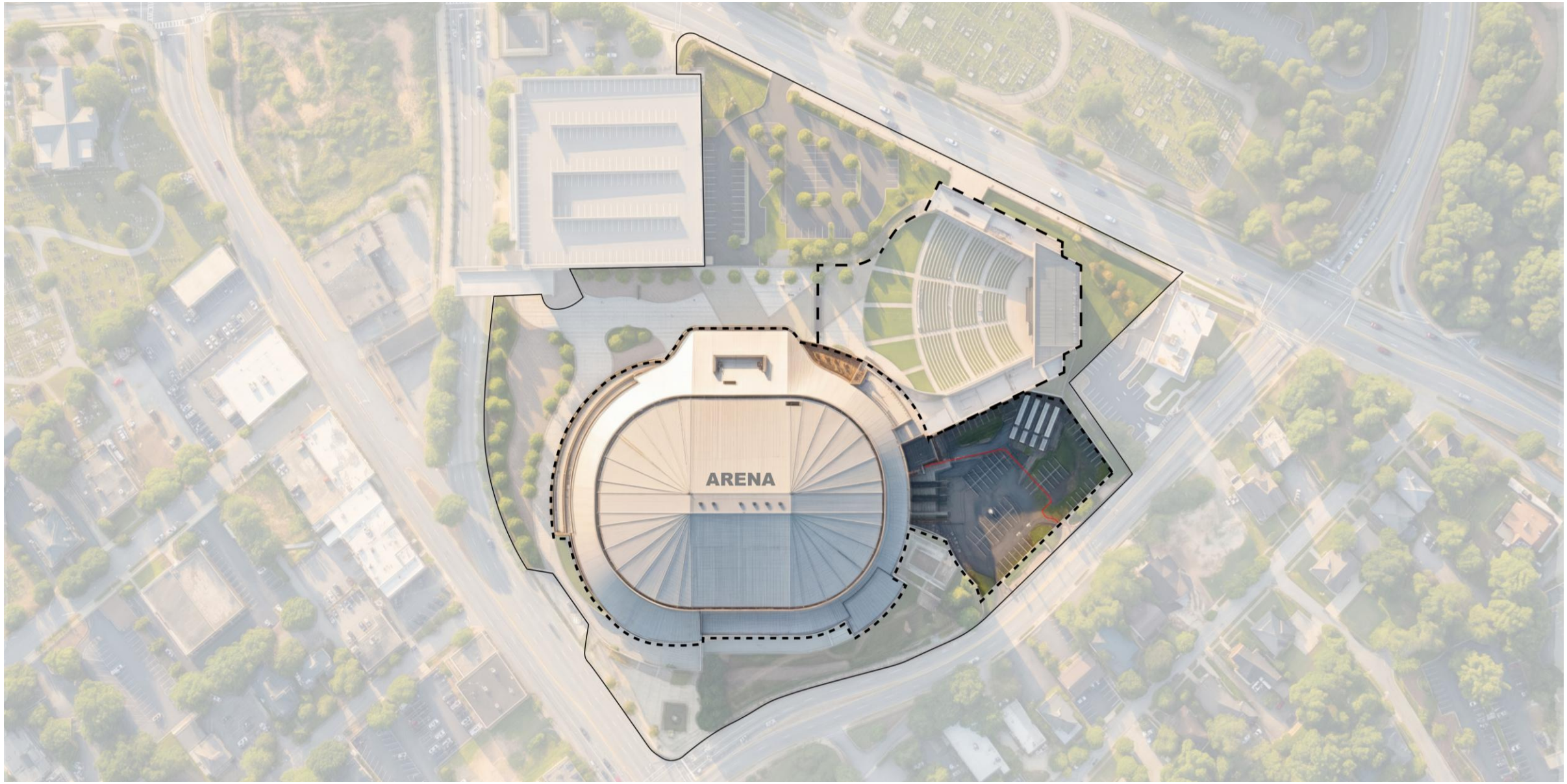


NOT TO SCALE

greenville ARENA DISTRICT

PROPOSED CAMPUS SITE PLAN

LS3P Gensler

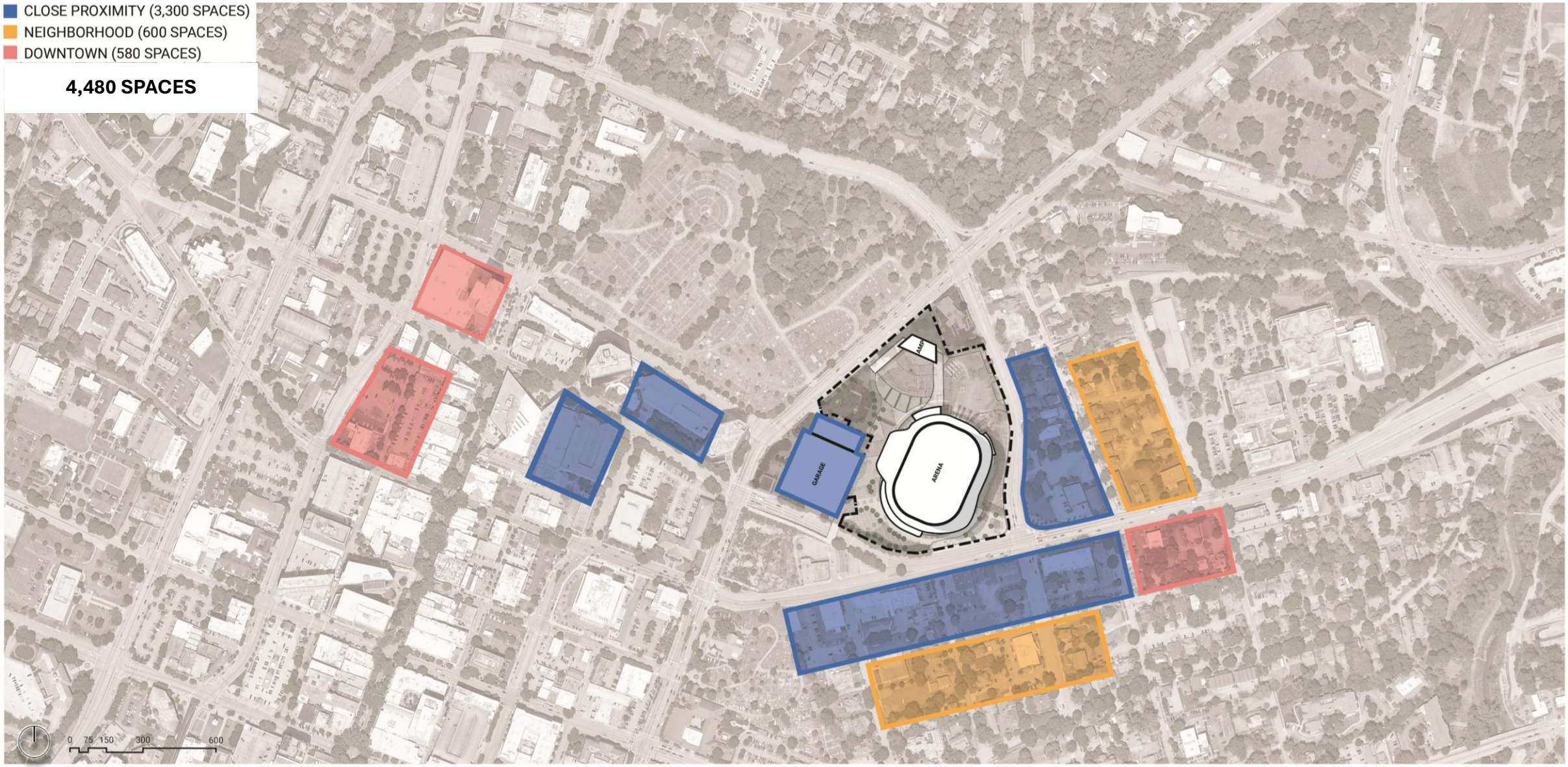


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ARENA SCOPE OF WORK

greenville ARENA DISTRICT

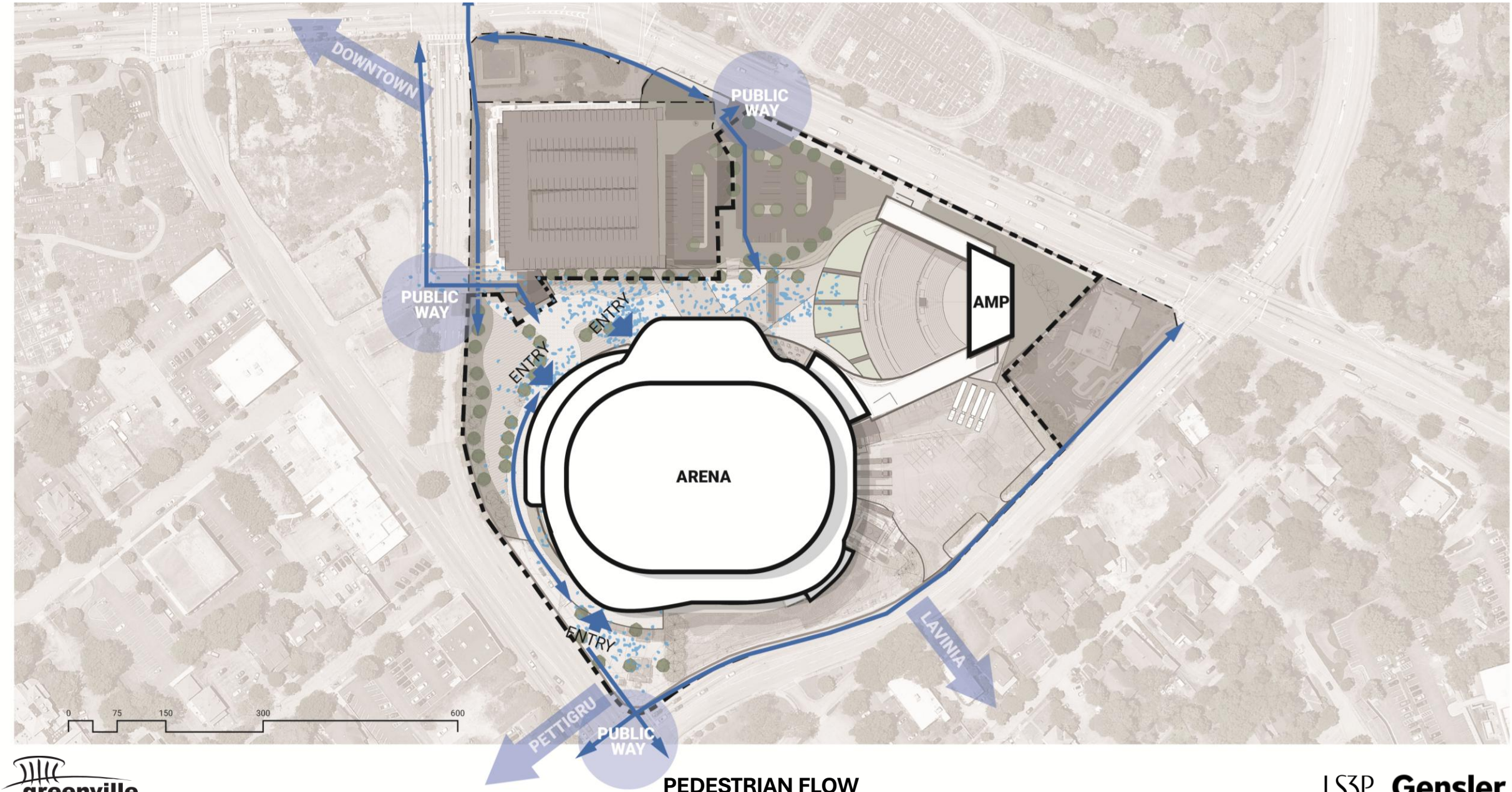
LS3P Gensler



greenville ARENA DISTRICT

ADJACENT PARKING ANALYSIS

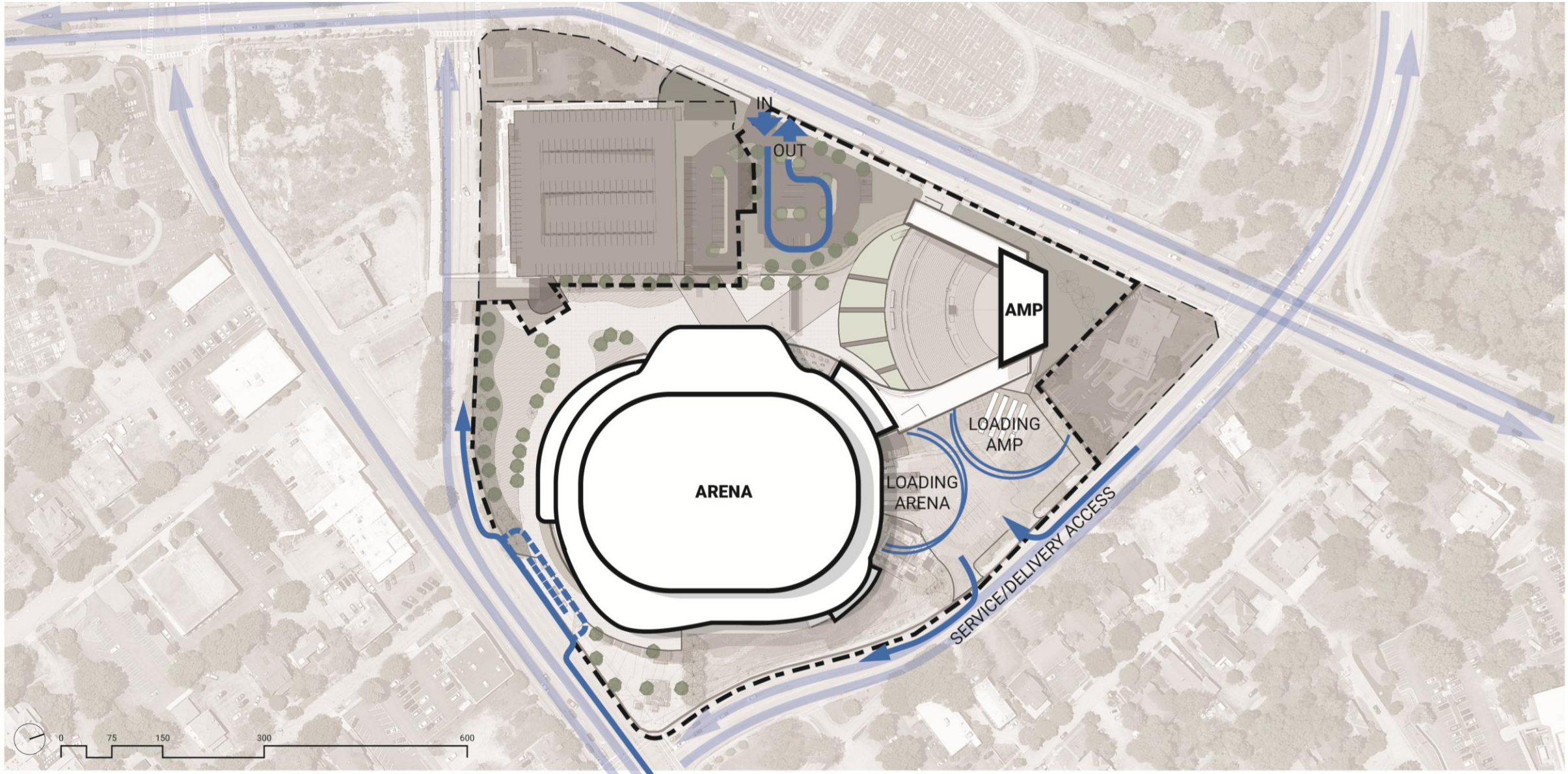
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PEDESTRIAN FLOW

greenville ARENA DISTRICT

LS3P Gensler

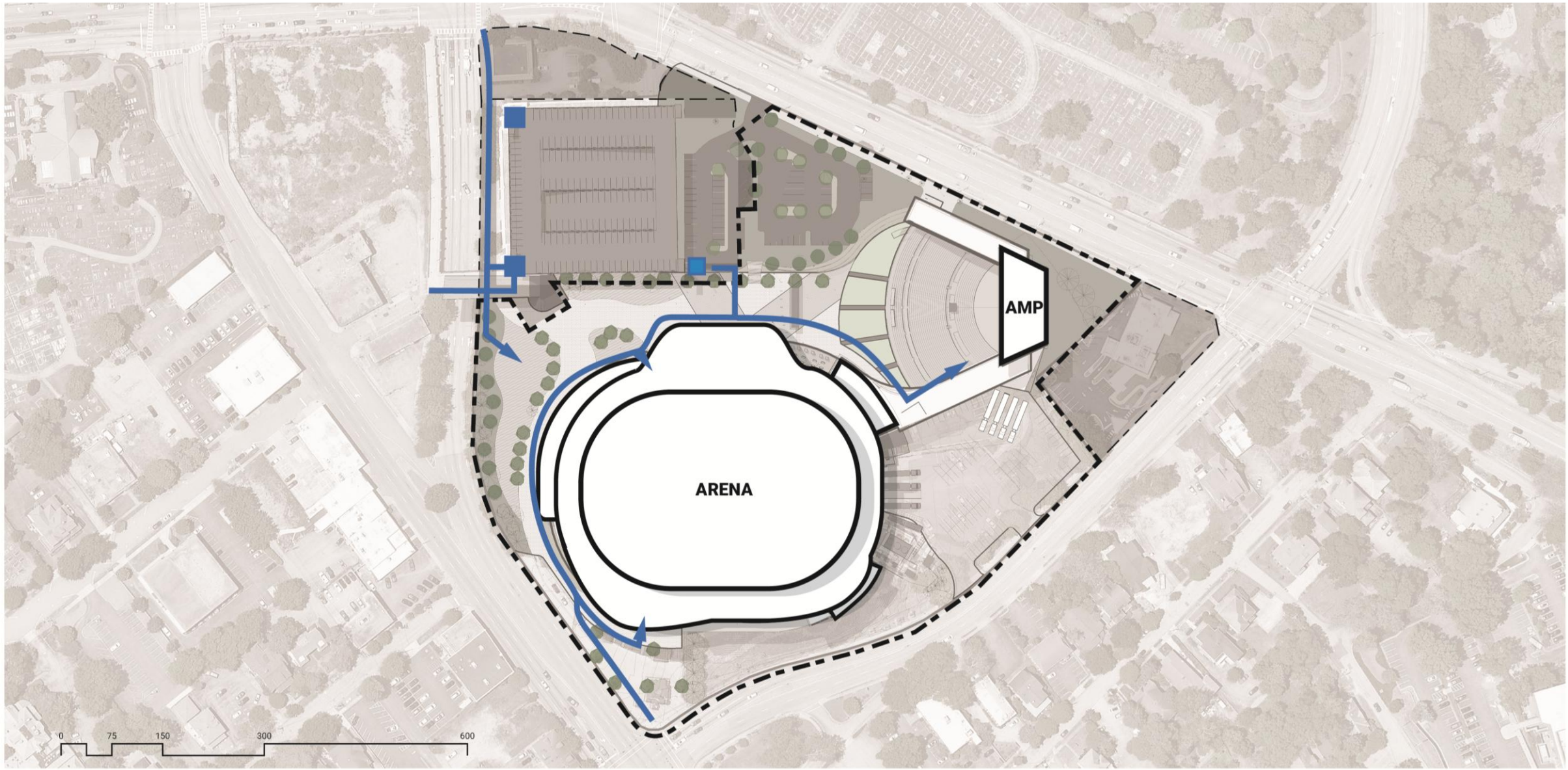


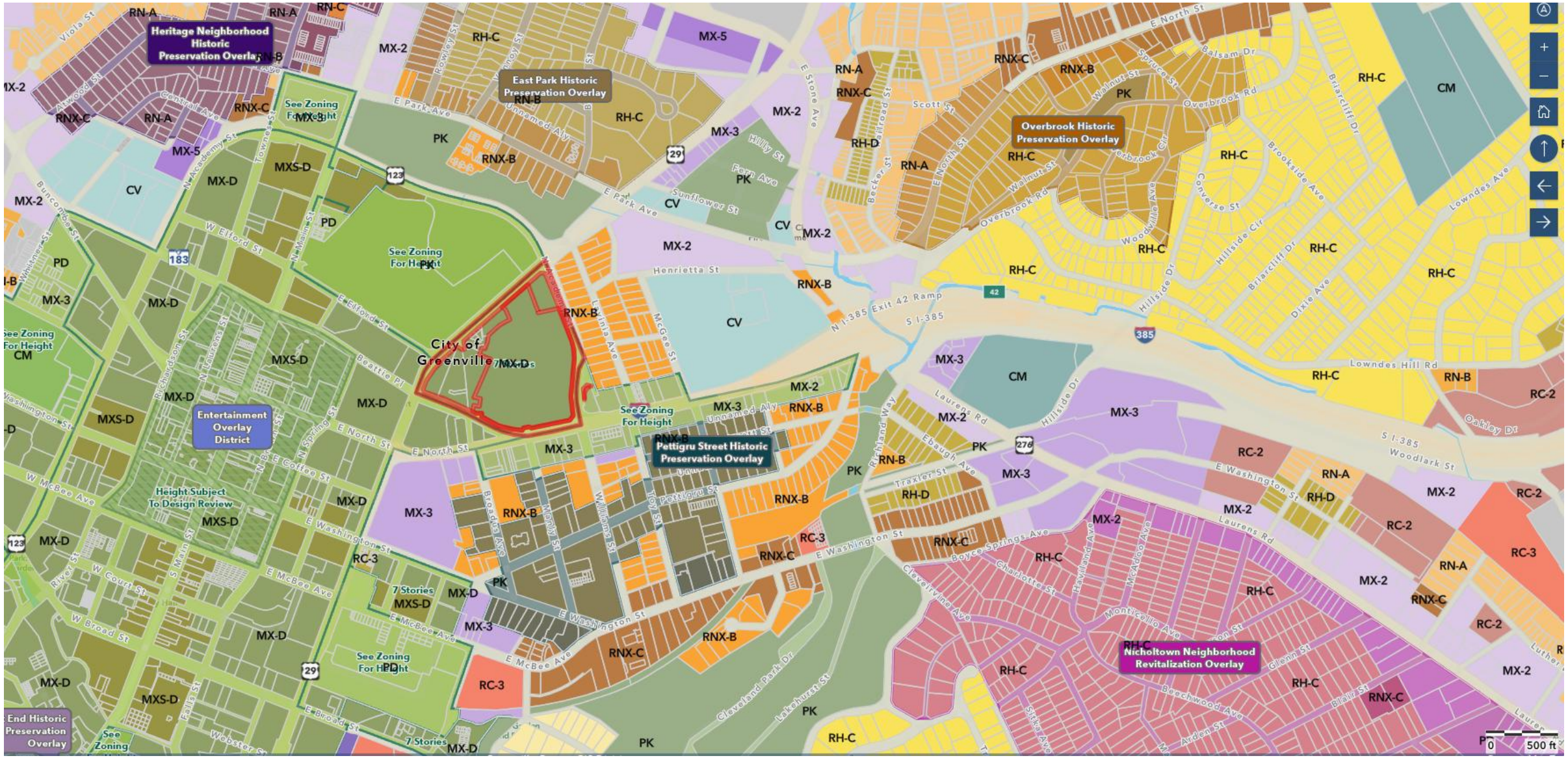
VEHICULAR FLOW

greenville ARENA DISTRICT

LS3P Gensler

SITE ACCESSIBILITY





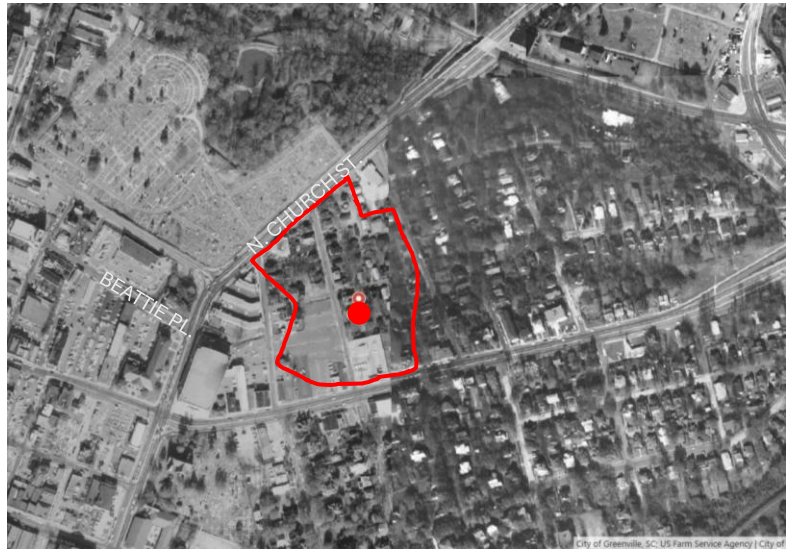
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ADJACENT ZONING

LS3P Gensler



1955 - A Neighborhood at the Edge of Downtown



1965 - Preparing for Transformation



1979 - Growing Infrastructure



1989 - Fully Developed Site



1997 - Shifting Uses



2021 – Revitalized Downtown

greenville ARENA DISTRICT

SITE HISTORICAL TIMELINE

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2024 - Beattie Pl & E North St



2024 - BSWA Parking & Springwood Cemetery



2024 - Future Multi-Use Development



2024 - City Owned Parking Garage



2024 – Current Condition between Arena and City Owned Parking Garage



2024 – Southeast Entrance

SITE CONTEXT PHOTOS



2024 – Southwest Entrance



2024 - Existing Terrace



2024 - Northwest Entrance



2024 – Existing Parking Lot



2024 – Existing Truck Marshaling



2024 – Academy St

greenville ARENA DISTRICT

SITE CONTEXT PHOTOS

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CANOPY & UNDERSTORY TREES


RIVER BIRCH


*AMERICAN HOLLY


*RED BUD


*SWEETBAY MAGNOLIA


*BLACK GUM


*NUTTALL OAK

SHRUBS


*BEAUTYBERRY


*FOTHERGILLA


*WINTERBERRY


*WITCH HAZEL


'CINNAMON GIRL' DISTYLIUM


'PROSTRATE' JAPANESE YEW

GRASSES & GROUNDCOVERS


*LITTLE BLUESTEM


*PURPLE LOVE GRASS


CREEPING LIRIOPE


*CAREX

NOTE: ASTERICKS DENOTES NATIVE SOUTH CAROLINA PLANT SPECIES.

FLOWERING GROUNDCOVERS


DAYLILY


*STOKES ASTER


*BLACK-EYED SUSAN


HOSTA

***SITE AND AMPHITHEATER ARE SEPARATE CERTIFICATE OF APPROPRIATENESS APPLICATIONS AND WILL EACH BE SUBMITTED AT A LATER DATE**

greenville ARENA DISTRICT

PLANTING DESIGN INTENT

LS3P Gensler





PRODUCT SIZE CHART

	Style	Depth	Length	Height	Weight

BASIS OF DESIGN

PRODUCT: PETRA
MANUFACTURER: LANDSCAPE FORMS
MATERIAL: CAST STONE
COLOR: EARTH TONE

1 SPECIALTY PEBBLE SEATING
SCALE: NOT TO SCALE





2 CONCRETE SEAT WALL
SCALE: NOT TO SCALE



BASIS OF DESIGN

PRODUCT: GENERATION 5 LITTER
MANUFACTURER: LANDSCAPE FORMS
MATERIAL: METAL & WOOD
SIZE: 30 GAL

3 TRASH RECEPTACLE
SCALE: NOT TO SCALE



FOG (Fog)

BASIS OF DESIGN

PRODUCT: OUTLINE (WIRE)
MANUFACTURER: LANDSCAPE FORMS
MATERIAL: POWDER COATED METAL
SIZE: 4' HEIGHT
COLOR: FOG

4 BOLLARD
SCALE: NOT TO SCALE



BASIS OF DESIGN

PRODUCT: SLEEK PAVER
MANUFACTURER: TECHO-BLOC
MATERIAL: MANUF. STONE
SIZE: 32" X 16"
COLOR: CAPITTE CREMA

5 SPECIALTY PAVER - A
SCALE: NOT TO SCALE



BASIS OF DESIGN

PRODUCT: INDUSTRIA SMOOTH
MANUFACTURER: TECHO-BLOC
MATERIAL: CONCRETE
SIZE: 600 X 600 MM (24"X24")
COLOR: SILVER GRANITE

6 SPECIALTY PAVER - B
SCALE: NOT TO SCALE



BASIS OF DESIGN

PRODUCT: AGUALINE (PERMEABLE)
MANUFACTURER: BELGARD
MATERIAL: CONCRETE
SIZE: 4.5" X 9"
COLOR: PEWTER

7 SPECIALTY PAVER - C
SCALE: NOT TO SCALE



FOG (Fog)

BASIS OF DESIGN

PRODUCT: LOOP BIKE RACK
MANUFACTURER: LANDSCAPE FORMS
MATERIAL: METAL
SIZE: 36" X 21"
COLOR: FOG

8 BIKE RACKS
SCALE: NOT TO SCALE



9 STACKED STONE WALL
SCALE: NOT TO SCALE



10 BOULDERS
SCALE: NOT TO SCALE



11 IRREGULAR FLAGSTONE WALKWAY
SCALE: NOT TO SCALE

***SITE AND AMPHITHEATER ARE SEPARATE CERTIFICATE OF APPROPRIATENESS APPLICATIONS AND WILL EACH BE SUBMITTED AT A LATER DATE**

greenville ARENA DISTRICT

HARDSCAPE DESIGN INTENT & DETAILS

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ARENA
SPONSORED ENTRY

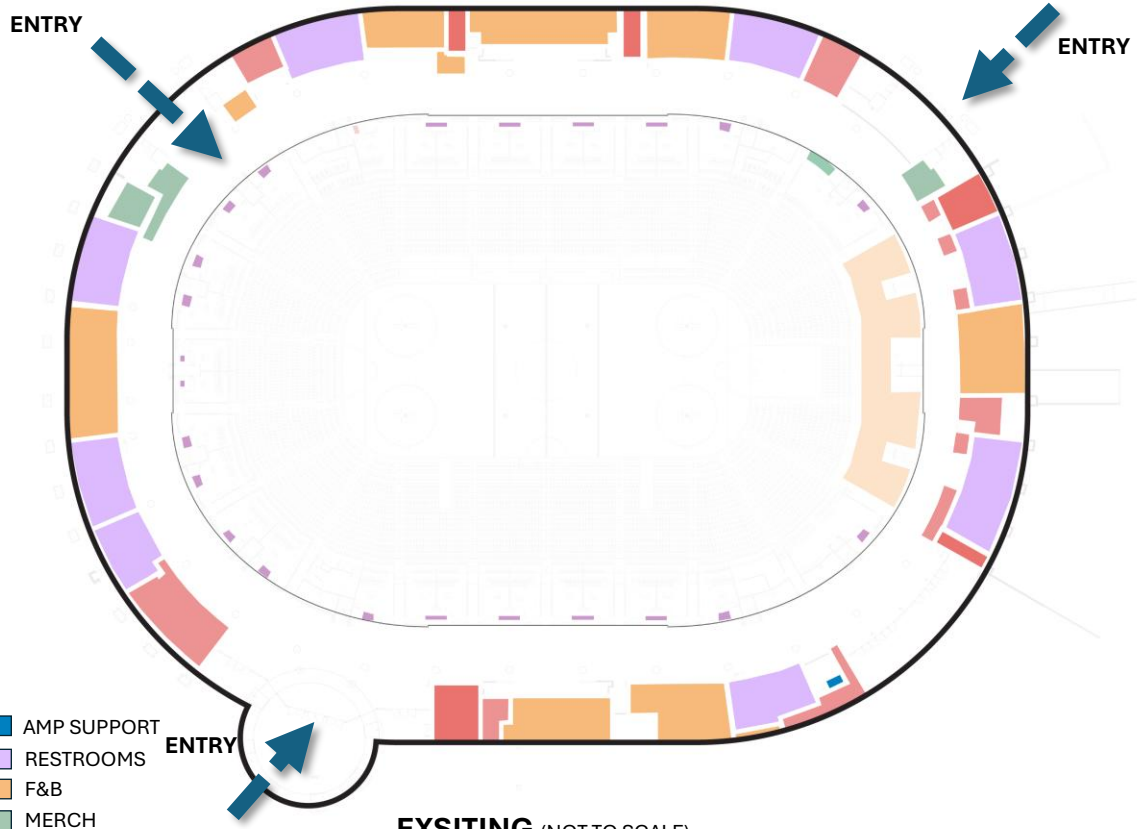


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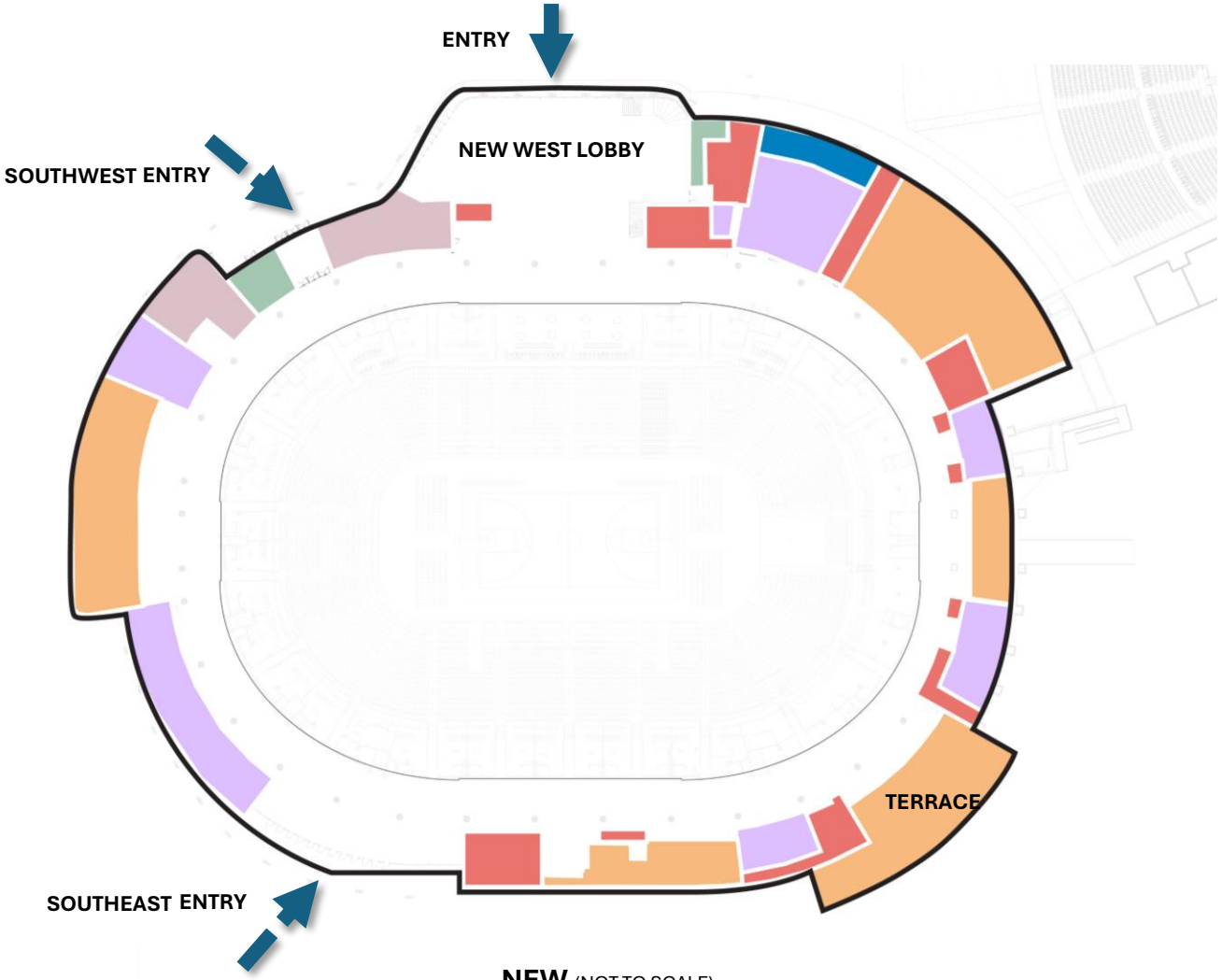
greenville ARENA DISTRICT

Arena Context Plan

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EXSITING (NOT TO SCALE)



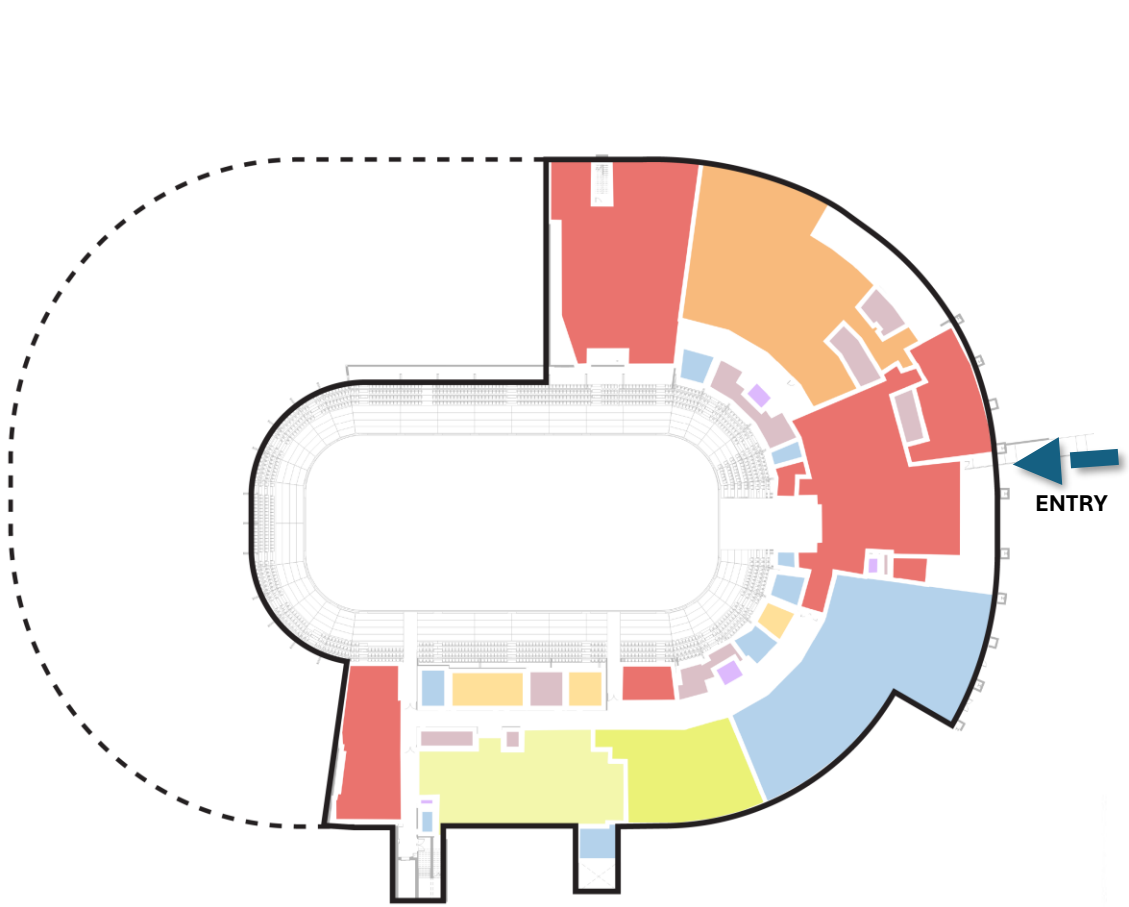
NEW (NOT TO SCALE)

27, 898
SF Increase

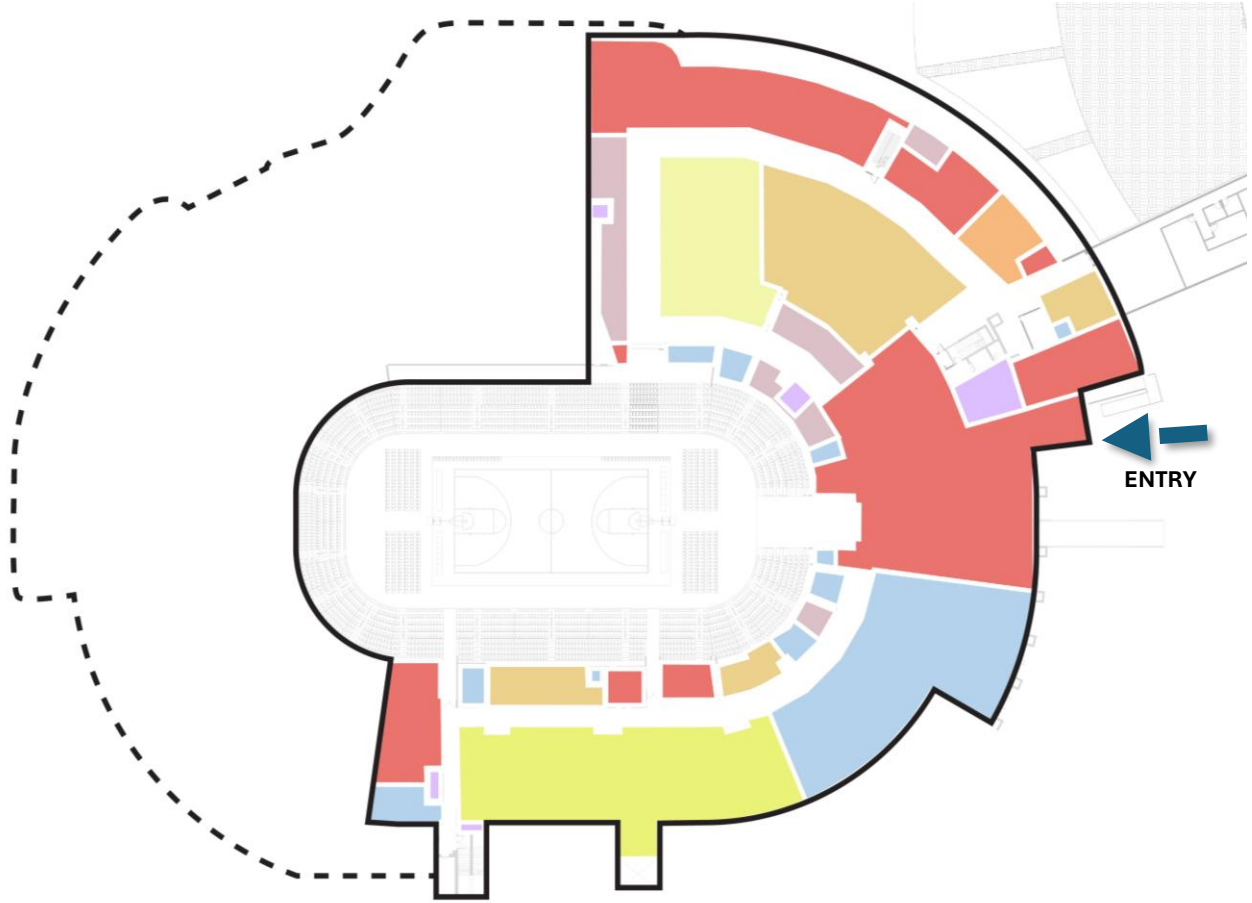
CONCOURSE – EXISTING VS PROPOSED

greenville ARENA DISTRICT

LS3P Gensler



EXSITING (NOT TO SCALE)



NEW (NOT TO SCALE)

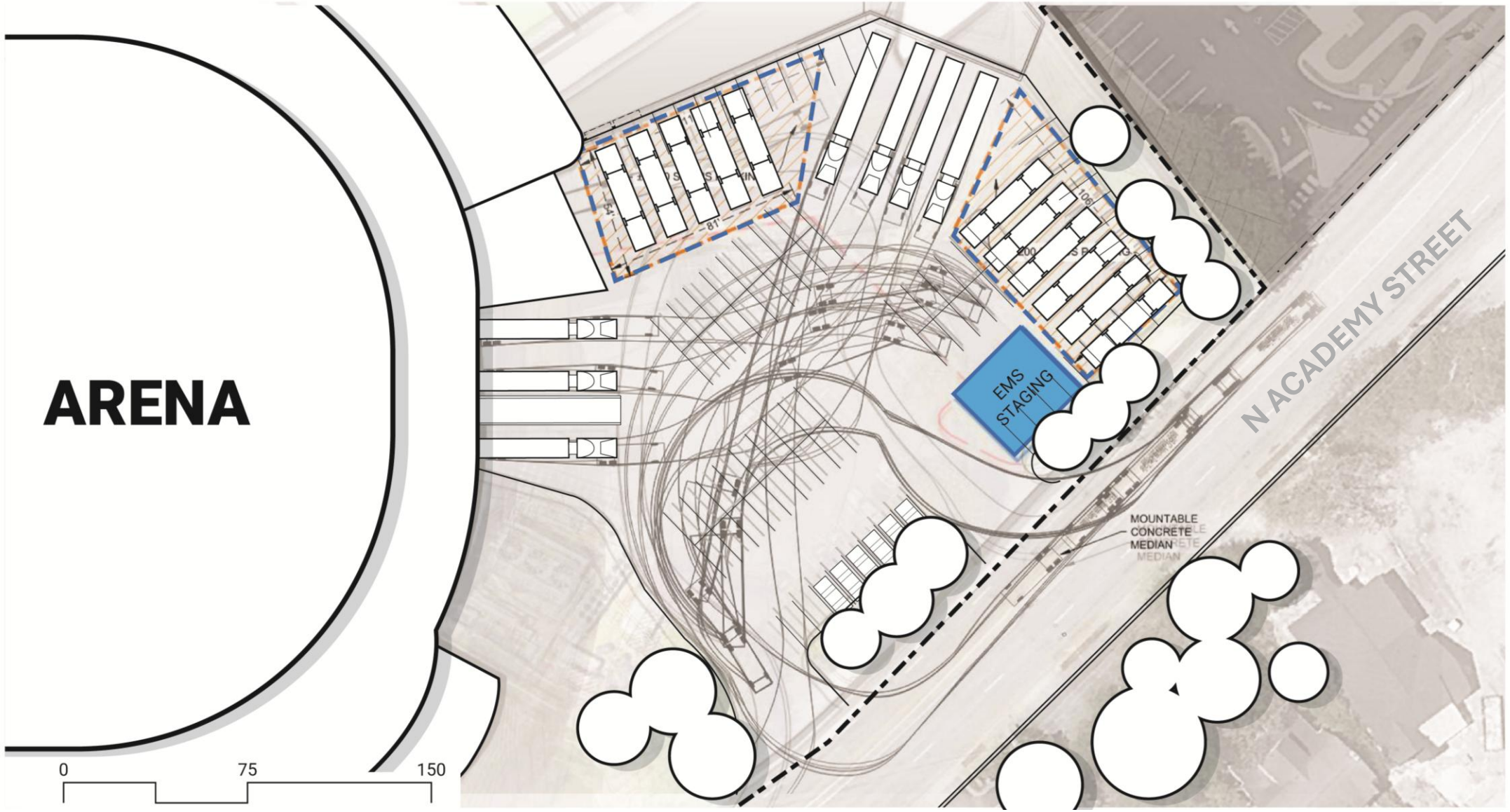
- RESTROOMS
- CATERING KITCHEN
- ANCILLARY
- OFFICES
- EVENT/FLEX SPACE
- LOCKER ROOMS
- SWAMP RABBITS
- MEP
- N.I.S.

18,621
SF Increase

EVENT LEVEL – EXISTING VS PROPOSED

greenville ARENA DISTRICT

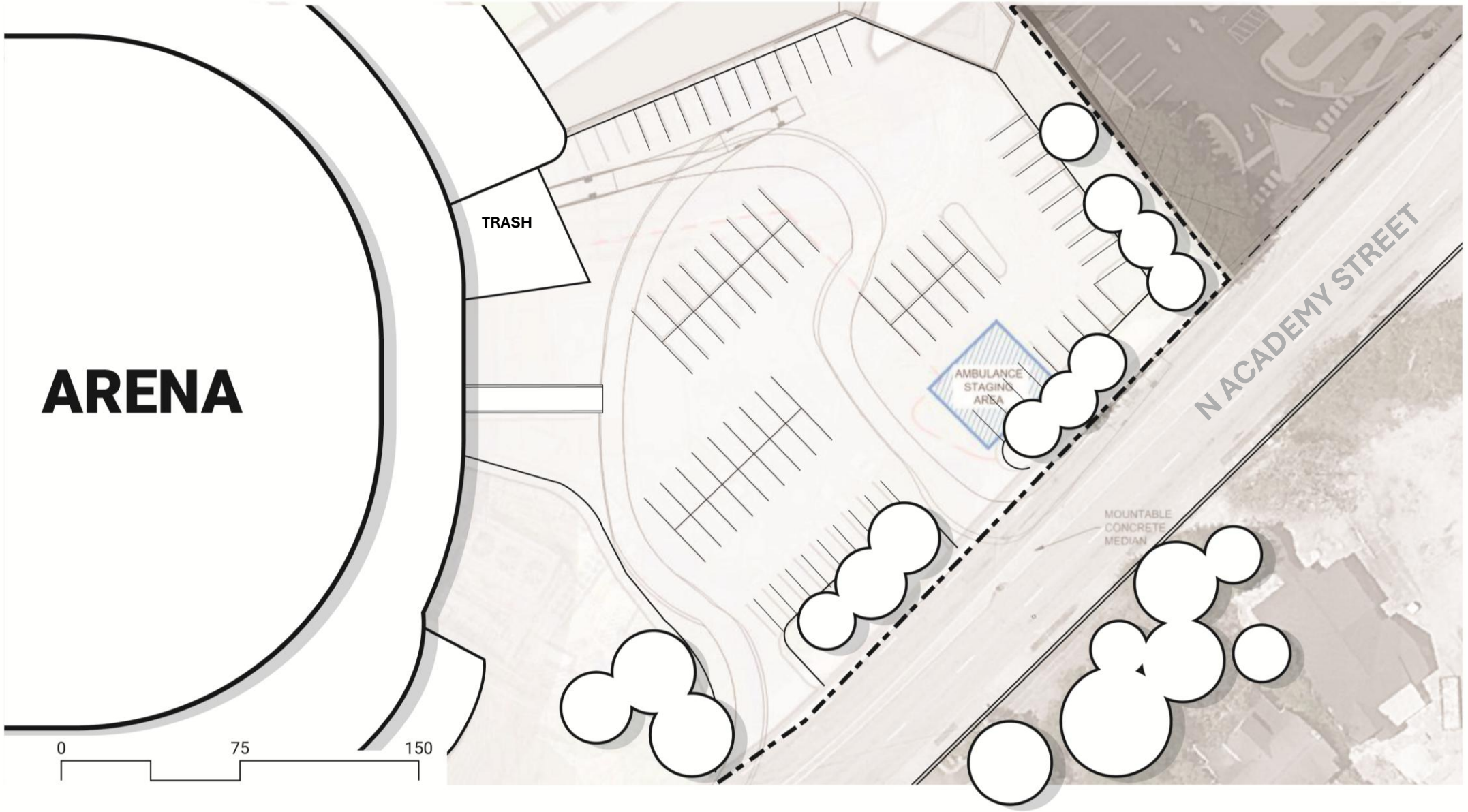
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TRUCK MARSHALING YARD

greenville ARENA DISTRICT

LS3P Gensler

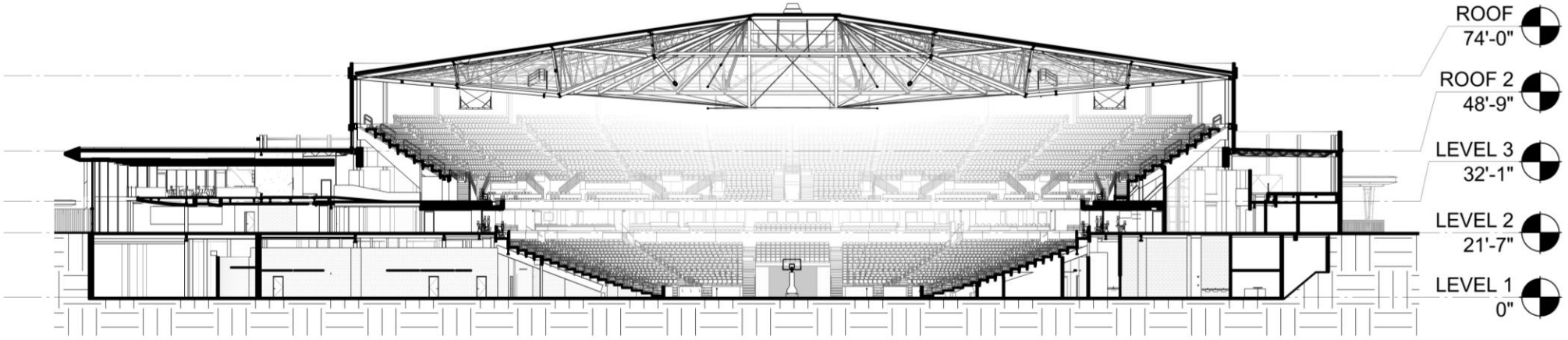


greenville ARENA DISTRICT

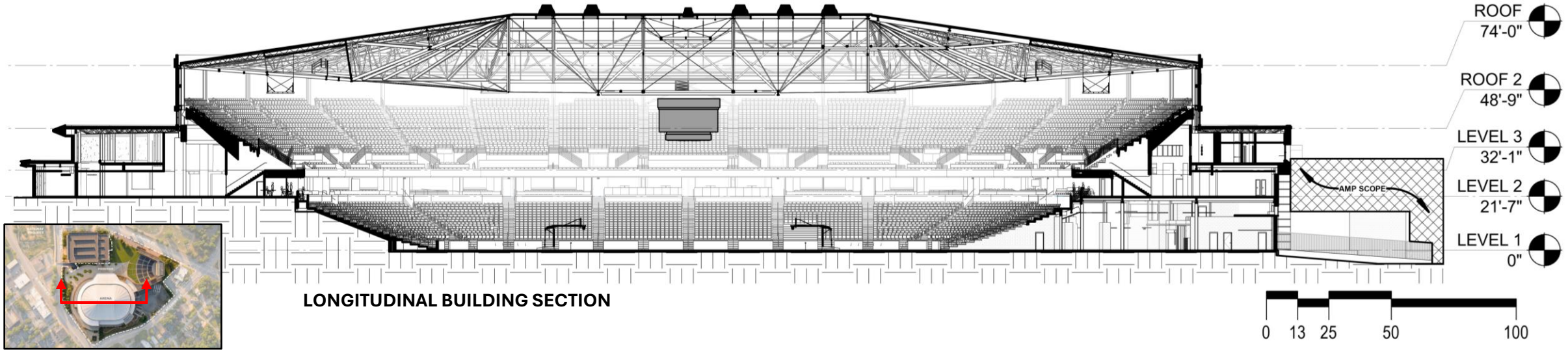
TRASH PICK-UP

LS3P Gensler





TRANSVERSE BUILDING SECTION

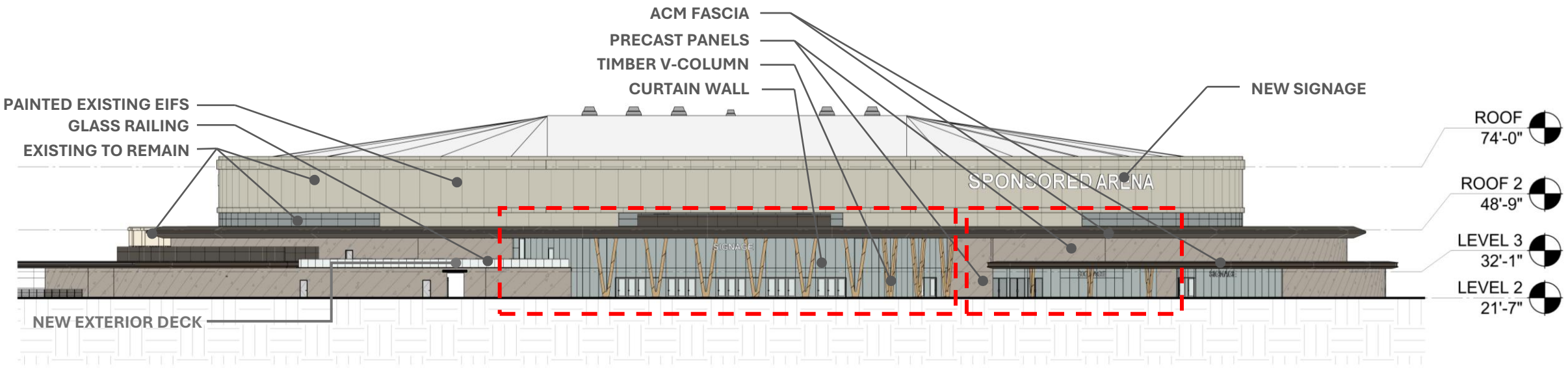


LONGITUDINAL BUILDING SECTION

greenville ARENA DISTRICT

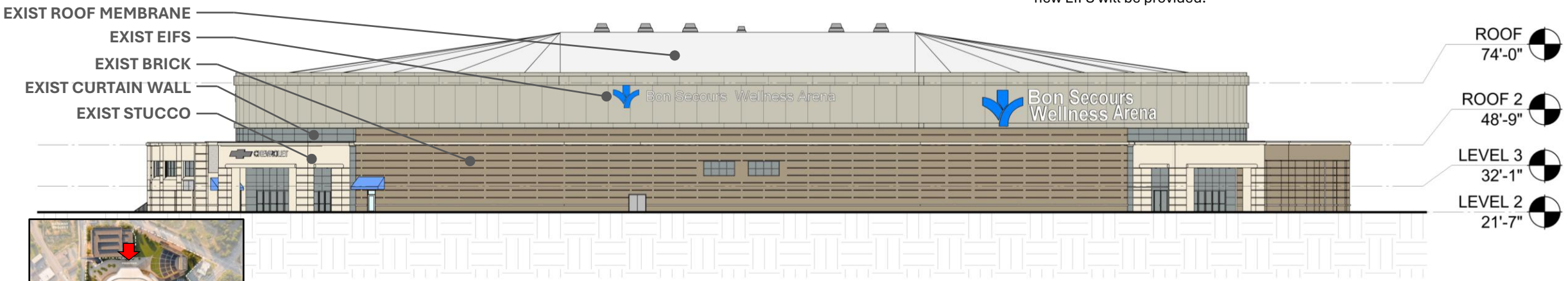
BUILDING SECTIONS

LS3P Gensler



NEW WEST ELEVATION

GENERAL NOTE:
The Arena currently has existing EIFS. Existing EIFS to remain, subject only to repair in kind, and painted. No new EIFS will be provided.





EXISTING WEST ELEVATION

0 13 25 50 100

WEST ELEVATIONS – EXISTING VS NEW

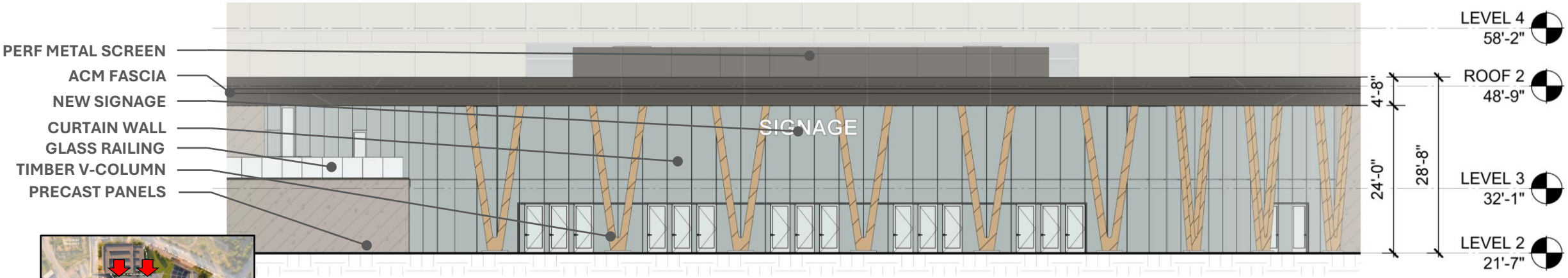
greenville ARENA DISTRICT

LS3P Gensler

GENERAL NOTE:
The Arena currently has existing EIFS. Existing EIFS to remain, subject only to repair in kind, and painted. No new EIFS will be provided.



ENLARGED SOUTHWEST ELEVATION





ENLARGED WEST ELEVATION

0 5 10 20 40

ENLARGED WEST ELEVATION

greenville ARENA DISTRICT

LS3P Gensler



greenville ARENA DISTRICT

NEW WEST LOBBY

LS3P Gensler



greenville ARENA DISTRICT

NEW WEST LOBBY

LS3P Gensler

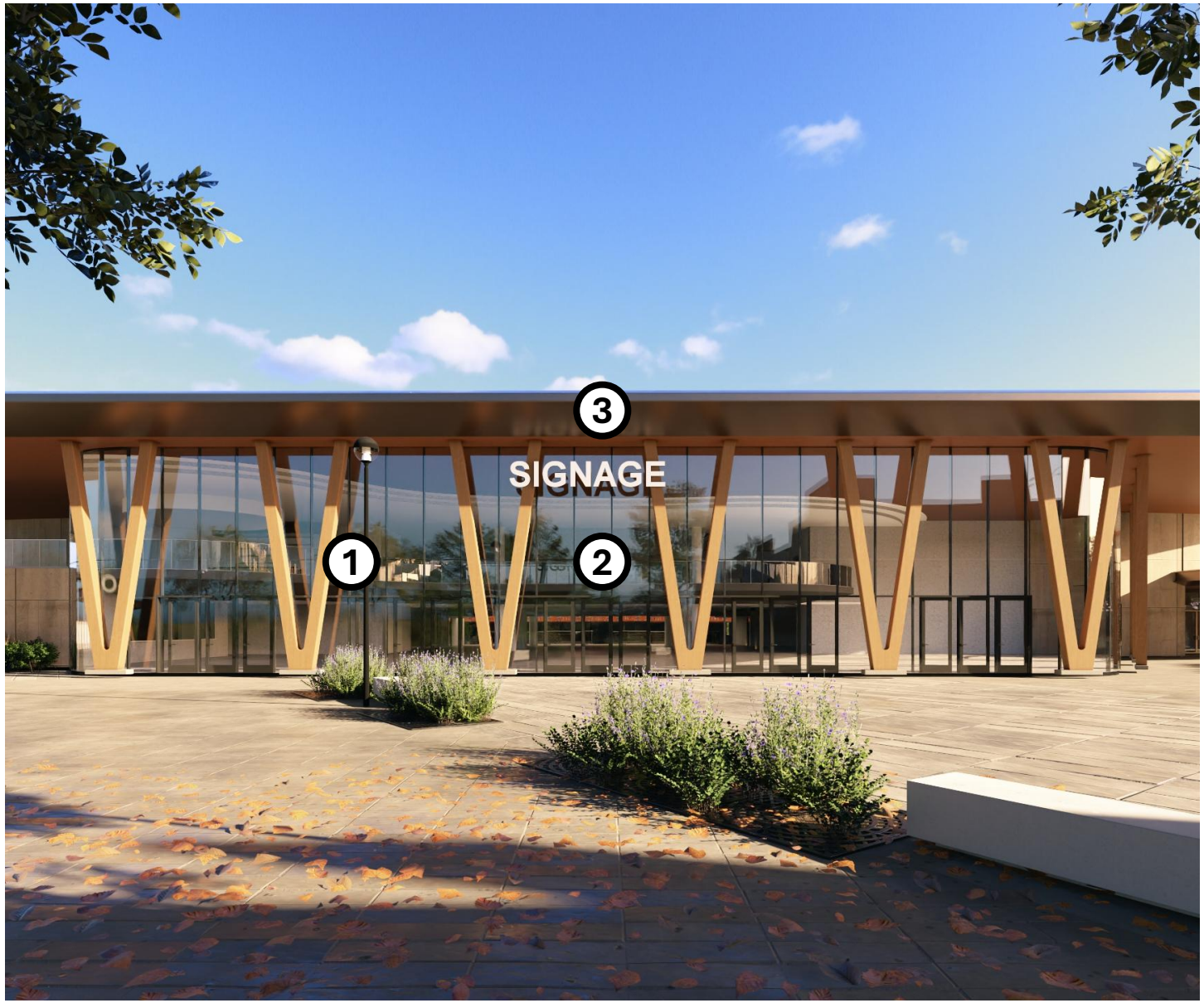


Existing



New

EXISTING AND NEW WEST ELEVATION









NEW WEST LOBBY EXTERIOR MATERIALS



greenville ARENA DISTRICT

NEW SOUTHWEST ENTRY

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NEW SOUTHWEST ENTRY

greenville ARENA DISTRICT

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greenville ARENA DISTRICT

NEW SOUTHWEST ENTRY EXTERIOR MATERIALS

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greenville ARENA DISTRICT

NEW SOUTHWEST PLAZA EXPERIENCE

LS3P Gensler



greenville ARENA DISTRICT

NEW SOUTHWEST PLAZA EXPERIENCE

LS3P Gensler



Existing



New







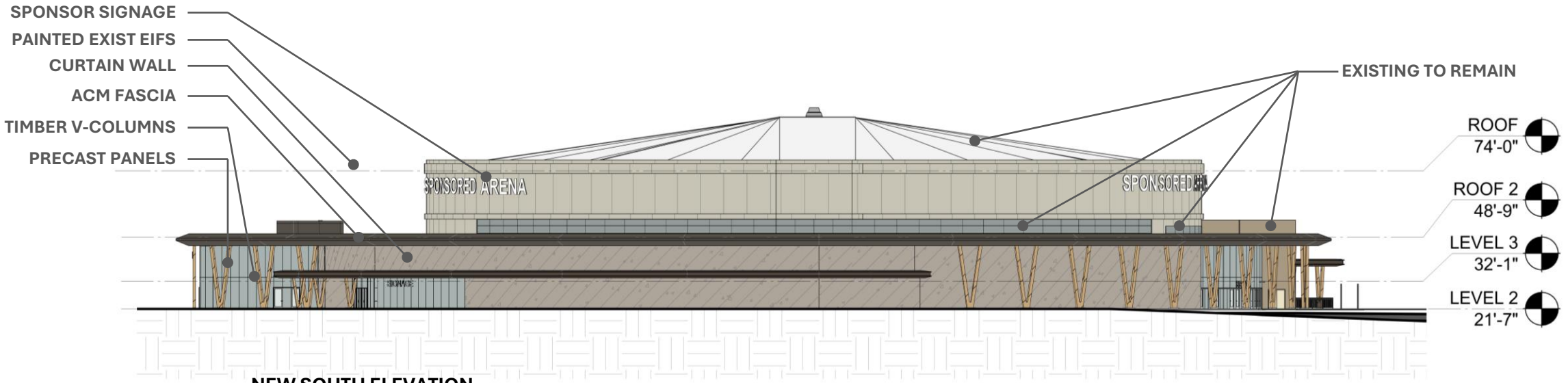




greenville ARENA DISTRICT

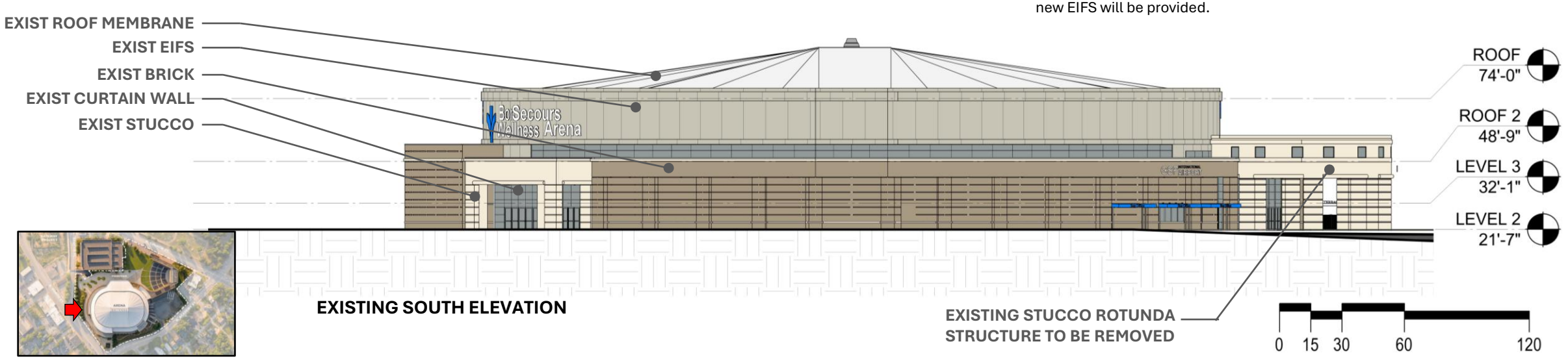
NEW SOUTHWEST EXTERIOR MATERIALS

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NEW SOUTH ELEVATION

GENERAL NOTE:
The Arena currently has existing EIFS. Existing EIFS to remain, subject only to repair in kind, and painted. No new EIFS will be provided.



EXISTING SOUTH ELEVATION

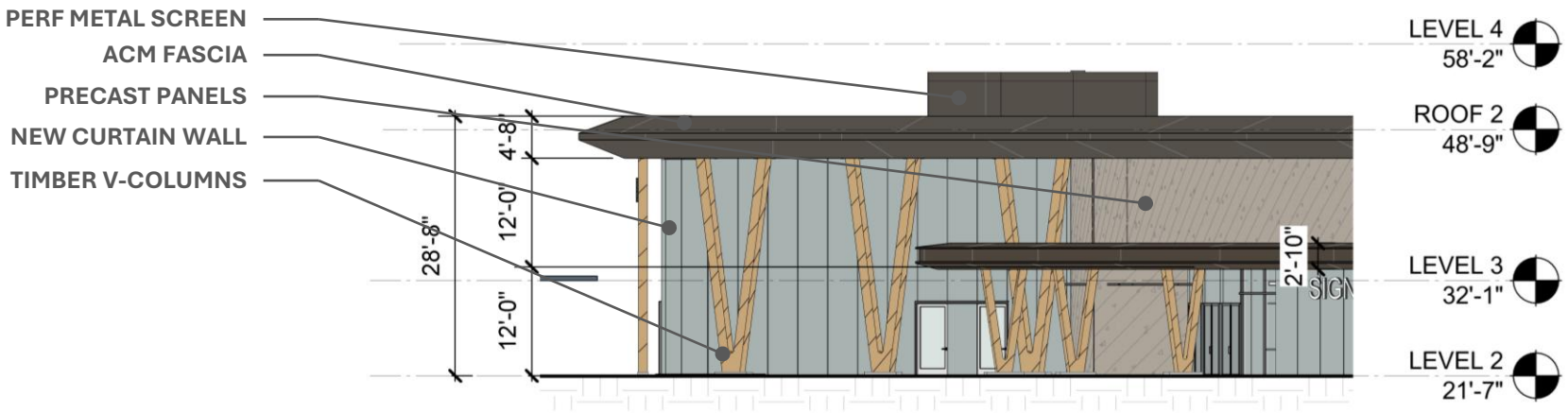
SOUTH ELEVATIONS – EXISTING VS NEW

greenville ARENA DISTRICT

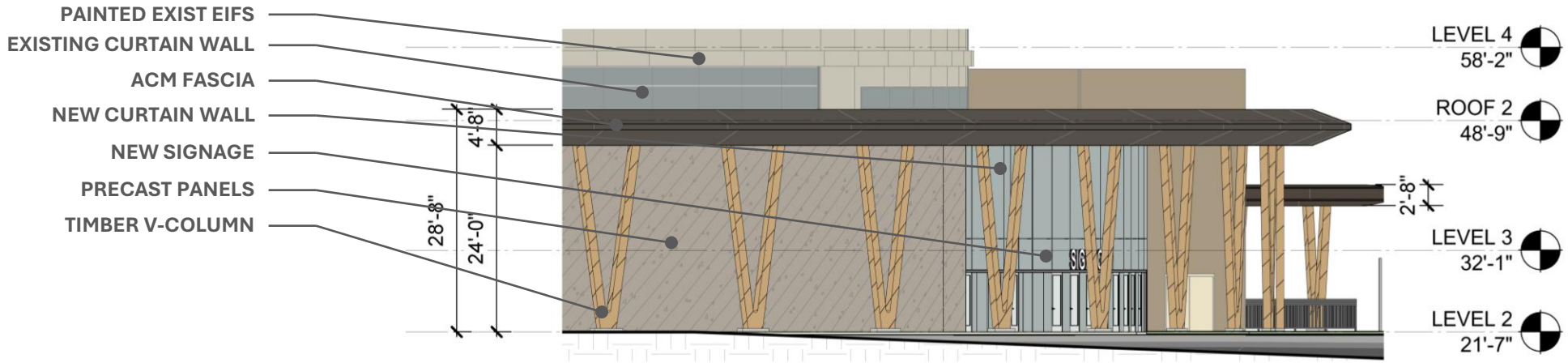
LS3P Gensler

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ENLARGED SOUTHWEST ELEVATION
New West Entry beyond at left side of image



ENLARGED SOUTHEAST ELEVATION
North East Canopy beyond at right side of image



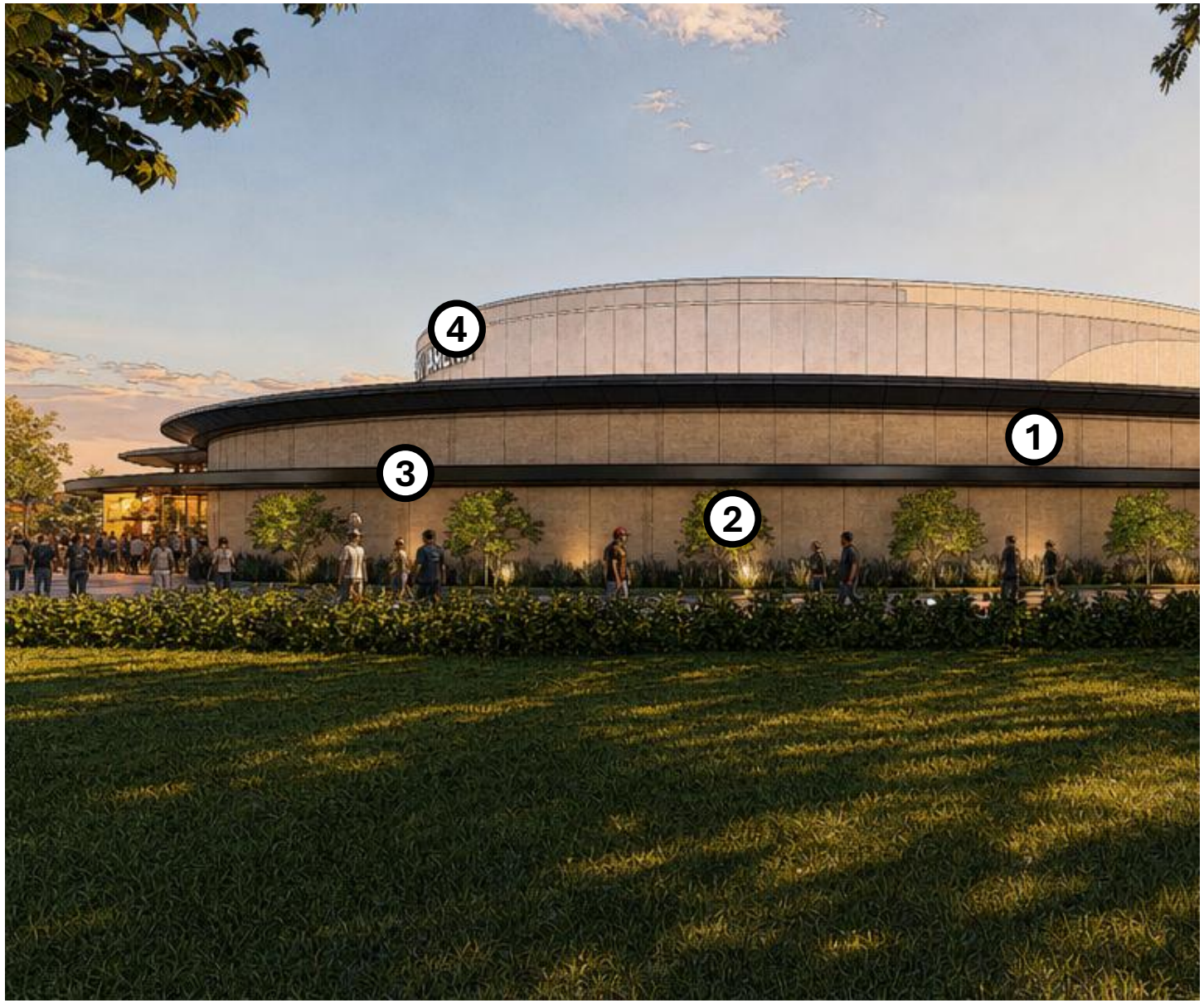
ENLARGED SOUTH ELEVATIONS



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NEW SOUTH ELEVATION

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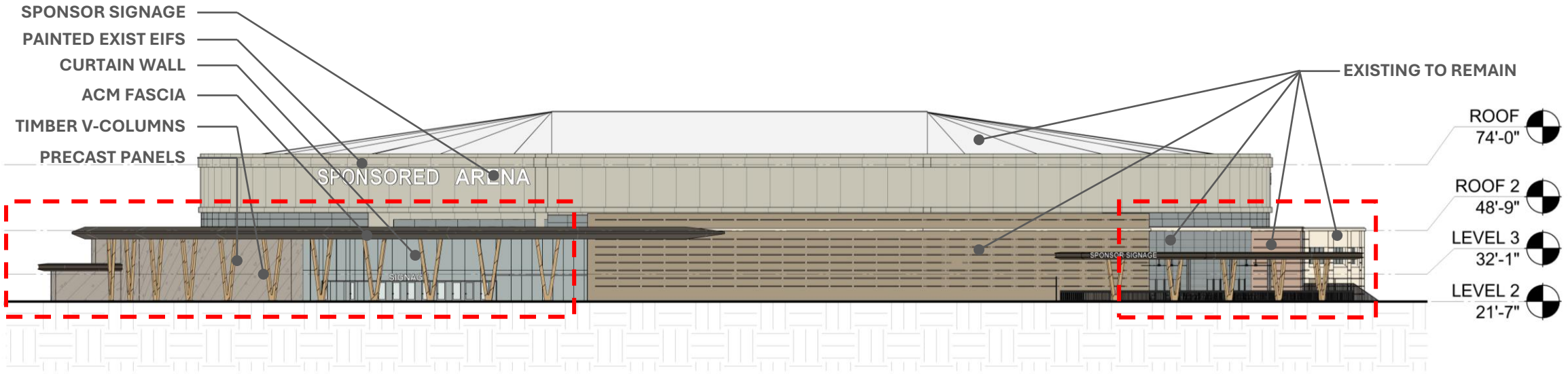




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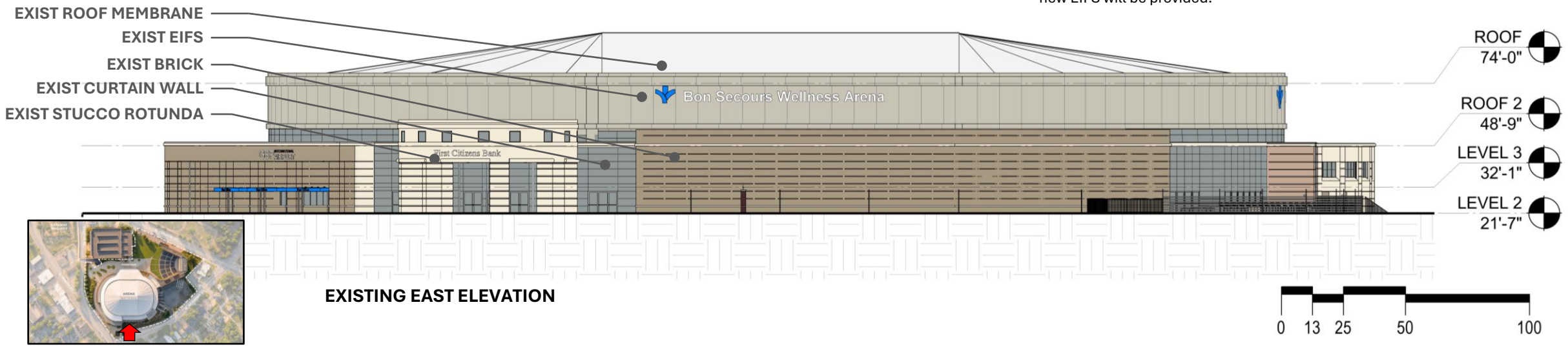
NEW SOUTH ELEVATION EXTERIOR MATERIALS

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NEW EAST ELEVATION

GENERAL NOTE:
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EXISTING EAST ELEVATION

EAST ELEVATIONS – EXISTING VS NEW

greenville ARENA DISTRICT

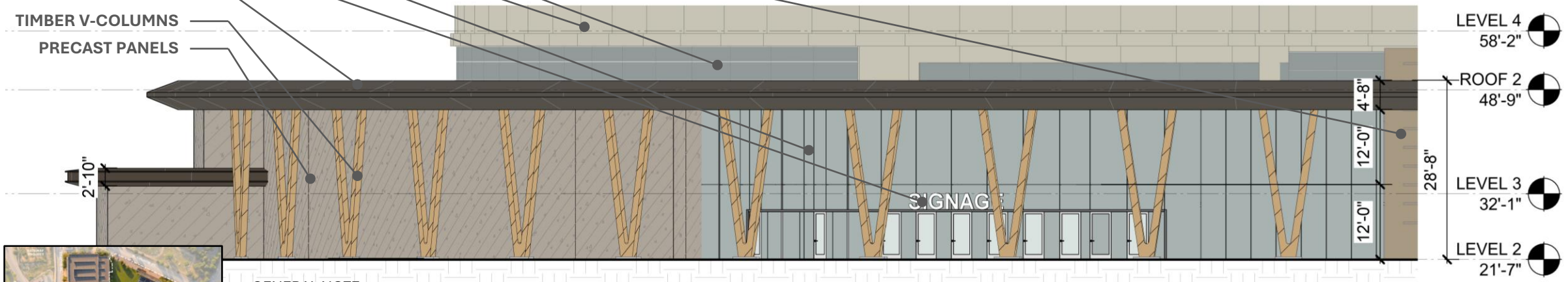
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PAINTED EXIST EIFS
EXIST BRICK
EXIST CURTAIN WALL
ACM FASCIA
SPONSOR SIGNAGE
TIMBER V-COLUMNS
DRINK RAIL / FENCE



NEW NORTHEAST ELEVATION

EXISTING TO REMAIN
PAINTED EXIST EIFS
CURTIAN WALL
SPONSOR SIGNAGE
ACM FASCIA
TIMBER V-COLUMNS
PRECAST PANELS



NEW SOUTHEAST ELEVATION



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ENLARGED EAST ELEVATIONS

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NEW SOUTHEAST ENTRY EXPERIENCE

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NEW SOUTHEAST ENTRY EXPERIENCE

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Existing



New







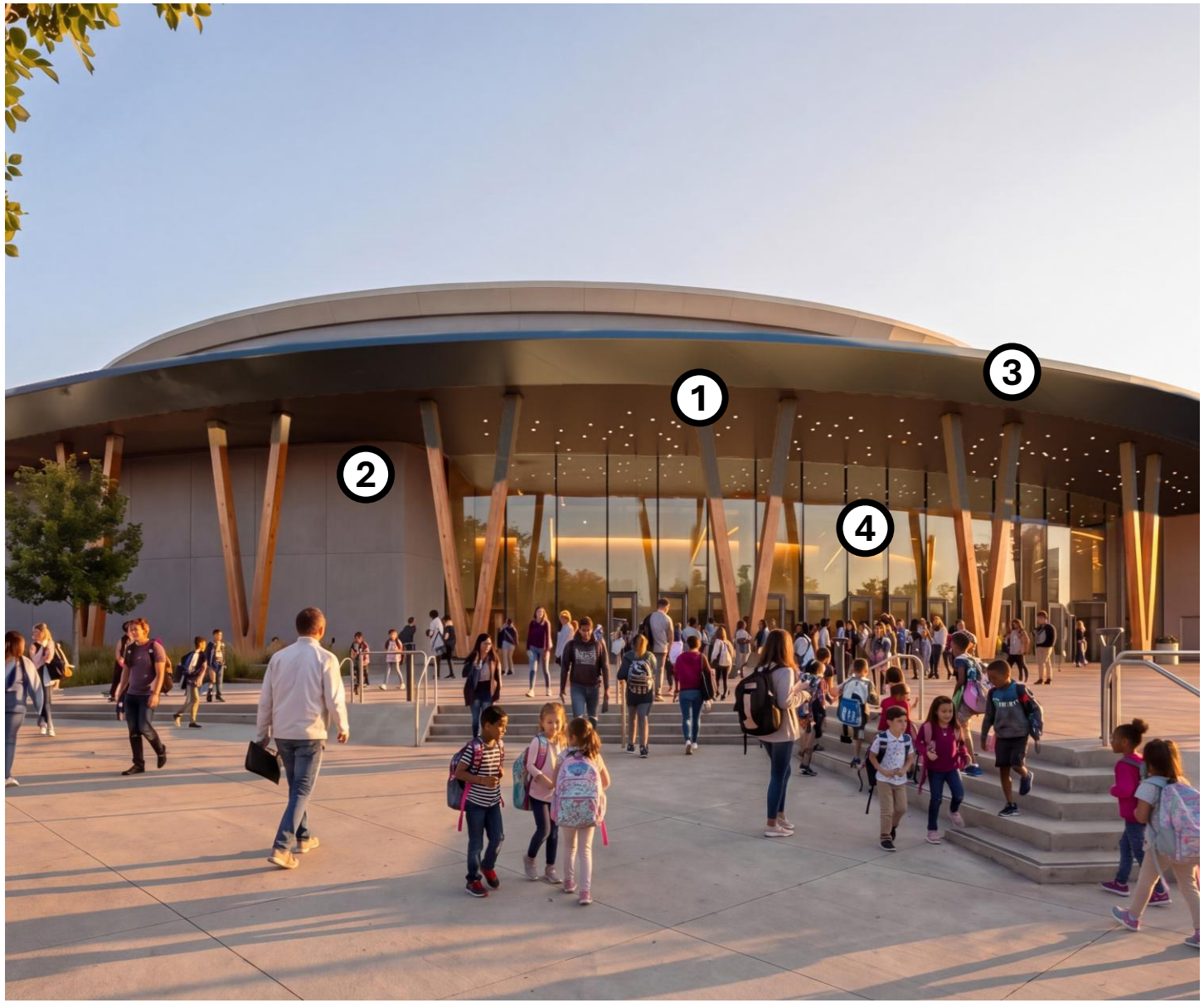




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NEW SOUTHEAST ELEVATION EXTERIOR MATERIALS

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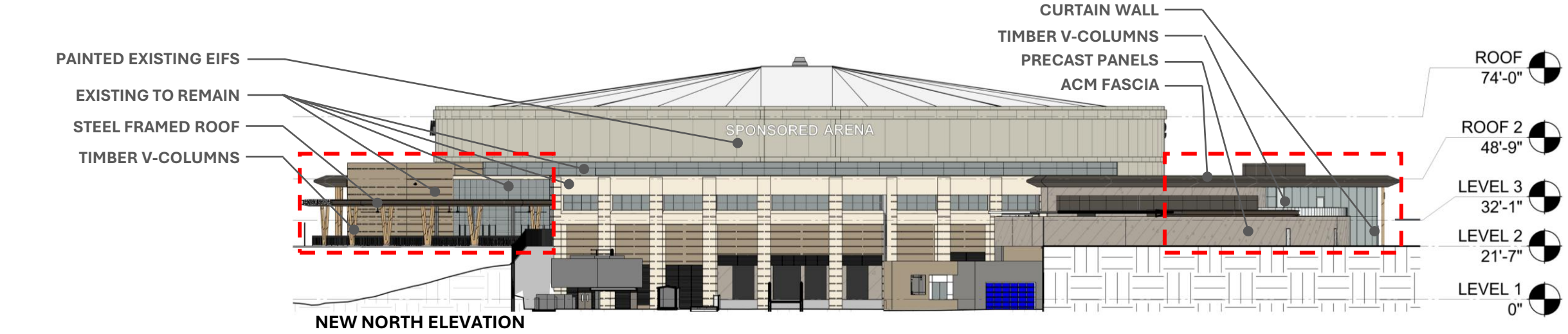




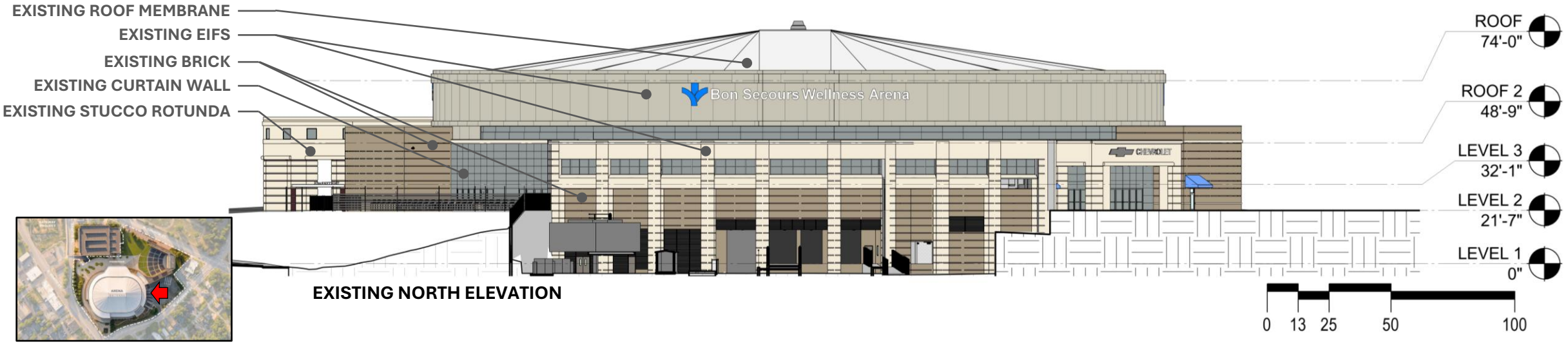
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NEW SOUTHEAST ELEVATION EXTERIOR MATERIALS

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NEW NORTH ELEVATION



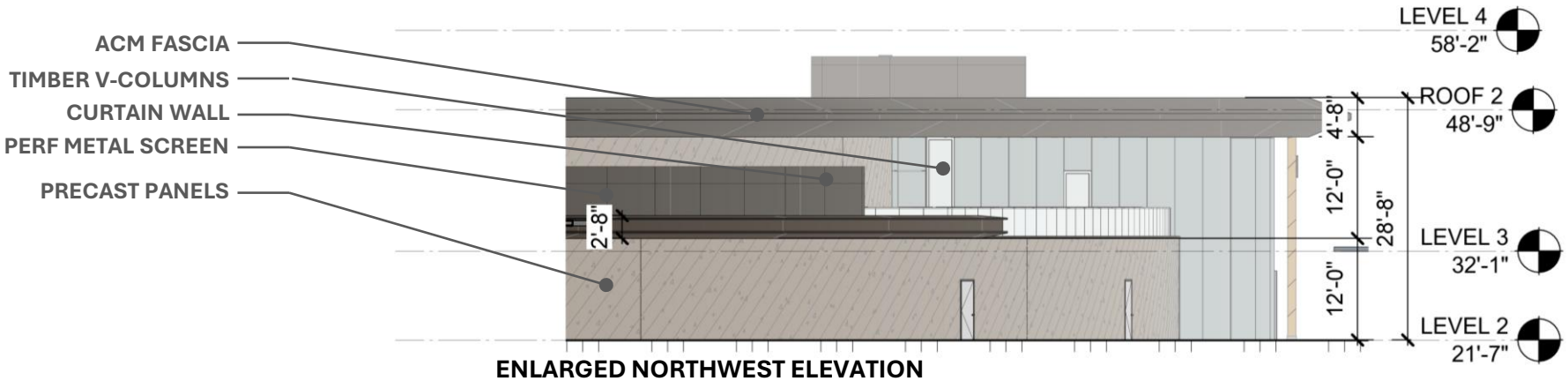
EXISTING NORTH ELEVATION

NORTH ELEVATIONS – EXISTING VS NEW

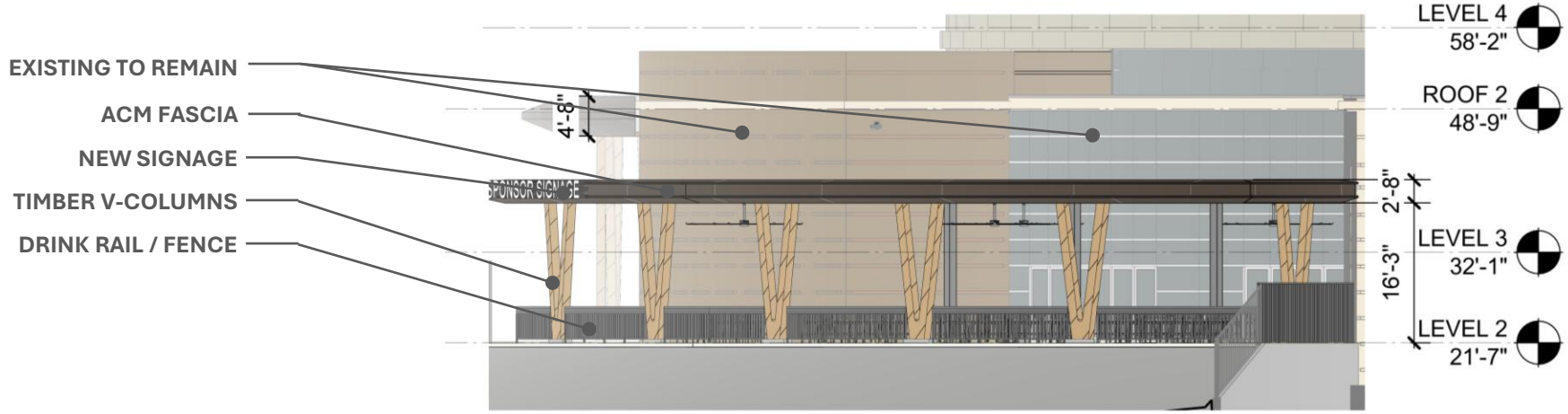
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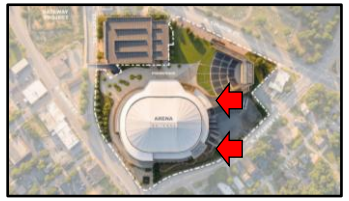


ENLARGED NORTHWEST ELEVATION



ENLARGED NORTHEAST ELEVATION

0 5 10 20 40



ENLARGED NORTH ELEVATIONS

greenville ARENA DISTRICT

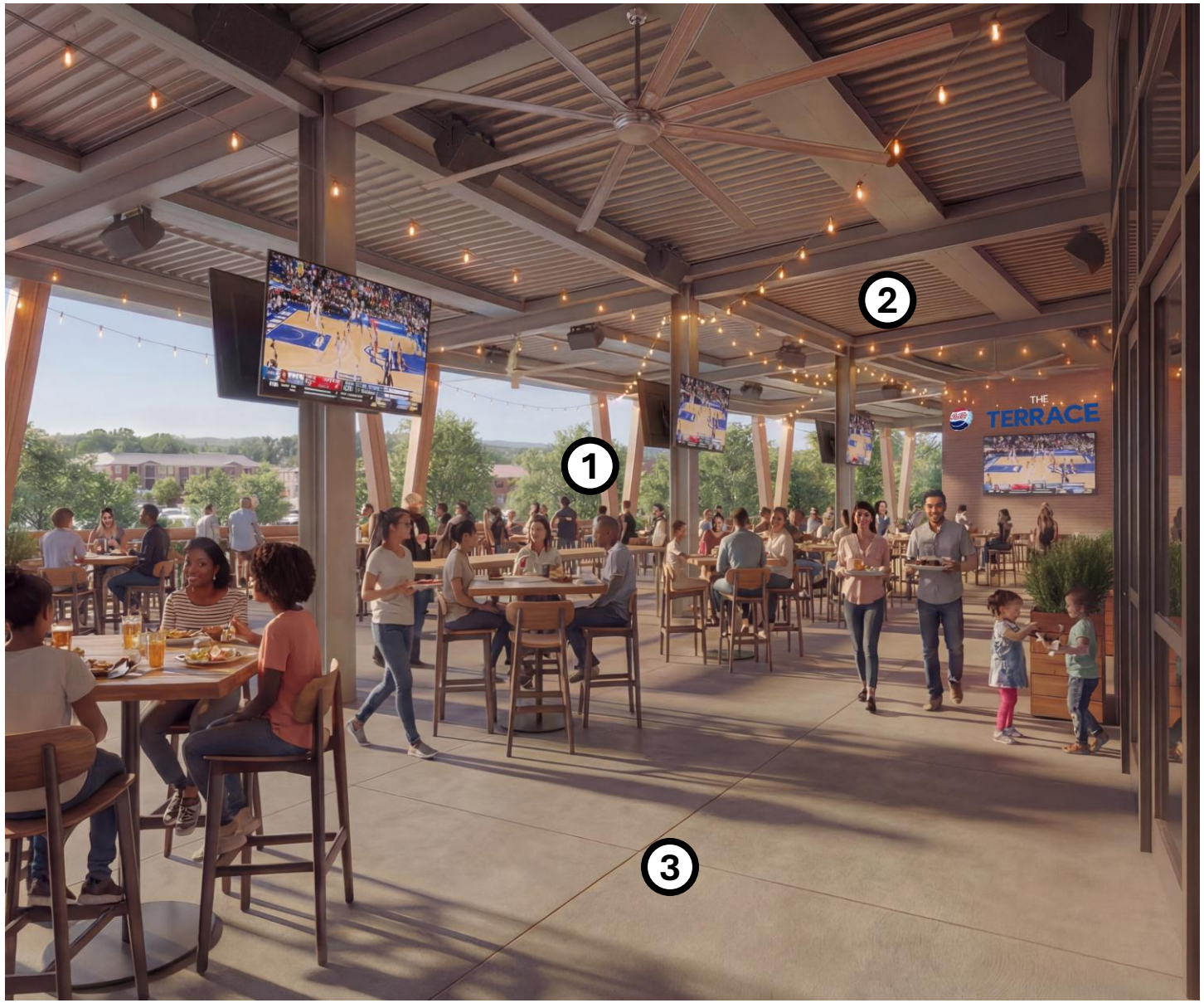
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NEW TERRACE RENOVATION

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NEW TERRACE MATERIALS

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NORTHWEST AERIAL

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SOUTHWEST AERIAL

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SOUTHEAST AERIAL

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NORTHEAST AERIAL (ACADEMY STREET)

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NORTH VIEW (ACADEMY STREET)

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SOUTH VIEW (BEATTIE PLACE)

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AERIAL SUMMARY

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MAY 29, 2026