
**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Case #3**

ADDRESS: 1221-1301 Huger Street; 401-433 Gervais Street

APPLICANT: J. Russ Davis, Jr., Developer with Homes Urban, LLC

TAX MAP REFERENCE: 08912-13-02

USE OF PROPERTY: vacant

REVIEW DISTRICT: City Center Design/Development District (-DD)

NATURE OF REQUEST: Request for Certificate of Design Approval for Building One and Building Two

PROJECT SUMMARY:

This site is the 6.5 acre parcel at the corner of Huger and Gervais, formerly Kline Iron and Steel. This proposal is for the first two mixed-use buildings, associated structured parking, and site/infrastructure work for an overall development plan which will include two additional buildings in the future. Building One is at the corner of Huger and Washington Streets and includes 4-5 levels of residential over restaurant/retail on the first floor along the street edge. The parking garage is located to the west of the building, adjacent to the SCE&G sub-station.

Building Two is on Gervais Street, along the western edge of the property, with the two future developable parcels at the corner of Gervais and Huger. Building two is 5-6 levels of residential units wrapped around structured parking, with one retail space on the first level, facing Gervais Street.

The project was before this Commission and granted a Certificate of Site Plan Approval in August 2015. In September 2015, the project received design approval conditional upon a number of items coming back to staff or the Commission, as follows:

- *Larger-scaled, detailed elevations of street-facing facades be submitted for review [to the DDRC as they are further developed];*
- *The parking garage design be developed to ensure a high-level of finish and screening of vehicles and ramping [to be approved by the DDRC],*
- *The landscape plan be revised to include more shade trees along sidewalks and evergreen screening on exposed elevations of parking garages [to be reviewed by staff];*
- *The pedestrian connection to the state museum be reviewed in detail [and approved by staff] as it is further developed;*
- *Rooftop screening and other utility equipment (transformers, etc.) be reviewed [by staff] for locations and screening*
- *Signage shall be submitted separately [to staff] for Certificates of Design Approval.*

STAFF COMMENTS:

The comments from the September evaluation have been included (in gray) since the drawings submitted are intended as a follow up to those comments.

5.3.5 Wall Articulation

- *Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements). This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center.*

Throughout the project, the building elevations are divided into bays which are projecting and recessed. The plans indicate that these recesses and projections are substantial enough to provide relief and create strong shadow lines to articulate the façade. Another layer of articulation, i.e. smaller recesses and projections such as pilasters, brick detailing, window recesses, will also be important as discussed in the following section.

- *Monolithic street wall facades should be "broken" by vertical and horizontal articulation (e.g., sculpted, carved or penetrated wall surfaces defined by recesses and reveals). These features are characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.*

The architects have made a number of changes since the last submittal to address the lack of articulation previously submitted, particularly along the Huger Street and Gervais Street frontages. Steel “C” channel details have been added to canopies, as lintels, and as decorative vertical details between openings to add interest and also a tribute to the history of the Kline Iron and Steel.

Building One has a good amount of storefront. Recessed planter boxes have been added to the southern end of the Huger Street façade storefront openings, adding detailing at the street level. The north section of this Huger Street elevation engages pedestrian interest with the loggia, railing, and brick detailing on the piers, etc. The stairs leading from the sidewalk to the loggia have been widened, and the entrance to the restaurant relocated to create a stronger sense of entry to this upper level space. As the restaurant space turns onto Washington Street, the terraced dining area steps down as the grade drops to avoid being several feet above eye level of a pedestrian.

Decorative lighting has been added to the stairs and columns on Washington Street.

The Lady Street (south) elevation of Building One continues the steel detailing and planter boxes along the commercial storefront. A terraced planter has been added in front of the residential balconies that are high above the sidewalk to break up the monotony of a large blank wall.

The elevation of the western end of the Lady Street elevation has not been shown as an enlarged elevation; the terraced planter that was shown on the previous drawings is hard to decipher.

Building Two picks up the steel decorative detailing and planter boxes at the storefront, adding interest to the façade. Standing seam awnings have been added to the south-facing storefront to provide further articulation and shade. A terraced planter has been added to the southwest façade below the yoga studio windows. More terraced planters and an arbor have been added to the area that transitions from the sidewalk to the private residential courtyard, which helps mitigate the height of the wall. The high canopy over the yoga studio windows has been removed and replaced with smaller steel sunshades.

The terraced planter in front of the yoga studio (eastern end of the South elevation) is not apparent. Either it has been removed or is too small to decipher. As well, the sunshades that were added in the last iteration do not appear on the current elevation.

The residential portion of Building Two, on the eastern elevation, with recessed entries slightly above grade and steps to the sidewalk is well articulated. The retail portion on the Gervais Street end is has been further articulated with the metal canopies and lintels, and recessed planter boxes. The north elevation is all residential; a better understanding of how the courtyard/grade change from Lady Street is treated and what the retaining wall will look like would be helpful. Again, this will ultimately be very visible and travelled by pedestrians as a primary east/west connection.

More information about materials and depths of recessed and projections would be helpful. The north elevation of Building Two has not been illustrated in this submittal.

- *Large unbroken facade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways including: (a) dividing the facade into a series of display windows with smaller panes of glass; (b) constructing the facade with small human scale materials such as brick or decorative tile along bulkheads; (c) providing traditional recessed entries; (d) careful sizing, placement and overall design of signage; and (e) providing consistent door and window reveals.*

Architectural detailing has been added to the street frontage, particularly at the commercial frontages. The recessed planters, steel lintels, and vertical decorative steel detailing all add interest to the façade. The architect has also discussed adding rusticated brick to certain areas along the sidewalk. Detailed elevations should be reviewed by staff as they are further developed.

Some enlarged elevations have been submitted that indicate the brick pattern, however it is unclear as to whether the brick is recessed, projecting, or merely a contrasting color.

5.5 Open Spaces in Private Development

- *City Center's streets with their street trees and pedestrian amenities, are the district's primary open space...To invite public use and ensure user security, plazas and other public spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, residential units or offices. The design of plazas and open spaces in private development should conform to the guidelines for public open spaces, and the landscaping guidelines in the following section.*

This section will discuss the design of the pedestrian connection to the State Museum property, which is forthcoming.

A somewhat guileless illustrative plan has been submitted. Detailed grading and planting plans, as well as perspective drawings which illustrate this transition from the pedestrian perspective would be very helpful in understanding this important pedestrian connection. While it is not a regulatory requirement, staff has been encouraging the applicant to engage a Landscape Architect to design this important connection, as it presents a challenging and meaningful design opportunity.

5.7 The Storefront

- *This section focuses on establishing "storefronts" that will help revitalize and unify City Center's commercial street frontages. It should be noted that the term "storefront" does not necessarily imply*

that a building has a retail commercial use; storefronts are simply the sides of the building that face the street and connect with the sidewalk.

5.7.1 Storefront Composition, Accessories, and Details

Entries and Doorways

- *The main entry to a building, leading to a lobby, stair or central corridor, should be emphasized at the street to announce a point of arrival in one or more of the following ways: flanked columns, decorative fixtures or other details; recessed within a larger arched or cased decorative opening; covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections); punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall... Buildings situated at the corner of a public street should provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above. Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy, or awning...*

Generally, all of the entrances to the buildings have canopies; the retail spaces include signage on the canopies. The retail entrances are defined at the corners with a 45 degree recess. The stairs that lead from the Huger Street sidewalk to the loggia on Building One have been widened and the entrance to the retail space moved to align with the stairs, creating a stronger sense of entry at this location.

Door and Window Design

- *Doors to retail shops should contain a high percentage of glass in order to view the retail contents... Use of clear glass (at least 88 percent light transmission) on the first floor is recommended. Storefront windows should be as large as possible, and no closer than 18 inches from the ground (bulkhead height). By limiting the bulkhead height, the visibility to the storefront displays and retail interior is maximized. Maximum bulkhead heights for new construction should be 36 inches.*

The retail storefronts contain a high percentage of glass. It should be verified that the glass is transparent per the recommended 88 %. Recessed planters at bulkhead height have been added to the storefront windows. This adds interest to the façade and is more suitable for restaurant space than glass that reaches the ground.

More information is needed about storefront glass, and the materials of planters.

Awnings and Canopies

- *Awnings and canopies provide the opportunity to add color and visual relief to buildings as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used contribute positively to City Center's overall design quality... where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them...*

The proposed canopies on both buildings relate to the windows and doors and correspond to the vertical bays of the buildings.

More information should be provided about the materials and detailing of the awnings throughout.

Grillework/Metalwork and Other Details

- *There are a number of details, often thought of as mundane, that may be incorporated into building design to add a degree of visual richness and interest while meeting functional needs. Such details include the following items:*

Light fixtures, wall mounted or hung with decorative metal brackets...Metal grillwork, at vent openings or as decorative features at windows, doorways or gates... decorative scuppers, catches and downspouts...balconies, rails, finials, corbels, plaques, etc., flag or banner pole brackets... [among others]

The architects have begun to indicate various details at the storefront, referencing the history of the site with steel architectural features. More information and enlarged elevations should be submitted to staff for approval as they are developed.

Either renderings or elevations with material call-outs would be helpful to understand how these materials are working together on the elevation.

5.7.2 Exterior Walls/Materials

- *The design elements for exterior walls involve two aspects- color and texture. If the building's exterior design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.*

Recommended Materials

- *Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within City Center. The number of different wall materials used on anyone building should, however, be kept to a minimum (ideally, two or less).
Building Walls: clear glass, glass block (storefront only)...stucco/exterior plaster (smooth trowled), new or used face-brick, cut stone, rusticated block (cast stone)...*

The primary materials of both mixed-use buildings are brick, hard-coat-stucco, and fiber-cement architectural wall panels (Nichiha). Detail elements include concrete and metal canopies at the first level, metal canopies and eyebrows at the upper level, and metal railings throughout. More information is needed about material selections, colors and details. The applicant will be submitting materials boards and samples as requested. The parking garages are pre-cast concrete with perforated metal screen panels. More information is needed about the materials and screening of the garage.

More information is still needed about material selections, colors, and details.

5.8 The Upper Façade

- *The upper façade of a building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components: the cornice and fascia that cap the building front; the building's upper stories; the windows, which provide articulation and interest to the upper architecture; and the piers, which extend to the ground level to visually support the façade and frame the storefront. The more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials, and conditions of the upper façade play an important role in defining the architectural style of the building and in relating it to neighboring buildings in the block face. The following paragraphs provide general guidance for the development and/or renovations of the upper façades of buildings in City Center.*

5.8.1. Cornice and Fascia

- *A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade... The new cornice or fascia should be designed in proportion with the overall mass of the building.*

The cornices on the brick and Nichiha building elements have been improved upon since earlier discussions with staff to provide a more substantial cap to the building.

5.8.2 Wall Materials (Upper Façade)

- *Wall materials should be selected to coordinate with neighboring structures and to complement the design of the storefront.*

As noted previously, more information is forthcoming about the wall materials. Generally, they are all on the recommended list of materials for City Center.

5.8.3 (Upper Façade) Windows

- *Upper story window should create a sense of scale and add articulation and visual interest to the upper façade.*

The proportion of openings has been improved upon since earlier conversations with staff, as noted earlier. The windows in the brick façade have a 4” depth, and the windows in the Nichiha façade have 5” at the request of staff. The stucco windows are flush with the exterior wall. Windows sections have been provided.

5.10.1 Structured Parking

- *Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal use building, with the principal use building oriented to front on the address street. The ground floor of the parking structure should be actively programmed on streets with an active commercial frontage.*

Building One’s parking garage is wrapped with the building, with the exception of the access driveways on Lady Street and Washington, and the service/utility access on Washington. The exposed side of the garage appropriately faces the SCE&G substation. While there are Columnar zelkovas shown to screen this elevation, perhaps an evergreen species might be considered.

Building Two is also wrapped with residential on three sides, with driveway access from the north/south road in the development and also from Williams Street adjacent to the museum parking lot.

- *Any parking structure which is located adjacent to a street should be set back a minimum of 6 feet and a maximum of ten feet from the sidewalk. This setback should be landscaped with trees, shrubs, and ground cover to soften views of the structure, provide visual interest and establish a sense of human scale.*

The portion of the Building One garage on Washington Street between the access drive and the service/utility drive is set back from the property line about four feet, but will be about 15 feet from the back of the sidewalk, and has an evergreen hedge for screening.

- *The architectural treatment of parking structures should be compatible in quality, form, materials, colors, and textures with the structure(s) being served.*

While the parking garages are both fairly well wrapped by the active building uses, the exposed elevations will still be visible from various locations, such as the Building Two garage which will be visible from Gervais Street- a gateway into the City. Building One's rear façade is less of a concern due to the electrical substation that it abuts. However the Washington Street frontage should be treated with the highest level of design as it fronts onto the street.

The Washington Street elevation of Building One's garage is lacking in detail. For parking garage frontage on the street, it should be articulated with the forms, materials, and textures of the residential building.

The exposed sides of the parking garages are screened with perforated metal panels. More details should be provided for review as they are developed.

The parking garage design as submitted lacks articulation and detail. For the amount of area that this western elevation exposes to the State Museum, more articulation will be required.

- *Parking Structure roof lines which are visible from the street should be level; ramping should occur within the structure or on the interior of the block where it is screened from the street.*

Building One's garage has visible ramping adjacent to the substation. The vegetative screening provided should be reconsidered with an evergreen species to screen year-round.

More information is needed about the west façade of the Building Two garage to ensure the ramping is screened from view.

STAFF RECOMMENDATIONS:

Overall, the current drawings are substantially the same level of detail that they were at the last submittal, and contains much of the same information than has been previously reviewed by staff.

Additionally, there were a couple of areas of concern from the last submittal, such as the north elevation of Building Two, and the western end of the Gervais Street elevation of Building Two, that were all but excluded from this submittal.

Staff recommendation is to defer the details to staff as the Commission is comfortable, with any impasses to be brought back to the Commission. Staff would prefer that the garage design be brought back to the Commission for approval.



THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE.

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HUGER STREET

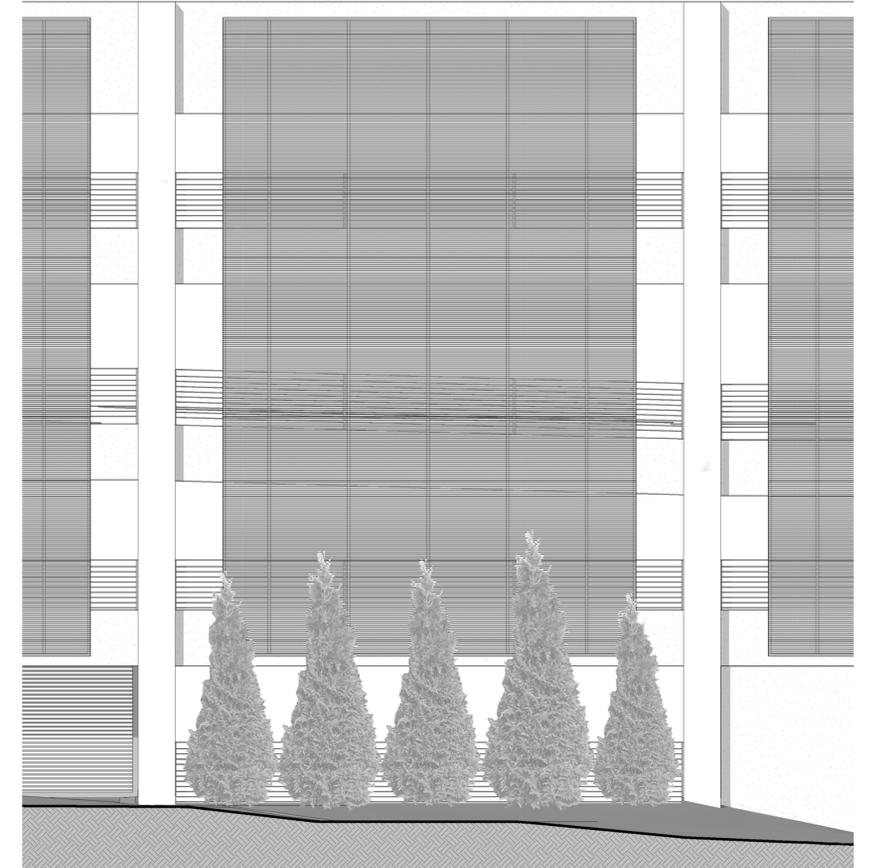
RETAIL

WASHINGTON STREET

PLAN XL - NORTH 3
3/16" = 1'-0"



ELEVATION XL - NORTH 2
3/16" = 1'-0"



ELEVATION XL - NORTH PARKING DECK SCREEN 4
3/16" = 1'-0"



FULL ELEVATION - NORTH 1
1/16" = 1'-0"



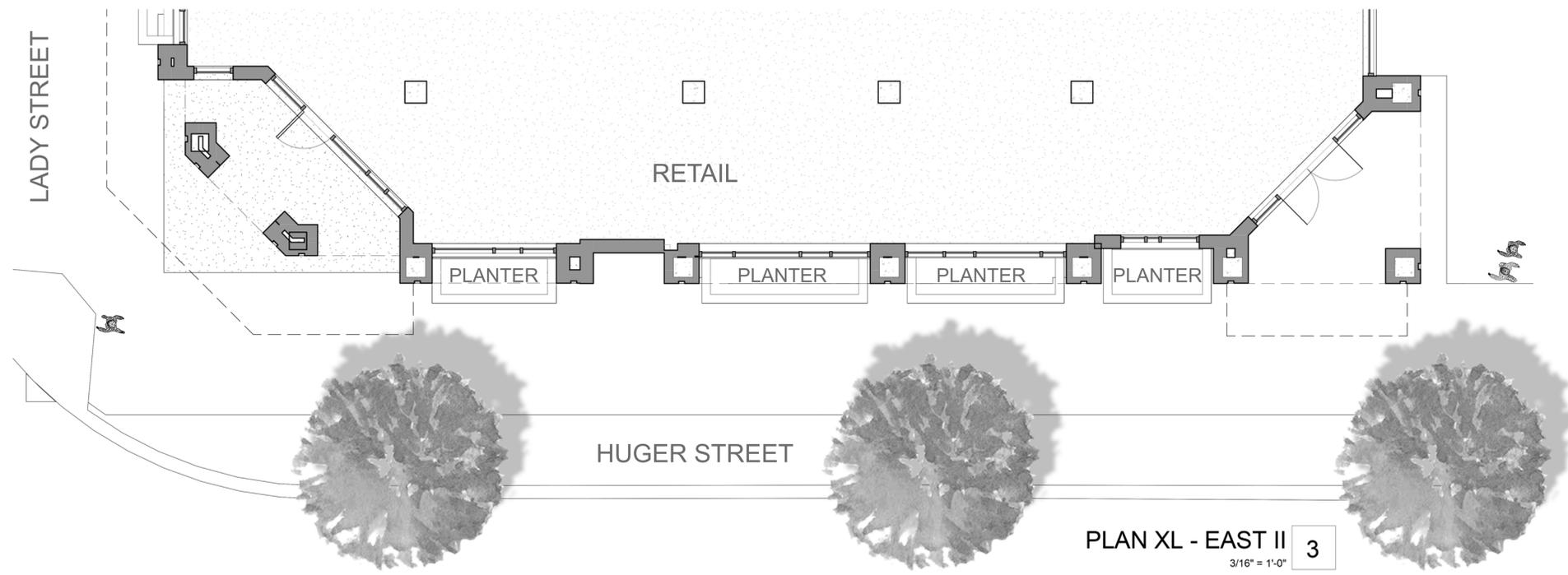
PLAN XL - EAST 3
3/16" = 1'-0"



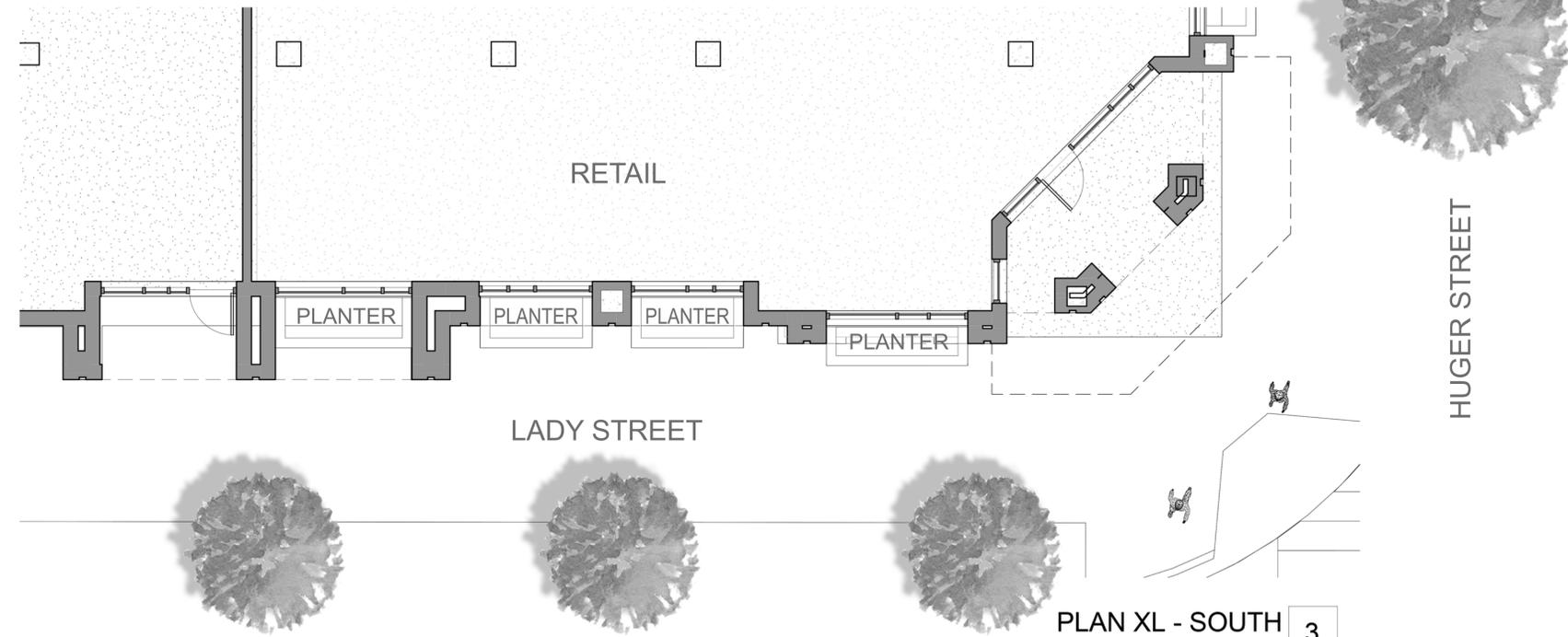
ELEVATION XL - EAST 01 2
3/16" = 1'-0"



EAST ELEVATION KEY 1
1/16" = 1'-0"



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PLAN XL - SOUTH 3
3/16" = 1'-0"



ELEVATION XL - SOUTH 2
3/16" = 1'-0"

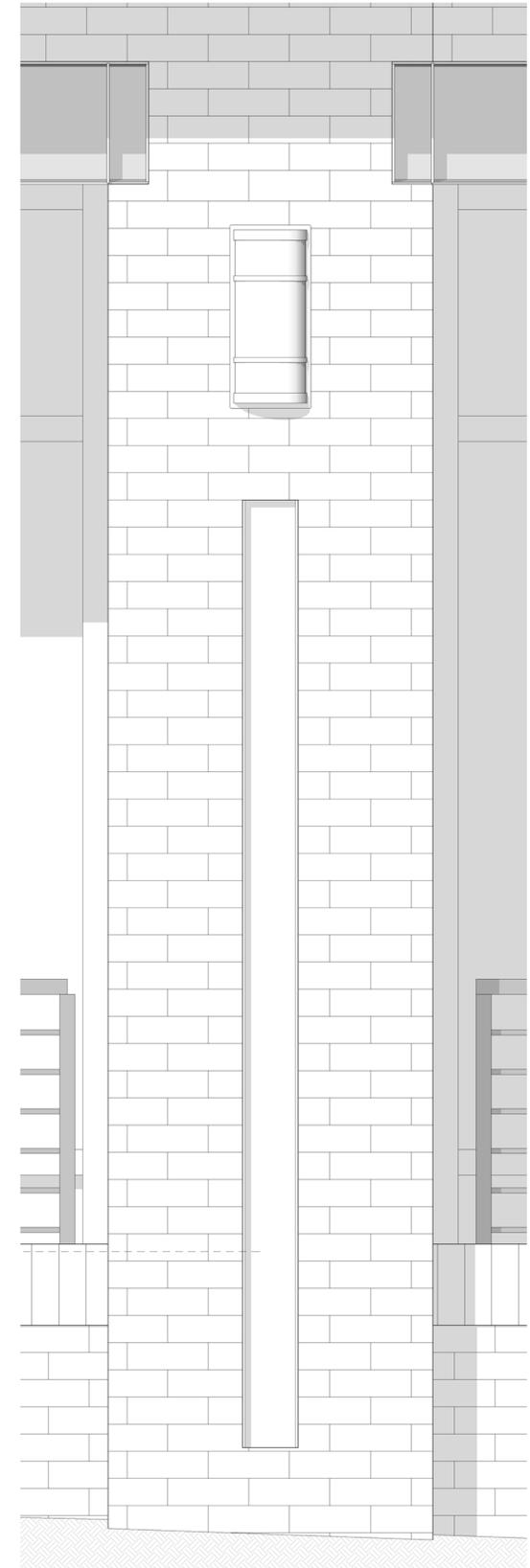


FULL ELEVATION - SOUTH 1
1/16" = 1'-0"

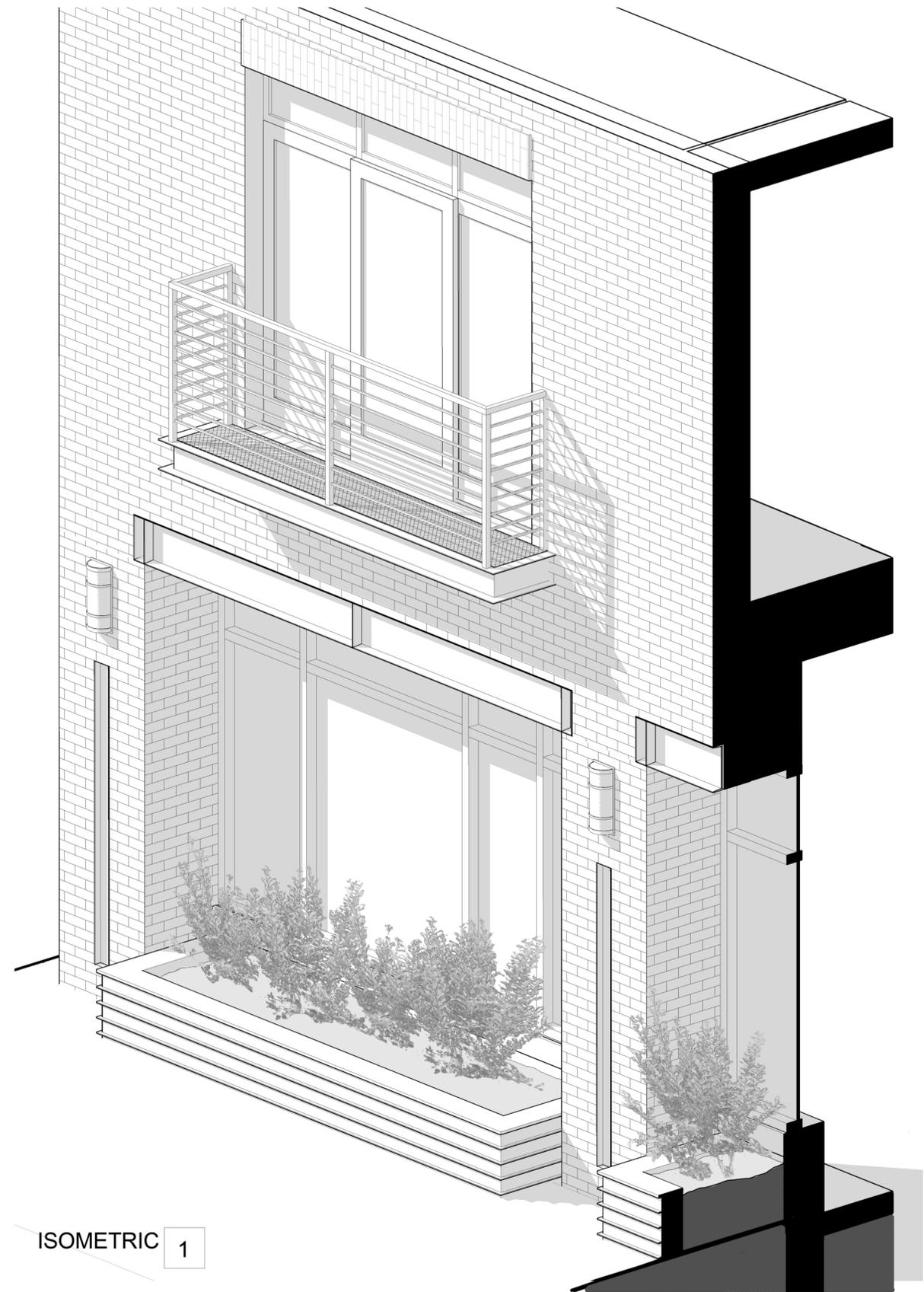
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DETAIL - STOREFRONT/ COLUMN/ SPANDREL/ JULIET 2
1/2" = 1'-0"



COLUMN DETAIL 1
1 1/2" = 1'-0"



ISOMETRIC 1

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HOMES
URBAN
PROPERTY COMPANY

KLINE CITY CENTER - BLDG ONE

Columbia, South Carolina

DDRC 1.6
DETAILS

December 9, 2015





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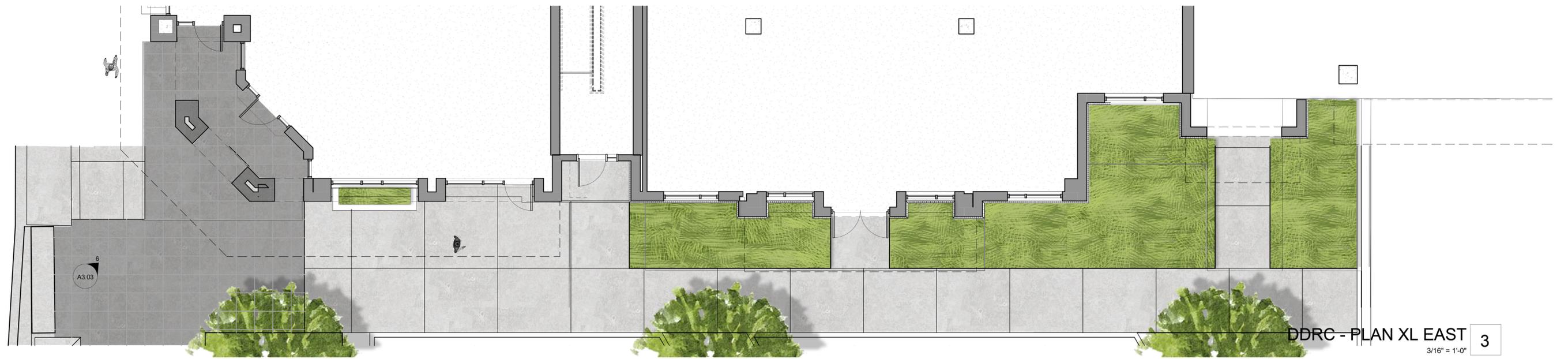
HOMES
URBAN
PROPERTY COMPANY

KLINE CITY CENTER - BLDG ONE

Columbia, South Carolina

DDRC 1.8

STREET VIEWS - EAST SIDE LOOKING
NORTH



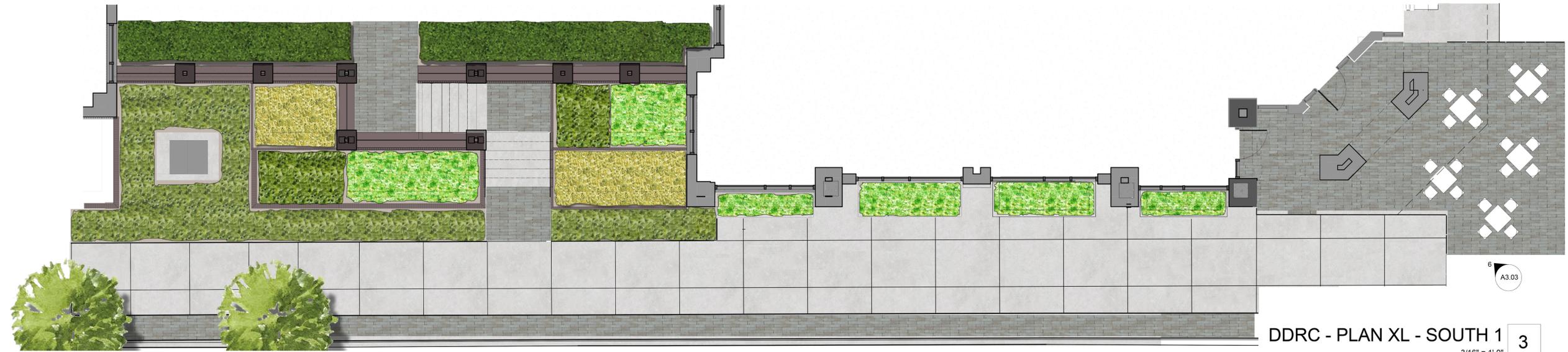
DDRC - PLAN XL EAST 3
3/16" = 1'-0"



ELEVATION XL - EAST 2
3/16" = 1'-0"



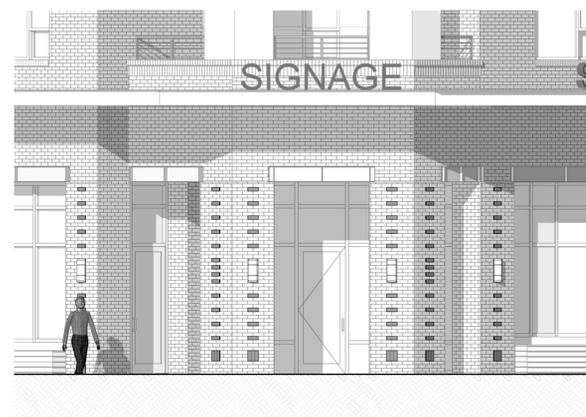
FULL ELEVATION - EAST 1
1/16" = 1'-0"



DDRC - PLAN XL - SOUTH 1 3
3/16" = 1'-0"



ELEV XL - SOUTH 2
3/16" = 1'-0"

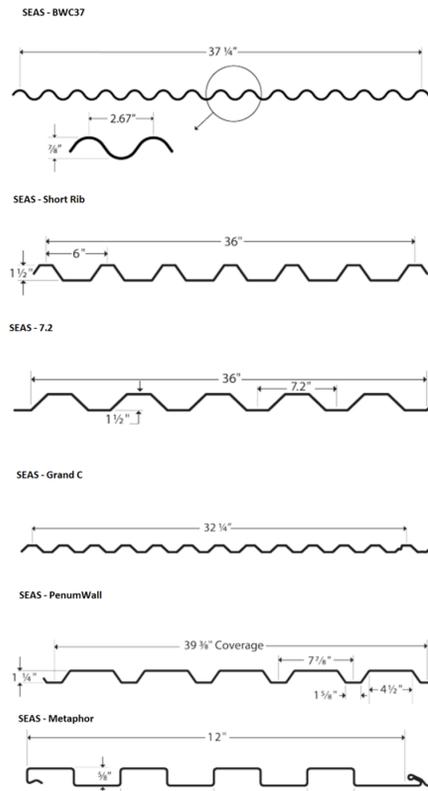


ELEV XL - SE CORNER 4
3/16" = 1'-0"

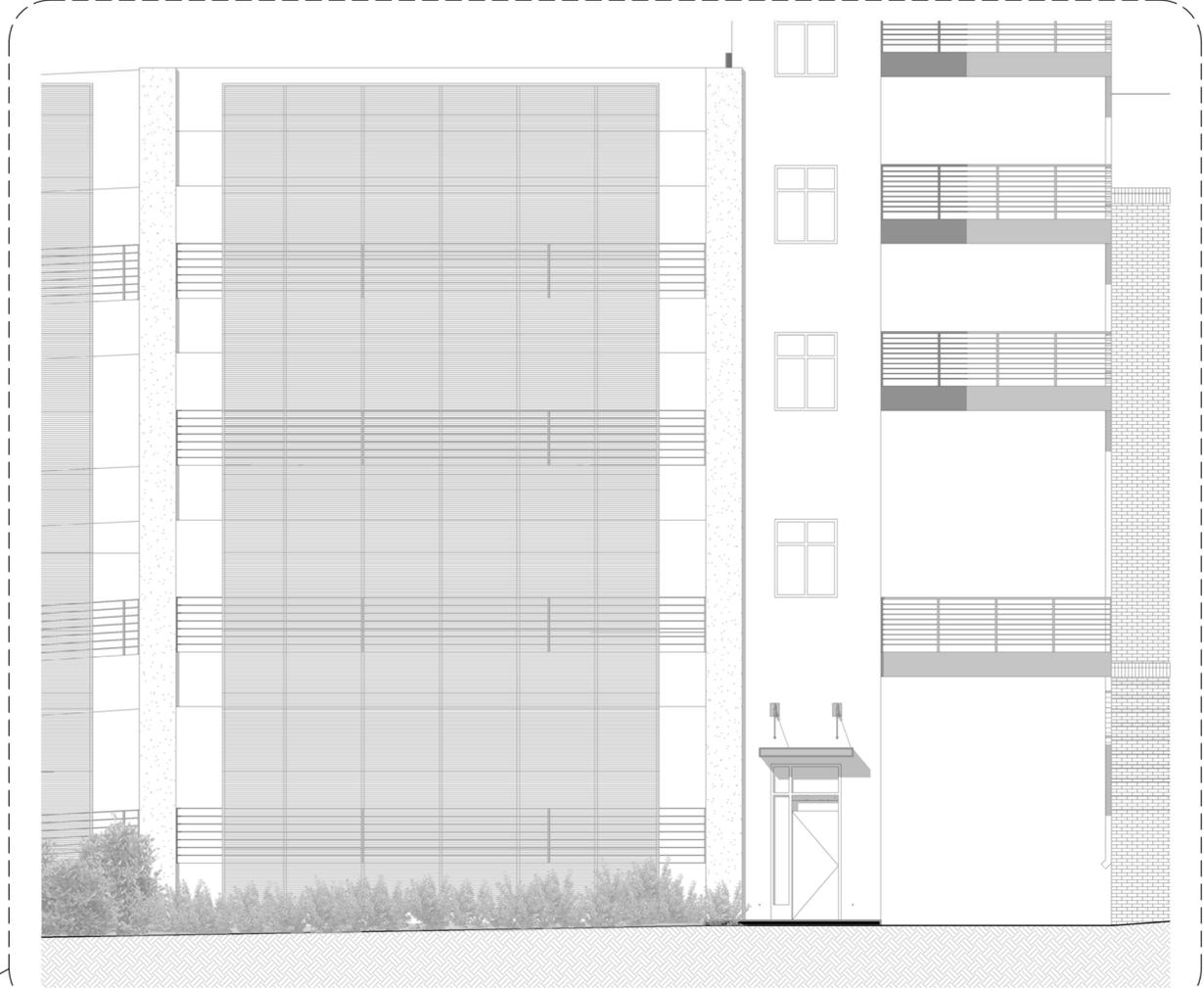
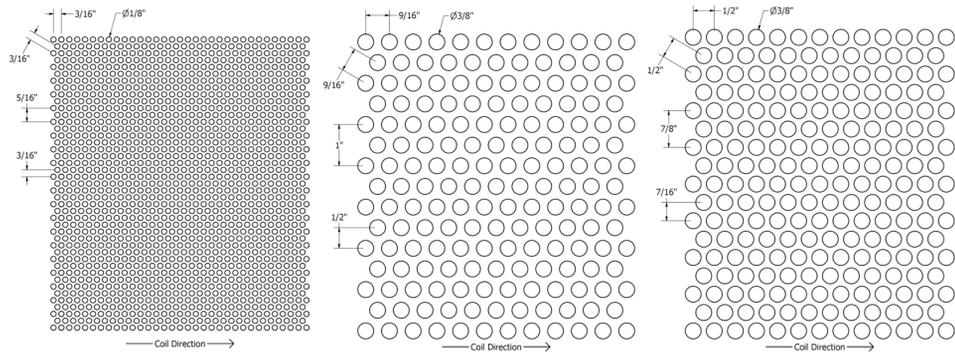


FULL ELEVATION - SOUTH 1
1/16" = 1'-0"

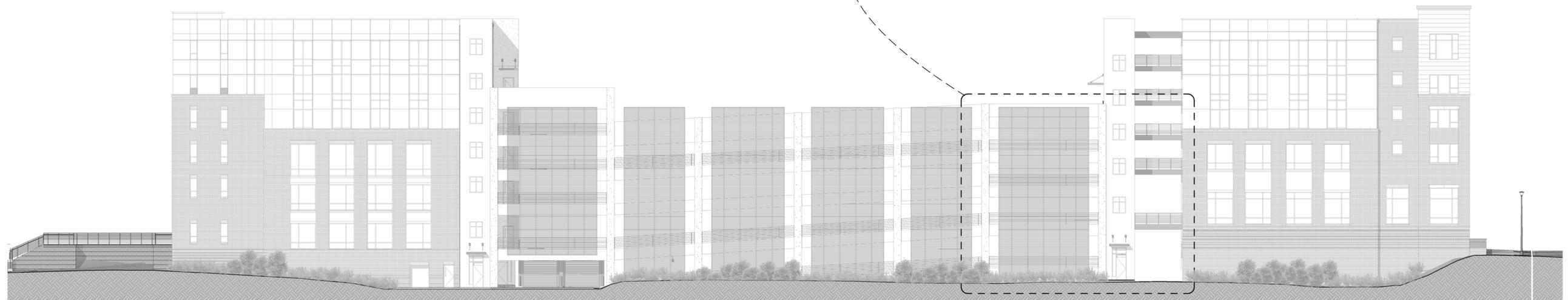
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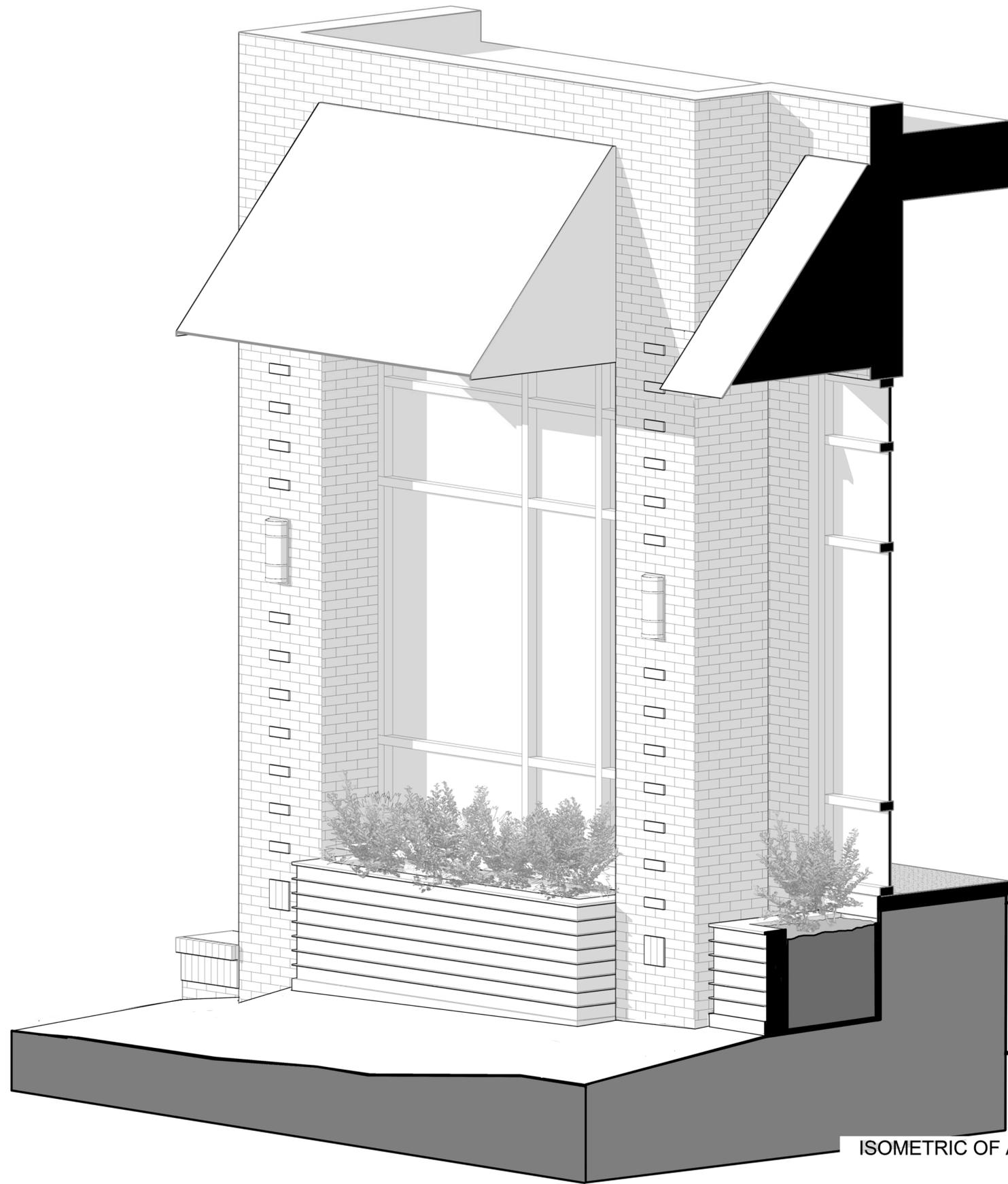
A13 - 1/8" Round x 3/16" Staggered Centers - 40% Open Area A25 - 3/8" Round x 9/16" Staggered Centers - 40% Open Area A24 - 3/8" Round x 1/2" Staggered Centers - 51% Open Area



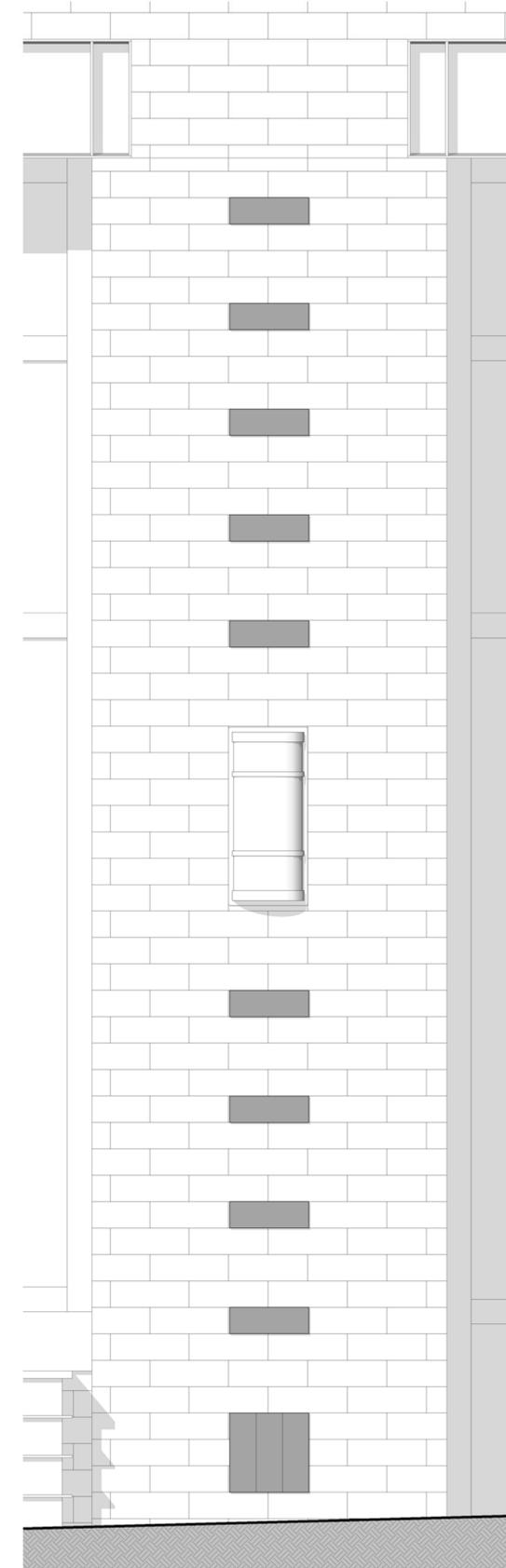
ELEV XL - WEST 2
3/16" = 1'-0"



FULL ELEVATION - WEST 1
1/16" = 1'-0"



ISOMETRIC OF AWNING STOREFRONT 3



DETAIL AT COLUMN 1
1 1/2" = 1'-0"