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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
EVALUATION SHEET  
Informational Presentation**

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**ADDRESS:** 1409 Huger Street

**APPLICANT:** Mark Senn, developer

**TAX MAP REFERENCE:** 08912-13-01, 09009-13-01

**USE OF PROPERTY:** currently vacant; formerly SCANA bus storage

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

**NATURE OF REQUEST:** Conceptual Presentation for Commission feedback only

**PROJECT SUMMARY:**

This proposal is for a mixed-use development to include 30,000SF grocery store with 177 residential units above, 10,000SF of amenity and leasing space, a free-standing retail space of 12,500SF, and a combination of structured and surface parking.

The project is currently in the process of rezoning from M-2, -DD to C-3, -DD. Staff have met with the applicants a number of times, and have provided feedback relative to the City Center Design/Development Guidelines. This site has a number of challenges, including a large (72") sub-surface storm drain easement, a sanitary sewer line easement, and a number of wide overhead power line easements that connect to the adjacent substation. Given these limitations that prevent it from meeting a number of the site planning guidelines, it is imperative that the guidelines which can be met do not fall short.

A full evaluation will be written when the project comes for a formal approval. At this time, select guidelines and comments addressing outstanding issues have been provided below.

**STAFF COMMENTS:**

**Site Plan**

1. Addressing the corner of Washington and Huger as much as possible will help to hold the corner architecturally and create a relationship to the Kline development. While the building must be outside of the overhead power line easement, the patio could be on the corner and the building possibly moved closer to the corner.
2. A scaled streetscape drawing of the proposed building in context with the Kline proposal should be provided to better understand the architectural relationship to the adjacent development.
3. A perspective drawing of the corner of Huger and Washington would also be helpful to understand the pedestrian environment at the corner
4. Similar to the Kline development, which has an interior street, the east/west driveway through the site than runs alongside the grocery store should be developed more as a pedestrian streetscape

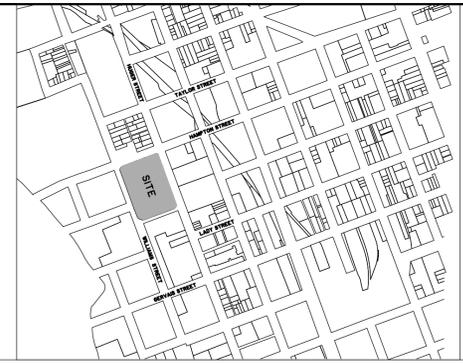
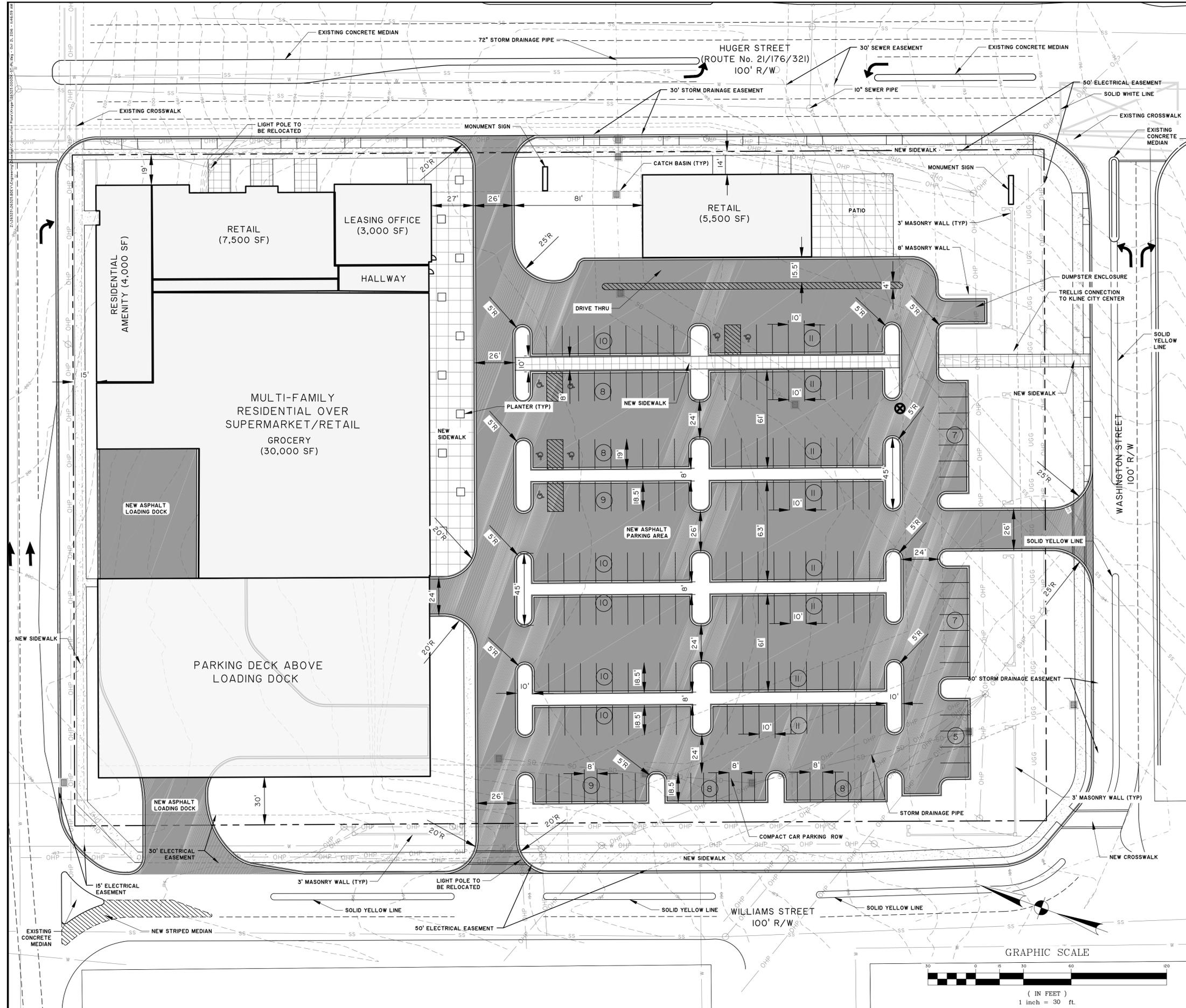
rather than a suburban-style grocery store frontage alongside a surface parking lot. This would include:

- a. Wider end islands that could accommodate shade trees, lighting, etc. in addition to a sidewalk that connects to both Huger and Williams
  - b. A formal plaza and vertical element- art, or something similar, should be provided to the north of the free-standing retail space to hold that corner
  - c. Pedestrian routes/crossings should be emphasized.
5. Staff does not support a drive-through in City Center.

## **Architectural**

1. Similar to the Hallmark Storage project across the street, the Hampton Street façade is more important visually than as an active pedestrian frontage, as it is a high-volume gateway corridor.
2. Perspective drawings of the proposed development from the Hampton Street corridor should be provided to better understand the development in this view corridor.
3. Parking garage ramping should occur on the interior of the block, or screened from view. Ramping will be highly visible from Hampton Street beyond the substation.
4. Garage frontage should be more finely articulated; corner facing Williams will be highly visible from Hampton Street.
5. Proportions of tower elements are bifurcated; more brick on four floors would help the towers not appear top-heavy. Seeing the relationship of the Kline project adjacent could also inform the horizontal elements and proportions.
6. 5,000 SF retail building should be at least 2-story; 3 would be preferable. This building will be between adjacent multi-story buildings and also situated at the lowest elevation of the site.
7. Storefront should continue across entire frontage of retail building.
8. Simplification of materials (2 primary) is recommended; more brick would have the benefit of being in keeping with the context of the Vista as well as providing acceptable window depths.
9. Pedestrian scale should be addressed on mixed-use building where grade drops and canopies appear very high above the sidewalk level.
10. Window depths, recesses and projections on all façades should be provided;
11. Percentages of fenestration for upper floors and ground floors on street-facing facades should be provided.

Additionally, as a conceptual presentation, it is expected that there will be much more detail regarding materials, fenestration, street-level pedestrian details such as fixtures and exterior furnishings, roof-mounted utility equipment and screening, and other details that have yet to be developed.



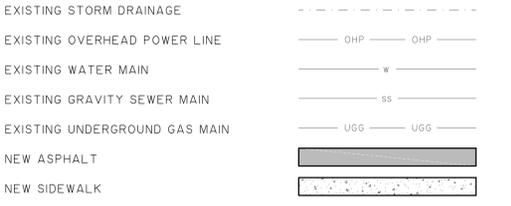
**GENERAL NOTES**

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS TMS 09009-13-01/TMS 08912-13-A PORTION OF 01
- 2) THE TOTAL AREA OF THE PROJECT IS 5.88 ACRES.
- 3) THE SUBJECT PROPERTY WILL BE REZONED TO C-3 DD.
- 4) REFERENCE MARK USED IS SCGS MONUMENT DESIGNATED "Z 53 RESET", ELEVATION 240.3 (FEET) (NAVD83 DATUM), AS TAKEN FROM NGS DATA SHEET <http://www.ngs.noaa.gov/>. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- 5) THE PROPERTY IS LOCATED IN ZONE X, BY SCALED LOCATION AND GRAPHIC PLOTTING, AS DEPICTED ON FLOOD INSURANCE RATE MAP PANEL NO. 450720094 H AND 450790094 H, DATED FEBRUARY 20, 2002.
- 6) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADII ARE TO THE FACE OF CURB (PARKING LOT SIDE) UNLESS NOTED AS BACK OF CURB (BOC).
- 7) PARKING REQUIREMENTS FOR MULTI-FAMILY TO BE INCLUDED IN ARCH. PLANS.

**REFERENCES**

- 1) PLAT PREPARED FOR SOUTH CAROLINA ELECTRIC & GAS CO., DATED AUGUST 22, 2014, REVISED SEPTEMBER 9, 2014, AND MARCH 12, 2015, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 2013-2860.

**LEGEND**



PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN VARYING STAGES OF COMPLETION AND IS THEREFORE A COMPILATION. THIS PLAN IS FOR USE IN INITIAL PLAN REVIEW ONLY AND IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT OR FOR CONVEYANCE OF TITLE.

**PARKING SUMMARY**

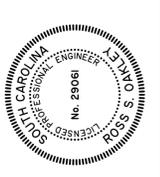
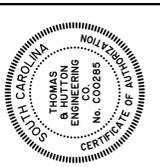
TOTAL SURFACE PARKING SPACES REQUIRED = 174  
 TOTAL HANDICAP ACCESSIBLE SPACES REQUIRED = 6  
 TOTAL COMPACT CAR SPACES PERMITTED = 44  
 \*PER CITY OF COLUMBIA, 3.5 SPACES/1,000 SF REQUIREMENT

TOTAL SURFACE PARKING SPACES PROVIDED = 215  
 TOTAL HANDICAP ACCESSIBLE SPACES PROVIDED = 7  
 TOTAL COMPACT CAR SPACES PROVIDED = 23

**BUILDING RESIDENCE SUMMARY**

**PRELIMINARY SITE SUMMARY**

BLDG. LEVEL	SI	A1	A2	A3	A4	B1	B2	B3	NO. DU'S	REQ'D PARKING	TOTAL NET UNIT AREA	RETAIL	LEASING/AMENITY
1	1								0 DU'S	0 SP	0 SF	7,500 SF	7,000 SF
2	1	2	4	8	5	7	4	2	33	47 SP	29,616 SF		2,982 SF
3	1	2	4	8	5	10	4	2	36	52 SP	32,598 SF		
4	1	2	4	8	5	10	4	2	36	52 SP	32,598 SF		
5	1	2	4	8	5	10	4	2	36	50 SP	32,298 SF		
6	1	2	4	8	5	10	4	2	36	45 SP	32,598 SF		
TOTALS	5	10	20	40	25	47	20	10	36	246 SP	160,008 SF	7,500 SF	9,982 SF
RAGE BY UNIT	2.80%	5.60%	11.30%	22.60%	10.20%	26.60%	13.30%	5.60%			904 SF		
RAGE BY BSRM			56.50%			43.50%							
NET UNIT AREA	640 SF	773 SF	746 SF	479 SF	862 SF	994 SF	1,213 SF	1,167 SF	904 SF				
TOTAL UNIT AREA	3,200 SF	7,730 SF	29,960 SF	21,550 SF	46,778 SF	24,260 SF	16,770 SF	160,008 SF					



NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting

1501 Main Street • Suite 740  
 Columbia, SC 29201 • 803.451.6789  
 www.thomasandhutton.com

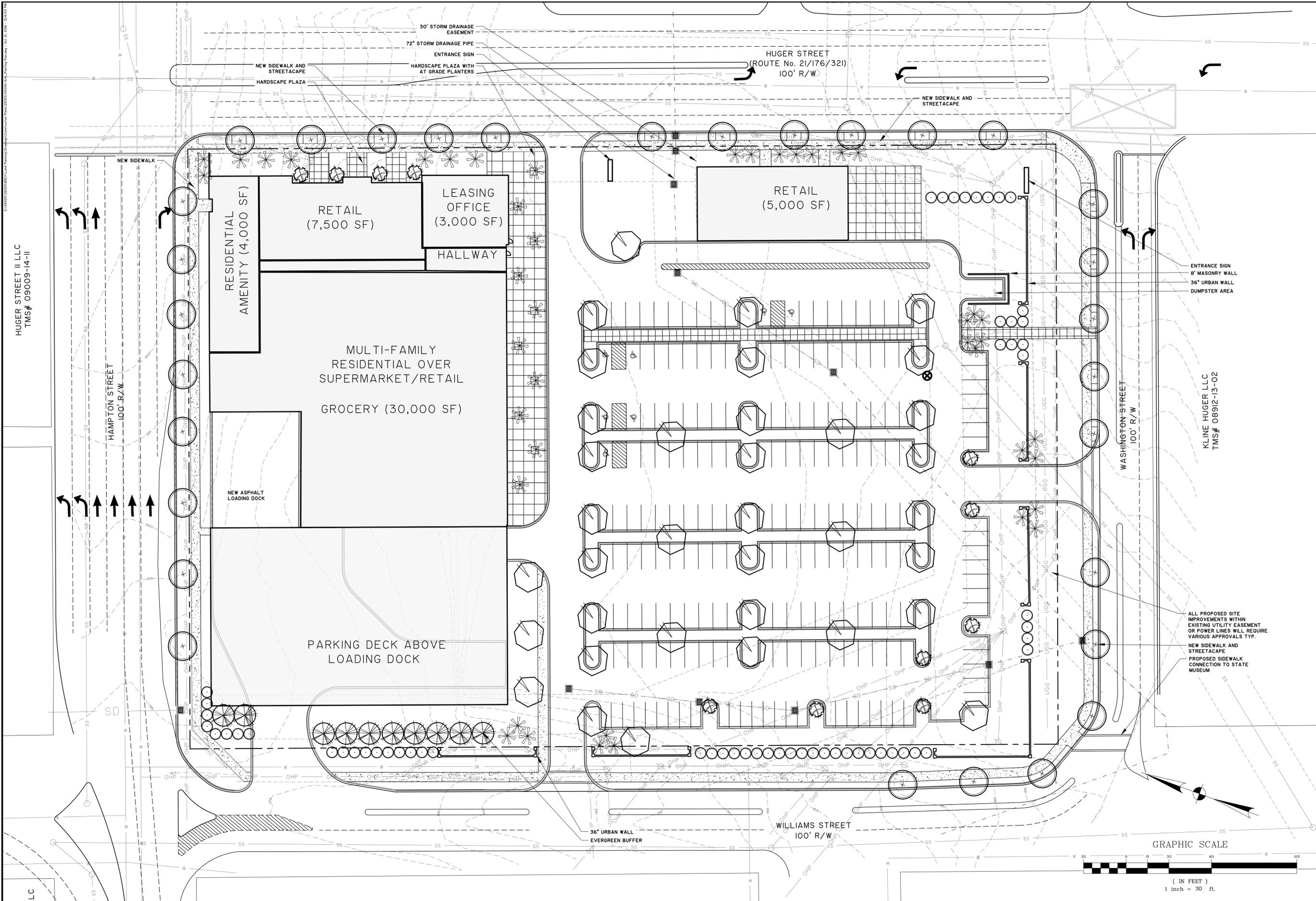
**HUGER ST MIXED USE DEVELOPMENT**  
 RICHLAND COUNTY, SC

DDRC SITE PLAN  
 PRELIMINARY SITE PLAN

JOB NO: J-26325  
 DATE: 10/21/2016  
 DRAWN: RLN  
 DESIGNED: RLN  
 REVIEWED: KJB  
 APPROVED: RSO  
 SCALE: 1" = 30'



**C1**



HUGER STREET II LLC  
TMS# 09009-14-II

HAMPTON STREET  
100' R/W

WILLIAMS STREET  
100' R/W

WASHINGTON STREET  
100' R/W

KLINE HUGER LLC  
TMS# 08912-13-02

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

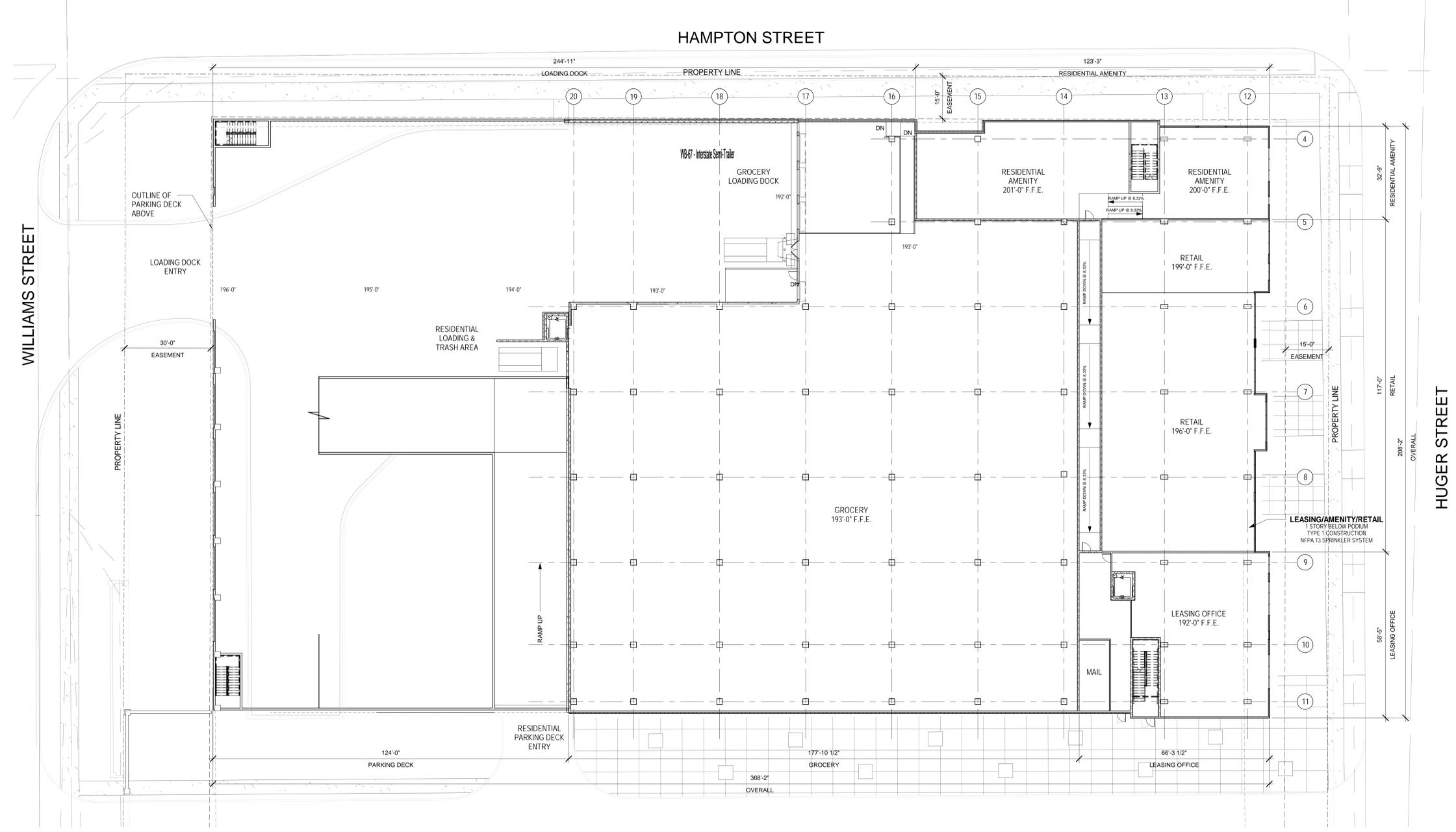
NO.	REVISIONS	BY	DATE

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www.thomasandhutton.com

**HUGER ST MIXED USE DEVELOPMENT**  
RICHLAND COUNTY, SC  
DDRC SITE PLAN  
PRELIMINARY MATERIALS & PLANTING PLAN

JOB NO: J-26325  
DATE: 10/21/2016  
DRAWN: JLG  
DESIGNED: JLG  
REVIEWED: RPT  
APPROVED: JLG  
SCALE: 1" = 30'

**L1.1**



1 LEVEL 1 - FLOOR PLAN  
A2.11 SCALE: 1/16" = 1'-0"

HUGER MIXED USE CENTER  
COLUMBIA, SOUTH CAROLINA



STUDIO ARCHITECTS, LLC  
1668 MARLBOROUGH STREET NW, SUITE 304  
ATLANTA, GA 30318  
WWW.STUDIOARCHITECTS.US

CONSULTANT LOGO

REV. DATE DESCRIPTION

SHEET TITLE

FLOOR PLAN -  
TYPICAL LEVEL

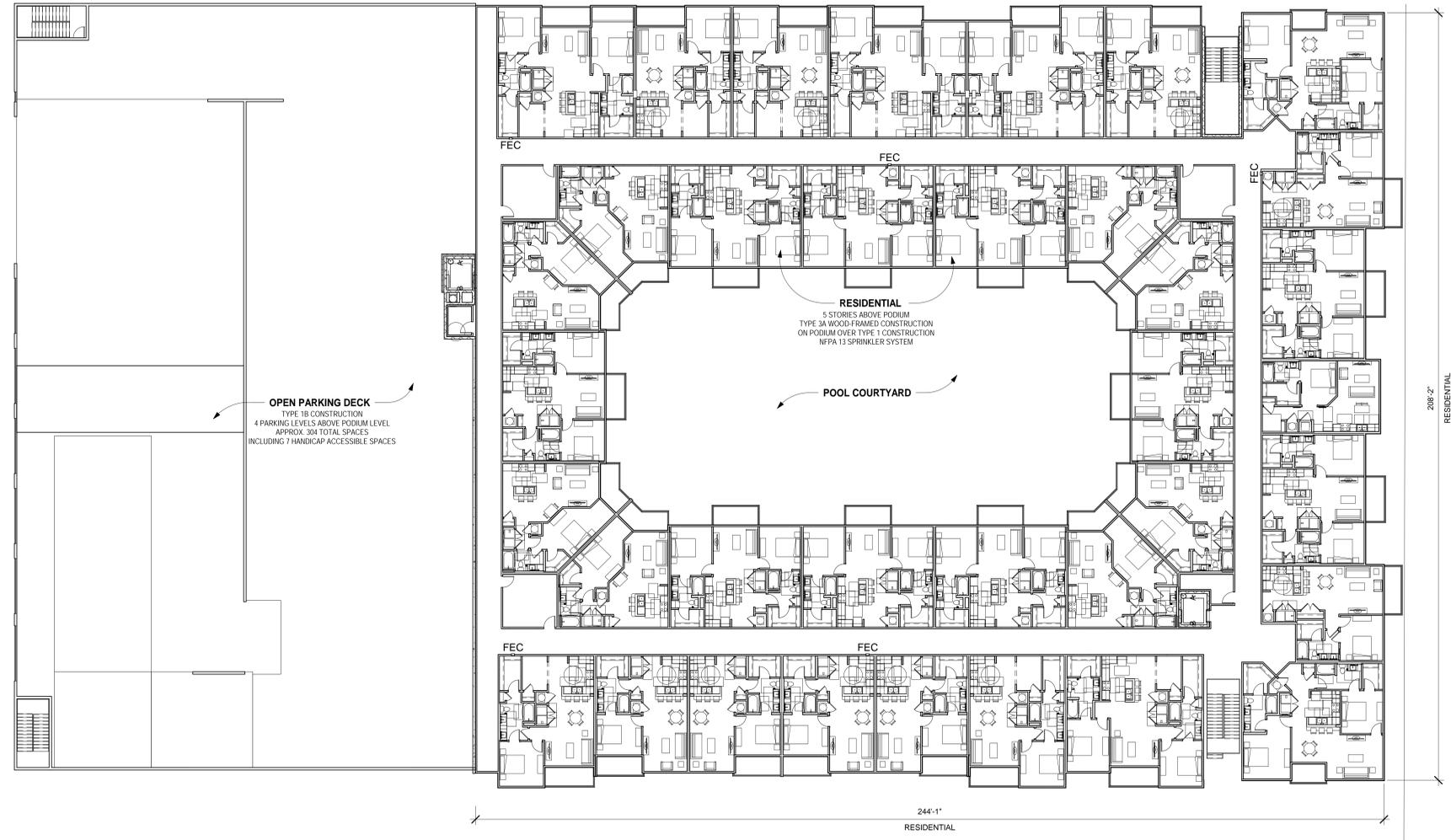
DATE  
CONCEPTUAL PLAN REVIEW  
OCTOBER 24, 2016

DRAWN: C.K. CHECKED: M.E.L. APPROVED: G.C.

PROJECT NO.  
16-101

DRAWING NO.

A2.12



1 LEVEL 2 - FLOOR PLAN (LEVELS 3 - 6 SIMILAR)  
A2.12 SCALE: 1/16" = 1'-0"

**HUGER MIXED USE PRELIMINARY SITE SUMMARY - MULTI-FAMILY**  
Southeastern Development 10/20/2016  
Studio Architects, LLC

Bldg. Level	S1	A1	A2	A3	A4	B1	B2	B3	No. Du's	Req'd Parking	Total Net Unit Area	Retail	Leasing/Amenity
1. <i>Plg target</i>	<i>1.00 spdu</i>	<i>2.00 spdu</i>	<i>2.00 spdu</i>	<i>2.00 spdu</i>		<i>1.39 spdu</i>							
2.	1	2	4	8	5	7	4	2	0 du's	0 sp	0 sf	7,500 sf	7,000 sf
3.	1	2	4	8	5	10	4	2	33 du's	47 sp	29,616 sf		2,982 sf
4.	1	2	4	8	5	10	4	2	36 du's	52 sp	32,598 sf		
5.	1	2	4	8	5	10	4	2	36 du's	50 sp	32,598 sf		
6.	1	2	4	8	5	10	4	2	36 du's	45 sp	32,598 sf		
<b>TOTALS</b>	<b>5</b>	<b>10</b>	<b>20</b>	<b>40</b>	<b>25</b>	<b>47</b>	<b>20</b>	<b>10</b>	<b>177</b>	<b>246 sp</b>	<b>160,008 sf</b>	<b>7,500 sf</b>	<b>9,982 sf</b>
%age by unit	2.8%	5.6%	11.3%	22.6%	10.2%	26.6%	11.3%	5.6%					
%age by bdrm			56.5%			43.5%							
net unit area	640 sf	773 sf	746 sf	749 sf	862 sf	994 sf	1,213 sf	1,167 sf	904 sf avg		Notes:		
total nt area	3,200 sf	7,730 sf	14,920 sf	29,960 sf	21,550 sf	46,718 sf	24,260 sf	11,670 sf	160,008 sf		net unit is unit box w/o balcony		



1 LOOKING NORTH FROM THE MIDDLE OF WASHINGTON ST.



2 LOOKING WEST FROM THE NORTHWEST CORNER



3 LOOKING NORTH FROM THE NORTHWEST CORNER



4 LOOKING SOUTH FROM THE MIDDLE OF HAMPTON ST.



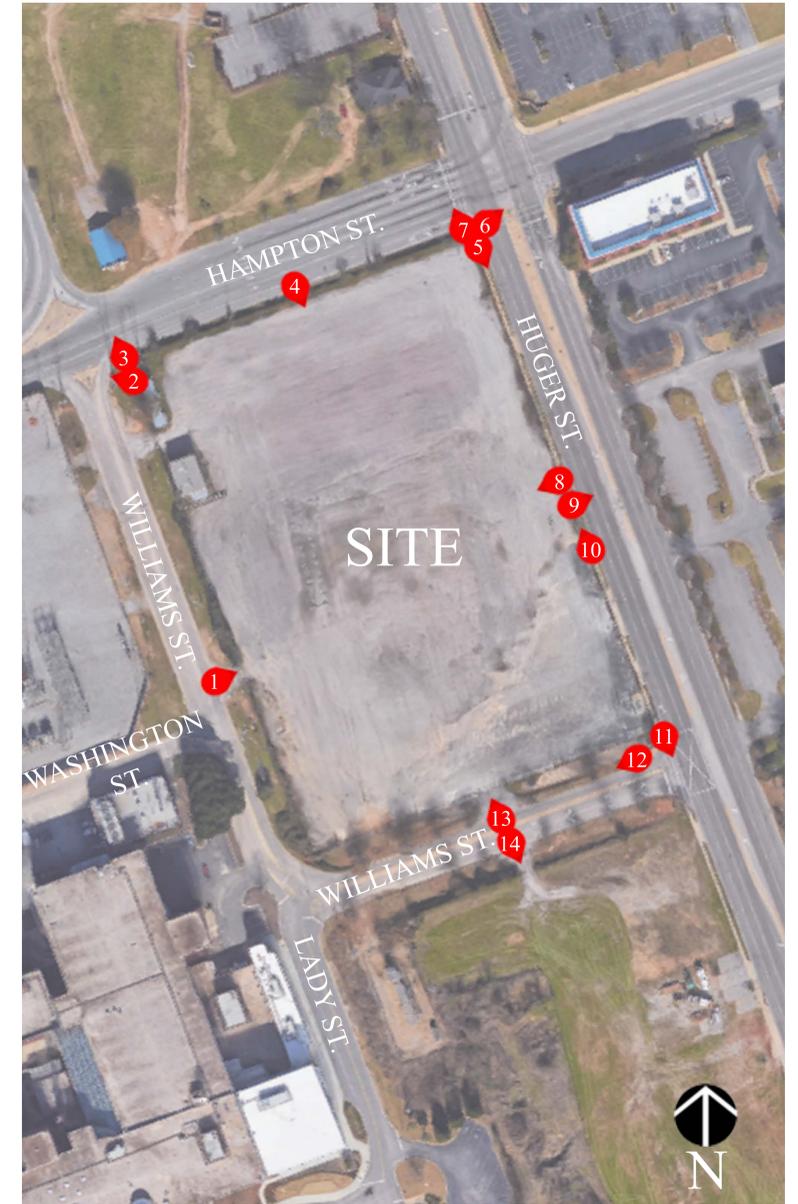
5 LOOKING SOUTH FROM THE NORTHEAST CORNER



6 LOOKING EAST FROM THE NORTHEAST CORNER



7 LOOKING NORTH FROM THE NORTHEAST CORNER





8 LOOKING WEST FROM THE MIDDLE OF HUGER ST.



9 LOOKING EAST FROM THE MIDDLE OF HUGER ST.



10 LOOKING NORTH FROM THE MIDDLE OF HUGER ST.



11 LOOKING SOUTH FROM THE SOUTHEAST CORNER



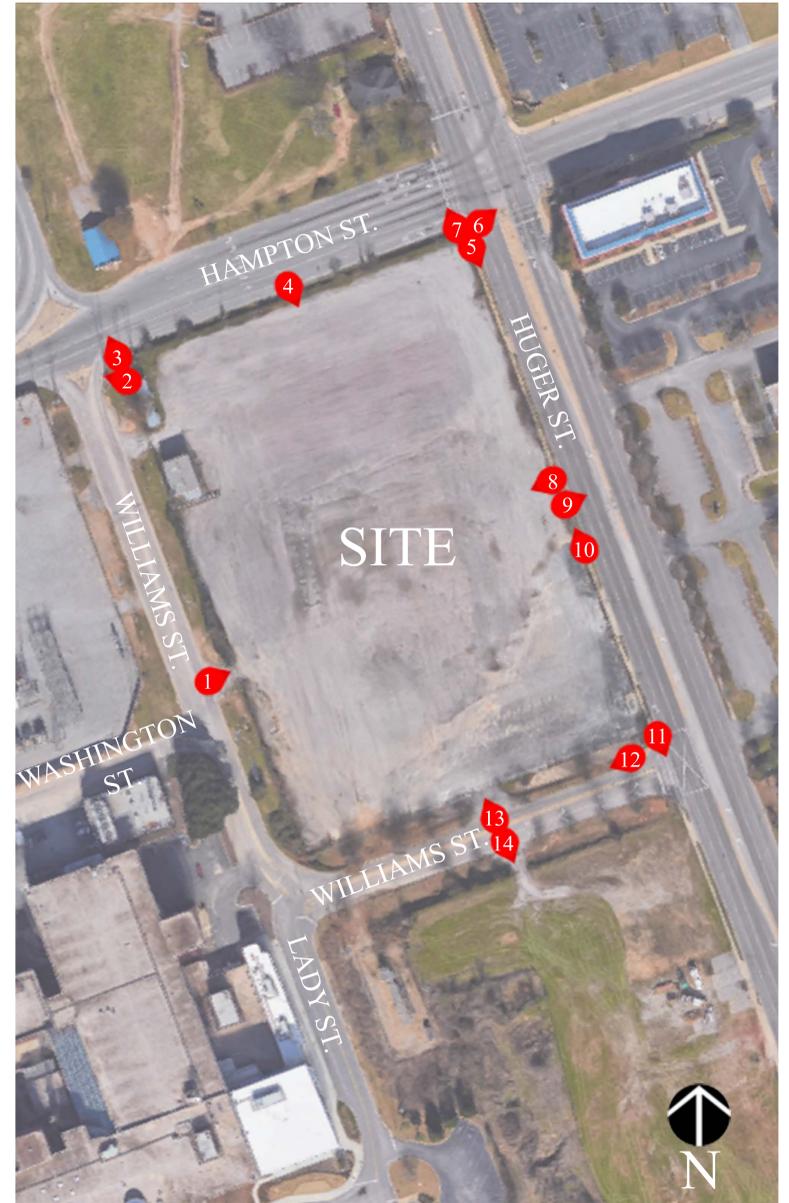
12 LOOKING WEST FROM THE SOUTHEAST CORNER

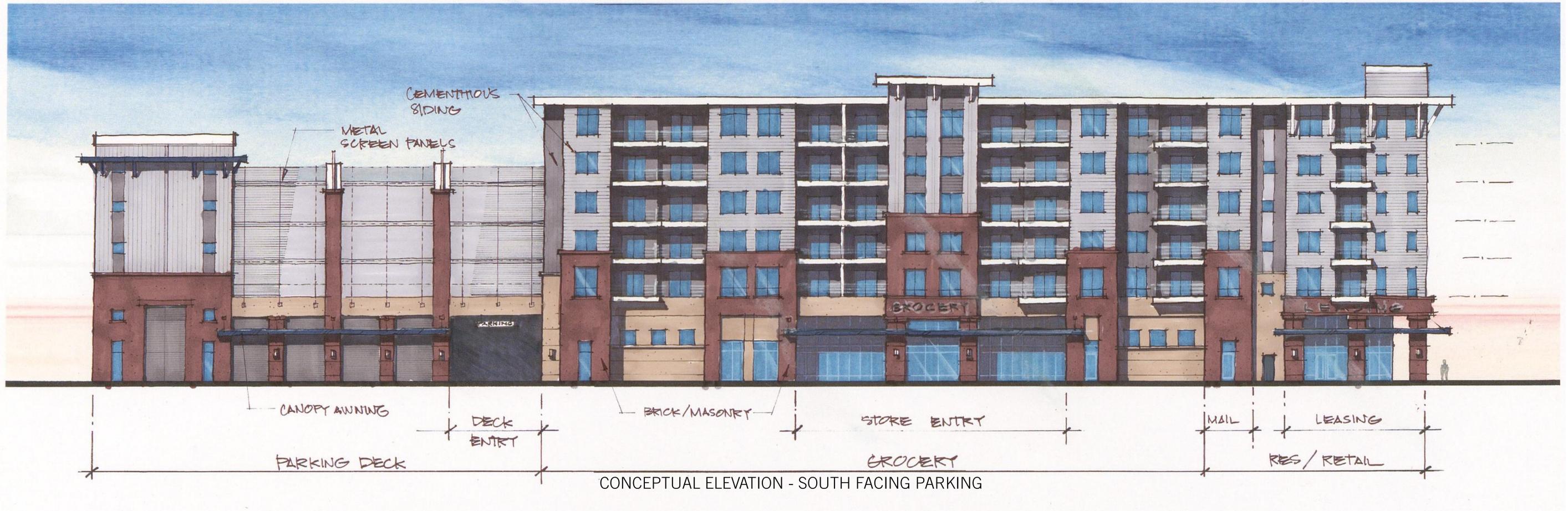


13 LOOKING EAST FROM THE MIDDLE OF WILLIAMS ST.



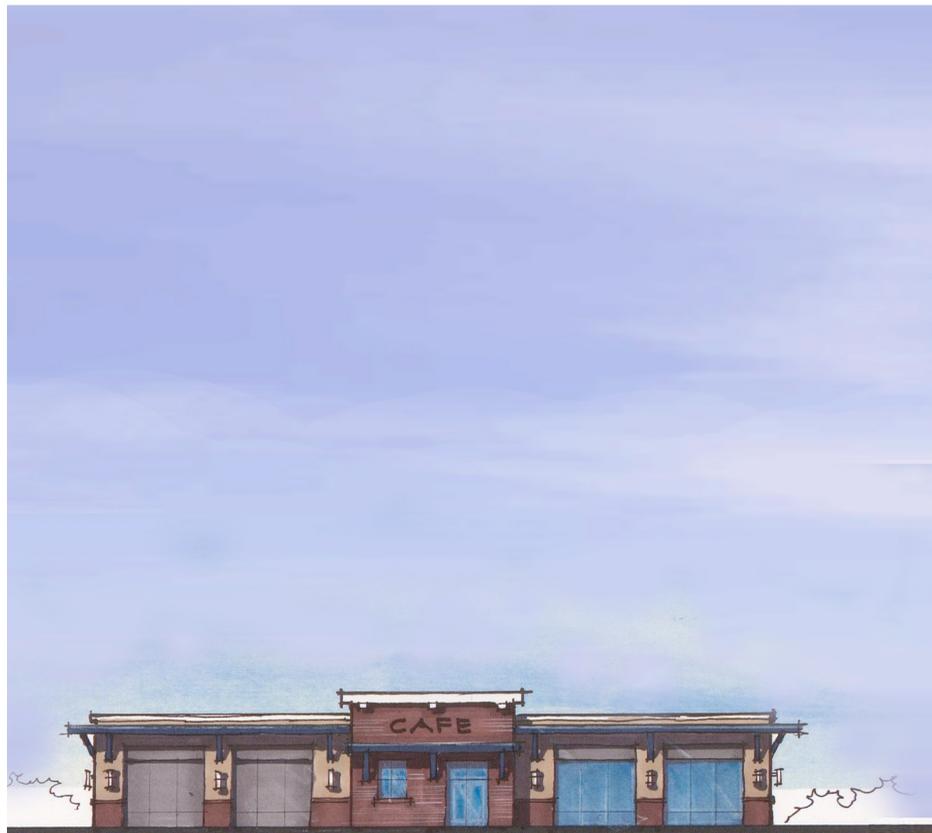
14 LOOKING SOUTH FROM THE MIDDLE OF WASHINGTON ST.





## HUGER MIXED USE CENTER - CHARACTER STUDIES

Columbia, SC  
OCTOBER 24, 2016



FREESTANDING RETAIL



MIXED USE BUILDING



CONCEPTUAL ELEVATION - HUGER STREET



CONCEPTUAL ELEVATION - HAMPTON STREET



CONCEPTUAL ELEVATION - WEST