

**Meeting Minutes of the Design Review Board (DRB)  
City Hall Council Chambers  
Tuesday, February 5, 2019 @ 5:30 P.M.**

The Design Review Board (DRB) met in City Hall Council Chambers on Tuesday, February 5, 2019 at 5:30PM, with the following members in attendance: Kevin DeMark, Ricky Richardson, Mike Henthorn, and Tip Pitts. Representing the Planning Department were Natalia Rosario, Planner III; and Julie Roland, Administrative Assistant. City Manager Chris Story also attended the meeting.

***Roll Call***

Mr. Richardson, the Chair, called the meeting to order and stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act. Mr. Richardson said all four members of the Board were present, constituting a quorum; and he went over the procedure for the meeting.

The Agenda for tonight's meeting was approved by acclamation.

No Minutes were ready for approval at this time.

**Old Business: None**

**New Business:**

**Update of Project, Prior to Final Approval re Cambria Hotel re new hotel construction & development at 179 N. Church Street, located in the DT-6 District, Parcels # 7-12-18-002.00; 003.00; & 014.00 from Choli Aronson, AIA, LEED AP BD&C, Overcash Demitt Architects (ODA), Agent on behalf of Suraj Mistry, Owner/Developer.**

Ms. Natalia Rosario was sworn. Ms. Rosario said the first item tonight is what we are now calling a design update prior to final review. This is the Cambria project, which you previously gave conceptual approval to in December of last year. Just to make sure that everybody in the audience and anybody who might be writing for the paper knows, conceptual approval basically means the city and the Board are behind this project. We are ready to see it happen. Final approval comes after final architectural and engineering drawings are in and have been reviewed by staff, as well as our Urban Design Consultant. That being said, the Cambria project has been released to move forward. Architectural engineering, and civil engineering, we will begin administrative review with their team and bring it back to you when the finalized version is ready. That being said, their team is here tonight, and they have made some updates according to your commentary in prior meetings, and they would like to get your feedback on those. If there's anything else, we are happy to answer any questions you have. As of this point, we don't have any kind of memo from Craig on this, because it's basically a design update.

Ms. Choli Aronson was sworn, and said we have the samples that we brought last month with us. I know that one of the members was not here. Would you like to see those at this time.

Mr. DeMark said sure.

Ms. Aronson said would you like me to bring them up.

Mr. Richardson said it's primarily the color. It's orange.

Mr. DeMark said yeah.

Mr. Richardson said more clay colored.

Ms. Aronson said we'll start with this. This is the stucco panel and how the reveals are anticipated being done. Here is our color board.

Mr. Richardson said oh, I see. That's a lot better.

Ms. Aronson said yeah. All right. Main changes, we've presented these colors last month with the updated orange. This is the hotel site. Sorry. Existing building conditions, or site conditions, just so everyone is aware of what we are replacing. Again, we were asked to show the overhangs and the canopies. You can see that on this plan. They extend four feet out from the face of the building. We'll have one a little bit closer up, but that's one thing we talked about. This is the site triangles that we had talked about. You guys had asked to see that, and those are plantings as we get closer to those corners on either side. When you look at the site plan, which will be the next page, you can see we're limited with the amount of street trees we're allowed to have based on how that site triangle works as we're turning out from our parking lot onto East St. John. We're providing as much planting as we are allowed by DOT because those are both DOT-owned roads. If you want to go forward you can see. Again, this shows those overhangs on the exterior of the building. The columns that you see on the top of the page line up with the building above, so that's a covered walkway. Then we've got covered canopies, pre-manufactured aluminum canopies, sticking out beyond that for four feet. This is the upward plans, just showing the number of rooms and how the rooms are laying out. Just pops of color just sort of show how we are trying to fit in with the colorful nature of downtown as it is. These are some just examples of other brands to show sort of the style of the brand that we are trying to meet. This is sort of our merging of the two between the brand and what we are proposing for downtown. Move forward. This is the view from the parking lot. As you can see, we showed this last month as well, we've reduced the rear stair tower so it's no longer orange, just to bring that down so we have a much smaller percentage of that accent color to really make it just more of an accent color as opposed to a main building color. You guys asked if we could see sort of what it looks like as we're coming down Church Street. This is sort of how that little walkway that would get you back to our service areas, to the kitchen as well as the little seating patio that we've got on the outside of the building. That's right outside of our bar and restaurant area. This is another view, sort of just showing how it blends in with the surrounding buildings. We talked about how to stop the bottom of this orange recess because it didn't look as well supported as you would like. We've experimented with a number of different things, and this banding at the bottom we felt was the best to try and keep that component as a nice separate element but still have it feel like it's got a base that lines up with those awnings so that it all aligns across and feels a little bit more grounded in the building. These are elevations. We've just added some more detailing to it, some sizes, pre-manufactured aluminum canopies, where we're putting sconces on each of the columns to put some lighting on that street level, the LED strip light that goes up and around at the orange fin. If you go on to the next one, you see some sizes. We've got one foot pieces of the light gray glossy fiber cement panels under the Cambria sign. If you go to the gray, lighter gray in the middle, I'm sorry, that is one inch reveals at 1'6" on center, so that represents what we are doing there. Those will actually be spaced further apart on the stucco sample that we brought you. This is the cool side of the building, and you can see only the sort of farthest to the left will be seen from the street. The rest of this is inside our courtyard. Go to the next one. Again, the farthest to the right is seen from the street, and then from our parking lot you see the rest of this portion,

which is also our cool courtyard. This is a section of the building height, so you can see the canopy is 12 feet off of the street with the columns below. That sort of shows how that's working, and then the floor to floor heights, with the top of the parapet being at 78 feet. If you go to the next page. You asked for some more details about the louver and how that air conditioning unit would work. We've provided a section through that area. On the right, you see that's just the elevation of the window with the integral louvre, and then an example of what it would look like, very similar, is the picture to the left. The hope is that would very much blend in. It's not going to look like an air conditioner. Then this is the standard Cambria signage, and the signage guidelines for Cambria that we would want to comply with.

Mr. DeMark asked if the windows grew.

Ms. Aronson said no. They have changed. The mullions have changed as we've gone through the air conditioner to the side versus the air conditioner underneath, but no, they're the same. Because that louvre has added to the bottom, it makes it look a little bit larger.

Mr. Henthorn said this gray fiber cement we have here. Is this the actual sample.

Ms. Aronson said of the smooth one.

Mr. Henthorn said something about the glossiness of it.

Ms. Aronson said yes, that is the glossiness of it. It's okay. When it gets wet, it acts more like a glossy surface as well, so it doesn't suck up the moisture like a regular fiber cement would.

Mr. Henthorn said so it's not super glossy.

Ms. Aronson said it's not super glossy.

Mr. Henthorn said okay.

Ms. Aronson said when you see it in sunshine, it actually has ... if you shine your flashlight on it, you'll see. It's more glossy than just here under the fluorescent lights.

Mr. Henthorn said yeah, okay.

Mr. Richardson said okay. Move it over there. Thank you.

Mr. Henthorn said and they're one foot. They're not the full length, right.

Ms. Aronson said it's one foot tall.

Mr. Henthorn referenced the vertical joints.

Ms. Aronson said yes, the vertical joints you try to hide as much as possible, and we're emphasizing the horizontal joints.

Mr. Richardson said I like it. I like that you brought us. I appreciate the updates, the sight line, the louvers and all that stuff, it's great.

Ms. Aronson said thank you.

Mr. Richardson said thank you. Anybody else got any questions of Ms. Aronson.

Mr. Pitts said could you go to the site plan real quick. Is all the tan, is that concrete. Is that what that is, the tan.

Ms. Aronson said yes. That's sidewalk.

Mr. Pitts said and what's the little rectangle in the left lower corner of the parking lot, that thing.

Ms. Aronson said that is our generator, and that's where our generator will be located. Next to the tree would be our trash enclosure on the other side.

Mr. Pitts said I guess my only comment would be I know parking's very important, and y'all are lacking parking. My understanding is not adding tree islands, but at least meet the intent of there's 50-something parking spaces, so you at least need about five trees in that parking lot instead of three. I don't know if you could add a couple of tree wells down across that side street or something.

Ms. Aronson said oh, we can certainly look at it. I mean not on the Trade Street, but where our courtyard site is, and the walkway on that side.

Mr. Pitts said exactly.

Ms. Aronson said we can certainly look into adding them into that side. The primary goal is we have to make sure that we get access from our kitchen back to the dumpsters, but there is some additional space and we can look at that as a trellis that we're trying to block off the view of the pool from the parking. We can either look at maybe adding trees on either side of that, or adding some more green to that trellis to try and get that same intent.

Mr. Pitts said but currently the street trees we show down East St. John, is DOT fine with that.

Ms. Aronson said yes. No, the trees aren't. I thought that the clear trunk, they were okay with that. She said they were working to try and convince the DOT about that.

Mr. Pitts said well, I guess final plan will show all that.

Ms. Aronson said yes. I mean we have talked to them about it.

Mr. Mistry, Owner said I have another meeting with them tomorrow where we will discuss it again, but they're not going to budge on it.

Mr. Richardson said so what is our solution to getting more trees somewhere on this property.

Ms. Aronson said can you go back to the landscape.

Mr. Richardson said if we can't do it on the street, where do we put them.

Ms. Aronson said we can put them in our courtyard, certainly.

Mr. Richardson said courtyard being where the pool is.

Ms. Aronson said yeah. Around that, we can look at putting more trees there.

Mr. Richardson said and excuse me, what is that where the marker, the cursor is. What's that orange.

Ms. Aronson said it's a trellis right now.

Mr. Richardson said it's a trellis. Okay.

Ms. Aronson said right. And it's there to block the view from the parking. We can certainly put more in that area. We can put trees there.

Mr. Richardson said I'm wondering this. I don't know anything about design from a ... If you scooted the pool towards the building and the trellis came in from the parking lot some, could you plant some trees there. Would that do any good.

Ms. Aronson said well, it won't help block the pool. What we probably would need to do is still have some fence there to block the view, but we could definitely carve pieces out and put trees in there, or we could try and scoot it a whole five feet and give you a nice tree, a linear thing of trees there.

Mr. Richardson said The George has street trees and the Cultural Center has street trees.

Ms. Aronson said I think the biggest problem is that Spartanburg doesn't own these two roads, they are DOT roads.

Mr. Richardson said well, but those two buildings are on that side of the street.

Ms. Aronson said yeah, understand. The negotiations, unfortunately, don't necessarily really fall to us. It would fall more to the city.

Mr. Richardson said yes, I totally agree with that statement.

Ms. Aronson said we will do everything that we can. We would love to have more street trees if the city can work it out with DOT.

Mr. Richardson said exactly.

Mr. Pitts said is there a grade change from the front of the property to the back of the property in that utility corridor that you've created.

Ms. Aronson said we got rid of the grade change, correct.

Mr. Mistry said there will be a ramp up.

Mr. Pitts said okay.

Ms. Aronson said right, but it's not as significant as what's on site now.

Mr. Mistry said no, it's not substantial, but there is a ramp up.

Ms. Aronson said and we'll end up having a retaining wall against the back of the property, which I think we showed in one of the renderings has having a potential mural on it, which as we get further down that road, we will come back with what we propose unless the city has something that they would ... I don't know if you have the Art in Public Places Committee.

Mr. Richardson said if we don't, we need to have one.

Ms. Aronson said it is something that, I think, art all over downtown, this would be a wonderful place to put something very memorable.

Mr. Richardson said yeah. Sometimes some things are best left alone.

Ms. Aronson said I don't know that we want to see a big white concrete wall there. We'll have to address it in some way, whether it's a mural or whether we color-coordinate, if we plant over it or something like that.

Mr. Pitts said I guess if we did leave just a big old blank white wall.

Ms. Aronson said someone will come and paint that.

Mr. Pitts said somebody will do something on it.

Ms. Aronson said we might want to take that out of their hands, correct.

Mr. DeMark asked if she could flip to where the building intersects with the adjacent building. He asked was anyone concerned at all about sort of that corner. I mean they're making that very pedestrian, but there really is no landscaping there. I mean there's a little bit, there's some trees and there's some planters, but it's, to me, very stark and flat. In the summer it's going to be hot and miserable.

Mr. Pitts said I'd push for more trees.

Mr. DeMark said yeah.

Mr. Pitts said adding streetscape and streetlights.

Ms. Aronson said now, for us, if you can go back to the plan, we do have some portion of that that is 100% on our site where we have got the seating area sort of grayed out there that is 100% on our property. We could, instead of having sort of an outside seating area, we could try to put some more vegetation there. However, we thought that we'd try to liven up downtown, the outside seating would be a better fit with what you're trying to do.

Mr. Pitts said I would happy if we could get those trees.

Ms. Aronson said all right. We would, too. We'll try to figure out how to work on that, with your help. But I think we'll definitely try and get more trees in that parking lot behind that trellis. I think that's a wonderful suggestion. Move that pool further in. We can explore plantings, and the plantings that we have on our site maybe in front of the building, I was thinking that further up, we have control over that, so we'll see if we can get some more height in there as well.

Mr. Richardson said do you know what the material is going to be. Is it just concrete or maybe some brick pattern.

Ms. Aronson said the sidewalk material.

Mr. Richardson said yeah

Ms. Aronson said at this point we hadn't gotten that far, I don't think. Is there a requirement. Is there a city standard at this point.

Mr. Richardson said here's a [inaudible].

Ms. Aronson said there's a DOT.

Mr. Richardson said DOT requirement.

Ms. Aronson said yeah.

Mr. Mistry said that would be concrete.

Ms. Aronson said but that's just concrete.

Mr. Pitts said but it would be nice if you could score it in a pattern or some sort, with streetlights.

Ms. Aronson said we will definitely look into what the DOT will allow us to do.

Mr. Richardson said thank you very much. We like the updates. Hopefully we can get some final approval coming soon. Okay, Natalia.

**Final Review & Approval re proposed redevelopment of 142 Magnolia Street, Parcel # 7-12-20-001.00 located in the DT-6 District, from Tara B. Hile, SHLTR Architects, Applicant.**

Ms. Rosario said we have two different items on the Agenda tonight from Tara Hile, SHLTR Architects.

Ms. Tara Hile was sworn. She said I brought a material board.

Mr. Richardson said great.

Ms. Hile said with some colors and material board to pass around.

Mr. Richardson said thank you.

Ms. Hile said from the preliminary discussions that we had, we have not changed anything on the exteriors. I just have added the sample board with some larger colors and pictures of the lighting. As far as signage goes, we don't have any idea yet of exactly what that will be. We want to wait until we see what tenants are going to come in and then propose signage under a separate permit and review as necessary.

Mr. Richardson said they're not keeping the available signage.

Mr. Pitts said I presume you have read Craig's comments.

Ms. Hile said yes.

Mr. Richardson said do you want to address any of the things that he's mentioned in there.

Ms. Hile said I believe most of them were the awnings, and those are four feet-She said they thought four feet was deep enough.

Mr. Pitts said and that's on the, he said, the eastern exposure. The eastern exposure's on Magnolia Street, right. Isn't he talking about the ones on the western exposure.

Ms. Hile said I think he was referring to the Magnolia Street canopies as potentially it would be nice to have them deeper, but we kept them at four feet because proportionally, I just felt like it was the correct thing to do.

Mr. Richardson said and it looks like on the first floor you have the traditional fenestration here, and are those windows above that as well.

Ms. Hile said yeah, as you can see the existing windows go pretty much with to the brick soldier courses. I mean I don't know if we have some pictures of the first couple sheets. Basically what's there, we're keeping the same openings. We're just enlarging the height of them. They're going to be 12 feet so the awnings will sit right above that.

Mr. Richardson said okay. How about his comments about parking access.

Ms. Hile said now I have to refresh my memory on that.

Mr. Pitts said confirm the width of the parking access does not exceed 24 feet.

Ms. Hile said it does. It's 18 feet.

Mr. Pitts said 18, yeah.

Ms. Hile said actually, it's 16. I'm sorry.

Mr. DeMark said that's on the back side, right.

Ms. Hile said yeah, that's that backdrop. That's existing as well.

Mr. DeMark said okay. I assume that there's, then, a curb cut and the-

Ms. Hile said yeah, it's all existing.

Mr. DeMark said it's existing, okay.

Mr. Richardson said yeah, I agree. Okay. All right.

Ms. Hile said the material, the wood-look material, is called as Nichiha. Vintage wood is the series from them. It may or may not be the exact Nichiha material depending on what we end up with the pricing, but that color,,that stain color is the color that we want to go with. It's actually recessed from the face of the building so you may not even really notice it too much. It's more of an accent, but I do think it will be nice to warm up the building since we don't really have ... the existing brick is being painted so we won't really have any of that warmth so the wood is meant to add a little warmth.

Mr. DeMark said but the entrance on the front, that's not the same panel.

Ms. Hile said yes, the color would be the same.

Mr. DeMark said I have one question. We might have talked about this the first time. I just saw it in Craig's list. The mechanical equipment, I'm assuming it's on the roof, right.

Ms. Hile said it is, that's right.

Mr. Henthorn said and it is residential.

Ms. Hile said they are. They're low residential.

Ms. Hile said the building is so deep from front to back so it is right over the corridor which is in the dead center. There's no way you're going to be able to see it unless you are on the rooftop of one of the nice rooftop bars in town. You might be able to see it in that case, but you won't be able to see it from the street.

Mr. DeMark said and it's on the roof. It's on the high roof, not on those patios or the decks.

Ms. Hile said that's right. It's not on the terraces. Yeah.

Mr. DeMark said okay, great.

Mr. Richardson said okay. We'll have a public hearing, so to speak, Is there anyone who would like to come and speak in favor of this project at 142 Magnolia Street. Anyone in favor. Anyone opposed. Is there anyone opposed to this project at 142 Magnolia Street. Is there anyone who has a question who would seek clarification on it. Raise your hand. Being none, or seeing none, we will close the public hearing and talk amongst ourselves and vote for final approval on this property.

Mr. Henthorn said it looks good to me.



Mr. Pitts said agreed.

Mr. DeMark said I'm okay with it.

Mr. DeMark moved for final approval of the proposal, and was seconded by Mr. Henthorn. The motion passed by a vote of 4-0.

Mr. Richardson said So approved. Great. That's what happens when we get good projects in front of us. Thank you. They're good. I applaud Andrew and his team and the architects for doing a great job. Thank you.

**Preliminary Review & Commentary of the Restoration/Redevelopment of the "Old Star Mill" at 170 Arch Street, located in the DT-4 District, Parcel # 7-11-08-158.00 from James Bakker, BJ Spartanburg, Agent; on behalf of Tara B. Hile, SHLTR Architects, LLC; on behalf of City of Spartanburg, Owner.**

Ms. Rosario said just a quick note from Craig. It's a preliminary review so just wanted to get your commentary and answer any questions you might have at this time. The use standards, or proposed use of an office, is permitted in DT-4. The building and its existing structures, so we'll just be rehabbing the existing structure. The pain item is the parking as shown, and Craig noted that it's depicted in front of the structure, which does require specific permission, being in the way that it is. Let's see here. He recommends considering options that minimizes the front yard parking, and that's the street frontage, because eventually there on Arch Street you have some new structures along the edges. The recommendation is to accommodate reverse angle parking on Star and Arch Street. We may, as a city, and turn to conversations with the developer if that's the case that you'd like us to go. The Arch Street edge can provide at least 16 spaces as well as driveway cut, drop off, and pick up within the existing driveway area. That's something to explore. We'll probably discuss it.

Ms. Hile said I haven't seen that set of Craig's comments yet. Can I please see it.

Ms. Rosario said yes, absolutely. Sorry. That is what we have, and just the preliminary review.

Ms. Hile said so he is suggesting doing angle parking.

Ms. Rosario said oh, along the streets.

Ms. Hile said the one-way.

Ms. Rosario said right. So along Arch and Star having angle parking for on-street parking.

Mr. DeMark said on the site, are you saying. Or in the runway.

Ms. Hile said off street.

Ms. Rosario said and preserving what, right now, is showing it's a parking lot, reserving that for potentially a future structure.

Mr. Henthorn said he's saying that's in the front yard. Is that in the front yard. Where is the front.

Mr. Pitts said the street is to your right, that's the street.

Mr. Henthorn said I mean there's a street on three sides, and which is the front.

Mr. DeMark said no, that's the railroad.

Ms. Rosario pointed to an area and said this is actually the rail line.

Mr. Henthorn said okay, that's a road. Okay. All right. I got that. All right. I see.

Mr. Richardson said is that the whole property, that whole area in green, too as well.

Ms. Hile said no, and I believe it's going to be divided. James, I don't know if you want to talk about that, but I believe we're going to split it into two separate parcels, right. The green, grassy area will be separate.

Mr. James Bakker was sworn. Mr. Bakker said the idea of putting the parking where we're putting it, where that little bump out is, that's kind of the front of the mill. The reason for leaving the rest of it open like that is for maybe a future use down the road, maybe another building. Then just the other thing is, it's just something to think about in the back of your minds, there's environmental issues with the site so we have to be careful with what we do and where we do it. Kind of where the parking lot is, there's a lot of old structures there, especially a boiler. It's kind of right where the system spaces is, so one of the ways that you deal with that is you use the asphalt kind of everything and it helps deal with that.

Mr. Richardson said cover it up.

Mr. Bakker said there are those issues on site. We're going through the DOT right now. City of Spartanburg owns it. We have it under contract with the city and we're currently moving through that. The city has down a phase two, we've done an updated phase one. Then we've submitted all that to DHEC. DHEC's been on the site and they've given us our ... what they want to see and where they want to see the testing, so we are currently going through that. Part of all that is, there's two reasons for the parking. One is to help deal with some of the environmental issues, encapsulating that and capping it. Then also, maybe, to open the site up for future uses down the road. When you see the renderings and the drawing, you'll see that it makes a lot of sense. I think it will be a really good front door. The good thing about it is then the building has a lot of good characteristics, so with any renovation of a historic building, the kind of less is more a lot of the time. I think you'll see that with this plan.

Ms. Hile said there's some pictures of the existing.

Mr. Richardson said okay. I just got this today so I haven't had a chance to ride down the street. This is largely a residential neighborhood, is it not.

Ms. Hile said it is.

Ms. Rosario said well actually, on Arch Street, yes. On Star, I guess to the right and then north. Then you've got all that warehouse that's existing that goes down the rail line.

Mr. Richardson said yeah, okay.

Ms. Rosario said everywhere else, yeah. It was originally zoned industrial, right. And it's been changed to DT-4 to be more open to making this a neighborhood destination.

Mr. Richardson said okay.

Ms. Hile said our overall concept for the building is, as James explained, it's got some good character on its own and we're just trying to give it a fresh breath of air and some new life without doing too much to it. It doesn't qualify for historic tax credits because a lot of what was original has been demolished and taken down over time. The grading on the site also allowed for these two parking lots as we've laid them out initially. The Arch Street side is a little bit lower, about six feet down from the Star Street parking lot. The on-street Arch Street parking is lower.

Mr. Richardson said help me understand, somebody, I mean the economics of this. Not that it's part of our process, but I mean this is an opportunity zone. This structure looks like it is in need of massive renovation.

Ms. Hile said the roof has caved in.

Mr. Richardson said there are not historic tax credits, but what makes this desirable from a development perspective. Just so I'll understand the economics of it a little bit.

Mr. Bakker said okay. There's a couple different things. We'll be able to use South Carolina Mill Tax Credits, Mill Revitalization tax credits. That will be about 25%. Too much of the original mill is gone to utilize historic tax credits, so that's out. We'll also use State Historic tax credits. I think that 10% is still available. There will be property tax abatement through the Bailey Bill. Then possibility of new market tax credits as well. Then, obviously, the Opportunity Fund, which isn't really a tax credit. It's going to more affect the equity and investor side.

Mr. Richardson said right.

Mr. Bakker said kind of yet to see how that's going to filter through the development side, so we're working through that now. I think it's a good building. We're probably looking at between \$1.5 and \$2 million in renovation. Where that kind of ends up is we can end up fairly competitive on an office rate. I think we'll be able to offer really cool space at a much less of a price where we can make the numbers work. I mean it's not going to be a home run. It's going to be probably a single or maybe a double.

Mr. Richardson said how many square feet would you have in this property.

Mr. Bakker said it's just under 12,000. It's like 11,400 square feet. Then another thing, if the question about residential comes up, part of the BCC, that's restricted out so we cannot do residential here at all. It's just not an option. I mean the zoning allows it, but I can share the BCC contract if you need to see that, but it clearly states that residential is one of the non-allowed uses. We're kind of severely restricted on what we can and can't do. Then the railroad tracks. I mean it's just not a great residential thing. The good thing about it on the railroad side is because of the big 90 degree, or big very sharp turn, the trains don't go through there at a very high speed so it's not as loud as you would think it would be. We have offices who are interested. I have met with the neighborhood numerous times, met with Tony Thomas and the neighborhood association twice, so we have their buy in. They're very happy about it. We've had a lot of good dialog.

Mr. DeMark said how are you going to handle HVAC.

Ms. Hile said the side of the project that actually is facing the grassy area here; and she said it is a concrete wall as of now. I guess originally the mill must have extended back and at some point it was lopped off and this block concrete wall was added. Or it could have been the original fire wall, I'm not quite sure. But that is where we're going to have a screened condensing area right there.

Mr. DeMark said thank you.

Ms. Hile said that's the initial sketch.

Mr. DeMark said so that's not a brick wall on that edge.

Ms. Hile said that's correct. It is not brick, which is why it looks gray in the renderings. We're keeping that as is. Really, the main things we're doing to the building are removing, repairing any of the rotted wood, the corbels and things like that, fixing those back, restoring the ones that are okay and then replacing the ones that need to be fixed. New soffit, new fascia, downspouts, gutters, that sort of thing. All new windows, which will be aluminum windows, were shown black. Since we're not painting the brick or anything like that, the black is just more of an industrial look that goes with the office idea in our opinion. We are keeping the entrance where it is currently. There is actually these metal sliding barn doors that fold over on either side of that bathroom tower that's in the center. They were the old bathrooms, which will now become an elevator, so we're proposing that the entrance be on the right side of that. There will also be an exit, and possibly used as an entrance depending on the tenant make-up and if there's more than one tenant, on Arch Street, which you see in the bottom drawing there. We were going to pronounce that a little bit more with a timber retaining wall and some metal railing.

Mr. DeMark said as this develops, I assume we'll get a better understanding of how the parking works and the trash and all that other stuff.

Ms. Hile said yeah, this initial sketch was really preliminary, to try to figure out how much parking we could fit on our smaller site, just to see. I think the city requirements based on zoning would be 15 or 16 spaces based on the size, but for an office use, that may not be enough. We were trying to get a little bit more. Then we've got, on the back side of the building that faces the railroad tracks, there's actually an existing concrete loading dock that spans the whole length of the building and it's about six feet deep. We're proposing putting a railing all on there and having some outdoor seating and patio area for the occupants in the building.

Mr. Richardson said watch the trains go by.

Ms. Hile said yeah.

Mr. Richardson said one of the things I like about this is it's not such a huge mill. I mean the size of it makes it very doable. It would be a very cool space. I think McMillan & Smith ought to probably move their offices there. That would be a really cool architectural place. Of course that would take them from downtown. I don't know that that's fair.

Mr. Henthorn said maybe Tara needs a Spartanburg office.

Ms. Hile said yeah.

Mr. Richardson said this is considered part of the Northside project.

Ms. Hile said yes. And we've designed it to work for a single or multiple tenant configuration.

Mr. Richardson said is there an existing elevator in it now.

Ms. Hile said there is not. There is an existing stairwell which is the one that you see in the plan here that faces ... this is the Arch Street, and then that existing stair is there. It would be replaced because it's damaged, but the shaft, the stair shafts are masonry and they're there. They're existing. Everything else is wide open in there except for the bathroom core which would then become the elevator.

Mr. Richardson said I see. Okay. I like it. Anybody else got any comments. Let's talk about the parking for a minute. Given the location, I don't have a lot to say about the parking. I don't have heartburn over it.

Mr. Pitts said well, there's a code requirement. If there was a new development, it wouldn't be in the back, it would be on that corner.

Mr. Richardson said the building itself.

Mr. Pitts said right; with the parking in the back.

Mr. DeMark said you're not having a garage there or anything like that, so I mean if you put a building there, where would those people park.

Mr. Pitts said in the back.

Mr. DeMark said you'd have to add in that green space somewhere.

Ms. Hile said we haven't done a master plan for the whole concept yet.

Mr. Richardson said right. Well, I just wanted to get that out. I do like your trees. I know that's not a final landscaping plan. Mr. Richardson said but I do think you could shade that parking lot nicely if you like. Okay, any other comments. Tara, we thank you.

Ms. Hile said thanks.

Mr. Richardson said looks like a great project. I hope it happens. We'll look forward to your next visit.

Ms. Hile said thank you.

**Preliminary Review & Commentary of the Restoration / Redevelopment of proposed Project 158, located in the DT-6 District at 158 East Main Street, Parcel # 7-12-21-022.00 from Dwayne E. Wood, AIA, GPN Architecture, Inc.; on behalf of Champion Investment Corporation, Owner.**

Mr. Richardson said great. Natalia, our next one.

Ms. Rosario said our next and final is another preliminary for Project 158 location in the DT-6 district at 158 East Main Street. So redevelopment of the building, essentially improving the façade, taking it back closer to its original appearance, and Craig's main commentary was to note where any mechanical might be on the roof and how that will be obscured from the street. Then he's also noted within the packet it's stated that the signage would be understated. Craig noted that we want to draw people down to that end of East Main Street. The Aug W. Smith building has done a great job with that, but maybe some stated siting and signage would be appropriate here. Just for your consideration, Dwayne E. Wood from GPN Architecture will be providing the presentation, and I'm going to try to make this make sense visually.

Mr. Wood was sworn, and said the intent, in a summary, is to take a building that has a lot of natural character, and unfortunately a streetscape façade that was added in the '50s and '60s that is no longer in keeping with the character of Main Street. To remove that, take the building back to its original character, it's currently got some paint on it, on the brick, to gently remove the paint to expose the natural buff color of the brick, and remove that façade, where it says Kosch & Gray all the way down to the street. It's a mishmash of materials under here, not in keeping with the character of what we need to do. Gently remove the paint because the brick is old. It's got to be carefully cleaned and sealed. Open what are bricked-up openings on the façade; and I have a rendering that we can talk to about what is the vision. We marked up existing as best we could.

Mr. Richardson said for purposes of discussion we can share.

Mr. Wood said there are very nice arched openings on the façade that are supported by a combination of spokes, keystones, and springs with brick infill. Unfortunately, over the years, what probably were formerly window openings were bricked up. We're looking to remove that brick, open those up and clean the brick. There's a little bit of natural brick color at the very top of the cornice. That's the color. It's a very attractive buff brick. The development concept is to have business or mercantile at the street level, tenant space, with a side entrance up to two levels of rental housing, one apartment per floor two-bedroom apartments. The arched openings would form outdoor living space for each apartment. There's about a five foot balcony proposed behind the brick façade back to living area such that the occupants could have some small, modest, but outdoor living space none the less. The units are pretty simple.

Mr. Richardson said Kosch & Gray is still there, right.

Mr. Wood said yes, they are. Mr. Gray has declared he's going to retire. On the rear of the building is a one-story, I'll call it an addition, running the rear street that is currently occupied by a rental tenant. There is no proposal for any work on that façade or to that tenant space. This mercantile space on the ground level will be permanently walled off from the rear tenant. All attention is being focused on ground level, Main Street façade mercantile space, business occupancy space, and developing the two rental housing units on the upper two floors. The intent is to kind of keep it in keeping with the character of some of the businesses around the area. Particularly across the street, there's several buildings that either, maybe, at one time were painted but are now natural brick. It's very much in keeping with what is going on in the neighborhood. Our initial assessment was that any signage would have been probably low key, low profile, façade mounted, letters on glass, and we certainly understand and appreciate the idea of having, perhaps, pendant signs or something a little more noticeable if this is used as a destination zone.

Mr. DeMark said do both floors have a veranda.

Mr. Wood said yes.

Mr. DeMark said this got cut off somehow in the print so I don't really see the third floor. Is it the same as the second floor.

Mr. Wood said yeah, it's the same.

Mr. DeMark said the only difference is the windows are different.

Mr. Wood said one apartment will have three openings on the balcony, one will have two.

Mr. DeMark said oh, okay. I got you.

Mr. Wood said mechanical equipment for the upper residential units will be on the uppermost roof. For the mercantile space it will be on the lower roof of the rear tenant space. The entrance to the residential units is on the Main Street side, and I'll call it stage right. Do you understand that the blue unit next door is the residential occupant. And there is some diagonally across the street as well. There is some residential in this block. We're in the process now of assembling sample materials, just so we will be ready in about a week for the next month's review.

Mr. Richardson said right. I don't have any questions. Do y'all.

Mr. Pitts said only thing, was these like hard copies that you scanned and printed.

Ms. Hile said yes.

Mr. Pitts said I guess ideal is get PDF copies for the City Planning Commission.

Ms. Rosario said right. I'm going to get a better version of what he's brought to my phone, but I'll try to scan them in. I'm not very good with scanners. Thank you.

Mr. DeMark said the only thought I have is, and maybe that sort of the awning color. I don't know. I'm not in love with the colors of the awning.

Mr. Richardson said the stripes.

Mr. DeMark said the stripes don't really help it at all.

Mr. Henthorn said it looks like they're all being bombed from some place.

Mr. DeMark said yeah. I don't know. I just don't get them, and maybe-

Mr. Pitts said we know that the George Sink office has an awning.

Mr. DeMark said yes, we do.

Mr. Pitts said it's a big blue awning with white lettering.

Mr. DeMark said it's blue, yes.

Mr. Richardson said awnings are a work in process.

Mr. DeMark said my only comment is I'm not blown away by the awning, but I understand that there needs to be something there so if you could look at that and refine it and come back to us, that would be great.

Mr. Pitts said just not blue with big white letters.

Mr. Pitts said we want a little more signage to pull people up that end of the street. Maybe that's what he has.

Mr. DeMark said the top floor has a railing. Does the second floor have a railing. Or it's so high that it doesn't need the railing.

Mr. Wood said it's so high that it may not need a railing.

Mr. DeMark said okay.

Mr. Richardson said I think that looks great. Anybody else got any questions of Dwayne. I don't have any. I think it looks terrific. I'm delighted.

Mr. Wood said it makes me happy.

Mr. Richardson said maybe we can go and get the next building and the next building and do the same thing. That'd be nice.

Mr. DeMark said thank you.

Mr. Bakker said great.

Mr. Wood said thank you.

Mr. Richardson said thank you, Dwayne. We'll look forward to your next visit.

Mr. Wood said we'll see you next month.

Mr. Richardson said okay, good. Okay. Well, these are exciting projects. This is good.

Ms. Rosario said Ricky had been asking me for a while to bring the plans this Board had reviewed and approved for the United Community Plaza space location; and I believe I have them on the power point somewhere.

Mr. Richardson said yes; I think we need to look at them.

Ms. Rosario said I have them up here, thankfully, somewhere.

Mr. Richardson said I had requested Natalia. I wanted to review, because we've all seen this site come to fruition at the corner of Pine and Main.

Mr. DeMark said I didn't approve this.

Mr. Richardson said well, okay.

Mr. DeMark said this is pre-me, so can't blame me.

Mr. Richardson said here you go. Let's just start with that. And I recall the architect telling us when they were here that the plaza doesn't ... this is somewhat out of scale.

Mr. DeMark said where is that.

Mr. Richardson said it's at the corner of Pine and Main.

Mr. DeMark said no, it's not. Well, it's maybe not built yet.

Mr. Pitts said I don't think it's going to be built.

Ms. Rosario said there's this. I wish I had a split screen, so I have a civil set as well. She went through a lot of slides regarding the project.

Mr. Richardson said my reason in asking this is I want to educate myself about what to really look at when we look at these renderings, because again, I'm not an architect so I can be duped more easily than you guys who are used to studying this stuff. I called Chris Story when this building was first going up, and I said, "Chris, this building is too close to Main Street." I said, "There is no way that you can put tables and chairs and stuff out there like it's presented." Anyway, he checked on it, and he was assured that the drawings and so forth were correct and all that.

Mr. DeMark said that's not the same view.

Mr. Richardson said that is incredibly misleading in my opinion. There's trees.

Mr. DeMark said yeah, there's no trees there.

Mr. Pitts said yeah, and they're blaming the DOT for that.

Ms. Rosario said yes. I'm not intimately familiar with what's gone on during construction. My understanding is that there's been some back and forth between the contractor and DOT, and those have not been very positive or favorable to the site. I didn't show you what they presented as their final.

Mr. Richardson said well, you can understand my disappointment.

Mr. DeMark said absolutely. Yeah.



Mr. Richardson said he did not think what they did was what they approved.

Ms. Rosario had pulled up the permit set of the plans.

Mr. Henthorn said that's the permit set right there.

Ms. Rosario said that is the permit set. Yes, you are correct. The only answer I have to that is moving forward, final sets come to you. So moving from this conceptual that we kind of covered earlier, instead of having them come forward with a nice-looking final and the preliminary site, really stop them and let them know at the beginning that once you get conceptual, you're going to go into full engineering, and that engineering has to agree with what they approved.

Mr. Pitts said yes, I totally agree with that.

Mr. Richardson said do you have the picture that was a little bit more of an aerial view of the Main Street side that showed the sidewalk.

Mr. DeMark said that is not what we have here.

Ms. Rosario said correct.

Mr. DeMark said no. I mean that brick paver or whatever, that's gone. Not only is that gone, but the grade is completely different.

Ms. Rosario said yes, it is.

Mr. Richardson said okay. I just wanted to make sure I wasn't crazy.

Mr. DeMark said no, you're not crazy.

Ms. Rosario said you're correct.

Mr. Richardson said it looks to me that the road is about ... from the front corner of that building, it looks like the curve is closer than those yellow flowers, much closer.

Mr. DeMark said it is.

Ms. Rosario said and that is another us trying to get DOT to agree with the placement of us moving the actual [crosstalk].

Mr. Richardson said well, that has nothing to do with DOT. That is a misrepresentation of what's on the property.

Ms. Rosario said yes, but that has changed because of additional comments by DOT.

Mr. DeMark said the other thing that I think would argue with what Ricky is saying is that the distance from the edge of the sidewalk to the building has also changed in the finished product. He said that is depicted as 12 or 15 feet, and there is no way there's 12 or 15 feet there. I haven't measured it, but-

Mr. Richardson said I don't feel so bad about it now, thinking that it was ... Anyway, and I think it's a great project. I'm delighted. It just didn't quite turn out like what I thought we approved.

Mr. DeMark said which you approved.

Mr. Richardson said it's not what I thought it was going to be. Anyway. Can you zoom into that corner.

Ms. Rosario said here.

Mr. Richardson said no. So what happened to the trees there. Mr. Richardson said and that's not quite finished. I mean they're still putting the finishing touches on that.

Ms. Rosario said right.

Mr. DeMark said oh, I think it's finished.

Mr. Henthorn said except that radius area right there.

Mr. DeMark said yeah, you're right. The radius is not finished. But I mean the bank is already opened.

Mr. Richardson said right.

Mr. DeMark said what is the big round thing Is that the telephone pole or whatever, the big round dark circle thing.

Ms. Rosario said this one right here is supposed to be the ornamental hardscape area. That hasn't happened yet because we haven't been able to move the pole yet. That part is unfinished. I can get back with the site designer to confirm that at least this is the hardscape area.

Mr. DeMark said I don't think it's there.

Mr. Richardson said Natalia, are you in knowledge that you can share of a tenant that might be in one of those that's going to be a restaurant and have some outdoor seating there on Main Street.

Ms. Rosario said I do not know if it will have outdoor seating, and I don't know which one it's going in. I do know that one of the upfits is for a Moe's restaurant. I'm not sure if it's on this end or on this end.

Mr. Richardson informed the City Manager regarding these plans that this was not what the Board had approved. Again, some of that's my ignorance, and I'll take responsibility for that. Anyway. I just wanted to make sure that we looked at that again on a big screen.

Mr. DeMark said not only is that deceiving, but there's grade change from that corner going down that is substantial. There's steps.

Mr. Richardson said yeah, and that was never depicted in their drawings that I recall. Mr. Richardson said I understand, but I guess the point about that is we are approving things that we're really not seeing what they're really going to look like. I know that a lot of our stuff is materials and fenestration and that kind of thing, and what does the building look like and all that, but I feel like I was duped on that because I thought there was going to be this really cool plaza out front.

Mr. Pitts said well, the trees is the most disappointing thing.

Mr. Richardson said well, from the landscape architect.

Mr. Pitts said but civil engineers love to blame DOT, like right off the bat. That's not necessarily the case. It could be client driven.

Ms. Rosario said I spoke to Guy a couple of times, trying to figure out whether these are smaller trees, or kind of like what they were, something that would be more see through.

Mr. Richardson said yeah, right, right.

Mr. DeMark said I'd be interested to know what the circle is.

Ms. Rosario said here is what I've been told, and I've had to talk to DOT and confirm, but they didn't want anything higher than a shrub out there. One iteration of this, it was showing shrubs instead of trees.

Mr. Richardson said I have directly engaged DOT about that issue. What they call The ARMS Manual, is that what it's called.

Ms. Rosario said yes.

Mr. Richardson said and that was updated last year.

Mr. Pitts said well, Brandon came here with it recently and said that a tree trunk within five feet of back of curb.

Mr. Richardson said what's that.

Mr. Pitts said that's what he told us when he came to our DRB meeting. Mr. Pitts said now, the line of sight issues could be an issue, but what I heard him say is five or six feet from back of curb.

Mr. Richardson said yeah, that it couldn't be within that. I think what they wanted to do was put anything vertical ... they want to have the sidewalks ... We want to have travel lane, street tree, sidewalk. They want the travel lane, sidewalk, push the street trees back.

Mr. DeMark said I thought the Wendy's did a good job. I mean that's open.

Mr. Richardson said I wanted to talk about some of our prior things. I think the Wendy's looks as good as it possibly can look. I mean I really do. I think we need to chalk that up as a success. I think they did a great job.

Mr. Pitts said it's still going to be hard getting in and out of there.

Mr. DeMark said it's still good. But that's their issue.

Mr. Richardson said that's theirs. Anyway.

Mr. DeMark said we did what we could with what was presented.

Mr. Henthorn said once all the curbing and intersection work gets finished, obviously, we won't have barrels and cones.

Mr. Richardson said yeah. Natalia, let's also talk about the signage on that building for a minute, since that was a question that we had that was brought up.

Ms. Rosario said yes. I don't have that sign package, but I am happy to go over that. That is my fault, the internal illumination on the large cabinets. As far as the actual size of the cabinets, I didn't run that past Craig, and perhaps from now on I'll just bring the signage on these projects before y'all. He was okay with the projection, and I have talked to Guy Harris about, over time, transitioning that to externally lit, and he's open to that. The additional tenant panels will be externally lit the way they're supposed to be.

Mr. Richardson said you said, what was your responsibility.

Ms. Rosario said making sure that it was externally and not an internally lit.

Mr. Richardson said okay, so they're not supposed to be internally lit.

Ms. Rosario said right, correct.

Mr. Richardson said is it okay that they pop off of the building the way they do.

Ms. Rosario said it is. They project just enough to not go past, I think, four or feet but they're quite large.

Mr. Henthorn said yeah. I don't think it's their size that's so bad, it's just because they're cabinets are thick and they look heavy. If that was a hanging sign that was externally lit, it probably wouldn't look so big.

Mr. DeMark said like the Wendy's is externally lit, and it looks good.

Ms. Rosario said like I said, over time as maybe issues occur with that cabinet, those cabinets, we're going to changing them to externally lit.

Mr. Richardson said okay. I just wanted to make sure we understood the sign ordinance.

City Manager Chris Story said part of this, at least from my perspective and part of my own education on this, is having the threshold levels of approval, like we're working through now, so that you get the full details that are down the line in the design process. We get that data and information to you all as we go, and having an interim approval that says yes, the building, the organization and the basic architecture is in place.

Mr. Henthorn said yeah. If we go back to the corner thing that we're talking about, my recollection of the whole discussion about that was that was the original presentation, and Craig commented on how big the plaza was. It was too big to feel comfortable.

Mr. Richardson said too big.

Mr. Henthorn said I think they changed the location of the building a little bit. I don't know if they originally changed it as much as it has actually been built, but they might have just kept pushing it forward. Once we said it was too big, they might have pushed it forward to accommodate parking. I don't know. But I don't know that we ever saw it pushed that close to the street. I remember thinking that was too big.

Ms. Rosario said I can have the other later renderings, but we can definitely pull those up and review those again, because they did change that, I remember. This is one of the more preliminary renderings.

Mr. Henthorn said right.

Mr. Richardson said I think the radius got bigger on the road.

Mr. Pitts said I can see that.

Mr. Henthorn said but even the gray area there, I don't think there's that much space there now, even in the gray now.

Mr. DeMark said no, I agree.

Mr. Richardson said that also is showing on-street parking on Pine and Main, which, of course, we knew would never happen, but it's showing parking there. Again, that's ... And you're right, that was a really early rendition of it. But I thought what we let them wind up with is not what

we wound up with, yeah. Okay. All right. Thank you, Natalia, for doing that. Thank y'all for indulging me in that, hopefully, educational process.

**Staff Announcements:**

**Board Member Vacancy**

We're looking for one more Board member. You all have a form in front of you to submit somebody's name. I truly will ask you to go and give some thought to it, please. It's important, as you know, to have talented people on this committee. I use that word generously, so give it some consideration, please.

There being no other business, the meeting adjourned at 6:40PM.



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Kevin DeMark, Chair

Minutes edited by Logan Witter, Leah Anderson, and Julie Roland