



The City of Spartanburg Design Review Board

AGENDA

November 7, 2023, at 5:30 P.M.

City Hall Council Chambers

145 W. Broad Street – Spartanburg, SC 29306

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call).

I. Call to Order.

II. Roll Call.

III. Freedom of Information Act Compliance – Public notification of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance

IV. Approval of Agenda.

V. Disposition of the Minutes of October 3, 2023, meeting.

VI. Old Business: None.

VII. New Business:

1. DRB-23-020-00006 – The Design Review Board (DRB) has received a request for Final Approval on the site for the proposed installation of a monument sign located in the DT-5 Zone (Downtown Urban District) at 544 N. Church Street (Tax Map Sheet: 7-12-01-177.00), from Owner: Bishop of Charleston / Applicant: Wofford Newman Center / Agent: Fast Signs.
2. DRB-23-020-00007 – The Design Review Board (DRB) has received a request for Preliminary conceptual approval of a buildings form, massing, and placement on the site for the Spartanburg Baseball Stadium located in the DT-5 Zone (Downtown Urban District) at 300 West Henry Street (Tax Map Sheet: 7-12-14-005.00), from Owner/Applicant: Chris Story, City of Spartanburg / Agent: Eric Miller, Johnson Development.

VIII. Staff Announcements:

IX. Adjournment.

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at mlivingston@cityofspartanburg.org.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, October 3, 2023 at 5:30 PM
City Council Chambers

The Design Review Board (DRB) on Tuesday, October 3, 2023, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers, Tori Wallace-Babcock, Lucy Lynch, Alexander Newman, and Lukas Hauser.** Representing the City of Spartanburg's Planning Department was **Martin Livingston, Community Development Director; Nan Zhou, Planner II, and Tia Keitt, Planner II.** Also attending was **Craig Lewis, the City's Design Consultant.**

Roll Call:

Ms. Rogers: Lauren Rogers

Ms. Babcock: Tori Wallace Babcock

Mr. Newman: Alexander Newman

Ms. Lynch: Lucy Lynch

Mr. Hauser: Lukas Hauser

Ms. Lynch: Per the Freedom of Information Act, public notice of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. And so, now we need to approve tonight's agenda. If anyone has any questions or would like to make a motion to approve tonight's agenda.

Approval of Agenda

On a motion by Ms. Rogers and second by Ms. Babcock, the agenda was approved by a vote of 5 to 0

Ms. Rogers: A motion to approve

Ms. Babcock: Second

Ms. Lynch: All in favor?

Attendees: Aye.

Ms. Lynch: We also have two sets of minutes from November 1st, we could do November 1st, and the only people that were present Lukas and myself, so do you want to motion to approve those minutes or?

Approval of Meeting Minutes for August 1, 2023

On a motion by Mr. Rogers and second by Mr. Hauser, the agenda was approved by a vote of 5 to 0.

Ms. Rogers: A motion to approve

Mr. Hauser: Second

Ms. Lynch: All in favor?

Attendees: Aye.

Old Business: None.

New Business:

The Design Review Board (DRB) has received a request for Final Approval on the site for the proposed installation of a monument sign located in the DT-5 Zone (Downtown Urban District) at 544 N. Church Street (Tax Map Sheet: 7-12-01-177.00), from Owner: Bishop of Charleston / Applicant: Wofford Newman Center / Agent: Fast Signs.

GENERAL PROJECT OVERVIEW

The applicant is seeking an exception to provide a monument sign at this location within the setback and non-compliant with the required foundation elements/landscaping.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required to permit the exception.

DETERMINATION OF COMPLETENESS

- Application is generally complete for Final Review, however a site plan would help to illustrate the specific location in the front yard.

EXCEPTIONS REQUIRED FOR APPROVAL

- 9.5.2.A: All Monument/Post & Arm signs shall be located a minimum of 10 feet behind the street right-of-way
- 9.5.2.B: Monument signs shall include a base (min. 1 foot in height) constructed of rock, brick, or other masonry material or permanent landscaping.

CODE REVIEW

A. Signs:

9.5.2 General Standards

A. All Monument/Post & Arm signs shall be located a minimum of 10 feet behind the street right-of-way. – *Not compliant*

B. No Monument/Post & Arm sign shall be located in any required buffer yard or within 10 feet of a side property line or within any required sight triangle. – *Unable to determine compliance with sideyard setback*

C. Monument signs shall include a base (min. 1 foot in height) constructed of rock, brick, or other masonry material or permanent landscaping. – *Not compliant*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Non-compliant signage:** The proposed sign is too large to be classified as a post and arm sign and does not meet the existing setbacks and landscape standards. There does not appear to be anything unique about their parcel or lot configuration that would justify this exception. While the sign itself is relatively small, we do not see any reason to vary the rules that apply to everyone.

RECOMMENDATION

We do not recommend approval because we do not believe that there is a unique circumstance that justifies deviation from the rules. A wall, window, or canopy sign would provide the same level of visibility and is permitted by right. If the board believe that a setback exception is permissible, then recommend that the sign comply with the foundation/landscaping requirements of the code.

Applicant:

Michael Scheske, Wofford Newman Center
Pete Brushaber, FastSigns

Public Comments: None.

Discussion:

The Board discussed the need for the sign and its location. Board members were concerned that the setback did not met requirements.

A motion was made by Ms. Babcock, seconded Mr. Newman to deny the request for the installation of the sign and recommended revisions to submission to comply with the sign ordinance for approval at the staff level.

The Design Review Board (DRB) has received a request for Final Approval on the site for the proposed renovation and conversion to residential of property located in the DT-5 Zone (Downtown Urban District) at 249 E. Main Street (Tax Map Sheet: 7-12-19-002.00), from Owner/Applicant: Brandon McKillop, McKillop Business Group LLC.

GENERAL PROJECT OVERVIEW

The applicant is seeking to convert an existing one-story commercial building into a two-unit dwelling along Main Street between Broad Street and Dean Street.

AUTHORITY

This project is zoned DT-56. Formal design review and approval by the Design Review Board is required because of the requested change in use on the ground floor along Main Street from commercial to housing.

DETERMINATION OF COMPLETENESS

- Application is complete for Preliminary Review only. Final review requires submission of Schematic level elevations and plans.

EXCEPTIONS REQUIRED FOR APPROVAL

- 6.1.2.B Key Principle: Housing – Housing should not be placed on the ground floor frontage in D-T6 and along Main Street.

CODE REVIEW

B. Applicability Matrix: This is presumed to be a substantial modification where the improvements are greater than 50% of appraised value or a minor modification. Compliance is required of the expanded building area only (filling in of the front façade) and the landscaping requirements to the extent practical.

C. Use Standards: The proposed use is permitted by right.

D. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront - permitted*

E. General Standards:

- Not applicable

F. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*

G. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *No information provided*
- **5.2.3 Mechanical and Utility Equipment:** *No information provided*

H. Building Standards:

- **6.1.2 General Design Principles - Housing:** Housing should not be placed on the ground floor
frontage in D-T6 and along Main Street. – *Not compliant – Exception Required*
- **6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment:** *Compliant*
- **6.1.4 General Design Principles – Downtown Should be Urban:** *Compliant*

- **6.1.5 General Design Principles - Put People First:** Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. – *Subject to design review.*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.3 Specific Building Design Standards for Residential Structures/Frontages in D-T5 (option a)**
 - **6.3.1 Roof and Eaves:** *Compliant*
 - **6.3.2 Façade Design:** *Presumed Compliant – Calculation not provided*
 - **6.3.3 Building Entrances: Raised Entries** *Not Compliant – Exception Required*
 - **6.3.5 Materials:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-use and Commercial Buildings in D-T5 (option b)**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Information not provided*
 - **6.4.3 Encroachments:** *Information not provided*
 - **6.4.4 Ground Level Detailing:** *Compliant*
 - **6.4.5 Materials:** *Compliant – but inconsistent with the building style and context*

I. Parking:

- **Not Applicable**

J. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). - *One tree is required if there are no conflicts with underground utilities*

K. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Conversion of commercial space to housing on the ground level along Main Street:**
The proposed conversion of the commercial space in mid-block to a ground-floor residential unit while not unprecedented is rare in downtown Spartanburg. The building is clearly designed as a commercial structure and sits between two other commercial buildings – one of which has been recently upgraded. In general, we are very supportive of housing in the downtown, however housing along this frontage and in this location must be sensitively considered. Ideally, housing along Main Street should be vertically separated from the sidewalk to differentiate it from the commercial spaces and to provide privacy to its residents.

Without this vertical separation, the front rooms will have the blinds shut almost permanently. Given that the only source of light for the front unit are the sidewalk-facing windows we are very concerned about the quality of space provided to the unit with so little natural light afforded to the unit. This same issue could exist for the rear unit given how few openings exist at present. No additional documentation was provided regarding the alteration of this rear façade. High quality housing does not need to be expensive, but it does need to provide basic amenities such as natural interior light.

Additionally, we do not think that infilling the front façade with a siding product is consistent with the style of the building or the context of the block. Because of these outstanding design issues, we do not recommend approval.

RECOMMENDATION

We do not recommend preliminary approval nor do we recommend approval of a conversion of this space to residential. While we believe that ground floor residential can be acceptable in this context, the proposed design and building constraints do not appear to deliver a vibrant street.

Applicant:

Michael Scheske, Wofford Newman Center
Pete Brushaber, FastSigns

Public Comments:

David Yates, 353 Fairlane Drive

Discussion:

A motion was made by Ms. Babcock, seconded Mr. Hauser for Preliminary conceptual approval to allow residential on the first floor at the location with the condition that final design will be resubmittal for approval of the exterior design, location of windows, doors, and rear exterior design by a vote of 3-2.

Staff Announcements:

Staff will send any new dates for continuing education to board members. Also, the Baseball field that was in the news will eventually appear before the Board for approval.

Adjourn meeting at 6:45 PM

Lucy Lynch, Chairperson

Design Review Board Application

Pre-Application Meeting highly recommended.

Name of Development: _____

Street Address: _____

Zoning District: _____ Overlay: _____ Tax Map Number: _____

Owner: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Applicant: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Agent: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Action Requested:

____ Preliminary conceptual approval of the building's form, massing, and placement on the site (see attached submittal checklist).

____ Full and Final Approval (see attached submittal checklist).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: _____

Date: _____

Staff Use Only / Received by: _____

Date Received: _____

Time: _____

Permit Number: _____

PRELIMINARY REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		☒
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		☒
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		☒
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		☒
c. Comprehensive Site Photos (showing adjacent buildings and area context)		☒
2. Site Plan (Schematic Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		☒
b. Footprints of adjacent structures (if applicable)		☒
c. Site elements (including sidewalks, paths, and landscape areas)		☒
d. Parking and loading areas		☒
e. Conceptual site grading (indicating any expected retaining walls and stormwater management/site drainage features)		☒
f. Site Sections (as appropriate, to illustrate unique grade configurations)		☒
3. Elevations and Floor Plans for all buildings (Schematic Level)		
a. Proposed Finished Floor Elevation(s)		☒
b. Building Elevations (in color, with proposed material call-outs)		☒
c. Floor Plans		☒
d. Roof Plan		☒
e. Expected locations of mechanical equipment (ground and roof mounted)		☒
f. Material Selections and Colors (image and manufacturer product name/number)		☒
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		☒
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		☒
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		☒
d. Additional renderings/views (recommended)		☒
5. Modification of Standards and/or Special Exceptions (if necessary)		
a. Description of Requested Modifications/Special Exceptions including a statement of the unique design considerations that contribute to this request and the proposed design solutions		
b. Additional drawings that depict the applicant's proposed design, configuration, or material modifications		

PRELIMINARY REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 2 weeks prior to DRB Meeting
- Final Submission of Preliminary Design Package – 1 week prior to DRB Meeting
- Note: An additional meeting may be necessary for the DRB to consider any requested Modification of Standards or Special Exceptions.

FULL and FINAL REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		☒
Packaged PDF Documents (All documents to be submitted as a packaged PDF in <u>11X17</u> or 18X24 formats with consistent page sizes and scaled drawings with common increments)		☒
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		☒
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		☒
c. Comprehensive Site Photos (showing adjacent buildings and area context)		☒
2. Site Plan (Construction Drawing Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		☒
b. Footprints of adjacent structures (if applicable)		☒
c. Hardscape elements (including sidewalks, paths, and other paved surfaces)		☒
d. Landscape Plan (showing all required tree preservation, tree planting, screening, and foundation plantings)		
e. Site Lighting Plan (with locations and type of all proposed fixtures)		
f. Parking and Loading Areas		☒
g. Site Grading (indicating any retaining walls and stormwater management/site drainage features)		☒
h. Site Utilities and Solid Waste Management Plan		☒
i. Preliminary Plat (as appropriate)		
3. Elevations and Floor Plans for all buildings (Design Development or Construction Drawing Level)		
a. Building Elevations (in color, with proposed material call-outs)		☒
b. Floor Plans		☒
c. Roof Plan		☒
d. Locations of mechanical equipment (ground and roof mounted)		☒
e. Material selections (image and manufacturer product name/number)		☒
f. Building Lighting Plan (with locations and type of all proposed fixtures)		☒
g. Location of Signage		☒
h. Existing Grade and Proposed Grade (with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site)		☒
i. Wall Sections that depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a "typical" wall section)		☒
j. Material Selections and Colors (image and manufacturer product name/number AND material sample/color board) for all exterior materials, finishes, windows, awnings/canopies, and fixtures		☒
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		☒
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		☒
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		☒
d. Additional renderings/views (recommended)		☒

FINAL REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 1 week

SUBJECT
DRB-Fifth Third Ballpark-300 West Henry Street

DATE
11/6/2023

DEPARTMENT
Community Development

COPIES TO
City Staff

TO
Members of the Spartanburg Design Review Board

OUR REF
7-12-14-005/036/037.00

PROJECT NUMBER
10-210098.00

NAME
Craig Lewis, Urban Design Consultant
craig.lewis@arcadis.com

GENERAL PROJECT OVERVIEW

The proposed 3500+ seat, Single-A baseball stadium is located on approximately 14.5 acres at the intersection of West Henry Street and South Daniel Morgan Avenue. It is important to note that this is not a typical commercial building nor is it a civic building. As such, it requires Discretionary Review by the Board.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete for Preliminary Review only

EXCEPTIONS

- 3.3.2.a Front Building Setback – Maximum setback of 6 ft
 - *Conditional Approval Recommended: Given the nature of the facility, an increased setback is appropriate along Henry Street. We presume that the setback along Daniel Morgan Avenue is to preserve a building pad for future development. Please confirm.*
- 6.4.4.a Minimize Blank Walls – Expanses of blank walls may not exceed 20 feet in length – *Proposed blank wall along Henry Street is 273 feet*
 - *For DRB Discussion: See our notes in the Additional Comments section*
- 6.4.4.c Transparency Zone – Glazing (transparent windows or doors) must extend at least 60% of the total façade width – *Proposed glazing along Broad Street is less than 60% (primarily due to the 28 ft blank wall)*
 - *For DRB Discussion: See our notes in the Additional Comments section*
- 6.4.5 Materials – Metal paneling is not a permitted building material
 - *For DRB Discussion: See our notes in the Additional Comments section*
- 8.1 Streetscape – Minimum 16 ft zone with trees in wells
 - *Conditional Approval Recommended: See our notes in the Additional Comments section*

CODE REVIEW

A. Use Standards: The proposed use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Maximum setback of 6 ft is proposed to be exceeded*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront - permitted*

C. General Standards:
Not applicable

D. Lot/Site Standards:

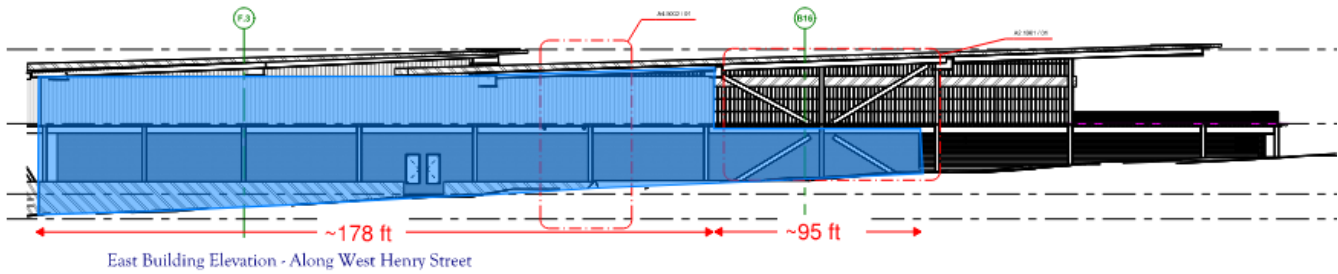
- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. ***Compliant***
- **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner. ***The primary corner is at West Henry and Daniel Morgan. It is presumed that the corner entry at the access road and West Henry is a function of the ballpark orientation.***
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. ***Compliant – primary entry is at the corner of West Henry and the Access Road***

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** Compliance presumed – TBD at Final
- **5.2.2 Solid Waste Storage Areas:** Compliance presumed – TBD at Final
- **5.2.3 Mechanical and Utility Equipment:** Compliance presumed – TBD at Final

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** Compliant with the exception of the blank wall that creates a visual gap along the street frontage.
- **6.1.1 General Design Principles - Downtown Should be Urban:** Compliant
- **6.1.5 General Design Principles - Put People First:** (B) Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. ***Exception required - see additional comments***
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Not applicable*
 - **6.2.2 Compatibility:** *Not applicable*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** ***Non-compliant: The darker metal above the brick appears to be heavier - see additional comments***
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing**
 - **a. Minimize Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A “blank wall” is a facade that does not contain transparent windows or doors.) – ***The proposed blank wall along Henry Street is 273 ft - Exception required - see additional comments***
 - **c. Transparency Zone:** Glazing must extend from the corner of the front facade for a depth equal to 60% of the length of the building ***Exception required - see additional comments***



- **6.4.5 Materials:** *The proposed metal siding is not a permitted material and requires a Discretionary Review.*

G. Parking:

- **Not Applicable**

H. Streetscape and Site Landscaping:

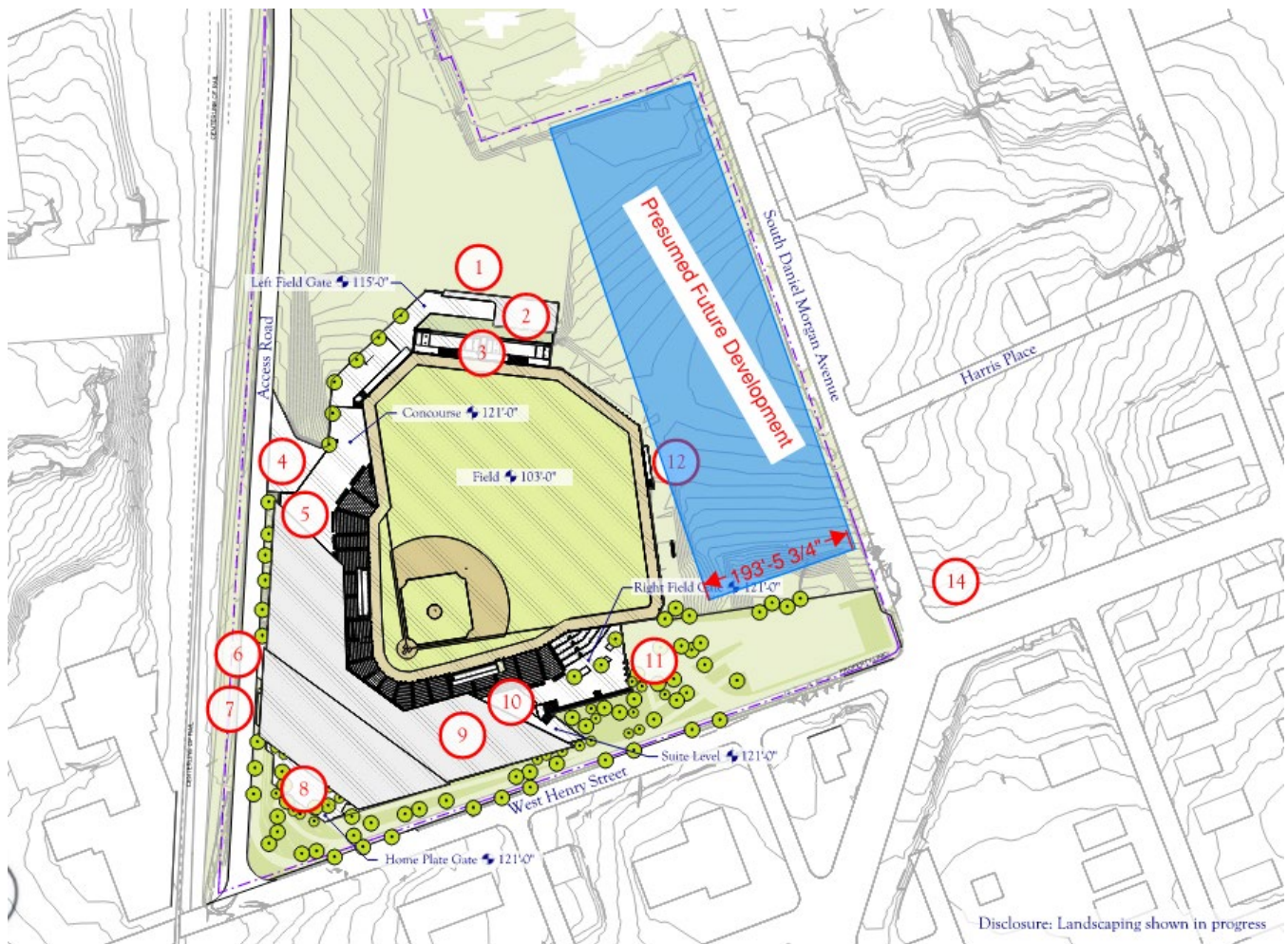
- **8.1 Required Streetscape:** 16 ft streetscape zone with a minimum 16 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). *The proposed section does not show trees between the curb and the sidewalk. Sidewalk improvements are not shown along Daniel Morgan. Please adjust the plans accordingly.*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Blank Wall Condition along Henry Street:** The proposed 273-foot-wide blank wall along Henry Street conceals various back of house areas, bathrooms, and kitchens. It also serves, in part, as a sign wall for the stadium. While having back of house areas is expected for these facilities, the proximity to the sidewalk is what makes it problematic. On other commercial and institutional buildings with much less blank wall, the Design Review Board has required some type of embellishment that minimizes the visual impact of blank wall condition. The DRB has previously suggested the following strategies:
 - Windows in the stairwell (presumably fire-rated) – an irregular pattern combined with LED backlighting could make for a very interesting public art element

- Brick recess element
 - Signage structure on which banners advertising library or community events can be hung
 - A vegetative element such as a green screen (vines trained to grow up the wall) or some foundation plantings
 - A public art component (e.g., applied sculpture, lighting, mural, video wall)
- **Use of Metal Paneling as Wall Material:** There is a significant amount of bronze-colored (brown) vertical metal panels along the Henry Street façade, a material that is not explicitly permitted by the Code. The use of metal as a wall material has been permitted by the Design Review Board subject to limiting factors. The Code states that “When two or more materials are used on a façade, the heavier material (e.g., brick) should be placed below the lighter material (e.g., siding) to give the sense of support and grounding.” While the brick is indeed on the lower level, the dark color of the metal and its placement set beyond the façade of the brick (as opposed to an inset condition), makes it appear to be heavier. The fact that this is also a blank wall condition along a prominent street frontage is also problematic. We strongly recommend the use of brick along that entire facade in lieu of the metal panels. Brick is more appropriate to downtown Spartanburg and is better able to receive embellishments that can minimize the overall inactivity include a wall mural.
- **Substandard Streetscape along Henry Street and Daniel Morgan Avenue Street:** The proposed section does not show street trees, nor does it indicate the treatment of Daniel Morgan. Given the expectation of foot traffic along Daniel Morgan, the current condition needs to be improved along both streets. Street trees should be shown in 6 foot planters strip between the sidewalk and the curb.
- **Future Development Along Daniel Morgan:** It is presumed that future development will be placed between the stadium and Daniel Morgan, effectively screening that side of the stadium. The DRB may want to consider an interim measure such as supplemental landscaping along that frontage in case those buildings are not delivered in the near term – next five years.



RECOMMENDATION

In general, this is a project that is outside of the norms of a typical commercial building, however the key decision points should be how the building relates to the public realm of the street. The most notable issue is the consideration of the blank wall condition along Henry Street. We recommend that the DRB provide guidance to the applicant team as to their acceptance of the proposed condition or any alternatives. We recommend the issuance of a Preliminary Approval subject to additional design consideration of the blank walls along Henry Street prior to Final Approval.

Craig Lewis, FAICP, LEED AP, CNU-A
Phone: 704-609-9841
craig.lewis@arcadis.com