

**Meeting Minutes of the Design Review Board (DRB)
Virtual Zoom Meeting
Tuesday, March 2, 2021**

The Design Review Board (DRB) met via Virtual Zoom Meeting on Tuesday, March 2, 2021 at 5:30 PM. The following Board members were in attendance; Kevin DeMark, Lucy Lynch, Ricky Richardson, Carolyn Schoepf, and Lauren Rogers. Representing the Planning Department were Martin Livingston, Community Development Director; Emily Thomas, Planner I; and Julie Roland, Administrative Assistant. Also present was Craig Lewis, Stantec Design Consultant.

Roll Call

Mr. DeMark, 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. DeMark said all five members of the Board were present, constituting a quorum; and he went over the procedure for the meeting.

Approval of Agenda for the March 2, 2021 Meeting

Mr. Richardson moved for approval of the agenda and was seconded by Mr. DeMark. The motion was approved by acclamation.

Approval of the March 7, 2017, February 5, 2019, and February 2, 2021 Meeting Minutes

Mr. Richardson moved approval, and seconded the approval of the March 7, 2017 Meeting Minutes since he was the only Member of the current Board that attended the meeting. He approved the meeting minutes as well.

Mr. Richardson moved approval, and seconded the approval of the February 5, 2019 Meeting Minutes since he was the only Member of the current Board that attended the meeting. He approved the meeting minutes as well.

Ms. Schoepf moved approval of the February 2, 2021 Meeting Minutes; and they were approved by acclamation.

Old Business: None

New Business: The Design Review Board has received a request regarding Preliminary Review and Approval of proposed building's form, massing, and placement on the site for proposed new hotel development, located in the DT-5 District at the midblock of East Saint John Street between North Liberty Street and North Church Street, Parcel # 7-12-06-085.01 and 7-12-10-044.00, from Samir Patel, Applicant, Hawkeye Hotels, and Nitin Patel, Agent, Dynamik Design, on behalf of Samir Patel, Hawkeye Hotels.

Mr. Livingston said Mr. Chairman, Members of the Board, staff has received a request regarding preliminary review and approval of proposed building's form, massing, and placement on the site for proposed new hotel development located in the DT5 District at the mid-block, which we are calling 150 East St. John Street between North Liberty Street and North Church Street, from Samir Patel, the applicant, Hawkeye Hotels and Nitin Patel agent, Dynamic Design on behalf of owner, Samir Patel, Hawkeye Hotels, and Mr. Patel is here. Mr. Patel you can take control of the screen, and I'll promote Mr. McCutchen, I see that he's online as well.

Mr. N. Patel said so thank you for the introduction. And thank you guys for taking the time to join us today. So as mentioned, we're coming back for the preliminary review for the Fairfield

Spartanburg which's located in a DT5 District along the St. John Street. Some of these slides you guys have already seen, nothing has changed obviously with the proposed site. These are the contextual images, which provided a good idea of where the site is located. This is the aerial context image, which gives an idea of the surrounding context. And now on the next page we have the surrounding buildings being the Montgomery Building directly adjacent to it. And then also the George Dean Johnson College of Business, which is also on the other side of it. Our site is sandwiched between the two and then also on the same side as the Central United Methodist Church. Wanted to go ahead and jump into obviously where the changes that occurred, and this brings me to my next slide, which is the exterior rendering. So this rendering shows the updated design, which eliminates the multicolored paneled wall here. And then we added some fenestration along East St. John Street. Those were sort of the main comments that we've received from the last hearing. Also when we rotated these two rooms to face East St. John Street that also created some opportunity to add some clerestory windows along this facade facing the power pole. So we wanted to make sure that we avoided any sort of expansive blind wall in any facade throughout the project. Also a request from the previous meeting was to accurately depict what is actually going on site. So David's team and our team kind of huddled up and redid the modeling, redid the rendering space on what this kind of site conditions are and what our post site conditions will be based on grading. So you will see here that the street is sloping up towards the intersection of North Church Street creating this wall, which you'll see in the other rendering that we added. We are still maintaining the patio condition here that connects to the public right away, giving it a more urban feel to it, and a large amount of transparency throughout the public amenity spaces at the ground floor. Next rendering, this rendering was added to show the well condition. I know there was some concern there to see what exactly is going on. There was also some concerns with the PTAC movers which you can see here more closely. We did select an architectural louver that will mask the PTAC a little bit better than the traditional PTAC grills. But we also selected a color that matches with the aluminum frame of the entire window. And then also we made sure that at all PTAC locations the adjacent material matches the PTAC grill and the window frame. This also gives a good image of the widened sidewalk, which is nearly 14 feet, which will give a little bit more pedestrian access alongside of this landscape well, which will have some planting and which will also be maintained full-time by hotel operations. As for the site plan, not much has changed in regards to our previous submittal. There has been some minor building footprint tweaks which will be manageable with the rotation of the rooms on the upper floors. And David is also here, he'll speak more to the site plan once we get to his slides as well. With the floor plan, I know one question that came up was the trash. So we have been in communication with the Montgomery Building ownership and I think we're working on a shared agreement between the Montgomery Building and us to share a dumpster location. So that way it's a little bit more cohesive and it's easier for trash removal through the alley that's shared between the Montgomery and the hotel. The upper floors you'll see that, and I'm not sure if anyone remembers, but these two rooms right here were rotated towards the path that looked out towards the power easement. We since then rotated it where it looks out over the St. John Street which allowed us to be able to put in fenestration there. And then we also took advantage of the fact that we'll have to create a customer in here and added some clear story windows as I mentioned before. For the roof plan again, we're still keeping with the previous concept of housing all of our mechanical equipment here. We do have taller parapet walls, which will be more than enough to mask any sort of mechanical equipment that we have up there. So I think right now we have an arboreta air unit, so condensing units, so we have

measured the height of the proposed mechanical equipment that we will have there and we are well above any of that. In terms of sideline, we won't have to worry about anything with pedestrians walking in the street. So moving on to the elevations, we added a little bit more detail in terms of the grades. We also added, I don't know if you can see this well here, but we did add dash lines here to indicate the depth and extent of the landscape well that we just spoke about. These are the windows that we added with the rotation of the rooms above. Everything else, in terms of concept, we did keep the same. We did remove the multi-colored panel wall and then just kept a black metal panel to keep consistent with the overall language of the project. This is the rear elevation facing the courtyard of the parking deck. Again, none of this was changed in terms of material or design. And for the side elevations, this facade faces the Montgomery Building. There weren't any comments or any updates made to this facade. There were updates made to the clerestory windows here when we rotated the rooms, and we actually did expand the storefront along this facade to create a little bit more transparency, very, very mild. And this is our updated material board removal. We removed all the multicolor metal panels that we had proposed originally. And we did add the architectural decorative PTAC louver here to show the color and the overall lookup. And then lastly, when we first submitted this, Craig had mentioned that it might be useful to show a conceptual section, to show in terms of the landscape well of how that relationship is between the exterior wall, and the sidewalk. We do have well over nine feet in some areas and I think the middle of 80 in some locations, but we have plenty of space to allow for ventilation for the PTAC louvers. And then it is a wide enough space that people will be able to get in there and maintain that area throughout the year. And I think the rest of the slides are under David's purview. So I'll hand the presentation over to him, and then we'll open up the floor for any questions you guys might have.

Mr. McCutchen said good evening Board Members. Nitin pretty much hit all the highlights. There weren't really many changes to the site plan. I guess just a clarification on that wall, it varies from eight to over nine feet wide and the wall, it's not really that much of a wall. On the far East, it starts off as basically a six inch curve and then as you progress to the Montgomery Building, by the time you're out to that end of the building, it's up to about four feet. So just over waist high. So we feel that's a good thing. And that's a benefit from raising the interior finished floor up 30 inches. And it's South facing, we probably are not going to be able to plant trees in there, but we can certainly get some ground cover and nice decorative things that will thrive in that environment there. And the trash as Nitin mentioned is something we're still looking at possible solutions with the Montgomery Building, or if there are any others. And Craig, I think one other note, you had mentioned this about the right of way or easement to make sure that the public had at least the 3.8' foot minimum of access legally behind the curve of the lay-by. And I think right now the drawing shows there is an additional right away dedication, but we suspect that the DOT will say, "No, thank you to that," and it may come more in the form of us granting a public easement for the owner of the hotel to abut the existing dashed right away line, which basically follows behind the existing back of curve. So yeah, that's probably about all I have to add right now, unless somebody has other specific questions.

Mr. Richardson said David, just to that point about the sidewalk. Regardless of right of ways and DOT and all that kind of stuff, will that sidewalk, you were saying will be 14 feet in some places.

Mr. McCutchen said yes, sir. It's five feet as the existing today, and then there's kind of different transitions on the East and the West, but yes, it does bump out to 14 feet, and I think it stays just under 14 feet, right at the front door of the hotel to the theoretical edge of the loading zone right there, where the cursor is. And so right there would be technically no curve, but there would be a

transition from asphalt pavement to probably some type of decorative pavers or definitely some visual change from the roadway to that wall.

Mr. Richardson said so on the Western side of this property where it leaves the building and goes into the existing sidewalk, going up towards the Montgomery Building, what's the sidewalk like there. Can you tell.

Mr. McCutchen said the new sidewalk would be 14 feet and what we tie into is like five feet.

Mr. Richardson said okay. That's kind of what I was getting at. Okay. And you're coming from five feet on the East side.

Mr. McCutchen said yes, I see them; that's where we have our overhead lines and overhead voltage power problem right in there. And even you can see there's that Spartanburg Music Trail Marker, we still leave it shown in its current place actually is where it shows that little tiny square where the air leader is on it. And it could stay there and if we decided it needed a better home, we could move it. So then of course, that's the transformer still trying to hide against the property line in the bar or at East side...

Mr. Richardson said thank you.

Ms. Schoepf said let me see the back of the building again. What is this over here that is brown.

Mr. N. Patel said it's a cementitious wood panel. So I think we didn't touch on that last time. It was sort of a brand element that we incorporated at the back of the building just to minimize the amount of materials that we have on the front. It is something that's in relation to Fairfield so we incorporated that at the back near the patio.

Ms. Schoepf said okay.

Ms. Rogers said could you all review the handicap accessibility from the rear of the building, again. I know we touched on it last time. But I was just curious from the drawing that I saw on page 17. Just how that would work with accessibility from the rear.

Mr. McCutchen said hi Lauren. Yes, basically from the finished floor of the garage up through that shaded sidewalk there, there's a path that's less than 5% slope. So technically it meets ADA and its no handrails required to come up that path. And I guess Nitin if you could move the cursor straight down the page and then yeah, turning that way and then you're up to the main patio to enter into the rear of the building. So that would be one entry. And then of course a drop-off at the front door would be accessible as well.

Ms. Rogers said okay. And then my follow-up question to that would be, so utilizing the George garage, are you all going to be in partnership with them with adding additional handicap spaces to be closer to your property, or will they just have to park towards the Eastern side of the garage and then just walk to the handicap pad for rear entry.

Mr. McCutchen said to my knowledge, the ownership has not had those discussions yet, but obviously they're logical and it makes sense to have new designated handicap stalls close to that entrance. So that would definitely be something that would be pursued. And I can see no reason why the City would not support that during the site plan review process.

Ms. Rogers said thank you.

Mr. N. Patel said okay. Do you want me to flip over to the next slide.

Mr. McCutchen said yeah, you can see; we do still have the sidewalk connectivity to the USC Upstate Plaza, and there's a couple of steps in that path, so it would not be considered accessible

because of the little steps there. But as we have it drawn now that was part of the original criteria we wanted to make that connect with the rear of the Upstate Business College hardscape there.

Mr. DeMark said Mr. Lewis do you have some comments you want to share. I'm sorry guys, are you all finished David. And are you all done.

Mr. McCutchen said I think I'm done; Nitin unless you have something to add.

Mr. N. Patel said no I think we're finished though. We're welcome to any comments or questions.

Mr. Lewis said thank you everyone. I think if you could just scroll down to page three, I think that's sort of where the major considerations are as part of this effort. We talked last time about building massing. This is a very wide building, and by downtown standards, we actually have other wide buildings in downtown today. And I think the fact that it's next to the George, the School of Business which is also a fairly wide building in and of itself. And sort of the extent of the Montgomery Building, it seems to fit. In other blocks, maybe not as much, but this is a street where there are some fairly wide buildings and girthy. I do think that they've done a good job at breaking down elements of the individual bays. And so I don't have any specific changes recommended at this time for that. The next item is architectural detailing. I think we had a lot of discussion about this last time, the Board did. And I've had some follow-up conversations with the applicants and trying to sort of interpret the Boards comments' about that. And I think that they... Everyone's on the part of the Board about the way that this interplays architecturally between the Montgomery Building and the George next door. I do think that those are very legitimate questions from a design perspective, given the way the street is on that side, the North side. And I have recommended, actually recommended last time, I think a big part of it has to do with the materials that are being used. Spartanburg is a brick town, and masonry is the predominant building material for most of the buildings in downtown. We've had some other materials that we certainly do permit, but again sort of given the context, I have recommended that there'd be more brick incorporated as part of that, particularly along the St. John frontage. I've recommended two stories of that, which basically brings the Western facade where there is currently brick proposed and extends along across the frontage of the building. That masonry, I think helps to tie in and anchor the building relative to its neighbors. And then it allows the different material, or lighter material that sort of sit on top of the brick, the brick becoming a base. So that's my recommendation on that. I think the Board needs to have a little bit more discussion about that. I think the applicant addressed the air intake grills with the PTAC units, the heating and air conditioning units. So thank you for doing that as part of this. The street scape element Mr. McCutchen addressed the public access easement, I think that's sort of the best way to go. The goal is we want to maintain clear eight foot wide pedestrian pathway as much as we can. That's the ideal. And then last that ground floor well area. And I think there was some discussion about what that looks like. That's going to be a maintenance issue and obviously, hotels maintain people that maintain things all day long. And they will have fairly easy access from the side to be able to get over there, but it will definitely be an area where trash will blow into regularly. I don't think it's an area on... actually I think Mr. McCutchen pointed it out, but unlike the rendering, there's not going to be landscaping growing in there in all likelihood. So whatever's in the base there obviously has to be something that you can both walk and keep clean. So we do have other conditions where we have wells, not many in Spartanburg. Unlike some other communities, Greenville has a number of those conditions where they're sort of stairwells or other kinds of wells that expose a ground level or a low grade level. Spartanburg doesn't have that many, but it can be done. But as I mentioned, it will be a maintenance issue, but

definitely want to kind of bring the DRB's focus back on the overall massing in the architectural styling of the building. And let you all have a little bit more conversation about how you feel would be best for this building to fit in and be compatible with its two neighbors that are very much cut stone on one end and solid brick on the other. So we're happy to answer any questions brought, otherwise, I'll turn it over to the Board for their discussion.

Mr. DeMark said Ricky, do you want to lead on this. I'm recusing myself from voting. Does anyone have any comments.

Mr. Richardson opened the public hearing and asked if anyone wished to speak in favor of the request to come forward and state their name and address for the record.

Mr. Livingston said Chairman we have Jennifer Evans.

Ms. Jennifer Evins said good evening Mr. Chairman. Thank you. This is Jennifer Evins. I'm a resident of the City of Spartanburg downtown, and also I'm President and CEO of the Chapman Cultural Center, soon to be neighbor to the beautiful Fairfield Inn. And I am coming to the meeting today to speak in support of this hotel and the fresh contemporary design that they are presenting. We feel very strongly that we need to attract diverse people and part of attracting diverse people to our community is having diverse architecture. And we have a huge need to recruit talent for jobs in our community. And if we want to seek people to come to Spartanburg from all over the world, diverse architecture is one of the first things that they see. So although we have been a brick town, I'm in favor of diversifying the architecture. And I do want to remind you that when the Montgomery Building was built, it was very contemporary and new for its time. And it set a new standard for architectural excellence in our community. So although it is a tradition that surrounded by traditional buildings, the Montgomery Building was very contemporary for its time. So I, as a resident of the City of Spartanburg and a leader in the arts, want to encourage you to support this new contemporary design in our City. And I think it's a great addition. So congratulations to the Hawkeye Hotel group. Thank you.

Mr. Richardson said thanks Miss Evins. Does anyone-else from the public have any comments or wish to discuss anything.

Mr. Livingston said there's nothing in the chat or raised hands.

Mr. DeMark said okay, great. Anyone else have any questions, Ricky. You want to say something.

Mr. Richardson said sure, sure. First of all, I want to thank the folks for coming back and after having listened to the Board, I think they did a really fine job in improving the design of this building. And again, I want to thank you all for that, for addressing most if not all of our concerns. I think this design is frankly much more appealing to me than the first rendition. Similar reasons from a 30,000 foot view, this building I think it solves a lot of problems. This is an infill site that is appropriate for not many things given the limitations of the property. It provides pedestrian traffic in and around it, and from the garage up to Church Street, it provides a link there. I'm not as concerned about the contemporary design from a standpoint in that St. John Street is a four lane street, people fly by there. It's not like the people are creeping down Main Street. I think the idea of a brick foundation is a good one. And I think it does anchor the property as not to parrot what Mr. Lewis said, but I think it does a great job of anchoring. To me it gives us a great sense of stability. It also from a durability perspective gives a lot of durability to it. And the rest of the building, the other three or four floors are contemporary. And I think they look great. You guys did a great job of moving the rooms around and giving a fenestration

on the front, taking away some of the busy-ness of the building, engaging on the street. I mean, all of that stuff is exactly what we asked for. And again, I appreciate your response to that. Anyway, that's kind of all I have to say. I like this project, and from the beginning I liked the project. I like the design a lot better. I would like to have Nitin and Samir comment on the possibility of two stories worth of brick to anchor the building.

Mr. DeMark said can you switch back to the front elevation. I think that would be helpful. Okay, thank you.

Mr. N. Patel said I'm sorry Ricky. We're cutting in and out. Did you have a question on this.

Mr. Richardson said I would appreciate Nitin and, or Samir's commentary about the possibility of putting the first two floors in brick. Is that doable for you all.

Mr. N. Patel said I think we'll have to take a look at it from a design perspective. I know we have... obviously our design language that kind of changes back to the first floor where the rooms start. We can maybe take a look at it and I don't know if the Board would be open to it. Maybe if we have brick more along the first floor of it. So it officially anchors and it still creates a foundation for the building. And we incorporate that all the way throughout the front facade and the side to side. But let us explore it, I think that might be a more viable solution and it would keep the overall architecture and the design language kind of the same. Through the first floor versus taking it all on three or four. Because one thing we are doing is that we are still using high-end material. I know some of the areas that we're using cementitious panel, but for the majority of the first floor, we are using metal panels. So it is an upgraded material. So in terms of costs, it might be just a swap and savings or just a swap in terms of financials; but we want to make sure that it doesn't completely destroy the overall language. But let us take a look at it.

Mr. Richardson said thank you.

Mr. DeMark said Lucy any thoughts; Lauren any thoughts.

Ms. Lynch said yes, I agree with Ricky and I appreciate the revisions from the team and I appreciate the consideration of the brick. And I think this is an improvement and I do hope that we give this project preliminary approval tonight. With that being said, I kind of question going forward, the idea of having a branded building brand of architecture. I wonder if that limits the use of the building and the life span of the building. Kind of like a restaurant that's a fast food restaurant and then once it closes, it's kind of unmistakable what it used to be. So that, I just kind of wonder if something we talk about going forward. But I appreciate the revisions and I look forward to hopefully giving this a preliminary approval.

Ms. Schoepf said okay. I'm sort of in situation where I agree with Lucy and Ricky as well with the brick, I do like the new design. I think there's great improvement from what we saw last month. And I'd like to see the project move forward with considerations.

Mr. DeMark said great thanks.

Ms. Rogers said I think that you guys have done an awesome job for improvements, and to the brick comments, I guess Nitin and Samir, are you all constrained by Fairfield design guidelines of how much you can alter certain facets of the building.

Mr. N. Patel said there are certain things that we have to adhere to. And there are certain brand elements that we try to incorporate. Obviously this is a complete custom Fairfield. So it's something that we have a little bit more flexibility in but regarding the base that we try to certain

elements. Sorry, but back but in terms of the brick I think we could probably work with the design in order to keep it where it's at while still adding some brick. I just questioned, I think maybe it might be difficult to add or increase the number of levels that we have as to what we have shown currently. Yeah and I mean, [crosstalk] just by initial loads, I mean it might be beneficial if we add brick at the center entrance [crosstalk] the building. And it gives a visual anchor as so this is the entrance. This being a brick town, like you guys just mentioned, it may make sense, and it may mean a little bit boring if we add brick at the center entrance. So I think we can work with our design to add certain elements in. But again, I just don't want to make any statements and promises to where we can go above the two to three levels.

Ms. Rogers said thank you. Great job to you and your team and welcome to Spartanburg.

Mr. N. Patel said thank you.

Mr. DeMark said should we call the vote. Unless there's any other-

Mr. Richardson said I'd like to move that we approve preliminary design here of the design for the Fairfield Inn on St John's Street. And not with a caveat, but with an eye towards having some further discussions about the brick facade on first floor, or entrance, or something again, to help anchor it and provide a little bit durability to it. That's my motion. Is there a second.

Mr. Richardson moved for preliminary design approval, and was seconded by Ms. Rogers. The motion carried with a vote of 4-0, with Mr. DeMark recused.

New Business:

The Design Review Board has received a request regarding Final Approval of proposed new Kennedy Street Apartments project, located in the DT-5 District at 327 E. Kennedy Street and 289 Union Street, Parcel # 7-12-11-215.02 and 7-12-11-214.00, from Paul Mills, PE, Site Design, Inc., Agent, on behalf of Jack Levinson, LAT Purser & Assoc., Applicant, on behalf of White Horse Investments, LLC, Owner.

Mr. Mills said okay. Let me get that pulled up really quick. Yeah, so we have made the revisions to the plans per the DRB comments from our last submittal and have gone through a few things with Mr. Lewis and we have taken the plans on towards permanent documents. And so we have our detention pond graded out and the site graded and have our finished floors figured out and the number of stairs. And we're accommodating the two foot rise from sidewalk to the finished floor as required. We have added landscaping around our dumpster area and also to screen the parking lot that fronts on Henry Street.

Mr. Mills said so we do have our dumpster down. If you look at the darker pavement area that is the heavy duty asphalt and the dumpsters at the end, right where the hand is now. And the rest of the asphalt is light duty pavement. We still have the parking lot there, the major parking lot, and then the side parking lot on Henry Street. We do have landscape screening through there at the top of the retaining wall for the detention pond. And there's also a screening for the pond. At the top of the wall there is also a black aluminized privacy fence to help give some screening there. As we go along to the building, as we've mentioned before the landscape sheet, that we'll change to in just a minute here, shows the Dan Trail a little bit better, but we do connect to the Dan Trail with our sidewalks from the building and all of our stoops, there are two feet above the sidewalk. So this is the grading plan, and that might show the pond a little bit better. Ponds are about five feet deep. And so not excessively deep. It does also have a fence around it for safety. So if you can kind of focus on the pond area. So there we have... for some reason the shrubs are not showing around the fence at the top of the retaining wall. I'm not sure if I dropped the wrong

image in there when I sent that to you guys. I can pull it up on my computer and show it to you if you want to. But we have shrubs there every couple of feet apart going along the entire frontage, if you go down to the colored image. So you see a little green shrub there in front of the red car. We have a row of shrubs there along the top of the retaining wall, and then the privacy fence to help screen that parking. And then obviously the safety fence at the detention pond and screening and street trees along the road. So that's getting onto the architecture that Russ can discuss. And also we gave you some light standards also that we're still working with Duke Energy on some of their pedestrian light standards, and then seeing what they have available for their parking lot lights versus what we had preferred to use. We had preferred to use LED solar panel lights. But for some reason, Duke Energy does not like us to use solar lights, something about their profit. Any questions at this point.

Ms. Rogers said just a quick question. Is the parking situation still one way in one way out.

Mr. Mills said yes.

Ms. Rogers said okay.

Mr. Mills said we can't get another driveway onto Henry or Union or because they're DOT roads and they don't want to give us access since we have access to Real Estate Way. And then grade-wise, we can only have one access to Real Estate Way because we have a retaining wall along part of the parking lot where it backs up to Real Estate Way.

Ms. Rogers said thank you.

Mr. DeMark said is all that parking needed for the spaces through the apartments you have.

Mr. Levinson said yes.

Mr. DeMark said okay.

Mr. Levinson said yes, we have a parking ratio where there's one parking space per bed.

Mr. DeMark said Okay. It seems like a lot of parking.

Mr. Levinson said there are 132 units and approximately 28% of those units are a two bed, two bath unit type.

Mr. DeMark said 132 units, okay.

Mr. Mills said all right. If no other site questions, Russ can talk about the architecture.

Mr. DeMark said one last site question. Do you think the fire department is going to require some kind of fire access down that long parking back towards Union.

Mr. Mills said we've met with Buddy Bush three weeks ago. We have another meeting with him tomorrow and he did not ask for any access down that dead end parking. So what I'm sure in the typical attorney template on our primary parking and how the fire truck can get through there, but he did not seem concerned about the dead end parking.

Mr. DeMark said okay. Just thought I'd ask. We're going on to the architecture.

Mr. Russ Devita said good evening everyone. I guess we'll request to work the screen. Okay. So if we can run through these plans pretty quickly. I know you all have seen these from the last time that not much changed to the floor plans. So this is level one. Some amenity space on the first floor and a pool area here. Second level, third level is the same. And fourth level is the same, except for at this bend in the building, there's a club space amenity as well as a roof terrace function fronting Union Street. This is the roof plan showing these are the mechanical units up along the roof. And they're screened from view below with our parapets. These are the

elevations. This is the elevation along Kennedy Street. So this elevation is three stories because of gray, where my cursor is here. This is the high point of the site and the site continues to drop down drop further as you go down on Union Street. The building basically has brick at the first throughout the entire building. And at the end conditions, we've raised the brick up to kind of capture those end conditions on both ends. You can also see this unique feature at the corner of the site is a butterfly roof. And the rest of the material is cementitious either panel or siding with different colors as we've shown. And you can see kind of the scale. And obviously all the units have front stoop with fairly large patios with decorative stairs down to the sidewalk. This elevation is as you turn the corner and you're on Union Street, corner of Union and Kennedy, again, kind of there's a special feature at the corner with the butterfly roof. And this is where the building transitions to four stories same language in terms of the brick base, one story per phase with the front stoops engaging in the streetscape. And we've also placed a two-story public entry feature here. This is the continuation of that elevation. This is what might need space that I talked about earlier with the roof terrace. Again, when we get to the end of the elevation we've increased the brick up to two, three stories. So these are the parking lot side two elevations. So again, some of our language with one stories of brick and stoops with all the units. It's probably easier to view these through our perspectives. So let me scroll to that real quick. Then I can come back, sorry. This is that overall view of the parking side of the building. So we just looked at these elevations along Kennedy and Union, and then this is as you turn into the parking elevation, the main entry right here with the lobby, and this is the amenity, the leasing and the gym space, all overlooking the pool. And this is Real Estate Way right here where you enter the site. This is a little vignette perspective at the corner of Kennedy and Union highlighting that. That corner element with the decorative roof and also showing how we've kind of raised the break at end condition. And this is a perspective view along the Dan Trail along with on Union Street. The coloration kind of got washed out, but basically it's this the same brick color all the way down here. And this is that rooftop amenity feature. This is the exterior finished pallet. This is the brick veneer we're showing. And these are the different cementitious panel and siding colors that we're showing. This is kind of the greatest color here. We're showing lap siding at this corner element, white lap siding. And then we also have flat panel siding that's white, and then a darker gray on these recess conditions. And then the accent color in these areas. This is that simulated cementitious wood product that we'd be using on the underside of the soffit. And then we'll have both aluminum clerestory wood windows at the lobby windows and Manny windows, and we'll have vital windows for the apartments. And there's also the... the doors are a fiberglass doors painted. Okay. I don't know if you want to go through specifics of the sections or additional information you want me to present.

Mr. DeMark said I think we're good; and he asked. Mr. Lewis do you want to chime in on your thoughts.

Mr. Lewis said I'm going to keep it very brief Mr. Chairman. I think the architecture is very consistent with the preliminary approval, so I don't have any additional comments on there. The only issue that's left to resolve, and actually this image shows it very well, is we actually have a gap that I may have missed in the original review; which is there's a sidewalk missing along Advent. And we're not sure exactly how that's getting built just yet whether it's going to need to be built by this project or as part of the Dan Trail project. But there's not currently a sidewalk there today. I'm recommending that we sort of take the section where there's overhead utility, I'm recommending that we take the section that we have along Kennedy and extend that along the frontage, and there's adequate room to be able to do that. So we just need to... we kind of

discovered that yesterday, and that's one item that we need to just resolve internally as part of the site plan review. But I would recommend that you go ahead and do your approval, and issue final approval subject to that final resolution on the sidewalk.

Mr. Richardson said well, may I just jump in Mr. Lewis comment. We want that sidewalk; so thank you for pointing it out. I wasn't aware of it, but we want that to be connected, obviously. And thank you.

Mr. McCutchen said yeah. Mr. Lewis said looking at the actual CAD file, there is a sidewalk there and we're constructing part of it and the Dan Trail is constructing part of it. It just does not show up well in the plan. So we do make it clearer, but in that area, there's just so much information on the plan sheet that it's hard to see. It's just really hard to see.

Mr. Lewis said yeah. Don't worry about navigating; you won't find it. Not in this kind of drawings. Yeah. So again, I just want to make sure we don't lose that. Everyone agrees that that's the right thing to do. I just want him to be sure that shows up

Mr. Richardson said Mr. Lewis said we had talked last time about this or of it's the corner of Kennedy where that evidence free actually stops. And somehow... Yeah, half the day is going to keep going straight. He doesn't go up Advent Street, it goes on and goes up. Is it Liberty Street, whatever street anyway. But there was some conversation about closing off that paved area of Advent and bringing the front yard of these apartments over towards Union Street. Do we know if that's doable.

Mr. Lewis said in the process the City's working on, and navigating through; we basically had to get the permitting done through the process for the Dan Trail. We didn't want to mess with anything midstream. So once that's done, then we'll move on to going the street closure.

Mr. Richardson said got it.

Mr. DeMark said great, Mr. Lewis thank you. Thanks for your comments. Is there anyone publicly that wants to speak in favor or against this project. Mr. Livingston, any anybody that raises their hand.

Mr. Livingston said Mr. Chairman so far, I have no raised hands and no questions in the chat.

Mr. DeMark said great. How about anybody on the Board have any comments for, or against, or just want to talk through some things or ask questions. Seeing no comments, I think this is a great project. I think you all did a great job of fulfilling the requirements of the Board and providing a very complete package for both preliminary and for final. And we appreciate that, kudos to you and your team. By far the most complete package that we have seen in quite a while. And we've kind of tweaked that a little bit over the years, but in an effort to get a good package and to get a good understanding of everyone's project. So we appreciate that. Can I get... I'm going to make a motion to approve for final approval.

Mr. DeMark moved for final approval of the project, and was seconded by Ms. Lynch. The motion carried with a vote of 5-0.

Mr. DeMark said thanks guys. Martin, I believe we have another item on the agenda this evening to talk about from staff as it relates to self-storage in the City.

Discussion of a Text Amendment to the Urban Code related to Self-Storage Facilities

Mr. Livingston said yes. Mr. Chairman, we received a request that went before the Board of Zoning Appeals to add storage facilities to a DT-4 location. In the North side, we reviewed that process, consulted with Mr. Lewis who said and determined that actually a code change need to

be made (a text amendment needs to be made) in order for storage facilities to be used in certain areas of the City in the DT zones. So we put together the information and shared it with the Planning Commission at their February 18th meeting. The Planning Commission had some concerns and tabled the item; but basically it's a text amendment to add indoor storage facilities in the DT4, 5 and 6 locations. These would be permitted subject to supplemental use standards. And so the supplemental use standards would require Design Review by this Board. It should be an enclosed storage area that shall be located within the building, outside storage of any type, including moving vans, trailers, vehicles, and boats is prohibited except in their rear yard fully screened from view. And then Active Ground Floor Space Uses; a maximum of 50% of this space may be occupied by rental and management office. Access to units; must be internal hallways; Compliance with Design Requirements. And so we presented to the Planning Commission with the hope of bringing it to the DRB, the Design Review Board for your comments, your suggestions and review. We will have to take it back to the Planning Commission on March 18th with some additional information. And so we will be adding hopefully a map of the locations of other storage facilities in the City. And then we also received some photos here's the use table, and we would be changing this line item: Storage Warehouses, and Indoor Storage. We will be taking to the Planning Commission, some photos of some storage downtown. Mr. Lewis said was kind enough to provide us with this location in Charlotte that shows our retail state spaces at the bottom with a storage management office. And then there's also actually an office use in one of the locations. But you see this as a three storage indoor facility, there's actually a garage in the back behind this building and adjacent apartment with garages. And then this one is located near to Panther Stadium and again retail spaces and offices at the bottom, but it's all internal storage facility. So I'll answer any questions the Board may have.

Mr. DeMark said for me, I'd like some kind of drawing or depiction of where we would be permitting this and for me, it would have to meet the criteria of what we beat in to everybody else, which is it's got to look like a downtown building. It's got to match the adjacencies, kind of what Mr. Lewis said has shown in these images, it has to be... it has to look like a building, not like a storage building. I'm fearful of some of those storage buildings that we see nowadays look like storage buildings. And I think that there are some that have been very successful where they incorporate some urban design to them. Kind of like what Mr. Lewis said has shown and I think if we come up with a design criteria for them and they have to go before the Board, I think from my perspective, I'd be okay with reviewing those. Does anyone else on the Board have a thought.

Mr. Richardson said well, my question is whether or not we need to clear it in DT-4, 5 and 6. Well, I don't know. When I saw that picture up first, the first one next to a parking garage, I went that could actually have been something that we on the property for the hotel provided to him, provided they had retail on the first floor. That would have been again, it's just a potential for in-fill.

Mr. DeMark said I think it would be helpful if we had an understanding of what sections of the DT-4, 5 & 6, are all of the zones in the downtown code that come before the Board. So do we really want it in this true urban core. I don't know if we do. Mr. Lewis said, you're shaking your head. I mean, do you have some thoughts. I mean, I think it makes sense where we did that Star Mill way out, sort of off Arch Street, way back out there, and in my mind, great place for storage, still in DT-5 or 6. I don't know which one that one it was, but-

Mr. Richardson said it was four.

Mr. DeMark said Alex says versus the center core of... I just don't know where we're going. It's like the old hotel site would not be a great site for me for storage.

Mr. Lewis said right. Those are absolutely great points. Martin and I had a conversation about that. I think what we want to do is we do want to limit it to the North side in existing buildings. And that's really where this came about, some existing building that they want to reuse, right. Actually very close to the Star Mill project. The picture I sent to Martin they're deceptive because they're new construction. It's not what we're talking about. They're also deceptive because the storage actually showing up on the front facade, but the standards are showing it, it has to be in the rear of the building and not otherwise visible. So, I think we just need to add a line to those additional standards that says it's got to be located in the North side, in an existing building. And that sort of narrows down the number of places, pretty dramatically. And that kind of takes care of that side of things.

Mr. DeMark said yeah, I think we're okay with seeing it Martin whenever it comes back from... It's got to get approved by somebody else first.

Mr. Lewis said it does have to go to the Planning Commission for approval and then to City Council for two readings.

Mr. DeMark said okay.

Ms. Rogers said and just a thought and not exactly sure if this falls under what we do; but I guess just from a Spartanburg resident standpoint, I guess I'm speaking from that place as that Spartanburg isn't Charlotte. And you drive Charlotte see the need for meeting storage because you have buildings on top of buildings in Charlotte, right. And I think what we've done in Spartanburg and a very good job at it, especially within our downtown is really trying to preserve our green space and making sure the quality of life for where you live, work and play. We've held to this standard. So I don't exactly know where self-storage fits into that necessarily given the landscape of what we have on the North side. I don't necessarily know if storage really fits the story that the North side tells. And so that's just my thoughts.

Mr. DeMark said it's a great point, too. The North side is rapidly changing and it's got a lot of new infill projects coming in, which I think are great. And I don't know that I don't know what the driver is for it, other than if it was a project that they had said, "Hey, we want to build a storage project," I get that. I do get the need for storage. I don't have any storage. My wife would, I'm sure love to put all of my stuff in storage. No, just kidding. There are storage places all over the country, just not in Spartanburg. But some of them are hidden. There's SP, there's a safe, Safe Storage right there in those old that old mill right off of behind Willie Taco. You'd never know that it was there. It was its well covered along Main. And so I think there's storage available. I just, it's not in the urban core where as we have more folks that are going to be in these apartments that we have approved, I mean, there's a lot of apartments coming to downtown Spartanburg. So if you're moving here or relocating here, my guess is you're going to want to have a place to keep stuff that you don't have in your home. And you bring up a Google map of the North side, where basically there's four or five old industrial buildings that are really at the City limit line, or before you get to the fairgrounds. And those are the buildings that we're talking about. So it's adaptive reuse, partial adaptive reuse, or this, and yes; there is one applicant that's seeking this change. So that's why we're trying to confine is to a very specific geography for right now. I think Lauren, you bring up a good point, but also as Kevin mentioned, more apartments is going to generate that demand. So we're probably going to see a little bit more coming forward in the community.

Mr. Richardson said can anybody put a number on the apartments that we've got coming between the ones on Daniel Morgan, the ones where not the Haven we out here on Church Street and Asheville Highway.

Mr. Livingston said so the total apartment count proposed planned or under construction is close to 1200 units.

Mr. Richardson said wow.

Mr. DeMark said yeah, I mean, if you think of the Silver Hill grouping, I think that's 200, 300 apartments there. And then the ones we just looked at and approved those are 120 more plus the apartments that... Montgomery was right down there by in the North side. And then those apartments we approved a couple of years ago, North Side Station there, there's a lot of apartments coming.

Mr. Richardson said yep.

Mr. Livingston said so here is a photo of the existing structure that is proposed to be converted to storage.

Mr. DeMark said what it was.

Mr. Livingston said so that's a good question. I think it was warehouse space that was converted; part church, part residential.

Mr. DeMark said okay. Of course.

Ms. Rogers said I think Church Builders used to be there.

Mr. DeMark said it's an interesting building with that mechanical equipment sort of on the side.

Mr. Livingston said if this went through Design Review Board and requirement, all of that would have to change.

Mr. DeMark said yeah. Yeah it would. I mean, if it's something and weren't going to add to it, I mean, that looks like a storage building to me.

Mr. Richardson said Martin, would you go back to the aerial on this.

Mr. Livingston said sure. It is. This is Howard Street. The new apartments that are coming are located right on the corner on corner of college and Howard. And there's station here, so you would travel North an hours and make a left on Preston. Right at the TK Gregg Recreation.

Mr. Richardson said got it, thank you.

Mr. DeMark said you don't think that they are going to rebuild that building, they just would have to modify what's there... It would remain a one story building.

Mr. Livingston said that's correct.

Mr. DeMark said yep. Okay.

Mr. Lewis said and that's why I would like to add the "in existing buildings in the North side". So that will shrink the number of potential spaces down, at least right now. I think there's... at some point the City is probably going to update the zoning code for consistency with the comprehensive plan. And there's other buildings like this around the City, I think that adaptive reuse, probably just want to take a look at that, but we still wanted to keep this within the Design Review Boards purview, because you're looking at all the stuff around it. So we didn't want to pull out the zoning.

Mr. DeMark said yep. No, that makes sense.

Ms. Lynch said is it possible to do that project like a special exception instead of changing the code at this time. Just like while we're still not sure and things might be updated anyway. I think everyone agrees that it's probably fine to do stories there, but can that just be like a one-off thing.

Mr. Livingston said we would have loved to have done that, a variance or special exception; but then it would still be nonconforming because the code change needs to be made.

Mr. DeMark said I got you.

Mr. Lewis said and you grant a variance for a use exception quickly. Either way we've got to change the code to allow for a special exception.

Ms. Lynch said I see.

Mr. Lewis said the problem is special exception uses go to the Board of Zoning Appeals, not to DRB. So they would go to the Board of Zoning Appeals and then they come back to DRB for design review, to keep everything consolidated to the DRB.

Mr. DeMark said Martin, what you need from us.

Mr. Livingston said I think the comments you provided are good. One clarification I guess limiting these to the North side would be good because one of the clarification's I would have wanted if we included it in other areas, is whether you wanted it in the core of downtown.

Mr. DeMark said yeah. I'm reluctant to say yes to that. First of all, I don't know where you would... I'd be terrified that someone would buy a building or something and want to make that storage in downtown Spartanburg. And then I think of the traffic that is associated with storage. Just not every day, but someone's got to come and schlep their debris there and schlep their debris out. And I worry about in the urban core; the true urban core, we don't have the infrastructure for roads or anything for that to work.

Mr. Richardson said don't allow it in DT-6. That's our most urban core. You can eliminate it that way.

Mr. DeMark said yep.

Mr. Livingston said Miss Rogers, your comments are on point. That was also expressed by residents in some of the areas as well at the Planning Commission meeting. They were not crazy about the idea.

Mr. DeMark said I mean, we were saying the North side only, but is there areas on the South side or on the... I mean, there was already storage on the East side.

Ms. Rogers said there is the West side. So we see that we see the writing on the wall, you see it. But I think as we're going through the revitalization process and I definitely understand this. We are building new apartments, town homes, et cetera, there is going to be a need for storage. I think just being very strategic of placement is that's just going to be the name of the game.

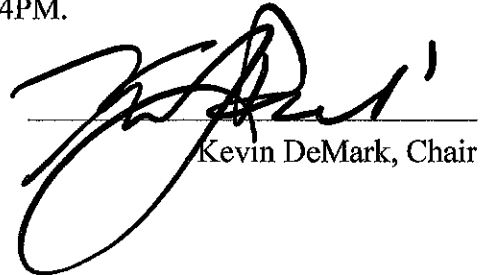
Mr. DeMark said yep.

Mr. Livingston said so long term as Spartanburg develops. And if the DRB gets its wish for the DT codes to be on corridors, this will return as issue.

Mr. DeMark said yep. But that's a positive step I think. We need to be reviewing the corridors to ensure consistency in our City. That's my feeling. I don't know if anyone else agrees, but there's a lot of stuff going on that needs DRB review in those corridors that really things get away from us. If we touched Pine and Main, and then they let that bank get knocked down and went right down the street and the bank looks... I mean, that looks like a prison. I mean, I don't know how

else to say it. It does not look as aesthetically pleasing where... I like the old building with the mold on it better than I liked the building that's there today. Anyway, I could talk about that for hours. Anyway guys, thanks for your time. And Martin, thanks for bringing this to our attention. And if there's nothing else, I'd like to call the meeting to end if I can.

There being no other business, the meeting concluded at 6:54PM.



Kevin DeMark, Chair

Minutes edited by Logan Witter and Julie Roland