

Staff Comments
For
DESIGN REVIEW BOARD
June 6, 2016

2060 Bees Ferry Road:

Previous Board Motion: Deferral – architect is to meet with City staff to establish a new design direction for the architecture with consideration of public, staff and Board comments.

General Comments:

1. The project has been taken in a new architectural direction. The architecture now relates much more strongly to its residential context in its forms and materials but still retains a commercial identity.

Staff Comments:

Issues to Study:

1. Improve the height and proportions of the two cupolas.
2. Restudy the design of the three awnings on the two story volume at the street intersection (A3-4.2). Possibly use flat canopies picking up on the detailing of the pergola.
3. Substitute windows for the louvers on the two story volume at the street intersection (A3-4.2). Introduce a strong hyphen along the roofline between the two story corner volume and the flanking wings of the building or eliminate the side brackets conflicting with the roof.
4. Eliminate the use of arched openings on the north side of the corner element.
5. Continue to refine the sizes of the wall signs.
6. Are the HVAC units in a rooftop well?

Staff Recommendation: Conceptual approval taking into account the above referenced conditions.

509 Standard Way

Previous Board Motion: Conceptual approval – restudy the roof design from the parapet up, study parking options and pedestrian connectivity to the rest of the development and off-site locations (Church); the final solution of the drainage is not to affect the architecture of the building or the site arrangement in any way.

Staff Recommendation: Preliminary approval.

1127 Savannah Highway

Previous Board Motion: Conceptual approval – address competing delivery and access plan to the rear of the building; strengthen the relationship between the café and pocket park; address gap between buildings; eliminate inset metal channels; address canopies and brick detailing; reduce the number of brick selections; address the issue of two signs on the façade; refine design on smaller retail building; change the street edge screen wall from the stone shown on sheet DRB.22 to brick. Its height is to be 36" high; extend the screen wall and landscaping across in front of the existing building to the East of the driveway entrance; provide a solution for better anchoring the corner of Savannah Highway and Farmfield Avenue; provide a row of canopy trees along Savannah Highway just inside the property line to act as street trees; contact the owner of Farmfield Avenue and provide street trees within the right of way if permissible; provide a pedestrian zone in front of each grocery store entrance using concrete pavers to further calm the grocery building; eliminate the contrasting brick in the recessed panels within the recessed brick panels on the East, South and West elevations of the grocery building; provide a metal or cable trellis system to fill these panels with greenery; the accent horizontal brick bands and the dark brick on East elevation of the grocery building are similar enough that they could become the same as another way to calm the building palette; eliminate one of the two proposed façade signs on the North elevation of the grocery building and reduce its size; currently the North elevation of the grocery building shows nine wall light fixtures,

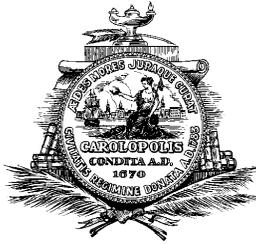
reduce their numbers; in choosing a flat canopy design, avoid pre-manufactured canopies. The canopies are an important element to the building's success and close attention to detail is warranted; provide more of a top to the retail building; reduce the number of building materials on the retail building; within the recessed brick panels on the West and North elevations of the retail building, provide a metal or cable trellis system to fill these panels with greenery; on the East and South elevations of the retail building, eliminate the contrasting brick above the flat canopies; on the South elevation of the retail building, downplay or eliminate the brown brick bump out; on the North elevation of the retail building, eliminate the two light fixtures away from the storefront area; on the East elevation of the retail building, eliminate the one fixture to the right of the center bay and the one on the center pilaster on the left bump out.

Staff Comments:

Issues to Study:

1. Provide a solution for better anchoring the corner of Savannah Highway and Farmfield Avenue.
2. Extend the screen wall down Farmfield Avenue to soften the view of the parking lot from vehicles traveling West on Savannah Highway.
3. A variance will be needed to add a second freestanding sign along the Savannah Highway frontage.
4. The board's lighting policy statement limits parking lot fixtures to 18 feet in height.

Staff Recommendation: Preliminary approval with the above referenced conditions.



MEMBERS PRESENT: BILL MARSHALL, MICHELLE SMYTH, KRISTEN KRAUSE, JEFF JOHNSTON,
DAVID THOMPSON
STAFF PRESENT: BILL TURNER, LAWRENCE COURTENAY, PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

JUNE 6, 2016

5:00 P.M.

2 GEORGE STREET

1. 2060 Bees Ferry Road – TMS# 358-00-00-099

App. No. 166-06-1

Request Conceptual approval for new construction of a retail center as per documentation submitted.

Owner: Willco Properties, LLC
Applicant: Tidewater Architects, LLC
Neighborhood/Area: Shadowmoss / West Ashley

MOTION: Conceptual approval – address staff comments, further study the brackets, provide downspout locations and location of utility equipment, include building sections with next submittal, provide color samples and provide a comprehensive sign package.

MADE BY: J.Johnson SECOND: D.Thompson VOTE: FOR 5 AGAINST 0

*B.Marshall abstains

2. 509 Standard Way – TMS# 424-00-00-001, 036

App. No. 166-06-2

Request Preliminary approval for new construction of an assisted living facility as per documentation submitted.

Owner: Indigo Hall, LLC
Applicant: SGA Architecture
Neighborhood/Area: James Island

MOTION: Preliminary approval – demonstrate constructability of downspouts, Sheet A301 wall sections supersede elevations and renderings.

MADE BY: D.Thompson SECOND: M.Smyth VOTE: FOR 5 AGAINST 0

*B.Marshall abstains

3. 1127 Savannah Highway – TMS# 349-08-00-009, 010, 020, 101

App. No. 166-06-3

Request Preliminary approval for new construction of a retail center as per documentation submitted.

Owner: Synovus Trust Co.
Applicant: SJ Collins Enterprises, LLC
Neighborhood/Area: Parkwood-Farmfield / West Ashley

MOTION: Preliminary approval for the grocery store building only, provide a sample panel. Deferral for the site and shops building.

MADE BY: D.Thompson SECOND: K.Krause VOTE: FOR 5 AGAINST 0

*B.Marshall abstains

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.