

# Design Review Board

Official Agenda



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## AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

A G E N D A

Regular Meeting

November 3, 2016; 4:00 PM

10th Floor Council Chambers, City Hall

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes – October 6, 2016
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. New Business

A. CA 16-733. Application By The City Of Greenville For A Certificate Of Appropriateness To Renovate The Sidewalk Along West Washington Street Between South Main Street And North Laurens Street.

Documents:

[A. CA 16-733 RENOVATE SIDEWALK ALONG W WASHINGTON ST.PDF](#)

B. CA 16-642. Application By Wakefield Beasley And Associates For A Certificate Of Appropriateness To Construct An Office Building On A Portion Of The Property Located At 55 E CAMPERDOWN WY Bounded By Japanese Dogwood Lane, The Main Street Bridge, And The Reedy River.

Documents:

[B. CA 16-642 CONSTRUCT OFFICE BUILDING AT 55 E CAMPERDOWN WY.PDF](#)

...

9. Informal Review

A. Z 24-2016. Application By McMillan Pazdan Smith To MODIFY An Existing PD, Planned Development On 6.32 Acres Located At THRUSTON ST, HOWE ST, And AUGUSTA ST To Include Multi-Family Residential And Commercial Development (TM# 009101-06-00102,

009101-06-00103, 009101-06-00101)

Documents:

[A. Z 24-2016 MODIFICATION TO EXISTING PD ON 6.32 ACRES AT THRUSTON ST, HOWE ST AND AUGUSTSA ST.PDF](#)

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10. Other Business

11. Adjournment

City of Greenville Planning and Development | 864-467-4476



**Planning Staff Report to  
Design Review Board - Urban  
October 27, 2016**

*for the November 3, 2016 Public Hearing*

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**Docket Number:** CA 16-733

**Applicant:** The City of Greenville

**Proposal:** Renovate sidewalk and install pedestrian amenities

**Staff Recommendation:** No City Staff recommendation as this is a City project

**Staff Analysis:** The City of Greenville would like to proceed with plans to renovate the sidewalk along south side of West Washington Street, between Barley's Tap Room and Sushi Murasaki. Construction will include the installation of new sidewalk, new landscape islands, and the relocation of tree islands away from building facades. Pedestrian lighting will also be relocated to allow better pedestrian flow. Existing Bradford Pear trees will be replaced.

**Applicable Design Guidelines:**

**AP.2 A sidewalk should help establish a sense of visual continuity for the area and enhance the walking experience.**

- A. Use decorative paving that is consistent with designs adopted by the City of Greenville.
- B. Provide expanded sidewalk areas, or "plazas," where conditions permit.
- C. Coordinate private open space development with that of the streetscape design of public sidewalks when conditions permit.

**AP. 4 Street furnishings should enhance the pedestrian experience without being an obstacle to traffic or commerce.**

- A. All street furniture in the public right-of-way should be similar to those adopted for use by the City of Greenville.
- B. Street furniture should be located in areas of high pedestrian activity.
- C. Street furnishings should be clustered in "groupings," when feasible.
- D. Position a bench to provide a sense of comfort.
- E. Cluster waste receptacles with other furnishings.
- F. When feasible, cluster planters with other furnishings.

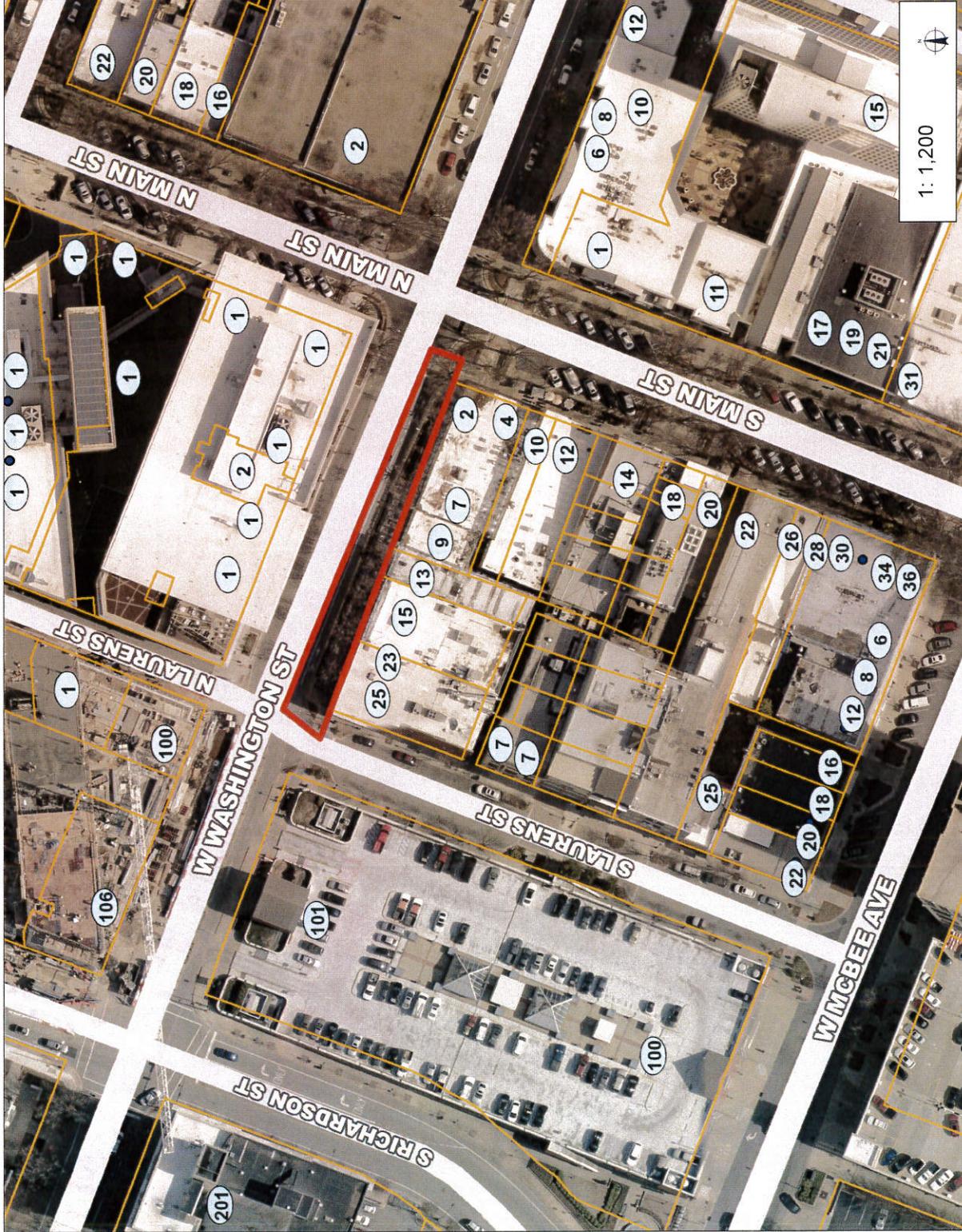
**AP.5 The use of trees and flowering plants is strongly encouraged.**

- A. Use indigenous plant materials when feasible.
- B. Install new street trees to enhance the pedestrian experience.
- C. Street tree species should be consistent along designated streets.
- D. Provide electrical service for string lights in trees.

**AP. 6 Street lighting should be used to enhance the pedestrian experience at night by providing a well-lit environment.**

- A. Light pole and lamp designs should follow a comprehensive plan and be similar to those adopted for use by the City of Greenville.
- B. The light pole, or standard, should be designed to accommodate special decorative accessories.
- C. Street lights should convey a pedestrian-oriented scale.
- D. Higher light levels may be provided at street intersections, if necessary.

# West Washington Street Streetscape



1: 1,200

200 0 100 200 Feet

NAD\_1983\_HARN\_StatePlane\_South\_Carolina\_FIPS\_3900\_Feet\_Intl  
© City of Greenville, SC Date Created: 10/12/2016



## Legend

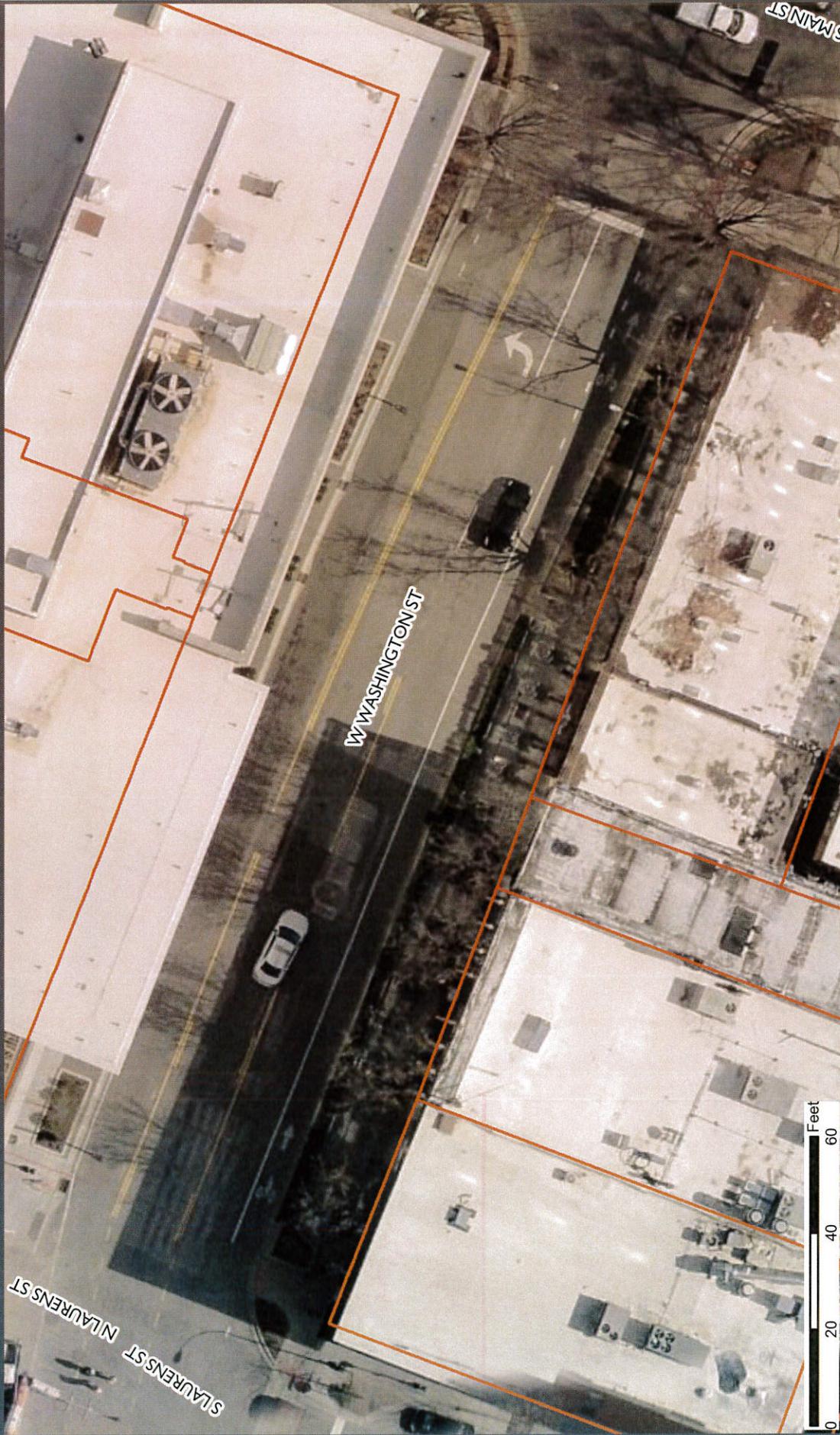
-  Parcels with Ownership
-  City of Greenville Limits
-  2015 Aerial Photography

## Notes

Location Map - Limits of Work

This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.

# Washington Street - Aerial



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City Limit Boundary



Parcels



Application #	CA 16-733	Fees Paid	.0-
Date Received:	10-12-16	Accepted by	JTW
DRB Review:		Staff Review:	
Date deemed complete		App Deny	Conditions



## Application For Certificate of Appropriateness – Urban Design Panel

(For Properties in the C-4 Zoning District and all Signs requiring design review\*)

### Applicant/Owner Information

	Applicant	Property Owner
NAME:	CITY OF GREENVILLE PARKS & RECREATION	CITY OF GREENVILLE
ADDRESS:	JEFF WATERS	
PHONE:	467.4079	467.4079
FAX:		
EMAIL:	jwaters@greenville.sc.gov	

### Property Information

STREET ADDRESS: WASHINGTON STREET DEED BOOK/PAGE N/A

TAX PARCEL #: N/A ZONING DESIGNATION: N/A

WEST END HISTORIC DISTRICT? NO NATIONAL REGISTER? NO

### Description Of Request

CITY OF GREENVILLE WOULD LIKE TO PROCEED WITH PLANS TO RENOVATE THE SIDEWALK ALONG WEST WASHINGTON ST - BETWEEN BARLEYS TAP ROOM AND SUSHI MURASAKI. CONSTRUCTION WILL INCLUDE THE INSTALLATION OF NEW SIDEWALK, NEW LANDSCAPE ISLANDS, AND THE RELOCATION OF TREE ISLANDS AWAY FROM BUILDING FACADES. PEDESTRIAN LIGHTING WILL ALSO BE RELOCATED TO LOCATION AWAY FROM MAJOR PEDESTRIAN TRAFFIC FLOW. EXISTING BRADFORD PEARS WILL BE REMOVED.

\* Monument signs exceeding 18" in height in any district; signs designed pursuant to Section 19-6.6.2(c)(3); and sponsorship signs pursuant to Section 19-6.6.6(h).



Washington Street Streetscape  
**EXISTING CONDITIONS**



city of  
**greenville**  
PARKS & RECREATION





**Planning Staff Report to  
Design Review Board - Urban  
October 28, 2016  
for the November 3, 2016 Public Hearing**

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**Note to Board Members: Because of the importance of this site, we recommend that you visit the site prior to the hearing.**

**Docket Number:** CA 16-642  
**Applicant:** Wakefield Beasley and Associates  
**Property Owner:** CAMPERDOWN FALLS LTD PARTN SC  
**Property Location:** 55 E CAMPERDOWN WY  
**Tax Map Number:** 006900-03-00101  
**Proposal:** 4-story mixed-use building

**Staff Recommendation: Approval of the building design subject to the following conditions:**

1. The building shall comply with the City's stormwater ordinances, and particularly, the stream bank buffers.
2. Final site design (landscape, hardscape, lighting, street furniture, etc.) shall be submitted for final approval of the DRB.

**Staff Analysis:** The applicant proposes to construct a four story mixed-use building on a piece of property bounded by the Main Street Bridge, Japanese Dogwood Lane, the Reedy River and the Bowater parking garage. While this piece of property to be part of the public park adjacent to the river, it is a privately-owned parcel with easements for public access through the existing sidewalk connecting the Peace Center Amphitheater to the eastern terminus of the Liberty Bridge. A narrow strip of land directly adjacent to the river is owned by the City. The applicant will continue to allow re-directed public access through the site: A stairway will be constructed on the south side of the Main Street Bridge to provide access from Main Street to Japanese Dogwood Lane and the pedestrian amenities along the river.

The proposed building will be directly adjacent (and very close) to a historic bridge with very heavy pedestrian traffic, it will be prominently seen from Falls Park, and because of its position on Main Street its two facades will be very visible. As such, the building will have a significant impact on the public realm, and therefore its design should be carefully considered, especially as it relates to those areas.

The building footprint has been modified since the October DRB meeting to provide a more open and inviting pedestrian access to the river. A planned ground-level restaurant space has been scaled back in size. The façade next to the bridge is now further away from the bridge structure and angled to open views and access to the river from the existing and planned pedestrian access points on the west side of the property.

The design of the ground level facades have been modified to include more glass that creates a more open appearance. The height of the ground level is proposed at 15' above grade. The highest point of the bridge arch is approximately 15'. With the modification of the ground-level restaurant space mentioned above, at least portions of all three arches of the bridge will now be visible by pedestrians on the trail by the river and likely from the Liberty Bridge. This third arch (adjacent to the proposed building) is currently obscured from view by evergreen trees.

The first level of the office tower will have the same elevation as the sidewalk on the Main Street Bridge, so that the view of people in the office building is on the same level as pedestrians on the bridge. The north (facing Greenville News), west (facing Main Street), and east (facing the parking garage) facades remain largely unchanged since the October meeting. More massive columns support the largely brick façade on the north; a brick cap has been added to the façade on the west. The new cap on the west façade ties into the substantially revised south (facing the river) façade. Here, the applicant has proposed a brick grid pattern that breaks up the expanse of glass and ties the entire building better than the original design.

The attached elevations include proposed materials. Two brick types are proposed on the building, both of the same color and scale. A rougher, tumbled brick will be used on the more traditional facades of the building, while a smoother, sharp-lined brick will be incorporated in the more contemporary facades. Except for the acid etched spandrel glass used where the structural elements meet the façade, all glass will be clear and non-reflective. Gray metal curtainwall systems, canopies, sunshades, and mechanical screens will be incorporated. The applicant will provide a materials board at the hearing, to include actual samples of the proposed materials and colors.

The City Engineer as determined that a minimum 25' stream buffer, measured from the edge of the water of the river, is required. The buffer must average to 50'. No structure is permitted within 25 feet of the river edge. The City Engineer will be available at the DRB hearing for further discussion. The attached building elevations appear to represent the columns supporting the cantilevered office tower being setback to meet this buffer requirement. The site plan available as of this writing does not represent these columns. Staff has requested this update.

Overall, the massing of the building, the revised building footprint, and the revised building elevations appear to meet the applicable design standards listed below. The design is an improvement from the original proposal and addresses many of the comments made at the October DRB meeting. Details of the site improvements require much more thought and detailed design before thoughtful consideration can be given. Staff believes the revisions to the building layout, however, provide the proper space needed for the appropriate pedestrian amenities to occur.

### **Applicable Design Guidelines**

#### **AP.2 A sidewalk should help establish a sense of visual continuity for the area and enhance the walking experience.**

- A. Use decorative paving that is consistent with designs adopted by the City of Greenville.
- B. Provide expanded sidewalk areas, or "plazas," where conditions permit.
- C. Coordinate private open space development with that of the streetscape design of public sidewalks when conditions permit.

#### **AP.3 An open space within a site should be designed to maximize the potential for their active use.**

- A. Open spaces should read as "accents" in the street wall of building fronts.
- B. Define the edges of the open space along the sidewalk.
- C. Frame public open space activities that will be in use year round.
- D. Site open space to maximize opportunities for sun and shade.

#### **AP.8 Minimize the visual impacts of mechanical equipment and service areas.**

- A. Minimize the visual impact of mechanical equipment on the public way.
- B. Minimize the visual impacts of utility connections and service boxes.
- C. Minimize the visual impacts of trash storage and service areas.

**PED.1 A building should appear similar in scale to traditional commercial buildings.**

- A. Maintain the established building scale of two to four stories in height.
- B. Buildings should appear similar in width to those seen historically in the block.
- C. Consider dividing a larger building into “modules” that are similar in scale to buildings seen traditionally.
- D. Floor-to-floor heights should appear to be similar to those seen traditionally.
- E. A building should maintain the alignment of horizontal elements along the block.

**PED. 2 The form of a building should be similar to those seen traditionally.**

- A. Rectangular forms should be dominant of commercial facades.
- B. Use flat roof lines as the dominant roof form.

**PED.3 Building materials should be visually compatible with the predominate materials of this area.**

- A. Materials should appear similar to those used traditionally.
- B. A simple material finish is encouraged for a large expanse of wall plane.

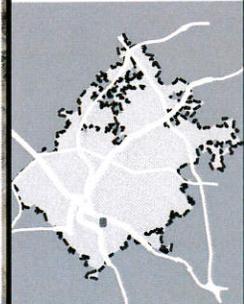
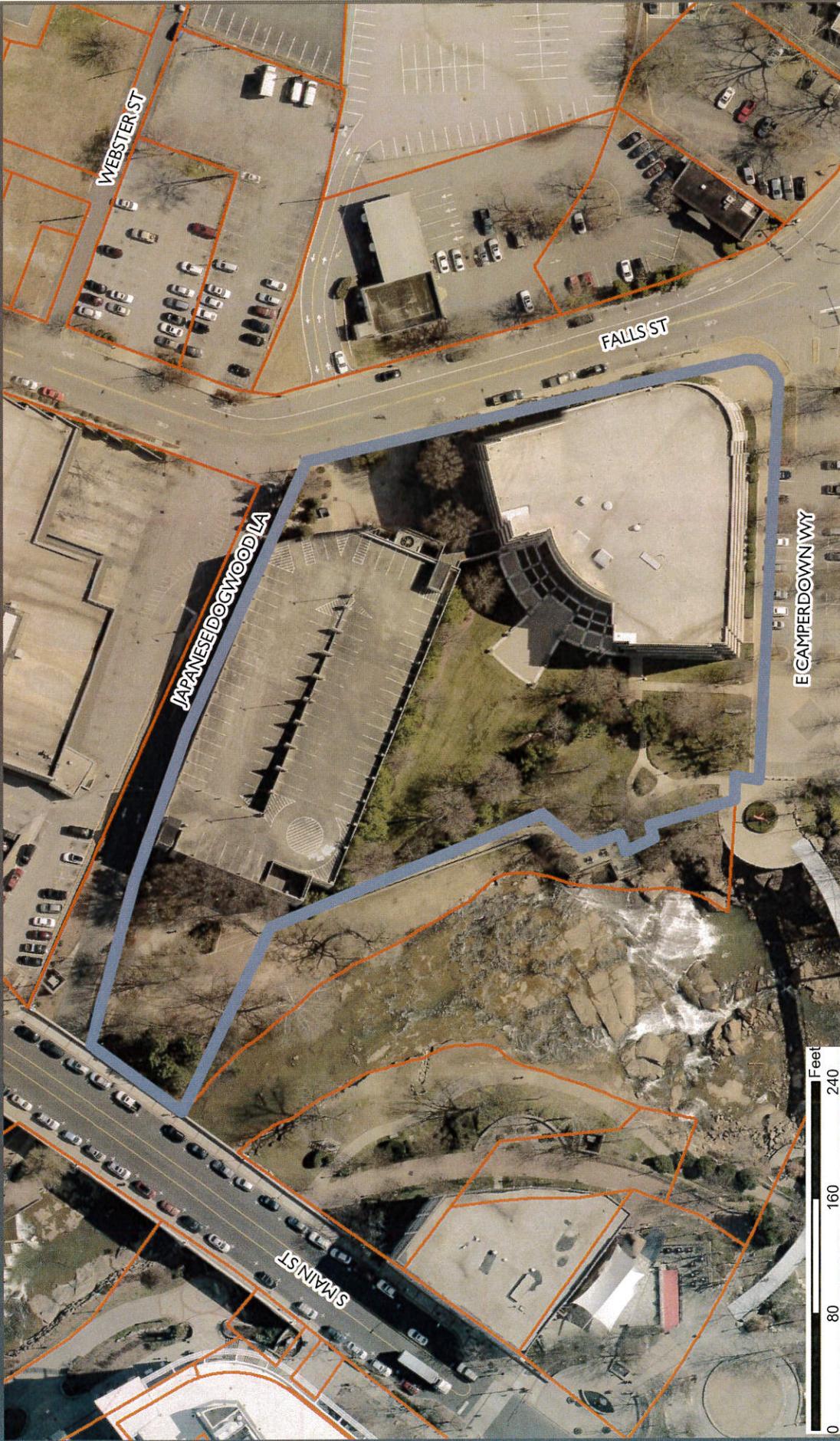
**PED.4 The street level of a building should be pedestrian friendly.**

- A. Develop the ground floor level of a project to encourage pedestrian activity.

**PED.5 A building should be visually compatible with traditional commercial buildings.**

- A. Maintain the distinction between the street level and upper floor.
- B. Upper-story windows with vertical emphasis are encouraged.
- C. Orient the primary entrance of a building toward the street.

# 55 E Camperdown Wy - Aerial



City Limit Boundary

Parcels



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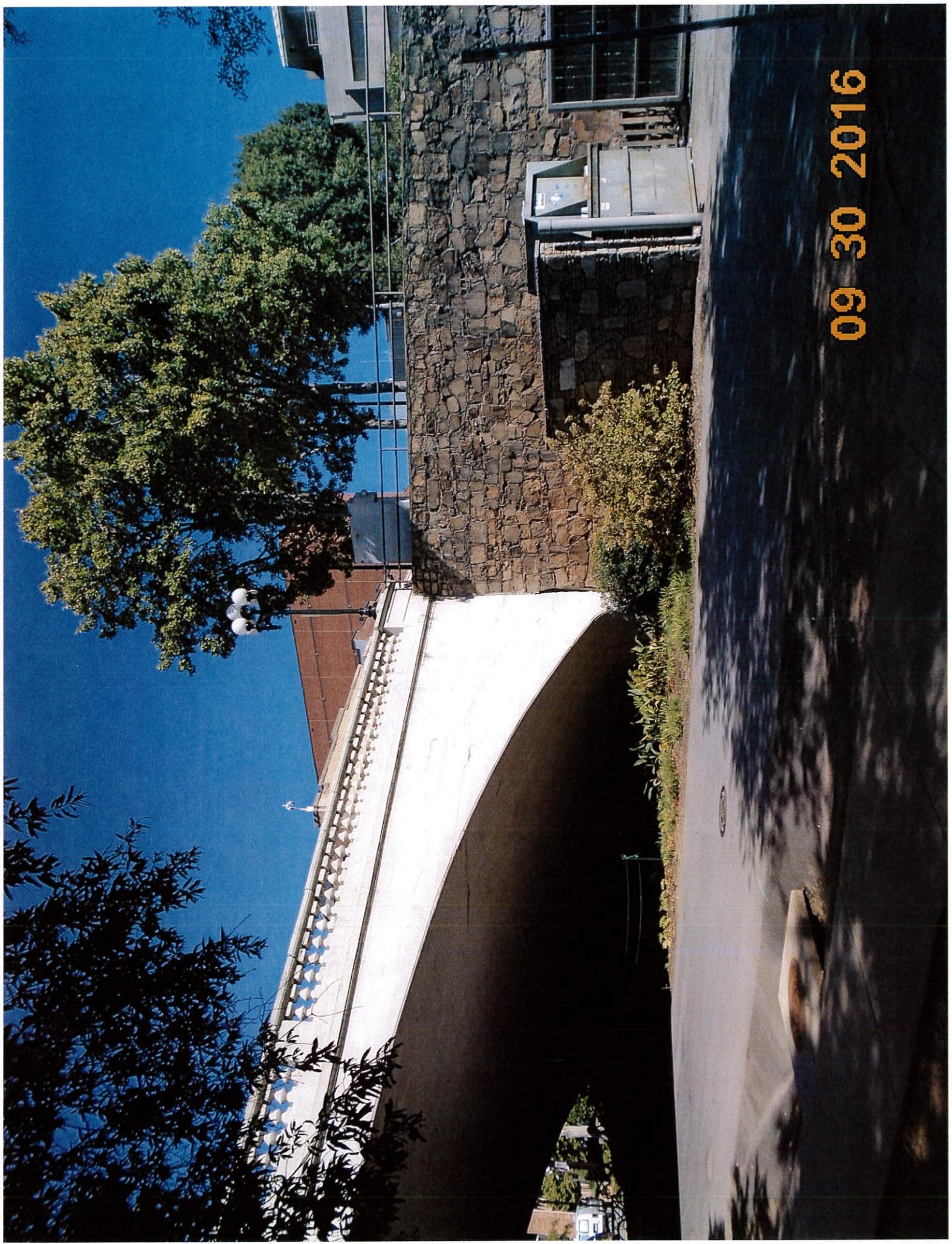




09 30 2016

09 30 2016





09 30 2016



09 30 2016



09 30 2016

Application #	<u>CA 16-1642</u>	Fees Paid	<u>300.00</u>
Date Received:	<u>9/13/16</u>	Accepted by	<u>BN/SW</u>
DRB Review:	_____	Staff Review:	_____
Date deemed complete	_____	App	Deny Conditions



## Application For Certificate of Appropriateness – Urban Design Panel

(For Properties in the C-4 Zoning District and all Signs requiring design review\*)

### Applicant/Owner Information

	Applicant	Property Owner
NAME:	<u>WAKEFIELD BEASLEY AND ASSOC.</u>	<u>CAP CAMPERDOWN LLC</u>
ADDRESS:	<u>5200 AVALON BOULEVARD</u> <u>ALPHARETTA GEORGIA 30009</u>	<u>935 S. MAIN STREET #201</u> <u>GREENVILLE SC 29601</u>
PHONE:	<u>770.209.9393</u>	<u>864.331.2971</u>
FAX:	_____	_____
EMAIL:	<u>RWEBB@WBASSOCIATES.COM</u>	<u>JASONT@CAPLLC.COM</u>

### Property Information

STREET ADDRESS: \_\_\_\_\_ DEED BOOK/PAGE \_\_\_\_\_

TAX PARCEL #: 0069000300101 ZONING DESIGNATION: CBD

WEST END HISTORIC DISTRICT? NO NATIONAL REGISTER? N/A

\* 55 E. CAMPERDOWN WY

### Description Of Request

CERTIFICATE OF APPROPRIATENESS FOR A NEW OFFICE/RETAIL BUILDING

EXTERIOR ELEVATION DESIGN

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\* Monument signs exceeding 18" in height in any district; signs designed pursuant to Section 19-6.6.2(c)(3); and sponsorship signs pursuant to Section 19-6.6.6(h).

**Sheryl Hobbs**

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**From:** Susan Renault <sue.renault@gmail.com>  
**Sent:** Monday, October 03, 2016 7:52 AM  
**To:** Planning  
**Subject:** CA 16-642  
**Attachments:** Design Review Board.pages.pdf

I'm attaching my comments about the proposed building at Japanese Maple Lane and the Main Street Bridge. My biggest concern is how this will change the aesthetics from the bridge along that spot where I often gaze down with pleasure at the kids, pedestrians, geese, and yes, even tourists! I don't want to look out at a wall! Thanks for taking a look at this. Sue Renault

[planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

To members of The City of Greenville Design Review Board regarding new building construction at 44 E Camperdown Way (CA 16-642)

Ladies and Gentlemen:

We moved downtown last year, and I have to tell you: *I love downtown Greenville!* I love biking on the Swamp Rabbit Trail, taking visitors for a “walk-about” across Liberty Bridge and back towards Artist’s Row. I love your festivals, your art, movies at the park, outdoor music, and simply leaning my elbows on the Main Street Bridge and savoring the happiness of barefoot children testing the chilly waters of the Reedy while a community of geese stands guard upstream, necks tucked into feathered softness, for their afternoon naps. I can get downright giddy; it’s as though you made all your plans just for me! Brick by brick...building by building...a small plaza, a winter ice-rink, for heaven’s sake —what would make Sue happy? Well done, friends. Well done.

But lately I’ve been getting a new and troubling “vibe.” After years of building beauty, community, balance and harmony...*now you seem to be dismantling what you created.* It seems you are filling the glimpses of sky and clouds with too many buildings, too much density, too little parking, and an unsettling sense that what was once open and exuberant is becoming enclosed and noisy: Let’s take away a little harmony here, a little balance there, and a few shady trees while we’re at it. Maybe the path along the river where Sue loves to take visitors. Let’s go BIGGER. Higher. Wider.

As I look at the drawings for new building (Dogwood Lane, Main Street Bridge), I already feel a sense of sadness and loss. Are they going to move my path, cut down the lovely trees, scare away the geese? What will I see when I walk across the bridge to Farmer’s Market...where I look down and out and over this sweet city of mine, rejoicing in this richness of place?

And all that glass! Fine, perhaps, for a Tech Expo, Dubai Shopping Mall, or Metropolitan Museum of Space and Science, but not for this historic site where bricks and beams once supported sturdy buildings, and laborers put strong shoulders to the wearying work of the mills. A building on this space needs to rise from the river rock and pay homage to these early settlers. Glass?

It just feels wrong. All wrong.

Susan S. Renault  
155 Riverplace #205  
Greenville, SC 29601  
[sue.renault@gmail.com](mailto:sue.renault@gmail.com)

**Bryan Wood**

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**From:** Charles Reyner, CCIM <creyner@windsoraughtry.com>  
**Sent:** Friday, September 30, 2016 1:34 PM  
**To:** Bryan Wood  
**Subject:** Upcoming DRB for 55 Camperdown  
**Attachments:** falls before and after.pdf

Bryan,

I hope you're doing well. I'm not sure if I should send this to you or someone else, but request that you make sure it gets mentioned in opposition since I cannot attend the meeting on October 6.

I am concerned with the proposed 55 Camperdown project and its effect on the riverfront. As you and the Board know, a large amount of Greenville's recent success can be attributed to the work and effort put into preserving the falls and their views. This application appears callous to all of these previous efforts and in my opinion will have an irreversible negative effect on the area. In judging the application against the guidelines, it appears that very few of them have been honored. In my opinion they have failed to meet the following guidelines:

- AP.3 - The open space within this development has not been maximized for the potential of their active use.
- AP.5 - The use of trees and flowering plants has not been included and would make a huge impact on screening along the river
- PED.1 - This building does not appear similar in scale to traditional commercial buildings surrounding it and is too large for its location along the river.
- PED.2 - The form of the building is very modern and in stark contrast to the historical Falls building across the river from it and others seen along the Swamp Rabbit Trail in downtown.
- PED.3 - The all glass building material is not visually compatible with any other buildings along the river and the predominate material in this area is brick.
- PED.4 - The street level of a building should be pedestrian friendly and should also extend to the City's sidewalk area along the river. The design does not appear to offer much of interest or any shade for passing pedestrians. There has been little added to engage the pedestrians in this area.
- PED.5 - The building is not visually compatible with traditional commercial buildings, which were predominately brick and not glass.

As a former DRB member, I have been timid at expressing my concern against a fellow developer, however the impact of this project is just too great to keep quiet about. I hope the DRB will preserve the trees and create a more inviting pedestrian experience along the river's edge. This is probably the most sensitive view point in Downtown and should be held to the highest standards within the Design Guidelines. Thank you.

**Charles Reyner, CCIM**

Director | Commercial Development  
 864-679-3628 | 864-901-4424



40 West Broad Street, Suite 500  
 Greenville, SC 29601  
 864-271-9855 | 800-487-5241  
[Blog](#) | [Company](#)

## Bryan Wood

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**From:** Jacob Honeycutt <jacob.honeycutt@me.com>  
**Sent:** Friday, September 23, 2016 8:17 AM  
**To:** Bryan Wood  
**Cc:** Abbie Rickoff; Nathalie Schmidt  
**Subject:** Reedy River Development

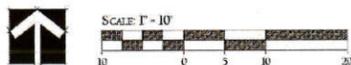
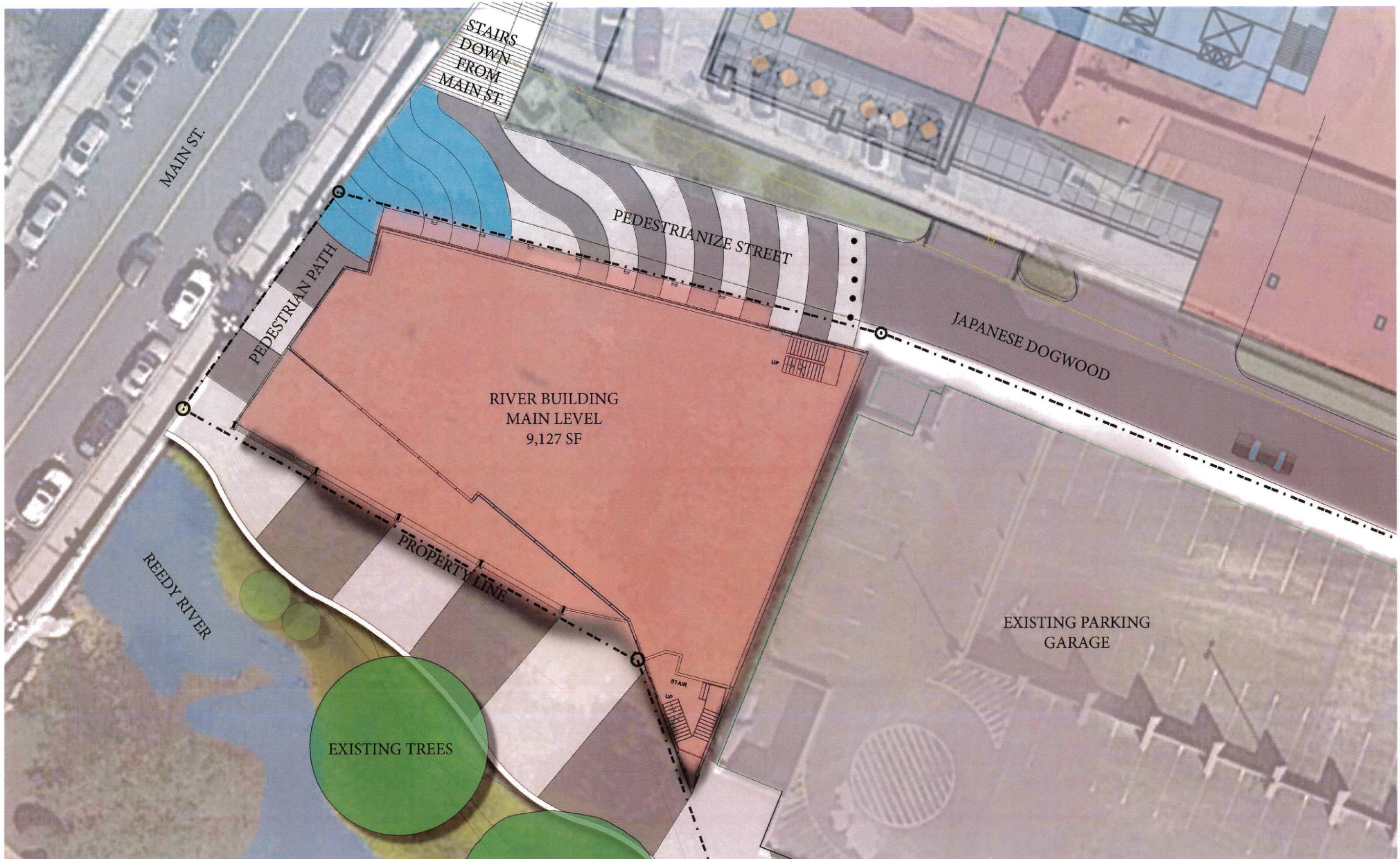
Good morning!

I recently read an article on [greenvilleonline.com](http://greenvilleonline.com) concerning a proposed office development by Atlanta-based Wakefield, Beasley & Associates. While I am whole heartedly in agreement with office space, the design itself is my concern. It appears that Greenville has gone to great lengths to make both the West End and Main street developments, for the most part, warm and aesthetically pleasing. I take pride when out of town visitors proclaim, "I feel like I'm in a quaint European town". I am confident that an all glass office building, literally the epicenter of downtown Greenville, is far from the direction and feel that we desire as a community. Imagine sitting on one of the well manicured Falls Park lawns, enjoying a coffee or picnic, sun setting and you are staring at a death star reflection of the sun beaming down on the park, not to mention the pure harshness of the building itself. Surely you understand the need for more textures, balconies, flowers, etc...a building that has the appearance of standing the test of time, not a trendy Atlanta architect sitting on Peachtree Street, who has the "vision" of our downtown. The developer can accomplish the same square footage, same profit margins, same amount of tenants but with a much more pleasing design for our beautiful downtown Greenville, which you all have obviously been a part of...so thank you! Looking forward to enjoying many more strolls along the streets of Greenville!

I do hope that you will consider my family and friends concern on the design meeting on October 6th.

Kindest Regards,

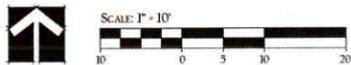
Jake Honeycutt  
864-270-6792



# RIVER BUILDING ORIGINAL SITE PLAN

GREENVILLE, SC





RIVER BUILDING  
GREENVILLE, SC **REVISED SITE PLAN**



EXTERIOR MATERIALS LEGEND

SPECIFIC MATERIALS AS LISTED OR EQUALS

ACP - 1	ALUMINUM COMPOSITE COLUMN COVERS : ALUCOBOND : BONE WHITE	CS - 1	CAST STONE : ROCKCAST : SMOOTH FACE : ARCTIC WHITE : 16 X 24 X 4 MORTAR : ARGOS : WHITE
ACP - 2	ALUMINUM COMPOSITE PANEL : ALUCOBOND : CADET GRAY	CS - 2	CAST STONE : ROCKCAST : SMOOTH FACE : INDIGO : 12 X 24 X 4 MORTAR : ARGOS : BLACK
AL - 1	ALUMINUM STOREFRONT WINDOW SYSTEM : KAWNEER TRI-FAB 451 : DOVE GRAY	GL - 1	GLASS : GUARDIAN SUNGUARD : 1" INSULATED : SNX 51/23 ON CLEAR
AL - 2	ALUMINUM CURTAINWALL SYSTEM : KAWNEER 1600 (2 1/2" X 7 1/4") : DOVE GRAY	GL - 2	GLASS : GUARDIAN : SPANDREL : 1" INSULATED : ACID ETCHED
AL - 3	HORIZONTAL VEROLEIL SUNSHADE OUTRIGGER SYSTEM : KAWNEER : FINISH TO MATCH CURTAINWALL	WD - 1	WOOD SLAT TRELLIS : IPE'
AL - 4	ALUMINUM CLAD CANOPY : CHARCOAL GRAY	ST - 1	STUCCO : SMOOTH FINISH : COLOR TO MATCH SW NOUVELLE WHITE (6273)
BR - 1	BRICK : CHEROKEE : OLD BIRMINGHAM MORTAR : ARGOS : PUTTY		
BR - 2	BRICK : CHEROKEE : SMOOTH BURGANDY MORTAR : ARGOS : PUTTY		



ACP - 2 / AL - 1 / BR - 1 / CS - 1 / GL - 1



AL - 2 / GL - 2



AL - 3



CS - 2



HDR - 1



WD - 1



ACP - 1



BR - 2



BEAU WELLING  
DESIGN™



EXTERIOR MATERIALS LEGEND

SPECIFIC MATERIALS AS LISTED OR EQUALS

ACP - 1	ALUMINUM COMPOSITE COLUMN COVERS : ALUCOBOND : BONE WHITE	CS - 1	CAST STONE : ROCKCAST : SMOOTH FACE : ARCTIC WHITE : 16 X 24 X 4 MORTAR : ARGOS : WHITE
ACP - 2	ALUMINUM COMPOSITE PANEL : ALUCOBOND : CADET GRAY	CS - 2	CAST STONE : ROCKCAST : SMOOTH FACE : INDIGO : 12 X 24 X 4 MORTAR : ARGOS : BLACK
AL - 1	ALUMINUM STOREFRONT WINDOW SYSTEM : KAWNEER TRI-FAB 451 : DOVE GRAY	GL - 1	GLASS : GUARDIAN SUNGUARD : 1" INSULATED : SNX 51/23 ON CLEAR
AL - 2	ALUMINUM CURTAINWALL SYSTEM : KAWNEER 1600 (2 1/2" X 7 1/4") : DOVE GRAY	GL - 2	GLASS : GUARDIAN : SPANDREL : 1" INSULATED : ACID ETCHED
AL - 3	HORIZONTAL VERSOLEIL SUNSHADE OUTRIGGER SYSTEM : KAWNEER : FINISH TO MATCH CURTAINWALL	WD - 1	WOOD SLAT TRELLIS : IPE'
AL - 4	ALUMINUM CLAD CANOPY : CHARCOAL GRAY	ST - 1	STUCCO : SMOOTH FINISH : COLOR TO MATCH SW NOUVELLE WHITE (6273)
BR - 1	BRICK : CHEROKEE : OLD BIRMINGHAM MORTAR : ARGOS : PUTTY		
BR - 2	BRICK : CHEROKEE : SMOOTH BURGANDY MORTAR : ARGOS : PUTTY		



ACP - 2 / AL - 1 / BR - 1 / CS - 1 / GL - 1



AL - 2 / GL - 2



AL - 3



CS - 2



HDR - 1



WD - 1



ACP - 1



BR - 2



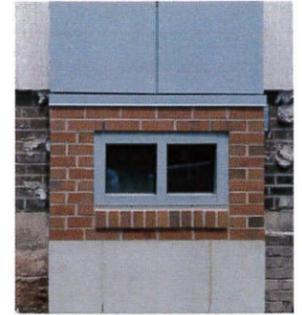
BEAU WELLING  
DESIGN™



EXTERIOR MATERIALS LEGEND

SPECIFIC MATERIALS AS LISTED OR EQUALS

ACP - 1	ALUMINUM COMPOSITE COLUMN COVERS : ALUCOBOND : BONE WHITE	CS - 1	CAST STONE : ROCKCAST : SMOOTH FACE : ARCTIC WHITE : 16 X 24 X 4 MORTAR : ARGOS : WHITE
ACP - 2	ALUMINUM COMPOSITE PANEL : ALUCOBOND : CADET GRAY	CS - 2	CAST STONE : ROCKCAST : SMOOTH FACE : INDIGO : 12 X 24 X 4 MORTAR : ARGOS : BLACK
AL - 1	ALUMINUM STOREFRONT WINDOW SYSTEM : KAWNEER TRI-FAB 451 : DOVE GRAY	GL - 1	GLASS : GUARDIAN SUNGUARD : 1" INSULATED : SNX 51/23 ON CLEAR
AL - 2	ALUMINUM CURTAINWALL SYSTEM : KAWNEER 1600 (2 1/2" X 7 1/2") : DOVE GRAY	GL - 2	GLASS : GUARDIAN : SPANDREL : 1" INSULATED : ACID ETCHED
AL - 3	HORIZONTAL VERSOLEIL SUNSHADE OUTRIGGER SYSTEM : KAWNEER : FINISH TO MATCH CURTAINWALL	WD - 1	WOOD SLAT TRELLIS : IPE'
AL - 4	ALUMINUM CLAD CANOPY : CHARCOAL GRAY	ST - 1	STUCCO : SMOOTH FINISH : COLOR TO MATCH SW NOUVELLE WHITE (6273)
BR - 1	BRICK : CHEROKEE : OLD BIRMINGHAM MORTAR : ARGOS : PUTTY		
BR - 2	BRICK : CHEROKEE : SMOOTH BURGANDY MORTAR : ARGOS : PUTTY		



ACP - 2 / AL - 1 / BR - 1 / CS - 1 / GL - 1



AL - 2 / GL - 2



AL - 3



CS - 2



HDR - 1



WD - 1



ACP - 1



BR - 2



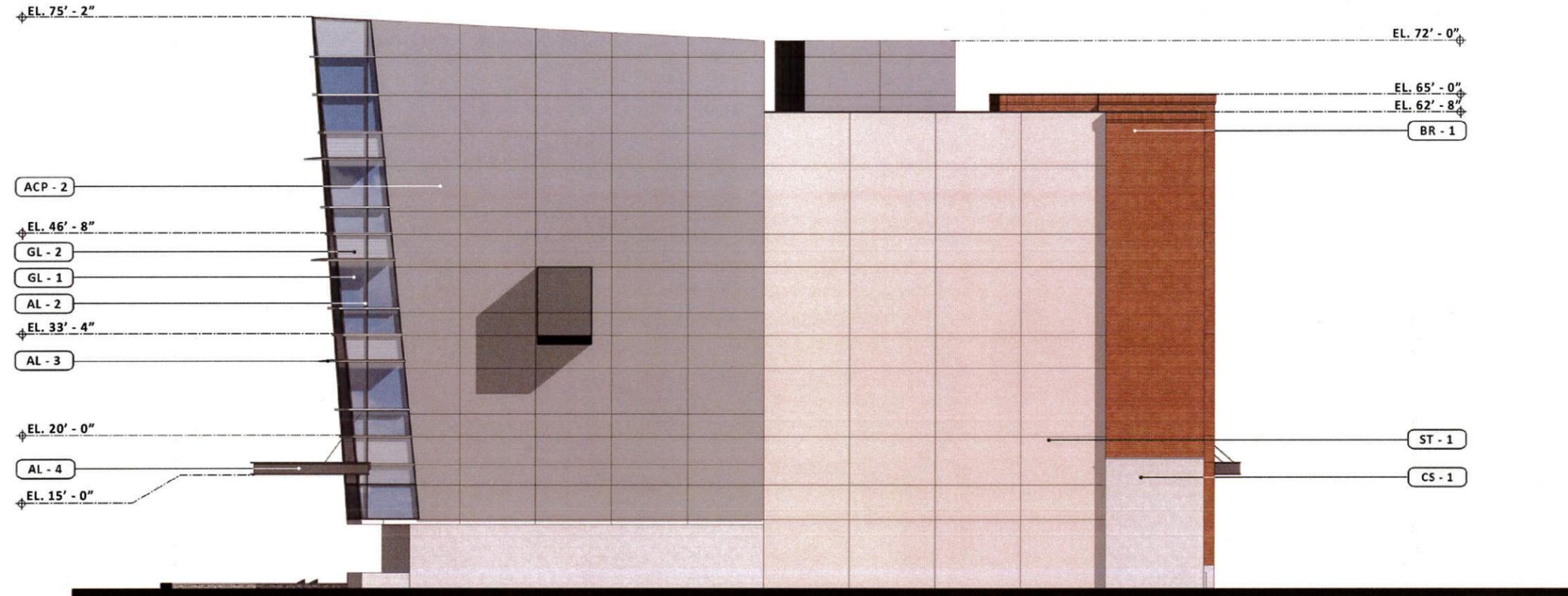
BEAU WELLING  
DESIGN™



EXTERIOR MATERIALS LEGEND

SPECIFIC MATERIALS AS LISTED OR EQUALS

ACP - 1	ALUMINUM COMPOSITE COLUMN COVERS : ALUCOBOND : BONE WHITE	CS - 1	CAST STONE : ROCKCAST : SMOOTH FACE : ARCTIC WHITE : 16 X 24 X 4 MORTAR : ARGOS : WHITE
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ACP - 2 / AL - 1 / BR - 1 / CS - 1 / GL - 1



AL - 2 / GL - 2



AL - 3



CS - 2



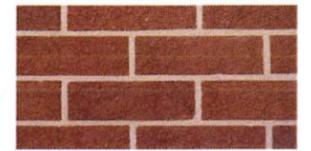
HDR - 1



WD - 1



ACP - 1



BR - 2



BEAU WELLING  
DESIGN™



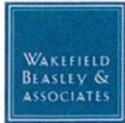
FOR REFERENCE



NORTH ELEVATION

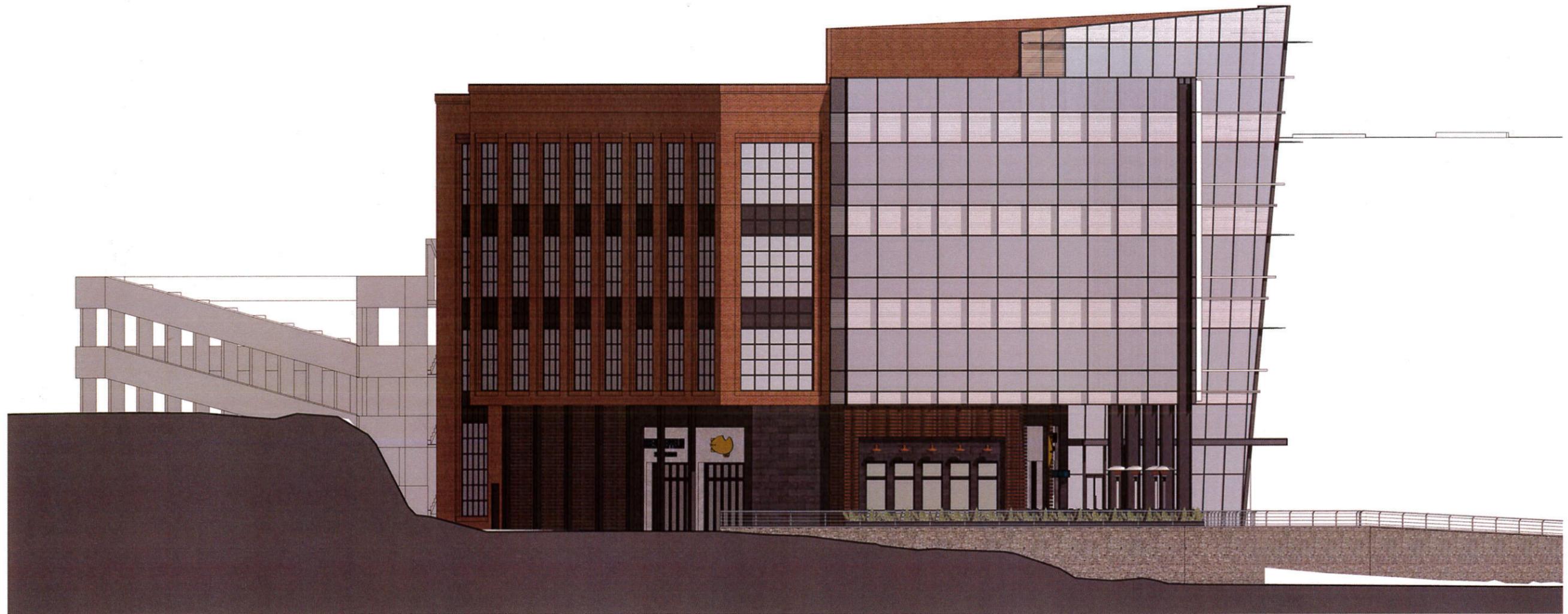


SOUTH ELEVATION

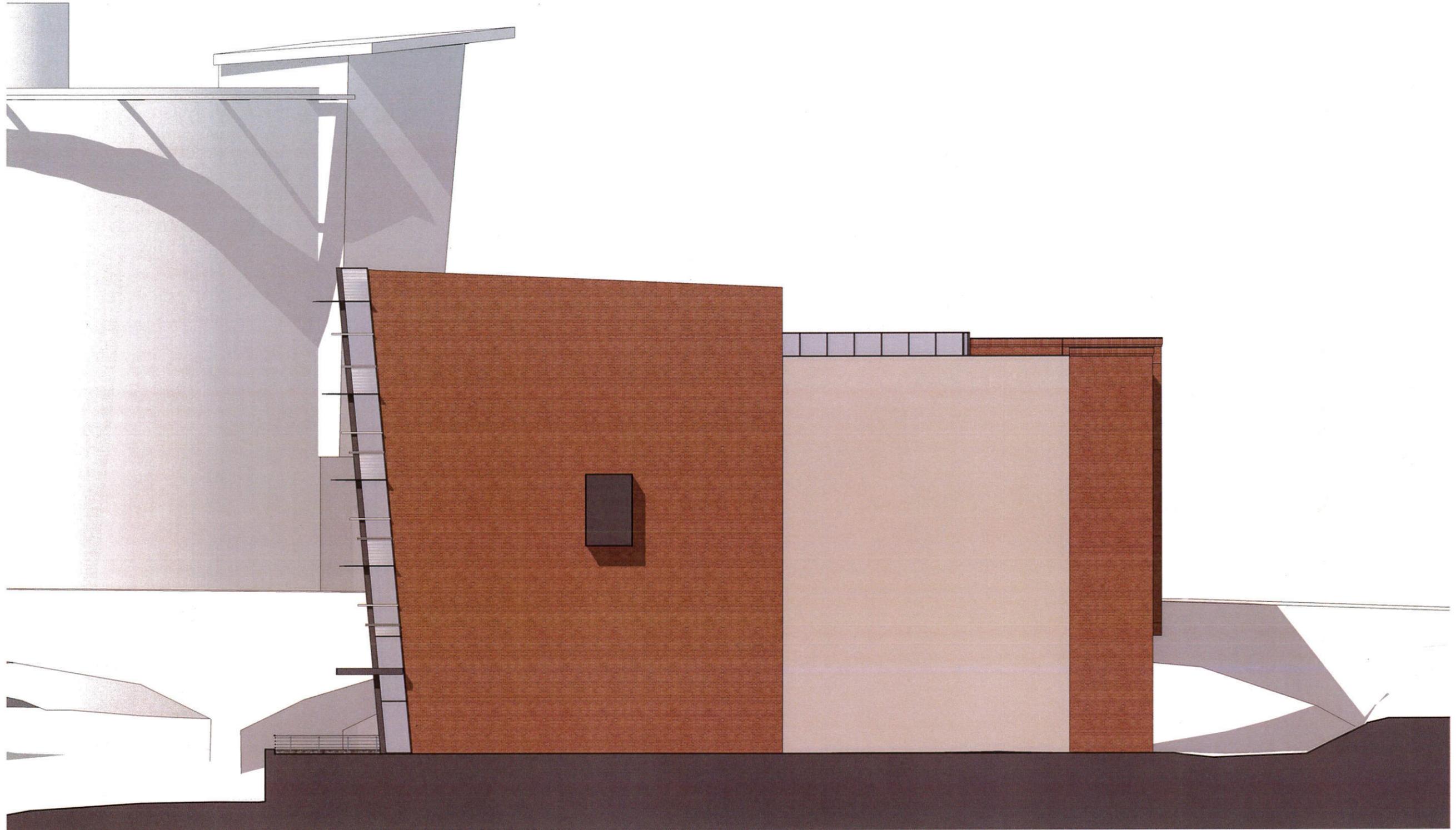


RIVER OFFICE  
SEPTEMBER 06.16

FOR REFERENCE



EAST ELEVATION



WEST ELEVATION

2 24-2016

Application #	<u>PD 16-741</u>	Fees Paid	<u>700.</u>
Date Received:	<u>10/17/16</u>	Accepted by	<u>SA / N.A.S</u>
Date deemed complete	_____	App Deny Conditions	_____



**APPLICATION FOR DESIGNATION  
AS A  
'PD', PLANNED DEVELOPMENT  
CITY OF GREENVILLE, SOUTH CAROLINA**

**APPLICANT/OWNER INFORMATION**

	APPLICANT	PROPERTY OWNER
NAME:	<u>Lisa Lanni</u>	<u>The Greenville Housing Authority</u>
ADDRESS:	<u>McMillan Pazdan Smith</u> <u>400 Augusta Street, st 200</u> <u>Greenville SC 29601</u>	<u>122 Edinburgh Court</u> <u>Greenville, SC 29607</u>
PHONE:	<u>864-242-2033</u>	<u>864-467-4250</u>
FAX:	<u>864-242-2034</u>	_____
EMAIL:	<u>llanni@mcmillanpazdansmith.com</u>	<u>ivorym@tgha.net</u>

**PROPERTY INFORMATION**

STREET ADDRESS: see attached

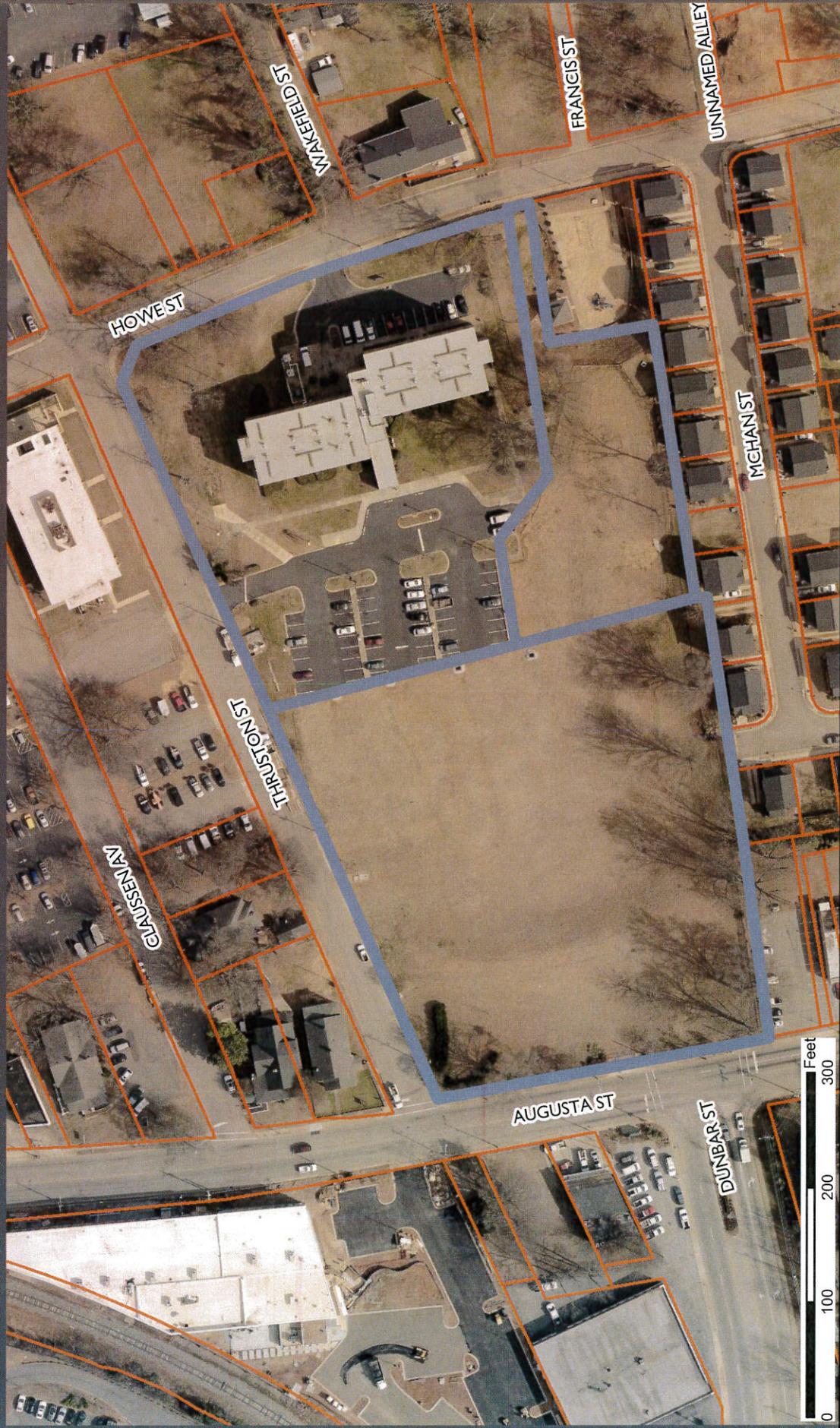
DEED BOOK/PAGE \_\_\_\_\_ TAX PARCEL #: \_\_\_\_\_

CURRENT ZONING DESIGNATION \_\_\_\_\_ ACREAGE \_\_\_\_\_

**SUPPORTING INFORMATION**

1. **USES AND USE SPECIFIC STANDARDS** – THE APPLICANT MUST ENUMERATE ALL PROPOSED USES ON THE PD PLAN; ALL USES ARE SUBJECT TO **SECTION 19-4.3, USE-SPECIFIC STANDARDS**.
2. **MINIMUM DIMENSIONAL REQUIREMENTS** – THE APPLICANT MUST SPECIFY APPLICABLE LOT AREA, LOT WIDTH, SETBACK, LOT COVERAGE, MAXIMUM HEIGHT, AND OTHER RELEVANT DIMENSIONAL CRITERIA UNIQUE TO THE PD; ALL USES ARE OTHERWISE SUBJECT TO **SECTION 19-5, DIMENSIONAL STANDARDS AND MEASUREMENTS**.
3. **OFF-STREET PARKING** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE PARKING AND LOADING PLAN; ALL USES ARE OTHERWISE SUBJECT TO **SECTION 19-6.1, OFF-STREET PARKING AND LOADING**.
4. **LANDSCAPING, BUFFERING, AND SCREENING** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE LANDSCAPING PLAN; IN LIEU THEREOF, THE REQUIREMENTS OF **SECTION 19-6.2, LANDSCAPING, BUFFERING, AND SCREENING**, SHALL APPLY.
5. **SIGNS** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE SIGN PLAN; IN LIEU THEREOF, THE REQUIREMENTS OF **SECTION 19-6.6, SIGNS**, SHALL APPLY.

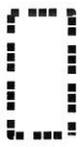
# Augusta St, Thruston St and Howe St - Aerial



city of  
**greenville**  
*South Carolina*

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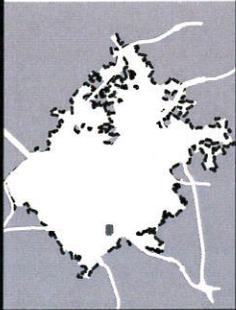
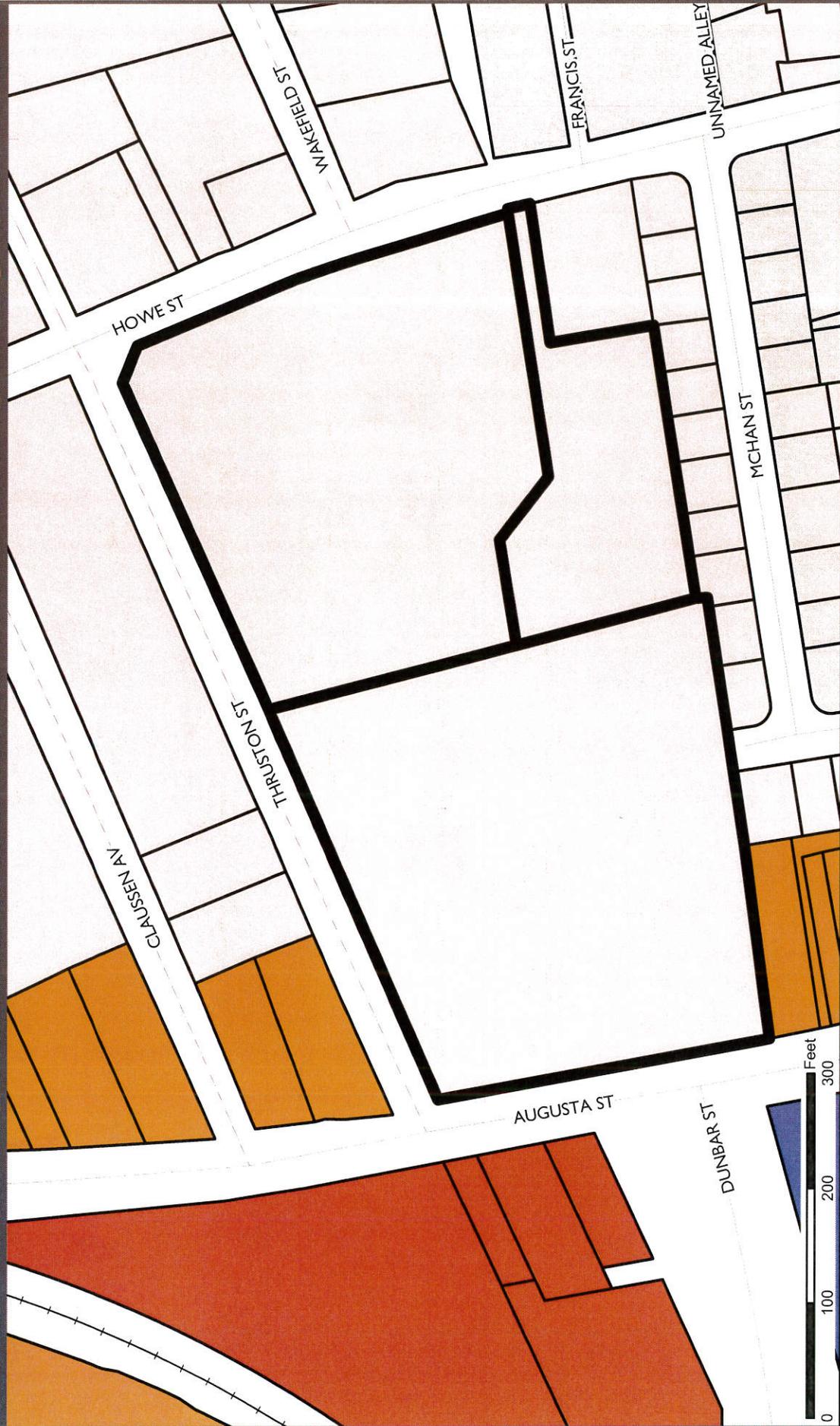
City Limit Boundary



Parcels



# Augusta St, Thruston St and Howe St - Existing Zoning





city of  
**greenville**  
*South Carolina*

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	City Limit Boundary		C-1		C-2		C-3		C-4
	Streets		RM-1		RM-1.5		RM-2		RM-3
	Parcels		RM-6		R-7.5		R-9		I-1
			S-1		OD		PD		POD
			OS-C		RDV				



October 17, 2016

City of Greenville Planning Department  
City Hall  
206 S. Main Street  
5<sup>th</sup> Floor  
Greenville, SC 29601

Re: The Preserve at Logan Park  
MPS Project No. 013268.00

Dear Administrator,  
Please see the attached Application for Designation as a Neighborhood Center (NC) in Lieu of Neighborhood General (NG) in the Haynie-Sirrine Neighborhood Code (HSN). Below are responses to items on the application as noted:

#### Property Information

The property consists of 3 individual parcels. Their tax parcel #, deed/book page, and current zoning information are as follows:

- Parcel 1 – TMS#0091010600101/ 899, page 393/ P-D, HSN-NG
- Parcel 2 – TMS#0091010600102/ 1131, page 942/ P-D, HSN-NG
- Parcel 3 – TMS#0091010600103/ 1131, page 942/ P-D, HSN-NG

#### Supporting information

1. Uses and Use Specific Standards: Proposed Uses are multifamily residential and commercial.
2. Minimum Dimensions: Please refer to the attached site plan for site dimensions. Maximum Heights are as follows:
  - a. Augusta Street – 60'-0" max.
  - b. Thruston Street – 60'-0" max.
  - c. Howe Street – Existing 5-Story Building or 60'-0" Max
  - d. Interior Buildings – 60'-0" max.
3. Comprehensive Parking and Loading: See attached site plan for planned parking locations and counts. The methodology used for determining the parking requirements is based on a combination of the City's former parking regulations for the residential counts, and the current parking regulations for the other spaces (retail and commercial spaces) counts. For the residential parking tabulation, we have provided 1 parking spot per studio and 1-bedroom, 1.5 per 2-bedroom, and .30 per senior dwelling. The parking ratio proposed for the senior dwelling is based on current parking information for other similar properties in the City. For the retail parking, we have provided a 1 space per 250 SF.
4. Landscaping, Buffering, and Screening: See attached landscaping plan. In addition, the PD will comply with the standards of section 10.5 Types of Landscaping, in the HSN code.
5. Signage: The PD will meet the requirements of section 9.0 Signs in the HSN code.

po box 8922 greenville, sc 29604  
o. 864 242 2033 f. 864 242 2034

mcmillanpazdansmith.com

Site Lighting: Exterior lighting shall meet section 8.0 Lighting Standards.

Applicant Response to Section 19-3.2(N) General Development Parameters

1. The project will consist of approximately 80 Existing Senior dwelling residential units in the Garden apartments, a proposed 111 new senior dwelling units, a proposed phase 2 apartment building consisting of approximately 195 one and 2 two bedroom dwelling units and approximately 1395 SF of leasable commercial space, 5200 SF of residential amenity spaces, and a podium parking structure. These commercial spaces could be leased to retail, professional office, or restaurant tenants.
2. The proposal utilizes traditional neighborhood principles to create a denser urban pattern of development within the existing network of streets and transportation infrastructure, which will enhance the existing pedestrian, bicycle, and vehicular network. The site is located adjacent to two GTA bus routes, and the swamp rabbit trail, providing various modes of transportation to and from the site.

In addition, the proposal's mix of residential and commercial spaces is organized around an internal system of streets and pathways, which are suitable for pedestrians as well as vehicles. These streets connect to the existing network, providing neighbors the option of walking, biking, or driving within the site and to other locations within the neighborhood and City.

An example of this new network is the street improvements to Thruston Street and a pedestrian connection to the adjacent neighborhood and Logan Park. A 10'-0" wide sidewalk is proposed on Thruston Street to provide a connection to the Church Street Tunnel for access to the adjacent neighborhood and commercial amenities fronting Church Street.

3. The proposal is located at the threshold of the West end and Church Street, which are all pedestrian friendly within themselves. The project has the potential to add the kind of density and commercial activity on Augusta Street that would promote additional pedestrian activity and connectivity between these neighborhoods. By incorporating a parking podium structure onsite, it allows more of the site to be developed by buildings, streets, and landscape, rather than parking lots. All interior on-site parking is design as an interior network of streets with parking in lieu of large parking lots. All buildings are connected with sidewalks and pathways to the public street.

The existing bus stops on Augusta Street and Thruston Street will be enhanced with pathways and vegetation. The retail and amenity components are each oriented towards those streets, which will also enhance pedestrian use.

4. The proposal reflects the vision for the Haynie-Sirrine Neighborhood that was set forth in the Haynie-Sirrine Master plan by providing mix-income Residential, pedestrian friendly access and neighborhood commercial retail, while acting as a buffer and filter for the less dense single family adjacent residential. The development will provide a distinct street wall along Augusta Street, activating those corridors with commercial and residential activity provided by setbacks, storefronts, landscaping, and residential stoops. The interior of the site provides large green spaces and courtyards for outdoor activity and connectivity to the surrounding neighborhoods. Various outdoors spaces will be created for the residences and neighborhood to enjoy.

Materials for buildings

Senior Building:

    Facade:           Fiber cement clapboard  
                        Brick

    Roof:             Asphalt Shingle  
                        Single Ply Membrane (at flat roofs)

Work-force Apartment Building:

    Façade :          Fiber cement clapboard  
                        Brick

    Roof:             Fiber cement or composite trim  
                        Single Ply Membrane (at flat roofs)  
                        Asphalt Shingles (at sloped roofs)

    Railings:         Metal

Parking Deck:

    Poured in place concrete

**SITE PLAN SUMMARY:**

ZONING: Neighborhood Center (NC) in Haynie-Sirrine Neighborhood Code (HSN)

LOT AREA: 6.32 Ac.

LOT COVERAGE: 39.8% (50% Maximum Allowed Coverage)

**MAXIMUM BUILDING HEIGHT**

Augusta Street: 60'  
 Thruston Street: 60'  
 Howe Street: Ex. Building Height or 60' Max.  
 Interior Buildings: 60'

**SITE SETBACKS:**

DESCRIPTION	WIDTH
AUGUSTA STREET	0 (Max 15')
THRUSTON STREET	0 (Max 15')
HOWE STREET	0 (Max 15')
ADJ. RESIDENTIAL	0'

**LANDSCAPE BUFFERS:**

DESCRIPTION	WIDTH
PARKING LOT: (Adjacent to Howe Street)	10' Type B (Semi-Opaque Screen)
ADJ. RESIDENTIAL:	10' Type A (Opaque Screen)

Note: Required buffers are per the Haynie-Sirrine Neighborhood Code (HSN) PD.

**PARKING SUMMARY**

**Building A (Multi-Family)**  
 (20) Studio Units @ 1 Space/Unit = 20 Spaces Required  
 (112) 1-BR Units @ 1 Space/Unit = 112 Spaces Required  
 (63) 2-BR Units @ 1.5 Space/Unit = 95 Spaces Required

**Total Required for Bldg A = 227 Spaces**

**Building B (Senior Housing)**  
 (111) Units @ 0.30 Space/Unit = 34 Spaces Required

**Total Required for Bldg B = 34 Spaces**

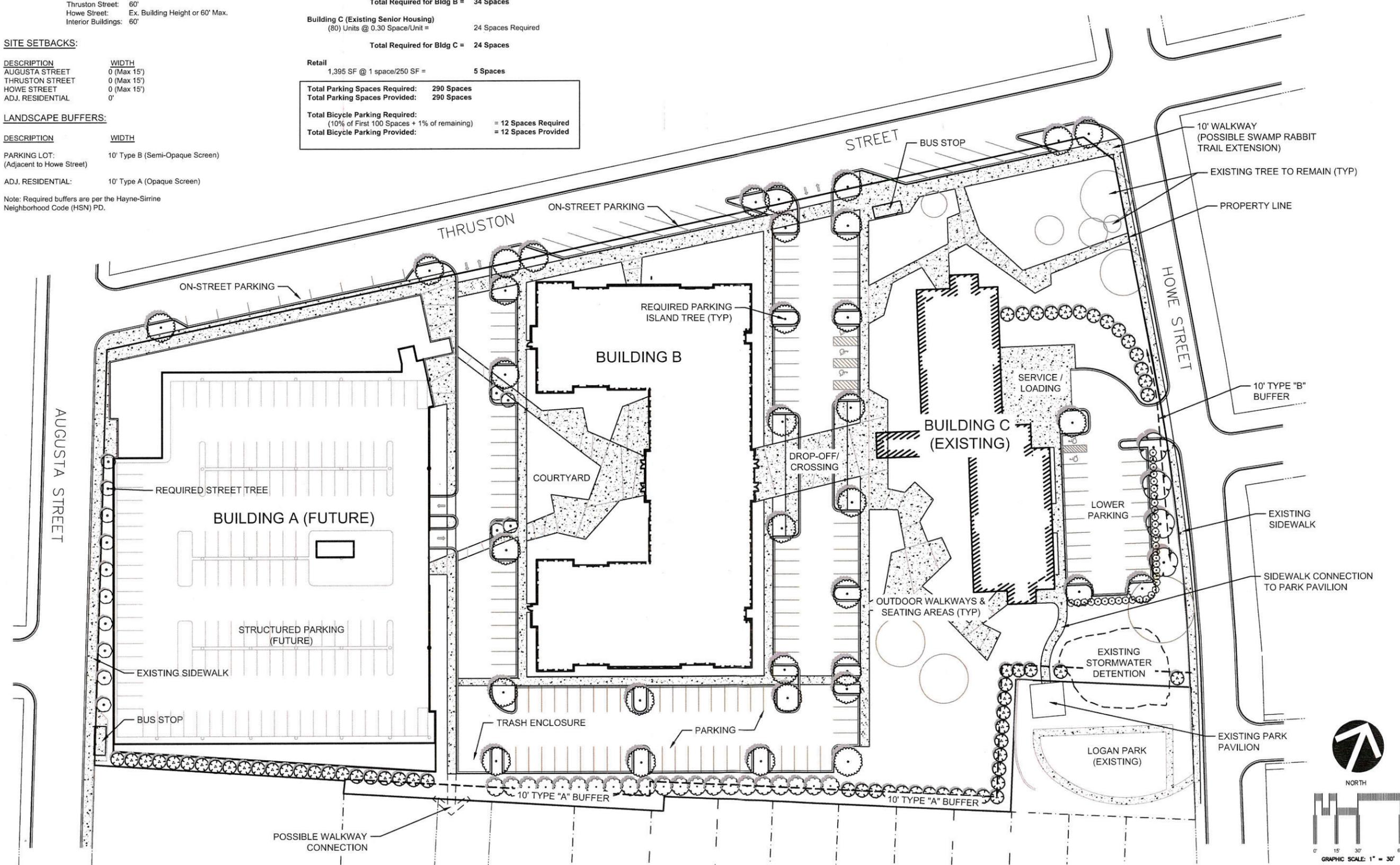
**Building C (Existing Senior Housing)**  
 (80) Units @ 0.30 Space/Unit = 24 Spaces Required

**Total Required for Bldg C = 24 Spaces**

**Retail**  
 1,395 SF @ 1 space/250 SF = 5 Spaces

**Total Parking Spaces Required: 290 Spaces**  
**Total Parking Spaces Provided: 290 Spaces**

**Total Bicycle Parking Required:**  
 (10% of First 100 Spaces + 1% of remaining) = 12 Spaces Required  
**Total Bicycle Parking Provided: 12 Spaces Provided**



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. NOT FOR CONSTRUCTION OR PRICING.



**THE PRESERVE AT LOGAN PARK**  
 511 AUGUSTA STREET  
 GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 2357  
 DATE: XXX/XX  
 DRAWN BY: XXX  
 CHECKED BY: XXX

**REVISION HISTORY**

NO.	DESCRIPTION

PD SITE PLAN



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. NOT FOR CONSTRUCTION OR PRICING.



**THE PRESERVE AT LOGAN PARK**

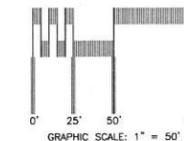
511 AUGUSTA STREET  
GREENVILLE, SOUTH CAROLINA

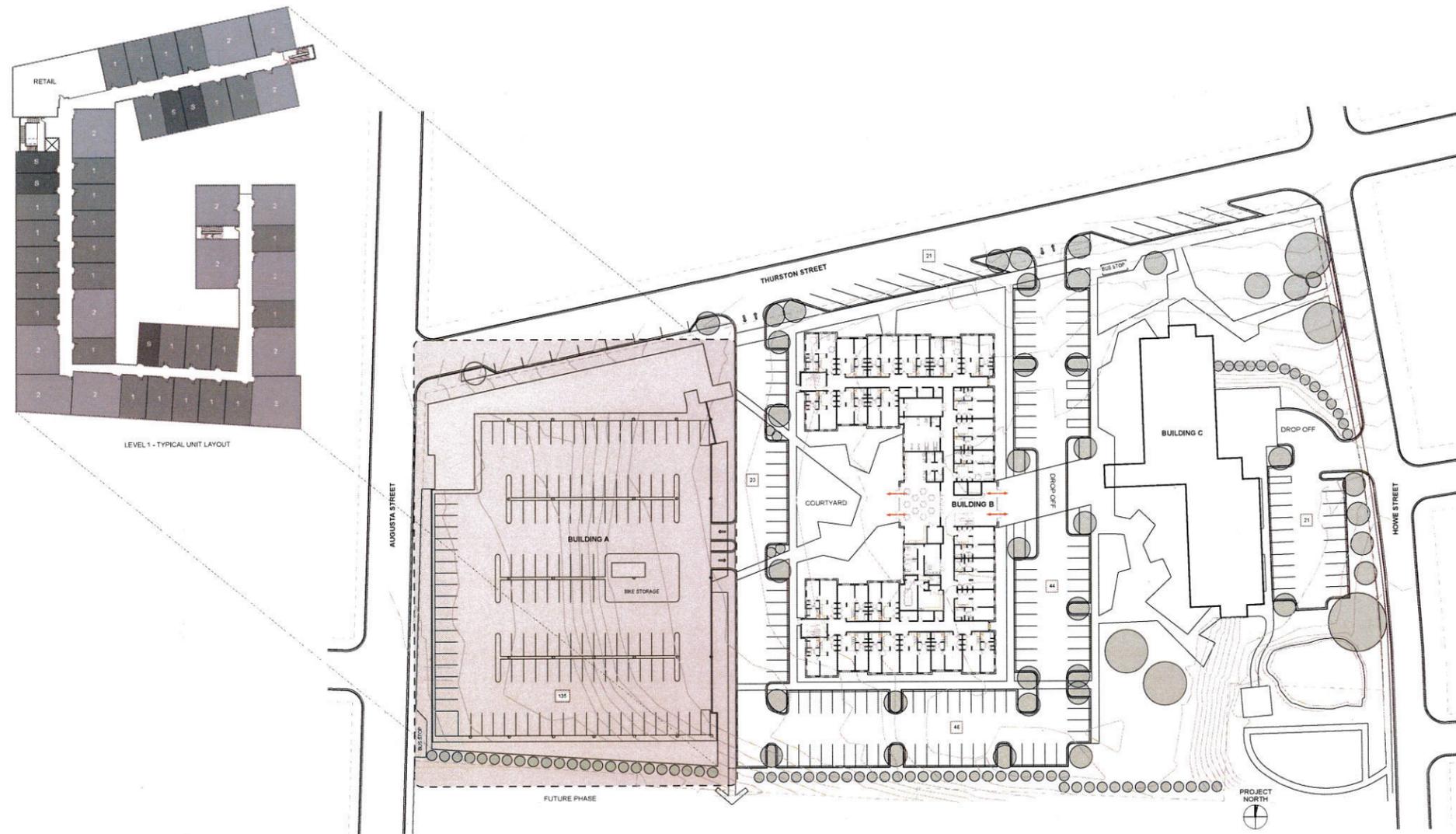
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DRAWN BY: XXX  
CHECKED BY: XXX

**REVISION HISTORY**

NO.	DATE	DESCRIPTION

PD SITE  
CONTEXT  
PLAN





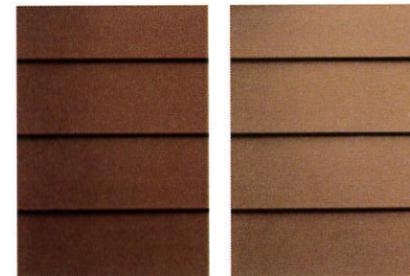
ARCHITECTURAL SITE PLAN  
1" = 32'4"



1 THRUSTON STREET ELEVATION  
1" = 20'



Brick Veneer

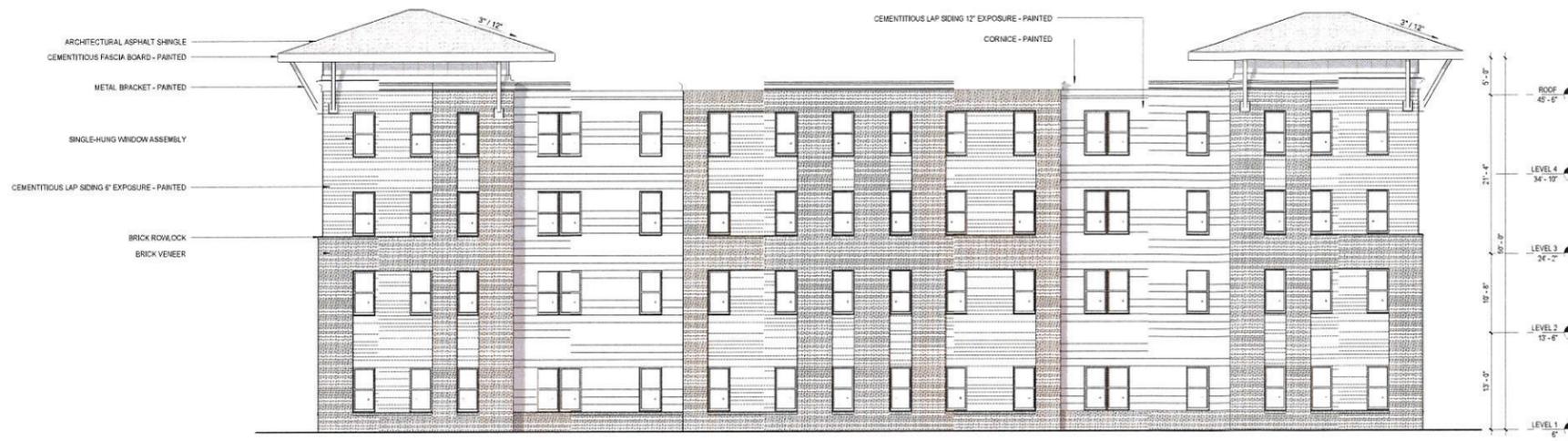


Cementitious Lap Siding

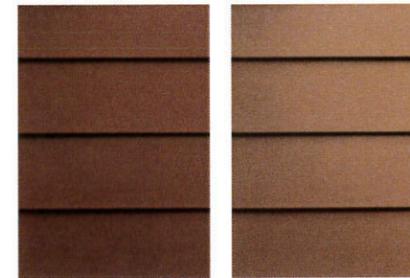
PD APPLICATION - EAST BUILDING ELEVATION  
04 1/8" = 1'-0"



PD APPLICATION - NORTH BUILDING ELEVATION  
04 1/8" = 1'-0"



Brick Veneer



Cementitious Lap Siding

2 PD APPLICATION - WEST BUILDING ELEVATION  
1/8" = 1'-0"



1 PD APPLICATION - SOUTH BUILDING ELEVATION  
1/8" = 1'-0"







