# DESIGN/DEVELOPMENT REVIEW COMMISSION
# DESIGN REVIEW DISTRICT

## Informational Presentation Memo

**ADDRESS: 1401 Assembly Street**

**APPLICANT:** Russ Caplin, Clayco Realty Group

**TAX MAP REFERENCE:** TMS# 09013-03-06, 07, 08, 09, 10, 11, 12, 13

**USE OF PROPERTY:** Existing building houses a beauty salon

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

**NATURE OF REQUEST:** Informational Presentation Only

**PROJECT SUMMARY:**

This proposal, at the northwest corner of Assembly and Washington, is for the development of a 15-story multi-family building with structured parking. The existing building would be moved one block to the west. This applicant submitted drawings for an informational presentation in September, but postponed the presentation and has since revised the drawings.

Their appearance at this informational presentation is to get additional feedback from the DDRC Commissioners in advance of revising the design to get move closer to what will be expected and supported moving forward.

Staff has had very limited time to review these drawings, and there is not a complete evaluation at this time. However below you will find some comments based on the City Center Design Guidelines.

**STAFF COMMENTS:**

**5.2 Architectural Style or Theme & 5.3 Building Mass and Organization**

- *No predetermined architectural style or design theme is required in Columbia's City Center; however, the design of a building should be compatible with its function and with its surroundings (context)… The height and scale of new buildings within City Center should complement existing structures while providing a sense of human scale and proportion.*

  While the height of the building is appropriate for this part of City Center, and consistent with the current zoning (C-4) and future land use plan (Central Business District), the massing does not relate to the adjacent library next door, as the previous proposal attempted to do. The massing is very monolithic.

**5.3.1 Building Height**

- *Except for areas where existing structures are predominantly single story, the most fundamental guidance for*
  *building heights in City Center is that the minimum height for any new building in the district should typically be two stories, even if the building contains only one functional story (e.g., a Single-story, high-ceilinged commercial building). Low profile office buildings, commercial buildings, and*

*residences will not yield the density, urban scale, and character desired for City Center, and should, therefore, be discouraged.*

While the overall building is multi-story, the one-story element along Washington Street is not in scale with the remainder of the building. Making it at least 2-stories would hold the street edge better and be more consistent with this guideline.

**5.3.2 Façade Proportion and Rhythm**

- *The characteristic proportion (relationship of height to width) of existing façade elements should be respected in relation to new development.*

The massiveness and verticality of the building would benefit from breaking up the mass in some way, particularly in how it relates to adjacent buildings.

**5.3.3 Proportion of Openings**

- *Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level for pedestrians to have a better view of the merchandise displayed behind as opposed to upper stories which have smaller window openings (40 percent).*

The proportion of openings will need to be calculated, but it appears to be close to what is expected. As important, however, is the way in which fenestration is articulated, both in pattern with in the facade and in depth. The pattern of punched windows on the vast façades has little variation and is monotonous.

**5.3.4 Horizontal Rhythms/Alignment of Architectural Element**

- *Whenever an infill building is proposed, the common horizontal elements (e.g. cornice line and window height, width, and spacing) established by neighboring structures should be identified and the infill design should complement and accentuate what is already in place.*

Again, having some relationship to the library in particular would help this building fit into its surrounding context.

**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.*
- *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.*

Overall, there is little articulation of this building. The glass curtain walls at the corners add some variation, but also emphasize the verticality and height of the building.

- *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.*

More articulation at the storefront is imperative; it will be critical to create a sense of human scale at the street level for pedestrian comfort.

### 5.7.1 Exterior Walls/Materials

- *The design element for exterior walls involves 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.*

  The proposed materials of brick and stucco are on the list of recommended materials. However the simple and monolithic design suggests materials that can add articulation and interest to the design.

## STAFF RECOMMENDATION:

Since this is an informational presentation, there is no staff recommendation at this time.

CLAYCO

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# THE EDGE

**COLUMBIA, SC**
**MAY 5, 2016 (DDRC INFORMATION SUBMITTAL)**

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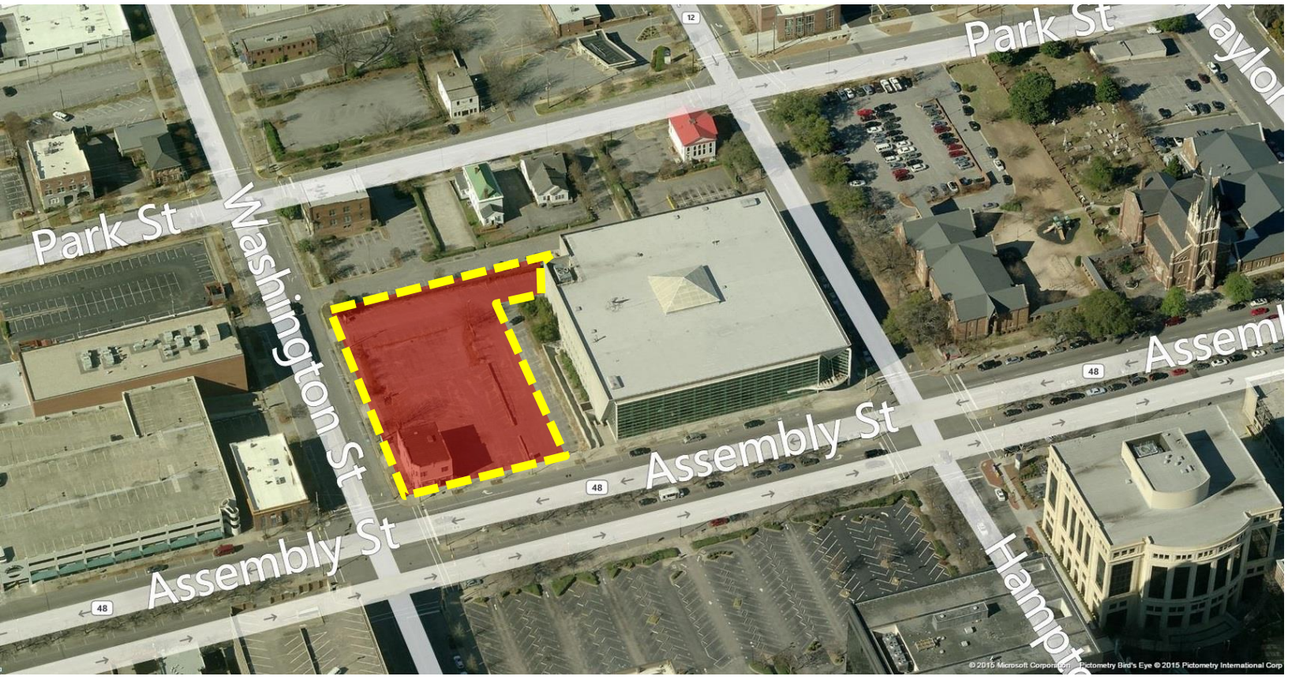
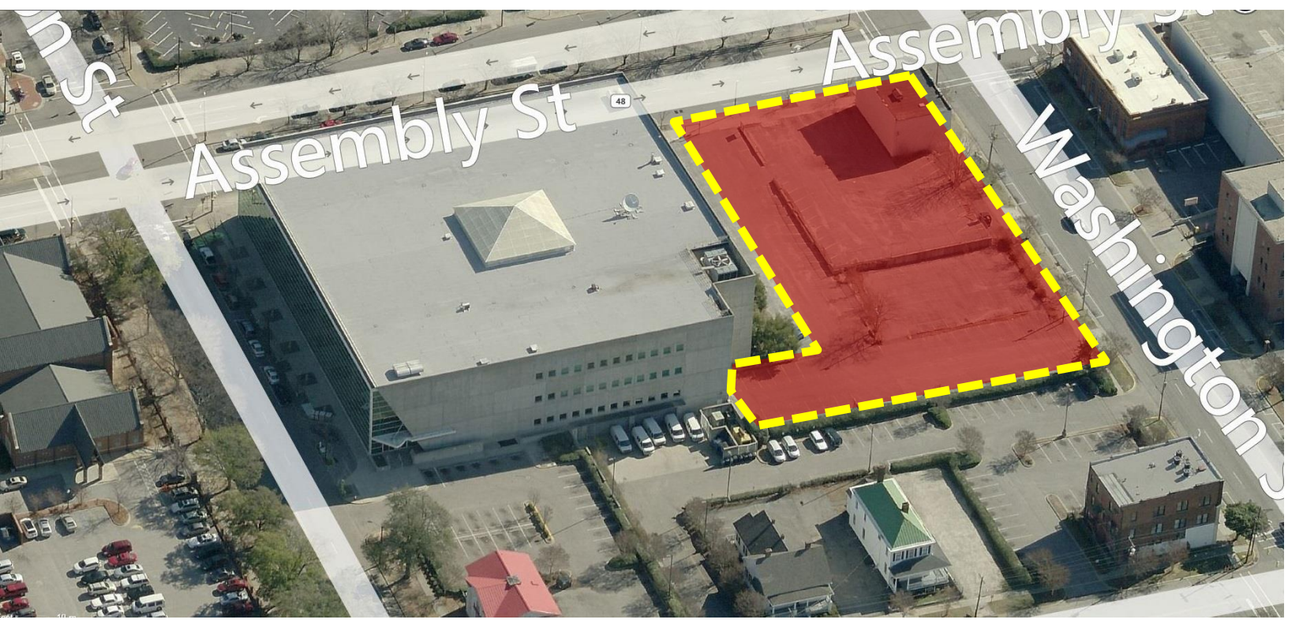



EAST SITE AERIAL

NORTH SITE AERIAL




WEST SITE AERIAL

SOUTH SITE AERIAL

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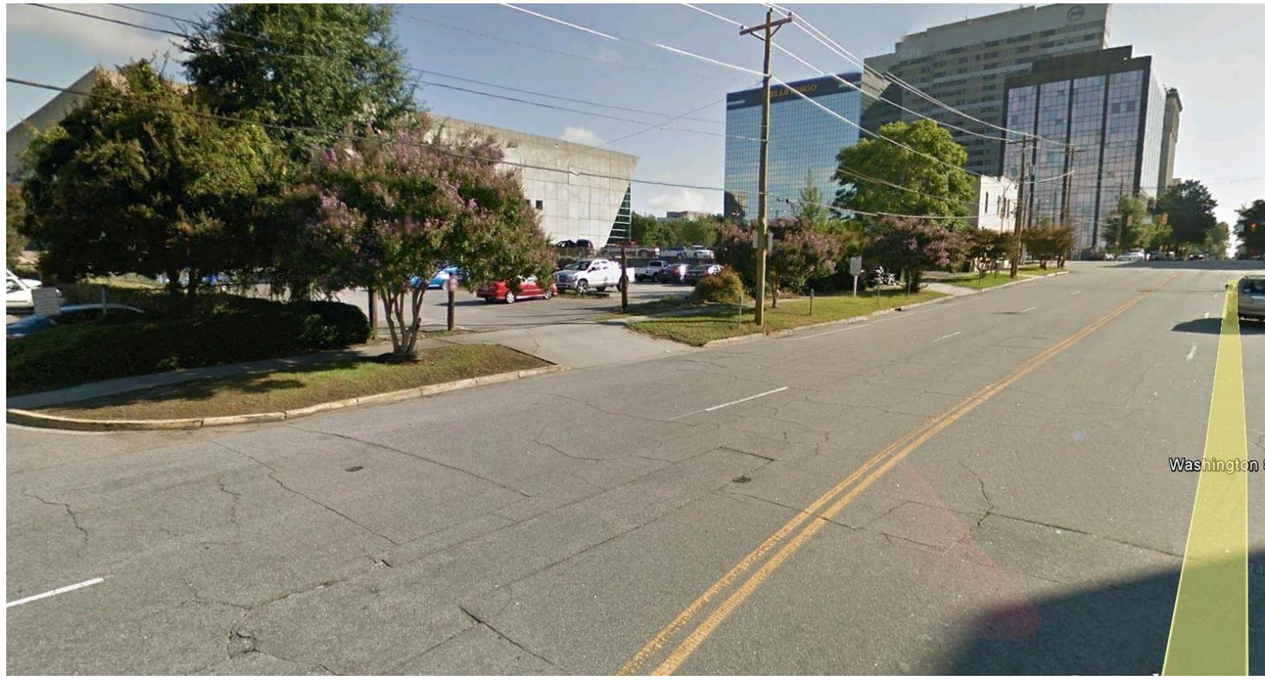
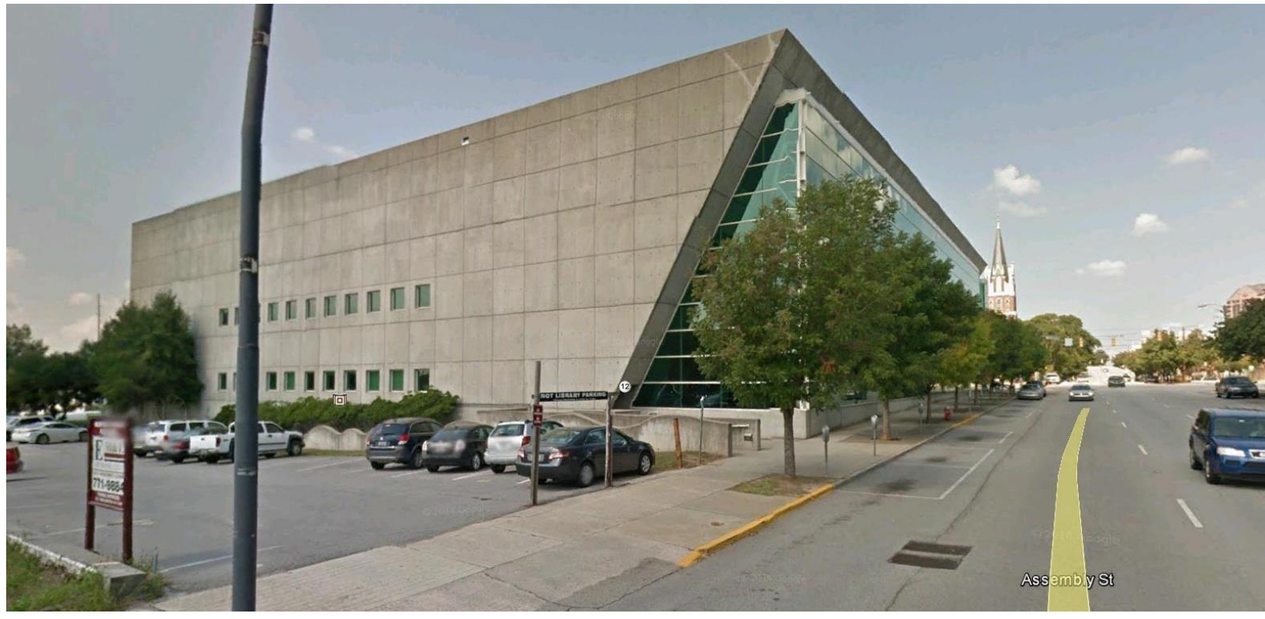
VIEW OF SITE FROM WASHINGTON ST. LOOKING NORTH




VIEW FROM WASHINGTON ST. LOOKING NORTHEAST

VIEW AT ASSEMBLY ST. AND WASHINGTON ST. LOOKING NORTHWEST




VIEW OF SITE FROM ASSEMBLY ST. LOOKING WEST

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SITE PLAN

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BIRD'S EYE FROM NORTHEAST

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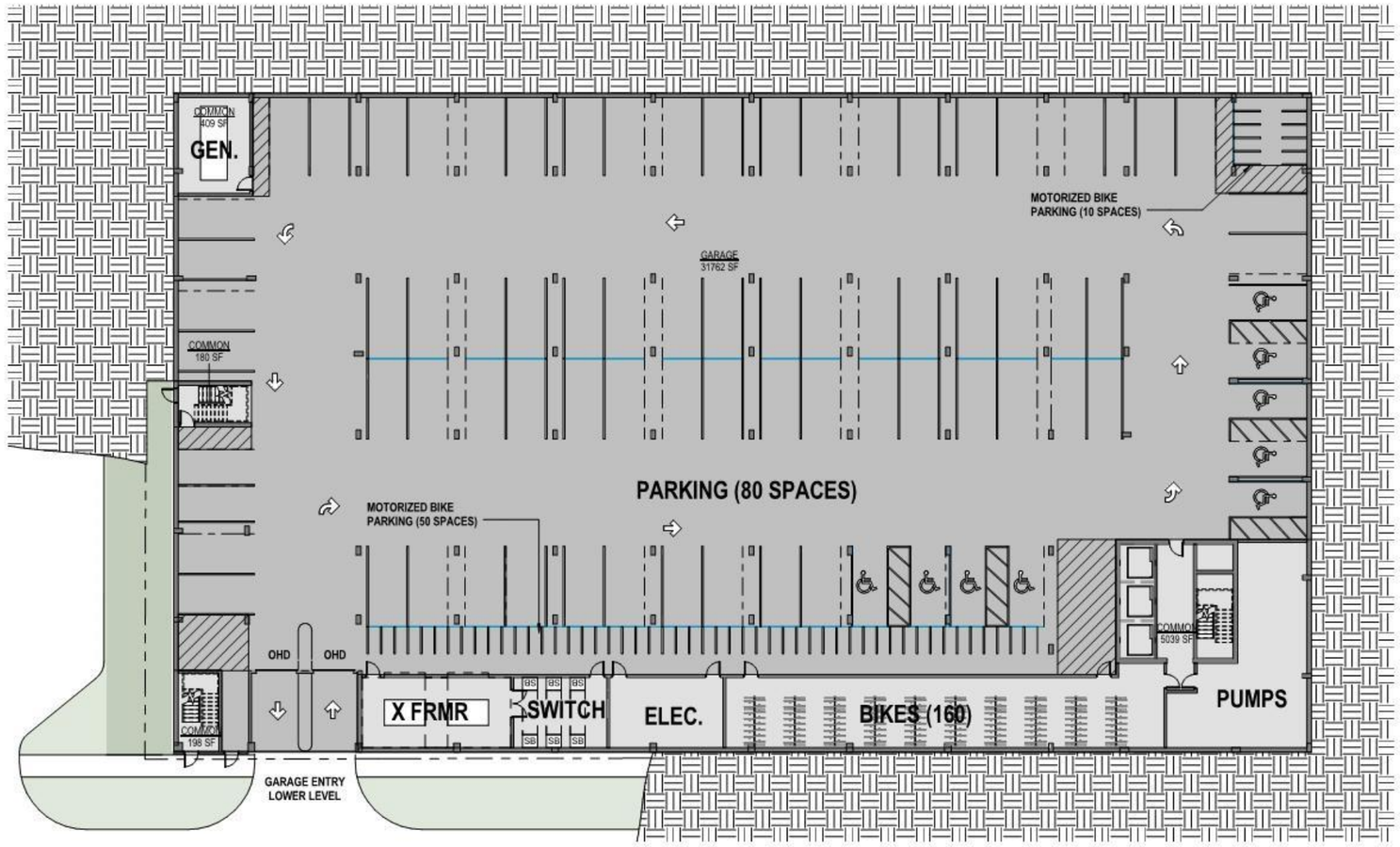


PLAN - LEVEL LL
1/16" = 1'-0"



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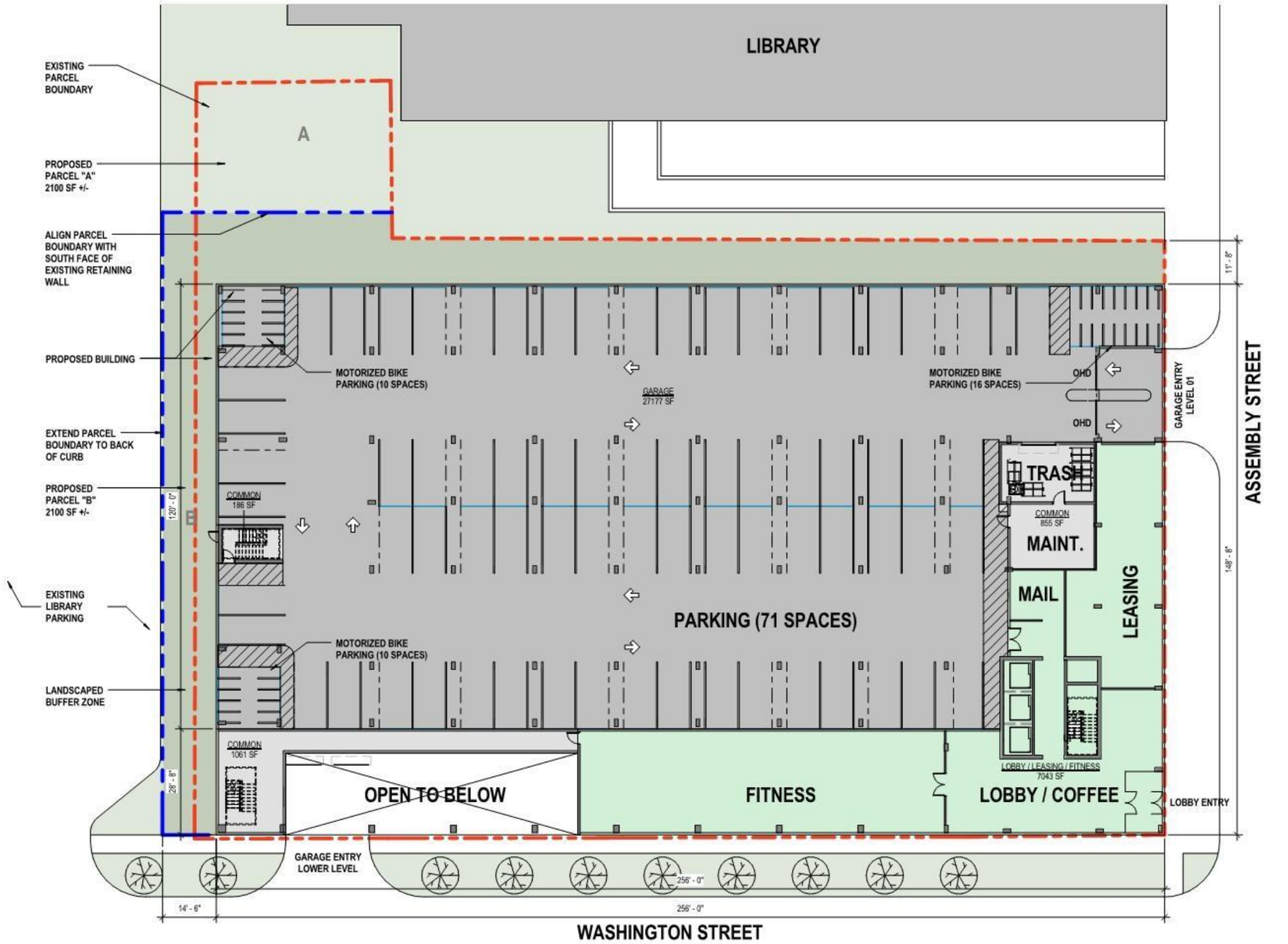


PLAN - LEVEL 01
1/16" = 1'-0"



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PLAN - LEVEL 02
1/16" = 1'-0"



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PLAN - LEVEL 3-15
1/16" = 1'-0"



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VIEW FROM SOUTHEAST

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VIEW FROM EAST

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VIEW FROM SOUTHWEST

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# SOUTH ELEVATION - WASHINGTON ST.

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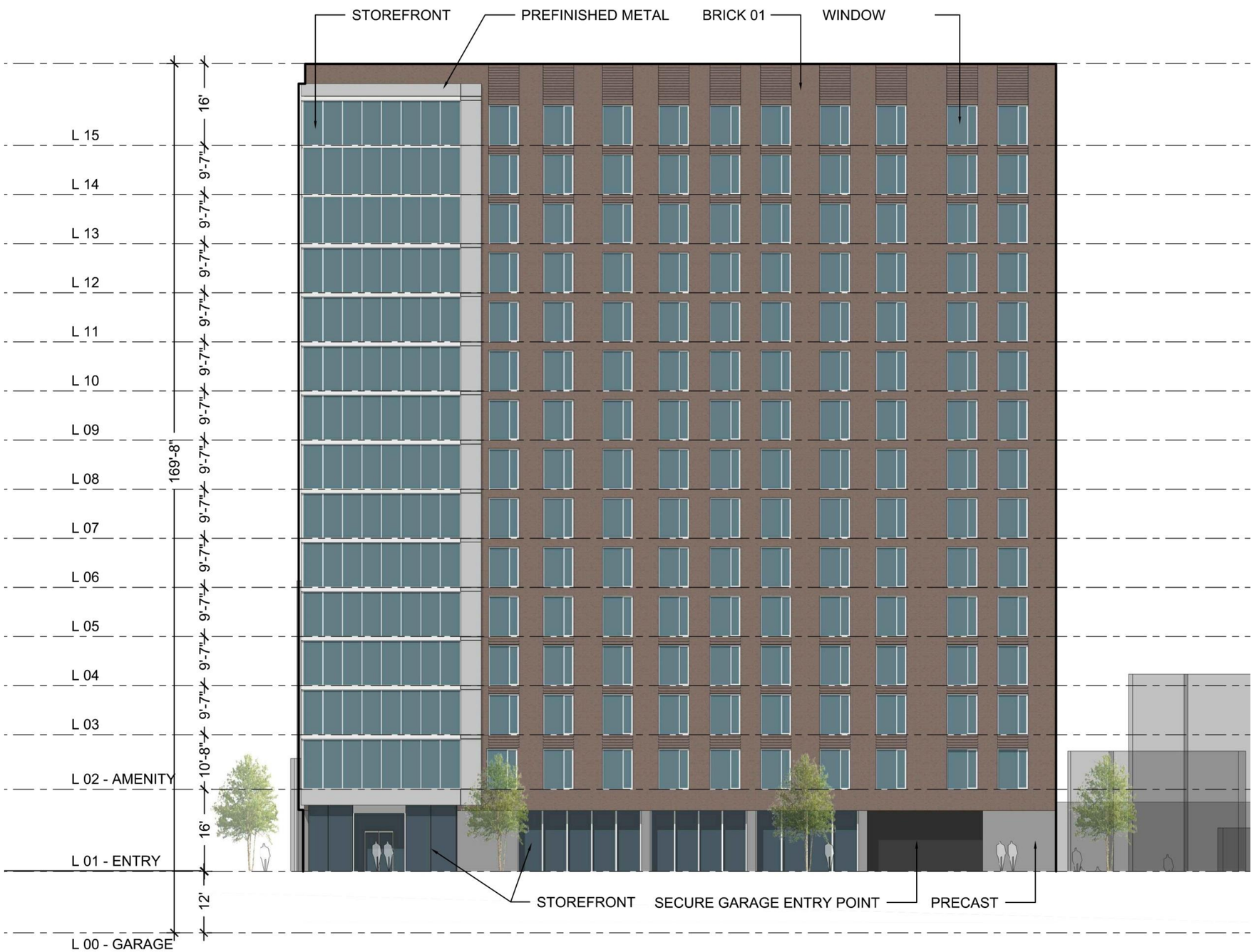


# EAST ELEVATION - ASSEMBLY ST.

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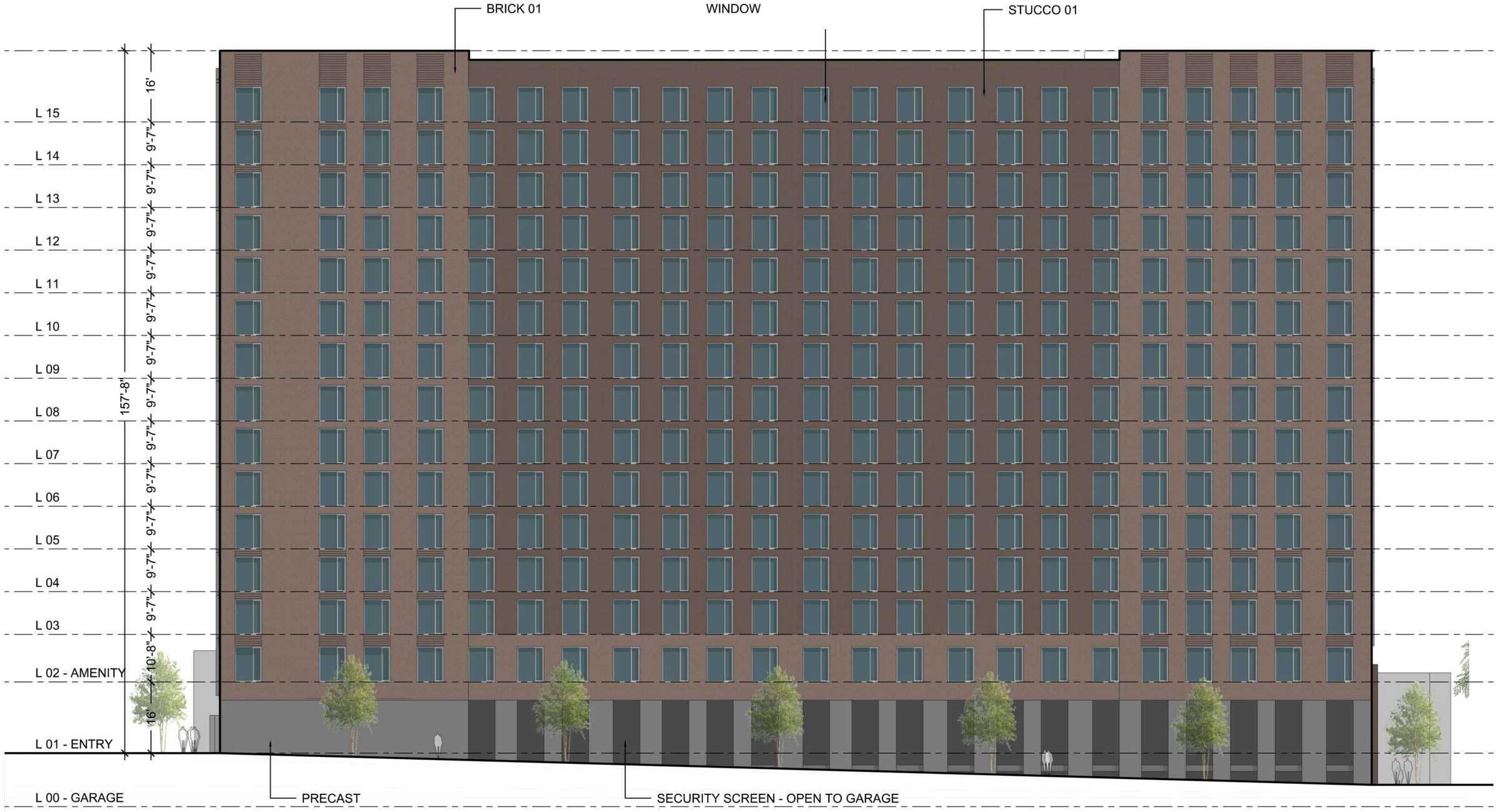


# NORTH ELEVATION

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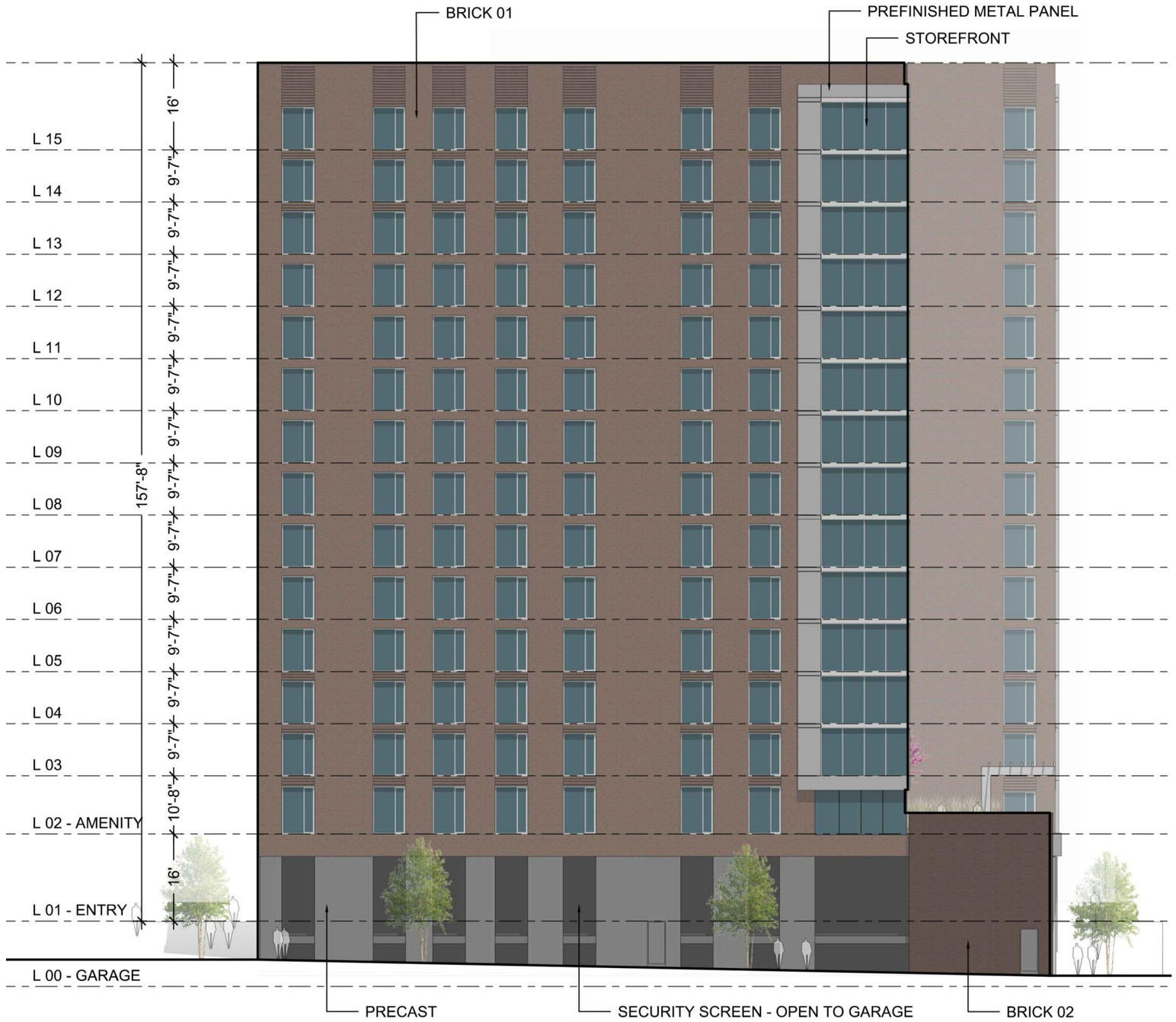


WEST ELEVATION

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## PRELIMINARY STACKING DIAGRAM - COLUMBIA SC
**APARTMENTS**

| | | Elevator 3500# Passenger | Elevator 3500# Passenger | Elevator 3500# Passenger | |
|---|---|---|---|---|---|
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (44) | | X | X | X | |
| Bedrooms (37) | | X | X | X | Amenity |
| Parking (71)** | | X | X | X | Lobby |
| Parking (80)** | | X | X | X | |

| | | Gross Enclosed Area | | | | | | | | Gross Exterior Area | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level | Floor Ht (Feet) | Common Area | Bedroom-3 / Avg SF = 1373 | Bedroom-2 / Avg SF = 899 | Bedroom-1 / Avg SF = 651 | Studio / Avg SF = 486 | Dwelling Unit Area | Gross Enclosed Area | Efficiency (Rentable / Enclosed) | Balcony | Terrace | Parking | Construction Gross Area |
| Roof | 159 | - | - | - | - | - | - | - | 0.00% | - | - | - | - |
| 15 | 12 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 14 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | | | | 24,459 |
| 13 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | | | | 24,459 |
| 12 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | | | | 24,459 |
| 11 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | | | | 24,459 |
| 10 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 9 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 8 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 7 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 6 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 5 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 4 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 3 | 10 | 3,696 | 6,880 | 10,791 | 2,606 | 486 | 20,763 | **24,459** | 84.89% | - | - | - | 24,459 |
| 2 | 12 | 7,143 | 5,318 | 8,913 | 2,599 | 486 | 17,316 | **24,459** | 70.80% | - | 13,599 | - | 38,058 |
| 1 | 15 | 9,145 | - | - | - | - | - | **9,145** | 0.00% | - | - | 27,177 | 36,322 |
| LL | 10.5 | 5,826 | | | | | | **5,826** | | | | 31,762 | 37,588 |
| BUILDING TOTALS | | **70,162** | **94,758** | **149,196** | **36,477** | **6,804** | **287,235** | **351,571** | **81.70%** | | **13,599** | **58,939** | **429,935** |

| | Type Counts / Level | | | | | | |
|---|---|---|---|---|---|---|---|
| Level | Parking Spaces | Bedroom-3 / 22.6 % | Bedroom-2 / 54.4 % | Bedroom-1 / 18.4 % | Studio / 4.6 % | Bedrooms / Level | Units / Level |
| Roof | | | | | | | |
| 15 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 14 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 13 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 12 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 11 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 10 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 9 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 8 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 7 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 6 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 5 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 4 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 3 | | 5 | 12 | 4 | 1 | 44 | 22 |
| 2 | | 4 | 10 | 4 | 1 | 37 | 19 |
| 1 | 71 | - | - | - | - | 0 | 0 |
| LL | 80 | | | | | | |
| BUILDING TOTALS | **151** | **69** | **166** | **56** | **14** | 609 | 305 |

### BUILDING SUMMARY

| | |
|---|---|
| SITE AREA (SF) | 43,365 |
| TOTAL GROSS CONSTRUCTION AREA (SF) | 429,935 |
| TOTAL GROSS ENCLOSED AREA (SF) | 351,571 |
| TOTAL GROSS RENTABLE AREA (SF) | 287,235 |
| TOTAL BEDROOMS* | 609 |
| TOTAL PARKING SPACES** | 151 |
| PARKING SPACES PER BEDROOM | 0.25 |
| GROSS ENCLOSED AREA PER BEDROOM (SF) | 577 |
| GROSS NON-ENCLOSED AREA PER PARKING SPACE (SF) | 390 |

| | 3-Bdrm | 2-Bdrm | 1-Bdrm | Studio |
|---|---|---|---|---|
| **Average Dwelling Unit Size By Type (SF)** | 1,373 | 899 | 651 | 486 |
| **Average Dwelling Unit Size (SF)** | 942 | | | |
| Parking Ratio / Dwelling Unit | 2 | 2 | 1.75 | 1.5 |
| **Required # Parking Spaces** | 138 | 332 | 98 | 21 |

| | |
|---|---|
| Baseline Parking Required | 589 |
| Parking Reduction 50% (Section 17.3119c2) | 295 |
| **Total on site Parking Required** | 295 |
| Total Car Parking Provided | 151 |
| Total Bike Parking (Motorized) | 97 |
| Total Bike Parking (Non-Motorized) | 160 |
| **Total Parking Provided** | **408** |

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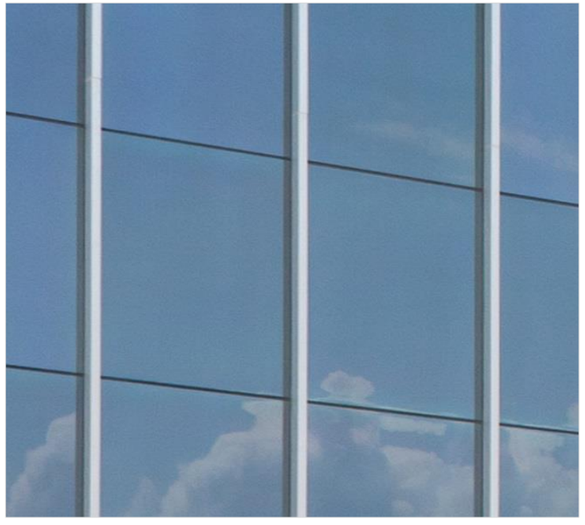
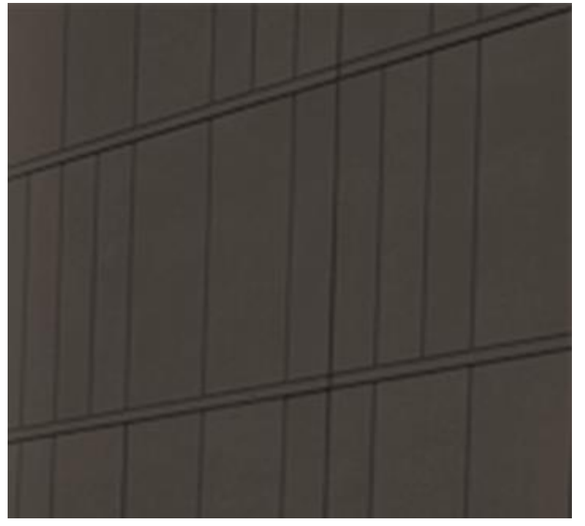
Storefront



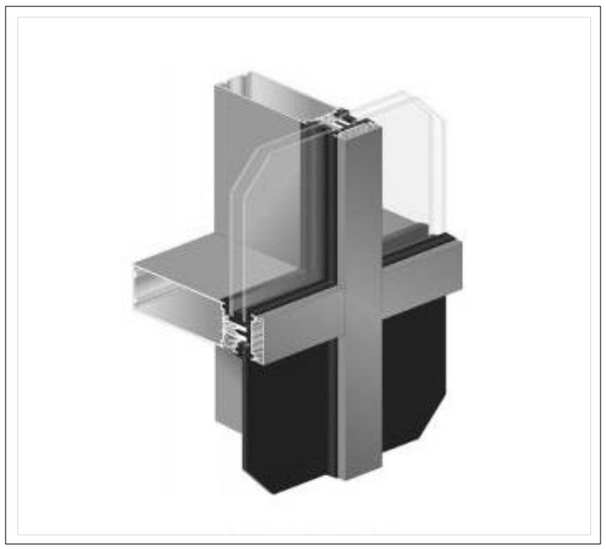
Brick 01

Brick 02

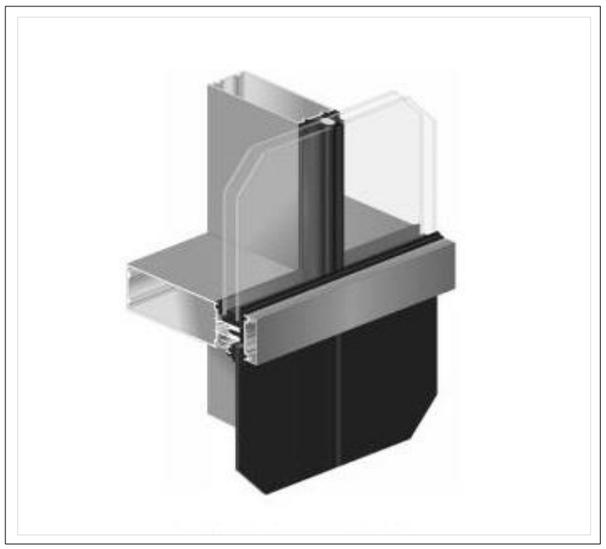
Stucco With Reveals



Storefront Cap Detail



Storefront Wall  Butt / Cap Detail



Punched Opening Profile

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