



We Are Columbia

The Columbia City Council will conduct a Work Session & Council Meeting at 2:00 p.m. and 6:00 p.m. on Tuesday, December 6, 2016 at City Hall, Council Chambers, 1737 Main Street, 3rd Floor, Columbia, SC 29201. The full agenda packet can be viewed online at www.columbiasc.net/city-council/agendas.

The Honorable Mayor Stephen K. Benjamin ■ The Honorable Sam Davis, District I
The Honorable Tameika Isaac Devine, At-Large ■ The Honorable Moe Baddourah, District III
The Honorable Howard Duvall, Jr., At-Large ■ The Honorable Edward McDowell, Jr., District II

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.

WORK SESSION - 2:00 P.M.

ROLL CALL

INVOCATION

CITY COUNCIL DISCUSSION

1. Bike and Pedestrian Advisory Committee Update - Mr. Keith Gosselin, Chair of Bike and Pedestrian Advisory Committee
2. Funding Requests
Palmetto Capital City Classic
3. Communications Strategy for the City Council Vision Statement - Ms. Leshia Utsey, Public and Media Relations Director
4. Employee Health Center Contract for Management Services - Mr. Eric A Schrumpf , Vice President of Sales / Marathon Health

EXECUTIVE SESSION - 4:00 P.M.

5. Discussion of Employment of Employee pursuant to §30-4-70(a)(1)
City Attorney's Annual Report
6. Discussion of negotiations incident to proposed contractual arrangements pursuant to §30-4-70(a)(2)
Parking Financing



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7. Discussion of matters relating to proposed location, expansion or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to §30-4-70(a)(5)

*Tax Increment Financing Districts
Barbershop
Municipal Complex*

COUNCIL MEETING - 6:00 P.M.

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

PUBLIC INPUT RELATED TO AGENDA ITEMS

APPROVAL OF MINUTES

8. February 16, 2016 Work Session & Council Meeting; March 1, 2016 Council Meeting; March 15, 2016 Work Session; and October 5, 2016 Special Called Meeting

CONSENT AGENDA ITEMS 9 THROUGH 43

CONSIDERATION OF BIDS & AGREEMENTS

9. Council is asked to approve the Dental Benefits Plan Renewal effective January 1, 2017 through December 31, 2017, as requested by the Human Resource Department. Award to Delta Dental of Missouri, as a third party administrator in the amount of \$60,000.00. This firm is located in Columbia, SC.

Funding Source: Dental Insurance Fund, 6028931– 636600. The original budgeted amount is \$60,000.00.

10. Council is asked to approve the Pharmacy Benefits Plan Renewal effective January 1, 2017 through December 31, 2017, as requested by the Human Resource Department. Award to Medco/Express Scripts, as the third party administrator in the amount of \$138,000.00. This firm is located in St. Louis, MO.

Funding Source: Health Insurance Fund, 6048933– 636600. The original budgeted amount is \$138,000.00.

11. Council is asked to approve the Medicare Supplement and Prescription Coverage Plan Renewal effective January 1, 2017 through December 31, 2017, as requested by the Human Resource Department. Award to United Healthcare, as the third party



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administrator in the amount of \$1,350,000.00. This vendor is located in Minneapolis, MN.

Funding Source: Health Insurance Fund, 6048933– 636600. The original budgeted amount is \$1,350,000.00.

12. Council is asked to approve a Change Order for Uniform Rental Services, as requested by the Procurement and Contract Department. Award to Unifirst in the amount of \$60,000.00. This vendor is located in Lexington, SC.

Funding Source: Supplies- Uniforms and Clothing, 6208956–624100. The original budgeted amount is \$148,320.00. This change order is for services rendered from October 2016 through November 2016.

13. Council is asked to approve Playground Design, Equipment and Installation Services at Greenview Park, as requested by the Parks and Recreation Department. Award to Churchich Recreation and Design in the amount of \$77,050.00. This firm is located in Bluffton, SC.

Funding Source: Capital Projects: Greenview Aquatic Center –Rec/Phys Fitness Equip-Capital, 4039999-658900/PK006304-658900 and Parks & Recreation: Parks-Building & Grounds/Special Project, 1015104-638500. The original budgeted amount is \$75,000.00.

14. Council is asked to approve a Change Order for Safety Shoes, as requested by the Procurement and Contract Department. Award to Tyler Brothers in the amount of \$100,000.00. This vendor is located in Wagener, SC.

Funding Source: Supplies- Safety Clothing and Supplies, 6208956–625900. The original budgeted amount is \$153,827.20. This change order is for services from October 2016 to February 2017.

15. Council is asked to approve the Fiscal Year 2016/2017 Renewal of the Computer Aided Dispatch Annual Maintenance Software Contract, as requested by the Columbia-Richland 911 Communications Center. Award to TriTech Software Systems in the amount of \$254,428.49. This firm is located in San Diego, CA.

Funding Source: City Account: 1012701-638200 (\$127,214.25) and County Account: 2082702- 638200 (\$127,214.24). This Maintenance Agreement will provide uninterrupted CAD software maintenance coverage through December 2017 and is jointly funded (50/50 split) with Richland County. The original budgeted amount is \$254,428.49.

16. Council is asked to approve the Purchase of forty-seven (47) GETAC Vehicle Computers and Accessories for the Police Department, as requested by the Fleet Services Division. Award to Synnex Corporation, using the General Services Administration Contract in the amount of \$222,491.23. This vendor is located in Greenville, SC.

General Services: Capital Replacement- Computer Equipment/Hardware, 6308972 - 627500. The original budgeted amount is \$900,000.00.



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17. Council is asked to approve the Purchase of two (2) Wheel Loaders for the Solid Waste Division, as requested by the Fleet Services Division. Award to Blanchard Machinery, a Local Business Enterprise using the SC State Contract in the amount of \$289,986.00. This vendor is located in Columbia, SC.

Funding Source: Capital Equipment / Auto, Trucks, Heavy Equipment Capital 6308972-658500. The original budgeted amount is \$289,986.00.

18. Council is asked to approve the Purchase of two (2) Side Loader Refuse Trucks for the Solid Waste Division, as requested by the Fleet Services Division. Award to GSP Marketing Inc., in the amount of \$490,654.74. This vendor is located in Somerset, PA.

Funding Source: Capital Replacement- Autos, Truck, Heavy Equip. Capital, 6308972-658500. The original budgeted amount is \$540,005.00.

19. Council is asked to approve the Purchase of two (2) Rear Loader Refuse Trucks for the Solid Waste Division, as requested by the Fleet Services. Award to Amick Equipment Company Inc., a Local Business Enterprise in the amount of \$332,063.68. This vendor is located in Columbia, SC.

Funding Source: Capital Replacement- Autos, Truck, Heavy Equip. Capital, 6308972-658500. The original budgeted amount is \$350,200.00.

20. Council is asked to approve the Purchase of one (1) Pierce Enforcer Fire Truck, as requested by the Fleet Services Division. Award to Spartan Fire and Emergency Apparatus, using the National Purchasing Partners Contract with FireRescue GPO in the amount of \$559,344.00. This vendor is located in Roebuck, SC.

Funding Source: Capital Replacement - Auto, Trucks, Hvy Equip-Capital, 6308972-658500. The original budgeted amount is \$559,344.00.

21. Council is asked to approve the Purchase of six (6) Debris Collection Trucks with Swing Gates for the Solid Waste Division, as requested by the Fleet Services Division. Award to Carolina International Truck, Inc. a certified Local Business Enterprise in the amount of \$427,798.68. This vendor is located in Columbia, SC.

Capital Replacement- Autos, Truck, Heavy Equip. Capital, 6308972 - 658500. The original budgeted amount is \$438,000.00.

22. Council is asked to approve Change Order #1 for Project SS7397; Westminster Sewer Replacement, as requested by the Utilities and Engineering Department. Award to Shady Grove Construction, LLC, a certified Local Business Enterprise in the amount of \$91,483.00. This firm is located in Columbia, SC.



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Funding Source: 5529999-658650-SS739701 (\$54,195.50) and 5529999-658650-SS728601 (\$37,287.50). The original budgeted amount is \$91,483.00.

23. Council is asked to approve Project WM4382; Wildewood Downs Asphalt Paving Repairs, as requested by the Utilities and Engineering Department. Award to North American Pipeline Management, a Woman Owned Business Enterprise, in an amount not to exceed \$183,555.90. This firm is located in Marietta, GA.

Funding Source: Engineering/Paving and Asphalt Supplies, 5511706-623500. The original budgeted amount is \$249,000.00.

24. Council is asked to ratify Contract Amendment #3 for Project SS7251; Agreement for Engineering Services for the Blossom Street & Huger Street Sewer Improvements, as requested by the Utilities and Engineering Department. Award to W. K. Dickson in the amount of \$161,476.00. This firm is located in Columbia, SC.

Funding Source: Capital Outlay Projects Budget, 5529999-SS7251-658650. This is a Clean Water 2020 Program Project and a Mentor Protege Program Project. Palmetto Consulting Engineering Group, Inc., is the Protege and will provide 7.6% of the contract value amount. The original contract amount is \$1,009,500.00 and the revised contract amount is \$1,644,856.00. There are no sub-consultants associated with this amendment.

25. Council is asked to ratify an Emergency Procurement for Repairs to a 42" Water Main at the intersection of Calhoun Street and Harden Street, as requested by the Utilities and Engineering Department. Award to McClam & Associates in the amount of \$150,000.00. This firm is located in Little Mountain, SC.

Funding Source: Engineering- Special Contracts W/S,SW, 5511706- 638300. The original budgeted is \$150,000.00.

26. Council is asked to approve Contract Amendment #1 for Project SS7312; Agreement for Pretreatment, SCADA, and Laboratory Consulting for the Metro Wastewater Treatment Plant, as requested by the Utilities and Engineering Department. Award to Black and Veatch Corporation in an amount not to exceed \$130,891.19. This firm is located in Columbia, SC.

Funding Source: 5516208-SS7312-638305. The original budgeted amount is \$661,000.00. This is a Clean Water 2020 Program Project and a Mentor Protege Program Project. Howard Engineering, a Woman Owned Business Enterprise of Marietta, SC is the Protégé and will provide SCADA Master Planning, Industrial Waste Survey, and Laboratory Renovation Preliminary Design Services at \$2,400.00 (0.3%) of the total contract value.

27. Council is asked to ratify a Contract Extension for Project WM416703; Agreement for the Columbia Canal Embankment Inspections, as requested by the Procurement and Contracts Department. Award to Chao & Associates, Inc., a certified Local and Minority



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Business Enterprise in an amount not to exceed \$111,600.00. This firm is located in Columbia, SC.

Funding Source: 5556101-WM416703-638500. There are no subconsultants associated with this project.

28. Council is asked to approve a Water Main Construction Project along Belle Claire Drive and Hazelhurst Road, as requested by the Utilities and Engineering Department. Award to McClam and Associates in an amount not to exceed \$252,312.00. This firm is located in Little Mountain, SC.

Funding Source: CIP Improvement Fund; 5529999-658650/WM436201-658650. The original budgeted amount is \$252,000.00. Patriot Construction, a Small Business Enterprise located in Columbia, SC is the Protégé and will receive 81.637% (\$205,714.75) of the contract value for water line installation services.

29. Council is asked to approve Project SS7403; Agreement for Engineering Services for Operational Support at the Metro Wastewater Treatment Plant, as requested by the Utilities and Engineering Department. Award to Hazen & Sawyer in the amount of \$101,350.00. This firm is located in Columbia, SC.

Funding Source: Metro Waste Water Treatment Plant Operating & Maintenance Budget, 5516208-SS7403-638305. This is a Clean Water 2020 Program Project. The original budgeted amount is \$101,350.00. There are no sub-consultants associated with this amendment.

30. Council is asked to approve the Flood Recovery Program Management 2017 Staffing Plan. Award to Landmark Consulting in the amount of \$3,712,236.08. The vendor is a Woman-Owned Minority Business Enterprise headquartered in New Orleans, LA with offices in Columbia, SC.

Funding Source: FEMA Flood Recovery 2532201

31. Council is asked to approve a Cost Estimate for the January 3, 2017 District IV Special Election. Award to the Richland County Elections & Voter Registration Office in an amount not to exceed \$50,423.40.

Funding Source: Council Support Services; 1011119-637100

ORDINANCES - SECOND READING

32. Ordinance No: 2016-093 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 4, Animals, Article I, In General, Sec. 4-1 Killing, injuring or disturbing squirrels or birds; Article III, Animal Control, Division 1, Generally, Sec. 4-61 Definitions; Sec. 4-63 Kennels; Sec. 4-67 Redemption of impounded pet animals to add (d); add Sec. 4-73. Animal care, generally; add Sec. 4-74 Community Cat Diversion Program; amend Division 2, Dangerous Animals, Sec. 4-93 Restraint of an aggressive animal



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33. Ordinance No.: 2016-110 - Authorizing the City Manager to execute an Agreement of Purchase and Sale between the City of Columbia, City of Columbia Parking Facilities Corporation and the University of South Carolina Development Foundation for the transfer of the Horizon Garage Parcel and Discovery Garage Parcel known as Richland County TMS # 08915-06-01 and 11303-11-05

COMPREHENSIVE PLAN AMENDMENT - SECOND READING

34. 1917 Wiley Street, TMS #11212-17-07

Ordinance No.: 2016-107 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for 1917 Wiley Street, Richland County TMS #11212-17-07

City Council District:3

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to modify the land use classification from EC to UCR-1.

Applicant: Columbia Development Corporation

Staff Recommendation: Approval

PC Recommendation:10/10/2016; Approval (8-0)

35. 3403 Lyles Street, TMS #09107-13-08

Ordinance No.: 2016-106 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 3403 Lyles Street, Richland County TMS# 09107-13-08

City Council District:1

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to assign a land use classification of Urban Core Residential - Small Lot (UCR-1).

Applicant:City of Columbia

Staff Recommendation: Approval

PC Recommendation:10/10/2016; Approval (8-0)

AMENDMENT TO THE GUIDELINES - SECOND READING

36. Pursuant to §17-654(B), Amend the Design Guidelines for the Waverly Protection Area (§17-681(C)(3))

Council District: 2



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Proposal: Request the adoption of revised guidelines for the Waverly Protection Area (§17-681(c)(3)), concurrent with the consolidation of Area A and Area B into a singular Waverly Protection Area.

Applicant: Krista Hampton, Planning & Development Services Director, City of Columbia

Staff Recommendation: Approval

D/DRC Recommendation: 09/08/2016; Approval (6-0)

PC Recommendation: 10/10/2016; Approval (8-0)

ZONING MAP & TEXT AMENDMENT - SECOND READING

37. Amend §17-681(C)(3) to Consolidate Waverly Protection Areas A & B into a Singular Waverly Protection Area

Ordinance No.: 2016-109 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 3, Landmarks and Design Protection Districts, Sec. 17-681 Districts identified (c) (3)

Council District: 2

Proposal: Request the adoption of a text amendment to §17-681(c)(3) to consolidate Waverly Protection Areas A & B into a singular Waverly Protection Area, concurrent with the adoption of revised guidelines for the Waverly Protection Area

Applicant: Krista Hampton, Planning & Development Services Director, City of Columbia

Staff Recommendation: Approval

D/DRC Recommendation: 09/08/2016: Approval (6-0)

PC Recommendation: 10/10/2016: Approval (8-0)

ZONING MAP AMENDMENT - SECOND READING

38. 1917 Wiley Street, TMS #11212-17-07

Council District: 3

Proposal: Request to rezone the parcel from M-1 to RG-2

Applicant: Fred Delk, Columbia Development Corporation

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Approval (8-0)



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39. 1409 Huger Street and NX409 Gervais Street (P); TMS #09009-13-01 and #08912-13-01(P)

Council District: 2

Proposal: Request to rezone the parcel from M-2, -DD to C-3, -DD

Applicant: Mark Senn, KB Huger, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Approval (8-0)

40. 720 Maple Street, N/S, 2801, 2813 & 2835 Devine Street (TMS #11316-04-19 through -22, 11316-13-12; and 724 Maple Street (TMS #11316-04-23)

Council District: 3

Proposal: Request to rezone 720 Maple Street, N/S, 2801, 2813 & 2835 Devine Street from Neighborhood Commercial District & General Residential District (C-2 & RG-1) to PUD-C (Planned Unit Development-Commercial District); and 724 Maple Street from General Residential District, -Design Preservation Area (RG-1, -DP) to Planned Unit Development- Commercial District, - Design Preservation Area (PUD-C, -DP)

Applicant: Estates Properties, LLC / Devine Station, LLC / Devine Station Office, LLC / JMO-Maple, LLC

Staff Recommendation: Approval with conditions

PC Recommendation: 10/10/2016; Approval (8-0)

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT - SECOND READING

41. 4815 Broad River Road, TMS #06200-01-28

Ordinance No.: 2016-099 - Annexing and Incorporating 4815 Broad River Road, Richland County TMS# 06200-01-28 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 1

Proposal: Request to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-2 (Neighborhood Commercial District). The property is currently classified as Mixed Use Corridor by Richland County and zoned as GC Richland County.

Applicant: Chao T. Tran and Thao T. Tran

Staff Recommendation: Approval



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PC Recommendation: 09/12/2016; Approval (6-0)

42. 1630 Browning Road, TMS# 06013-01-26

Ordinance No.: 2016-098 - Annexing and Incorporating 1630 Browning Road, Richland County TMS# 06013-01-26 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 2

Proposal: Request to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-3 (General Commercial District). The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RU by Richland County.

Applicant: MKS Properties, LLC

Staff Recommendation: Approval

PC Recommendation: 09/12/2016; Approval (6-0)

EVENT RESOLUTIONS

43. Resolution No.: R-2016-082 - Authorizing consumption of beer and wine only at First Thursday on Main Street

CONSIDERATION OF BIDS & AGREEMENTS

44. Council is asked to approve the Health Benefits Plan Renewal effective January 1, 2017 through December 31, 2017, as requested by the Human Resources Department. Award to Blue Cross Blue Shield, as the third party administrator in the amount of \$2,611,182.00 for Annual Administration Fees and \$704,850.00 for Employee Health Clinic Costs for a total amount of \$3,316,032.00. This firm is located in Columbia, SC.

Funding Source: Health Insurance Fund, 6048933- 636600. The original budgeted amount is \$3,316,032.00.

45. Council is asked to approve a Contract for Health Clinic Management Services, as requested by the Human Resources Department. Award to Marathon Health, Inc., in the amount of \$1,697,079.00. This firm is located in Winooski, VT.

Funding Source: Health Insurance Benefits- Health Insurance Payment, 6048933-642100.

PRESENTATIONS

46. Brandon Smith Day Proclamation-The Honorable Tameika Devine



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- 47. Introduction of the 2016 Stephen G. Morrison Visionary Award Recipient - Mr. Lee Snelgrove, Executive Director of One Columbia for Arts and History
- 48. Introduction of the Mayor's Fellows - The Honorable Mayor Stephen K. Benjamin
- 49. Update from One Columbia - Mr. Lee Snelgrove, Executive Director of One Columbia for Arts and History
- 50. Copenhagen Study Tour - The Honorable Tameika Isaac Devine

COMPREHENSIVE PLAN AMENDMENT - SECOND READING

- 51. West Gervais District Plan

Ordinance No.: 2016-081 - Adopting the West Gervais District Plan as an addendum to The Columbia Plan 2018

City Council District: 2

Proposal: Request that City Council adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 07/11/2016; Deferred; 08/01/2016; Approval with Modification (6-1)

AMENDMENT TO THE GUIDELINES - SECOND READING

- 52. Amend the Design Guidelines for the West Gervais Historic Commercial District (§17-681(D)(1)) and the West Gervais Historic Protection Area District (§17-681(C)(6)) Pursuant to §17-654(B)

Council District: 2

Proposal: Request the adoption of revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).

Applicant: Krista Hampton, Planning & Development Services Director, City of Columbia

Staff Recommendation: Approval

D/DRC Recommendation: 07/14/2016; Approval (7-0)

PC Recommendation: 07/11/2016; Deferred; 08/01/2016; Approval (6-1)



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ORDINANCES - SECOND READING

53. Ordinance No.: 2016-101 - Annexing 513 Cordgrass Road, 1379 Beechfern Circle and 1398 Beechfern Circle, Richland County TMS # 25815-02-07, 25815-02-20 and 25815-01-07

Council District: 4

Proposal: Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Applicants: Martin J. Keaney, Susan C. Keaney, Asuncion Valentin, Juan Manuel Flores Moreno, Leticia Ceballos Godefroy

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning; Approve

PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning; Approve (7-0)

54. Ordinance No.: 2016-100 - Annexing 1303 Beechfern Circle, 1308 Beechfern Circle, 1329 Beechfern Circle and 1334 Beechfern Circle, Richland County TMS# 25815-02-32, 25815-01-26, 25815-02-28 and 25815-01-22

Council District: 4

Proposal: Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Applicants: James Theodore Brown Jr., Shannon Louise Brown, Keddrick D. Brown, Curtina L. Brown, Andrea L. Kendrick, Herman L. Crawford Jr., Jonathan Ulven

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning - Approve

PC Recommendation: 05/02/16: Annex, Assign Interim Land Use and Interim Zoning - Approve (8-0)

COMPREHENSIVE PLAN AMENDMENT - SECOND READING

55. Thacher Loop - Urban Edge Residential-1 Woodcreek; 162, 122, 123 & 133, 137, 139, 141, 143, 147, 149, 161, 165; Thacher Loop TMS # 25814-05-01, -02, 25814-06-01, -02, -03, -04, -05, -06, -07, -08, -09; Thacher Loop - Open Area, TMS# 25814-07-01; Thacher Loop & S. Olmsted Lane & Sidney Lane, TMS # 28902-09-02; Thacher Loop & Guthrie Loop (P), TMS# 28902-09-03(P); E/S Upper Will Lane, 208 Thacher Loop, TMS # 28902-10-01, -02; 5 Gillon Lane, 323, 317, 307 Sidney Lane, 275, 271, 267, 263, 253, 247 Thacher Loop, TMS# 28902-15-01, -02, -03, -04, -05, -06, -07, -08, -09, -10; 266, 262, 254, 250 Thacher Loop, TMS # 28902-16-01, -02, -03, -04; 242, 238, 234, 230, 226, 222 Thacher Loop, TMS# 28902-17-01, -02, -03, -04, -05, -06; 188, 182, 178



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Thacher Loop, TMS # 28902-18-01, -02, -03; 170, 166 Thacher Loop, TMS # 28902-19-01, -02; 179, 173, 169 Thacher Loop, TMS # 28902-20-01, -02, -03; Thacher Loop – Open Area, TMS # 28902-21-02; 1609 Woodcreek Farms Road (P); TMS# 28903-09-01(P)

Ordinance No.: 2016-104 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1609 Woodcreek Farms Road (P), 122 Thacher Loop, 123 & 133 Thacher Loop, 137 Thacher Loop, 139 Thacher Loop, 141 Thacher Loop, 143 Thacher Loop, 147 Thacher Loop, 149 Thacher Loop, 161 Thacher Loop, 162 Thacher Loop, 165 Thacher Loop, 166 Thacher Loop, 169 Thacher Loop, 170 Thacher Loop, 173 Thacher Loop, 178 Thacher Loop, 179 Thacher Loop, 182 Thacher Loop, 188 Thacher Loop, 208 Thacher Loop, 222 Thacher Loop, 226 Thacher Loop, 230 Thacher Loop, 234 Thacher Loop, 238 Thacher Loop, 242 Thacher Loop, 247 Thacher Loop, 250 Thacher Loop, 253 Thacher Loop, 254 Thacher Loop, 262 Thacher Loop, 263 Thacher Loop, 266 Thacher Loop, 267 Thacher Loop, 271 Thacher Loop, 275 Thacher Loop, 307 Sidney Lane, 317 Sidney Lane, 323 Sidney Lane, 5 Gillon Lane, E/S Upper Will Lane, Thacher Loop- Open Area, Thacher Loop- Open Area, 1.35 acres Thacher Loop, Guthrie Loop (P), and Thacher Loop, S. Olmsted Lane, Sidney Lane; Richland County TMS# 28903-09-01(P), 25814-05-02, 25814-06-01, 25814-06-02, 25814-06-03, 25814-06-04, 25814-06-05, 25814-06-06, 25814-06-07, 25814-06-08, 25814-05-01, 25814-06-09, 28902-19-02, 28902-20-03, 28902-19-01, 28902-20-02, 28902-18-03, 28902-20-011, 28902-18-02, 28902-18-01, 28902-10-02, 28902-17-06, 28902-17-05, 28902-17-04, 28902-17-03, 28902-17-02, 28902-17-01, 28902-15-10, 28902-16-04, 28902-15-09, 28902-16-03, 28902-16-02, 28902-15-08, 28902-16-01, 28902-15-07, 28902-15-06, 28902-15-05, 28902-15-04, 28902-15-03, 28902-15-02, 28902-15-01, 28902-10-011 25814-07-01, 28902-21-02, 28902-09-03(p) and 28902-09-02

City Council District: 4

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to assign a land use classification of Urban Edge Residential - Small Lot (UER-1).

Applicant: City of Columbia

Staff Recommendation: Approval

Planning Commission Recommendation: 09/12/16; Approval (6-0)

56. Thacher Loop / Guthrie Loop Urban Edge Residential-2: 195, 203, 207, 213, 219, 225, 229, 233, 239, and 243 Thacher Loop, TMS# 28902-15-20, -19, -18, -17, -16, -15, -14, -13, -12, and -11; TMS #1609 Woodcreek Farms Road (P), TMS# 28903-09-01(P); Open Area- Thacher Loop, TMS# 28902-21-01; Thacher Loop & Guthrie Loop (P), TMS# 28902-09-03(P)

Ordinance No.: 2016-105 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 195 Thacher Loop, 203 Thacher Loop, 207 Thacher Loop, 213 Thacher Loop, 219 Thacher Loop, 225 Thacher Loop, 229 Thacher Loop, 233 Thacher Loop, 239 Thacher Loop, 243 Thacher Loop, 1609 Woodcreek Farms Road (p), Open Area- Thacher Loop, 0.82 acres Thacher Loop, Guthrie Loop (p); Richland County TMS# 28902-15-20, 28902-15-19, 28902-15-18, 28902-15-17, 28902-15-16, 28902-15-15, 28902-15-14, 28902-15-13, 28902-15-12, 28902-15-11, 28903-09-01 (P), 28902-21-01 and 28902-09-03(P)



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City Council District:4

Proposal:Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to assign a land use classification of Urban Edge Residential - Large Lot (UER-2)

Applicant:City of Columbia

Staff Recommendation: Approval

PC Recommendation: 09/12/16; Approval (6-0)

**ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP
AMENDMENT - SECOND READING**

57. 10750 Two Notch Road, S/S Deerpark Drive, 102 Golf View Bend, 197 Golf View Bend, Deerpark Drive, Golf View Bend, Turnwall Lane, 139 Golf View Bend TMS# 28900-01-11 (P), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03, 28911-02-02

Ordinance No.: 2016-096 - Annexing and Incorporating 10750 Two Notch Road, Common Area 1 (102 Golf View Bend), Deerpark Drive, S/S Deerpark Drive, Golf View Bend, Turnwall Lane, Common Area 4 (197 Golf View Bend) and Common Area 2, (139 Golf View Bend), Richland County TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03 and 28911-02-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 4

Proposal:Request to annex, assign land use classification of Urban Edge Residential - Large Lot (UER-1) to TMS# 28900-01-11(p), and Urban Edge Residential - Small Lot (UER-2) to the remaining parcels, and assign zoning of PUD-R (Planned Unit Development - Residential District). The property is currently classified as Neighborhood - Medium Density by Richland County and zoned as PDD by Richland County.

Applicant:Prime Development, LLC / Woodcreek Development, LLC

Staff Recommendation: Approval

PC Recommendation: 09/12/2016; Approval (6-0)

58. N/S Jacobs Mill Pond Road & N/W Woodcreek Farms Road; TMS# 25800-03-27

Ordinance No.: 2016-097 - Annexing and Incorporating approximately 54.2 acres N/S Jacobs Mill Pond Road, Richland County TMS #25800-03-27 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 4



We Are Columbia

Proposal: Request to annex, assign land use classification of Urban Edge Residential - Large Lot (UER-2) and assign zoning of PUD-R (Planned Unit Development - Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD (Planned Development District) by Richland County.

Applicant: Two Parks, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Approval (8-0)

59. **Woodcreek Farms Road (P), TMS# 25800-03-47(P)**

Ordinance No.: 2016-103 - Annexing and Incorporating Parcel B, 0.09 acres, Woodcreek Farms Road, Richland County TMS #25800-03-47(p) into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 4

Proposal: Request to annex, assign land use classification of Neighborhood Activity Corridor (AC-1) and assign zoning of PUD-R (Planned Unit Development - Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD (Planned Development District) by Richland County.

Applicant: 1712 Woodcreek, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Approval (8-0)

ORDINANCES - FIRST READING

60. **Ordinance No.: 2016-115 - Annexing 1404 Beechfern Circle, Richland County TMS# 25815-01-06**

The Park- Phase 2: 1404 Beechfern Circle; TMS# 25815-01-06

Council District: 4

Proposal: Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Applicant: David G. Thompson

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning APPROVE

PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning APPROVE (7-0)



We Are Columbia

61. Ordinance No.: 2016-092 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 2, Administration, Article III, Officers and Employees and Article IV, Departments
62. Ordinance No.: 2016-112 - Granting encroachment to Raymond F. Burke and Barbara S. Burke for installation and maintenance of a knee wall, landscaping and an irrigation system within the right of way area of the 17 block of Gibbs Court adjacent to 17 Gibbes Court, Richland County TMS #11405-16-05
63. Ordinance No.: 2016-114 Granting an encroachment to Jennifer McKissick, F.O. McKissick, Richard C. McKissick and H.B. McKissick for installation and maintenance of a concrete sidewalk within the right of way area of the 2500 block of Two Notch Road adjacent to their building at 2508 Two Notch Road, Richland County TMS #11511-07-04

APPOINTMENTS

64. Council is asked to approve the re-appointment of one (1) individual to the COMET Board of Directors.
65. Council is asked to approve the re-appointment of one (1) individual and the appointment of three (3) individuals to the Design/Development Review Commission.
66. Council is asked to approve the appointment of six (6) individuals to the Parks and Recreation Foundation.

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

APPEARANCE OF THE PUBLIC



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: **Bike and Pedestrian Advisory Committee Update - Mr. Keith Gosselin, Chair of Bike and Pedestrian Advisory Committee**

PRESENTER: **Keith Gosselin, BPAC Chair**

FINANCIAL IMPACT:

The City of Columbia Bike and Pedestrian Advisory Committee (BPAC) is interested in providing Council with quarterly reports during Work Session regarding ongoing efforts by the Committee and the larger community that promote a more bikeable and walkable Columbia.

ATTACHMENTS:

- **#a:** BPAC Council Update Dec 2016 v5 (PDF)

BPAC COUNCIL STATUS UPDATE



The preparation of this report has been financed in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the State Planning and Research Program, Section 505 (or Metropolitan Planning Program, Section 104(f)) of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation.



December 2016

BPAC Initiatives

1 Open Streets Devine

What is an Open Streets Event?

- An event that temporarily closes streets to automobile traffic, so that people may use the area for walking, bicycling, dancing, playing, and socializing.

Status Update:

- **April 2, 2017** tentative date
- Partnership with Devine Street Merchants' Association
- Closure of 3 blocks

How Can Council Help?

- Please attend!
- Provide for on-duty police presence
- Help us publicize



BPAC Initiatives

2 Mayor's Bike and Walk Summit

What is the Mayor's Bike and Walk Summit?

- An multi-day conference featuring SC mayors to highlight and discuss regional bicycle and pedestrian challenges and wins.

Status Update:

- **May 4-5, 2017**
- Keynote, Roundtable, Economic Development, Social Impact, "How-to" Sessions plus Networking Events

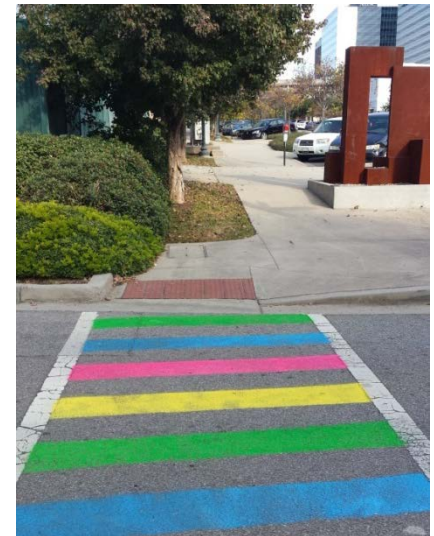
How Can Council Help?

- Please attend and encourage attendance of local business and City champions



BPAC Initiatives

- 3 City of Columbia Code Rewrite
- 4 CPD Partnership – Education/Enforcement
- 5 SORBA/City Parks and Rec Partnership – Mountain Bike Facilities
- 6 Gehl Studio/Knight Foundation Follow Up
- 7 Community Outreach
- 8 Bike Friendly Businesses



BPAC Recommendations

How Council Can Help with Bicycle and Pedestrian Infrastructure:

- Set an **annual budget allocation** for pedestrian and bicycle infrastructure with goals:
 - # miles per year of bike lanes **and sidewalks**
 - \$\$ per year
 - % of total cost of infrastructure investments/year
 - Allocation could increase annually
- Install **bicycle lanes** on City streets, connecting downtown, and partnering with Penny \$ where available:
 - Greene, Lincoln, Marion, Pickens, and Washington Street bike lanes
- Prioritize the implementation of catalyst projects identified in Walk Bike Columbia:
 - **Sumter Street cycle track**
- Assist with the development of a **Bike Share** program for Columbia
- Require pedestrians and bicyclists to be prioritized both in development design and infrastructure improvements.

BPAC Initiatives

End of Report



We Are Columbia

MEETING DATE: December 6, 2016
DEPARTMENT: City Clerk
FROM: *Erika Moore, City Clerk*
SUBJECT: Funding Requests
FINANCIAL IMPACT: Palmetto Capital City Classic

ATTACHMENTS:

- **#a:** Palmetto_Capital_City_Classic (PDF)



September 16, 2016

Ms. Libby Gober
City of Columbia
1737 Main Street
P.O. Box 147
Columbia, SC 29217

Re: Request for Additional H-Tax Funds or new A-Tax Funds as provided for our 2015 events last year

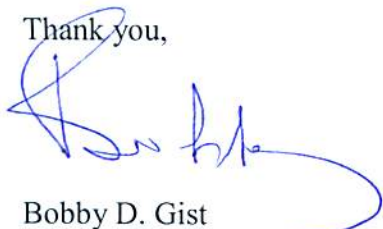
Dear Libby:

Coach Jefferies and I greatly appreciate all your great support that you have provided to us for many years. We were able to successfully get the 2016 Palmetto Capital City Classic staged during the week of August 29, 2016 through September 3, 2016. The only event we were not able to stage was our PCCC Golf Tournament which was postponed and rescheduled for September 23, 2016 due to the severe rain and storms we had on Friday, September 2, 2016. We thank you for the funding we received for Hospitality Taxes and as we stated to you we were expecting more than what we received. We requested \$50,000.00 but only received \$22,000.00. Given that we were only granted \$22,000.00 in H-Tax funding this has greatly impacted us given that our cost for marketing and promotions greatly exceeded that amount of H-Tax funding. Please note our funding for our City Police and related security funding had to be addressed also and we had to pay them with none available H-Tax funding..

Last year you accommodated us by providing funding from the City Accommodations Tax Funding to assist us. We are requesting that you address this again and determine if you can provide additional H-Tax funding or accommodate us by providing the needed A-Tax funding as you did last year to ensure we can cover all our expenses and scholarship payments. Enclosed are the invoices for 2016 for which we need to use Accommodations Tax Funding for our 2016 events. Given that we did not receive any 2016 Accommodations Tax Funds for the 2016 Palmetto Capital City Classic events, we need to find a way to cover the expenses paid for our City Police and other related security and marketing for the 2016 PCCC events. We were required to use other funds that we had originally scheduled for other payments that still have not been paid. We are forwarding to you the invoices we paid using other resources (game day private sponsors and ticket revenue) which we normally use for our scholarships.

We need to be allocated additional H-Tax funds or new A-Tax funds to make certain we can close out all our to be paid expenses and scholarship funds as soon as possible. Thanks to you for all your great leadership and support. Coach Jeffries and I would certainly like to meet with you as soon as possible to ensure we can address this. An additional \$20,000.00 to \$25,000.00 would assist us greatly. Please feel free to give me or Coach Jeffries a call at (803)319-4112.

Thank you,



Bobby D. Gist
Assistant Chair, PCCC Committee

c. Willie E. Jeffries
Chair, PCCC Committee

Enclosure

Invoices number 1-12 for New 2016 Accommodations Tax Funds needed or additional H-Tax Funds that can be provided to cover our costs



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Public & Media Relations

FROM: *Leshia Utsey, Director*

SUBJECT: Communications Strategy for the City Council Vision Statement - Ms. Leshia Utsey, Public and Media Relations Director

FINANCIAL IMPACT:

STRATEGIC GOALS: Improve Communication

Leshia Utsey, Public and Media Relations Director will present the 20 year communications strategy for the City Council vision statement.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Human Resources

FROM: *Pam Benjamin,*

SUBJECT: Employee Health Center Contract for Management Services -
Mr. Eric A Schrupf , Vice President of Sales / Marathon
Health

PRESENTER: Marathon Representative

FINANCIAL IMPACT:

ORIGINAL BUDGET: \$1,697,079.00

CLEAN WATER 2020?: No

A representative from Marathon Health Inc. will give a presentation to Council regarding the Employee Health Center contract for health clinic management and services.

ATTACHMENTS:

- **#a:** Employee Health Center Presentation (PDF)



City of Columbia Employee Health Center



We Are Columbia



•Opened September 4, 2012

Conveniently located next to Drew Wellness Center

Open from 7:00 am until 5:00 pm

•Overview of services provided

Services provided to active employees and covered dependents and pre-65 retirees

- Preventive care and immunizations
- Comprehensive physical exams
- Diagnosis and treatment of acute and chronic conditions, such as diabetes and high blood pressure
- Diagnosis and treatment of minor illnesses and non-emergency injuries
- Prescription drugs administered or refilled
- Occupational health needs

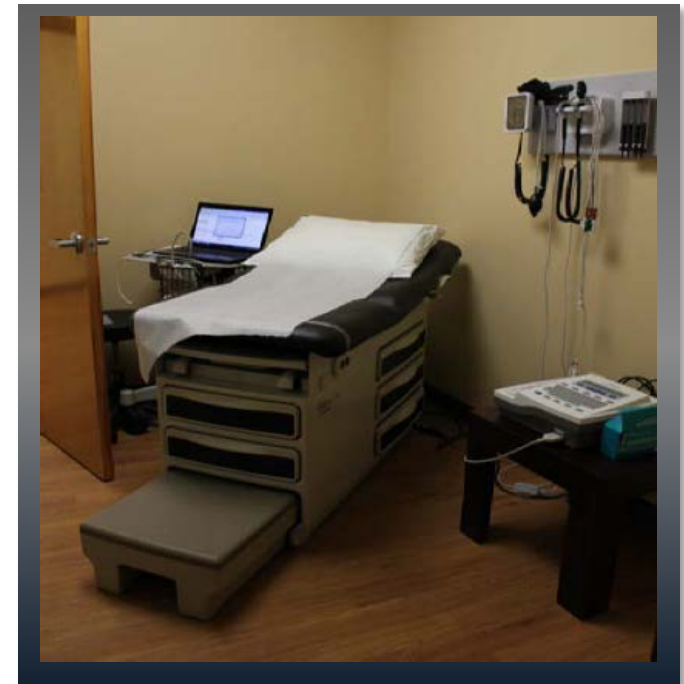
•Overview of staff

1 physician, 1 mid-level practitioner, 1 medical assistant and 1 patient services representative

EHC Highlights

A year in review...

- ✓ 3,890 patient encounters have been seen at the Employee Health Center as of October 2016.
- ✓ Average of 17 patients per day visiting the Employee Health Center as of October 2016.
- ✓ \$88,956 worth of total health charges completed in the Employee Health Center as of October 2016.
- ✓ Over \$93,120 in co-pay savings to employees and dependents for office visits (estimated at \$20 co-pay per visit) as of October 2016.
- ✓ 3,526 prescriptions dispensed by the doctor at the Employee Health Center as of October 2016.
- ✓ Saved almost \$177,000 on Annual Firefighter Physicals.



- Put out an RFP beginning of 2016
 - 7 companies responded
- Desired outcomes
 - Improve the patient experience for our employees
 - Maximize the effectiveness of the EHC
 - Strengthen the wellness efforts
 - Mitigate risk
 - Increase ROI

Marathon Health, Inc Inspiring People



City of Columbia SC
Presentation | Dec 6 2016

HEALTHCARE IS NOT ABOUT A TRANSACTION. IT IS ABOUT A TRANSFORMATION.

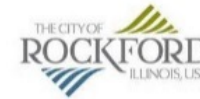
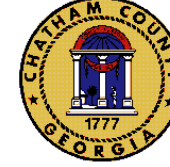
- **Worksite Health Care:** A clinic or health center that provides one or more of the following to members:
 - Primary care medical services
 - Urgent care medical services
 - Occupational health services
 - Pharmacy / prescription dispensing services
- **Population Health Management:** A group of services that seeks to understand and improve the health status of a population of individuals including the identification of members at “high risk” of developing disease, and engaging them to reduce those risks to avoid expensive downstream use of health care services.

Healthier people cost less, are more productive,
and lead richer, more rewarding lives.

ABOUT MARATHON HEALTH

- Headquartered in Winooski VT
- Privately held
- 11 Years of demonstrable success
- 100% of clients are active references
- 98.6% patient satisfaction
- Vast experience serving public sector
- Financially guarantees results

Sample Municipal Clients



Highly Integrated Medical Home Model



PRIMARY CARE

STAY WELL PRIMARY CARE

- Annual Physicals, Well Woman | Man Visits
- Comprehensive Health Reviews
- Biometrics & Preventive Screenings
- Health Coaching

GET WELL PRIMARY CARE

- Chronic Disease Medical Management & Health Coaching
- Primary care procedures
- Acute/Urgent Care

PRIMARY CARE SUPPORT

- Point of care testing & full-service lab
- Ancillary testing on site
- Complete Care Coordination
- Targeting outreach, engagement & programming
- Integration with *City* initiatives

COMMUNITY PROVIDER COORDINATION | INTERFACE WITH CITY PROGRAMS

Integrated Web-Based Technology Platform

- Personal Health Record for Eligible Member
 - Electronic Medical Record for Clinician
 - Health Data Warehouse and Reporting
- Consumer Health and Wellness Content and Tracking

OCCUPATIONAL CARE

STAY WELL OCCUPATIONAL HEALTH

- Annual Physicals – POLICE, FIRE, HAZMAT, DOT
- Pre-Employment Physicals
- Audiometric Testing
- Respiratory Fitness Testing
- EKG
- Drug | Alcohol Testing | MRO
- Respirator Mask Fit Testing
- Vision Testing

GET WELL OCCUPATIONAL HEALTH

- Injury Triage, Treatment, Referral & Management

OCCUPATIONAL HEALTH SUPPORT

- Point of care testing & full-service lab
- Ancillary testing on site
- Return to Work Determination
- Fitness for Duty Evaluations

COORDINATION | WORK WITHIN CONTEXT OF EXISTING POLICIES

Integrated Web-Based Technology Platform

- Electronic Medical Record for Clinician | Case Manager
- Occupational | Work Comp Data Warehouse and Reporting for City Supervisors | Risk Managers
 - Interface with City's Work Comp TPA

FOUR STEPS OF ENGAGEMENT



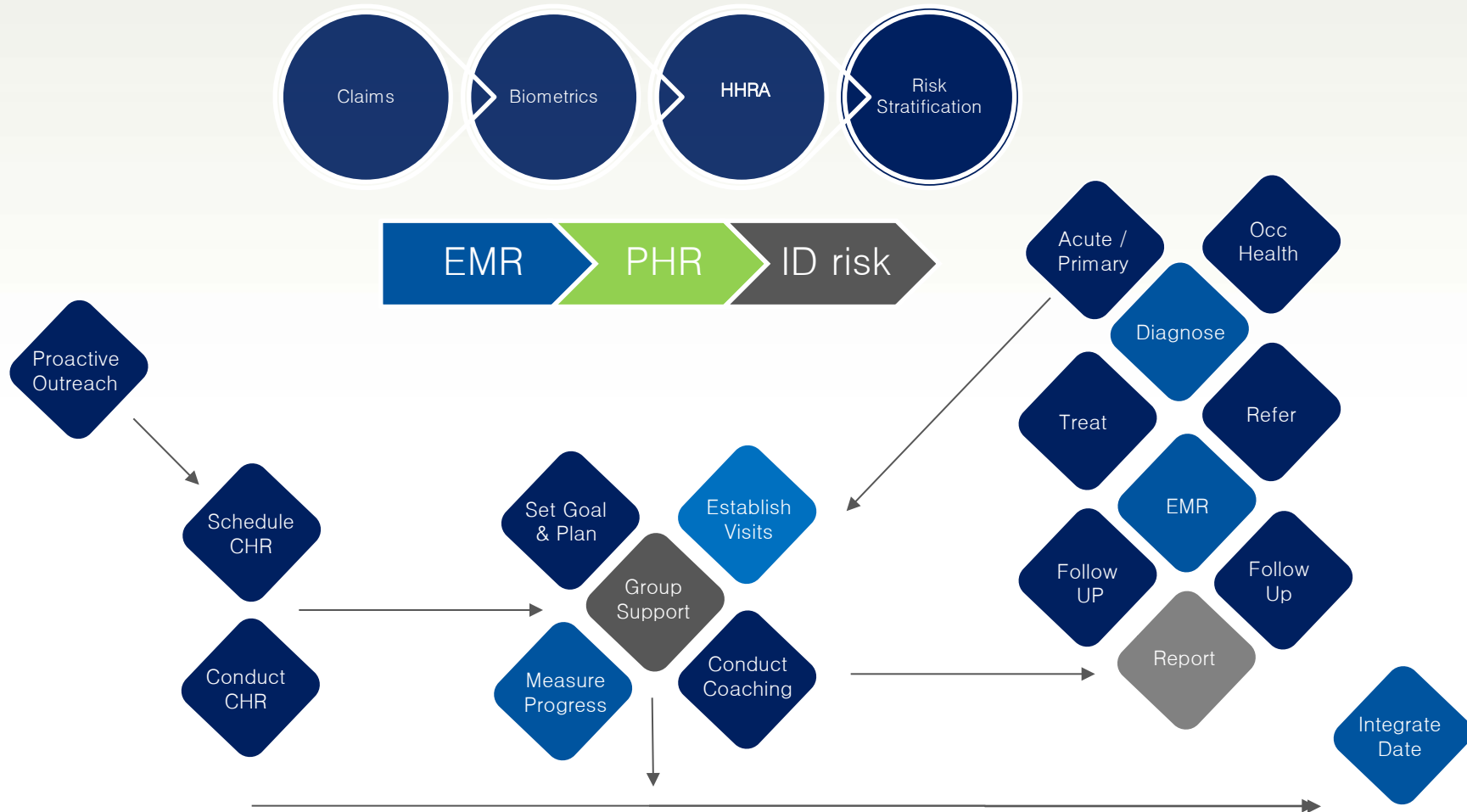
CLINICAL MODEL

- Empowers providers to practice at the top of their license and focus on “Health Care” as opposed to “Sick Care”.
- Fundamentally recognizes that the patient is always the smartest person in the exam room.
- Not a pill mill. Policies, procedures and workflows are in place to protect the patient and the City.

FINANCIAL MODEL

- Fixed fee pricing protects the City from cost overruns. Predictable budgeting.
- Financially guarantees patient satisfaction, clinical outcomes and per capita cost reductions / savings.

PATIENT EXPERIENCE



IMPLEMENTATION | PROJECT MANAGEMENT

- Lean Six Sigma
- Detailed project plan
- Regular weekly implementation points
- Monthly executive team strategic touchpoints
- Turnkey approach

STAFF RECRUITMENT | SELECTION

- Local sourcing
- Cross functional team based staff selection
- Behavioral assessment of staff candidates
- Department level City involvement in selection

STAFF TRAINING

- Initial Training
 - Classroom Based Training
 - Remote Training
 - Shadow Training
 - Competency Tested
- Continuous Learning Environment
 - Continuing Education
 - Competency Tested

COLLABORATIVE CUSTOMER EXPERIENCE



MARKETING DRIVES ENGAGEMENT

- Multi-media co-branded communications
- Health Promotion & Group Programs – Customized based on risk-factors and member interests
- Provider “walkabouts” and table events – Circulation of staff to City locations
- Day in the Life program to engage members and expose staff to City occupations
- Nationwide “Healthy Like Me!” program

DETAILED REPORTING & TRACKING

- Utilization (CPT | ICD | RX)
- Health Compliance (Gaps in Care Metrics)
- Risk Shift (Population Health Improvement)
- Member Engagement (By City Department)
- Cost | Savings | ROI

ANNUAL COST & SAVINGS

	Year 1	Year 2	Year 3	Total
One Time Implementation Cost	\$ 227,972.00	\$ -	\$ -	\$ 227,972.00
Annual Cost	\$ 1,697,079.00	\$ 1,747,991.00	\$ 1,800,431.00	\$ 5,245,500.00
Redirected Care	\$ (547,052.00)	\$ (646,141.00)	\$ (721,436.00)	\$ (1,914,628.00)
Utilization Reduction	\$ (790,333.00)	\$ (1,523,000.00)	\$ (2,285,604.00)	\$ (4,598,938.00)
Payroll & Benefits	\$ (347,692.00)	\$ (421,220.00)	\$ (506,106.00)	\$ (1,275,018.00)
Total Hard Dollar Savings	\$ 239,974.00	\$ (842,370.00)	\$ (1,712,715.00)	\$ (2,315,112.00)

Productivity Improvement	\$ (230,267.00)	\$ (479,141.00)	\$ (829,380.00)	\$ (1,275,018.00)
Turnover Reduction	\$ (243,059.00)	\$ (505,760.00)	\$ (875,456.00)	\$ (1,624,276.00)
Total Soft Dollar Savings	\$ (473,326.00)	\$ (984,901.00)	\$ (1,704,836.00)	\$ (2,899,294.00)

Total Combined Savings	\$ (233,352.00)	\$ (1,827,271.00)	\$ (3,417,551.00)	\$ (5,214,406.00)
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***Model assumes that 45% of the employee population will utilize onsite services. Assumes that 15% of eligible spouses and dependent children will utilize onsite services. Blended utilization assumption = 30% of eligibles**

****Annual Fee includes all facility staffing, licensing, training, insurances; all medical and office equipment; all medical supplies, externally processed laboratory costs for both acute medical needs and occupational health testing; mass annual biometric fingerstick screening event for up to 50% of the employee population**

SAVINGS RESULT FROM

- Redirecting primary care medical services from the local community
- Redirecting work related injury treatment & occupational health testing from the local community
- Realizing savings from dispensing common prescription drugs at below wholesale pricing
- Reducing the dependence on specialty care by managing risks to the evidence based standards of care.
- Eliminating the depending on unnecessary emergency room and urgent care utilization.
- Reducing the demand on both hospital inpatient and outpatient medical services
- Reducing patient dependence on pharmacotherapy (getting people off drugs)
- Reducing demand for unnecessary radiology and physical therapy services
- Reducing direct & indirect costs for work injury (DART)
- Reducing time away from work for those seeking treatment
- Reducing disability, improving productivity and reducing turnover

EXPECTED UTILIZATION

- 597 Total Expected Monthly Encounter Volume Year One
 - 646 Total Expected Monthly Encounter Volume Year Two
 - 589 Total Expected Monthly Encounter Volume Year Three
-
- Of the 4,600 total eligible members, 10% of the population suffers from a chronic condition that can be managed through the onsite health center. Consistent with Marathon Health experience, it is expected that 70% of this population will engage with a member of the Marathon Health team. This equates to 322 members in the disease management panel.
 - Of the 4,600 total eligible members 1,335 will screen biometrically and 40% will be clinically defined as having high clinical risk or to be in a state of pre-disease. Consistent with Marathon Health's experience, 70% of this population will engage with a member of the Marathon Health team. This equates to 374 members in the coaching panel.

Next Steps

- Sign contract
- Transition phase
 - Begin in January 2016
- EHC Re-launch
 - April 2016

QUESTIONS?



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Legal

FROM: *Shari Ardis, Legal Administrator*

SUBJECT: Discussion of Employment of Employee pursuant to §30-4-70(a)(1)

FINANCIAL IMPACT: City Attorney's Annual Report



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Discussion of negotiations incident to proposed contractual arrangements pursuant to §30-4-70(a)(2)

FINANCIAL IMPACT: Parking Financing



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Discussion of matters relating to proposed location, expansion or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to §30-4-70(a)(5)

FINANCIAL IMPACT: Tax Increment Financing Districts
Barbershop
Municipal Complex



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: February 16, 2016 Work Session & Council Meeting; March 1, 2016 Council Meeting; March 15, 2016 Work Session; and October 5, 2016 Special Called Meeting

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** WSM_02_16_2016_D (PDF)
- **#b:** MN_02_16_2016_D (PDF)
- **#c:** MN_03_01_2016_D (PDF)
- **#d:** WSM_03_15_2016_D (PDF)
- **#e:** MN_SPC_10_5_2016_D (PDF)



CITY OF COLUMBIA
WORK SESSION MINUTES
TUESDAY, FEBRUARY 16, 2016
CITY HALL – 1737 MAIN STREET
2nd FLOOR CONFERENCE ROOM

The Columbia City Council conducted a Work Session on Tuesday, February 16, 2016 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:17 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Howard Duvall and The Honorable Edward McDowell, Jr. The Honorable Moe Baddourah arrived at 2:54 p.m. The Honorable Tameika Isaac Devine joined the meeting via telephone at 4:45 p.m. The Honorable Leona K. Plough was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Schnikia Daniels, Assistant City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

FINANCIAL REPORT

1. [December 2015 Financial Report](#) – Ms. Jan Alonso, Finance Director

Mr. Denny Ulmer, Deputy Finance Director reported that over \$26 million has been collected in General Fund revenue and over \$59 million has been spent. He noted that we will be caught up with the collection of property taxes and business licenses in the next few months. We have collected \$5.1 million and spent approximately \$5 million in the Hospitality Tax Fund.

Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services / Chief Financial Officer reported that the January 2016 numbers indicate that we are still on budget, but we don't have a large amount of growth; we are right where we need to be.

Mr. Denny Ulmer, Deputy Finance Director continued to report that revenues in the Parking Fund are over \$3 million and expenditures are at \$2.9 million.

Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services / Chief Financial Officer noted parking enforcement officials were not enforcing parking for a week after the flood and this will impact collections.

Mr. Denny Ulmer, Deputy Finance Director reported that over \$80 million was collected in the Water & Sewer Fund and over \$40 million was expended. Over \$3 million was collected in the Storm Water Fund and over \$1 million was expended. He presented Fund 253 a summary of flood expenditures, while noting that we've received an expedited reimbursement from FEMA. He reported that \$454,897 has been expended for Bull Street Commons. He presented a summary of expenditures for the Multi Use Entertainment Venue, the Bull Street projects are not funded by the bond, and capital improvement projects.

CITY COUNCIL DISCUSSION/ACTION

2. Legislative Briefings – Ms. Teresa Wilson, City Manager

- [Federal Legislative Update](#) – Mr. Ralph Garboushian, Capital Edge, LLC

Mr. Ralph Garboushian, Capital Edge, LLC reviewed the major federal issues from 2015. For 2016, he reported that the expiration of FAA Programs next month is the biggest challenge on Congress' plate; the election will further complicate the appropriations process; Congress is looking to rewrite the Communications Act; and sequestration will return. He presented a budget overview for sequestration and core local government programs along with the City's allocations for the past six years showing significant reductions in CDBG and HOME funds. He announced that Congress enacted a five-year \$300 billion surface transportation bill, which includes an innercity passenger rail title. This bill retains operating assistance for the CMRTA. He reported that public safety and police-community relations is at the forefront with a focus on sentencing reform, mental health and a comprehensive reform to the National Criminal Justice Commission. In closing, he reported that the Administration has an ambitious regulatory agenda that includes a new ozone standard; new greenhouse gas emission standards for municipal solid waste landfills; the Clean Power Plan; Water of the United States; fair housing; and a new overtime pay regulation.

- [State Legislative Update](#) – Mr. Kyle Michel, Esq., Michel Law Firm

Mr. Kyle Michel, Esq., Michel Law Firm reviewed the 2015 state legislative priorities for the City of Columbia. He reported that the issues of flow control and child care facilities are not expected to come back. He reviewed the laws that were enacted in 2015. He noted that \$3.4 million was provided to the Department of Public Safety for body cameras and the City can be reimbursed for the body cameras that have been purchased. He reviewed the bill related to agendas for meetings and how matters should be handled on meeting day. The Transportation Network Company Act allows a municipality to receive 1% of every fare originated in its jurisdiction in lieu of business licenses. The Office of Regulatory Staff will remit quarterly payments to municipalities. He noted that taxi companies were a part of the discussion. He reported that the Abandoned Buildings Revitalization Act increased historic preservation tax credits to 25% and this will affect the Babcock Building. The following legislation continues to be a priority for the City of Columbia: Business License Tax; Dilapidated Buildings; increasing the minimum fee accepted by bondsman; transportation funding; ethics reform; Freedom of Information Act; and Animal Shelters. He reported that the City is seeking reimbursement for its cost share of FEMA approved expenditures. He reviewed the Municipal Association's priorities for 2016. He requested Council's endorsement of the 2016 proposed priorities for the City of Columbia.

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to endorse the 2016 proposed priorities as outlined by Kyle Michel, Esq., subject to making flood recovery the top priority. Mr. Davis was not present for the vote.

3. [Financing Options for Bull Street](#) – Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services/Chief Financial Officer

Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services/Chief Financial Officer reviewed the City's obligations under the Bull Street development agreement. He reported that phase four will begin in July at a cost of \$15.8 million. The obligation for parking is anticipated to be two (2) garages over the next three (3) years. He reviewed the City's spending estimates and funding sources for infrastructure and parking in the total amount of \$67,236,000. He recalled that seventeen possible funding sources were presented to City Council in June 2013. He said the new proposal incorporates a mix of funding options to include three (3) series of General Obligation Bonds to pay for infrastructure costs that are in excess of the budgeted water and sewer and storm water expenditures at \$22 million and a series of Tax Increment Financing bonds to pay for parking needs in the amount of \$36 million and part of the water and sewer infrastructure needs in the amount of \$4 million. He noted that the proposal doesn't include the use of Installment Purchase Revenue Bonds.

Mr. Michael Seezen, Esq., McNair Law Firm provided an overview of General Obligation Bonds. He explained that the City issued a GO Bond in 2013 for new money purposes. The City now has significantly more debt capacity that has resulted as each principal payment was made. The last bond issuance authorized the City to purchase rolling stock and information technology upgrades along with the ability to issue bonds for Bull Street.

Mr. Brent Robertson, Financial Advisor / Managing Director with Stifel explained that the series one GO Bond issuance for infrastructure on Bull Street will fund projects in the amount of \$9.6 million. It will be issued in June 2016. In June 2017, there will be an issuance to fund \$6,590,000 in projects and in June 2018, the third issuance will fund approximately \$2.8 million in projects. The plan of finance is to issue long-term GO Bonds in three series and using Bond Anticipation Notes (BAN). The City currently has a series of outstanding bonds. Prior to the issuance of bonds in June 2016, we have a \$15.9 million debt capacity and after we issue the bonds, we will have \$6.3 million remaining. Prior to the issuance of bonds in June 2017, we have \$11.6 million debt capacity and after we issue the bonds, we will have \$5 million remaining. Prior to the issuance of bonds in 2018, we have a \$10.4 million debt capacity and after we issue the bonds, we will have \$7.6 million remaining. The City will have a total debt service of \$29.2 million. He explained that the BAN is a less efficient way of funding the bonds due to higher interest rates resulting in total debt service in the amount of \$30.6 million. He suggested that the City of Columbia issue long-term bonds to finance Bull Street.

Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services / Chief Financial Officer recalled that staff wasn't given any direction on a referendum for a GO Bond in August 2015. He said we will spend \$11 million from the General Fund by June 30, 2016 and if we have not issued a bond to reimburse that money, our General Fund balance will be down by \$11 million. He expressed concerns about how that will impact the City's bond rating. He agreed to review the total remaining capacity.

Mr. Brent Robertson, Financial Advisor / Managing Director with Stifel advised Council to also consider the City's capacity to respond to emergencies or other opportunities.

Mr. Michael Seezen, Esq., McNair Law Firm explained that the biggest difference between GO Bonds and Tax Increment Financing is that TIFs are revenue bonds payable from a specific revenue source within a TIF district. The taxes that are above the initial equalized assessed value are used to pay redevelopment costs or debt service. He recalled that City Council adopted a TIF Plan in 2010 that authorized \$40 million in bonds of which \$20 million was available for Bull Street projects. He reviewed the required changes to the existing TIF plan and amendments to the Columbia Renaissance Redevelopment Plan versus adopting a new plan.

Mr. Brent Robertson, Financial Advisor / Managing Director with Stifel reviewed the TIF debt service for Bull Street parking using a 30-year bonding scenario. He stated that the TIF plan of finance would have to be longer than thirty years and it includes a backstop from the water and sewer system.

Mr. Jeff Palen, Assistant City Manager for Financial & Economic Services / Chief Financial Officer asked if staff can start the process for the initial issuance of a GO Bond. He agreed to look at two series.

4. Audit Review for Fiscal Year ended June 30, 2015 – Mr. Bud Addison, Audit Senior Manager, Webster Rogers, LLP – *The audit review was deferred.*

Mayor Benjamin said we've made the issue of water and sewer transfers a political football. He recalled that this Council voted in 2013 to cap transfers at 5% and to reduce by \$250,000; in 2014 to reduce it by another \$250,000; and in 2015 to end the general transfer and to replace it only with a public safety transfer representing a \$1.4 million reduction. We also decided to no longer fund the development corporations and the Office of Business Opportunities out of the water and sewer fund representing \$6.1 million in diminished transfers out of the water and sewer fund. Staff is prepared to present a budget showing zero transfers from the water and sewer budget presenting only the indirect costs covered by the water and sewer fund. He said this has been a work in progress and Council unanimously supports ending the transfer.

Upon a motion made by Mayor Benjamin and seconded by Mr. Baddourah, Council voted unanimously to eliminate all transfers to the General Fund from the Water and Sewer Fund, except for those costs which are periodically measured and determined to be actual costs incurred by the General Fund, but attributable to operation of the Water and Sewer systems; the City shall determine a funding source to offset any previous transfers from the Water and Sewer Fund to General Fund; and the City shall keep whole or increase public safety funding in the 2016-2017 General Fund budget.

5. [Review of the Fiscal Year 2016/2017 Budget Schedule](#) – Ms. Melisa Caughman, Budget and Program Management Director

Ms. Melisa Caughman, Budget and Program Management Director said Council will need to follow the schedule as outlined.

Councilor Duvall requested an update on the budget process.

Ms. Teresa Wilson, City Manager said she hopes to get the properties set. The budget is being prepared by departments and the various funds will be presented through detailed work session discussions.

EXECUTIVE SESSION - Pursuant to S.C. Code §30-4-70(a)

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 5:15 p.m. for the discussion of **Items 6 through 8**.

6. Discussion of employment of an employee – S.C. Code §30-4-70(a)(1)
 - Legal Department
 - Fire Department
7. Receipt of legal advice which relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege – S.C. Code §30-4-70(a)(2)
 - *South Carolina Public Interest Foundation and William DePass, Jr. v. City of Columbia and Richland County*
8. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – S.C. Code §30-4-70(a)(2)

Council adjourned the Work Session at 6:00 p.m.

Respectfully submitted by:

Erika D. Moore
City Clerk



CITY COUNCIL MEETING MINUTES

TUESDAY, FEBRUARY 16, 2016 - 6:00 P.M.

CITY HALL - 1737 MAIN STREET

COUNCIL CHAMBERS - 3RD FLOOR

The Columbia City Council conducted a Council Meeting on Tuesday, February 16, 2016 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:16 p.m. The following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Howard Duvall and The Honorable Edward McDowell, Jr. The Honorable Leona K. Plaugh and The Honorable Moe Baddourah were absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Niki Daniels, Assistant City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act. *The minutes have been renumbered to reflect the order of the meeting.*

PLEDGE OF ALLEGIANCE

Masters David and Yasir led the audience in the Pledge of Allegiance.

INVOCATION

Chaplain Byron Powers, Columbia Police Department offered the Invocation. He serves as the Senior Chaplain for the Columbia Police Department and as the Pastor of the Elmwood Avenue Church of God. He will be relocating to South Georgia after five years of service to the City of Columbia.

Mayor Benjamin thanked Chaplain Powers for his dedicated service.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Davis and seconded by Mr. McDowell, Council voted unanimously to approve the adoption of the agenda as presented. Ms. Devine was not present for the vote.

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

1. [February 2, 2016 Council Meeting](#)

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to approve the Minutes of February 2, 2016, as presented.

CONSENT AGENDA

Upon a motion made by Ms. Devine and seconded by Mayor Benjamin, Council voted unanimously to approve the **Consent Agenda Items 2 through 8 and 10 through 13.**

CONSIDERATION OF BIDS and AGREEMENTS

2. Council is asked to approve [additional funding for the Owens Field Park Project](#), as requested by the Assistant City Manager for Operations. Award to the Gills Creek Watershed Association in the amount of \$50,000.00. This organization is located in Columbia, SC. *Funding Source: Storm Water Utility Funds, 5534210 – **Note:** The total project cost is \$100,000 through a 50/50 split between the City of Columbia and Richland County. - Approved*
3. Council is asked to approve an [On-Call Chemical Analysis Services Agreement for the Metro Wastewater Treatment Plant](#), as requested by the Utilities and Engineering Department. Award to CH2M Hill, Inc., a Small Business Enterprise in the amount of \$75,000.00. This firm is located in Charlotte, NC. *Funding Source: Water Sewer Operations & Maintenance, 5516205-SS732016-638305 – **Note:** This is a Clean Water 2020 Program Project. The original budgeted amount is \$75,000.00. - Approved*
4. Council is asked to approve the [Vista Greenway Phase II Lincoln Tunnel Project](#), as requested by the Utilities and Engineering Department. Award to Richland County in the amount of \$79,830.18. *Funding Source: Vista Greenway Phase Two, 4039999-CP105203 – **Note:** The city is being asked to provide funding of \$224,830.18 and anticipate reimbursement of \$145,000.00. - Approved*
5. Council is asked to approve the [Purchase of one \(1\) Backhoe Loader](#), as requested by the Water Distribution Division. Award to Blanchard Machinery, Inc., using the SC State Contract in the amount of \$86,300.00. This vendor is located in Columbia, SC. *Funding Source: Utilities Water Distribution and Maintenance-Auto, Trucks, Heavy Equipment Capital, 5516203-658500 – **Note:** The original budgeted amount for this purchase is \$93,242.88. - Approved*
6. Council is asked to approve the [Purchase Change Order for Project WM4364; Additional services for Barge Rental and Repairs needed at the Columbia Canal Water Plant](#), as requested by the Utilities and Engineering Department. Award to D&J Machinery and Rigging in the amount of \$96,363.00. This firm is located in Lexington, SC. *Funding Source: FEMA Disaster Response/Recovery-FEMA Emergency Operation, 2532201-638400 and Utilities Columbia Canal Water Treatment-FEMA Emergency Operations, 5516206-638400 – **Note:** This is a Clean Water 2020 Program Project and the original budgeted amount is \$598,665.20. – Approved*

7. Council is asked to approve the [Purchase of one \(1\) F-450 Service Truck](#), as requested by the Metro Wastewater Treatment Plant. Award to Dick Smith Ford, using the SC State Contract in the amount of \$95,521.00. This vendor is located in Columbia, SC. *Funding Source: Utilities Metro Wastewater Plant-Auto, Trucks, Heavy Equipment Capital, 5516208-658500 – **Note:** The original budgeted amount for this purchase is \$95,821.00. - Approved*
8. Council is asked to approve the [Purchase of one \(1\) Backhoe Loader](#), as requested by the Street Division. Award to Blanchard Machinery, using the National Joint Powers Alliance Contract in the amount of \$112,944.00. This vendor is located in Columbia, SC. *Funding Source: Streets Storm Drains-Auto, Trucks, Heavy Equipment Capital, 5534203-658500 – **Note:** The original budgeted amount for this project is \$140,000.00. - Approved*
9. Council is asked to approve an [Agreement for Actuarial Valuation Services](#), as requested by the Budget & Program Management Office. Award to Towers Watson in an amount not to exceed \$115,000.00. This firm is located in Atlanta, GA. *Funding Source: Health Insurance Benefits, 6048933 – **Note:** The original budgeted amount is \$130,000.00. – This item was removed from the consent agenda. Please refer to Item 13a.*
10. Council is asked to approve a [four \(4\) Month Contract Extension for Bill Printing and Postage Services effective March 1, 2016 to June 30, 2016](#), as requested by the Customer Care Center. Award to Laser Print Plus, a Local Business Enterprise in the amount of \$467,310.00. This firm is located in Columbia, SC. *Funding Source: Water Customer Service-Postage and Delivery, 5511407-631100 - Approved*
11. Council is asked to approve an [Agreement for the Upper Mill Creek Improvements Project](#), as requested by the Utilities and Engineering Department. Award to Goodwyn, Mills & Cawood in the amount of \$739,540.00. This firm is located in Montgomery, AL. *Funding Source: Sanitary Sewer Capital, 5529999-SS7330-658650 – **Note:** This is a Mentor Protégé Program Project. Dennis Corporation, a Small Business Enterprise of Columbia, SC is the Protégé and will provide survey, permitting and construction observation services at \$147,100.00 (20%) of the contract value. This is a Clean Water 2020 Program Project and the original budgeted amount is \$1,000,000.00. - Approved*

12. Council is asked to approve an [Agreement for the East Rocky Branch Improvements Phase I Project](#), as requested by the Utilities and Engineering Department. Award to Brown & Caldwell in the amount of \$1,397,000.00. This firm has headquarters in Walnut Creek, CA and a local office in Columbia, SC. *Funding Source: Sanitary Sewer Capital Budget, 5529999-SS733701-658650 – **Note:** This is a Mentor Protégé Program Project. 4D Engineering, a Women-Owned Business Enterprise of Lexington, SC is the Protégé and will provide analysis, design, permitting, geotechnical investigation, public relations bid phase assistance and construction administration services at \$310,190 (22.20%) of the contract value. This is a Clean Water 2020 Program Project and the original budgeted amount is \$2,000,000.00. The following sub-consultants will receive \$194,700.00 or 13.92% of the contract value: - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
Chao & Associates (MBE/LBE)	Columbia, SC	Surveying and Easement Exhibits	5.15%	\$72,200.00
GEL Geophysics	Charleston, SC	Subsurface Utility Engineering	7.95%	\$111,000.00
Environmental Permitting Consultants, Inc. (SBE)	Greenville, SC	Wetlands Delineation and Permitting	0.82%	\$11,500.00

EVENT RESOLUTIONS

13. [Resolution No.: R-2015-107](#) – Authorizing consumption of beer and wine only at the “St. Pat’s in Five Points Festival” and authorizing the City Manager and the Parks and Recreation Director to sign Park Rules for the St. Pat’s in Five Points Festival – *Approved*

CONSIDERATION OF BIDS and AGREEMENTS

14. **Council is asked to approve an [Agreement for Actuarial Valuation Services](#), as requested by the Budget & Program Management Office. Award to Towers Watson in an amount not to exceed \$115,000.00. This firm is located in Atlanta, GA. *Funding Source: Health Insurance Benefits, 6048933 – **Note:** The original budgeted amount is \$130,000.00. – Approved*

Upon a motion made by Ms. Devine and seconded by Mayor Benjamin, Council voted unanimously to approve approve an Agreement for Actuarial Valuation Services, as requested by the Budget & Program Management Office. Award to Towers Watson in an amount not to exceed \$115,000.00. This firm is located in Atlanta, GA.

PRESENTATIONS

15. **Rare Disease Day Proclamation – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin and the members of City Council proclaimed Monday, February 29, 2016 as Rare Disease Day in the City of Columbia.

Ms. Carissa Strickland said that her sister was diagnosed with idiopathic pulmonary fibrosis in 2013 and they don't know what caused it or what cures it. The condition is rare, but the story isn't, because one in ten Americans live with a rare disease. She invited the members of Council to join them at Richland Fashion Mall for the SC Fashion Truck Festival on February 29, 2016, the rarest day of the year where they will educate the community on rare diseases.

****Ms. Teresa Wilson**, City Manager presented Ms. Niki Daniels, Assistant City Clerk with a ten-year service pin. She said Ms. Daniels is a true member of our City Hall family.

16. [Update from Healthy Learners](#) – Ms. Jo Pauling-Jones, Executive Director of Healthy Learners

Ms. Jo Pauling-Jones, Executive Director of Healthy Learners said the statewide non-profit organization has existed for over 23-years to meet the unmet health needs of children. The organization is devoted to removing the children's health barriers to learning. Last year, the organization served 580 students and provided over 1,300 health care services in the City of Columbia. She urged City Council to join their efforts to support children who have unmet medical needs and to assist them with raising the funds needed to meet a \$1.4 million budget.

17. [Zoning Ordinance Rewrite Assessment and Recommendations](#) – Ms. Krista Hampton, Planning and Development Services Director

Ms. Krista Hampton, Planning and Development Services Director explained that the zoning ordinance is the tool being used to accomplish the Plan Columbia vision.

Mr. Craig Richardson, Esq., Director for Clarion Associates explained that the zoning ordinance will be drafted in three increments with the goal of completing it by the end of the year. He outlined the four themes of the zoning ordinance assessment: create user-friendly code; implement Plan Columbia; modernize regulations to strongly encourage and support infill and redevelopment; and support and encourage sustainable/green development practices. He outlined the recommendations for each theme. In closing, he said that Columbia has great assets in its community and a revised code will build on those assets.

Councilor Duvall commended staff and the consultants on the development of the plan.

Councilor Davis said this will allow neighborhoods to sustain or create their own character.

Mr. Craig Richardson, Esq., Director for Clarion Associates noted that there is a specific tool included in the recommendations that will remove obstacles, encourage redevelopment and protect character.

Mayor Benjamin inquired about undergrounding utilities.

Mr. Craig Richardson, Esq., Director for Clarion Associates said undergrounding utilities is mentioned in the assessment and the standard can be addressed in the regulations.

Councilor Devine inquired about edible landscaping.

Mr. Craig Richardson, Esq., Director for Clarion Associates said edible landscaping can be considered. He encouraged Council to share any additional comments with them.

Mayor Benjamin said continued public engagement is key.

OCTOBER 2015 HISTORIC FLOOD RECOVERY UPDATE

Ms. Keely Thibodeaux, AIA, PMP, Principal for Landmark Consulting reported that the primary source of funding is the Public Assistance Grant Program, which is a government to government program at a 75%/25% split. Additional funding is provided by the FEMA 406 Hazard Mitigation Program; Natural Resource Conservation Service Waterway Debris Removal Program; Community Development Block Grant – Disaster Recovery Program.; 404 Hazard Mitigation Grant Program; Five Year Hazard Mitigation Plan; and Community Disaster Loans. She reviewed the Flood Recovery Program life cycle with the execution phase lasting up to five years with grants management, compliance and project delivery. She noted that working sessions on project priorities have been held with staff; site visits have been conducted with FEMA; they are gathering documentation to submit to the State; and they are working to identify the requirements of each funding source in order to maximize the use and maintain compliance.

18. [Small Business Disaster Recovery Loan Program](#) – Mr. Paul Featheringill, Business Loan Officer for the Office of Business Opportunities

Mr. Paul Featheringill, Business Loan Officer for the Office of Business Opportunities reported that FEMA has approved more than \$16 million in business loans in South Carolina and the Small Business Administration has approved over \$7 million in disaster assistance loans for businesses in Richland County. He said there is still is a tremendous need for businesses and to help with that the City of Columbia launched the Small Business Disaster Recovery Loan Program for businesses within the City limits. He outlined the criteria for eligibility and noted that franchises and real estate ventures are ineligible to participate in the program. He outlined the eligible uses and underwriting criteria. This program is being funded in the amount of \$100,000 by the Community Development Block Grant from funds originally allocated to the Contractor Loan Program.

Ms. Tina Herbert, Office of Business Opportunities Director said the current applications will be sent for committee review and the application process will be reopened for additional applicants based on the remaining funding.

COUNCIL DISCUSSION / ACTION

19. Council is asked to approve [Contract Amendment #2 for an Update to the Water and Sewer Rate Study](#), as requested by the Utilities and Engineering Department. Award to Black & Veatch Corporation in the amount of \$115,000.00. This firm has headquarters in Kansas City, MO and a local office in Columbia, SC. *Funding Source: 5511706-WM7358/SS7349-638305 – **Note:** The original budgeted amount is \$200,000.00. - Approved*

Councilor Duvall asked if the rate study will take the flood damages into consideration. He asked if the consultant was given any parameters on rate hikes.

Ms. Teresa Wilson, City Manager said yes; discussions are ongoing with staff and our consultants. She believes that due to the consultant's previous involvement, they are clear on the range that is tolerable.

Councilor Devine noted that the consultant will provide options for Council's consideration.

Upon a motion made by Ms. Devine and seconded by Mayor Benjamin, Council voted unanimously to approve Council is asked to approve Contract Amendment #2 for an Update to the Water and Sewer Rate Study, as requested by the Utilities and Engineering Department. Award to Black & Veatch Corporation in the amount of \$115,000.00. This firm has headquarters in Kansas City, MO and a local office in Columbia, SC.

APPEARANCE OF THE PUBLIC

Ms. Regina Williams, Booker Washington Heights Neighborhood Association appeared before Council to discuss the water in their neighborhood. She presented a photo of a brown water filter that is changed every six weeks. She said this is coming from the infrastructure in the street, because the pipes leading to her house are made from PVC pipe. She presented photos from another property where the lines have been flushed, but the clothing is discolored after being washed. She expressed concerns about the unknown contaminants.

Reverend Dr. Jamey O. Graham, Sr., Saint John Baptist Church said they have rusty water at the church and the City flushes the water monthly, but it has worsened. He said they noticed rust sediments after the baptism pool was drained. He expressed concern about the children that attend day care at the church and parishioners that attend weekly activities.

Ms. Regina Williams, Booker Washington Heights Neighborhood Association expressed further concerns about how the discolored water has affected the other churches, restaurants, doctors' offices and residents in the area. She said they are seeking testing from DHEC to determine the long term effects of this. She requested the City's assistance.

Councilor Devine asked if a project is in the CIP for this community. She stated that she has to bathe her babies in brown water sometimes.

Mr. Joey Jaco, Utilities and Engineering Department Director offered to make a future presentation on this neighborhood. He said this is iron deposits in the water caused by old galvanized piping. He said this is not from lead.

Councilor McDowell requested information regarding the demographics of brown water across the City.

Mr. Joey Jaco, Utilities and Engineering Department Director said brown water is seen mostly in older neighborhoods. He noted that a Consumer Confidence Report is published annually and hundreds of locations are tested monthly. He stated that free testing is also provided by the City of Columbia.

PUBLIC HEARING

20. [Resolution No.: R-2015-106](#) – Designating the 200, 300 and 400 blocks of Waccamaw Avenue in the Wales Garden Neighborhood as a Residential Parking Permit District - *Approved*

Council opened the Public Hearing at 7:49 p.m.

No one appeared in support of or in opposition to this matter.

Council closed the Public Hearing at 7:49 p.m.

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to approve Resolution No.: R-2015-106 – Designating the 200, 300 and 400 blocks of Waccamaw Avenue in the Wales Garden Neighborhood as a Residential Parking Permit District.

Mayor Benjamin inquired about the status of the parking permit district for the Martin Luther King Neighborhood.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations said they are working with the Martin Luther King Neighborhood on appropriate locations for the placement of traffic control measures.

ORDINANCES – FIRST READING

21. [Ordinance No.: 2016-007](#) – Ordinance Granting Consent to Application for Franchise for Cable Service and Setting Franchise Fee (FTC Diversified Services, LLC) – *Approved on first reading.*

Upon a motion made by Ms. Devine and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2016-007 – Ordinance Granting Consent to Application for Franchise for Cable Service and Setting Franchise Fee (FTC Diversified Services, LLC).

RESOLUTIONS

22. [Resolution No.: R-2016-015](#) – Repealing Resolution R-2013-045 and Setting a New Policy for Water & Sewer Transfers to the General Fund – *Item was withdrawn from the agenda.*
23. [Resolution No.: R-2016-011](#) – Permitting the Fire Department to collect money for the Muscular Dystrophy Association – *Approved*

Councilor Duvall advised against granting permission to solicit in the public right of ways, because it is dangerous.

Upon a motion made by Mr. McDowell and seconded by Mayor Benjamin, Council voted four (4) to one (1) to approve Resolution No.: R-2016-011 – Permitting the Fire Department to collect money for the Muscular Dystrophy Association. Voting aye were Mr. McDowell, Ms. Devine, Mr. Davis and Mayor Benjamin. Mr. Duvall voted nay.

APPOINTMENTS

24. [Bicycle Pedestrian Advisory Committee](#)

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to approve the appointment of Mr. John Green to the Bicycle Pedestrian Advisory Committee.

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to approve the appointment of Ms. Bethany Bell to the Bicycle Pedestrian Advisory Committee.

Upon a motion made by Mayor Benjamin and seconded by Ms. Devine, Council voted unanimously to approve the reappointment of Mr. Keith Gosselin to the Bicycle Pedestrian Advisory Committee.

25. [Board of Zoning Appeals](#)

Upon a motion made by Mr. McDowell and seconded by Ms. Devine, Council voted unanimously to approve the appointment of Ms. Regina Williams to the Board of Zoning Appeals.

26. [Central Midlands Development Corporation](#)

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted unanimously to reappointment Ms. Ellen Cooper to the Central Midlands Development Corporation Board.

25. [Central Midlands Regional Transit Authority \(The COMET\)](#)

Mayor Benjamin expressed concerns about The COMET Board being representative of the community and its riders. Currently, the ridership is overwhelmingly African Americans and a majority of females over the age of fifty. He said Ms. Carolyn Gleaton has been a rider of choice for forty years. She is a retired State employee and will add incredible perspective to the board.

Councilor Duvall nominated Ms. Walda Wildman who is handicapped. She has ridden the bus; she is an expert in finance; and she would be able to provide quality oversight.

Councilor McDowell supported the nomination of Ms. Carolyn Gleaton.
Councilor Duvall supported the nomination of Ms. Walda Wildman.
Councilor Devine supported the nomination of Ms. Carolyn Gleaton.
Councilor Davis supported the nomination of Ms. Carolyn Gleaton.
Mayor Benjamin supported the nomination of Ms. Carolyn Gleaton.

With four (4) nominations, Ms. Carolyn Gleaton was appointed to The COMET Board of Directors.

27. [Planning Commission](#)

Upon a motion made by Ms. Devine and seconded by Mr. McDowell, Council approved the reappointment of Mr. Ernest Cromartie to the Planning Commission. Mr. Davis abstained from voting.

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

No committee reports or referrals were made at this time.

APPEARANCE OF THE PUBLIC

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to adjourn the meeting at 8:07 p.m.

Respectfully submitted by:

Erika D. Moore
City Clerk



CITY OF COLUMBIA
CITY COUNCIL MEETING MINUTES
TUESDAY, MARCH 1, 2016 – 3:30 P.M.
CITY HALL - 1737 MAIN STREET
COUNCIL CHAMBERS - 3RD FLOOR

The Columbia City Council met on Tuesday, March 1, 2016 in the 2nd floor conference room at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 3:33 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Leona K. Plaugh, The Honorable Moe Baddourah and The Honorable Howard E. Duvall. The Honorable Tameika Isaac Devine participated via telephone. The Honorable Edward McDowell, Jr. was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the Freedom of Information Act.

OCTOBER 2015 HISTORIC FLOOD RECOVERY UPDATE – Ms. Teresa Wilson, City Manager

Ms. Teresa Wilson, City Manager said there are still impacted areas of our City as a result of the October flood. We have been working tirelessly to develop a responsible plan to approach various funding streams, the internal infrastructure needs and the individual needs for assistance and recovery. She asked Council for direction on the tour that was canceled today. In lieu of that tour and with the positive announcement of almost \$20 million in HUD recovery funding the City is receiving as a direct allocation, we wanted to spend time talking about these funding opportunities. She thanked Council for their advocacy and assistance with obtaining the funding. Our staff is ready to administer those funds and to be very compliant with how we do that over the next 90 days as we develop an action plan.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations presented photographs of flood damages at the Columbia Canal, the Wastewater Treatment Plant and to personal properties. She reported that 38,000 tons of materials have been collected off the street side. She anticipated that Riverfront Park will open by April 1, 2016. She noted that properties have been rehabilitated, elevated, demolished, gutted or boarded up. She noted that properties that have been elevated have also benefited from the Increased Cost of Compliance (ICC) funding, but properties without flood insurance aren't eligible for ICC funding. She reported that 450 properties were impacted within City limits and approximately 250 building permits have been issued. The National Resources Conservation Service is providing \$770,000 for waterway debris removal and other funding options will be considered. This will require a combined effort between the City of Columbia and Richland County, because the removal of blockages could cause flooding elsewhere. She presented photographs of commercial properties that were impacted by the flood. She noted that commercial property owners have to meet the current zoning code and flood plain regulations. She stated that \$36 million in Hazard Mitigation Grant Program funding is being provided for the state. She presented a listing of proposed projects that will exceed the amount of available Hazard Mitigation funding. The list needs to be prioritized.

Ms. Keely Thibodeaux, AIA, PMP, Principal for Landmark Consulting, LLC explained that the Public Assistance Program is for repairs that are needed to get the City back to where it was at the time of the storm. To date, we have received approximately \$7 million for emergency protective measures and we have since amended the request. She stated that we are still in the planning stage of the program and we have the opportunity to receive a number of funding sources for specific purposes. She noted that some of the funding sources are competitive and some funding requires cost sharing for eligible projects.

Ms. Deborah Livingston, Director of the Community Development Department explained that the Citizens Advisory Committee will receive public input as done with all grant funding plans. She explained that 70% of funding will go to citizens at or below 80% of the area median income. She noted that the guidelines have not been published.

Ms. Teresa Wilson, City Manager said staff must help Council determine how we will approach this.

Mr. Mac Bennett, United Way reported that they have funded \$500,000 into flood relief and they received \$1 million in flood relief funding. He said funding has been provided to non-profit organizations that are active in disaster relief efforts and to the Salvation Army to provide housing for families that have been displaced. He explained that their funding fills the gap where FEMA and insurance doesn't meet the need for repairing homes.

Ms. Deborah Livingston, Director of the Community Development Department explained that the substantial amendment specified that the City of Columbia would work with agencies that could provide funding to people for flood relief. She noted that Home Works deferred their funding to the St. Bernard Project.

Ms. Keely Thibodeaux, AIA, PMP, Principal for Landmark Consulting, LLC reviewed the FEMA funding matrix. She noted that a sources and uses report will be provided regularly.

There was a consensus of Council to schedule the tour of flood impacted areas on Wednesday, March 9, 2016 at 2:00 p.m.

EXECUTIVE SESSION - Pursuant to S.C. Code §30-4-70(a)

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 4:55 p.m. Mayor Benjamin was not present for the vote. Ms. Plough left the meeting at 4:55 p.m. and did not participate in Executive Session.

1. Discussion of negotiations incident to proposed contractual arrangements S.C. Code §30-4-70(a)(2) – *This item was discussed in Executive Session. No action was taken.*
 - Hydro Plant
 - Kline Redevelopment Project

Council adjourned the Executive Session at 6:00 p.m.

The Columbia City Council conducted a Council Meeting on Tuesday, March 1, 2016 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:03 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Moe Baddourah and The Honorable Howard E. Duvall. The Honorable Leona K. Plough participated via teleconference. The Honorable Tameika Isaac Devine and The Honorable Edward H. McDowell were absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

PLEDGE OF ALLEGIANCE

Little Miss Emma Tomco, Fifth Grade Student at Byrd Elementary School in Aiken, South Carolina led the audience in the Pledge of Allegiance.

INVOCATION

Chaplain Byron Powers, Columbia Police Department offered the invocation.

2. Special Presentation – The Honorable Mayor Stephen K. Benjamin

Police Chief William “Skip” Holbrook recognized Chaplain Byron Powers and wished him Godspeed in his newest endeavors. He said Chaplain Powers is leaving a mark on the department that will forever be remembered.

Mayor Benjamin noted that Chaplain Powers pastored for thirty-two years and he previously pastored the Elmwood Avenue Church of God. Chaplain Powers is now the pastor of the Compass Worship Center Church of God in Ludowici, Georgia. He said we all benefited from your spiritual leadership and we will miss you.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Davis and seconded by Mr. Baddourah, Council voted unanimously to adopt the agenda as presented.

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

CONSENT AGENDA

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to approve the **Consent Agenda Items 3 through 12.**

CONSIDERATION OF BIDS and AGREEMENTS

3. Council is asked to approve a [Contract for Supplemental Staffing Services](#), as requested by the Information Technology Department. Award to TEKsystems in the amount of \$57,800.00. This firm is located in Greenville, SC. *Funding Source: 5516208-636600 – Note: This service is for the project management support for several Clean Water 2020 Program Projects. - Approved*

4. Council is asked to approve the [Purchase of 1500 ninety-six \(96\) Gallon Garbage Roll Carts](#), as requested by the Solid Waste Division. Award to Toter, Inc., utilizing the National Intergovernmental Purchasing Alliance (IPA) Contract in the amount of \$78,605.55. This vendor is located in Statesville, NC. *Funding Source: Solid Waste Roll Carts 1014401-627600 – Note: The National Intergovernmental Purchasing Alliance (IPA) Contract is a volume discount pricing rate for public entities. The original budgeted amount for this purchase is \$78,606.00. - Approved*

5. Council is asked to approve the [Purchase of one \(1\) Mini Excavator](#), as requested by the Street Division. Award to Blanchard Machinery Company, using the SC State Contract in the amount of \$83,689.20. This vendor is located in Columbia, SC. *Funding Source: Street Division Water & Sewer Repair-Auto, Trucks, Heavy Equipment Capital, 5513202-658500 – Note: The original budgeted amount for this purchase is \$83,689.20. - Approved*

6. Council is asked to approve the [Purchase of LED Luminaire Lighting and Fixtures](#), as requested by Parking Services. Award to Shealy Electrical Wholesalers, the lowest responsive bidder of each lot in the amount of \$207,036.00. This vendor is located in West Columbia, SC. *Funding Source: Parking Improvement Projects/Capital Project Costs: Lincoln Street Garage Lighting Upgrade 5329999-658650–PG001123-658650; Park Street Garage Lighting Upgrade 5329999-658650–PG001122-658650; PJ Cannon Street Garage Lighting Upgrade 5329999-658650–PG001193-658650; Washington Street Garage Lighting Upgrade 5329999-658650–PG001194-658650; Taylor Street Garage Lighting Upgrade 5329999-658650 – PG001196-658650; Parking Operations/Parking Facilities-Maintenance & Services Contract 5312501-638200 – Note: The original budgeted amount for this purchase is \$221,100.00. - Approved*

Lot	Description	Amount
1	Lincoln Street Parking Garage	\$64,177.75
2	Park Street Parking Garage	\$95,721.50
3	PJ Cannon Parking Garage	\$9,040.50
4	Washington Street Parking Garage	\$5,292.00
5	Taylor Street Parking Garage	\$9,040.50
6	Sumter Street Parking Garage	\$3,969.00
7	Arsenal Hill Parking Garage	\$4,458.96
	Sales Tax	\$15,336.01
	Total Amount	\$207,036.00

7. Council is asked to approve a [Contract for Sodium Chlorate & Sulfuric Acid](#), as requested by the Lake Murray Water Plant. Award to the bidders of each lot in the amount of \$203,136.00. *Funding Source: Utilities Lake Murray Water Plant-Chemicals, 5516207-624800 – **Note:** The original budgeted amount is \$204,000.00. - Approved*

Lot	Bidders / Location	Description	Amount
1	Southern States Chemical of Savannah, GA	Sodium Chlorate (Purate / Liquid)	\$34,176.00
2	Water Solutions/Division of Azure Water Services	Sulfuric Acid (Liquid)	\$168,960.00

8. Council is asked to approve [Project SS7262; Colonial Life and Three Rivers Pump Station Improvements](#), as requested by the Utilities and Engineering Department. Award to M.B. Kahn Construction, the lowest responsive bidder in the amount of \$1,243,300.00. This firm is located in Columbia, SC. *Funding and Supplemental Source: CIP Improvement Fund, 5529999-658650/SS726201-658650. Funding for this project is included in the fiscal year 2015/2016 CIP budget. – **Note:** This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Corley Construction of Irmo, SC is the Protégé and will implement \$310,000.00 (25%) of the contract value. The original budgeted amount is \$1,397,367.03. The following sub-consultants will receive \$477,278.00 (38.36 %) of the contract value: - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
Godwin Pumps	N. Charleston, SC	Bypass pumping rentals	4.02%	\$50,000.00
Statesville Fence	Statesville, NC	Fencing	1.51%	\$18,778.00
DunnRight Services	Florence, SC	Coatings	1.77%	\$22,027.00
Xylem Water Solutions	Charlotte, NC	Submersible Pumps	8.30%	\$103,210.00
MR Systems, Inc.	Norcross, GA	Instrumentation	5.22%	\$65,000.00
Harrelson Painting	Swansea, SC	Painting	0.28%	\$3,500.00
Ferguson Enterprises	Elgin, SC	Pipe and Valves	4.50%	\$56,000.00
Utility Electric	Anderson, SC	Electrical	11.48%	\$142,800.00
Tindal Corp	Spartanburg, SC	Precast Concrete	1.28%	\$15,963.00

9. Council is asked to approve [Project SS6764; Mill Creek Pump Station Force Main Improvements](#), as requested by the Utilities and Engineering Department. Award to D.S. Utilities, Inc., the lowest responsive bidder in the amount of \$10,570,334.75. This firm is located in Little Mountain, SC. *Funding Source: CIP Improvement Fund, 5529999-SS676404-658650. Funding for this project is included in the fiscal year 2015/2016 CIP budget. – **Note:** This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. TNT Construction, Inc. of Chapin, SC is the Protégé and will implement \$2,114,066.95 (20%) of the contract value. The original budgeted amount is \$11,970,400.00. The following sub-consultants will receive \$5,292,084.16 (49.83%) of the contract value: - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
Fortiline Waterworks	Columbia, SC	Fittings and Valves	7.1%	\$749,979.16
Tindall Precast	Spartanburg, SC	Precast	0.3%	\$30,844.00
Aero Photo (WBE)	St. Petersburg, FL	Video	0.03%	\$22,027.00
Horizontal Unlimited (SBE)	Westminster, SC	Bore & Jacking	2.5%	\$264,000.00
American Ductile Iron Pipe	Irmo, SC	Ductile Iron Pipe	26.7%	\$2,820,214.00
Alpha Tree Service, LLC (SBE)	Little Mountain, SC	Tree Removal	0.5%	\$50,000.00
N.W. White	Columbia, SC	Stone Hauling	0.6%	\$65,000.00
Underground Solutions	Poway, CA	Fusible PVC	3.5%	\$374,220.00
Donald Smith (SBE)	Orangeburg, SC	Survey and Asbuilts	0.4%	\$46,000.00
Gator Boring & Trenching, Inc.	Pensacola, FL	Horizontal Directional Drill	4.2%	\$444,800.00
Vulcan Materials Company	Columbia, SC	Stone Supplier	4.0%	\$425,000.00

ORDINANCE – SECOND READING

10. [Ordinance No.: 2016-007](#) – Ordinance Granting Consent to Application for Franchise for Cable Service and Setting Franchise Fee (FTC Diversified Services, LLC) – *First reading approval was given on February 16, 2016. - Approved*

EVENT RESOLUTIONS

11. [Resolution No.: R-2016-012](#) – Authorizing consumption of beer and wine only at Soda City Suds and Spuds on Saturday, March 19, 2016- *Approved*
12. [Resolution No.: R-2016-014](#) – Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Contemporaries Oyster Roast on Thursday, April 28, 2016- *Approved*

PRESENTATIONS

13. [Columbia Firefighter Appreciation Month Proclamation](#) – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin and the members of City Council proclaimed March 2016 as Columbia Firefighter Appreciation Month in the City of Columbia.

Assistant Fire Chief Michael Edmonds thanked Council for this opportunity.

Ms. Tara Heil, Executive Director of the Muscular Dystrophy Association introduced the Tomco Family as the South Carolina Goodwill Ambassador. She said that Trent Tomco is a camper, the Tomco Family is very involved with the camp, and they were the top fundraiser team for the MDA's Muscle Walk. She presented the Golden Helmet to the third shift of the Columbia Fire Department for their efforts to raise \$167,000. It was the largest boot drive in the southeast once again. She asked the members of Council to kick off the 2016 Boot Drive that will be held during March 16-18, 2016.

Ms. Michelle Tomco thanked City Council and the Columbia Fire Department for their support.

14. Recognition of Mr. William Starrett as the 2015 Steven G. Morrison Visionary Award Recipient – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin said we would be hard pressed to find a more deserving recipient of this award, which is named after our friend, Steve Morrison whose better half Gayle Morrison is here today. He said the Morrison's contributed to arts, culture and the economic and social fabric of this community; we lost Steve too soon. He said we couldn't be more proud than to recognize our friend, William Starrett.

Mr. William Starrett, Artistic and Executive Director for the Columbia City Ballet said he is honored to receive this award for the second time since its inception. He recognized Steve Morrison's contribution of to the arts, not just ballet.

15. City of Columbia [2015 National Association of Development Organizations Innovation Award](#) for the Walk Bike Columbia Project – Mr. Reginald Simmons, Deputy Executive Director/Transportation Director of Central Midlands Council of Governments

Mr. Reginald Simmons, Deputy Executive Director/Transportation Director of Central Midlands Council of Governments presented the 2015 National Association of Development Organizations Innovation Award to the City of Columbia for the Walk Bike Columbia Master Plan and Bike Share Plan Project. He said we truly appreciate the opportunity to work on walking and biking and their interconnectivity with transit as part of our multimodal transportation system. He said these initiatives will help to improve our transportation network.

16. [Resolution No.: R-2016-018](#) – Approving the honorary naming of the 1000 block of Olympia Avenue from Heyward Street to Alabama Street to "Jim Jaco Way" - *Approved*

Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2016-018 – Approving the honorary naming of the 1000 block of Olympia Avenue from Heyward Street to Alabama Street to "Jim Jaco Way".

Mr. Jim Jaco said Olympia has been home for the Jaco Family for over 100 years. He said with the remodeling of the Mills he is proud to have his name attached to the Mill area.

Mayor Benjamin presented Mr. Jaco with a street sign naming the 100 block of Olympia Avenue as Jim Jaco Way.

PUBLIC INPUT

17. [Fiscal Year 2015-2017 South Carolina Department of Parks, Recreation, and Tourism Recreational Trails Grant](#) – Ms. Chris Segars, Grants Professional

Ms. Chris Segars, Grants Professional explained that the City of Columbia is applying for \$100,000 for a recreational trails program grant from the South Carolina Department of Parks, Recreation, and Tourism. The grant requires a period for public input and it was publicized. The grant is for an ADA accessible connector between the City's esplanade and the Three Rivers Greenway at Riverfront Park.

Council opened the Public Hearing at 6:28 p.m.

No one appeared in support or opposition to the matter.

Council adjourned the Public Hearing at 6:29 p.m.

STAFF REPORT

18. [Water Quality Follow-up Report](#) – Mr. Joey Jaco, P.E., Director of the Utilities and Engineering Department and Mr. Clint Shealy, Waterworks Superintendent

Mr. Joey Jaco, P.E., Director of the Utilities and Engineering Department explained that this is a follow up to last week's meeting to discuss water quality and testing. He recalled that there is a lot of information in the news regarding the lead sampling in Flint, Michigan. He said they will also discuss discolored water and how they plan to address that through the City's Capital Improvement Program.

Mr. Clint Shealy, Waterworks Superintendent assured Council that the City's water is sampled and monitored every day. He noted that routine samples are also collected monthly, quarterly and annually per regulatory requirements, but we go above and beyond those regulations to ensure that our water is safe. We have a DHEC certified laboratory and we conduct over 200,000 samples annually. He said a lot of investment is put into staff and resources for sampling water quality. An annual water quality report is released to customers summarizing the testing results. He referred to the national and local concerns about what is happening in Flint Michigan as reported on February 8, 2016 in the New York Times and about lead tainted water in SC communities as reported in The State on February 19, 2016. In 2005, we were below the EPA action level for lead, but it was other areas that received a letter and not the City of Columbia. We are monitoring what has happened in Flint and we understand what caused that. We are taking measures to safeguard against lead corrosion. We monitored our drinking water before 1992 and we take first draw worst case lead samplings every three years. None of our last samples were above the EPA actions levels. We will also sample water for lead at the request of customers who call the Customer Care Center at 545-3300. Our erosion control is working well and we send out public information notices whenever service lines are down. When we encounter lead service lines they are removed and replaced with poly tubing from the water main to the water meter.

Mr. Joey Jaco, P.E., Director of Utilities and Engineering acknowledged that we have an aged system with aged galvanized pipes that result in red or brown discolored water. We flush the pipes to clear this up. We also address this issue through our Capital Improvement Program by replacing or rehabbing lines. He said trenchless technology is used to line 6" or larger pipes; this process is less evasive. He presented a map of the service area indicating where service calls occurred for discolored water. He said we are dealing with unlined cast iron and galvanized pipes. He said discolored water has occurred in newer developments where the developer installed galvanized service lines. When we find those situations, we replace the lines. We received 1,900 complaints about discolored water over a one year period. The map also depicted areas where older cast irons pipes have been lined and areas where projects are underway or proposed. In the next five years we have \$60 million in projects in the Capital Improvement Program to address water quality and pressure/flow issues. Some of those areas include Earlewood, Booker Washington Heights, Washington Park, and Lake Katherine.

Mayor Benjamin recalled that Council asked staff to look at several neighborhoods that were experiencing discolored water and to look at ways to accelerate the Capital Improvement Projects to either reline or replace iron pipes.

Councilor Duvall said we have a unique opportunity now that we are not transferring funds out of the water and sewer fund to the general fund.

Upon a motion made by Mr. Duvall and seconded by Mr. Baddourah, Council voted unanimously to add the \$2.5 million to the Capital Improvement Program to be used specifically for water quality projects and develop a plan to accelerate the replacement or lining of pipes causing discoloration in the following areas: Booker Washington Heights, Earlewood, Lake Katherine, Midland Terrace, Hollywood Rosehill, Rosewood, Shandon, Wales Garden, Trenholm Road, and North Main. Staff can determine the best use of the \$2.5 million and this policy will be in effect for ten years while the \$750 million in sewer projects are in effect.

Mayor Benjamin said several of these projects have been identified for improvement or replacement already, but this will help us accelerate the replacement or improvement of those lines. He said we will look to staff on guidance as to whether or not we use the cash that has been saved or whether or not be bond some of that money. He acknowledged that there are other neighborhoods that require attention and we will need to monitor this regularly. He asked staff to look at ways to aggressively share this information with the public. He asked the City Manager to determine how to get this information out to the specific neighborhoods.

ORDINANCES – FIRST READING

19. [Ordinance No.: 2016-013](#) – Granting an easement to South Carolina Electric & Gas Company (SCE&G) along a portion of City-owned property identified as Richland County TMS #09209-17-01 (Hyatt Park) for utilities to serve the North Main Streetscape Project, Phase 1-A-2; CF#250-388 - *Approved*

Upon a motion made by Mr. Davis and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to Granting an easement to South Carolina Electric & Gas Company (SCE&G) along a portion of City-owned property identified as Richland County TMS #09209-17-01 (Hyatt Park) for utilities to serve the North Main Streetscape Project, Phase 1-A-2; CF#250-388.

20. [Ordinance No.: 2016-016](#) – Granting easements and right of way to Richland County along a portion of City-owned properties identified as Richland County TMS# 09209-17-01 (Hyatt Park), TMS# 09210-05-08 (City Office Building and 3900 Monticello Road) and TMS# 09214-14-17 & 05 (Eau Claire Fire Station #13 (4112 North Main Street)) for roadway improvements for the North Main Streetscape Project, Phase 2; CF#250-389 - *Approved*

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2016-016 – Granting easements and right of way to Richland County along a portion of City-owned properties identified as Richland County TMS# 09209-17-01 (Hyatt Park), TMS# 09210-05-08 (City Office Building and 3900 Monticello Road) and TMS# 09214-14-17 & 05 (Eau Claire Fire Station #13 (4112 North Main Street)) for roadway improvements for the North Main Streetscape Project, Phase 2; CF#250-389.

OTHER MATTERS

21. Council is asked to approve a [Certificate of Convenience and Necessity](#), as requested by the Business License Division. Award to Mr. Abdalla Mashhour doing business as Modern Taxi, LLC located at 9 Londonderry Square Cayce, SC 29033. – *[Note: The applicant is planning to place one \(1\) taxi into service and will add an additional five \(5\) taxis at a later date.](#)* - *Approved*

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to approve a Certificate of Convenience and Necessity, as requested by the Business License Division. Award to Mr. Abdalla Mashhour doing business as Modern Taxi, LLC located at 9 Londonderry Square Cayce, SC 29033.

APPOINTMENTS

22. [Columbia Tree and Appearance Commission](#) – *Consideration of this item was deferred.*
23. [Hospitality Tax Advisory Committee](#) – *Consideration of this item was deferred.*

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

Councilor Davis reported that the Economic and Community Development Committee met on Monday, February 22, 2016 to review the Rental Housing Regulations. Staff is in the process of cleaning up the verbiage and preparing for a presentation to Council on March 15, 2016.

APPEARANCE OF THE PUBLIC

No one appeared at this time.

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to adjourn the meeting at 6:50 p.m.

Respectfully submitted by:

Erika D. Moore
City Clerk



CITY OF COLUMBIA
WORK SESSION MINUTES
TUESDAY, MARCH 15, 2016
CITY HALL – 1737 MAIN STREET
2nd FLOOR CONFERENCE ROOM

The Columbia City Council met on Tuesday, March 15, 2016 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Pro-Tempore Leona K. Plough called the meeting to order at 12:17 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, and The Honorable Howard E. Duvall. The Honorable Mayor Stephen K. Benjamin arrived at 12:33 p.m. The Honorable Edward H. McDowell arrived at 12:38 p.m. The Honorable Moe Baddourah was present for the Work Session. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the Freedom of Information Act.

BUDGET WORKSHOP

1. [Water & Sewer Rate Study Status Update and Overview](#)

Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC explained that they used a bottom up approach for the rate design that included a review of the revenue and cost components for operating and capital costs, rate revenues and miscellaneous revenues, forecasted revenue requirements, and the cost of service. He explained that budgeted operating expenses were used to determine how the City performed historically and to budget costs for the upcoming year.

Councilor Plough said the expenditure rate is 41% of the budget and we are 58% through the year; we may not expend all of the dollars in this year.

Mr. Jeff Palen, Assistant City Manager for Finance and Economic Services / Chief Financial Officer said we will look at actual expenditures during the year and extra cash will be rolled into the study next year. He noted that there may be encumbrances that extend beyond July 1st.

Councilor Plough asked if we issued water and sewer debt since the last rate increase.

Mr. Jeff Palen, Assistant City Manager for Finance and Economic Services / Chief Financial Officer said no, but we are issuing in June. He said it is important for us to update the rate increase each year.

Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC presented additional details about the rigorous and transparent process that was used to develop defensible rates. He outlined the following variables that were considered: ease of implementation, continuity, equity and sufficient revenues to meet the costs. He reviewed results from an annual trend study of over 400 water & sewer utilities. He explained that the City's financial forecast is based on maintaining the lowest possible rate increases; maintaining the 2.0 debt service coverage; and maintaining 130% of O&M expenses. He reviewed last year's rate study projections through 2020. He presented three financial plan scenarios based on the level of capital improvement projects planned for fiscal years 2017 through 2021. Scenario one is for \$120 million. He noted that the sewer expansion fee is not included in scenario 1a.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations explained that restaurants have complained about the sewer expansion fee and we wanted to analyze that information, but it is not a recommendation.

Councilor Plough asked why there isn't a scenario to decrease the CIP to \$110 million, because we are not encumbering those amounts.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations said we are doing better. There are strict deadlines with the Consent Decree and as we talk about water quality and AMI, we cannot reduce the budget.

Ms. Teresa Wilson, City Manager said a discussion also needs to be had about automated meter infrastructure during an upcoming budget workshop.

Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC explained that the second scenario increases the water and sewer budgets to \$140 million and scenario three increases to \$160 million due to AMI and water quality projects. He noted that scenarios 2a and 3a also do not include the sewer expansion fees. He explained that the expansion fees are a component of capacity; we are studying the user rates after they've paid that impact fee and they start to take water and sewer services. He reviewed the key assumptions for funding capital improvement projects from three sources: annual escalation; the target 2.0 debt service coverage ratio; no direct public safety transfer; and the \$10 million transfer in fiscal year 2016 and 2017 to water and sewer for flood related projects.

Ms. Melisa Caughman, Budget and Program Management Director said staff estimated that \$10 million is needed this year and next year for projected flood related projects and those costs must be tracked.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations said we will also receive 75% back from FEMA for flood related expenses. For tracking purposes, the money is being transferred to a separate account within the Water and Sewer Fund.

Councilor Devine asked if bond issuances are estimated at \$80 million annually.

Mr. Jeff Palen, Assistant City Manager for Finance and Economic Services / Chief Financial Officer said the amount being bonded depends on the amount of cash we have. We received more cash this year from intergovernmental revenues and that was used to offset debt. Going forward, we only project the operating cash for each year. We will provide you with the amount of annual debt. He noted that it is greater than \$70 million.

Councilor Devine asked if apartment tenants are charged a commercial or residential rate. There is a concern that these tenants are being charged a higher rate.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations said some complexes use one meter and some use a separate meter for each unit. She agreed to look at the classes.

Mr. Jeff Palen, Assistant City Manager for Finance and Economic Services / Chief Financial Officer clarified that the transfer from water and sewer will not reflect in our projections going forward.

The updated scenarios will be reviewed with City Council on April 5, 2016.

Councilor Devine introduced Mona as her intern. Mona is a trauma nurse and a doctoral student at the University of South Carolina. She is interested in how government policies are made.

2. [Health Care Strategies](#) – Impact on GASB 45 Liabilities Overview – Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson

Ms. Melisa Caughman, Budget and Program Management Director explained that we will review what has been done along with options for the firm to evaluate and bring back for budgetary considerations and an actuarial study for fiscal year 2015/2016.

Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson reviewed the results of the 2014 actuarial valuation. He noted that there was \$132 in actuarial liability for benefits payable from the plan two years ago. He reported that the annual Other Post-Employment Benefits (OPEB) cost is \$9.5 to \$10 million. The City contributes \$6 to \$ 7 million leaving a \$50 million liability on the balance sheet. At that time there were 87 employees who were eligible for retirement; 1,960 employees; and 739 pre/post-65 retirees and beneficiaries.

Mr. Jeff Palen, Assistant City Manager for Finance and Economic Services / Chief Financial Officer reported that the current OPEB account balance is \$52.3 million.

Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson recalled that changes to the Defined Dollar Benefit amount were effective on July 1, 2013 for pre/post-65 retirees.

Councilor Duvall questioned the benefit amount paid for single and married retirees.

Mayor Benjamin asked how much was budgeted for our Annual Required Contribution (ARC) this year.

Ms. Melisa Caughman, Budget and Program Management Director said approximately \$6.7 million.

Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson reviewed previous plan design changes that were being considered and the impact of those changes. He reviewed additional options for reducing the City's GASB expenses to include modifying the DDB; modifying plan designs for retirees; and contributing all or some of the assets to an irrevocable trust.

Ms. Melisa Caughman, Budget and Program Management Director explained that 3.5% of the total payroll is budgeted for GASB, which is currently \$2 million.

Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson explained that money in an irrevocable trust becomes an asset and reduces the ARC.

Mr. Jeff Palen, Assistant City Manager for Finance and Economic Services / Chief Financial Officer said rating agencies give us credit for having cash. He noted that the rating agency changes its criteria regularly.

Mayor Benjamin said the rating agencies are looking more closely at how we handle OPEBs. He said our priority has to be retirement readiness for our employees. He explored the concept of employee buy-outs.

Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson explained that a retirement modeling tool could help employees understand how to protect their future. He suggested that DDBs can be converted to Health Reimbursement Accounts (HRA) and retirees can be given money to look at other coverage options.

Councilor Devine asked about carrier changes.

Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson said having a slightly narrower network would reduce costs and you would have to consider if the potential savings is worth the potential disruption.

Mayor Benjamin expressed interest in a buy-up plan and ORBIT or another trust.

Councilor Duvall proposed that employees and retirees pay full coverage for dependents and spouses.

Ms. Melisa Caughman, Program and Budget Management Director said the City covers 90% of employee benefits and 70% for dependents.

Councilor Devine said this will not help families. She said it might be helpful to have the figures and to consider adjusting the amount.

Councilor Davis said the benefit package helps to attract the brightest; we will see an impact if this incentive isn't available.

Mayor Benjamin said he has no interest in taking dependents off our plan.

Councilor Plough asked that we look at an irrevocable trust. She suggested that retiree representatives be brought to the table if we are making changes to their benefits. She asked what we are trying to fix.

Ms. Melisa Caughman, Program and Budget Management Director said we are talking about the long-term liability and our claims costs. She said pre-65 retiree and dependent coverage accounts for a portion of our claims costs, because we are self-insured. Establishing a HRA would allow pre-65 retirees to shop for their own plan designs.

In closing, Mayor Benjamin asked if we need to cast a wide net asking others to bring solutions to the table. He asked where we are with GASB 67 and GASB 68.

Mr. Jeff Palen, Assistant City Manager for Finance and Economic Services / Chief Financial Officer said it is in our budget.

3. [Fiscal Year 2016 / 2017 Budget Preparation](#) – Ms. Melisa Caughman, Budget and Program Management Director
 - FY 16/17 General Fund Revenue Projections
 - FY 16/17 Hospitality Tax Projections
 - FY 16/17 Accommodations Tax Projections

Ms. Melisa Caughman, Budget and Program Management Director presented the fiscal year 2016/2017 revenue projections for the General Fund, Hospitality Tax Fund and the Accommodations Tax Fund. She said the water and sewer rate discussion and our GASB discussion has impact on our budget. She noted that the revenue projections are preliminary and they will change. Revenues for the General Fund are budgeted at \$120 million, which is 2.6% more than the current year. The two primary sources of revenues are property taxes and licenses and permits.

Councilor Plough asked why the budget for fiscal year 2015/2016 doesn't match the budget in the financial statements.

Ms. Melisa Caughman, Budget and Program Management Director explained that the financial report includes carry forward funds and a transfer-in for indirect costs. She continued to report that there is a 23% reduction in transfers-in totaling \$3.1 million. She reported that the final reassessment values resulted in a net reduction. She projected \$10.7 million in revenues for the Hospitality Tax Fund, which is 3.7% more than the current year and \$2.1 million in Accommodations Tax collections, which is 2% more

than prior year actuals. The proposed budgets for water and sewer, storm water, parking and the general fund will be presented at the next meeting. A summary and wrap up will be presented on April 19, 2016, which is the last meeting prior to advertisement of the budget public hearing for May 17, 2016; first reading will be on June 7, 2016 and second reading will be on June 21, 2016.

EXECUTIVE SESSION - Pursuant to S.C. Code §30-4-70(a)

Upon a motion made by Mr. Davis and seconded by Mr. McDowell, Council voted unanimously to enter into Executive Session at 2:34 p.m. for the discussion of **Items 4 and 5** as outlined.

4. Receipt of legal advice which relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege – S.C. Code §30-4-70(a)(2)
 - *South Carolina Public Interest Foundation v. the City of Columbia*
 - *Bishop, et al. v. the City of Columbia*
 - *McLemore v. City of Columbia*
 - *Glassmeyer v. City of Columbia*
 - *Administrative Policies and Procedures*
 - *Hospitality Tax Funding*
5. Discussion of negotiations incident to proposed contractual arrangements
 - *Soda City*

Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to adjourn the Executive Session at 4:37 p.m. and to convene the Work Session. Mr. Baddourah was present at this time.

FINANCIAL REPORT

6. [January 2016 Financial Report](#) – Ms. Jan Alonso, Finance Director

Councilor Plough inquired about the \$12,000 expenditure with Kimley Horn & Associates.

Mr. Gregory Tucker, Special Projects Administrator said it was for the City's portion of the traffic study relative to the multi-use venue.

Councilor Plough said we are \$1.6 million over in terms of resources. She asked if Jason Freier is on the line for \$7 million.

Mr. Gregory Tucker, Special Projects Administrator said he has paid for certain elements as they occurred. The final billing will be received after the punch list is complete.

CITY COUNCIL DISCUSSION

7. Audit Review for Fiscal Year ended June 30, 2015 – Mr. Bud Addison, Audit Senior Manager, Webster Rogers, LLP

Mr. Bud Addison, Audit Senior Manager / Webster Rogers, LLP reviewed a comparative of the water and sewer fund from 2014 to 2015. There was an \$18 million decrease in net income, which is attributable to flat revenues and increased operating expenses. He reported that the net pension liability is estimated at \$160 million. This represents the City's proportionate share of the unfunded liability of the South Carolina State Retirement System. Absent a change in State law, the City will never have to write a check for that; you will have to hope for outstanding investment returns or higher contributions by the year. He continued to report that there was \$7.4 million in excess revenues over expenditures in the General Fund. He said this is slightly misleading, because the entire balance is made up of the unspent proceeds from the capital lease that will be spent in 2016 and the 2% franchise fee from SCANA. Absent these two items, the General Fund broke even for the year. He noted that up to 90% of the City's expenditures are for budgeted fixed costs. There is nothing discretionary in that fund. He reported that County services operated at a \$3 million deficit in 2015 for fire services. He suggested that the City be specific with the County about how shortfalls and overages are handled. The change in net position for the Water and Sewer Fund is \$4.5 million; \$3.8 million was for development contributions making it closer to break-even. The Parking Fund lost about \$500,000 and the others were solid. The cash provided by water and sewer was approximately \$54 million. The Internal Service Fund shows a \$10 million deficit, which is mostly Other Post-Employment Benefits (OPEB). The City may have to pay this at some point. There is an adequate amount of cash to cover it, but it could potentially increase over time. In closing, he referred to page 7 highlighting the certificate awarded to the Finance Department from the Government Finance Officers Association for excellence in financial reporting.

Councilor Baddourah inquired about the auditor's statement related to the flood.

Mr. Bud Addison, Audit Senior Manager / Webster Rogers, LLP said a unique natural disaster occurred in the City. It may continue to significantly impact operations; it is a statement, but the ultimate impact was not known at the time that the statements were released.

Councilor Plaugh inquired about the Management Letter.

Mr. Bud Addison, Audit Senior Manager / Webster Rogers, LLP explained that one finding on hospitality tax funds primarily deals with the reimbursement of potentially ineligible expenses for an organization. He said a clear definition of reimbursable expenses is needed.

Councilor Devine inquired about completed projects.

Mr. Bud Addison, Audit Senior Manager / Webster Rogers, LLP said the issue is with determining when a project is closed. Other departments must realize that their actions have an impact on what the accounting staff does.

8. Administrative Policies and Procedures – The Honorable Leona K. Plough

There was a consensus of Council to meet for budget workshops on the second and fourth Tuesdays at 2:30 p.m. until 5:30 p.m. as needed during budget season and to add the policies and procedures to the April 5, 2016 Work Session agenda.

Upon a motion made by Mr. Duvall and seconded by Mr. Baddourah, Council voted unanimously to adjourn the Work Session at 5:30 p.m.

Respectfully submitted by:

Erika D. Moore
City Clerk



We Are Columbia

COLUMBIA CITY COUNCIL SPECIAL CALLED MEETING MINUTES
WEDNESDAY, OCTOBER 5, 2016
CITY HALL ▪ 1737 MAIN STREET ▪ COUNCIL CHAMBERS ▪ 3RD FLOOR

The Columbia City Council conducted a Special Called Meeting on Wednesday, October 5, 2016 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:30 p.m. and the following members of Council were present: The Honorable Sam Davis, District I, The Honorable Moe Baddourah, District III, The Honorable Howard Duvall, Jr., At-Large and The Honorable Edward McDowell, Jr., District II. The Honorable Tameika Isaac Devine, At-Large was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

RESOLUTION

1. Resolution No.: R-2016-073 - Authorizing Notice of Special Election for City Council District 4

Mayor Benjamin explained that this special election is to fill the seat in District IV, but we will never fill the shoes of Mrs. Plough.

Councilor Duvall clarified that December 27, 2016 is the thirteenth Tuesday after the vacancy occurred, but the election is being held on January 3, 2017, because December 27, 2016 is a State holiday.

Upon a motion by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2016-073 - Authorizing Notice of Special Election for City Council District 4.

CITY COUNCIL DISCUSSION / ACTION

2. Appointment of The Honorable Tameika Isaac Devine as Mayor Pro-Tempore through December 31, 2017

Upon a motion by Mr. McDowell and seconded by Mr. Baddourah, Council voted unanimously to approve the appointment of The Honorable Tameika Isaac Devine as Mayor Pro-Tempore through December 31, 2017.



We Are Columbia

Upon a motion made by Mr. Davis and seconded by Mr. Baddourah, Council voted unanimously to adjourn the Special Called Meeting at 6:36 p.m.

Respectfully submitted by:

Erika D. Moore, CMC
City Clerk



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Human Resources

FROM: Pam Benjamin,

SUBJECT: Council is asked to approve the Dental Benefits Plan Renewal effective January 1, 2017 through December 31, 2017, as requested by the Human Resource Department. Award to Delta Dental of Missouri, as a third party administrator in the amount of \$60,000.00. This firm is located in Columbia, SC.

FINANCIAL IMPACT: Funding Source: Dental Insurance Fund, 6028931– 636600. The original budgeted amount is \$60,000.00.

ORIGINAL BUDGET: \$60,000.00

CLEAN WATER 2020?: No

There are no changes to the contract for plan administration.

Please note that the amounts for each plan may fluctuate depending on the number of eligible participants. We ask for your consideration of our recommendation and look forward to continue working to help preserve and potentially improve the benefits provided to our employees and retirees while striving to maintain and control costs.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Human Resources

FROM: Pam Benjamin,

SUBJECT: Council is asked to approve the Pharmacy Benefits Plan Renewal effective January 1, 2017 through December 31, 2017, as requested by the Human Resource Department. Award to Medco/Express Scripts, as the third party administrator in the amount of \$138,000.00. This firm is located in St. Louis, MO.

FINANCIAL IMPACT: Funding Source: Health Insurance Fund, 6048933– 636600. The original budgeted amount is \$138,000.00.

ORIGINAL BUDGET: \$138,000.00

CLEAN WATER 2020?: No

There are no changes to the contract for plan administration.

Please note that the amounts for each plan may fluctuate depending on the number of eligible participants. We ask for your consideration of our recommendation and look forward to continue working to help preserve and potentially improve the benefits provided to our employees and retirees while striving to maintain and control costs.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Human Resources

FROM: Pam Benjamin,

SUBJECT: Council is asked to approve the Medicare Supplement and Prescription Coverage Plan Renewal effective January 1, 2017 through December 31, 2017, as requested by the Human Resource Department. Award to United Healthcare, as the third party administrator in the amount of \$1,350,000.00. This vendor is located in Minneapolis, MN.

FINANCIAL IMPACT: Funding Source: Health Insurance Fund, 6048933– 636600. The original budgeted amount is \$1,350,000.00.

ORIGINAL BUDGET: \$1,350,000.00

CLEAN WATER 2020?: No

The eligible participants are post-65 and Medicare eligible retirees and dependents. The total estimated annual cost is \$1,350,000.00. There are no changes to the current benefit plan design that is currently in place.

Please note that the amounts for each plan may fluctuate depending on the number of eligible participants. We ask for your consideration of our recommendation and look forward to continue working to help preserve and potentially improve the benefits provided to our employees and retirees while striving to maintain and control costs.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve a Change Order for Uniform Rental Services, as requested by the Procurement and Contract Department. Award to Unifirst in the amount of \$60,000.00. This vendor is located in Lexington, SC.

FINANCIAL IMPACT: Funding Source: Supplies- Uniforms and Clothing, 6208956–624100. The original budgeted amount is \$148,320.00. This change order is for services rendered from October 2016 through November 2016.

ORIGINAL BUDGET: \$148,320

CLEAN WATER 2020?: No

I respectfully request City Council's approval of this change order to allow for payment of October and November invoices.

	Vendor	Current PO Amount	Increase Amount	New PO Total
P159945	Unifirst	\$88,320	\$60,000	\$148,320

Unifirst is located in Lexington, SC 29072.

ATTACHMENTS:

- **#a:** P159945 (PDF)
- **#b:** Unifirst Extension Letter (PDF)

**COLUMBIA**

A Capital Place to Be
1136 Washington St., 4th Floor
Columbia, South Carolina 29201

12.a

PURCHASE ORDER

P.O. NUMBER	P159945
DATE	10/27/16
VENDOR I.D.	V001330
DELIVERY DATE	
FOB	DESTINATION
REQUISITION NO	R177038

OUR PURCHASE ORDER NUMBER MUST
APPEAR ON ALL INVOICES, PACKING
LIST AND CORRESPONDENCE.

TO: UNIFIRST CORPORATION
1024 INDUSTRIAL COURT
LEXINGTON, SC 29072

FAX# (803) 359-1383

Page 1 of 1

MICHAELMURPHY@UNIFIRST.COM

DELIVER ITEMS TO:

FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

SEND INVOICE TO:

ACCOUNTING
PO BOX 147
COLUMBIA, SC 29217

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
	REVISION #3, INCREASED PO BY 30,000.00 10/27/2016 OPEN PURCHASE ORDER ENDING 6/30/2017 ***Only employees displaying valid City of Columbia IDs are authorized to make purchases using this PO. For all phone requests, the employee's name and employee ID number must be referenced and then placed on the sales ticket and subsequent packing slip, receipt and invoice.				
001	Uniforms, Blended Fabric	88,320	EA	1.00	88,320.00
	POC: Della Waden				
	CHARLENE PELZER MAFFETT, BUYER (v)803.545.3468/ (f) 803.733.8408 cpmaffett@columbiasc.net				
	Charise A. Thompson (v)803.545.3473/ (f) 803.733.8408 CATHOMPSON@COLUMBIASC.NET				
				SALES TAX	0.00
				TOTAL	88,320.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Submit all claims for payments by detailed itemized invoice in duplicate.
2. Goods other than those specified on this order must not be substituted or prices changed without authorization.
3. The right of cancellation in case of long delay in shipment is reserved.
4. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.
5. Prepay shipping charges, if any, and add to invoice.
6. Ship "Open Account." No C.O.D.'s will be accepted.

AUTHORIZED SIGNATURE

Packet Pg. 98



June 27, 2016

Mr. Michael Murphy
UniFirst Corporation
1024 Industrial Court
Lexington, SC 29072

Re: **Contract Extension, RFP 0007-10-11, Uniform Rental Service**

Dear Mr. Murphy,

The current extension on the above referenced contract will expire on June 30, 2016. The City of Columbia would like to extend the current agreement thru July 31, 2016. I am inquiring to see if you would be interested in extending the contract for an additional one (1) month period, July 1, 2016 to July 31, 2016.

Please annotate on the bottom of this letter, with your signature and date, as to whether you are interested or not in extending the contract thru July 31, 2016 at the current prices as outlined in RFP 0007-10-11 with the same terms and conditions. Further, the City of Columbia retains the right to increase or decrease quantities as needed.

Also, please e-mail a copy of this signed letter back to our office no later than 5:00 PM on Thursday, June 30, 2016. In addition, please mail the *original* signed version of this letter back to me while retaining a *copy* for your files.

I am looking forward to your response.

G. William Henry II

G.WILLIAM HENRY II, BUYER
City of Columbia Purchasing Division
1136 Washington Street, 4th Floor
Columbia, SC 29201
Phone: 803-545-3474 Fax: 803-733-8408
Email: gwhenry@columbiasc.net

I agree to extend the current contract (RFP 0007-10-11), for one month, ending July 31, 2016 at the current rate per year and the same terms and conditions.

☒ Yes ☐ No

Michael Murphy 6/30/16 Michael K Murphy Jr.
Signature/Date Printed Name of Signer

Comments: _____



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve Playground Design, Equipment and Installation Services at Greenview Park, as requested by the Parks and Recreation Department. Award to Churchich Recreation and Design in the amount of \$77,050.00. This firm is located in Bluffton, SC.

FINANCIAL IMPACT: Funding Source: Capital Projects: Greenview Aquatic Center –Rec/Phys Fitness Equip-Capital, 4039999-658900/PK006304-658900 and Parks & Recreation: Parks-Building & Grounds/Special Project,1015104-638500. The original budgeted amount is \$75,000.00.

ORIGINAL BUDGET: \$75,000.00 and \$269,000.00

Five (5) proposals were received in response to the solicitation released for the Playground Design, Equipment and Installation at Greenview Park (RFP006-16-17-CPM) as requested by Parks and Recreation Department.

We respectfully request City Council's approval for this service to be awarded to Churchich Recreation and Design (CRD). The total negotiated cost for the playground design, equipment and installation for Greenview Park is \$77,050. Thank you for your consideration and approval of this request.

Churchich Recreation and Design (CRD) is located in Bluffton, SC 29910.

ATTACHMENTS:

- **#a:** Revised Appendix V - Cost Proposal (PDF)
- **#b:** Cost Evaluation (PDF)

REVISED - APPENDIX V- Cost Proposal
Negotiated (Dated: November 16, 2016)

RFP006-16-17-CPM	
Playground Design, Equipment and Installation at Greenview Park – COST TEMPLATE	
Costs of Goods/Services	
	Total
Playground Design	\$0.00
Equipment	\$62,000.00
Installation	\$10,000.00
Negotiated Costs:	\$3,000.00
Option:	
Concrete Sidewalk Cost per linear feet (Approximately 82 linear feet)	
	\$ <u>25.00</u> /LF = <u>\$2,050.00</u>
Total Project Costs:	
	\$77,050.00

**RFP006-16-17-CPM Playground Design, Equipment and Installation for Greenview
Park
Cost Calculation**

	Barrs Recreation	Bliss Products and Services	CRD of Hilton Head Inc	Cunningham Recreation	Meaning-2-Play
Cost	\$67,238.79	\$72,595.19	\$72,000.00	\$72,337.74	\$75,000.00
Cost Points	25.000	23.155	23.347	23.238	22.413
LBE Points					5
Total Points	25.000	23.155	23.347	23.238	27.413

Cost Points	25
Lowest Fee	\$67,238.79
LBE Points	5



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve a Change Order for Safety Shoes, as requested by the Procurement and Contract Department. Award to Tyler Brothers in the amount of \$100,000.00. This vendor is located in Wagener, SC.

FINANCIAL IMPACT: Funding Source: Supplies- Safety Clothing and Supplies, 6208956–625900. The original budgeted amount is \$153,827.20. This change order is for services from October 2016 to February 2017.

ORIGINAL BUDGET: \$153,827.20

CLEAN WATER 2020?: No

I respectfully request City Council's approval of this change order to increase the purchase order for safety shoes until a new contract is awarded. The estimated monthly purchase of safety shoes is \$20,000.00.

	Vendor	Current PO Amount	Increase Amount	New PO Total
P159931	Tyler Brothers	\$53,827.20	\$100,000.00	\$153,827.20

Tyler Brothers is located in Wagener, SC 29164.

ATTACHMENTS:

- **#a:** P159931 (PDF)
- **#b:** 2015-16 Purchase Order (PDF)

**COLUMBIA**

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1136 Washington St., 4th Floor
Columbia, South Carolina 29201

14.a

PURCHASE ORDER

P.O. NUMBER	P159931 (Revised)
DATE	10/12/16
VENDOR I.D.	V012786
DELIVERY DATE	
FOB	DESTINATION
REQUISITION NO	R177039
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE.	

TO: ALLISON H TYLER
TYLER BROTHERS
116 RAILROAD AVENUE
POST OFFICE BOX 97
WAGENER, SC 29164

FAX#

Page 1 of 1

DELIVER ITEMS TO:

FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

SEND INVOICE TO:

ACCOUNTING
PO BOX 147
COLUMBIA, SC 29217

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
	INCREASED PO BY \$25,000.00 PER CHANGE ORDER -10/12/16 TP OPEN PO UNTIL NEW CONTRACT IS IN PLACE FOR THE MONTHS OF JULY, AUGUST & SEPT 9/12/16 Increase PO \$15,000 per the attached change order.				
001	SHOES AND BOOTS (SAFETY, FIRE Primary Contact: Della Waden (803) 545-3890 TONYA PAYNE, BUYER (v) 803.545.3474/ (f) 803.545.8408 TOPAYNE@COLUMBIASC.NET	49,840	EA	1.00	49,840.00
SALES TAX					3,987.20
TOTAL					53,827.20

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Submit all claims for payments by detailed itemized invoice in duplicate.
2. Goods other than those specified on this order must not be substituted or prices changed without authorization.
3. The right of cancellation in case of long delay in shipment is reserved.
4. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.
5. Prepay shipping charges, if any, and add to invoice.
6. Ship "Open Account." No C.O.D.'s will be accepted.

AUTHORIZED SIGNATURE

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CITY OF COLUMBIA
PURCHASE ORDER STATUS INQUIRY

Report Date: 11/30/2016

14.b

PURCHASE ORDER INFORMATION

PO Number: P153147 Vendor: V012786 TYLER, ALLISON H
PR Number: R168864 Addr Cd: P1
Sec Code: FLSV

Disencumbered

Confirm:	Requested by: Della Waden	Req. Dt: 07/21/2015	Blanket Number:												
Account:	Approved by: BSI	Apr Dt: 08/05/2015	Blanket Amount: 0.00												
Bid:	Printed by: ECMARSH	Print Dt: 05/27/2016	Blanket Remaining: 0.00												
Contract: BID #00027-11-12	Sec Code: FLSV	PO Type: P	Buyer: B001												
Ship To: L0011	End Use: DELLA		Req. Codes:												
Bill To: L0051			<table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td>EC</td> </tr> </table>												EC
					EC										

ITEMS

Item	Qty Ordered	Product Code	Unit	Unit Price	Key	Object	Tax1 Tax2	Discount Charges	Extended	Catalog Ship To	F/A Whse	Print Chg
0001	133,000.00	80000	EA	1.00	GL	6208956	625900	10,640.00	0.00	143,640.00	N	
								0.00	0.00			1

SHOES AND BOOTS (SAFETY, FIRE)

For various City of Columbia Departments

Amt Received	Qty Received	Receipt Date	Packing Slip	Receiver's ID	Carrier	Freight
0.00	6,527.00	08/05/2015	11143	DBWADEN		
0.00	3,745.00	08/05/2015	11158	DBWADEN		
0.00	1,926.00	08/21/2015	11253	DBWADEN		
0.00	-6,462.80	08/31/2015	REC IN ERROR	CPMAFFET		
0.00	-6,462.80	08/31/2015	REC IN ERROR	CPMAFFET		
0.00	6,462.80	08/31/2015		AAROBERS		
0.00	6,462.80	08/31/2015		AAROBERS		
0.00	6,462.80	08/31/2015		AAROBERS		
0.00	7,136.90	09/14/2015	11274	DBWADEN		
0.00	5,927.80	09/16/2015	11339	DBWADEN		
0.00	7,704.00	10/07/2015	11364	DBWADEN		
0.00	428.00	10/20/2015	11447	DBWADEN		
0.00	12,711.59	11/03/2015	11478	DBWADEN		
0.00	6,837.30	12/02/2015	11553	DBWADEN		
0.00	4,911.29	12/02/2015	11598	DBWADEN		
0.00	2,782.00	12/22/2015	11654	DBWADEN		
0.00	6,077.59	01/04/2016	11697	DBWADEN		
0.00	4,943.39	01/20/2016	11753	DBWADEN		
0.00	6,698.20	02/02/2016	11784	DBWADEN		
0.00	2,889.00	02/23/2016	11850	DBWADEN		
0.00	5,970.60	03/02/2016	11892	DBWADEN		
0.00	2,915.71	03/02/2016	11929	DBWADEN		
0.00	4,804.30	03/24/2016	11962	DBWADEN		
0.00	5,029.00	04/04/2016	12003	DBWADEN		
0.00	-5,638.89	05/02/2016	12072	DBWADEN		
0.00	5,638.89	05/02/2016	12072	DBWADEN		
0.00	5,891.59	05/04/2016	12072	DBWADEN		
0.00	4,849.20	05/04/2016	12112	DBWADEN		
0.00	1,962.36	05/25/2016	12188	DBWADEN		
0.00	6,480.00	06/01/2016	12179	DBWADEN		
0.00	4,687.19	06/10/2016	12198	DBWADEN		
0.00	5,292.00	06/20/2016	12282	DBWADEN		
0.00	3,866.40	06/30/2016	12313	DBWADEN		
0.00	3,866.40	07/05/2016	12313	DBWADEN		
0.00	-3,866.40	07/05/2016	12313	DBWADEN		
Total Received:	0.00	139,456.21				

REQUISITION / PO NOTES

PR Notes: 5/27/16 change order #1 to increase po by \$10,000 per
PR Notes: attached. ecm
PR Notes:
PR Notes: OPEN PO FOR SAFETY SHOES FOR VARIOUS DEPARTMENTS, PER
PR Notes: PURCHASING

CITY OF COLUMBIA
PURCHASE ORDER STATUS INQUIRY

Report Date: 11/30/2016

14.b

Print Before: *REVISION#1 TO INCREASE BY \$10,000 5/27/16*
Print Before:
Print Before: OPEN PURCHASE ORDER FOR SAFETY SHOES
Print Before: AND BOOTS AS NEEDED; ENDING JUNE 30, 2016

Print After: Approved by City Council on July 21, 2015
Print After:
Print After: Prices and Specs per Contract Renewal
Print After: Bid #00027-11-12
Print After:
Print After: PO Emailed to vendor:
Print After: Alicia K. Caughman
Print After: actylbrothers@yahoo.com
Print After:
Print After: CHARLENE PELZER MAFFETT
Print After: BUYER
Print After: (v)803.545.3468/ (f) 803.733.8408

ENCUMBRANCES

Item #	Key	Object	Reference #	Post Date	EN Amount	PD Amount	Balance	TP	Pay
Balance:									

OPEN HOLD ACTIVITY

Item	Key	Object	Check #	Check Date	Qty	Unit Price	Tax Amt	PD Amount	Invoice #	Invoice Date
<i>Paid</i> 0001	6208956	625900	00272514	08/10/2015	6,100.00	1.00	427.00	6,527.00	11143	07/13/2015
								6,527.00	TOTAL CHECK AP 00272514	
<i>Paid</i> 0001	6208956	625900	00272514	08/10/2015	3,500.00	1.00	245.00	3,745.00	11158	07/31/2015
								3,745.00	TOTAL CHECK AP 00272514	
<i>Paid</i> 0001	6208956	625900	00273685	09/03/2015	6,040.00	1.00	422.80	6,462.80	11227	08/17/2015
								6,462.80	TOTAL CHECK AP 00273685	
<i>Paid</i> 0001	6208956	625900	00274253	09/17/2015	6,670.00	1.00	466.90	7,136.90	11274	08/29/2015
								7,136.90	TOTAL CHECK AP 00274253	
<i>Paid</i> 0001	6208956	625900	00274579	09/23/2015	5,540.00	1.00	387.80	5,927.80	11339A	09/14/2015
								5,927.80	TOTAL CHECK AP 00274579	
<i>Paid</i> 0001	6208956	625900	00275340	10/15/2015	7,200.00	1.00	504.00	7,704.00	11364	09/28/2015
								7,704.00	TOTAL CHECK AP 00275340	
<i>Paid</i> 0001	6208956	625900	00276069	10/29/2015	400.00	1.00	28.00	428.00	11447	10/15/2015
								428.00	TOTAL CHECK AP 00276069	
<i>Paid</i> 0001	6208956	625900	00276765	11/12/2015	11,879.99	1.00	831.60	12,711.59	11478	10/30/2015
								12,711.59	TOTAL CHECK AP 00276765	
<i>Paid</i> 0001	6208956	625900	00277112	11/19/2015	1,800.00	1.00	126.00	1,926.00	11253	08/17/2015
								1,926.00	TOTAL CHECK AP 00277112	
<i>Paid</i> 0001	6208956	625900	00277773	12/03/2015	6,390.00	1.00	447.30	6,837.30	11553	11/14/2015
								6,837.30	TOTAL CHECK AP 00277773	
<i>Paid</i> 0001	6208956	625900	00277960	12/07/2015	4,589.99	1.00	321.30	4,911.29	11598	11/30/2015
								4,911.29	TOTAL CHECK AP 00277960	
<i>Paid</i> 0001	6208956	625900	00279140	01/07/2016	2,600.00	1.00	182.00	2,782.00	11654	12/09/2015
								2,782.00	TOTAL CHECK AP 00279140	
<i>Paid</i> 0001	6208956	625900	00279566	01/19/2016	5,679.99	1.00	397.60	6,077.59	11697	12/31/2015
								6,077.59	TOTAL CHECK AP 00279566	
<i>Paid</i> 0001	6208956	625900	00280452	02/04/2016	4,619.99	1.00	323.40	4,943.39	11753	01/15/2016
								4,943.39	TOTAL CHECK AP 00280452	
<i>Paid</i> 0001	6208956	625900	00280984	02/15/2016	6,260.00	1.00	438.20	6,698.20	11784	01/30/2016
								6,698.20	TOTAL CHECK AP 00280984	
<i>Paid</i> 0001	6208956	625900	00281699	02/29/2016	2,700.00	1.00	189.00	2,889.00	11850A	02/15/2016
								2,889.00	TOTAL CHECK AP 00281699	
<i>Paid</i> 0001	6208956	625900	00282265	03/10/2016	5,580.00	1.00	390.60	5,970.60	11892	02/29/2016
								5,970.60	TOTAL CHECK AP 00282265	
<i>Paid</i> 0001	6208956	625900	00282265	03/10/2016	2,699.73	1.00	215.98	2,915.71	11929	03/01/2016
								2,915.71	TOTAL CHECK AP 00282265	
<i>Paid</i> 0001	6208956	625900	00283360	04/04/2016	4,804.30	1.00	0.00	4,804.30	11962	03/15/2016
								4,804.30	TOTAL CHECK AP 00283360	

**CITY OF COLUMBIA
PURCHASE ORDER STATUS INQUIRY**

Report Date: 11/30/2016

14.b

<i>Paid</i>	0001	6208956	625900	00283569	04/07/2016	5,029.00	1.00	0.00	5,029.00	12003	04/04/2016
									5,029.00	TOTAL CHECK AP 00283569	
<i>Paid</i>	0001	6208956	625900	00285562	05/19/2016	1.00	4,829.20	0.00	4,829.20	12112	04/29/2016
									4,829.20	TOTAL CHECK AP 00285562	
<i>Paid</i>	0001	6208956	625900	00286239	06/02/2016	1.00	1,962.36	0.00	1,962.36	12188	05/12/2016
									1,962.36	TOTAL CHECK AP 00286239	
<i>Paid</i>	0001	6208956	625900	00286524	06/09/2016	1.00	6,480.00	518.40	6,998.40	12179	05/13/2016
									6,998.40	TOTAL CHECK AP 00286524	
<i>Paid</i>	0001	6208956	625900	00286906	06/16/2016	1.00	4,687.19	374.98	5,062.17	12198	05/31/2016
									5,062.17	TOTAL CHECK AP 00286906	
<i>Paid</i>	0001	6208956	625900	00287749	07/05/2016	1.00	4,900.00	392.00	5,292.00	12282	06/15/2016
									5,292.00	TOTAL CHECK AP 00287749	
<i>Paid</i>	0001	6208956	625900	00288352	07/18/2016	1.00	3,580.00	286.40	3,866.40	12313	06/30/2016
									3,866.40	TOTAL CHECK AP 00288352	
						100,088.99	26,458.75	7,916.26	134,438.00	TOTALS FOR P153147	

WORK FLOW HISTORY

<u>WF Role</u>	<u>Approver</u>	<u>Approved?</u>	<u>Assigned</u>	<u>Responded</u>	<u>Delegatee</u>
WAV8956	KRKEISLE	Accepted	07/21/2015 15:24:32	07/21/2015 15:51:46	
WBU4700 8956	JDKNOCHE	Accepted	07/21/2015 15:56:06	07/24/2015 9:07:38	
WACM2	MSMITH	Accepted	07/24/2015 9:10:15	07/28/2015 14:35:45	
WCMMONEY	TWFLOREN	Accepted	07/28/2015 14:36:55	08/03/2015 17:10:32	
WPURCHAS	JLALONSO	Delegated	08/03/2015 17:13:34	08/04/2015 10:08:40	CPMAFFET
	CPMAFFET	Accepted	08/04/2015 10:13:21	08/05/2015 9:14:38	
	JLALONSO	Accepted	08/05/2015 9:14:45	08/05/2015 11:12:17	
WCTYCACL	JLALONSO	Accepted	08/05/2015 11:14:26	08/05/2015 11:14:26	
Notes: ID JLALONSO already approved transaction in activity A42:M1					
WBUYER1	CPMAFFET	Accepted	08/05/2015 11:14:26	08/05/2015 11:15:39	
WBUYER1	LCROBINS	Obsolete	08/05/2015 11:14:26	08/05/2015 11:15:39	
Notes: Obsolete - Action taken by CPMAFFET					
	DBWADEN	Accepted	08/05/2015 11:19:40	08/05/2015 11:19:40	



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Communications 911

FROM: *Kimberly Gathers,*

SUBJECT: Council is asked to approve the Fiscal Year 2016/2017 Renewal of the Computer Aided Dispatch Annual Maintenance Software Contract, as requested by the Columbia-Richland 911 Communications Center. Award to TriTech Software Systems in the amount of \$254,428.49. This firm is located in San Diego, CA.

PRESENTER: Director Kimberly Gathers

FINANCIAL IMPACT: Funding Source: City Account: 1012701-638200 (\$127,214.25) and County Account: 2082702- 638200 (\$127,214.24). This Maintenance Agreement will provide uninterrupted CAD software maintenance coverage through December 2017 and is jointly funded (50/50 split) with Richland County. The original budgeted amount is \$254,428.49.

ORIGINAL BUDGET: \$254,428.49

CLEAN WATER 2020?: No

STRATEGIC GOALS: Improve Communication

Please find attached for your review and approval, the 12/1/2016 thru 11/30/2017 TriTech Software Systems Annual Maintenance Agreement Renewal between the City of Columbia and TriTech Software Systems.

This Maintenance Agreement will provide uninterrupted CAD software maintenance coverage through December 2017, and is jointly funded (50/50 split) with Richland County.

ATTACHMENTS:

- **#a:** 2016-2017 TriTech Software Systems Annual Maintenance Agreement Renewal (PDF)

- #b: 2016-17 - TriTech Software Systems (APPROVED BY LEGAL) - 911 - 1617111129 (PDF)



October 19, 2016

CRCC
Attn. Adam DeMars
1800 Laurel St.
Columbia, SC. 29201

Renewal of Software Support Agreement

This letter is an important notice to renew your Software Support Agreement for your TriTech System, which is due to expire on December 1, 2016. The renewal of the Software Support Agreement will allow you to continue to take advantage of the software support and maintenance services provided by TriTech Software Systems and allow you to receive upgrades to your TriTech System.

Please complete and sign this Support Renewal Agreement and return it to TriTech along with your payment to assure uninterrupted software support and maintenance services coverage. Action on this Support Renewal Agreement is time sensitive; services to support your system will not be provided if you have not paid your Support Renewal Fee by the Expiration date of your Software Support Agreement.

TriTech Support Services Renewal Agreement Amendment

Client agrees to renew its Software Support Agreement dated May 2008, the terms of which are incorporated by reference herein as though set forth in full, and according to the terms and conditions included herein. Except as modified herein, all other terms and conditions of the Software Support Agreement shall remain in full force and effect. With respect to the content herein, in the event of any conflict between this Software Support Renewal Agreement Amendment and the Software Support Agreement, the terms of this Software Support Renewal Agreement Amendment shall control. **This Support Renewal Agreement Amendment and applicable support fees must be signed, paid and returned by December 1, 2016 to avoid any interruptions in the software support and maintenance services provided by TriTech.** Payment of \$254,428.49 for this period is due by December 1, 2016.

Consumer Price Index Adjustment

For support renewals that go into effect within calendar year 2016-2017, the support renewal fee has been increased by the consumer price index (CPI) rate of 1.40%.

Note: Escrow Fees are calculated separately and added to your annual support fee.

Payment

For your convenience, we have enclosed an invoice for the full amount of the TriTech Support Services Renewal Fees covering period beginning December 1, 2016-November 30, 2017. If you have any questions, please contact Kimberly DeRieux at 858-799-7389 or your Account Executive at 858-799-7000.

The Support Renewal Agreement for TriTech Support Services is based upon the following TriTech Software licenses:

CRCC (Columbia Richland SC048A)

Product Name	Notes	# of Licenses	Cost per License	Total License Cost	Support Term 12/1/16-11/30/17
VisiCAD Primary Server Multi Agency License		1	30,000.00	30,000.00	7,271.63
Test/Training Server SWL		1	10,000.00	10,000.00	2,423.88
Local Back-up Server SWL		1	10,000.00	10,000.00	2,423.88
Remote Back-up Server SWL		1	10,000.00	10,000.00	2,423.88
Archive & Reporting Server License (Replication)		1	18,500.00	18,500.00	4,484.17
VisiNet Browser		1	25,000.00	25,000.00	6,059.69
NCIC/State Message Switch Server SWL		1	50,000.00	50,000.00	12,119.38
Dispatcher/Call Taker Client SWL		24	10,000.00	240,000.00	58,173.04
Administrator Client SWL		7	5,000.00	35,000.00	8,483.57
Administrator Client SWL		-6	5,000.00	(30,000.00)	(7,271.63)
Test/Training Client SWL		10	3,000.00	30,000.00	7,271.63
Test/Training Client SWL		-2	3,000.00	(6,000.00)	(1,454.33)
Dispatcher/Call Taker SWL's (Remote backup-disaster site)		7	3,000.00	21,000.00	5,090.14
Dispatcher/Call Taker SWL's (Remote backup-disaster site)		-1	3,000.00	(3,000.00)	(727.16)
Quickest Path Unit Recommendation Module		54	1,000.00	54,000.00	13,088.93
Quickest Path Unit Recommendation Module		-15	1,000.00	(15,000.00)	(3,635.82)
Event Playback Module		1	7,500.00	7,500.00	1,817.91
NCIC/State Query User Module		31	500.00	15,500.00	3,757.01
Protocol Module		1	7,500.00	7,500.00	1,817.91
GIS Links Streets Utility Module		1	15,000.00	15,000.00	3,635.82
GIS Link for Response Area Polygons Import		1	5,000.00	5,000.00	1,211.94
Advanced Timers-Flight Following Module		1	5,000.00	5,000.00	1,211.94
SOP Module		1	7,500.00	7,500.00	1,817.91
Controlling Dispatcher Module (included in base CAD)		1	0.00	0.00	0.00
Dispatch Rules Module (included in base CAD)		1	0.00	0.00	0.00
Geofile Cross Reference Module (point in polygon)		54	250.00	13,500.00	3,272.23
Geofile Cross Reference Module (point in polygon)		-15	250.00	(3,750.00)	(908.95)
System Status Management Module (included in base CAD)		1	0.00	0.00	0.00
VisiNet Browser Reports Module (included in new sales)		1	0.00	0.00	0.00
Snapshot Module		1	2,500.00	2,500.00	605.97
Unit Swap Module		1	2,500.00	2,500.00	605.97
ANI/ALI Interface License (Positron)		1	9,000.00	9,000.00	2,181.49
Paging Interface License		1	9,000.00	9,000.00	2,181.49
Interface Manager License		1	5,000.00	5,000.00	1,211.94
Closed Record Download RMS Data Transfer Interface (Zoll)		1	15,000.00	15,000.00	3,635.82
Closed Record Download RMS Data Transfer Interface (visionAir RMS to CPD)		1	15,000.00	15,000.00	3,635.82
Closed Record Download RMS Data Transfer Interface (Firehouse RMS for CPD)		1	15,000.00	15,000.00	3,635.82
Station Alert Interface License		1	20,000.00	20,000.00	4,847.75
AVL Interface (New Custom)		1	45,000.00	45,000.00	10,907.45
Custom MDC Interface License (VisionAir Mobile - CPD)		1	112,000.00	112,000.00	27,147.42
Custom MDC Interface License (Motorola PMDS-RCSO)		1	42,000.00	42,000.00	10,180.28
DR ANI/ALI Interface License (Positron)		1	9,000.00	9,000.00	2,181.49
DR Paging Interface License		1	9,000.00	9,000.00	2,181.49
DR Interface Manager License		1	5,000.00	5,000.00	1,211.94
DR AVL Interface (New Custom)		1	45,000.00	45,000.00	10,907.45
DR Custom MDC Interface License (VisionAir Mobile - CPD)		1	20,000.00	20,000.00	4,847.75
DR Custom MDC Interface License (Motorola PMDS-RCSO)		1	20,000.00	20,000.00	4,847.75
Standard EMS Integration	[c]	24	500.00	12,000.00	1,378.82
Standard Push to Talk Interface License		1	20,000.00	20,000.00	4,847.75
Custom False Alarm Billing Report	[a]	1	9,000.00	9,000.00	0.00
File Attachments Module for Production Environment (CAD & Mobile)		1	7,500.00	7,500.00	1,817.91
File Attachments Module for Disaster Recovery Environment for CAD & Mobile		1	2,250.00	2,250.00	545.37
File Attachments Module for Test/Training Environment for CAD & Mobile		1	2,250.00	2,250.00	545.37
CA Arcserve High Availability for Enterprise OS Servers, Includes 3 Years Support/Maintenance - Production, Hot Standby and Disaster Recovery Servers	[d]			0.00	13,053.60
Stratus Support site 21812	[b]				0.00
CAD Mapping Support Fees					576.00

Total Support Renewal Fee: 253,578.49

Escrow Fee: 850.00

Total Adjusted Support Renewal Fee: 254,428.49

CUSTOMER REQUEST

[a] Removing support until upgraded to v5.x

[b] removed per client request

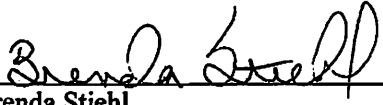
[c] prorated 5/6/17-11/30/17; 188 days

[d] Support 05/28/16 - 11/30/19

ACCEPTED AND AGREED:

TRITECH SOFTWARE SYSTEMS

Signature



Brenda Stiehl
VP of Finance

Printed Name

Title

Date

INVOICE 19407

TriTech Software Systems
9477 Waples St., Suite 100

San Diego CA 92121

Date
10/19/2016

Page 1

Bill to:
Richland County CRCC
Attn. Finance Dept
2020 Hampton St PO BOX 192
Columbia SC 29202

Ship to:
Richland County CRCC
Attn. Finance Dept
2020 Hampton St PO BOX 192
Columbia SC 29202

Purchase Order ID.	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID				
	SC048A			Net 30 Days				
Quantity	Item Number	Description	U Of M	Discount	Unit Price	Ext Price		
1	T-4300-60	Customer Support - 12/1/16-11/30/17	Ea	\$0.00	\$241,374.89	\$241,374.89		
1	T-4300-60	ArcServe 5/28/16 - 11/30/19	Ea	\$0.00	\$13,053.60	\$13,053.60		

New Remit To Address:
TriTech Software Systems
P.O. Box 203223
Dallas, TX 75320-3223

Subtotal	\$254,428.49
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$254,428.49



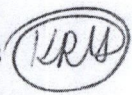
CITY OF COLUMBIA

Columbia – Richland 9-1-1 Communications

1800 Laurel St | Columbia, South Carolina 29201

Phone: 803-988-8005 Fax: 803-255-8139

To: Legal Review

From: Director Kimberly Gathers, 911 Communications 

Subject: 12/2016 – 11/2017 Tri-Tech Software Systems Annual
Maintenance Agreement Renewal

Date: October 27, 2016

Attached please find our 12/2016 – 11/2017 Tri-Tech Software Systems Annual Maintenance Agreement Renewal.

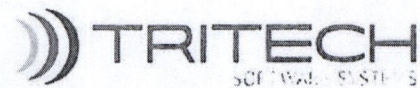
This is submitted:

- ☐ (1) For your information
- ☒ (2) For your staff's review and comment
- ☐ (1) Other

I verify that I have reviewed the document and am satisfied with the business terms set forth therein.

KG/sl

Attachments



October 19, 2016

CRCC
Attn. Adam DeMars
1800 Laurel St.
Columbia, SC. 29201

Renewal of Software Support Agreement

This letter is an important notice to renew your Software Support Agreement for your TriTech System, which is due to expire on December 1, 2016. The renewal of the Software Support Agreement will allow you to continue to take advantage of the software support and maintenance services provided by TriTech Software Systems and allow you to receive upgrades to your TriTech System.

Please complete and sign this Support Renewal Agreement and return it to TriTech along with your payment to assure uninterrupted software support and maintenance services coverage. Action on this Support Renewal Agreement is time sensitive; services to support your system will not be provided if you have not paid your Support Renewal Fee by the Expiration date of your Software Support Agreement.

TriTech Support Services Renewal Agreement Amendment

Client agrees to renew its Software Support Agreement dated May 2008, the terms of which are incorporated by reference herein as though set forth in full, and according to the terms and conditions included herein. Except as modified herein, all other terms and conditions of the Software Support Agreement shall remain in full force and effect. With respect to the content herein, in the event of any conflict between this Software Support Renewal Agreement Amendment and the Software Support Agreement, the terms of this Software Support Renewal Agreement Amendment shall control. **This Support Renewal Agreement Amendment and applicable support fees must be signed, paid and returned by December 1, 2016 to avoid any interruptions in the software support and maintenance services provided by TriTech.** Payment of \$254,428.49 for this period is due by December 1, 2016.

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Administrator Client SWL		-6	5,000.00	(30,000.00)	(7,271.63)
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Dispatcher/Call Taker SWL's (Remote backup-disaster site)		-1	3,000.00	(3,000.00)	(727.16)
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Quickest Path Unit Recommendation Module		-15	1,000.00	(15,000.00)	(3,635.82)
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Protocol Module		1	7,500.00	7,500.00	1,817.91
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SOP Module		1	7,500.00	7,500.00	1,817.91
Controlling Dispatcher Module (included in base CAD)		1	0.00	0.00	0.00
Dispatch Rules Module (included in base CAD)		1	0.00	0.00	0.00
Geofile Cross Reference Module (point in polygon)		54	250.00	13,500.00	3,272.23
Geofile Cross Reference Module (point in polygon)		-15	250.00	(3,750.00)	(908.95)
System Status Management Module (included in base CAD)		1	0.00	0.00	0.00
VisiNet Browser Reports Module (included in new sales)		1	0.00	0.00	0.00
Snapshot Module		1	2,500.00	2,500.00	605.97
Unit Swap Module		1	2,500.00	2,500.00	605.97
ANI/ALI Interface License (Positron)		1	9,000.00	9,000.00	2,181.49
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Closed Record Download RMS Data Transfer Interface (visionAir RMS to CPD)		1	15,000.00	15,000.00	3,635.82
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AVL Interface (New Custom)		1	45,000.00	45,000.00	10,907.45
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Custom MDC Interface License (Motorola PMDS-RCSO)		1	42,000.00	42,000.00	10,180.28
DR ANI/ALI Interface License (Positron)		1	9,000.00	9,000.00	2,181.49
DR Paging Interface License		1	9,000.00	9,000.00	2,181.49
DR Interface Manager License		1	5,000.00	5,000.00	1,211.94
DR AVL Interface (New Custom)		1	45,000.00	45,000.00	10,907.45
DR Custom MDC Interface License (VisionAir Mobile - CPD)		1	20,000.00	20,000.00	4,847.75
DR Custom MDC Interface License (Motorola PMDS-RCSO)		1	20,000.00	20,000.00	4,847.75
Standard EMS Integration	[c]	24	500.00	12,000.00	1,378.82
Standard Push to Talk Interface License		1	20,000.00	20,000.00	4,847.75
Custom False Alarm Billing Report	[a]	1	9,000.00	9,000.00	0.00
File Attachments Module for Production Environment (CAD & Mobile)		1	7,500.00	7,500.00	1,817.91
File Attachments Module for Disaster Recovery Environment for CAD & Mobile		1	2,250.00	2,250.00	545.37
File Attachments Module for Test/Training Environment for CAD & Mobile		1	2,250.00	2,250.00	545.37
CA Arcserve High Availability for Enterprise OS Servers, Includes 3 Years Support/Maintenance - Production, Hot Standby and Disaster Recovery Servers	[d]			0.00	13,053.60
Stratus Support site 21812	[b]				0.00
CAD Mapping Support Fees					576.00

Total Support Renewal Fee: 253,578.49

Escrow Fee: 850.00

Total Adjusted Support Renewal Fee: 254,428.49

CUSTOMER REQUEST

[a] Removing support until upgraded to v5.x

[b] removed per client request

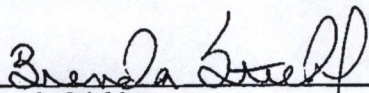
[c] prorated 5/6/17-11/30/17; 188 days

[d] Support 05/28/16 - 11/30/19

ACCEPTED AND AGREED:

TRITECH SOFTWARE SYSTEMS

Signature

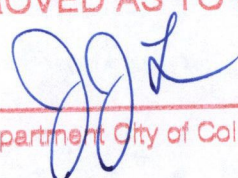

Brenda Stiehl
VP of Finance

Printed Name

Title

Date

APPROVED AS TO FORM


Legal Department City of Columbia, SC

INVOICE 19407

TriTech Software Systems
9477 Waples St., Suite 100

San Diego

CA 92121

Date
10/19/2016

Page 1

Bill to:
Richland County CRCC
Attn. Finance Dept
2020 Hampton St PO BOX 192
Columbia SC 29202

Ship to:
Richland County CRCC
Attn. Finance Dept
2020 Hampton St PO BOX 192
Columbia SC 29202

Purchase Order ID.	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID				
	SC048A			Net 30 Days				
Quantity	Item Number	Description	U Of M	Discount	Unit Price	Ext Price		
1	T-4300-60	Customer Support - 12/1/16-11/30/17	Ea	\$0.00	\$241,374.89	\$241,374.89		
1	T-4300-60	ArcServe 5/28/16 - 11/30/19	Ea	\$0.00	\$13,053.60	\$13,053.60		

New Remit To Address:
TriTech Software Systems
P.O. Box 203223
Dallas, TX 75320-3223

Subtotal	\$254,428.49
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$254,428.49



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve the Purchase of forty-seven (47) GETAC Vehicle Computers and Accessories for the Police Department, as requested by the Fleet Services Division. Award to Synnex Corporation, using the General Services Administration Contract in the amount of \$222,491.23. This vendor is located in Greenville, SC.

FINANCIAL IMPACT: General Services: Capital Replacement- Computer Equipment/Hardware, 6308972 - 627500. The original budgeted amount is \$900,000.00.

ORIGINAL BUDGET: \$900,000.00

STRATEGIC GOALS: Increase Public Safety Services

The Fleet Services Division requests City Council's approval for the purchase of GETAC Vehicle Computers and Accessories.

We respectfully request approval for this purchase using the General Services Administration (GSA) Contract #GS-35F-0143R vendor, Synnex Corporation, at the following quantity and cost plus S.C. sales tax.

Qty	Description	Unit Price	Extended Amt	Request Total
47	GETAC Computers & Accessories	\$4,383.20	\$206,010.40	
	Sales Tax		\$ 16,480.83	
				\$222,491.23

Synnex Corporation is located in Greenville, SC 29615.

Sec 2-204. (10) Competitive sealed bidding required; exceptions. All City contracts shall be awarded by competitive sealed bidding except the following as determined pursuant to definitions and standards set by regulations, or except as otherwise provide in this article: when purchasing through cooperative purchasing.

ATTACHMENTS:

- **#a:** Synnex Corporation (PDF)
- **#b:** GSA Schedule Contract Language (PDF)



QUOTE ORDER INFORMATION
As of 11/4/16

Gsa quote PO/Quote# Pricing
 WQ68491305 Vendor SPA(VS)

SYNNEX Corporation
39 Pelham Ridge Drive
Greenville, SC 29615

Cage code 3F1Q4
Contract# GS-35F-0143R

SKU SYNNEX P/N	Mfg. P/N	UPC#	Description	MSRP	Availability	GSA Price	Qty	Ext. Price
4357464	VC8B3DDABDXX	N/A	GETAC : V110 G2 TAA Basic GUSA - Intel Core i7-5500U Processor 2.4 GHz, 11.6 (No Webcam), Microsoft Windows 7 Professional x64 with default RAM 8GB+TAA, 256GB SSD	\$4,146.00	Call	\$3,173.20	47	\$149,140.40
4166448	GE-SVTBNFX5Y	N/A	GETAC : GE- SVTBNFX5Y Bumper to Bumper + Extended Warranty- Tablet (Year 4 & 5)	\$599.00	Vendor Drop Ship	\$550.00	47	\$25,850.00
4166289	GDVNH3	N/A	GETAC : Havis Vehicle Dock with port replicator and screen support. DC power adaptor sold separately. (V110)	\$931.38	Call	\$540.00	47	\$25,380.00
4067866	GAD4L1	N/A	GETAC : LIND 12-32V DC vehicle adapter/charger	\$149.99	Call	\$120.00	47	\$5,640.00

Fuel Surcharge: \$0.00

TOTAL: \$206,010.40

Nathan Search
SYNNEX Corporation
Government Sales
nathanse@synnex.com
T: 864-349-4682
T: 800-456-4822 ext. 4682



SYNNEX
GOVSolv™

SYNNEX Corporation
Authorized Federal Supply
Schedule Pricelist
GS-35F-0143R



Schedule

Contract Effective Dates: November 29, 2014 through November 28, 2019

GENERAL SERVICES ADMINISTRATION**FEDERAL ACQUISITION SERVICE****AUTHORIZED FEDERAL SUPPLY SERVICE SCHEDULE PRICE LIST**

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA *Advantage!*TM, a menu-driven database system. The Internet address for GSA *Advantage!*TM is: <http://www.gsaadvantage.gov/>.

Information Technology**FSC Group 70**

CONTRACT NUMBER GS-35F-0143R

For more information on ordering from Federal Supply Schedules, click on the FSS Schedules button at <http://www.fss.gsa.gov>.

Contract Period: November 29, 2014 through November 28, 2019

SYNNEX Corporation

39 Pelham Ridge Drive
Greenville, SC 29615
1.800.456.4822, ext. 4374
gsa@synnex.com
www.synnex.com/government/gsa.html

Business Size: Large

GSA Approved Vendor List

Manufacturer		
3D Systems	Envoy Data	Paragon Software
AAEON Electronics	Ergotech	Patrol PC / Advanced Electronic Design
Absolute Software	Ergotron	Peripheral Logix
Acer	Evault	Pivot3 (formerly NexGen)
AddOn	EventBuilder	Planar
Adtran	EVOLIS - STRATEGIC	Plantronics, Inc
American Battery	Feeney Wireless	PowerGistics
AMX	Fellowes	Premium Compatibles - PCI
APC	FujiFilm	Prestige International/TRU
Arclyte	Fujitsu	Prevalent Networks
Asante Networks	Gammatech Computer Corporation	Printerlogic LLC
ATDEC	Geist	Qlogic
ATEN - IOGEAR	GETAC	Quantum
AVG (Level Platforms)	GFI Software	Quark Software
Axiom	Globanet	Rhinotek
B&B Electronics	Google	Rocky Mountain Ram
Barracuda	GVision	Rubbermaid
Barracuda Networks	HID Global	Ruckus Wireless
Bay Dynamics	HPE	Samsung
Becrypt	HPI	Scale Computing
Belkin	Humanscale	Seal Shield
BenQ	HYUNDAI IT	Sennheiser
Bits Limited	Hyve	Silicon Power
Black Box Network Services	Igel Technology	SimplyNUC
Bosch	iKey	SIOS
BrainBoxes	Imation	SKB
Bretford Manufacturing	InFocus	SMK-Link
BTI	Innovative Office Products	Sole Source Technology
Buffalo Technology	iStarUSA	Sony Bravia
C2G	IXIA	Startech.com LTD
CA	JC Technologies	StorageCraft
Canon	KeyOvation	Stratus
Casio	Kinesis	Symantec
Centon	LCD Arms	Synchrotech
Check Point Software Technologies	Lenovo	SYNNEX OEM
Cherry Electronics	Lexmark	SYNNEX PrintSolv
Chief Manufacturing	LG Electronics USA	TAA, LLC
Christie Digital Systems USA, Inc	Lifesize Inc	Targus
Coho Data, Inc	Lind Electronics	Techsmith
CoNarrative	Link Depot	Total Micro Technologies
Contex	Logitech	Trident
Cradlepoint Inc	M & A Technology	Tripp Lite
CRU-DataPort	Mainpine	Tritech Forensics
CyberPower	Mellanox	Unirise
Dahle	Metadot	Unitech
Dalite	MicroPac Technologies	Veracity
Datalogic	Microsoft	Verbatim
Dataram Corporation	Monitors in Motion	Verity Systems/Totowa Systems
Dell	MooreCo	Viewsonic
DH2i	Motion Computing	Visioneer
DigitalPersona	National Service Center	VXL
Digium	NCP	WASP Barcode Technologies
D-Link	NEC	Watchguard

The General Services Administration (GSA) contracts for multiple types of services, supplies, equipment, and materials through a wide array of contractors.

GSA permits various federal agencies, states, and local governments to utilize their contracts. The Contracts are available by issuing Request for Quotations, and obtaining quotes from various contractors for the numerous supplies and services. The contracts are long term with 5 year periods of performance and/or ordering periods with multiple year option periods.

Contractors products, services supplies, equipment etc can be viewed online on the various GSA schedules and quotations can be requested electronically. The terms and conditions required by each of the schedule contracts are available online along with all required pricing. The pricing available is the maximum price that can be charged and the City or user of the GSA schedule contract(s) can negotiate reductions in the proposed prices or rates.

All contracts comply with Federal statutes and are competed so additional competition requirements are met so long as the user follows the ordering requirements of the awarded contracts. There are various GSA Schedules that help obtain Small Business goals; various products and services.

GSA eLibrary is available 24 hours a day, 7 days a week to provide up-to-date information on which suppliers have contracts and what items are available, by using various search options, such as:

- Keywords;
- Contract Number;
- Contractor/Manufacturer Name;
- Schedule Name, Schedule Number, Category/Sub-Category Name, or Category Number/Special Item Number (SIN); or
- Technology Contract Name, Contract Number, or Category Name/Number.

GSA eLibrary also provides an Alphabetical Listing of Available Contractors, allowing customers to easily locate all Schedule and Technology Contracts for a particular company. An updated Category Guide is designed to facilitate searches for specific groups of items.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve the Purchase of two (2) Wheel Loaders for the Solid Waste Division, as requested by the Fleet Services Division. Award to Blanchard Machinery, a Local Business Enterprise using the SC State Contract in the amount of \$289,986.00. This vendor is located in Columbia, SC.

FINANCIAL IMPACT: Funding Source: Capital Equipment / Auto, Trucks, Heavy Equipment Capital 6308972-658500. The original budgeted amount is \$289,986.00.

ORIGINAL BUDGET: \$289,986.00

BUSINESS PROGRAM: Local Business Enterprise Program

CLEAN WATER 2020?: No

STRATEGIC GOALS: Invest in Infrastructure

I respectfully request Council's approval for this purchase at the following cost plus sales tax.

Qty.	Description	Unit Price	Extended Amount	Request Total
2	Claws for Solid Waste	\$144,693.00	\$289,386.00	
	Sales Tax	\$ 300.00	\$ 600.00	
				\$289,986.00

Sec 2-204. (9) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through state contracts.

ATTACHMENTS:

- **#a:** Wheel Loader Quote (PDF)
- **#b:** Wheel Loader State Contract (PDF)



Quotation

DATE 10/10/2016

3151 Charleston Hwy
West Columbia SC 29172
Phone (803) 518-0113 bsmith@blanchardmachinery.com

Quotation For:
City of Columbia
Mr. Edgar Heustess
PO Box 147
Columbia SC 29217

Prepared by: Brian Smith

Reference Number	Description	Amount
508-0338	914M WHEEL LOADER DCA1	
462-7420	462-7420 ENGINE, C4.4, T4F, HRC	
462-7125	462-7125 POWERTRAIN, HI RIMPULL, 24MPH	
462-7433	462-7433 LOADER ARR, STD CPLR, STD LIFT	
463-2090	463-2090 CAB, DELUXE, SINGLE BRAKE	
462-7111	462-7111 HEATER AND AIR CONDITIONER	
464-9682	464-9682 STEERING, STANDARD	
260-9831	260-9831 SEAT BELT, RETRACTABLE 2"	
308-0189	308-0189 VALVE, DRAIN, ECO	
423-5544	423-5544 LIGHTS, ROADING, RH DIP	
433-3258	433-3258 SECURITY SYSTEM, NONE	
444-1001	444-1001 ENG COOLANT, A/FREEZE (-50C/-58F)	
448-9539	448-9539 LIGHTS, CAB, WORKING HALOGEN	
450-5405	450-5405 HYDRAULIC OIL, STANDARD	
462-7340	462-7340 BATTERY, HEAVY DUTY	
469-5852	469-5852 FENDERS, STANDARD	
470-6214	470-6214 HYDRAULICS, 3V/1L, STD LIFT	
471-6212	471-6212 WORKTOOL, WIRING	
471-6763	471-6763 FEATURE PACKAGE, ROAD + LOAD	
474-1980	474-1980 ALARM, BACK-UP	
474-1982	474-1982 HEATER, ENGINE COOLANT, 120V	
486-3775	486-3775 3V QUICK DISCONNECT PUSH FIT	
504-4835	504-4835 CAMERA, REAR VIEW	
385-5822	TIRES, 17.5 R25, MX, L2 XTLA	
	JRB STYLE HYDRAULIC COUPLER	
	TWO TINK BUCKETS	
	60 MONTH / 7,500 HOUR PREMIER WARRANTY	
	SC STATE CONTRACT 5000013452 PRICE	\$ 144,693.00
	TOTAL PRICE	\$ 144,693.00

Thank you for the opportunity to earn your business

Michael Speakmon, Procurement Manager
Email: mspeakmon@mmo.sc.gov
Telephone: (803) 737-9816

Materials Management Office
1201 Main Street Suite 600
Columbia, SC 29201

Section: L
Page: 144
Date: 05/16/13

LOT 4 – CATERPILLAR

ENTIRE LOT – DIESEL ONLY

% Discount – Equipment: 20%
% Discount – Attachments: 15%
% Discount – Accessories: 15%

PLACE ALL ORDERS DIRECTLY WITH THE VENDOR BELOW:

VENDOR: Blanchard Machinery Company, Inc
PO Box 7517
Columbia, SC 29202

CONTACT: Don Wise
TELEPHONE: (803) 309-7227
FAX: (803) 333-8953
E-MAIL: dwise@blanchardmachinery.com

CONTRACT #: 5000013452

FEIN #: 59-0681683

SC VENDOR #: 7000052564

DELIVERY: 0 - 120 Days ARO

MAIN INDEX

LOT 4 INDEX



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve the Purchase of two (2) Side Loader Refuse Trucks for the Solid Waste Division, as requested by the Fleet Services Division. Award to GSP Marketing Inc., in the amount of \$490,654.74. This vendor is located in Somerset, PA.

FINANCIAL IMPACT: Funding Source: Capital Replacement- Autos, Truck, Heavy Equip. Capital, 6308972-658500. The original budgeted amount is \$540,005.00.

ORIGINAL BUDGET: \$540,005.00

CLEAN WATER 2020?: No

Four (4) bids were received for the purchase of two (2) Side Loader Refuse Trucks (BID027-16-17-LRL) as requested by Fleet Services for the Solid Waste Division.

We respectfully request City Council's approval for this purchase from GSP Marketing Inc., at the following quantity and cost plus S.C. sales tax.

(2)Side Loader Refuse Trucks	\$245,027.37	\$490,054.74
SC sales tax	\$300.00	\$600.00
Total		\$490,654.74

GSP Marketing Inc. is located in Somerset, PA 15501.

ATTACHMENTS:

- **#a:** Bid Tab and Memo 027-16-17-LRL (PDF)

REVISED Bid Tabulation Report
BID027-16-17-LRL Side Loader Refuse Trucks

Monday, October 31, 2016

Bidder ID	Vendor	Item	Qty	Unit Price	Total
B000304	Shealy's Truck Center 1340 Bluff Rd Columbia, SC 29201	Side Loader Refuse Truck	2	\$271,703.67	\$543,407.34
B001351	Carolina International 1619 Bluff Road Columbia, SC 29202	Side Loader Refuse Truck	2	No Bid	No Bid
B001403	The Pete Store 2605 River Drive Greenville, SC 29673	Side Loader Refuse Truck	2	\$254,994.00	\$509,988.00
B001517	Nu- Life Environmentatl, Inc. POB 1527 Easley, SC 29641	Side Loader Refuse Truck	2	\$ 246,556.92	\$493,113.84
B001601	GSP Marketing, Inc. 322 Lavansville Rd. Sumerset, NJ 15501	Side Loader Refuse Truck	2	\$245,027.37	\$490,054.74
V001146	Amick Equipment Company, Inc 227 Glassmaster Rd. Lexington, SC 29072	Side Loader Refuse Truck	2	No Bid	No Bid

NOTE: The bid tabulation above may reflect the apparent low bidder; however an evaluation will be done to determine if the bid meets all bid requirements before an award is made.



We Are Columbia

CITY OF COLUMBIA
General Services Department
Fleet Services Division

INTEROFFICE MEMORANDUM

TO: CHARLENE PELZER MAFFET -BUYER
FROM: EDGAR HEUSTESS, FLEET SERVICES SUPERINTENDENT
SUBJECT: BID # 027-16-17-LRL
DATE: 11/15/16

After reviewing the bids on the Side Loader Refuse Truck, we have come to the conclusion to award GSP Marketing/GS products with the bid. They were the lowest bid turned in. Thank you for your help with this bid.

Edgar Heustess



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve the Purchase of two (2) Rear Loader Refuse Trucks for the Solid Waste Division, as requested by the Fleet Services. Award to Amick Equipment Company Inc., a Local Business Enterprise in the amount of \$332,063.68. This vendor is located in Columbia, SC.

FINANCIAL IMPACT: Funding Source: Capital Replacement- Autos, Truck, Heavy Equip. Capital, 6308972-658500. The original budgeted amount is \$350,200.00.

ORIGINAL BUDGET: \$350,200.00

BUSINESS PROGRAM: Local Business Enterprise Program

Six (6) bids were received for the purchase of two (2) Rear Loader Refuse Trucks (BID030-16-17) as requested by Fleet Services for the Solid Waste Division.

We respectfully request City Council's approval for this purchase from Amick Equipment Company Inc., a certified LBE, at the following quantity and cost plus S.C. sales tax.

2-Rear Loader Refuse Trucks	\$165,731.84	\$331,463.68
SC sales tax	\$300.00	\$600.00
Total		\$332,063.68

Amick Equipment Company Inc., is located in Columbia, SC 29202.

ATTACHMENTS:

- **#a:** BID030-16-17-BTR Rear Loader Refuse Truck (PDF)

INTER

OFFICE

MEMO

To: Edgar Heustess – Fleet Services

From: Benjamin T. Radin– Procurement and Contracts Department
(on behalf of C.P. Maffett)

Subject: BID030-16-17-BTR – Rear Loader Refuse Truck

Date: November 17, 2016

In accordance with our bid invitation and specifications, we have received six (6) On-line bids for the Rear Loader Refuse Truck.

Please see the bid tabulation and the lowest responsive and responsible bid responses; and give me your recommendation by inter-office memorandum. After recommendation is received, I will place the request on Minute Traq for City Council's approval.

If the low bid is not accepted, you must give a justification as to why this bid does not meet the specification or your needs.

Thank You,

Benjamin. T Radin

Benjamin. T Radin

NOTE: The vendor bid responses and bid tabulation are for your files.

Bid Tabulation Report
BID030-16-17-BTR: Rear Loader Refuse Truck
Tuesday, November 15, 2016

Item #	Product Code	Product Description	Quantity	Unit Price	Extended
Bidder ID: B000304 - SHEALYS TRUCK CENTER INC.					
1340 BLUFF RD COLUMBIA, SC 29201			Terms and Conditions: I Agree Noncollusion: Y Local Preference: Yes AMENDMENT: Y Certified Local Vendor: Y		
1	07100	Rear Loader Refuse Trucks As described specifications	2.00	180,963.87	361,927.74
Total SHEALYS TRUCK CENTER INC.					361,927.74
Bidder ID: B001351 - Carolina International Trucks, Inc.					
1619 Bluff Road COLUMBIA, SC 29202			Terms and Conditions: I Agree Noncollusion: Y Local Preference: Yes AMENDMENT: Y Certified Local Vendor: N		
1	07100	Rear Loader Refuse Trucks As described specifications	2.00	174,648.80	349,297.60
Total Carolina International Trucks, Inc.					349,297.60
Bidder ID: B001403 - thepetestore					
2605 river drive GREENVILLE, SC 29673			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	07100	Rear Loader Refuse Trucks As described specifications	2.00	185,470.00	370,940.00
Total thepetestore					370,940.00
Bidder ID: B001404 - Carolina Environmental Systems					
Carolina Environmental Systems Columbia, SC 29212-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	07100	Rear Loader Refuse Trucks As described specifications	2.00	186,675.00	373,350.00
Total Carolina Environmental Systems					373,350.00
Bidder ID: B001860 - Columbia Truck Center					
1450 Bluff Road Columbia, SC 29201-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	07100	Rear Loader Refuse Trucks As described specifications	2.00	167,982.00	335,964.00
Total Columbia Truck Center					335,964.00

Note: The bid tabulation above may reflect the apparent low bidder; however an evaluation will be done to determine if the bid meets all bid requirements before an award is made.

Bid Tabulation Report
BID030-16-17-BTR: Rear Loader Refuse Truck
Tuesday, November 15, 2016

Item #	Product Code	Product Description	Quantity	Unit Price	Extended
Bidder ID: V001146 - AMICK EQUIPMENT COMPANY INC					
227 Glassmaster Rd			Terms and Conditions: I Agree		
LEXINGTON, SC 29072			Noncollusion: Y		
			Local Preference: Yes		
			AMENDMENT: Y		
			Certified Local Vendor: Y		
1	07100	Rear Loader Refuse Trucks As described specifications	2.00	165,731.84	331,463.68
Total AMICK EQUIPMENT COMPANY INC					331,463.68

Note: The bid tabulation above may reflect the apparent low bidder; however an evaluation will be done to determine if the bid meets all bid requirements before an award is made.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve the Purchase of one (1) Pierce Enforcer Fire Truck, as requested by the Fleet Services Division. Award to Spartan Fire and Emergency Apparatus, using the National Purchasing Partners Contract with FireRescue GPO in the amount of \$559,344.00. This vendor is located in Roebuck, SC.

FINANCIAL IMPACT: Funding Source: Capital Replacement - Auto, Trucks, Hvy Equip-Capital,6308972-658500. The original budgeted amount is \$559,344.00.

ORIGINAL BUDGET: \$559,344.00

CLEAN WATER 2020?: No

STRATEGIC GOALS: Invest in Infrastructure

Qty	Description	Unit Price	Extended Amount	Request Total
1	Pierce Enforcer Fire Truck	\$559,044.00	\$559,044.00	
	Sales Tax		\$ 300.00	
				\$559,344.00

FireRescue GPO contract# 1420, I.D.# 2.2

Sec 2-204. (10) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through cooperative purchasing.

ATTACHMENTS:

- **#a:** Spartan Fire Quote (PDF)
- **#b:** Intergovernmental Cooperative Purchasing Agreement (PDF)



SPARTAN FIRE

and Emergency Apparatus
Since 1973

QUOTATION
☒
ESTIMATE
☐

319 Southport Road • Roebuck, S.C. 29376

Office: 864-582-2376 • Fax: 864-582-2377 • Email: spartanfire@spartanfire.com

Customer: Columbia Fire Department
1800 Laurel Street
Columbia, SC 29201

FireRescue GPO Purchase

Date of Proposal:

October 17, 2016

F.O.B.:

Columbia Fleet Services

Estimated Delivery:

8 – 9 Months

Payment Terms:

Net Pymt. At Delivery

Salesman: *Robby Fore*

Item	Qty.	Description	Price	Amount
1	1	Pierce Enforcer Cab and Chassis with Detroit DD13 470		
		HP Diesel Engine, Allison EVS 4000 HD Transmission,		
		Hale QMAX 1500 GPM Pump, UPF 1000 Gallon Booster		
		Tank with 30 Gallon Class A Foam Cell, Akron In-Line		
		Eductor 3096-95 Foam System, Built in Accordance to		
		NFPA 1901 and as per Specifications Submitted		\$524,879.00
2	1	Miscellaneous NFPA Loose Equipment per Attached List		\$34,165.00
3	1	South Carolina Sales Tax		\$300.00
		Delivery and Preparation Charges Included		
		Quotation based on FireRescue GPO contract 1420,		
		I.D.# 2.2		

TOTAL COST **\$559,344.00**
THIS QUOTATION EXPIRES AFTER SIXTY (60) DAYS

Columbia 2017 Enforcer Pumper Loose Equipment List

- 10 100' sections of FQ HS50YD, hydro flow, rubber, 5" x100 extra strong storz
- 16 50' sections of FQ DJ800, poly 2.5 " x nhx 50 white
- 15 50' sections of FQ DJ800, poly 1.75 " x 1 NHx50 white
- 2 TFT AB1ST-NX, 6" nst X 5inch storz pistonintake valve
- 4 Vulcan SL44451, Fire Vulcan vehicle system 12v dc LED
- 1 Bullard T3X Max Bundle with Electronic Therman Throttle, Thermal Imager Charge w/2 Batteries
- 3 Elkhart 4000-20 1 1/2 FF Nozzles 200@75 psi
- 2 Elkkhart 4000-26 2 1/2 FF Nozzle 250@50 psi
- 1 Elkhart DB-275A with a ST185A-IFD 2 1/2 smooth bore nozzel 1 1/8 -1 1/2 Tips
- 2 Akron ELSS-XLAC-PL Scene Star 2000 LED Portable Light w/ Straight Plug , not Twist lock
- 2 Hard Suction HoseFQ MF605SX6M1 Maxi flex, suction 6"hose, 5" stortz X 6" RLM, 10'
- 2 Hard Suction Hose FQ MF60L1 Maxi flex, suction, 6" hose, 6" Storz x 6" RLM, 10'
- 1 Elkhart 8297-51 Stinger with mount and full set of stacked tips
- 1 RamfanEX500, 21" Electric Fan
- 1 Ramfan EV400 16" Electric Fan
- 1 TFT AR5R2T2T2T, Oasis Hydrant Assist Valve 4.5" NH(F)L/H X3.5" W/ bracket

Intergovernmental Cooperative Purchasing Agreement

This Intergovernmental Agreement (Agreement) is by and between the "Lead Contracting Agency" and participating government entities ("Participating Agencies"), that are members of National Purchasing Partners ("NPP"), including members of FireRescue GPO and Public Safety GPO, that agree to the terms and conditions of this Agreement. The Lead Contracting Agency and all Participating Agencies shall be considered as "parties" to this agreement.

WHEREAS, upon completion of a formal competitive solicitation and selection process, the Lead Contracting Agency has entered into Master Price Agreements with one or more Vendors to provide goods and services, often based on national sales volume projections;

WHEREAS, NPP provides group purchasing, marketing and administrative support for governmental entities. NPP's marketing and administrative services are free to its membership, which includes participating public entities and nonprofit institutions throughout North America.

WHEREAS, NPP has instituted a cooperative purchasing program under which member Participating Agencies may reciprocally utilize competitively solicited Master Price Agreements awarded by the Lead Contracting Agency;

WHEREAS, the Master Price Agreements provide that all qualified government members of NPP may purchase goods and services on the same terms, conditions and pricing as the Lead Contracting Agency, subject to applicable local and state laws of the Participating Agencies;

WHEREAS, the parties agree to comply with the requirements of the Intergovernmental Cooperation Act as may be applicable to the local and state laws of the Participating Agencies;

WHEREAS, the parties desire to conserve and leverage resources, and to improve the efficiency and economy of the procurement process while reducing solicitation and procurement costs;

WHEREAS, the parties are authorized and eligible to contract with governmental bodies and Vendors to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, the parties desire to contract with Vendors under the terms of the Master Price Agreements;

NOW, THEREFORE, the parties agree as follows:

ARTICLE 1: LEGAL AUTHORITY

Each party represents and warrants that it is eligible to participate in this Agreement because it is a local government created and operated to provide one or more governmental functions and possesses adequate legal authority to enter into this Agreement.

ARTICLE 2: APPLICABLE LAWS

The procurement of goods and services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules, and regulations that govern each party's procurement policies. Competitive Solicitations are intended to meet the public contracting requirements of the Lead Contracting Agency and may not be appropriate under, or satisfy Participating Agencies' procurement laws. It is the responsibility of each party to ensure it has met all applicable solicitation and procurement requirements. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements.

ARTICLE 3: USE OF BID, PROPOSAL OR PRICE AGREEMENT

- a. A "procuring party" is defined as the Lead Contracting Agency or any Participating Agency that desires to purchase from the Master Price Agreements awarded by the Lead Contracting Agency.
- b. Each procuring party shall be solely responsible for their own purchase of goods and services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation of law or contract by a procuring party, and the procuring party shall hold non-procuring parties and all unrelated procuring parties harmless from any liability that may arise from action or inaction of the procuring party.
- c. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar goods and services outside the scope of the Master Price Agreement.
- d. The exercise of any rights or remedies by the procuring party shall be the exclusive obligation of such procuring party.
- e. The cooperative use of bids, proposals or price agreements obtained by a party to this Agreement shall be in accordance with the terms and conditions of the bid, proposal or price agreement, except as modified where otherwise allowed or required by applicable law, and does not relieve the party of its other solicitation requirements under state law or local policies.

ARTICLE 4: PAYMENT OBLIGATIONS

The procuring party will make timely payments to Vendors for goods and services received in accordance with the terms and conditions of the procurement. Payment for goods and services, inspections and acceptance of goods and services ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Vendor shall be resolved in accordance with the law and venue rules of the state of the procuring party.

ARTICLE 5: COMMENCEMENT DATE

This Agreement shall take effect after execution of the "Lead Contracting Agency Endorsement and Authorization" or "Participating Agency Endorsement and Authorization," as applicable.

ARTICLE 6: TERMINATION OF AGREEMENT

This Agreement shall remain in effect until terminated by a party giving 30 days written notice to "Lead Contracting Agency"

ARTICLE 7: ENTIRE AGREEMENT

This Agreement and any attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

ARTICLE 8: CHANGES AND AMENDMENTS

This Agreement may be amended only by a written amendment executed by all parties, except that any alterations, additions, or deletions of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

ARTICLE 9: SEVERABILITY

All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.

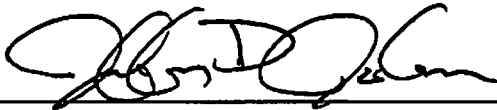
THIS INSTRUMENT HAS BEEN EXECUTED IN TWO OR MORE ORIGINALS BY EXECUTION AND ATTACHMENT OF "THE LEAD CONTRACTING AGENCY ENDORSEMENT AND AUTHORIZATION" OR "PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION," AS APPLICABLE. ONCE EXECUTED, IT IS THE RESPONSIBILITY OF EACH PARTY TO FILE THIS AGREEMENT WITH THE PROPER AGENCY IF REQUIRED BY LOCAL OR STATE LAW.

**PUBLIC PROCUREMENT AUTHORITY
ENDORSEMENT AND AUTHORIZATION**

The undersigned acknowledges, on behalf of the Public Procurement Authority ("Lead Contracting Agency") that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Public Procurement Authority to Participating Agencies locally, regionally, and nationally through NPP. Copies of Master Price Agreements and any amendments thereto made available by the Public Procurement Authority will be provided to Participating Agencies and NPP to facilitate use by Participating Agencies.

The undersigned understands that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agencies.

The undersigned affirms that he/she is an agent of the Public Procurement Authority and is duly authorized to sign this Public Procurement Authority Endorsement and Authorization.



BY: Jeffrey D. Johnson
ITS: Administrator/Board Member

Date: 2-13-2014

Public Procurement Authority Contact Information:

Contact Person: Heidi Chames
Address: 25030 SW Parkway Ave., Suite 330
Wilsonville, OR 97070
Telephone No.: 855-524-4572
Email: questions@procurementauthority.org

PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION

The undersigned acknowledges, on behalf of _____ ("Participating Agency") that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Lead Contracting Agency to Participating Agencies locally, regionally, and nationally through NPP.

The undersigned further acknowledges that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agency and that neither the Lead Contracting Agency nor NPP shall be held liable for any costs or damages incurred by or as a result of the actions of the Vendor or any other Participating Agency. Upon award of contract, the Vendor shall deal directly with the Participating Agency concerning the placement of orders, disputes, invoicing and payment.

The undersigned affirms that he/she is an agent of _____ and is duly authorized to sign this Participating Agency Endorsement and Authorization.

BY: _____
ITS: _____

Date: _____

Participating Agency Contact Information:

Contact Person: _____

Address: _____

Telephone No.: _____

Email: _____



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve the Purchase of six (6) Debris Collection Trucks with Swing Gates for the Solid Waste Division, as requested by the Fleet Services Division. Award to Carolina International Truck, Inc. a certified Local Business Enterprise in the amount of \$427,798.68. This vendor is located in Columbia, SC.

FINANCIAL IMPACT: Capital Replacement- Autos, Truck, Heavy Equip. Capital, 6308972 - 658500. The original budgeted amount is \$438,000.00.

ORIGINAL BUDGET: \$438,000.00

BUSINESS PROGRAM: Local Business Enterprise Program

Six (6) bids were received for the purchase of six (6) Debris Collection Trucks as requested by Fleet Services for the Solid Waste Division.

We respectfully request City Council's approval for this purchase from Carolina International Truck Inc., a certified LBE, at the following quantity and cost plus S.C. sales tax.

6-Debris Collection Trucks	\$70,999.78	\$425,998.68
SC sales tax	\$300.00	\$1,800.00
Total		\$427,798.68

Carolina International Truck Inc. is located in Columbia, SC 29202.

ATTACHMENTS:

- **#a:** Bid 028-16-17-BTR Debris Collection Truck (PDF)

REVISED Bid Tabulation Report**BID0028-16-17-BTR Debris Collection Trucks with Swing Gate****Monday, November 14, 2016**

Bidder ID	Vendor	Item	Qty	Unit Price	Total
B000304	Shealy's Truck Center Inc. 1340 Bluff Road Columbia, SC 29201	Debris Collection Trucks with Swing Gate	6	\$100,467.00	\$602,802.00
B001351	Carolina International Truck 1619 Bluff Road Columbia, SC 29202	Debris Collection Trucks with Swing Gate	6	\$70,999.78	\$425,998.68
B001401	Dick Smith Ford 2800 Two Notch Road Columbia, SC 29204	Debris Collection Trucks with Swing Gate	6	\$71,752.00	\$430,512.00
B001403	The Pete Store 2065 River Drive Greenville, SC 29601	Debris Collection Trucks with Swing Gate	6	\$81,430.00	\$488,580.00
B001785	Worldwide Equipment 707 Cherokee Lane West Columbia, SC 29169	Debris Collection Trucks with Swing Gate	6	\$72,300.00	\$433,800.00
B001860	Excel Truck Group 2790 Shop Road Columbia, SC 29209	Debris Collection Trucks with Swing Gate	6	\$73,757.66	\$442,545.96

NOTE: The bid tabulation above may reflect the apparent low bidder; however an evaluation will be done to determine if the bid meets all bid requirements before an award is made.



We Are Columbia

CITY OF COLUMBIA
General Services Department
Fleet Services Division

INTEROFFICE MEMORANDUM

TO: LAWANA ROBINSON -BUYER
FROM: EDGAR HEUSTESS, FLEET SERVICES SUPERINTENDENT
SUBJECT: BID # 028-16-17-BTR
DATE: 11/15/16

After reviewing the bids on the Debris Collection Trucks, we have come to the conclusion to award Carolina International truck with the bid. They were the lowest bid turned in and they meet the LBE requirements. Thank you for your help with this bid.

Edgar Heustess



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve Change Order #1 for Project SS7397; Westminster Sewer Replacement, as requested by the Utilities and Engineering Department. Award to Shady Grove Construction, LLC, a certified Local Business Enterprise in the amount of \$91,483.00. This firm is located in Columbia, SC.

FINANCIAL IMPACT: Funding Source: 5529999-658650-SS739701 (\$54,195.50) and 5529999-658650-SS728601 (\$37,287.50). The original budgeted amount is \$91,483.00.

ORIGINAL BUDGET: \$91,483.00

CLEAN WATER 2020?: Yes

STRATEGIC GOALS: Increase Public Safety Services, Invest in Infrastructure

Council is asked to ratify a modification of the Contract Agreement between the City of Columbia (City) and Shady Grove Construction (Contractor). This change order is to compensate the contractor for additional work to include open cut construction method of an 8" gravity sewer line segment in lieu of pipe bursting method.

Change Order No. 1 is recommended for SS7397 - Westminster Drive Sewer Replacement to increase the construction contract from \$223,734.50 to \$315,217.50 (net increase of \$91,483.00). Due to the "on-hold" status of the existing construction contract, continual bypass pumping efforts, and ongoing disruption to the surrounding community, we respectfully request your approval of Change Order No. 1.

Shady Grove Construction, LLC is located in Columbia, SC and is certified as a Local Business Enterprise.

ATTACHMENTS:

- **#a:** Westminster Changer Order #1 (PDF)



**CIP #SS 7397
 BID# 004-16-17-DS
 Westminster Drive Sewer Replacement
 Change Order # 1**

October 28, 2016

Description of Change: A modification of the Contract Agreement between the City of Columbia (City) and Shady Grove Construction (Contractor) is requested in order to compensate the contractor for additional work to include open cut of an 8" gravity sewer line segment in lieu pipe bursting.

Reason for change: This change order is due to (unforeseen) conditions which necessitate the open cutting of the line segments so that the City does not incur costs for multiple point repairs due to the excessive pipe blockage, limiting CCTV, and potential to hinder pipe bursting efforts. An extension of the time of the contract will be 21 calendar days. (See attachment)

Funding Source:

Total Cost of this Change: \$91,483.00

\$54,195.50 - Remaining funds from Engineering Estimate (See attached IFAS Report)
 \$37,287.50 - SS728601 (CE Projects Not yet Defined) (See attached Budget Transfer)

Proposed Change and Basis for Payment:

Owner's Contingency Allowance

Original Allowance Total:	\$20,339.00
Previous change orders:	\$0.00
This change (reduction):	\$20,339.00
Revised Owner's Contingency Allowance:	\$0.00

Proposed Change and Basis for Payment

Original contract price (includes Owner's Contingency):	\$223,734.50
Previous change orders:	\$0.00
This change (increase):	\$91,483.00
Revised contract price:	\$315,217.50

Contractual Completion Date:

Notice to Proceed: September 26, 2016

Scheduled Completion Date: October 16, 2016

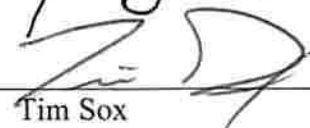
Revised Completion Date: Dec 9, 2016

This Change is Acceptable:

Shady Grove Construction

By: Title: Project ManagerDate: 10/31/2016

Recommended for Approval:



Tim Sox

Utility Construction Inspector

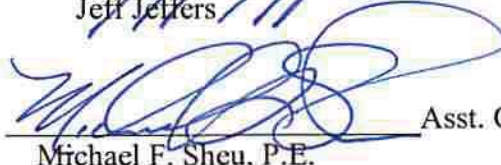
Recommended for Approval:



Jeff Jeffers

Sr. Utility Construction Inspector

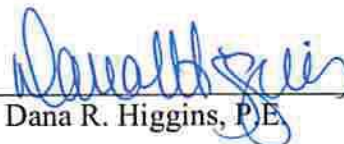
Recommend for Approval:



Michael F. Sheu, P.E.

Asst. City Engineer for Engineer Const.

Recommend for Approval:



Dana R. Higgins, P.E.

City Engineer

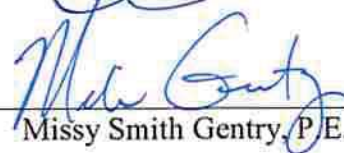
Recommended for Approval:



Joseph D. Jacob, P.E.

Dir. Utilities & Engineering

Recommended for Approval:



Missy Smith Gentry, P.E.

Assist. City Manager

Approval of Change:

Ms. Teresa Wilson, Esq

City Manager

Bidding Company	Shady Grove Construction				
Bidder POC	TKR SGC				
Bidder Phone#:	803-513-4592				
Project #	Westminster sewer			24-Oct-16	
Line Item #	Description	Estimated Quantity	Unit	Unit Price	Total Price
1	CCTV Sewer line pre and post	327	LF	\$8.00	\$2,616.00
2	Open Cut existing 8" sewer using SDR 26 heavy wall includes exporting cut	287	LF	\$146.00	\$41,902.00
3	Trench boxes and shoring equipment	1	LS	\$5,840.00	\$5,840.00
3	Pit for bursting machine and unloading pipe	2	EA	\$11,000.00	\$22,000.00
4	Asphalt patch (base 5" binder type B and 1.5 surface type C)	363	SY	\$136.00	\$49,368.00
5	Trench backfill 57 stone (greater than 5' below base)	799	CY	\$75.00	\$59,925.00
6	SCDOT flowable fill (0-5 below binder)	484	CY	\$135.00	\$65,340.00
7	Connect new SS line to existing manholes	2	EA	\$800.00	\$1,600.00
8	Provide electronical sewer lateral locations	4	EA	\$500.00	\$2,000.00
9	Run new 6" SDR35 services complete to the property line including cleanouts Services include stone, flow fill and asphalt patching	4	EA	\$11,454.06	\$45,816.24
10	Mob demob	1	LS	\$3,000.00	\$3,000.00
11	Traffic control	1	LS	\$1,500.00	\$1,500.00
12	Erosion controll	1	LS	\$1,300.00	\$1,300.00
13	Site cleaning	1	LS	\$2,000.00	\$2,000.00
14	Certainteed pipe special ordered for the called pipe bursting	327	LF	\$18.38	\$6,010.26
15	Pipe bursting equipement on site	LS	LS	\$5,000.00	\$5,000.00
					\$315,217.50
	NOTE: The ESTIMATED QUANTITIES are ESTIMATES ONLY				
	Existing soil conditions are unknown				
	Items in green are currently completed or supplied on site				
	Additional days will need to be added toward the completion of this project				



CITY OF COLUMBIA - APPROVED PROJECT

THIS SECTION TO BE COMPLETED BY DEPARTMENT TO ADD OR ADJUST A PROJECT				
DEPARTMENT NAME	Utilities & Engineering	DIVISION NAME	Wastewater Maintenance	DATE
				10/28/2016
PROJECT NAME	Westminster Drive Sewer Replacement			NEW PROJECT?
				No
PROJECT ID	SS739701		PROJECT TYPE	Capital
MANAGER NAME	John Riggs			

THIS SECTION TO BE COMPLETED BY DEPARTMENT							
REVENUE BUDGET CONTROL- identifies source of funding							
AMOUNT	FUNDING SOURCE	DESCRIPTION OF FUNDING SOURCE					
\$ 37,287.50	SS728601	CE Projects not yet Defined					
\$ 37,287.50							
EXPENDITURE BUDGET CONTROL- creates capital project line item budget							
BUDGET YEAR	OBJECT CODE	FUND	DIVISION	PROJECT	CURRENT BUDGET	REVISED BUDGET	INCREASE (DECREASE)
16/17	658650	552	9999	SS739701	\$ 277,930.00	\$ 315,217.50	\$ 37,287.50
			9999			\$ -	
			9999			\$ -	
TOTALS:					\$ 277,930.00		\$ 37,287.50
EXPLANATION	SS739701 - Westminster Drive Sewer Replacement Change Order #1.						

AUTHORIZED SIGNATURES	
DEPARTMENT MANAGER	ASST CITY MANAGER
DIVISION MANAGER	CITY MANAGER

Ledger: JL

City of Columbia, SC
CIP Budget and Expenditure Detail by Fund - Multi Year Project Activity
Report as of 10/24/2016

Description	Inception Begin & Adjustments	Fiscal Yr Begin & Adjustments	Working Budget	Year-to-Date Expenditures	Encumbrances	Remaining Balance	Percent Spent	Status
SS739701: Westminster Dr Sewer Replaceme - 658650 Capital Project Costs						Project Year: 2017		A
Fund: 552 -								
FY2017: Fund 552 - :	277,930.00	0.00	277,930.00	0.00	223,734.50	54,195.50		A
658650 Capital Project Costs:	277,930.00	0.00	277,930.00	0.00	223,734.50	54,195.50	80.50%	A
Total for Westminster Dr Sewer Replaceme:	277,930.00	0.00	277,930.00	0.00	223,734.50	54,195.50	80.50%	A
Report Total:	277,930.00	0.00	277,930.00	0.00	223,734.50			



We Are Columbia

CITY OF COLUMBIA

Department of Utilities and Engineering

1136 Washington Street | P.O. Box 147
Columbia, South Carolina 29217
Phone: 803-545-3400 Fax: 803-733-8674

September 1, 2016

Shady Grove Construction, LLC
1079 West Shady Grove Road
Irmo, SC 29063

**PROJECT: BID#004-16-17-DS WESTMINSTER DRIVE SEWER REPLACEMENT
(SS7397)**

Gentlemen:

Your firm submitted the low bid on July 25, 2016 for the referenced construction. On August 2, 2016, City Council awarded your firm the project in the amount of \$223,734.50 (Includes \$20,339.00 Contingency).

Enclosed are four copies of the Contract documents. Please execute the Contract, Performance-Payment Bond and provide executed Power of Attorney forms. The Performance Bond must be signed or countersigned by a South Carolina Resident Agent. **DO NOT DATE** any of the above. The dates will be inserted when the City executes the Contract.

Your attention is directed to INSURANCE, paragraph 14.21 through 14.21.9, beginning on page IB-8 and ending on page IB-10. All required Insurance Certificates/Policies must be furnished prior to the Contract being executed by the City.

Return all four copies of the Contract documents to the City. When the City executes the Contract, a copy will be furnished to you.

A pre-construction conference has been scheduled for **September 7, 2016, at 10:00 A.M.**, in the seventh floor Conference Room, 1136 Washington Street. You are requested to have a representative at this conference.

Shady Grove Construction, LLC
Page 2

September 1, 2016

We call to your attention that you are not to proceed on this project until you have received a written notice to proceed.

Please call me at 545-3252 if you have any questions.

Yours very truly,
Debbie L. Scott
Debbie L. Scott
Construction Procurement Specialist

Cc: Roger Myers, Business License Administrator
Central Communications
Robert G. Junkins, SCDOT
Sonya Johnson, SCHEC
U & E Compliance Division

File Note: Council District 1



We Are Columbia

CITY OF COLUMBIA

DEPARTMENT OF PROCUREMENT AND CONTRACTS

1136 WASHINGTON STREET, COLUMBIA, SC 29201

P.O. BOX 147 COLUMBIA, SC 29217

OFFICE: 803-545-3470 FAX: 803-733-8408

purchasing@columbiasc.net

NOTICE TO PROCEED

September 16, 2016

**Shady Grove Construction
1079 West Shady Grove Road
Irmo, SC 29063**

Attention: Tim Richardson, Erica Richardson

PROJECT: BID#004-16-17-DS WESTMINSTER DRIVE SEWER REPLACEMENT (SS7397)

You are hereby directed to commence construction work of the above referenced project on September 26, 2016. Full completion per the specifications, terms and conditions is Twenty-One (21) consecutive calendar days. The completion date is, therefore, established as October 16, 2016.

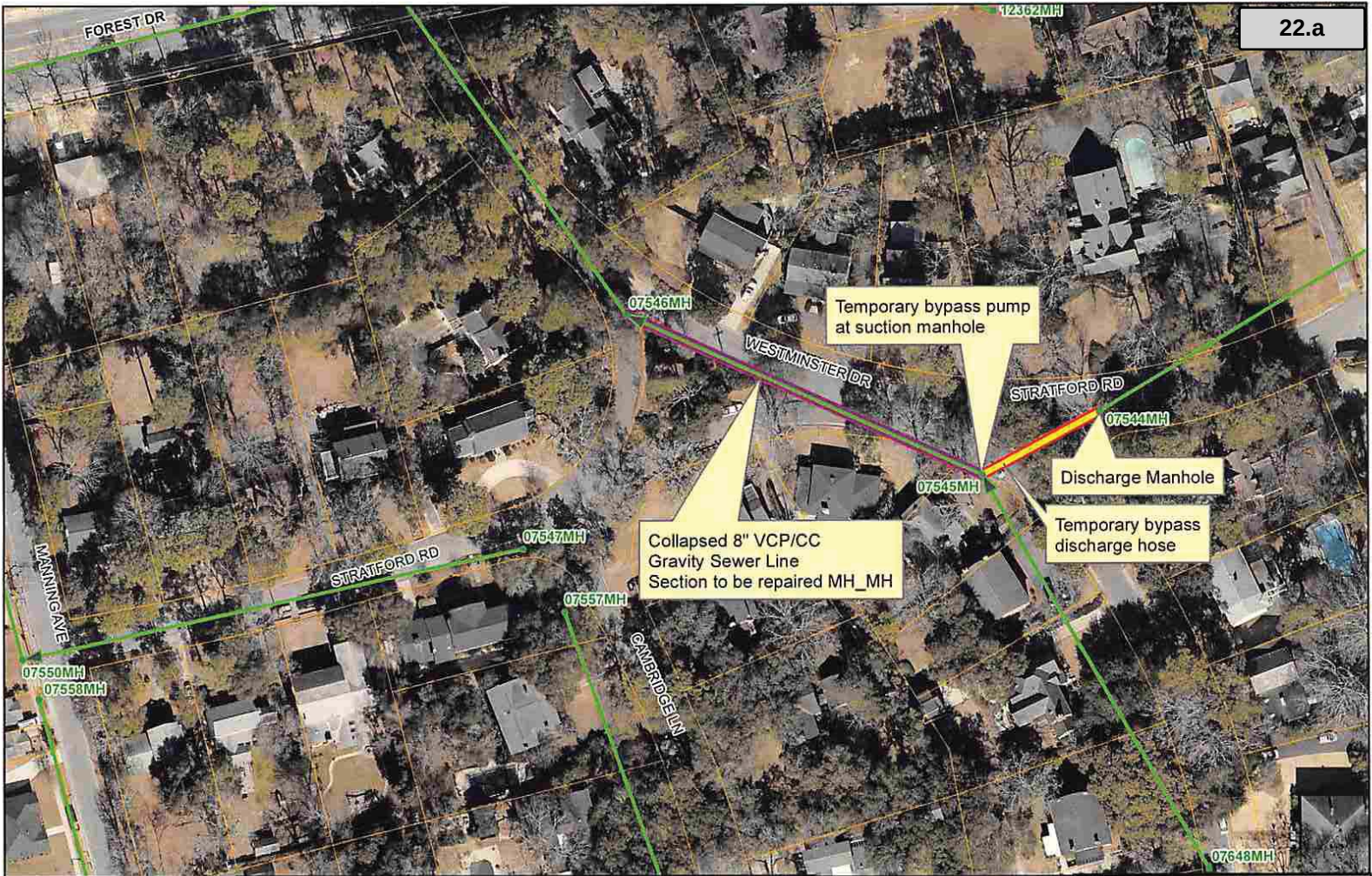
Attached for your files, please find a copy of approved Purchase Order No. P160507. Enclosed is an executed contract copy for your files.

Sincerely,

**Joseph D. Jaco, P.E, Director
Department of Utilities and Engineering**

Attachments

**Cc: Roger Myers, Bus. License Administrator (Contract Amount: (\$223,734.50 INCLUDES \$20,339.50 ASSOCIATED CONTINGENCY)
Mr. Robert G. Junkins, SCDOT Ms. Sonya Johnson, SCDHEC
Compliance Review Division File**



Clean Water 2020



PA: July 6, 2018
1545 Westminister Dr/SRan Working

- Sewer Manholes
- Gravity Mains
- Temporary Bypass Discharge Hose
- Collapsed Gravity Main
- Property Boundary



1 inch = 100 feet

0 50 100 Feet

1545 Westminister Dr Sewer Repair

Prepared For: Clean Water 2020

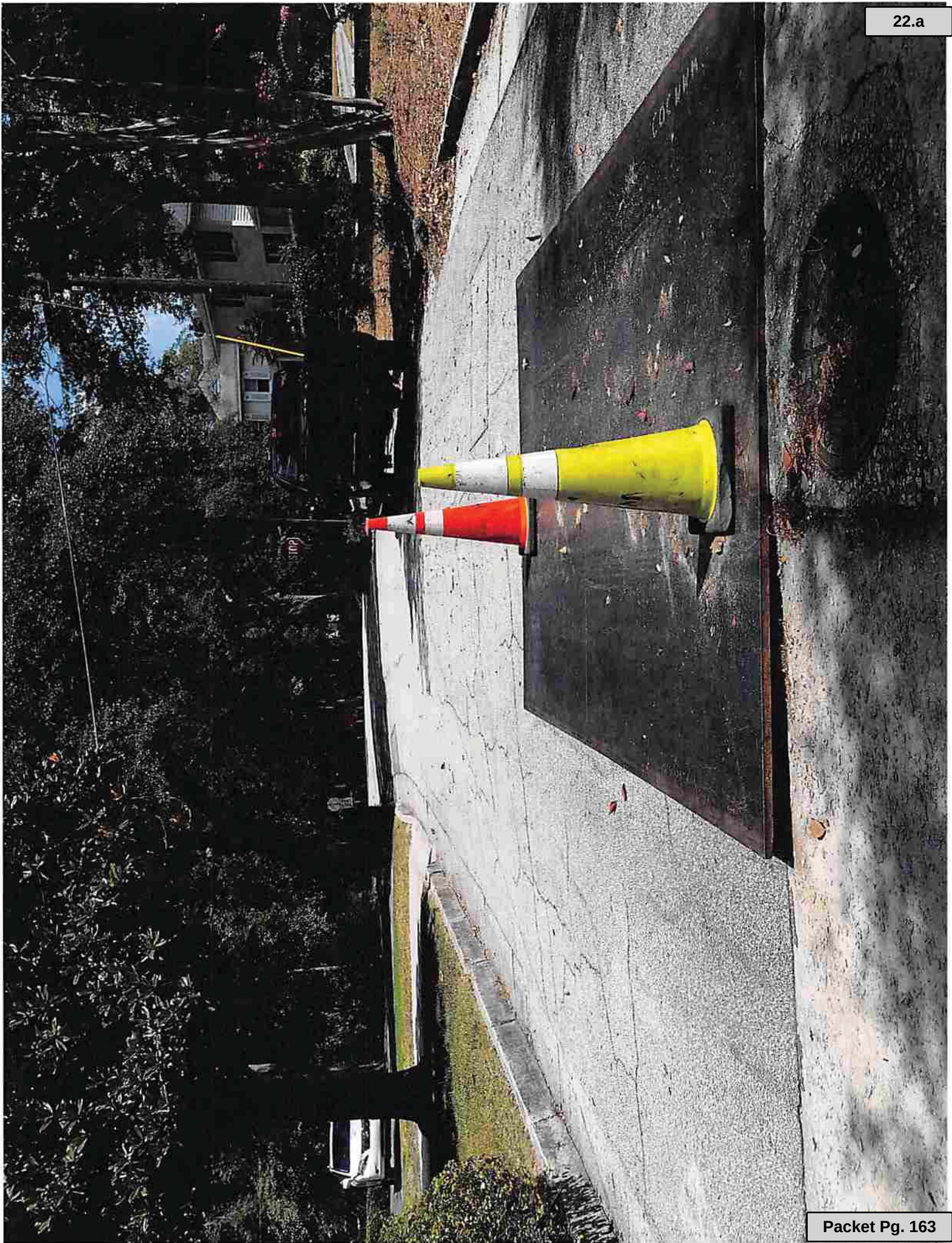














We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve Project WM4382; Wildewood Downs Asphalt Paving Repairs, as requested by the Utilities and Engineering Department. Award to North American Pipeline Management, a Woman Owned Business Enterprise, in an amount not to exceed \$183,555.90. This firm is located in Marietta, GA.

FINANCIAL IMPACT: Funding Source: Engineering/Paving and Asphalt Supplies, 5511706-623500. The original budgeted amount is \$249,000.00.

ORIGINAL BUDGET: \$249,000.00

CLEAN WATER 2020?: No

STRATEGIC GOALS: Invest in Infrastructure

Two (2) bids were received for the construction service Wildewood Asphalt Paving Repair (BID#034-16-17-LRL) as requested by Utilities and Engineering.

The total construction time allocated for this project is Forty-Five days after the notice to proceed is issued. I respectfully request City Council to ratify the approval of these services from North American Pipeline Management at an amount not to exceed \$183,555.90.

Base Bid	\$166,869.00
Contingency	\$16,686.90
Total (Not to Exceed)	\$183,555.90

North American Pipeline Management is located in Marietta, Georgia.

ATTACHMENTS:

- **#a:** Attachment 1 Cover Sheet (PDF)

- #b: Attachment 2 Bid Tab (PDF)
- #c: Attachment 3 Eng. Recommendation (PDF)
- #d: Attachment 4 Compliance ReviewApproval (PDF)
- #e: Attachment 5 Bus. Information Record (PDF)
- #f: Attachment 6 Site Map (PDF)
- #g: Attachment 3 Eng. Recommendation REVISED (PDF)



We Are Columbia

CITY OF COLUMBIA

DEPARTMENT OF PROCUREMENT AND CONTRACTS

1136 WASHINGTON STREET, COLUMBIA, SC 29201

P.O. BOX 147 COLUMBIA, SC 29217

OFFICE: 803-545-3470 FAX: 803-733-8408

purchasing@columbiasc.net

Requesting a Contract

Name of Department requesting approval: Procurement and Contracts

Name of City Project Manager: Bennie Gable, Project Engineer

Project Number: Bid#034-16-17-LRL

Project Description: Wildewood Asphalt Paving Repair RE-BID (WM4382)

Name of firm or contractor award is being recommended for: North American Pipeline Management

Type of procurement used to obtain firm or contractor: Open Public

List subcontractors of project: See Attachment 5 (List subcontractors and % of Contract Value)

Compliance Programs Associated with project: None

Is this Clean Water 2020 related? No

Amount of Compensation: \$166,869.00 (W/ ASSOCIATED CONTINGENCY \$183,555.90)

Original Budgeted Amount: \$62,700.00

Funding Source: 5511706-623500- Engineering / Paving and Asphalt Supplies

City Council Districts this project impacts: 3

Map of Project Area Attached? See Attachment 6

Bid Tabulation Report
BID034-16-17-LRL: Wildewood Downs Paving (WM4382) REBID
Thursday, November 10, 2016

Item #	Product Code	Product Description	Quantity	Unit Price	Extended
Bidder ID: B001912 - Carolina Tap and Bore Inc.					
2430 Morningside Dr. West Columbia, SC 29169-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	91396	Wildewood Downs Paving(WM4382) REBID As per described specif	1.00	218,150.00	218,150.00
Total Carolina Tap and Bore Inc.					218,150.00
Bidder ID: B002297 - North American Pipeline Management, Inc.					
12 Montclair Ave Greenville, SC 29206-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	91396	Wildewood Downs Paving(WM4382) REBID As per described specif	1.00	166,869.00	166,869.00
Total North American Pipeline Management					166,869.00

Note: The bid tabulation above may reflect the apparent low bidder; however an evaluation will be done to determine if the bid meets all bid requirements before an award is made.



CITY OF COLUMBIA

Department of Utilities and Engineering

Division of Engineering

P.O. Box 147 | Columbia, South Carolina 29217

Phone: 803-545-3400 Fax: 803-988-8199

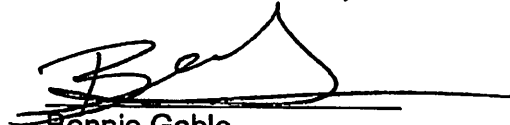
DATE: NOVEMBER 10, 2016

**BID#029-16-17-LRL ASPHALT REPLACEMENT AT THE INTERSECTION OF WILDEWOOD DOWNS
CIRCLE AND WILDEWOOD DOWNS POINT (WM4382) 3rd RE-BID**

TO: CITY COUNCIL

On November 10, 2016 the City received bids for the above referenced project. The apparent low bidder, who meets all the minimum requirements in the Contract Documents, is North American Pipeline Management at \$ 166,869.00. It is recommended that City Council accept the proposed bid and a 10% contingency for a total cost of \$183,555.90.

CITY OF COLUMBIA, SOUTH CAROLINA


Bennie Gable
Civil Engineering Specialist



CITY OF COLUMBIA
INTER-OFFICE MEMORANDUM

TO: Ayesha Driggers, Compliance Administrator
FROM: Debbie Scott, Procurement Contract Specialist,
Department of Procurement and Contracts
DATE: November 10, 2016

SUBJECT: BID034-16-17-LRL WILDEWOOD DOWNS ASPHALT PAVING REPAIR
THE RE-BID (WM4382)

Bids for this project were opened publicly at 10:00 a.m., November 10, 2016 in the fourth floor Conference Room, 1136 Washington Street.

Bids submitted for the referenced project were in participation with the Local Business Preference Program.

The apparent *responsive* low bidder is North American Pipeline Management of Marietta, GA at \$166,869.00.

Please review and verify the percentages listed on the Business Information Record and check for consistency to the noted dollar amount. Also please check the subcontracting for compliance noted on the Business Information Record under the LBE policy.

Please indicate your approval by signing below and returning to me.

Thank You.

Review Approved: Ayesha Driggers Date: 11-10-16
Ayesha Driggers,
Compliance Administrator

Local Business Enterprise Policy Project
Calculation

If a Non-LBE is the Apparent Low Bidder:

(A) \$ 1,666,869 Bid Amt. **Apparent
Non-LBE Lowest
Bidder**
 Firms Name NAPM

/ Divided by

(B) \$ 218,150 Bid Amt. **Next Lowest LBE
Certified Bidder**
 Firms Name Carolina Tap & Bore

= (C) 76.5 %

If % (C) is within 95% - 99.99% then the next Lowest **LBE Certified Bidder** (B) is given the option to match the Apparent Non-LBE Lowest Bidder's (A) offer and be awarded the project. (LBE can only cut their offer by a maximum of \$500,000).

Project awarded to NAPM (North American Pipeline Management)
~~A~~ LBE not involved AD

M:\Util&Eng\Compliance\CP_Staff\LBE\LBE_2011Active\LBE 2011\LBE Procedures

Bid No: 034-16-17-LRL

Page No: 10

BID# 034-16-17-LRL

Wildewood Downs Paving (WM4382) REBID

(Opinion of probable cost to construct improvement by contract)

DO NOT CHANGE ANY ITEM DESCRIPTION ON THESE SHEETS UNLESS YOU ARE DIRECTED TO BY ADDENDUM. IN THE EVENT THE CONTRACTOR MAKES ANY CHANGES, THE BID WILL NOT BE READ PUBLICLY AND THE PROPOSAL WILL BE REJECTED AND NOT CONSIDERED.

Item No.	Description	Estimated Quantities	Unit	Unit Price	Extension
1	Removal of Asphalt Pavement (4" thick) to accommodate new pavement in the area of the water main repair	300	SY	\$ <u>30.00</u>	\$ <u>9,000.00</u>
2	Resurface with 4" of Asphalt Pavement with 2" of intermediate SCDOT type B and 2" of Asphalt Surface Course type B (2" Lifts) 1' of Digable Flowfill	300	SY	\$ <u>176.00</u>	\$ <u>52,800.00</u>
3	Removal of Asphalt Pavement (4" thick) to accommodate new pavement	600	SY	\$ <u>29.00</u>	\$ <u>17,400.00</u>
4	Resurface with 4" of Asphalt Pavement with 2" of intermediate SCDOT type B and 2" of Asphalt Surface Course type B (2" Lifts)	600	SY	\$ <u>101.00</u>	\$ <u>60,600.00</u>
5	Excavate unsuitable subgrade and replace with Crusher Run, depth may vary, to include sediment on shoulder left during water main repair	120	CY	\$ <u>72.00</u>	\$ <u>8,640.00</u>
6	Remove and Replace Rolled Curb and Gutter	50	LF	\$ <u>62.00</u>	\$ <u>3,100.00</u>
7	Remove and Replace Concrete Drive	15	YD	\$ <u>83.00</u>	\$ <u>1,245.00</u>
8	Repair of 6" Water Main, if Damaged During Construction (See Special Provision)	1	LS	\$ <u>3,085.00</u>	\$ <u>3,085.00</u>
9	Thermoplastic Stop Bar and Stop Lettering Markings to Match Existing	1	LS	\$ <u>550.00</u>	\$ <u>550.00</u>

Bid No: 034-16-17-LRL**Page No: 11**

10	Erosion and Sedimentation Control	1	LS	\$ <u>3,196.00</u>	\$ <u>3,196.00</u>
11	Traffic Control	1	LS	\$ <u>7,253.00</u>	\$ <u>7,253.00</u>
Total- This amount is to be submitted on page 5 and Bid Online				Total	\$ <u>166,869.00</u>

Bid No: 034-16-17-LRL

Page No: 38

AFFIRMATIVE ACTION PROCUREMENT AND CONTRACTING GOALS

It is the goal of the City of Columbia, SC to maximize opportunities for historically Disadvantaged Enterprise Businesses (DBEs) including, but not limited to, Small Businesses (SBEs), Minority Businesses (MBEs), Women-Owned Businesses (WBEs). The City has implemented an overall citywide 10% goal to encourage socially and economically disadvantaged business participation. This goal extends to bidders, subcontractors and suppliers on its procurement and contracting offerings.

Additional information on the City's affirmative action goals and objectives may be obtained by contacting the following office:

City of Columbia Office of Business Opportunities
1225 Lady Street, Suite 102
Columbia, SC 29201
(803) 545-3950
www.columbiasc.net/OBO

The City's success in tracking the amount of business received by SBE, MBE and WBE FIRMS (whether as a prime contractor or subcontractor) is dependent upon the business community partnering with us in this important endeavor.

Each firm submitting a bid, offeror or RFQ shall ensure their proposed submittal identifies the percentage of subcontracting anticipated for this effort. Please complete the Small Business Form included in your bid packet and sign to certify if your business is a SMWBE and the anticipated percentage of work that you intend to subcontract to assist the City with its DBE goals.

SUBCONTRACTING GOALS

As a result of this contract/agreement, the subcontracting goals are as follows:

SB Goals 0 %

*NAPM is a SBE/WBE firm and intends to Self-perform.

MBE 0 %

WBE 0 %

LSA 0 %

The contractor will also be expected to ensure subcontractor performance during the period of performance and include optional periods as applicable. Achievement of these goals is expected during the life of the contract/agreement to include any changes incorporated by modification to the contract/agreement.

Bid No: 034-16-17-LRL

Page No: 39

**AFFIRMATIVE ACTION UTILIZATION GOALS
INCLUDING LABOR SURPLUS UTILIZATION PLAN**

INSTRUCTIONS: This form must be submitted with any bid, proposal, or proposed negotiated contract or within a reasonable time thereafter, but prior to contract award. This Utilization Plan must contain a detailed description of the supplies and/or services to be provided by each certified Small, Minority and Women-owned Business Enterprise (SMWBE) under the contract. This form includes federally required Labor Surplus Utilization efforts. Attach additional sheets if necessary.

If you are a SBE, MBE WBE, or other type of disadvantaged business enterprise, please check one of the following boxes:

SBE ☒ MBE ☐ WBE ☒ Other _____

1. In the spaces below, report the anticipated dollars that you intend to subcontract to each business type if a contract or agreement is awarded to your firm. (If you do not intend to subcontract any work to others, even if you are a S/M/WBE, put zeros in the spaces below).

Total SBE Participation Percentage to be subcontracted 0 %

Total MBE Participation Percentage to be subcontracted 0 %

Total WBE Participation Percentage to be subcontracted 0 %

Total Other DBE Participation Percentage to be subcontracted 0 %

2. If you are not a SBE, MBE, or WBE and you do not plan to utilize such firms in this agreement, please state your reasons and use an additional page if needed:

NA

Bid No: 034-16-17-LRL

Page No: 40

LABOR SURPLUS UTILIZATION PLAN

In accordance with federal requirements, the City also encourages the use of firms located in labor surplus areas. A Labor Surplus area is an area designated by the Secretary of Labor as having concentrated unemployment or underemployment in comparison with other areas. Used as one of the criteria for designating economically disadvantaged vendors/suppliers. If your business is located in a labor surplus area, please check here: ☐

Define the LSA here N/A

The City anticipates that this effort will be continued to the maximum extent practicable throughout the life of the contract or agreement. Any changes or modification to the contract/ agreement will include, at a minimum the same proposed goals included in the negotiated agreement/contract.

The goals provided by the Successful Offeror shall be incorporated into the final contractual agreement between the parties or as amended through final contract negotiations.

By submitting this Exhibit, the respondent certifies he/she is an authorized representative of the company, understands and will comply with all requirements herein in any awarded action.


Signature

Dorelly A. Herford, President
(Print Name)

11/10/2016

Date

North American Pipeline Management, Inc.
Business Name

Bid No: 034-16-17-LRL

Page No: 34

Bid#034-16-17-LRL Wildewood Downs Paving (WM4382) REBID**Business Information Records**

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for the proposed changes.

Business Name Address	Contact Name Telephone	Services/Materials to be Provided	Cost of Services/Mat (\$ Value)	SOP DBE, DVBE	MPP MBE, WBE, SBE
NAPM, Inc. 62 Hamby Road SE Marietta, GA 30067	678-820-3991	All Work Scope	100%	SBE/WBE	SBE/WBE
* If awarded, materials to be provided by Ferguson or HD Supply and Aggregates provided by Vulcan or Martin Marietta depending on availability and delivery schedule.					

TOTAL: \$ 166,869.00

North American Pipeline Management, Inc.

Contractor

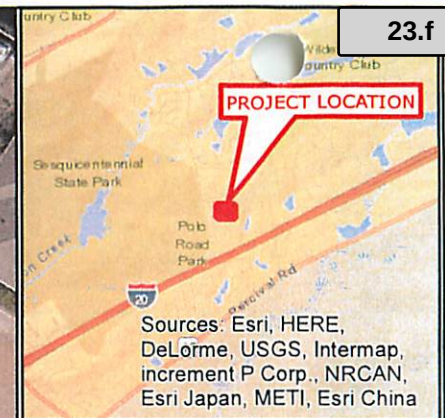
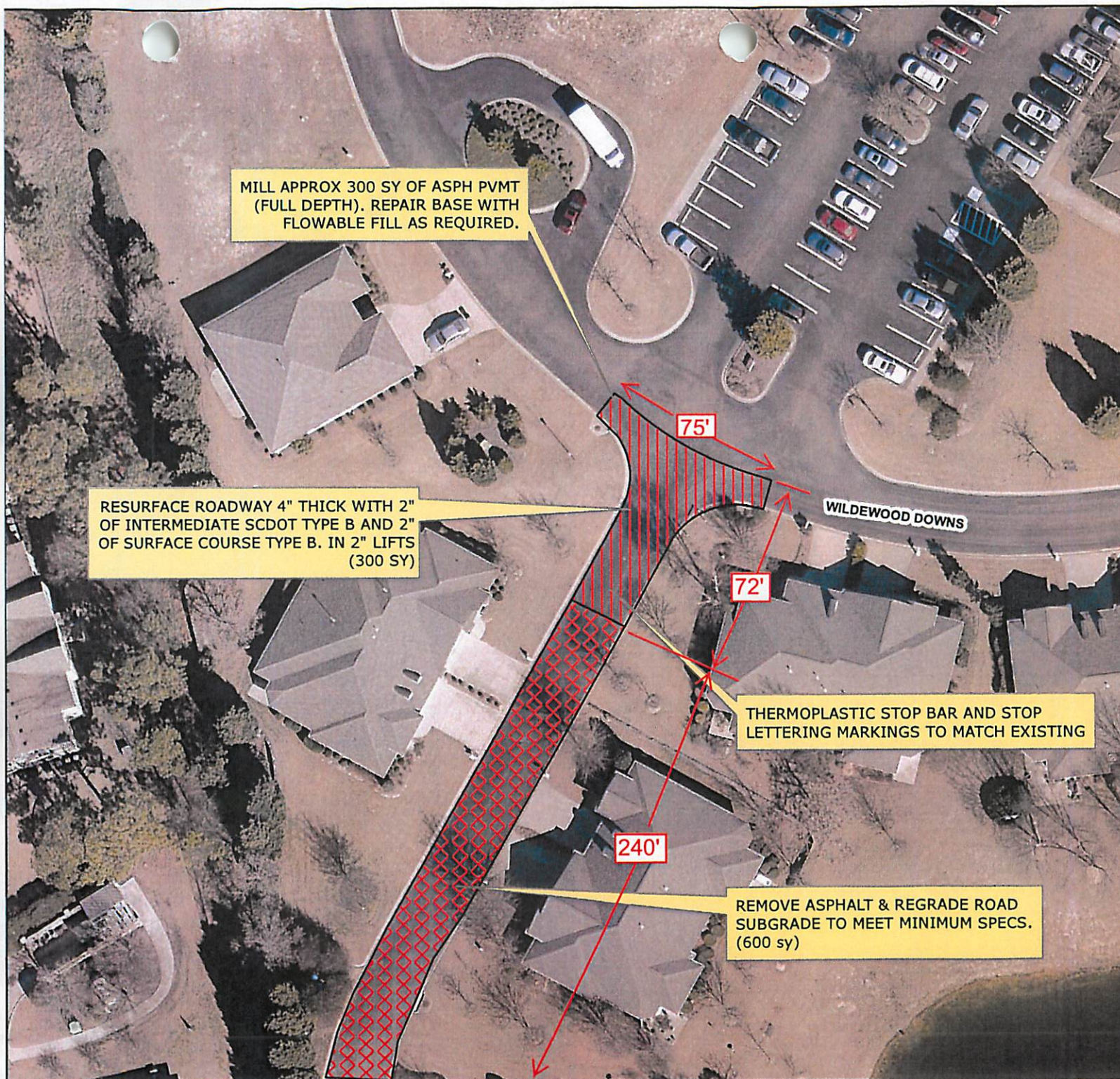
By

I certify this information is true and correct.

Form 710

11/10/2016

Date



ASPHALT ROAD REPAIR

WM 4382
WILDEWOOD DOWNS CIRCLE
COLUMBIA, SOUTH CAROLINA

ALL WORK AND TRAFFIC CONTROL SHALL MEET ALL SC DOT STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS

Legend

- RESURFACE ASPHALT
- REMOVE ASPHALT



1 inch = 50 feet



CITY OF COLUMBIA
UTILITIES & ENGINEERING

This map was prepared by:
Iadrutledge
City of Columbia - Engineering Division

9/6/2016

PAGE 1 OF 1



CITY OF COLUMBIA

23.g

Department of Utilities and Engineering Division of Engineering

P.O. Box 147 | Columbia, South Carolina 29217

Phone: 803-545-3400 Fax: 803-988-8199

DATE: NOVEMBER 10, 2016

**BID#034-16-17-LRL ASPHALT REPLACEMENT AT THE INTERSECTION OF WILDEWOOD DOWNS
CIRCLE AND WILDEWOOD DOWNS POINT (WM4382) 3rd RE-BID**

TO: CITY COUNCIL

On November 10, 2016 the City received bids for the above referenced project. The apparent low bidder, who meets all the minimum requirements in the Contract Documents, is North American Pipeline Management at \$ 166,869.00. It is recommended that City Council accept the proposed bid and a 10% contingency for a total cost of \$183,555.90.

CITY OF COLUMBIA, SOUTH CAROLINA

Bennie Gable

Civil Engineering Specialist



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to ratify Contract Amendment #3 for Project SS7251; Agreement for Engineering Services for the Blossom Street & Huger Street Sewer Improvements, as requested by the Utilities and Engineering Department. Award to W. K. Dickson in the amount of \$161,476.00. This firm is located in Columbia, SC.

PRESENTER: Joseph D. Jaco, P.E., Director of Utilities & Engineering

FINANCIAL IMPACT: Funding Source: Capital Outlay Projects Budget, 5529999-SS7251-658650. This is a Clean Water 2020 Program Project and a Mentor Protege Program Project. Palmetto Consulting Engineering Group, Inc., is the Protege and will provide 7.6% of the contract value amount. The original contract amount is \$1,009,500.00 and the revised contract amount is \$1,644,856.00. There are no sub-consultants associated with this amendment.

ORIGINAL BUDGET: \$1,009,500.00

BUSINESS PROGRAM: Mentor Protege Program

CLEAN WATER 2020?: Yes

STRATEGIC GOALS: Invest in Infrastructure

Ratification of this Amendment allows W. K. Dickson to perform periodic construction administration and observation support to the sewer and streetscaping improvements to Pulaski Street. The term for W. K. Dickson & Company, Inc. services to be performed under this Amendment ends January 31, 2017.

Staff has negotiated a fee totaling One Hundred Sixty One Thousand Four Hundred Dollars and No/100 (\$161,476.00) Dollars for the specified needs above with W. K. Dickson,

Inc., a Non-DBE firm Headquartered in Charlotte, NC with an office in Columbia. There are *no sub-contractors associated with this Amendment*. Funding for this Amendment was budgeted from the Capital Outlay Projects Budget (5529999-SS7251-658650). Services to be performed will impact all City Council Districts.

ATTACHMENTS:

- **#a:**
_____W.K.Dickson.2015.Engineering.Services.Agr.SS7251.Blossom.Huger.Streets.Im
p.CA.3.STAMP.signed.by J.J. (PDF)
- **#b:** SS7251 Blossom and Huger Map (PDF)

Agreement for Engineering Services
for the Blossom & Huger Streets Sewer Improvements
Project Funding: 5529999-SS7251-658650

W.K. Dickson & Company, Inc., Columbia, SC

Contract Amendment #3

November 17, 2016

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and W. K. Dickson & Company, Inc., (Engineer) dated March 18, 2014 (Agreement), amended by Contract Amendment 1 dated February 6, 2015, amended by Contract Amendment 2 dated January 11, 2016 and further amended by this Contract Amendment for construction administration and observation support for the sewer and streetscaping improvements to Pulaski Street. The work being performed by the contractor has been approved for an extension of their contract from March 30, 2016 to January 31, 2017 resulting in an extension of 307 dates (approximately 43 weeks) of administration and observation services.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

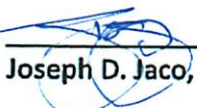
Proposed Change and Basis for Payment:

Original Contract Price:	\$1,009,500.00
Previous Change Orders:	\$ 473,880.00
This Change (addition):	\$ 161,476.00
Revised Contract Price:	\$1,644,856.00

Additional funds are to be provided in the following manner: Capital Outlay Budget 5529999-SS7251-658650

This Change is Acceptable:

By:  W.K. Dickson & Company, Inc.
Title: VICE PRESIDENT

Recommended for Approval:  Director of Utilities and Engineering
Joseph D. Jacob, P.E.

Recommended for Approval: _____ Purchasing Agent
Sandra A. Wright

Recommended for Approval: _____ Assistant City Manager for Operations
Melissa A. Gentry, P.E.

Approval of Change: _____ City Manager
Teresa Wilson

W.K.Dickson.2015.Engineering.Services.Agreement.SS7251. Blossom.Huger.Streets.Imp.CA.3.kr

APPROVED AS TO FORM


Legal Department, City



November 17, 2016

Mr. John Riggs, PE
Wastewater Engineer
City of Columbia
Utilities and Engineering
1136 Washington Street
Columbia, South Carolina 29201

Subject: PROJECT NAME: Blossom & Huger Sewer Improvements/Pulaski Street Improvements
CIP NUMBER: SS7251
Contract Amendment #3

Dear Mr. Riggs,

On March 18, 2014, WK Dickson & Co., Inc. entered into a contract with the City of Columbia to evaluate alternative routes for the upsized line, confirm capacity needs and issues, perform engineering and design services for permitting, bidding and construction of the Blossom & Huger Streets Sewer Improvements (Project Tracking Number: 5529999-SS7251-636600). This project is fully described in Exhibit A of referenced contract.

Contract Amendment #1 of the referenced project was dated February 6, 2015 and executed by the City of Columbia on March 24, 2015. (funding referenced within Amendment #1 as Sanitary Sewer Capital Outlay Budget 5529999-SS7251-658650) Amendment #1 allowed for (1.A) technical engineering support to the City for a Sewer System Evaluation Study. Tasks included Manhole Survey, CCTV Inspection, Smoke Testing and Dye Testing. Amendment #1 also included (1.B) Streetscape Improvements to Pulaski Street, contracting WK Dickson to provide engineering and construction administration services for approximately 1600 feet along Pulaski Street from Blossom Street to College Street.

Due to the complexity of the streetscape improvements, and the extensive coordination between the key stakeholders and subconsultants involved in the Pulaski Street project (1.B, Amendment 1), more Construction Observation hours were required than were originally allotted and full-time Construction Inspection services (not included in Amendment #1) were deemed essential. The City concurred and WK Dickson moved forward with these services as described within Contract Amendment #2, which was dated January 11, 2016 and executed by the City in March 2016.

1320 Main Street
Suite 400
Columbia, SC 29201
Tel. 803.786.4261
www.wkdickson.com

Mr. John Riggs
City of Columbia
November 17, 2016
Page 2

Enclosed with the letter is the detail for proposed Amendment #3 for the City's consideration. The contractor for the project has been approved for change orders for an extension of their contract from March 30, 2016 to January 31, 2017 resulting in an extension of 307 days (approximately 43 weeks). Due to this extension, and additional complexities during construction, further services by WK Dickson are required. The services performed as part of this amendment include providing additional construction administration and observation support to the City of Columbia (CITY) for the Sewer & Streetscape Improvements to Pulaski Street.

We have noted on the attached amendment detail the Scope addition, Compensation, and Schedule adjustments necessary for this change.

WK Dickson appreciates the opportunity to provide this contract modification to the City of Columbia for the Blossom & Huger Sewer Improvements / Pulaski Street Improvements project. If there are any questions upon your review, please contact us at your convenience.

Sincerely,

WK Dickson & Co., Inc.



Benjamin "Jamie" C. Wright, Jr., PE
Senior Project Manager

Enclosure

cc: Michael Shen, PE, City of Columbia
Jamie Kelso, PE, Clean Water 2020 Project Manager

COST CHANGE AMENDMENT DETAILS

PROJECT NAME: Blossom & Huger Streets Sewer Improvements
CIP NUMBER: 5529999-SS7251-636600

Contract Amendment #3
Blossom & Huger Streets Sewer Improvements
CIP NUMBER: SS7251

I. SCOPE ADDITION

DESCRIPTION OF CHANGE:

The services performed as part of this amendment include providing construction administration and observation support to the City of Columbia (CITY) for the Sewer & Streetscape Improvements to Pulaski Street. The contractor for the project has been approved for a change order for an extension of their contract from March 30, 2016 to January 31, 2017 resulting in an extension of 307 days (approximately 43 weeks).

The following revisions are requested:

- Task 800 (Engineering Services During Construction): 850 - Periodic Construction Observation – Contract Amendment No. 2 was based on a construction contract period of thirty-four (34) weeks. The construction contract has been extended to seventy-seven (77) weeks. Therefore, an additional forty-three (43) weeks of construction administration/observation services are necessary. CONSULTANT's project engineer has performed sixteen (16) hours per week of construction administration/observation services during the first twenty-two (22) weeks of this forty-three (43) week construction contract extension. For the next sixteen (16) weeks of this forty-three (43) week construction contract extension, CONSULTANT's project engineer has performed twenty (20) hours per week of construction administration/observation services. For the final time period from December 22, 2016 to January 31, 2016 (5 weeks), the Project engineer will perform a sum total of thirty (30) hours of construction administration/observation services during this time period.

This increase of hours indicated above, for construction administration/observation is due to the additional level of effort (additional meetings, discussions, correspondence, RFI's, change order requests, etc.) that has been required to address a variety of items that have occurred over the course of the project, including, but not limited to, the following:

- **Coordination, including sequencing of construction, and assessment of damages/repair measures required due to impacts of other construction activities related to the Palmetto Compress Building.**
- **Addressing requests for information and coordination with the Richland County Penny for Progress Greene Street Project related to storm drainage, utility coordination and driveway removal (HD Supply). This resulted in additional design modifications required to close the HD supply driveway and provide additional storm drainage.**
- **Coordination and discussions associated with the phase conversion within the 1st block of Pulaski Street.**
- **Coordination with SCE&G and the City of Columbia regarding the electrical transformer and switcher cabinet location within the 2nd block of Pulaski Street. Continued coordination of the joint use communication duct bank and SCE&G duct bank and the Millbank Cabinet within the 3rd block of Pulaski Street.**
- **Addressing requests for information and attending a meeting with Level 3 regarding the joint use communication duct bank along Pulaski Street.**
- **Proposal of alternatives and anticipated modifications to original hardscaping designs due to utility poles remaining in place (in some sections) along Pulaski that which were planned to be removed. This includes adjustments to lighting, landscaping, storm drainage, sidewalks, curb and gutter, etc.**
- **Coordination with City Planning Department on alternate plans for landscaping, pavers (type, colors and location), and truncated domes (detectable warning items).**
- **Field adjustments to original designs due to timing of project construction occurring after housing complexes and associated utilities were constructed. This has required modification of various components of the project which include but are not limited to:**

- Alignment of storm drainage
 - Roadway grade changes within the 2nd and 3rd blocks
 - Adjustment of the utility alignments/crossings
 - Sidewalk grade changes within the 3rd block
 - Partial certification and associated punch list for the 1st Block of Pulaski Street to allow for traffic back on this portion of Pulaski Street.
 - Partial permit to operate packages associated with the sewer line.
 - Meeting with parking services regarding the installation of post for the signage and meters for the parking areas along Pulaski Street.
- **Task 900 (Part Time Construction Inspection)** - CONSULTANT's construction observer will perform twenty-two (22) hours per week of construction inspection services during the forty-three (43) week construction contract extension. Contract Amendment No. 2 was based on a construction contract period of thirty-four (34) weeks. The construction contract is being extended to seventy-seven (77) weeks. Therefore, an additional forty-three (43) weeks of construction inspection services are deemed necessary due to the complexity of the streetscape improvements, and the multiple utilities (sewer, water, electrical, paving, communications, landscaping) requiring field coordination and oversight.
 - **Task 1000 (Project Closeout): 1010 – Record Drawings** – Many changes to the original drawings have been required in the field due to the following items:
 - Modifications to the original hardscaping designs due to utility poles remaining in place (in some sections) along Pulaski that which were planned to be removed. This includes adjustments to lighting, landscaping, storm drainage, sidewalks, etc.
 - Field adjustments to original designs due to timing of project construction occurring after housing complexes and associated utilities were constructed. This has required field changes in alignment of storm drainage and other associated utilities for this project.
 - Other adjustments for sewer line original design to reduce cost of the project.
- Therefore, additional efforts will be required to provide record drawings that accurately reflect the numerous changes required in the field to accommodate the above modifications.

II. COMPENSATION

The following changes to the SS7251 contract are recommended to incorporate additional Construction Observation and Construction Inspection Services:

- Task 800 – (Engineering Services During Construction)
 - Periodic Construction Observation (Section 850) – increase dollar amount by \$89,856 (from \$70,940 to \$160,796).
- Task 900 – (Part Time Construction Inspection)
 - Full Time Construction Inspection (Section 900) – increase dollar amount by \$61,490 (from \$66,000 to \$127,490).
- Task 1000 – (Project Closeout)
 - Record Drawings (Section 1010) – increase dollar amount by \$10,130 (from \$11,850 to \$21,980)

The new contract values based on the above recommended changes are presented below:

- Task 800 Engineering Services During Construction
 - 850 Periodic Construction Observation \$160,796
- Task 900 Full Time Construction Inspection \$127,490
- Task 1000 Project Closeout
 - 1010 Record Drawings \$ 21,980

The new contract values based on the above recommended changes are presented below:

Task Number	Task Title	Original Contract	Previous Amendments	Current Amendment	New Contract Value
	Phase 1 (Arnold Dorms/Compress)	\$375,000	\$0	\$0	\$375,000
	Phase 2 (Blossom St West)	\$367,500	(\$17,050)	\$0	\$350,450
	Phase 3 (Gervais/Lincoln/Devine)	\$267,000	(\$77,430)	\$0	\$189,570
	Phase 4 (SSES)	\$0	\$197,200	\$0	\$197,200
	Phase 5 (Pulaski St Improvements)	\$0	\$371,160	\$161,476	\$532,636
	TOTAL FEE	\$1,009,500	\$473,880	\$161,476	\$1,644,856

III. SCHEDULE

Services for revised Task 800 and Task 900 are for the duration of the Contractor's contract, which was extended by 307 days, from March 30, 2016 to January 31, 2017.

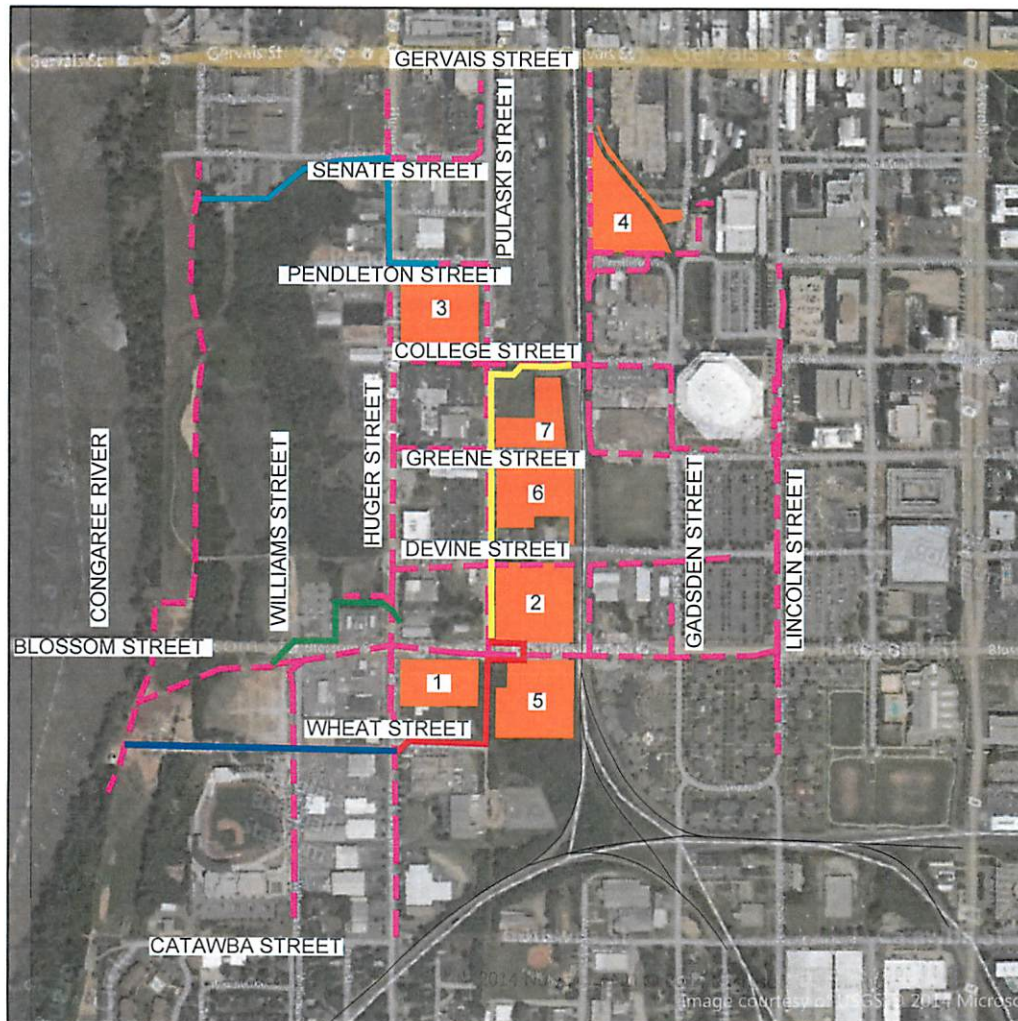
The original agreement expiration date of June 30, 2017 does not need to be extended as a result of this amendment.

IV. SUBCONSULTANT FIRM INFORMATION

The Palmetto Consulting Engineering Group, Inc. is the Protégé Firm for this project. Other Sub-Consultants for this project: Civil Engineering Consulting Services, Inc.; Construction Support Services; GeoSystems; GWA; and Grimball Cotterill. The Protégé and Sub-Consultant percentages and amounts are listed in the table below. Total Protégé plus Sub-Consultant fees are 14.5% of new Contract amount, including Amendment #3.

	Total Contract Amount	Palmisto Consulting Engineering Group Amount (Protégé)	% of Contract Amount	Civil Engineering Consulting Services Amount (Sub- consultant)	% of Contract Amount	Construction Support Services Amount (Sub- consultant)	% of Contract Amount	Geosystems Design & Testing, Inc. Amount (Sub- consultant)	% of Contract Amount	GWA, Inc., Electrical Engineers Amount (Sub- consultant)	% of Contract Amount	Grimball Cottrell And Associates, Inc. Amount (Sub- consultant)	% of Contract Amount
Original Contract	\$1,009,500	\$201,500**	20%	\$21,000	2%	\$800.00	.07%	\$0	0%	\$0	0%	\$0	0%
CAF1	\$391,640	\$122,000	31%	\$0	0%	\$0	0%	\$8,700	2.2%	\$59,600	15%	27,000	6.8%
CAF2	\$82,240	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%
CAF3	\$161,476	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%
New Total Contract Amount	\$1,644,856	\$122,000	7.4%	\$21,000	1.2%	\$800.00	.04%	\$8,700	.52%	\$59,600	3.6%	\$27,000	1.6%

**Protégé could not commit to the resources required in original contract obligations. Scope revised with Amendment No. 1 and contract with Protégé executed.



LEGEND	
	EXISTING SEWER LINE
	POTENTIAL DEVELOPMENT
	PHASE 1 LINE
	PHASE 2 LINE
	PHASE 3 LINE
	PHASE 4 IMPROVEMENTS
	PHASE 5 LINE

SITE #	PROJECT
1	ARNOLD DEVELOPMENT
2	PALMETTO COMPRESS
3	STUDENT HOUSING
4	STUDENT HOUSING
5	PROVINCE - BLOSSOM ST.
6	PROVINCE - GREENE ST. SOUTH
7	PROVINCE - GREENE ST. NORTH

DEVELOPMENT LOCATION AND
INFORMATION PROVIDED BY THE CITY
OF COLUMBIA.

DATE: JULY 2015

WKD PROJ. NO.:
2014003400CA

Phasing of Improvements

Figure 4

Blossom and Huger
Capacity Enhancement Analysis
SS7251, City of Columbia

**WK
DICKSON**
community infrastructure consultants



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to ratify an Emergency Procurement for Repairs to a 42" Water Main at the intersection of Calhoun Street and Harden Street, as requested by the Utilities and Engineering Department. Award to McClam & Associates in the amount of \$150,000.00. This firm is located in Little Mountain, SC.

FINANCIAL IMPACT: Funding Source: Engineering- Special Contracts W/S,SW, 5511706- 638300. The original budgeted is \$150,000.00.

ORIGINAL BUDGET: \$150,000.00

CLEAN WATER 2020?: No

STRATEGIC GOALS: Increase Public Safety Services

This request is for Council to ratify an emergency procurement between the City and McClam & Associates (P161927). The services were to repair a 42" water main near the intersection of Calhoun and Harden Streets.

I respectfully request City Council's approval to ratify this contract for the amount of \$150,000.00.

Mcclam & Associates are located in Little Mountain, SC

ATTACHMENTS:

- **#a:** P161927 McClam & Associates, Inc (PDF)
- **#b:** McClam quote(PDF)

**COLUMBIA**

A Capital Place to Be
1136 Washington St., 4th Floor
Columbia, South Carolina 29201

25.a

PURCHASE ORDER

P.O. NUMBER	P161927
DATE	11/22/16
VENDOR I.D.	V004745
DELIVERY DATE	
FOB	DESTINATION
REQUISITION NO	R179446
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE.	

TO: MCCLAM & ASSOCIATES INC
1642 HOLY TRINITY CHURCH ROAD
LITTLE MOUNTAIN, SC 29075

Page 1 of 1

FAX# (803) 345-5362

DELIVER ITEMS TO:

ENGINEERING
1136 WASHINGTON STREET, 7TH FLOOR
COLUMBIA, SC 29201

SEND INVOICE TO:

ACCOUNTING
PO BOX 147
COLUMBIA, SC 29217

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
	Proposal Dated: November 21, 2016				
001	WM4402-Repair of an existing 42" Water main near the intersection of Calhoun Street and Harden Street. Includes a possible sleeve, fitting, portion of 42" pipe, sidewalk repair and sod restoration	150,000	EA	1.00	150,000.00
	THANKS, LAWANA ROBINSON-LEE, CPPO, CPPB DEPUTY DIRECTOR (v) 803.545.3469/ (f) 803.733.8408 lcrobinson@columbiasc.net				
				SALES TAX	0.00
THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:				TOTAL	150,000.00

1. Submit all claims for payments by detailed itemized invoice in duplicate.
2. Goods other than those specified on this order must not be substituted or prices changed without authorization.
3. The right of cancellation in case of long delay in shipment is reserved.
4. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.
5. Prepay shipping charges, if any, and add to invoice.
6. Ship "Open Account." No C.O.D.'s will be accepted.

AUTHORIZED SIGNATURE

Packet Pg. 192

McClam & Associates, Inc.

1642 Holy Trinity Church Rd. Little Mountain, SC 29075
PH. 803-345-9194 * FAX 803-345-5362

November 21, 2016

Michael Sheu
City of Columbia
Department of Utilities and Engineering
PO Box 147
Columbia, SC 29201

RE: 42" Water Main Repair at Calhoun St and Harden St

Mr. Sheu,

McClam & Associates, Inc. would like to provide you a price to repair the existing 42" water main near the intersection of Calhoun St and Harden St. We have limited information about the cause of the leak until it is exposed. We anticipate and have included a possible sleeve, fitting and a portion of 42" pipe. Our price includes the items mentioned as well as sidewalk repair and sod restoration.

Estimated price to repair the 42" Water Main	\$133,000.00
--	--------------

Not to exceed estimate would be	\$150,000.00
---------------------------------	--------------

If we find differing conditions when we expose the leak, we will immediately contact you and tell you what has been discovered.

Please do not hesitate to call with any questions.

Sincerely,



C. Wayne Bye
McClam & Associates, Inc.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve Contract Amendment #1 for Project SS7312; Agreement for Pretreatment, SCADA, and Laboratory Consulting for the Metro Wastewater Treatment Plant, as requested by the Utilities and Engineering Department. Award to Black and Veatch Corporation in an amount not to exceed \$130,891.19. This firm is located in Columbia, SC.

FINANCIAL IMPACT: Funding Source: 5516208-SS7312-638305. The original budgeted amount is \$661,000.00. This is a Clean Water 2020 Program Project and a Mentor Protege Program Project. Howard Engineering, a Woman Owned Business Enterprise of Marietta, SC is the Protégé and will provide SCADA Master Planning, Industrial Waste Survey, and Laboratory Renovation Preliminary Design Services at \$2,400.00 (0.3%) of the total contract value.

ORIGINAL BUDGET: \$661,000.00

BUSINESS PROGRAM: Mentor Protege Program

CLEAN WATER 2020?: Yes

The Amendment extends the contract term from December 31, 2016 to June 30, 2017 and provides additional services to assist the City of Columbia in complying with conditions of the USEPA Consent Decree. The specialized services performed under this Scope of Service include implementing required Pretreatment Program improvements, implementing SCADA standards and conventions master plan, and implementing Laboratory improvements for maintaining DHEC certification. This is for Consent Decree Compliance and Infrastructure Improvements Program under the Clean Water 2020 program.

The requested amendment amount of \$130,891.09 is broken down by tasks as follows:

Task 100 - Project Administration: +\$10,500

Task 300 - SCADA Standards and Conventions Master Plan: -\$65,000

Task 540 - Industrial Pretreatment Staff Services: +185,391.09

This amendment increases the total contract price to \$791,891.09.

ATTACHMENTS:

- **#a:** SS7312 Amendment No 1 Attachment A revision 2016-08-11 (PDF)
- **#b:** SS7312 Location Map Figure 1 July 2016 (PDF)

**Agreement for Engineering Services
Pretreatment, System Control and Data Acquisition (SCADA) and Laboratory Consulting
for the City's Metro Wastewater Treatment Plant
Project Funding Number: 5516208-SS7312-638305**

Black and Veatch Corporation and City of Columbia, SC

Contract Amendment # 1

November 17, 2016

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Black and Veatch Corporation (Engineer) dated February 10, 2015 (Agreement) to request an extension from December 31, 2016 to June 30, 2017 and to provide additional services for the Pretreatment, SCADA and Laboratory Consulting for the City's Metro Wastewater Treatment Plant, more fully described in Exhibit A attached hereto.

There are no additional tasks for the Protégé; a revised implementation plan will not be required for this Amendment.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Proposed Change and Basis for Payment:

Original Contract Price:	\$ 661,000.00
Previous Change Orders:	\$ -0-
This Change (addition):	\$ 130,891.09
Revised Contract Price:	\$ 791,891.09

Additional funds are to be provided in the following manner: 5516208-SS7312-638305

This Change is Acceptable:

By: _____ Black and Veatch Corporation
Title:

Recommended for Approval: _____ Director of Procurement and Contracts
Sandra A. Wright, CPPB

Recommended for Approval: _____ Director of Utilities and Engineering
Joseph D. Jaco, P.E.

Recommended for Approval: _____ Assistant City Manager for Operations
Melissa A. Gentry, P.E.

Approval of Change: _____ City Manager
Teresa Wilson

BlackandVeatch.2016.Pretreatment,SCADAandLaboratoryConsultingforMWWTP.SS7312.CA1.nj.doc

APPROVED AS TO FORM

Legal Department City of Columbia, SC

**ATTACHMENT A
TO
AMENDMENT NO. 1 TO ENGINEERING SERVICES AGREEMENT**

Project Name: City of Columbia – Pretreatment, SCADA and Laboratory Consulting for the Metro Wastewater Treatment Plant
CIP# SS7312

Engineer: Black & Veatch Corporation

AMENDMENT TO SCOPE OF SERVICES AND COMPENSATION

The ENGINEER will provide the additional scope of services as described below. These items shall be amended to Agreement between the City of Columbia and Black & Veatch dated February 10, 2015 for the named project.

Work shall begin only after the City has authorized the Engineer to proceed.

- A. EXTENSION OF TERM** - The additional services described below is based on an extension of the Agreement term to June 30, 2017.
- B. TASK 100 – PROJECT ADMINISTRATION** - Extend Task 100 as defined in the Agreement through the amended agreement date of 6/30/2017. The estimated lump sum fee for this extension is \$25,000. As of June 24, 2016, there was \$14,500 remaining in Task 100 of the current agreement. Therefore, the additional fee requested for Task 100 is \$10,500.
- C. TASK 200 – PRETREATMENT PROGRAM CONSULTING** - Complete the remaining items as defined in the Agreement. The major items remaining include:
 - Review and provide comments on updates to Oil and Grease Ordinance, Sewer Use Ordinance, and Enforcement Response Plan once available by legal counsel.
 - Assist in permitting industrial users after local limits are approved by DHEC.
 - Training of Revised Industrial Pretreatment Program to local staff.
 - Presentation and Submittal of Revised Industrial Pretreatment Program to SCDHEC.
 - Industrial User Information Meeting.

The estimated lump sum fee for the remaining tasks is \$48,870. As of June 24, 2016, there was \$48,870 remaining in Task 200 of the current agreement. Therefore, there is no additional fee requested for Task 200.

- D. TASK 300 – SCADA Standards and Conventions Master Plan** - Provide a review and update of the delivered SCADA Standards and Conventions Master Plan approximately 12 months after the City's adoption of the Plan. The estimated lump sum fee for this Task is \$3,400. As of June 24, 2016, there was \$68,400 remaining in Task 300 of the current agreement. This task was completed well under budget due to the comprehensive amount of background data provided by the City and their on-site SCADA integrator. With the background data provided, the majority of the field work was not necessary to complete the Standards and Conventions document. This background work had been identified as the majority of work to be performed by the protégé subconsultant. Since this work was not needed to be performed, the protégé subconsultant's role was reduced and a credit of \$65,000 is proposed to be deducted from the lump sum fee for Task 300.
- E. Task 400 – Laboratory Improvements PER** – Revise PER document for use by a local contractor to provide a proposal for additions identified to the lab. The estimated lump sum fee to complete Task 400 is \$12,400. As of June 24, 2016, there was \$12,400 remaining in Task 400 of the current agreement. Therefore, there is no additional fee requested for Task 400.
- F. Task 540 – Industrial Pretreatment Staff Services** – Maintain the current on-site and management services for industrial pretreatment staff primarily to conduct the annual inspection and assorted activities for FY 16/17 for current industrial user permits and new industrial user permits. This is specialized extension-of-staff services for which there is no substitute for the knowledgeable service provider. Accordingly, the following industrial pretreatment services can be provided under this task as directed by the City:
1. Provide assistance to evaluate industrial users that may want to connect to the City's wastewater collection system.
 2. Assist City staff in implementation of revised Ordinance and local limits.
 3. Prepare and conduct training of City Staff on new standard operating procedures (SOPs).
 4. Upon receiving the updated NPDES permit, prepare annual summary comparison of pollutants to loadings received at the plant to maximum allowable headworks loadings for metals and conventional pollutants.
 5. Provide details for permitting and implementation of rental office space for City industrial pretreatment program staff. This would include preparation of proposal documents and coordination with IT staff to have a fully functional work area.
 6. Assist City in the identification and inspection of development of General Permitting program to address small industrial users such as car washes,

radiator shops and others identified by the City. This would also include Dental offices pending finalization of criteria by USEPA.

The estimated fee for this task is based on providing 1,664 total staff hours over 12 months with the following estimated level of effort:

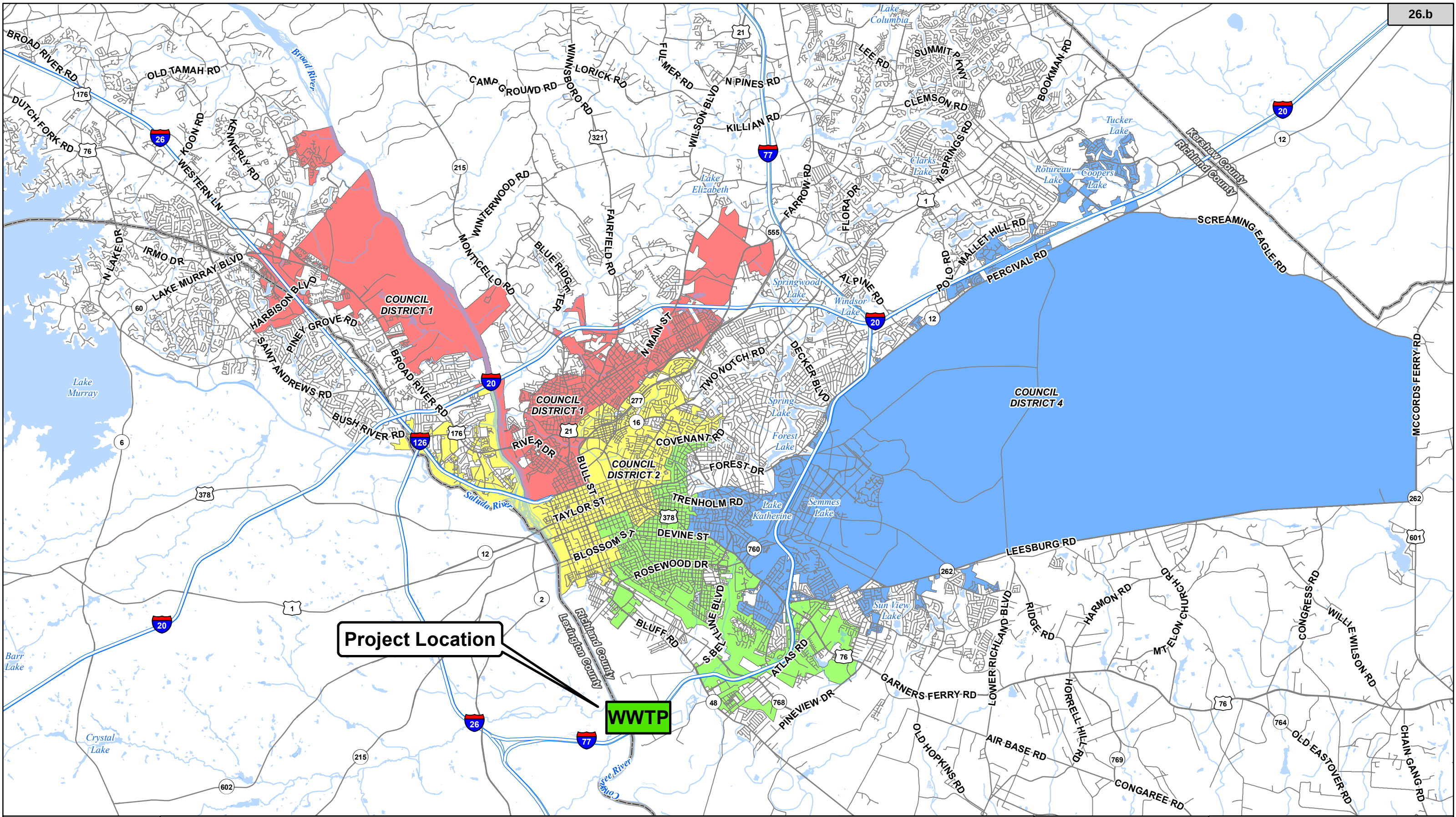
- Client Director: 1 hr/week
- Senior Process Engineer: 5 hrs/week
- Engineering Manager: 4 hrs/week
- Associate Engineer: 22 hrs/week

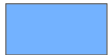
This task shall include an estimated four (4) visits from the Senior Process Engineer. The estimated fee for FY 16/17 for this Task is \$231,000 and will be invoiced per the current agreement's bill rate schedule. As of June 24, 2016, there was \$45,608.91 remaining in Task 500 of the current agreement. Therefore, an additional fee requested for Task 500 is \$185,391.09.

SUMMARY OF AMENDMENT AMOUNTS

A summary of the amended agreement amounts based on the above changes to the scope of services are presented below:

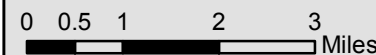
Task	Task Title	Current Agreement Amount	Amount Remaining in Current Agreement	Additional Amount for FY 16/17	Total Amount for FY 16/17	Amended Agreement Total
100	Project Coordination	50,000.00	14,500.00	10,500.00	25,000.00	60,500.00
200	Pretreatment Consulting	181,000.00	48,870.00	0.00	48,870.00	181,000.00
300	SCADA Standards & Conventions Master Plan	190,000.00	68,400.00	(65,000.00)	3,400.00	125,000.00
400	Laboratory Improvements PER	40,000.00	12,400.00	0.00	12,400.00	40,000.00
500	Additional Consulting Services	200,000.00	45,608.91	185,391.09	231,000.00	385,391.09
	Total	661,000.00	189,778.91	130,891.09	320,670.00	791,891.09



- | | | |
|--|---|---|
|  Metro WWTP |  City Council District 1 |  City Council District 3 |
|  City Council District 2 |  City Council District 4 | |



1 in = 2 miles



Metro WWTP Location Map



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to ratify a Contract Extension for Project WM416703; Agreement for the Columbia Canal Embankment Inspections, as requested by the Procurement and Contracts Department. Award to Chao & Associates, Inc., a certified Local and Minority Business Enterprise in an amount not to exceed \$111,600.00. This firm is located in Columbia, SC.

FINANCIAL IMPACT: Funding Source: 5556101-WM416703-638500. There are no subconsultants associated with this project.

CLEAN WATER 2020?: No

STRATEGIC GOALS: Invest in Infrastructure

Ratification of this Contract Extension allows Chao & Associates, Inc. to perform inspections as required as part of the City's FERC (Federal Emergency Regulatory Commission) License. The term for Chao & Associates to perform services expired July 1, 2016. This contract extension will extend the term through June 30, 2017 based on section K of the original agreement that allows for renewal of services for no more than three (3) years. This is the first one (1) year extension of the three year renewal period.

Chao & Associates performed a canal embankment study in 2012 that evaluated the condition of the embankment. FERC responded with the requirement of quarterly inspections and was satisfied with Chao & Associates performing the inspections. As a result, Chao & Associates have historically performed these inspections. After the historic flood in October 2015, these inspections were increased to bi-monthly until the embankment is repaired. If we choose to have another company provide these inspections, we will need to submit this to FERC for their approval of the selected firm's experience. It is the recommendation of Joey Jaco, P.E., Director of Utilities & Engineering, to extend the agreement with Chao & Associates through June 30, 2017.

ATTACHMENTS:

- **#a:** Chao.2016.WM416703.ExtensionLtr.CanalEmbankment.Executed (PDF)



Mr. Gerald A. Lee
 Chao & Associates, Inc.
 7 Clusters Court
 Columbia, SC 29210

Re: Contract Extension, Columbia Canal Embankment – Inspections, WM416703

Dear Mr. Lee,

The current awarded period on above referenced contract expired on July 1, 2016 based on the original term of agreement. This inquiry is a request for your consideration to modify the original contract terms to extend the contract expiration date, per section K of the original agreement, through June 30, 2017. This extension will be at the previously contractual hourly rates, for a not to exceed fee of \$111,600.00. If approved, a new purchase order will be released.

Please annotate on the bottom of this letter, with your signature and date, as to whether you are interested in extending the contract for the period stated above at the not to exceed fee of \$111,600.00. All other terms and conditions will remain the same during the contract term.

Also, please forward a copy of this letter signed in blue ink back to our office by email no later than 5:00 PM on Monday, November 21, 2016. In addition, please mail the *original* signed version of this letter back to me while retaining a *copy* for your files.

Looking forward to your response.

Shannon S. Lizewski, CPPO
 Procurement and Contracts Department
 1136 Washington Street, Columbia, SC 29201
 Phone: 803-545-3237 Fax: 803-733-8674
 Email: sslizewski@columbiasc.net
 www.columbiasc.net



We Are Columbia

We, Chao & Associates, Inc., agree to extend the current contract **(WM416703)** through June 30, 2017 at the not to exceed fee of \$111,600.00. All other terms and conditions as outlined in the initial contract dated August 4, 2015 are applicable, fully enforceable and will remain unchanged.

☒ Yes ☐ No

Gerald A. Lee

Signature/Date

11-21-16

GERALD A. LEE

Printed Name of Signer

Comments: _____



October 4, 2016

Jonathan D. Sherer, P.E.
Water Works Specialist
City of Columbia Water Works
300 Laurel Street
Columbia, SC 29201

Sent via email: jdsherer@columbiasc.net

Re: Proposal for Continuing Field Observation and Evaluation Services
Columbia Canal Embankment
C&A Project No. 398809C-16

Dear Mr. Sherer,

Project Understanding

The scope of services detailed below outline the continuing observation requirements by Federal Energy Regulatory Commission and additional engineering support for the Columbia Canal Embankment outlined in the Columbia Canal West Embankment – Phase 2 report prepared by Chao and Associates, Inc. dated January 5, 2012. Fees reflect a service period of one calendar year.

Scope of Services

Continuing Observation

1. Perform bi-monthly field observations (every two months) of the embankment and submit field report.
2. Perform observation of entire length of embankment immediately (within 24 hrs) of a significant rain event (10-year storm $\geq$ 5.3 inches of rain in 24 hrs) and/or wind event ($\geq$ 40 mph). Based upon NOAA historical weather event records for Richland County there are on average seven events per year.
3. Attendance at FERC inspections twice per year.
4. Cutting of the grass on the west embankment twice annually to facilitate observations.

Fee: **\$110,000**

5. The estimated reimbursable expenses: (budget) **\$1,600**

Total project fees (performance time one years): **\$111,600**

7 Clusters Court, Columbia, South Carolina 29210 TEL: (803) 772-8420 FAX: (803) 772-9120 EMAIL: consult@chaoinc.com



Columbia Canal Observations

We will provide our services on an hourly rate basis. The hourly rate is attached. The direct expenses and subconsultant's fee will be invoiced at a 1.10 multiplier. Because of the indeterminate nature of an inspection and repair program such as this, we view the above fees as estimates, which will not be exceeded without prior discussion and agreement with the City of Columbia.

If you have any questions, or require any additional information, please do not hesitate to contact us.

Respectfully submitted,
Chao & Associates, Inc.



Gerald A. Lee, PE
Director of Civil Engineering

Cc: Joey Jaco, PE; Director of Utilities and Engineering, City of Columbia

Attachment: Standard Hourly Rate Schedule



Standard Rate Schedule

Principal	\$190/hr.
Senior Associate	\$135/hr.
Project Manager	\$130/hr.
Project Engineer	\$125/hr.
Engineer	\$110/hr.
Senior Cadd Technician	\$ 85/hr.
Designer	\$ 80/hr.
Drafter	\$ 65/hr.
Clerk	\$ 50/hr.
Registered Surveyor	\$ 90/hr.
Two Man Station	\$120/hr.
Two Man Station w/ Robotic	\$130/hr.
Three Man Station	\$140/hr.

Reimbursable Schedule

Mileage	\$ 0.555/mile
Color Prints (8 1/2x 11)	\$1.00/sheet
Black Prints (8 1/2x 11)	\$0.15/sheet
Large drawing print	\$3.50/sheet
GPR testing	\$1,500/day
All others apply 1.10 multiplier.	





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve a Water Main Construction Project along Belle Claire Drive and Hazelhurst Road, as requested by the Utilities and Engineering Department. Award to McClam and Associates in an amount not to exceed \$252,312.00. This firm is located in Little Mountain, SC.

FINANCIAL IMPACT: Funding Source: CIP Improvement Fund; 5529999-658650/WM436201-658650. The original budgeted amount is \$252,000.00. Patriot Construction, a Small Business Enterprise located in Columbia, SC is the Protégé and will receive 81.637% (\$205,714.75) of the contract value for water line installation services.

ORIGINAL BUDGET: \$252,000.00

BUSINESS PROGRAM: Mentor Protege Program

CLEAN WATER 2020?: No

STRATEGIC GOALS: Invest in Infrastructure

Four (4) bids were received for the construction services for Water Main Construction along Belle Claire Drive and Hazelhurst Road (BID015-16-17-TBR) as requested by Utilities and Engineering. This was under the Provisions of the Mentor Protégé Program.

The total construction time allocated for this project is one hundred fifty days after the notice to proceed is issued. I respectfully request City Council's approval of these services from McClam and Associates, at an amount not to exceed \$252,312.00.

Base Bid	\$229,374.55
Contingency	\$ 22,937.45
Total (Not to Exceed)	\$252,312.00

McClam and Associates (Mentor) is located in Little Mountain, SC 29075 and Patriot

Construction (Protégé) is located in Columbia, SC.

ATTACHMENTS:

- **#a:** BID015-16-17-TBR Water Main Construction along Belle Claire Dr and Hazelhurst Rd Council Documents (PDF)



CITY OF COLUMBIA

Department of Utilities and Engineering Division of Engineering

P.O. Box 147 | Columbia, South Carolina 29217
Phone: 803-545-3400 Fax: 803-988-8199

Requesting a Contract

Name of Department requesting approval: Utilities and Engineering

Name of City Project Manager: Phoebe Cuevas-Molina

Project Number: #BID015-16-17-TBR

Project Description: Water Main Construction along Belle Claire Drive and Hazelhurst Road

Name of firm or contractor award is being recommended for: McClam and Associates

Type of procurement used to obtain firm or contractor: Mentor Protégé Program

List subcontractors of project: See Attachment 3 (List subcontractors and % of Contract Value)

Compliance Programs Associated with project: SOP MPP LBE

Is this Clean Water 2020 related? YES NO

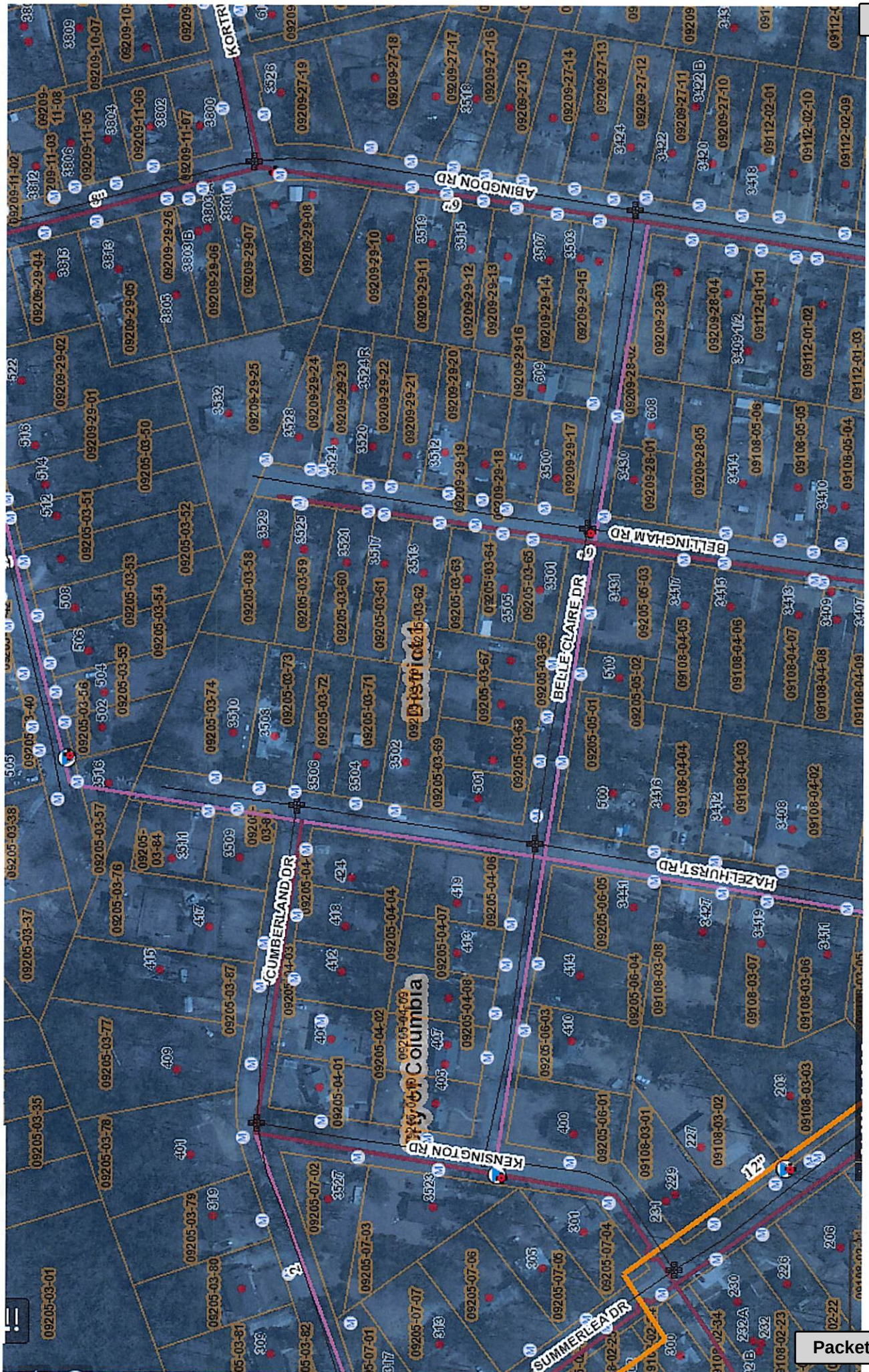
Amount of Compensation: \$252,000.00 INCLUDES \$22,600.00 CONTINGENCY

Original Budgeted Amount: \$252,000.00

Funding Source: 5529999-658650/WM436201-658650 (Capital Improvement Fund)

City Council Districts this project impacts: 1, 2, 3, 4 District 1

Map of Project Area Attached? See Attachment 2



Bid No: 015-16-17-TBR**Project: #WM4362 Water Main Construction along Belle Claire Dr and Hazelhurst Rd**
SOP (Subcontractor Outreach Program) or MPP (Mentor Protégé Program)**Business Information Records A MANDATORY FORM**

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

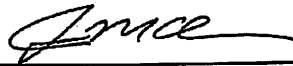
→ **ALL COLUMNS ARE TO BE COMPLETE IN THE INFORMATION REQUESTED**

→* **REQUIRED: MUST BE TYPED AND ONLY REFLECTING THOSE PROVIDING A SERVICE "NO LINE STRIKE THROUGH"**

Business w/ Address	Contact w/Phone	Services / Materials	\$ Value and % * * *	SOP IF APPLICABLE DBE, DVBE, OBE	MPP IF APPLICABLE MBE, WBE, SBE
Patriot Construction 108 Weir Dr Columbia, SC	Ted McDaniel 803-788-7770	Waterline Installation	\$205,714.75		SBE (Protégé)

TOTAL: \$ 205,714.75McClam & Associates, Inc.

Contractor

By 

I certify this information is true and correct.

11-3-2016

Date

Form 710

Bid Tabulation Report
BID015-16-17-TBR: Water Main Construction along Belle Claire
Thursday, November 03, 2016

Item #	Product Code	Product Description	Quantity	Unit Price	Extended
Bidder ID: B001913 - Layne Inliner, LLC					
2090 Tucker Industrial Rd. Tucker, GA 30084-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	91300	WM4362-6" Water Main Construction on Belle Claire Drive & Ha	1.00	336,385.00	336,385.00
Total Layne Inliner, LLC					336,385.00
Bidder ID: B001990 - McClam & Associates, Inc.					
1642 Holy Trinity Church Road Little Mountain, SC 29075-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: Yes AMENDMENT: Y Certified Local Vendor: N		
1	91300	WM4362-6" Water Main Construction on Belle Claire Drive & Ha	1.00	229,378.75	229,378.75
Total McClam & Associates, Inc.					229,378.75
Bidder ID: B002064 - G.H. Smith Construction, Inc.					
430 Shuler Court Columbia, SC 29212-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: Yes AMENDMENT: Y Certified Local Vendor: N		
1	91300	WM4362-6" Water Main Construction on Belle Claire Drive & Ha	1.00	243,240.00	243,240.00
Total G.H. Smith Construction, Inc.					243,240.00
Bidder ID: B002329 - TOM BRIGMAN CONTRACTORS INC					
PO BOX 336 NEWBERRY, SC 29108-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: Yes AMENDMENT: Y Certified Local Vendor: N		
1	91300	WM4362-6" Water Main Construction on Belle Claire Drive & Ha	1.00	256,272.76	256,272.76
Total TOM BRIGMAN CONTRACTORS INC					256,272.76

Note: The bid tabulation above may reflect the apparent low bidder; however an evaluation will be done to determine if the bid meets all bid requirements before an award is made.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: *Sandra Wright, Purchasing Agent*

SUBJECT: Council is asked to approve Project SS7403; Agreement for Engineering Services for Operational Support at the Metro Wastewater Treatment Plant, as requested by the Utilities and Engineering Department. Award to Hazen & Sawyer in the amount of \$101,350.00. This firm is located in Columbia, SC.

PRESENTER: Joseph D. Jaco, P.E. Director of Utilities & Engineering

FINANCIAL IMPACT: Funding Source: Metro Waste Water Treatment Plant Operating & Maintenance Budget, 5516208-SS7403-638305. This is a Clean Water 2020 Program Project. The original budgeted amount is \$101,350.00. There are no sub-consultants associated with this amendment.

ORIGINAL BUDGET: \$101,350.00

CLEAN WATER 2020?: Yes

STRATEGIC GOALS: Invest in Infrastructure

The above referenced Agreement is for operational support at the Metro Waste Water Treatment Plant.

Staff has negotiated a fee not to exceed in the amount of One Hundred and One Thousand Three Hundred Fifty Dollars and No/100 (\$101,350.00) for the specified needs above with Hazen & Sawyer a non-DBE firm headquartered in New York, NY, with an office in Columbia, SC. Funding for this project has been identified in the Metro Waste Water Treatment Plant Operating & Maintenance Budget (5516208-SS7403-638305).

Services to be performed will impact all City Council Districts. This Agreement has been forwarded to the Legal Department for review and approval.

ATTACHMENTS:

- **#a:**
_____Hazen.&.Sawyer.2016.Supporting.Operational.Services.5516208.SS7403.638305.
Agr.Stamped. (PDF)
- **#b:** MWWTP Map (PDF)

AGREEMENT FOR ENGINEERING SERVICES

THIS AGREEMENT is made this _____ day of _____, 20__, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Hazen & Sawyer, (hereinafter referred to as the "Engineer"), for Engineer to render services for operational support at the Metropolitan Wastewater Treatment Plant. Funding has been identified as 5516208-SS7403-638305.

For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

I. Scope of Services

Upon written notification by the City to proceed, the Engineer shall complete the scope of services more fully described in Exhibit A, attached hereto. The Engineer shall perform any and all incidental services not specifically set forth in Exhibit A, which are necessary to fully complete the scope of services described in Exhibit A.

II. Supplemental or Additional Services

Supplemental or Additional Services may be required of the Engineer by the City or recommended by the Engineer and approved by the City in writing.

The Engineer must obtain written approval from the City for any Supplemental or Additional Services prior to the work being performed. If the Engineer fails to obtain prior written approval to perform the work, the City is under no obligation to compensate the Engineer for services performed.

III. Term of Agreement

This Agreement shall expire, unless terminated earlier as provided for herein, on June 30, 2017, or at such time the total compensation provided for herein is reached, whichever is earlier.

IV. Schedule for Completion of Services

Time is of the essence. The Engineer shall complete any and all services performed under this Agreement within the timeframes as outlined in Exhibit C, attached hereto.

If a delay is foreseen Engineer shall give thirty (30) days prior written notice to the Utilities & Engineering Department. The City has the right to extend delivery date if reasons appear, in the sole discretion of the City, to be valid. Engineer must keep the City advised at all times of status of order. Default in promised completion times without accepted reasons or failure to meet specifications, authorizes the Director of Procurement to purchase supplies, equipment or services elsewhere and charge full increase in cost and handling to defaulting Engineer.

V. Compensation

A. The total compensation to be paid by the City to the Engineer under this Agreement shall not exceed One Hundred and One Thousand Three Hundred Fifty Dollars and No/100 (\$101,350.00).

B. The Engineer shall submit invoices no more frequently than monthly for services rendered during each phase of the Project. Each invoice submitted must describe the services for which payment is requested, show payment calculations and specify the person(s) rendering such service(s). Each invoice must also clearly identify any portion of the fee invoiced for sub-consultants services, specified on Exhibit D, attached hereto, and identify if the sub-consultant is a Minority or Female Business Enterprise. Each invoice shall bear the signature of the Engineer, which signature shall certify that the information contained in the invoice is true and accurate and that the invoice amount is currently due and owing. The City will not pay interest or penalty on any past due amount.

VI. Indemnification, Hold Harmless and Insurance

A. The Engineer shall provide to the City evidence of Professional Liability Insurance in an amount not less than One Million and no/100 (\$1,000,000.00) Dollars per occurrence and Two Million and no/100 (\$2,000,000.00) Dollars Aggregate and General Liability Insurance in accordance with the current Columbia Code of Ordinances, which can be located at www.columbiasc.net.

B. The Engineer shall furnish the City with a certificate showing satisfactory proof of carriage of the insurance required hereunder and such insurance shall be approved by the City prior to the Engineer and any subcontractor of the Engineer commencing any services under this Agreement and this insurance shall remain in effect throughout the term of this Agreement and any renewals. Insurance shall remain in effect for the duration of the project and for a period of one (1) year after completion. The City of Columbia shall be the Certificate Holder and shall be named as an Additional Insured.

C. The Engineer shall hold harmless, defend and indemnify the City from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Engineer's performance or nonperformance of the services or subject matter called for in this Agreement.

VII. Subcontracting Outreach Program (<http://www.columbiasc.net/business-outreach/>)

The attention of the Engineer is directed to the Subcontracting Outreach Program. The Engineer is required to comply with the terms and conditions of this policy stated in this section if specified in Exhibit D attached hereto. The Engineer shall, in performance of the Agreement, only use those sub-consultants upon which the Engineer's proposal was based. Sub-consultants substitutions shall only be made upon the Owner's approval. The Engineer shall enter into contracts with those sub-consultants, in the same dollar amount upon which the Engineer's proposal was based, prior to award of the Agreement. Such Agreements shall be contingent upon award of the Agreement by the Owner and the Owner's Notice to Proceed to the Engineer. Each pay request shall identify the name of each sub-consultant and dollar amount that will be paid to each sub-consultant for work performed and materials/products furnished under the Agreement.

VIII. Mentor-Protégé Program (<http://www.columbiasc.net/business-outreach/>)

The City of Columbia shall encourage, where economically feasible, establishment of mentor-protégé relationships to ensure contracting opportunities for all businesses, including minority / women / small business enterprises. The Mentor-Protégé Program (MPP) helps develop private sector business relationships and enhances the contracting capabilities of minority-owned business enterprises (MBE), women-owned business enterprises (WBE), and small business enterprises (SBE). In order to provide opportunities for growth and to encourage hands-on business relationships, certain capital improvement projects may be designated by the City of Columbia as Mentor-Protégé Program projects. *The City of Columbia has determined that participation in the City's Mentor-Protégé Program is not required for this project.* The Engineer must comply with Mentor-Protégé Program Guidelines. The Engineer agrees that the Mentor Protégé Program does not create any contractual rights and/or duties between the City and the Protégé and that the City is not a party to the Implementation Plan. The Engineer agrees that it has or will enter into a separate contractual Agreement with the Protégé to which the City is not a party.

IX. Licenses, Permits and Taxes

A. The Engineer shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Engineer in performing the services required under this Agreement. The Engineer shall be responsible for any costs relating to same.

B. The Engineer shall be responsible for identifying and providing any applications and supporting documentation to the City for any approvals and/or permits required of the City in order for the Engineer to perform the services required under this Agreement. Such approvals and/or permits may include, but not necessarily be limited to, SCDHEC Construction Permits, SCDHEC Stormwater Management for Construction Sites Permits, SCDHEC Water Resources Permits, Corps of Engineers Permits, City/County/SCDOT Encroachment Permits, Encroachment Permits for other utility rights-of-way and Railroad Right-of-Way Encroachment Permits/Agreements. The City shall obtain the approvals and/or permits identified by the Engineer and pay any costs relating to same.

C. The Engineer shall answer questions and consult with the City and/or appropriate authorities as necessary to assist the City's efforts in obtaining required permits/approvals.

D. The Engineer shall procure a City of Columbia business license while performing services under this Agreement.

X. Duties upon Termination

At termination of this Agreement, the Engineer shall immediately provide the City with all records and data in any format the Engineer is capable of producing and at no cost to the City, which were generated, created or received by the Engineer in performance of the services required by this Agreement or as the City may deem necessary to perform the required services by the City or the Engineer's successor. All records shall be free from any proprietary claims or interest. The Engineer agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

XI. Termination of Agreement

The City may terminate this Agreement at any time upon any of the following grounds:

- A. Failure by the City to appropriate funds for the performance of any of the services required in this Agreement in any annual budget;
- B. The Engineer fails to perform any of the services required in this Agreement and does not correct such deficiency within fifteen (15) days having been notified by the City of such deficiency;
- C. Force Majeure;
- D. The City shall, at its sole option and discretion, have the right to terminate this contract for any reason whatsoever. A termination for default under this Agreement, if wrongfully made, shall be treated as a termination for convenience under this clause;
- E. Upon expiration of the term of this Agreement; and
- F. By mutual agreement.

Notice of termination shall be sent by registered mail, return receipt requested. In the event of termination, the Engineer shall only be entitled to the actual direct costs of all labor and material expended on the services required under this Agreement prior to the effective date of the termination or the Engineer shall be entitled to be paid a pro-rata percentage of the total Agreement price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the Engineer. In no event shall the Engineer be entitled to anticipatory profit or damages for any termination under this Agreement. In no event shall the Engineer be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

XII. Ownership of Project Documents

All data, documents or other information of any description generated by or used by the Engineer or any subcontractor retained by the Engineer and related to the services required by this Agreement shall be the property of the City and shall not be used by the Engineer for any purpose whatsoever except to perform the services required by this Agreement.

XIII. Notice

- A. Written notice to the City shall be made by placing such notice in the United States Mail, postage prepaid and addressed to: Purchasing Agent Procurement & Contracts, c/o City of Columbia, Post Office Box 147, Columbia, South Carolina 29217.
- B. Written notice to the Engineer shall be made by placing such notice in the United States Mail, postage prepaid and addressed to: Hazen & Sawyer, 1122 Lady Street, Suite 1230, Columbia, SC 29201.

XIV. Miscellaneous

A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Engineer.

B. The Engineer shall be responsible for performance of all services required by this Agreement. The Engineer does not act as the City's agent or employee.

C. The Engineer will not assign or sublet its obligations to perform the services required by this Agreement without the written consent of the City.

D. In the event there are any disagreements between the City and the Engineer with regard to any of the requirements, specifications or interpretation of this Agreement, the Engineer agrees to defer to the reasonable interpretations of the City as, from time to time may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.

E. This Agreement shall be construed in accordance with the laws of the State of South Carolina. The Engineer agrees to subject itself to the jurisdiction and venue of the Circuit Courts of Richland County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Engineer agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Engineer.

F. This Agreement represents the entire agreement between the City and the Engineer and supersedes all prior communications, negotiations, representations or agreements, either written or oral. Only written Change Order signed by both the City and the Engineer may amend this Agreement.

G. The failure of either the Engineer or the City to insist upon the strict performance of any provision of this Agreement shall not be deemed to be a waiver of the right to insist upon strict performance of such provision or of any other provision of this Agreement at any time. Partial payment by the City shall not be construed as a waiver. Waiver of any breach of this Agreement shall not constitute waiver of a subsequent breach.

H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.

I. This Agreement is subject to City Council approval.

J. Contractor and any Sub-Contractor is subject to the provisions of the 1991 Ethics Reform Act (S.C. Code Ann. §8-13-100, *et seq.*, as amended). Under this Act," A person may not, directly or indirectly, give, offer, or promise anything of value to a public official, public member, or public employee with the intent to:

- (1) influence the discharge of a public official's, public member's, or public employee's official responsibilities;
- (2) influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity; or
- (3) induce a public official, public member, or public employee to perform or fail to perform an act in violation of the public official's, public member's, or public employee's official responsibilities.

"Anything of value" includes, but is not limited to, lodging, transportation, entertainment, food, meals, beverages, money, gifts, honorariums, discounts and interest-free loans.

K. The Engineer will take affirmative action in complying with all federal, state and local requirements concerning fair employment and employment of the handicapped, and concerning the treatment of all employees, without regard or discrimination by reason of race, color, religion, sex, national origin or physical handicap.

L. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.

M. The contract shall be binding upon the respondent and upon its successors and assignees. The Contract shall be binding upon the City in accordance with its terms and provisions.

Witness the parties' respective hands and seals on the date first written above.

CITY OF COLUMBIA, SOUTH CAROLINA

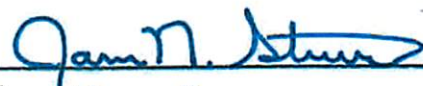
Witness

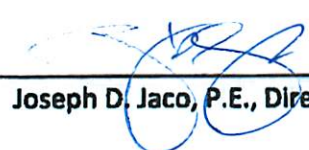
By: _____
Teresa Wilson, City Manager

Hazen & Sawyer



Witness

By: 
Title: VICE PRESIDENT

RECOMMENDED BY: 
Joseph D. Jacob, P.E., Director of Utilities and Engineering

RECOMMENDED BY: _____
Sandra A. Wright, Purchasing Agent

RECOMMENDED BY: _____
Melissa A. Gentry, P.E., Assistant City Manager for Operations

EXHIBIT A

SCOPE OF SERVICES

City of Columbia
Project Funding # 5516208 - 638305

Metropolitan Wastewater Treatment Plant Supporting Operational Services

The services to be performed by Hazen and Sawyer (Consultant) as a part of these Scope of Services for the City of Columbia (CITY) include providing supporting operations at the CITY'S Metropolitan Wastewater Treatment Plant (Metro WWTP) until key plant staff /leadership can be identified, hired and trained.

In general, Consultant will provide the following scope of services:

- Manage day-to-day operations of the Metro WWTP
- Provide supervision and direction of Metro WWTP staff
- Keep CITY's management team informed of facility operations

TASK 100 – Project Administration

110 General Project Administration

Consultant will manage the efforts of its project team members by assigning manpower, delegate responsibilities, review work progress, monitor budget and schedule, and direct the progress of the work. As part of project administration, Consultant will:

- Provide monthly invoicing and schedule updates pertaining to Consultant's portion of the work to the CITY.

120 Project Management & Coordination with the CITY

- Consultant will communicate with the CITY through a single point of contact, Consultant's Project Manager.
- Consultant will adhere to and update schedule as shown in Attachment C.

130 Mentor-Protégé Program

There are no known available local options and/or substitutes for the services required other than those to be provided by the Consultant. As a result, the Consultant will not employ the services of a Protégé firm.

TASK 200 – Supporting Services**210 Operational Assistance**

Consultant shall provide operational assistance at the CITY'S Metro WWTP until key operating positions are filled and functional.

Mr. Kim Hinson, a certified Grade IV WWTP Operator licensed in the State of North Carolina and a certified Class A Biological Wastewater Treatment Plant Operator in the State of South Carolina shall perform these duties on a limited basis (approximately 13 days per month from June 2016 to June 2017). Services to be provided by Mr. Hinson include:

- Manage day-to-day operations and provide hands-on guidance to supervisory personnel involved in making day-to-day decisions regarding operations of the Metro WWTP.
- Provide overall supervision and direction of existing facility programs including disposal of residuals generated on-site.
- Keep CITY'S management team (including Metro WWTP's Operator in Responsible Charge) informed of facility operations.

Mr. Hinson has been providing similar services for the CITY since June 2015 and has effectively become a fully knowledgeable extension of the Metro WWTP staff.

ATTACHMENT A TO EXHIBIT A
RESPONSIBILITIES OF THE OWNER

The responsibilities of the CITY as described in Exhibit A are amended and supplemented as follows:

The CITY agrees to perform the following:

- Provide assistance in gaining access to the Metro WWTP.
- Respond to requests for information in a timely manner.
- Provide available data as requested and as required.

EXHIBIT B
COMPENSATION

City of Columbia
Project Funding # 5516208 - 638305

Metropolitan Wastewater Treatment Plant
Supporting Operational Services

Compensation for services provided under Tasks 100 through 200 as outlined in Exhibit A, Scope of Services, is estimated to be a total of \$0.00 of lump sum (LS) tasks and \$101,350.00 of hourly not-to-exceed (NTE) tasks. The NTE fee is based upon Mr. Kim Hinson working approximately 13 days per month from June 2016 through June 2017.

An estimated breakdown of the fee is shown in the following table:

Task	Description	Lump Sum Fee	Hourly NTE Fee	Total Fee
100	Project Administration	\$0	\$3,500	\$3,500
200	Supporting Services	\$0	71,850	\$71,850
	Expenses	\$0	\$26,000	\$26,000
	Totals	\$0	\$101,350	\$101,350

The following table provides Consultant's 2016 hourly billing rates by employee classification. These rates shall be utilized to bill for the hourly NTE Subtask item.

Consultants
2016 Hourly Billing Rates

<u>Employee Classification</u>	<u>2016 Billing Rates</u>
Vice President	\$230.00
Senior Associate	\$195.00
Associate	\$175.00
Principal Designer	\$115.00
Designer / GIS	\$90.00
WWTP Operational Specialist	\$85.00

**City of Columbia, SC
Metropolitan Wastewater Treatment Plant
Supporting Operational Assistance
Level of Effort - Estimated Hours and Fee**

Task No.	Task Description	Hazen Staff	Estimated Hours	Hourly rate	Fee	Comment
100	Project Administration	Struve	16	\$230	\$3,680	Approx 1.3 hours per month
200	Supporting Services	Hinson	845	\$85	\$71,825	Approx. 72 hours per month
	Expenses	Hinson	105 Trips at \$250 per Trip		\$26,250	Approx. 9 trips per month
Total Fee						\$101,755 Say - \$101,350 NTE

EXHIBIT C

City of Columbia
Project Funding # 5516208 - 638305

Metropolitan Wastewater Treatment Plant
Supporting Operational Services

Schedule -- Gantt Chart

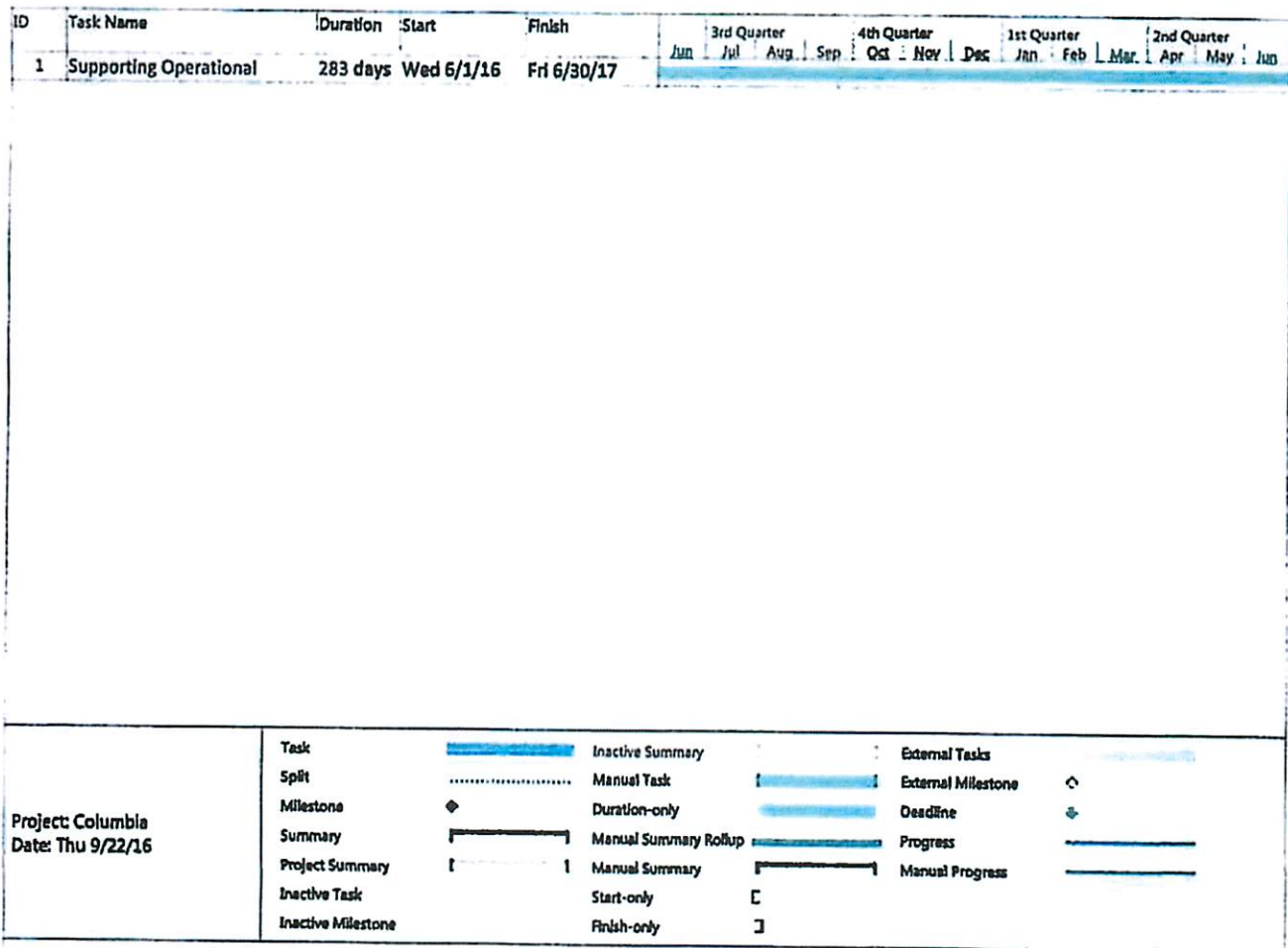


Exhibit D

**City of Columbia
Project Funding # 5516208 - 638305**

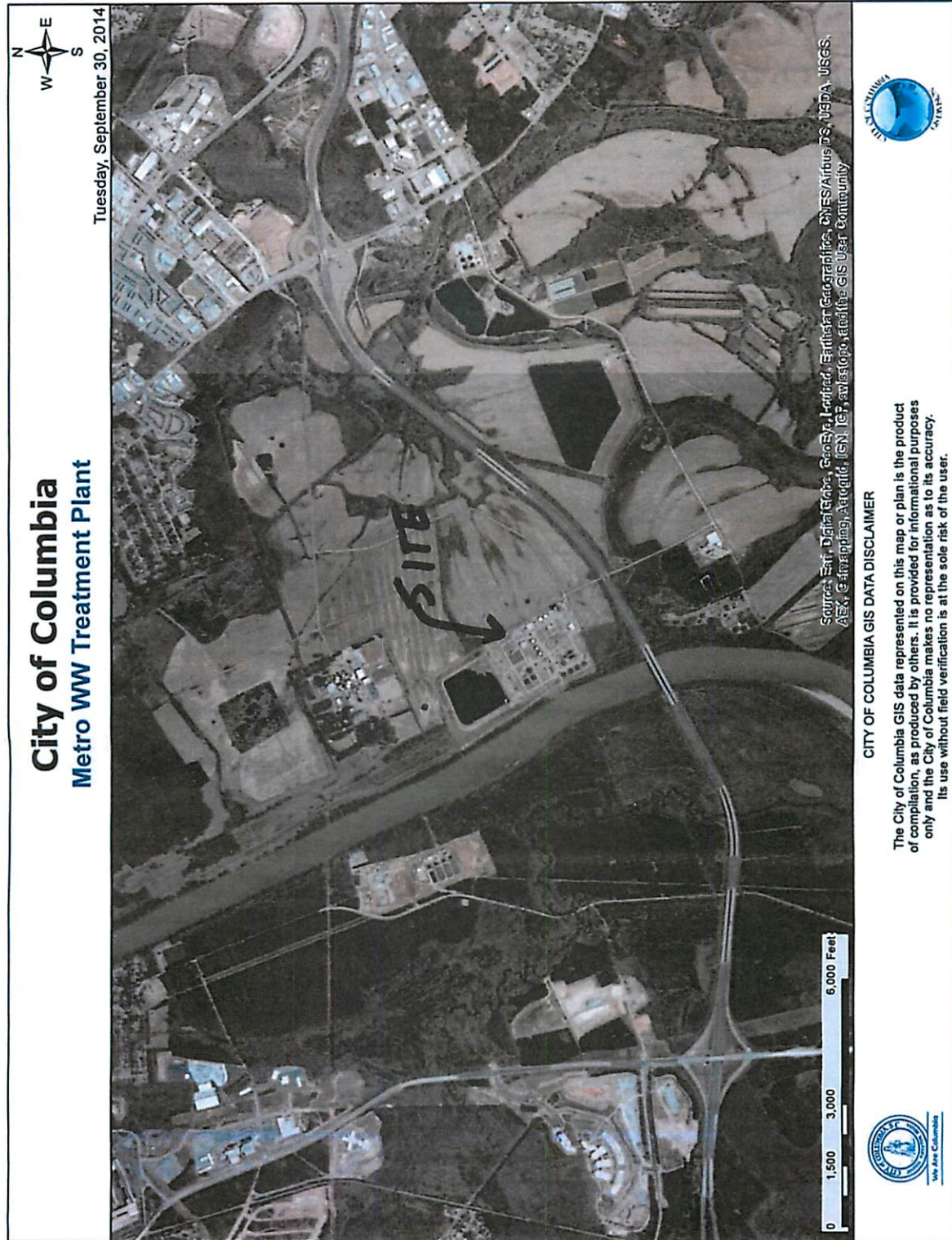
**Metropolitan Wastewater Treatment Plant
Supporting Operational Assistance**

Subconsultant Firm Information Records

There are no known available local options and/or substitutes for the services required under this Agreement other than those to be provided by the Consultant. As a result, the Consultant will not employ the services of a Protégé firm or other subconsultants.

Firm Name and Address	Contact Name and Telephone #	Group/Classification (MBE, WBE, SBE, Non MBE/WBE/SBE) Select ONE	Services to be Provided	Dollar Value of Services*
NA		Choose an item.		
		Choose an item.		
		Choose an item.		
		Choose an item.		
		Choose an item.		
		Choose an item.		

*Estimated fee; fee may vary based on actual services provided.
Please clearly note the Protégé Firm in the "Group" Column.
Add additional rows as needed.





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Budget & Program Management

FROM: Missy Caughman,

SUBJECT: Council is asked to approve the Flood Recovery Program Management 2017 Staffing Plan. Award to Landmark Consulting in the amount of \$3,712,236.08. The vendor is a Woman-Owned Minority Business Enterprise headquartered in New Orleans, LA with offices in Columbia, SC.

FINANCIAL IMPACT: Funding Source: FEMA Flood Recovery 2532201

CLEAN WATER 2020?: No

STRATEGIC GOALS: Invest in Infrastructure

City staff is requesting City Council approval for the allocation of funding for year two (2) of the Flood Recovery Program Management Services agreement with Landmark Consulting, LLC for the period of January 1 through December 31, 2017. The original agreement was awarded in December 2015 for a three (3) year period with two (2) optional, one (1) year renewals. Staff has negotiated a fee not to exceed \$3,712,236.08 for the specified needs included in the original agreement and summarized below. Landmark's staffing plan and associated costs are attached. Under FEMA rules, FEMA provides up to 75% of eligible project funding. Eligible projects include all activities associated with recovery efforts directly attributable to the October 2015 flood. The State of South Carolina has committed to cover up to 25% of eligible project costs.

In year two (2) of the agreement, the staffing plan is focused on support for the administration of the CDBG-DR Action Plan, repairs to the Canal embankment and head gates as well as continuation of the FEMA Public Assistance (PA) reimbursement process and the Hazard Mitigation Grant Application (HMGP). All the services associated with this agreement include: Disaster Recovery Project Management, Post Disaster Consulting, Grants Management and Administration, HUD Community Development Block Grant - Disaster Recovery Management Support, FEMA 404 and 406 Hazard Mitigation Expertise, Financial and Grant Management Support, Data Management and Reporting, Disaster Recovery Engineering Related Services Support, and Disaster Recovery Procurement and Contracts Support Services.

ATTACHMENTS:

- **#a:** Landmark 2017 Staffing memo (PDF)

December 2, 2016

Ms. Missy Caughman
City of Columbia
Flood Recovery Manager
1136 Main St., Suite 504
Columbia, SC 29201

Subj: Landmark Team Flood Recovery Program 2017 Staffing Plan

Dear Ms. Caughman,

I am providing our 2017 Staffing Plan for your consideration. This plan identifies the positions, rates, hours, and expenses we anticipate to continue the City of Columbia Flood Recovery Program beginning January 2017. Under this plan, the Landmark Team, including our Team Subconsultants, DESA and Plexos Group, will support the City in its continued flood recovery efforts. Specifically, the Landmark Team will continue to assist the city in its goal to evaluate and repair/rehabilitate the Canal (embankment and head gates), manage and execute the Community Development Block Grant – Disaster Recovery Program, complete applications for Hazard Mitigation Grant Program funding and manage subsequent awards under that program, and continue management of FEMA's Public Assistance funding (project execution and reimbursement activities for multiple flood-related projects.)

Please let me know if you need further information about this plan. You can reach me at 803.737.4249 or through email at jeanne@landmarkconsultingllc.com.

Best Regards,



Jeanne Yacoub, PE
Landmark Flood Recovery Program Manager

Cc: Eric Cassell
Keely Thibodeaux
Joe Richard
Rick Murray

**Columbia Staffing Plan 2017
Flood Recovery**

Role/Position	Billable Rate
Program Executive	\$225.00
Budget / Reporting	\$165.00
PW Closeout Specialist	\$155.00
Program Controls Manager	\$185.00
CDBG-DR Project Manager	\$151.38
Sr. Project Manager	\$175.00
Program Manager	\$210.00
Construction Inspector	\$115.00
Admin Support Home Buyout Program	\$75.00
Sr Compliance	\$165.00
Project Manager Buyout Program	\$175.00
Engineering Support	\$200.00
CDBG Support Staff	\$55.00
Compliance Manager	\$165.00
Document Control	\$85.00
Procurement Specialist	\$175.00
Labor Cost (based on 24,112 labor units)	\$3,328,958.08
Expense Cost	
Travel, operating supplies	\$63,100.00
Project contingency	\$320,178.00
Total 2017 Staffing Plan	<u>\$3,712,236.08</u>



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Council is asked to approve a Cost Estimate for the January 3, 2017 District IV Special Election. Award to the Richland County Elections & Voter Registration Office in an amount not to exceed \$50,423.40.

FINANCIAL IMPACT: Funding Source: Council Support Services; 1011119-637100

ATTACHMENTS:

- **#a:** Cost Estimate for Columbia Special Election(PDF)

Preliminary Cost Estimate of Conducting Special City of Columbia General Election

31.a

Number of Precincts: 23

Absentee: 1

Total: 24

Cost Components	Account Number	Account Name	Elections
Administrative:			
Copies for Poll Managers	521300	Copy Machine	\$20.00
Office Supplies	521000	Ballots, Ballot Stock, Office Supplies	\$250.00
Postage (PW letters 120@ .47)(Reply Cards @.27)			\$60.00
Ballots:			
Absentee Application Postage (.42 @ 1505)			\$707.35
Absentee Ballot Postage (\$1.75 @ 1505)			\$2,633.75
Absentee Ballots (includes 8% tax .66 @ 1505)	521000	Ballots, Ballot Stock, Office Supplies	\$1,080.00
Ballot on Demand and Test (includes 8% tax 5 @ .66)	521000	Ballots, Ballot Stock, Office Supplies	\$4.00
Ballot Stock paper (includes 8% tax 2 pks @ \$250)	521000	Ballots, Ballot Stock, Office Supplies	\$540.00
Emergency/ FailSafe ballots 485 @ .34 (includes 8% tax)	521000	Ballots, Ballot Stock, Office Supplies	\$190.00
Personnel Costs:			
Overtime for County Staff	511200	Overtime	\$5,000.00
Overtime for Payroll Staff			
Part-time Staff	511300	RC Part Time Wages	\$18,000.00
FICA @ 7.65%	512200	FICA Employer's Share	\$1,759.50
Retirement @10.6%	513100	SC Regular Retirement	\$2,658.80
** Absentee/Failsafe 15 days @ \$60 per day	511800	Temp Employment Agency	\$900.00
** Office Staff (Pre Election) for Absentee/VR/Elections	511800	Temp Employment Agency	
**Office Staff (Election Day/Night) Equipment loaders/ Unloaders,Call Center, Absentee Counters	511800	Temp Employment Agency	\$1,800.00
** Poll Clerks 23 @ \$180 per election	511800	Temp Employment Agency	\$4,140.00
** Poll Managers 89 @ \$120 per election	511800	Temp Employment Agency	\$10,680.00
** Polling Location Technicians 6 @ \$350 at polling locations	511800	Temp Employment Agency	
	513100	SC Regular Retirement	
Precincts:			
Rent 0 facilities @ \$175	526300	Rent	\$0.00
Total:			\$50,423.40

****Election Day Workers (1.3.17)**

Poll Clerks	23
Poll Managers	89
Office Staff (Equipment loaders, unloaders, phone, ABS Counter)	10
Polling Location Technicians at polling locations	6
Election Day Total Workers:	128



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Legal

FROM: *Shari Ardis, Legal Administrator*

SUBJECT: Ordinance No: 2016-093 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 4, Animals, Article I, In General, Sec. 4-1 Killing, injuring or disturbing squirrels or birds; Article III, Animal Control, Division 1, Generally, Sec. 4-61 Definitions; Sec. 4-63 Kennels; Sec. 4-67 Redemption of impounded pet animals to add (d); add Sec. 4-73. Animal care, generally; add Sec. 4-74 Community Cat Diversion Program; amend Division 2, Dangerous Animals, Sec. 4-93 Restraint of an aggressive animal

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** 2016-093 amend Ch 4 Animals Art I in General & Art III Animal Control (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING

ORDINANCE NO.: 2016-093

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 4, Animals, Article I, In General, Sec. 4-1 Killing, injuring or disturbing squirrels or birds; Article III, Animal Control, Division 1, Generally, Sec. 4-61 Definitions; Sec. 4-63 Kennels; Sec. 4-67 Redemption of impounded pet animals to add (d); add Sec. 4-73. Animal care, generally; add Sec. 4-74 Community Cat Diversion Program; amend Division 2, Dangerous Animals, Sec. 4-93 Restraint of an aggressive animal

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2016, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 4, Animals, Article I, In General, Sec. 4-1 Killing, injuring or disturbing squirrels or birds; Article III, Animal Control, Division 1, Generally, Sec. 4-61 Definitions; Sec. 4-63 Kennels; Sec. 4-67 Redemption of impounded pet animals to add (d); add Sec. 4-73. Animal care, generally; add Sec. 4-74 Community Cat Diversion Program; amend Division 2, Dangerous Animals, Sec. 4-93 Restraint of an aggressive animal, are amended to read as follows:

Sec. 4-1. Killing, injuring or disturbing squirrels or birds.

It shall be unlawful for any person to kill, maim or otherwise annoy with firearms, air rifles or slingshots, or in any other manner, the squirrels and birds within the limits of the city or within the limits of any park or playground owned by the city, or to disturb the nests of such birds and squirrels; provided that any owner, authorized agent, lessee or tenant of real estate in the city frequented by squirrels in number sufficient to create a nuisance on or cause damage to any property thereon may apply to the police department animal services division for a permit and may be authorized by the police department to trap squirrels on such premises and dispose of the squirrels, provided that the disposal of such squirrels is accomplished in a humane and sanitary manner and that the disposal of the squirrels is not accomplished by the use of firearms, air rifles, slingshots or poison. The trapping and disposal of squirrels under this section shall be under the direction and control of the police department to humanely trap or have humanely trapped by a private wildlife or pest control agency and then appropriately relocate the squirrel(s) or birds.

Sec. 4-61. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Aggressive animal means any animal which exhibits unprovoked behavior which causes a person to reasonably believe that the animal may cause harm to a person or another animal for which an adequate enclosure, confinement, restraint, muzzling or training would protect the public or other animals from harm or the threat of harm by the animal. Such behavior includes, but is not limited to, growling, baring teeth, snarling, snapping, charging, or nuisance biting.

Animal control shelter means any premises designed by the city for the purpose of impounding and caring for all pets found at large or otherwise in violation of this article, or which are surrendered to the city by the owner.

Animal control superintendent means that person employed by the city to administer the animal control program.

Animal control worker means any person employed by the city to enforce the animal control program.

Dangerous animal.

(1) Dangerous animal means:

a. Any animal which the owner knows or reasonably should know has a propensity, tendency or disposition to attack unprovoked, to cause injury or to otherwise endanger the safety of human beings or pets

for which an adequate enclosure, confinement, restraint, muzzling or training would not or does not protect the public or other animals from harm or the threat of harm by the animal; to be determined with consideration given to the following factors, which are listed by way of illustration and not limitation: the animal's behavior, its size, its temperament, its breed, and its capacity for inflicting serious injury; the likelihood that the conditions pertaining to the animal are detrimental to the safety or welfare of citizens in the immediate surrounding area; that there is a child under the age of 12 or a vulnerable adult, as defined in S.C. Code Ann. Section 43-35-10 (2006), who lives in close proximity or walks by or is otherwise in close proximity to the property occupied by the animal; that the animal has bitten a human being or domestic animal without provocation or a trespass or has approached a person in an apparent attitude of attack; or other similar factors which would be relevant.

- b. An animal which attacks a human being or a pet without provocation;
 - c. An animal owned, kept or harbored primarily, or in part, for the purpose of dogfighting.
 - d. An animal used to threaten or intimidate citizens or other animals.
- (2) An animal shall not be deemed dangerous if:
- a. It bites, attacks or menaces:
 - 1. Anyone assaulting the owner;
 - 2. A trespasser on the property of the owner; or
 - 3. Any person or other animal who has tormented or abused it;
 - b. It is otherwise acting in defense of an attack from a person or other animal upon the owner or other person; or
 - c. It is protecting or defending its young or another animal.

Dog means all members of the canine family.

Guard dog and attack dog mean any dog which has been trained to attack persons independently or upon oral command and any dog which, while not so trained, is reasonably expected to perform as a guardian of its owner and/or the property upon and within which the dog is located and is owned by a licensed security service or is owned or used by law enforcement agencies.

Kennel means the premises of any person engaged in the business of breeding, buying, selling or boarding dogs or who keeps ~~three~~ four or more dogs on the premises.

Nuisance biting means an animal bite which does not result in injury or bodily injury.

Owner means any person owning, keeping, harboring or acting as custodian of a pet.

Pet means any animal or fowl kept for pleasure rather than utility or commercial purposes.

Sec. 4-63. Kennels.

- (a) Certification of inspection. No person shall own or operate a dog kennel or keep ~~three~~ four or more dogs on his premises within the city without first obtaining a certificate of inspection from the animal control division, issued pursuant to this section, for which an annual inspection fee of \$100.00 shall be paid.
- (b) Standards for commercial kennels. Commercial kennels shall be constructed, maintained and operated in conformance with the current standards and procedures promulgated by the Humane Society of the United States.
- (c) Standards for noncommercial kennels.
 - (1) Floors must be constructed of impervious material and treated with sealer and must slope at least one-half inch per foot for drainage to the sanitary sewer.
 - (2) All kennels must be connected to the city's sanitary sewer system in a manner approved by the city engineer.
 - (3) Dogs must be confined to enclosures of at least fifty (50) square feet per animal. Enclosures must have an impervious floor and have a completely enclosed area in which all confined animals will be kept

at night. Kennels must be constructed in accordance with the building code of the city and inspected by the building official.

- (4) Enclosures must have water available at all times.
- (5) Enclosures must be cleaned at least once per day by rinsing into the sanitary sewer.
- (6) Enclosures must be screened from the side or rear lot line by shrubbery or a privacy fence.

Sec. 4-67. Redemption of impounded pet animals.

(a) The owner or keeper of any pet which has been impounded under the provisions of this article shall have the right to redeem such pet at any time within five days upon payment of a fee as follows:

(1) For a pet which has been properly inoculated, licensed, microchipped and neutered or spayed, the fee shall be \$10.00.

(2) For other pets the fee shall be \$10.00 plus the appropriate license fee, the charge for rabies inoculation, a \$20.00 microchipping fee, and the cost of spaying or neutering the animal. No fertile animal shall be redeemed or adopted from the shelter. No animal will be released from the shelter without proof of inoculation and without an implanted microchip. The requirement of spaying or neutering may be waived if the owner meets the criteria under the exceptions provisions in subsection 4-62(c). The requirement of spaying or neutering shall not be waived under the exceptions in subsections 4-62(c)(1)–(3) when the animal is impounded a second time for any violation of sections 4-64; 4-65; 4-66; 4-70(1), (2), (5), (7) or (8).

(b) In addition to the redemption fee, and an impound fee of \$20.00, a board fee of \$6.00 per day per pet shall be paid by the owner or keeper when a pet is redeemed.

(c) The fees set out in this section shall be doubled for any animal impounded twice or more within the same 12-month period.

(d) For a pet which has been properly inoculated, licensed, microchipped and neutered or spayed, the impound and redemption fee shall be waived if it is the animal's first impoundment, if the pet's microchip can be traced back to the current owner and the pet is redeemed within 48 hours of impoundment.

Sec. 4-73. Animal care, generally.

(a) It shall be unlawful for an owner to fail to provide his or her animal(s) with sufficient and wholesome food and water, proper shelter and protection from the weather, veterinary care when needed to prevent suffering, and humane care and treatment.

(b) It shall be unlawful for a person to beat, cruelly treat, torment, overload, overwork, or otherwise abuse an animal, or cause, instigate, or permit and dogfight or other combat between animals or between animals and humans.

(c) Any person violating any provision of this article shall be deemed guilty of a misdemeanor offense and shall be subject to the penalties outlined in section 1-5. Each day of violation shall be considered a separate offense. Punishment for violation shall not relieve the offender of liability for penalties, and costs provided for this article.

Sec. 4-74. Community Cat Diversion Program.

(1) Feral or free roaming cats may be allowed in the City of Columbia as long as all of the following requirements are met:

a. Cat must be assessed by a veterinarian and deemed healthy.

b. Cat must be spayed or neutered.

c. Cat must be vaccinated for rabies, feline viral rhinotracheitis, calicivirus, and panleukopenia.

d. Cat must be ear tipped.

(2) A feral or free roaming cat shall be scheduled for spay/neuter the day after entering the shelter or as soon as practicable thereafter and then returned to the area where it was trapped on the third day, or as soon as practicable thereafter. Any cats already meeting the requirements in Sec 4-74(1) a, b, c and d may be returned

immediately. Treatment and return of any program cat shall be subject to the discretion of the Superintendent of Animal Services.

(3)The city shall have no liability for the disposition of any cat entered into a free roaming cat or feral colony program. No person shall have any ownership interest or property rights to any program cat.

(4) The city may suspend or eliminate the program at its sole discretion.

(5)Community cats are exempt from licensing provide that they meet all the requirements contained herein.

Secs. 4-74 ~~75~~--- 4-90. Reserved.

Sec. 4-93. Restraint of an aggressive animal.

(a) ~~No~~ It shall be unlawful for any person owning or harboring or having the care or the custody of an aggressive animal, as defined in this article, may permit the animal to go unconfined on his premises. An aggressive animal is "unconfined" as used in this section if the animal is not confined securely indoors or confined in a securely enclosed fence or securely enclosed and locked pen or run area upon the person's premises. The pen or run area must be clearly marked as indicted in section 4-95 and must be designed to prevent the entry of the general public, including children, and to prevent the escape or release of the animal. However, this section does not apply to an animal owned by a licensed security company and on patrol in a confined area as provided for in Sections 4-95 and 4-96 of this Code.

(b) ~~No~~ It shall be unlawful for any person owning or harboring or having the care of an aggressive animal may permit the animal to go beyond his premises unless the animal is safely restrained and muzzled and the requirements of section 4-94(e) are met.

Requested by:

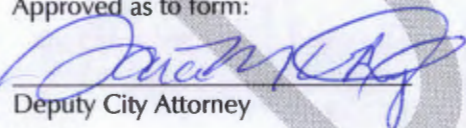
Assistant City Manager Gentry _____

Mayor

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Legal

FROM: *Shari Ardis, Legal Administrator*

SUBJECT: Ordinance No.: 2016-110 - Authorizing the City Manager to execute an Agreement of Purchase and Sale between the City of Columbia, City of Columbia Parking Facilities Corporation and the University of South Carolina Development Foundation for the transfer of the Horizon Garage Parcel and Discovery Garage Parcel known as Richland County TMS # 08915-06-01 and 11303-11-05

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** 2016-110 Horizon & Discovery Garage Parcel Sale (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING

ORDINANCE NO.: 2016-110

Authorizing the City Manager to execute an Agreement of Purchase and Sale between the City of Columbia, Columbia Parking Facilities Corporation and The University of South Carolina Development Foundation for the transfer of the Horizon Garage Parcel and Discovery Garage Parcel known as Richland County TMS # 08915-06-01 and 11303-11-05

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2016, that the City Manager is authorized to execute the attached Agreement of Purchase and Sale between the City of Columbia, Columbia Parking Facilities Corporation and The University of South Carolina Development Foundation, or on a form approved by the City Attorney, and any other documents necessary and approved by the City Attorney (including terminations or amendments of documents as contemplated by the Agreement of Purchase and Sale), to consummate the transfer of the Horizon Garage Parcel and Discovery Garage Parcel, known as Richland County TMS # 08915-06-01 and 11303-11-05 to The University of South Carolina Development Foundation under the terms and conditions as are set forth in or are contemplated by the Agreement of Purchase and Sale.

Requested by:

Assistant City Manager Palen

Mayor

Approved by:

City Manager

Approved as to form:


Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is made by and between the City of Columbia, a political subdivision of the State of South Carolina ("City"), City of Columbia Parking Facilities Corporation, a South Carolina non-profit corporation ("Seller") and The University of South Carolina Development Foundation, a South Carolina non-profit corporation ("Purchaser"). City, Seller and Purchaser are sometimes referred to herein individually as a "Party" and collectively as the "Parties".

In consideration of the mutual covenants contained herein, the Parties agree as follows:

1. Background. The following facts are made a part of this Agreement:

(a) The University of South Carolina ("USC"), as ground lessor, and City, as ground lessee, entered into the Ground Lease (Horizon Center Garage) dated as of February 1, 2007, recorded in the ROD Office for Richland County in Book 1285, at page 898 (the "Horizon Garage Ground Lease"), pursuant to which USC leased to City a parcel of land consisting of approximately 1.525 acres bounded on the south by Wheat Street, on the west by Assembly Street, on the north by other lands of USC, and on the east by South Main Street, together with certain easement rights, in the City of Columbia, Richland County, South Carolina, said property being more fully described in the Horizon Garage Ground Lease (collectively, the "Horizon Garage Parcel"). The Horizon Garage Ground Lease was assigned by City to Seller by Absolute Assignment of Ground Lease (Horizon Center Garage) dated February 1, 2007, recorded in the ROD Office for Richland County in Book 1285, at page 977. A parking garage facility (the "Horizon Garage") was subsequently constructed on the Horizon Garage Parcel.

(b) USC, as ground lessor, and City, as ground lessee, entered into the Ground Lease (Discovery Plaza Garage) dated as of February 1, 2007, recorded in the ROD Office for Richland County in Book 1285, at page 859 (the "Discovery Garage Ground Lease"), pursuant to which USC leased to City a parcel of land consisting of approximately 1.67 acres bounded on the south and west by other lands of USC, on the north by College Street, and on the east by Park Street, in the City of Columbia, Richland County, South Carolina, said property being more fully described in the Discovery Garage Ground Lease (the "Discovery Garage Parcel"). The Discovery Garage Ground Lease was assigned by City to the Seller by Absolute Assignment of Ground Lease (Discovery Plaza Garage) dated February 1, 2007, recorded in the ROD Office for Richland County in Book 1285, at page 940. A parking garage facility (the "Discovery Garage") was subsequently constructed on the Discovery Garage Parcel.

(c) The Horizon Garage Parcel and the Discovery Garage Parcel are sometimes referred to herein individually as a "Parcel" and collectively as the "Parcels". The Horizon Garage Ground Lease and the Discovery Garage Ground Lease are sometimes referred to herein individually as a "Lease" and collectively as the "Leases". The Horizon Garage and the Discovery Garage are sometimes referred to herein individually as a "Garage" and collectively as the "Garages".

(d) USC, City and Richland County, South Carolina (the "County") entered into the Amended and Restated Master Intergovernmental Agreement dated as of February 1, 2007 ("Master Agreement"), which provided the agreed plan for the financing of the construction of the Garages.

(e) City, Seller and USC entered into the Amended and Restated Operating Agreement dated as of February 1, 2007 (the "Operating Agreement"), which provided for the management of construction of the Garages and the operation thereof by USC.

(f) As contemplated by the Master Agreement, the construction costs for the Horizon Garage were funded through issuance of the City's \$3,760,000 Bond Anticipation Notes, Series 2006A, and \$2,840,000 Bond Anticipation Notes, Taxable Series 2006B (collectively, the "City BANs") and the County's \$3,760,000 Bond Anticipation Notes, Series 2006A, and \$2,840,000 Bond Anticipation Notes, Taxable Series 2006B (collectively, the "County BANs"). The City BANs were refunded with general obligation bonds issued by the City (the "City GO Bonds"); \$6,260,000 principal amount of the City GO Bonds is presently outstanding, subject to final maturity on June 1, 2027.

(g) As agreed in the Master Agreement, the construction costs for the Discovery Garage were funded through issuance of the \$13,070,000 South Carolina Jobs-Economic Development Authority Revenue Bonds (Innovista Garage Project) Series 2007 (the "JEDA Bonds"), which were purchased by Branch Banking & Trust Company ("BB&T"), and a \$5,185,000 loan (the "Taxable Loan") from BB&T to Seller (collectively, the "Discovery Garage Debt").

(h) The following additional agreements were also executed in connection with the transactions described above (the "Ancillary Agreements"):

(i) The Operator's Tax Agreement between USC, City, Seller, County and the South Carolina Jobs-Economic Development Authority ("JEDA") dated February 23, 2007 (the "Operator's Tax Agreement");

(ii) The Amended and Restated Development Services Agreement among City, County and USC dated February 1, 2007;

(iii) The Tax Regulatory Agreement between JEDA and Seller;

(iv) All tax certificates and other certificates and agreements executed by USC in connection with the City BANs, the County BANs or the Discovery Garage Debt.

(i) The Parties understand that the Discovery Garage Debt can be repaid without penalty or swap termination fees on or around March 1, 2017 (the "Payoff Date"). The parties shall confirm the Payoff Date.

(j) Pursuant to the Master Agreement, City and County are each entitled to receive future revenues from one or both of the Garages for certain periods after the Discovery Garage Debt has been repaid.

(k) City is the sole member, with sole authority to appoint the board of directors, of Seller.

(l) Seller, with City's approval as provided herein, desires to sell, and Purchaser desires to purchase, all of Seller's right, title and interest in the Leases and the Garages upon the terms provided herein and terminate the related assignments and mortgages in connection with the repayment in full of the Discovery Garage Debt on or about the payoff date.

2. Property. Seller agrees to sell and Purchaser agrees to purchase, upon the terms and conditions hereinafter set forth, all of the following (collectively, the "Property"):

(a) All of Seller's right, title and interest as the lessee under the Leases (the "Ground Lease Interests");

(b) All of Seller's right, title and interest in the Garages and all other improvements and fixtures located on the Parcels (collectively, the "Improvements");

(c) All personal property of Seller located on the Parcels (the "Personal Property");

(d) All leases of Seller, if any, of parking space, retail space and other space in the Garages (the "Space Leases");

(e) All cash, funds, accounts and intangible property related to the Garages and held by USC as operator of the Garages under the Operating Agreement as of the Closing (the "Accounts");

(f) All interests of Seller in accounts receivable for the Garages as of the Closing (the "Accounts Receivable").

3. Purchase Price. The purchase price for the Property payable by Purchaser by federal funds wire at Closing (the "Purchase Price"), subject to adjustments as set forth herein, consists of the following:

(a) The amount required to pay off the Discovery Garage Debt in full on the Payoff Date, assuming all debt service payments are made until then, which is projected to be approximately Nine Million Eight Hundred Sixty Thousand Dollars (\$9,860,000.00) for the JEDA Bonds and Four Million One Hundred Thirty-Five Thousand Dollars (\$4,135,000.00) for the Taxable Loan. Such funds shall be wired at Closing as instructed by BB&T in order to pay off the Discovery Garage Debt.

(b) The sum of Two Million Five Hundred Ninety-Two Thousand Eight Hundred Fifty-Six Dollars (\$2,592,856.00), which the Parties agree is the discounted net present value (using a discount rate of 8.15% per annum), of the estimated future revenues from the Garages payable to Seller or City under the terms of the Operating Agreement. The Parties acknowledge that neither the share of future revenues that Seller or City would actually receive under such agreements or future interest rates and inflation rates that would affect the discount rate are known with certainty, and that the aforesaid sum using the aforesaid discount rate constitutes a fair and reasonable determination of the net present value of such estimated revenues. Such funds shall be wired at Closing to the City. Purchaser shall be responsible for obtaining the agreement of USC that the above-described prepayment of the estimated future revenues from the Garages payable to Seller or City under the terms of the Operating Agreement is acceptable to USC.

4. Payment to County. In addition to payment of the Purchase Price, at Closing Purchaser shall pay to County the sum of Two Million One Hundred Twenty-Nine Thousand Seventy-Nine Dollars (\$2,129,079.00) (the "County Payment"), which is the discounted net present value (using a discount rate of 8.15% per annum), of the estimated future revenues from the Horizon Garage payable to County under the terms of the Master Agreement and the Operating Agreement. Purchaser shall in good faith attempt to obtain County's agreement to accept such payment as payment in full of all obligations due to County under the terms of the Master Agreement and the Operating Agreement or otherwise due to County, and to execute terminations of the Master Agreement and the Operating Agreement at Closing. If County will not agree to accept such payments and to terminate the Master Agreement and the Operating Agreement at Closing, Seller or Purchaser may at its option elect to terminate this Agreement, and no Parties shall have any further rights or obligations under this Agreement. Purchaser shall be responsible for obtaining the agreement of USC that the above-described prepayment of the estimated future revenues from the Garages payable to County under the terms of the Operating Agreement is acceptable to USC.

5. Termination or Amendment of Agreements. At Closing, City, Seller and USC shall execute a termination of all of their rights and obligations under the Master Agreement and the Operating Agreement and terminate or amend (as appropriate) the Ancillary Agreements. Purchaser shall be responsible for obtaining USC's execution of such terminations and amendments.

6. Title and Survey. Seller shall cause the satisfaction at Closing of any mortgage lien on the Property securing the Discovery Debt. Purchaser shall have the right, at its expense, to make such examinations of title and survey as it deems necessary or desirable. Purchaser shall notify Seller of its objection to any matters of title (such objections being referred to as the "Title Exceptions") and of its objection to any matters of survey (such objections being referred to as the "Survey Exceptions"). Seller shall notify Purchaser within ten (10) days after receipt of Purchaser's notice whether it will be able to cure or remove the Title Exceptions and Survey Exceptions, as applicable. If Seller shall notify Purchaser that it is unable or unwilling to cure or remove any Title Exceptions or Survey Exceptions, then Purchaser shall have the option to terminate this Agreement, which shall be exercised within ten (10) days after receipt of Seller's notice. If Purchaser does not give such notice of termination within said time, Purchaser shall be deemed to have waived such Title Exceptions and Survey Exceptions. All matters of title and survey as to which Purchaser does not give notice of a Title Exception or Survey Exception within the time period specified above, together with all Title Exceptions and Survey Exceptions which Purchaser is deemed to have waived pursuant to the preceding sentence, and together with the lien for current year property taxes not yet due and payable, are referred to collectively herein as the "Permitted Exceptions." Purchaser acknowledges the existing agreement between USC and SCDOT whereby SCDOT is entitled to 200 parking spaces without charge in the Discovery Garage, which agreement will be a Permitted Exception.

7. Closing. The Parties shall endeavor in good faith to close on the Payoff Date. In order to comply with such closing date, the Parties will endeavor to pre-close on or around February 15, 2017. Closing shall take place at the offices of Purchaser's counsel in Columbia, South Carolina, or at such other place as the Parties may otherwise agree.

8. Seller's Closing Documents. Seller shall execute and deliver the following at Closing for each of the Garages:

- (a) **Settlement Statement.** A settlement statement evidencing the disbursements at Closing.
- (b) **Assignment and Assumption of Leases.** Recordable assignments of the Leases. Purchaser shall be responsible for obtaining the consent of USC as lessor to the assignments of the Leases.
- (c) **Deed.** Limited warranty deed of the Improvements on the applicable Parcel, subject only to the Permitted Exceptions. The deed shall be in proper form for recording and shall be duly executed, witnessed and acknowledged.
- (d) **Space Leases Assignment.** Assignment by Seller and Assumption by Purchaser of all rights and obligations of Seller under the Space Leases.
- (e) **Bill of Sale.** Bill of sale for the Personal Property located on the applicable Parcel, to the extent owned by Seller, conveyed "AS IS", subject to no liens or encumbrances.
- (f) **Termination of Agreements.** Termination of the Master Agreement and the Operating Agreement by City and Seller, as applicable.

(g) Assignment of Vendor's Bonds, Warranties, Service Contracts and Insurance Policies. Assignment of all vendors' bonds, warranties, service contracts, management agreements and insurance policies, applicable to the Property, where permissible and requested by Purchaser.

(h) Licenses and permits. An assignment of all assignable licenses and permits in connection with the Property.

(i) Evidence of Authority. Evidence that this Agreement and all closing documents executed by Seller have been duly authorized, executed and delivered by Seller.

(j) Affidavits as to Liens and Possession. Affidavits and indemnification agreements, for the benefit of Purchaser and Purchaser's title insurance company (in the form required by the title insurance company) that there are no amounts owed for labor, materials or services respecting the Property and that there are no parties in possession except under leases entered into by USC as operator of the Property.

(k) Form 1099. Information for Form 1099 reporting of the sale.

(l) Residency Certificate. Certificates, certifying under oath, that the Seller is not a "non-resident" within the meaning of S.C. Code §12-8-580 nor a "foreign person" as defined in Section 1445 of the U.S. Internal Revenue Code. In the event Seller fails to deliver the certificates referred to above or fails to provide evidence suitable to Purchaser of exemption from the S.C. and IRS Code Sections referenced above then Purchaser shall deduct and withhold from the cash portion of the purchase price the amounts required by said Code Sections and remit said amounts with the required forms to the Internal Revenue Service and the South Carolina Department of Revenue and Purchaser shall receive a credit against the cash portion of the purchase price for the amounts so withheld.

(m) Such other documents, consistent with the terms of this Agreement, as are customarily provided by a Seller at a commercial real estate closing.

9. Purchaser's Closing Documents. Purchaser shall execute and deliver the following at Closing for each of the Garages:

(a) Settlement Statement. A settlement statement evidencing the disbursements at Closing.

(b) Assignment and Assumption of Leases. Recordable assignments of the Leases.

(c) Space Leases Assignment. Assignment by Seller and Assumption by Purchaser of all rights and obligations of Seller under the Space Leases.

(d) Evidence of Authority. Evidence that this Agreement and all documents executed by Purchaser have been duly authorized, executed and delivered by Purchaser.

(e) Such other documents, consistent with the terms of this Agreement, as are customarily provided by a purchaser at a commercial real estate closing.

10. Closing Costs, Taxes and Assessments. Each of the Parties shall pay its own attorney's fees arising from this transaction. Purchaser shall pay the transfer tax on the deed, if any. Purchaser shall pay all other closing costs, including recording fees.

11. Revenues and Expenses. The intention of the Parties is that upon payment by Purchaser of the Purchase Price and the County Payment at Closing, USC shall not owe any further payment to City, Seller or County with regard to the Garages as operated by USC. Until the Closing, USC shall continue to operate the Garages in accordance with the Operating Agreement. Revenues from the Garages received after Closing, but allocable to rental periods before the Closing, shall be retained by USC. Expenses of operating the Garages due after Closing, but allocable to the period before Closing, shall be paid by USC. All rental deposits and prepaid rents for parking spaces, offices, retail space and all other spaces in the Garages held by Purchaser as operator of the Garages shall be retained by USC after Closing.

12. Representations and Warranties to be provided by USC and Purchaser at Closing Concerning Garages' Operations and Payments with Respect to Use of the Garages. Purchaser shall obtain and provide to Seller and City at Closing the following written representations and warranties of USC to Seller and City, all of which will be confirmed at, and survive after, the Closing.

(a) In accordance with Paragraph 12 of the Operator's Tax Agreement, during the period beginning on February 23, 2007 and ending on the Payoff Date, other than: (i) the use of the portions of the Project (as defined in the Operator's Tax Agreement) enumerated in paragraphs 7 and 10 of the Operator's Tax Agreement; (ii) use of the Project by "governmental persons" (within the meaning of Section 1.141-1(b) of the Treasury Regulations); and (iii) general public use (in accordance with Section 1.141-3(c) of the Treasury Regulations, USC has not granted to any person or entity any rights or other entitlements for use of the Project.

(b) Of the \$2,592,856.00 payment to the City (described in paragraph 3(b) above), \$320,847 is allocable to estimated future revenues from the Horizon Garage and \$2,272,009 is allocable to estimated future revenues from the Discovery Garage. The amounts described in the preceding sentence are the sole amounts that have been paid, are being paid or are to be paid to the City with respect to any person's or entity's use of the Garages.

In addition, Purchaser will make the representations and warranties contained in Section 12(b) above as of the Closing, which will survive after the Closing.

13. Covenant Concerning City GO Bonds. Purchaser shall obtain and provide at Closing the agreement of USC that, in the event of an Internal Revenue Service examination of the City GO Bonds, including the \$6,260,000 City of Columbia, South Carolina General Obligation Refunding Bonds, Series 2015 (the "2015 Bonds"), USC shall provide copies of all contracts for any use of the Horizon Garage, during the period USC has operated the Horizon Garage, to the City (or its designated representative). Purchaser agrees that it will provide copies of contracts for any use of the Horizon Garage, for the period from the date Purchaser closes on the purchase of the Horizon Garage through the remaining term of the 2015 Bonds, which mature June 1, 2027, to the City (or its designated representative).

14. Seller's Warranties. Seller makes the following representations and warranties, all of which shall survive Closing:

(a) **Pending Actions.** To Seller's actual knowledge there is no litigation, judicial or administrative proceeding or government investigation against City, Seller or the Property which would materially adversely affect the Seller's ability to comply with the terms of this Agreement.

(b) **Management and Leasing Agreements.** Except for the Operating Agreement, Seller has not entered into any agreements concerning management or leasing of the Property and has no knowledge of any Party claiming any right to management fees or leasing commissions.

(c) Except for existing recorded documents as of the date hereof and existing matters as of the date hereof that would be shown by a current survey of the Property (the "Permitted Exceptions"), Seller has not encumbered the Property during the terms of the Leases.

15. Property Sold As Is. PURCHASER ACKNOWLEDGES THAT, EXCEPT AS OTHERWISE EXPRESSLY SET FORTH HEREIN, PURCHASER IS PURCHASING THE PROPERTY FROM SELLER "AS IS" AND WITHOUT WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, AS TO THE CONDITION OF THE PROPERTY, ITS FITNESS FOR ANY PARTICULAR PURPOSE, OR ITS COMPLIANCE WITH ANY LAWS AND REGULATIONS, INCLUDING WITHOUT LIMITATION ENVIRONMENTAL LAWS AND REGULATIONS.

16. Remedies.

(a) If Seller or City defaults on its obligations under this Agreement, and such default is not cured within ten (10) days after written notice from Purchaser, Purchaser may either terminate this Agreement or seek specific performance of this Agreement, but shall have no other remedy.

(b) If Purchaser defaults on its obligations under this Agreement, and such default is not cured within ten (10) days after written notice from Seller or City, Seller or City may either terminate this Agreement or seek specific performance of this Agreement, but shall have no other remedy.

17. Destruction or Condemnation. If, prior to closing, all or any part of the Property is damaged by fire, water or any other casualty or is taken or threatened to be taken by eminent domain, and the cost of repairs which exceed \$500,000, Seller shall provide written notice thereof to Purchaser and Purchaser may elect to terminate this Agreement by written notice thereof to Seller and City. In the event that Purchaser shall so elect, all Parties shall be relieved and released from any further liability hereunder, and Purchaser shall be entitled to a refund of the Earnest Money together with any interest earned thereon. Unless this Agreement is so terminated, it shall remain in full force and effect and, the Seller shall assign, transfer and set over to Purchaser all of the Seller's right, title and interest in and to any insurance proceeds or awards that may be made for such casualty or taking together with the amount of any insurance deductible, if applicable.

18. Risk of Loss. Except as provided in the Master Agreement or Operating Agreement, the risk of loss in connection with the Property shall be borne by Seller until Closing.

19. Assigns. This Agreement shall be binding upon and shall insure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

20. Commissions. Each Party represents and warrants that it has not contracted for or is subject to any claim for brokerage commissions or similar fees, and agrees to be responsible for any claim to such arising from said Party's actions.

21. Entire Agreement. It is understood and agreed that all understandings and agreements heretofore and between the Parties hereto are merged in this Agreement, which alone fully and completely expresses their agreement, and no Party is relying upon any statement or representation not embodied in this Agreement, made by the other. The covenants and warranties contained herein shall survive the Closing.

22. Modification. This Agreement may not be modified or amended nor shall any of its provisions be waived except by a written instrument signed by the Parties.

23. Possession. Possession of the Property will be delivered at Closing, subject to the rights of tenants.

24. Severability. In the event any provision in this Agreement shall be held by a court of competent jurisdiction after final appeal (if any) to be illegal, unenforceable or contrary to public policy, then such provision shall be stricken and the remaining provisions of this Agreement shall continue in full force and effect.

25. Time of Essence. Time is of the essence to the Parties with respect to this Agreement and closing of the sale provided for herein.

26. Paragraph Headings. The paragraph headings contained herein are for convenience only, and should not be construed as limiting or altering the terms hereof.

27. Governing Law. This Agreement shall be construed and enforced according to the laws of the State of South Carolina.

28. Notices. Any notice, approval or other communication which may be required or permitted to be given or delivered hereunder shall be in writing and shall be deemed to have been given, delivered and received (i) as of the date when the notice is personally delivered, (ii) if mailed, in the United States Mail, certified, return receipt requested, as of the date which is the date of the post mark on such notice, (iii) if delivered by courier or express mail service, telegram, facsimile or mailgram where the sender provides or retains evidence of the date of delivery, as of the date of such delivery; (iv) if by facsimile or email, when the message is received in the office of the addressee, provided that a hard copy referencing the date of facsimile delivery or email is sent the same day by one of the other methods of delivery set forth above. The addresses for notice purposes are as follows:

To Seller and City:
City of Columbia
Attention: City Manager
P.O. Box 147
Columbia, SC 20217
Phone: (803) 545-3026

With a copy to:
City Attorney
P.O. Box 667
Columbia, SC 29202
Phone: (803) 737-4242

To Purchaser:
The University of South Carolina Development
Foundation
USC Foundations
1027 Barnwell Street
Columbia, SC 29208
Attention: Executive Director
Phone: (803) 771-0201
With a copy to:
John B. McArthur, Esquire
Haynsworth Sinkler Boyd, P.A.
P.O. Box 11889
Columbia, SC 29101-3232
Tel: (803) 540-7807
Fax: (803) 765-1243
jmcArthur@hsblawfirm.com

29. City Approval. City joins in the execution hereof for the purpose of approving and authorizing the sale by Seller of the Property as provided herein and agreeing to all terms hereof.

30. Execution of Required Documents by USC. The obligations of Seller and City under this Agreement are conditional upon Purchaser obtaining at Closing execution by USC of all agreements and documents to be executed by USC as provided in this Agreement.

IN WITNESS WHEREOF, this Agreement has been duly signed, sealed and delivered by the Parties hereto the day and year of the last signature below.

WITNESSES:

PURCHASER:

THE UNIVERSITY OF SOUTH CAROLINA
 DEVELOPMENT FOUNDATION

By: _____
 Print Name: _____
 Its: _____
 Date: _____

SELLER:

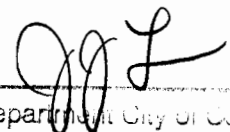
COLUMBIA PARKING
 FACILITIES CORPORATION

By: _____
 Print Name: _____
 Its: _____
 Date: _____

CITY OF COLUMBIA

By: _____
 Teresa B. Wilson
 Its: City Manager
 Date: _____

APPROVED AS TO FORM


 Legal Department City of Columbia, SC



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 1917 Wiley Street, TMS #11212-17-07

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-107 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for 1917 Wiley Street, Richland County TMS #11212-17-07

City Council District:3

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to modify the land use classification from EC to UCR-1.

Applicant: Columbia Development Corporation

Staff Recommendation: Approval

PC Recommendation:10/10/2016; Approval (8-0)

ATTACHMENTS:

- **#a:** 11-15-16_ZPH_COMPPLan_Case_Summary_1917-WileyStreet (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY 1917 WILEY STREET, TMS# 11212-17-07

City Council District:	3
Proposal:	Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to modify the land use classification from EC to UCR-1.
Applicant:	Columbia Development Corporation
Staff Recommendation:	Approval
PC Recommendation:	10/10/2016; Approval (8-0)
Public Hearing, 1 st Reading:	11/15/2016; PENDING
Public Hearing, 2 nd Reading:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~0.5 acres
Current Use: Vacant lot
Proposed Use: Residential
Land Use Classification: Employment Campus (EC)
Proposed Land Use Classification: Urban Core Residential – Small Lot (UCR-1)
Current Zoning: Light Industrial District (M-1)
Proposed Zoning: General Residential District (RG-2)
Census Tract: 26.02

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Employment Campus (EC) in The Columbia Plan 2018 Future Land Use Map.

Areas dedicated to concentrations of employment uses ranging from professional services, research and development and light production facilities. They are often designed in parks with internal street networks, extensive green spaces and large format buildings. These districts are most often found at the urban edge and require large tracts of land. These campuses are comprised primarily of office buildings including corporate

offices, medical or professional offices, medical research facilities, office suites, and non-polluting manufacturing, and research and development uses. Redevelopment and infill in these districts with more supporting uses like multi-family residential and other retail/entertainment uses is encouraged with access to multi-modal transit stops in and near the employment campus.

Staff recommends that the subject property be designated Urban Core Residential – Small Lot (UCR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center, most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

Employment Campus (EC):

Primary Types

- Medium to High-rise Office/Services
- Medium to Extra Large Format Flex

Secondary Types

- Multi-family Medium to High-rise Mixed-use
- Parking Structures and Lots

Tertiary Types

- Small to Large Commercial
- Single-family Attached
- Small to High-rise Multi-family
- Parking Structures and Lots

Urban Core Residential – Small Lot (UCR-1):

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family

Tertiary Types

- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is covered by *The Rosewood Plan: A Neighborhood and Corridor Plan*, which was adopted by the City in July 2012. The parcel is located in the Edisto Court Community Neighborhood Association, and is within the Neighborhood Study Area boundary of the Plan. The Plan proposed a land use classification of Single-Family – Small Lot and a zoning of RS-3 for the subject property. The Plan recommends the development of design guidelines for new residential construction within the neighborhood (for both single-family and multi-family). The Plan also recommends establishing/maintaining a larger tree canopy within the Rosewood area.

STAFF RECOMMENDATION

Staff recommends that City Council consider the adoption of the attached ordinance to amend Chapter 8.3 of *The Columbia Plan: 2018 – Future Land Use Map* to modify the land use classification for the property from EC to UCR-1.

Future Land Use Map

1917 Wiley Street; TMS# 11212-34.a
Existing FLU: EC; Proposed FLU: UCR-1

Department of Planning & Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
-  UER-1 - Urban Edge Residential Small Lot
-  UER-2 - Urban Edge Residential Large Lot
-  UCAC-1 - Urban Core Neighborhood Activity Center
-  UCAC-2 - Urban Core Community Activity Center
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Corridor
-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



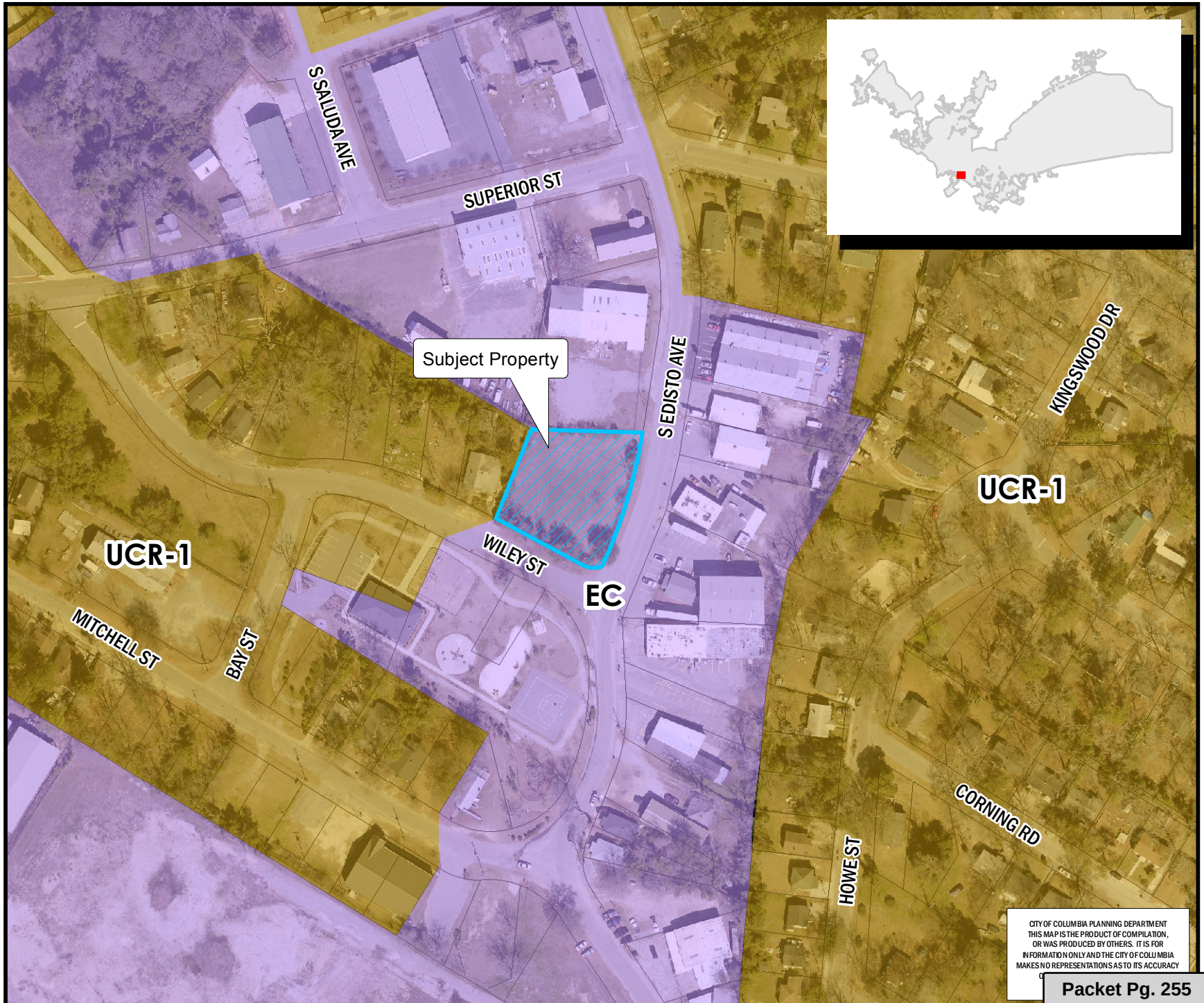
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 31, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 255

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2016-107

*Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for
1917 Wiley Street, Richland County TMS #11212-17-07*

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, 1917 Wiley Street, Richland County TMS #11212-17-07 was included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and was assigned the designated future land use classification of Employment Campus (EC), while the future land use classification of Urban Core Residential – Small Lot (UCR-1) is more appropriate, and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ___ day of _____, 2016, that the designated land use for 1917 Wiley Street, Richland County TMS #11212-17-07 was identified as Employment Campus (EC) in Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property is apportioned to City Council District 3, Census Tract 26.02, contains 0.5 acres, and the land use classification shall be amended to Urban Core Residential – Small Lot (UCR-1).

Requested by:

Assistant City Manager Gentry

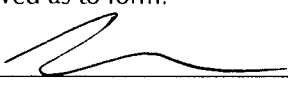
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:
Final Reading:



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 3403 Lyles Street, TMS #09107-13-08

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-106 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 3403 Lyles Street, Richland County TMS# 09107-13-08

City Council District:1

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to assign a land use classification of Urban Core Residential - Small Lot (UCR-1).

Applicant:City of Columbia

Staff Recommendation: Approval

PC Recommendation:10/10/2016; Approval (8-0)

ATTACHMENTS:

- **#a:** 2016-106 add 3403 Lyles to Comprehensive Plan 2018 Land Use Map (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING

Updated: 11/10/2016 6:48 PM

Page 1

Packet Pg. 257



CITY COUNCIL

November 15, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY 3403 LYLES STREET, TMS# 09107-13-08

City Council District:	1
Proposal:	Request to amend Chapter 8.3 of The Columbia Plan 2018 – Future Land Use Map to assign a land use classification of Urban Core Residential – Small Lot (UCR-1).
Applicant:	City of Columbia
Staff Recommendation:	Approval
PC Recommendation:	10/10/2016; Approval (8-0)
Public Hearing, 1 st Reading:	11/15/2016; PENDING
Public Hearing, 2 nd Reading:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~0.19 acres

Current Use: Residential

Proposed Use: Residential

Land Use Classification: Currently unassigned

Current Zoning: General Residential District, -Design Preservation Area (Earlewood Protection Area A) (RG-2, -DP)

Proposed Land Use Classification: Urban Core Residential – Small Lot (UCR-1)

Census Tract: 6

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently not assigned a land use classification by The Columbia Plan 2018 Future Land Use Map. The property was annexed into the City during the development of the Land Use Map, and was missed accordingly.

Staff recommends that the subject parcel be designated Urban Core Residential – Small Lot (UCR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center, most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate

for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family

Tertiary Types:

- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is covered by *The Master Plan for the Villages of North Columbia*, which was completed in December 2005 and adopted by the City. The property is within the Artist Village area, and is designated by the Plan as Low Density Residential (Single-Family Detached Homes). The property is within a five-minute walking distance of the designated Sunset Drive at River Drive/Clement Road activity node. The Plan touted the Protection Area Design Guidelines as a positive approach for the protection of the Earlewood neighborhood.

STAFF RECOMMENDATION

Staff recommends that City Council adopt an ordinance to adopt a land use classification of UCR-1 for the property.



Future Land Use Map

3403 Lyles Street; TMS# 09
Proposed FLU: UCR-1

35.a

Department of Planning &
Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
-  UER-1 - Urban Edge Residential Small Lot
-  UER-2 - Urban Edge Residential Large Lot
-  UCAC-1 - Urban Core Neighborhood Activity Center
-  UCAC-2 - Urban Core Community Activity Center
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Corridor
-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



0 25 50 100
Feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:

Leigh DeForth
September 2, 2016



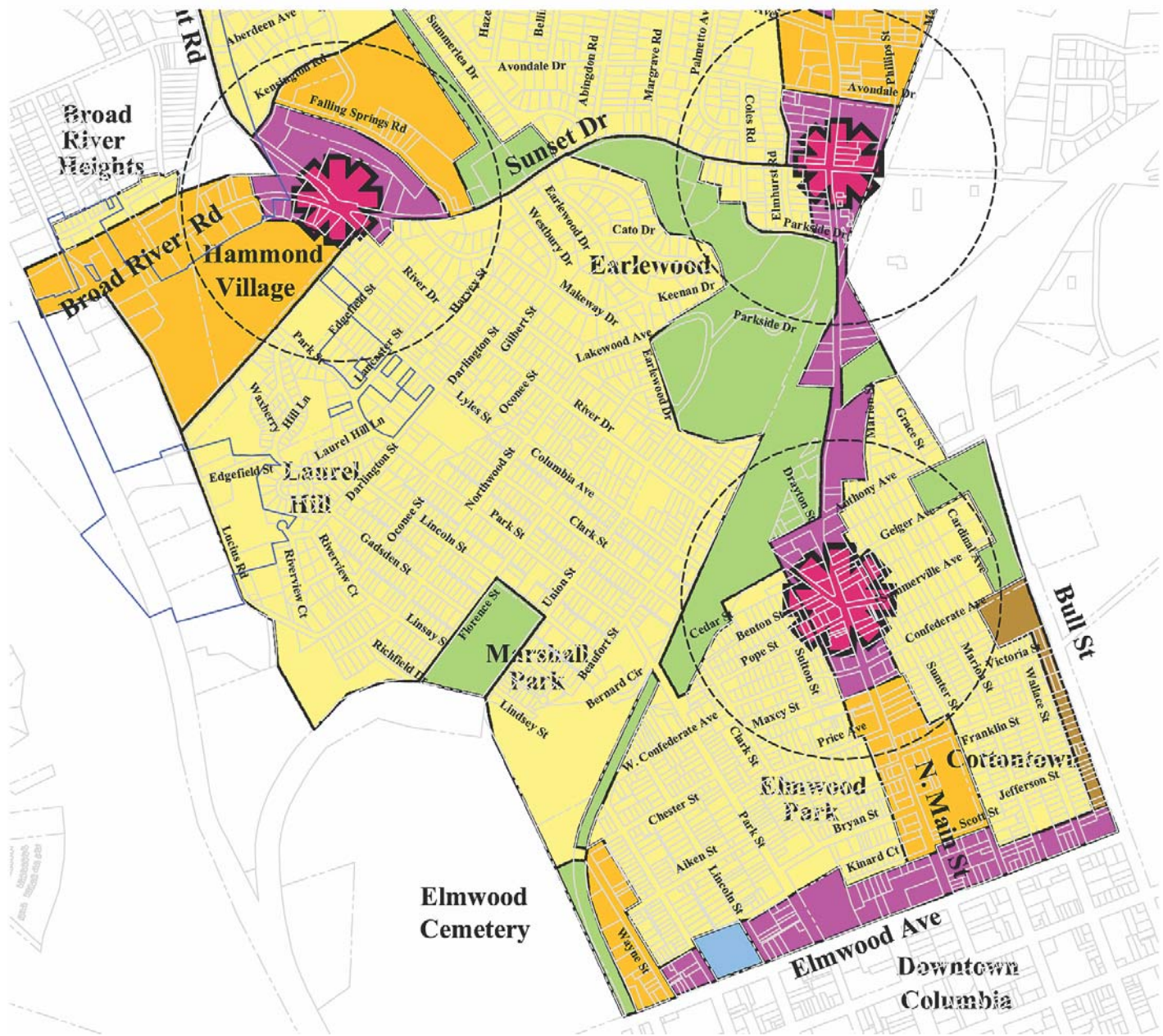
We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



LEGEND:

- LOW DENSITY RESIDENTIAL (SINGLE-FAMILY DETACHED HOMES)
- MEDIUM DENSITY RESIDENTIAL (TOWNHOMES, DUPLEX, LIVE WORK UNITS)
- MIXED-USE (RETAIL/OFFICE GROUND FLOOR, RESIDENTIAL/OFFICE UPPER FLOORS)
- COMMERCIAL (ONE STORY RETAIL SERVICES)
- URBAN TRANSITIONAL DISTRICT (SINGLE-FAMILY HOMES CONVERTING TO OFFICE, RETAIL)
- GREENSPACE (PARKS, GREENWAYS)
- INSTITUTIONAL (PUBLIC SCHOOLS, COMMUNITY SERVICES)
- HIGHER EDUCATION INSTITUTIONS

ACTIVITY NODE

- MAJOR NODE**
 - N MAIN ST AT HYATT PARK
 - N MAIN ST AT MASON RD
- MODERATE NODE**
 - FARROW RD AT TARRAGON DR
 - N MAIN ST AT COLUMBIA COLLEGE DR
 - N MAIN ST AT AT RIVER RD
- MINOR NODE**
 - N MAIN ST AT SUNSET DR
 - BROAD RIVER DR/SUNSET DR AT CLEMENT RD/RIVER DR
 - N MAIN ST AT COLONAIL DR
- FIVE MINUTE WALKING DISTANCE**

Master Plan

Artist Village

ORDINANCE NO.: 2016-106

*Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include
3403 Lyles Street, Richland County TMS# 09107-13-08*

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, 3403 Lyles Street, Richland County TMS# 09107-13-08 was mistakenly not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classification of Urban Core Residential – Small Lot (UCR-1), and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ___ day of _____, 2016, that 3403 Lyles Street, Richland County TMS# 09107-13-08 shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 1, Census Tract 6, contains ~0.19 acres, and shall be assigned a land use classification of Urban Core Residential – Small Lot (UCR-1).

Requested by:

Assistant City Manager Gentry

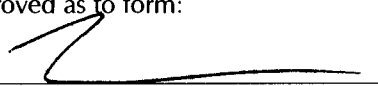
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Pursuant to §17-654(B), Amend the Design Guidelines for the Waverly Protection Area (§17-681(C)(3))

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Council District: 2

Proposal: Request the adoption of revised guidelines for the Waverly Protection Area (§17-681(c)(3)), concurrent with the consolidation of Area A and Area B into a singular Waverly Protection Area.

Applicant: Krista Hampton, Planning & Development Services Director, City of Columbia

Staff Recommendation: Approval

D/DRC Recommendation: 09/08/2016; Approval (6-0)

PC Recommendation: 10/10/2016; Approval (8-0)

ATTACHMENTS:

- **#a:** Guidelines Amendment-Waverly Guidelines (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING

Updated: 11/9/2016 4:32 PM

Page 1

Packet Pg. 264



CITY COUNCIL

November 15, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

DESIGN GUIDELINES AMENDMENT CASE SUMMARY

PURSUANT TO §17-654(B), AMEND THE DESIGN GUIDELINES FOR THE WAVERLY PROTECTION AREA (§17-681(C)(3))

Council District:	2
Proposal:	Request the adoption of revised guidelines for the Waverly Protection Area (§17-681(c)(3)), concurrent with the consolidation of Area A and Area B into a singular Waverly Protection Area.
Applicant:	Krista Hampton, Planning & Development Services Director, City of Columbia
Staff Recommendation:	Approval
D/DRC Recommendation:	09/08/2016; Approval (6-0)
PC Recommendation:	10/10/2016; Approval (8-0)
ZPH, 1st Reading:	11/15/2016; PENDING
2nd Reading:	12/06/2016; PENDING

DETAIL

The purpose of this amendment is to update the existing design guidelines for the Waverly Protection Area. Several years ago the neighborhood leadership requested that the City begin looking at adding demolition review to the perimeter of the district which is currently Area B. In more recent discussions, which began in earnest around December 2015, the neighborhood leadership expressed interest in not only adding demolition review to Area B but strengthening review of historic buildings in the central residential core, or Area A, of the district. In response to feedback at public meetings and from property owners, City staff drafted several changes to the guidelines and complied with a request to combine Area A and Area B into one district, while maintaining existing guidelines for non-residential buildings. The resulting guideline document expresses this change and adds review of the few items requested at the public meetings: roofs, porches, windows and siding, with some flexibility built in to address the fact that this area has already seen a number of changes. The development of the draft guidelines does not represent changes in the type of district; this is still a Protection Area. These guidelines have been presented to and reviewed by the community affected.

This amendment is to be considered concurrently with a zoning map and text amendment. As the guidelines have been revised to treat the Waverly Protection Area as one area, consolidating Areas A and B, a map and text amendment is necessary as both the zoning map and text currently distinguish between Areas A and B.

PLANS, POLICIES, AND LAND USE

The Waverly Protection Area was planned for as a part of *A Plan for the Redevelopment of East Central City* (2004). This plan noted the resurgence already underway in the Waverly neighborhood, and recommended the creation of a historic district to enable the neighborhood to better control the type and quality of new development.

STAFF RECOMMENDATION

Staff recommends City Council adopt the revised guidelines for the Waverly Protection Area (§17-681(c)(3)) pursuant to §17-654(b). Staff recommends City Council concurrently consider a map and text amendment to consolidate Waverly Protection Areas A and B into a singular Waverly Protection Area.

WAVERT PROTECTION AREA

Existing Map

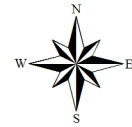
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City of Columbia
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Proposed Map

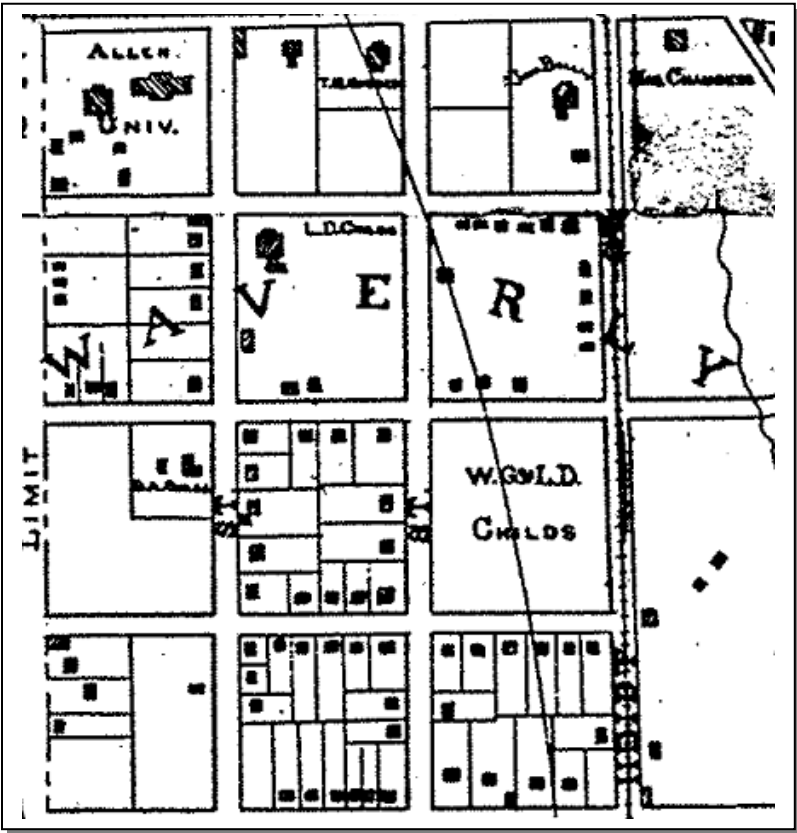
WAVERLY PROTECTION AREA



*Department of Planning &
Development Services*

This map was prepared by: ladeorth
Date: Aug

September 2016



1895 Map of Columbia, Niernsee & Lamotte

City of Columbia
Planning and Development Services

Waverly Protection Area Design Guidelines

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WAVERLY PROTECTION AREA DESIGN GUIDELINES

In 2016, over a decade after its original designation in 2005, the Waverly Neighborhood requested that the guidelines for the area be updated and strengthened, to include several items: Combining Area A (residential core) and Area B (commercial corridor) into one district; Placing more stringent regulation on the loss of original exterior materials; and adding sign review to historic buildings and new construction.

SECTION I PURPOSE

Design Guidelines are criteria and standards that the Design/Development Review Commission must consider in determining the appropriateness of proposed work within a historic district. Appropriateness of work must be determined in order to accomplish the goals of historic zoning, which are:

Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of areas, sites and structures that constitute or reflect distinctive features of the economic, social, cultural or architectural history of the city and its distinctive physical features;

Foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, and structures;

Resist and restrain environmental influences adverse to such purposes;

Encourage private efforts in support of such purposes; and

By furthering such purposes, promote the public welfare, strengthen the cultural and educational life of the city, and make the city a more attractive and desirable place to live and work.

SECTION II DISTRICT PRINCIPLES AND GOALS

Maintain residential character;

Encourage new residential design that is compatible with historic patterns;

Preserve historic structures that tell story of community;

Encourage orderly development along adjoining corridors that will enhance residential core

SECTION III HISTORIC SIGNIFICANCE, DESIGN CHARACTERISTICS & BOUNDARY DESCRIPTION

A. HISTORICAL SIGNIFICANCE

Excerpted from National Register Nomination by Mary Parramore & Frank Brown III; 1989

The historic core of the Waverly neighborhood was originally an early subdivision of an antebellum plantation by the same name located on the outskirts of Columbia. By the early twentieth century, it had evolved into a community of African-American artisans, professionals and social reformers, many of whom made significant contributions to the social and political advancement of blacks in Columbia and South Carolina. Waverly's public institutions and other historic resources are also significant for their association with individuals who played an active role in achieving a political voice for Southern blacks. The neighborhood's concentration of educational facilities for African-Americans is significant for their service to blacks throughout the state, and the South, when racial discrimination denied many blacks educational opportunities equivalent to whites.

The Waverly Protection Area is significant as Columbia's first suburb. As early as 1870, the twin catalysts of private land speculation and inter-urban transportation improvements shaped the city's growth, making Waverly Columbia's first residential neighborhood located outside the original city limits. An early subdivision of an antebellum plantation, Waverly developed following the opening of railroad shops two blocks west of the neighborhood in the late 1860s. The growth of the neighborhood was further encouraged by the introduction of the electric streetcar service in 1894. By the turn of the twentieth century, the historic core of Waverly, bounded by Taylor, Heidt, Gervais, and Harden Streets, had developed into a populous, racially mixed residential neighborhood.

In the late nineteenth century, black families were settling in the Waverly neighborhood, at first in small but later in growing numbers. Waverly, with its educational and medical facilities, gradually became a neighborhood of choice for many blacks. By 1903, blacks represented a majority of Waverly residents by a ratio of nearly two to one. The Waverly community was gradually transformed from a predominantly white suburb to a neighborhood composed almost entirely of blacks, a significant number of whom were professionals. Before World War I, most white residents of Waverly had moved to separate all-white suburbs such as Shandon. By the late 1920s, Waverly had evolved into Columbia's most prominent black community. Its importance to black history is reflected not only in the homes of its residents but also in its concentration of institutions such as Allen University and the Good Samaritan-Waverly Hospital. These and other institutions served many blacks at a time when equal educational opportunities and proper medical treatment were generally denied them as a result of racial discrimination. Blacks in Waverly created a nearly self-sufficient community of black-owned businesses, hospitals, churches, and schools, which served Waverly residents and other South Carolina blacks. Waverly residents were also active in civil rights efforts as early as the 1930s, and some of them became local and regional leaders.

The Waverly Protection Area is significant for its unique concentration of schools, which served the black community and the state during the era of de facto and eventually legislated segregation. The presence of a large group of black urban professionals in Waverly was directly related to the large number of schools offering many levels of training. When Allen University first opened in the 1880s, an elementary and secondary education, a rare opportunity for black children, was offered in addition to a regular college curriculum for adults. Buildings throughout the Waverly community housed Allen administrators and professors and served as classrooms in addition to housing educators associated with other black schools and colleges.

B. DESIGN CHARACTERISTICS

Residential Core

The residential architectural resources of the Waverly Protection Area represent a cross-section of Columbia's black community and the remnants of its earlier white population. These architectural resources date from and are representative of the period c. 1870 – c. 1940, with the majority constructed c. 1900 – c. 1920. These properties are stylistically typical of this period, predominantly Bungalows, central hall cottages, and several Folk Victorian residences. These were intermixed with shotguns and other smaller vernacular housing types, representing an economically diverse community. The economic intermingling of smaller rental properties with larger housing types continued in the twentieth century black community. Black professionals built larger brick Craftsman and Colonial Revival-influenced residences while the shotgun remained the most prominent smaller housing type. Unfortunately, only a few shotgun houses are left, as this neighborhood has lost about 40% of its buildings in the past few decades, before the City's historic designation in 2005 finally slowed the rate of loss in this significant area.

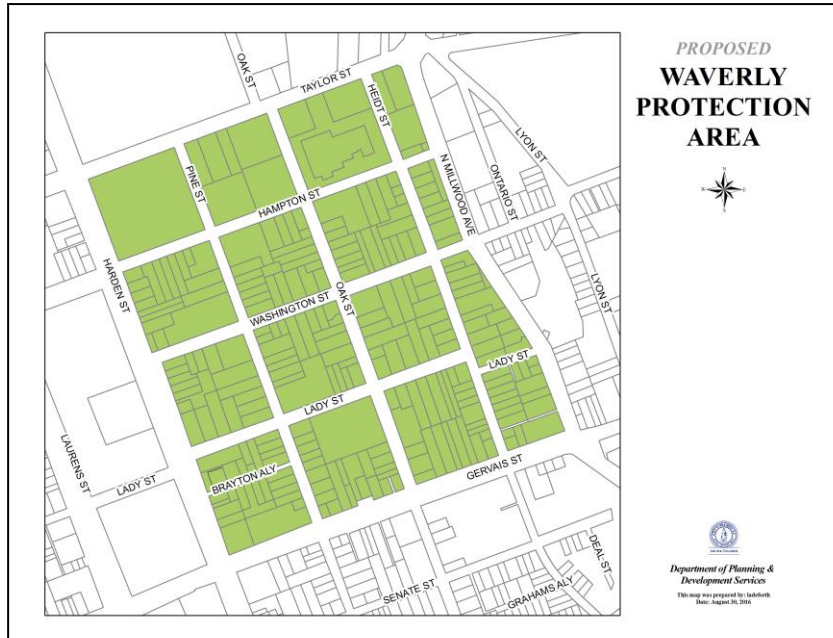
Commercial Corridors

The corridors surrounding the Waverly community have undergone significant change since the neighborhood was first developed. The residential and commercial buildings along the corridors have been replaced with commercial and institutional structures that serve a larger area or have been demolished, leaving vacant parcels. The size of the new buildings are such that they are sometimes an uneasy match. Newer buildings are more suburban in character with the main building at the rear of the lot surrounded by surface parking. One or two buildings remain of the neighborhood commercial past that this district seeks to re-establish; of particular note is Hills Grocery. This simple two-story building serves as an effective example of how to transition from residential to commercial without harming either. Buildings constructed for commercial purposes were typically one- and two-story brick commercial structures with little ornamentation.

C. BOUNDARY DESCRIPTION

The Waverly neighborhood derived its original configuration from an 1855 subdivision of lands owned by Robert Latta, an antebellum merchant and planter. The name "Waverly" was inspired by Sir Walter Scott's novels, which gained popularity among southern aristocrats in

the early nineteenth century. Waverly was laid out into blocks of approximately four-and-a-half acres each just east of the city boundary. The district is based on the core twelve blocks of the original Waverly neighborhood and is bounded by Harden Street on the west, Millwood Avenue on the east, Gervais Street on the south and Taylor Street on the north.



SECTION IV ADMINISTRATION

See Columbia Code of Ordinances Section 17-655 for more detailed information.

A. ACTIONS THAT REQUIRE DESIGN REVIEW

1. New construction
2. Additions/Enclosures visible from the public right-of-way
3. Fences, walls, driveways and parking lots
4. Demolition or relocation
5. Exterior changes to siding, windows, roofs, porches
6. Signs (on historic buildings or new construction only)
7. General maintenance and repairs

B. ACTIONS THAT DO NOT REQUIRE REVIEW

1. Painting and Color
2. Work not visible from the public right-of-way
3. Interior work
4. Replacement of doors
5. Removal of chimneys
6. Signs for existing, non-historic buildings

SECTION V GUIDELINES FOR NEW CONSTRUCTION

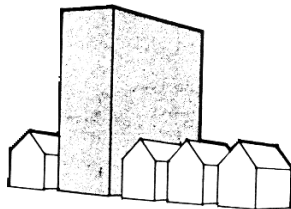
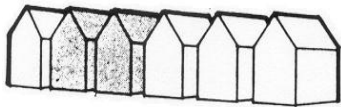
A. PRINCIPLES

Within the Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with similar buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles to be successful infill; they may reflect the era of their own construction while using significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to ensure that a new building blends with its context. It is hoped that the new construction of today will be contemporary and contextual so that it will be worthy of the affection and designation of future residents.

In addition to opportunities for residential infill construction, the Waverly neighborhood has numerous commercial and institutional uses at its core and on the periphery. New construction on these parcels should be reviewed to ensure good design and compatibility with other adjacent institutional or commercial buildings on the lot, but more importantly, to ***ensure that the essential residential character of the surrounding area is maintained and respected.***

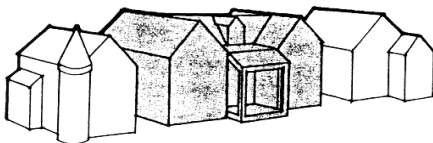
B. GUIDELINES

- 1. Height:** The characteristic height of residential structures in Waverly is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings.

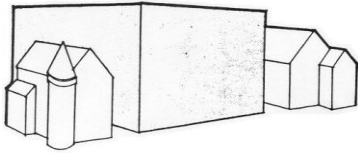


New construction shall not vary greatly in height from older buildings in the vicinity

- 2. Size & Scale:** The size and scale of a new building shall be visually compatible with surrounding buildings

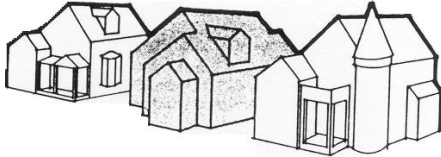


Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

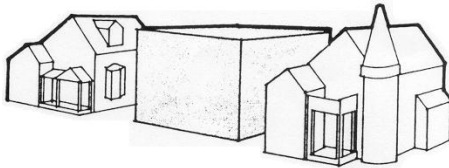


Do not construct buildings that disrupt the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.

3. Massing: Arrange the mass of a new building (the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors, arches)) so that it is compatible with existing historic buildings on the block or street.

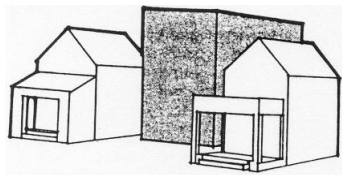
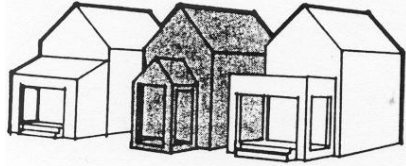


Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.



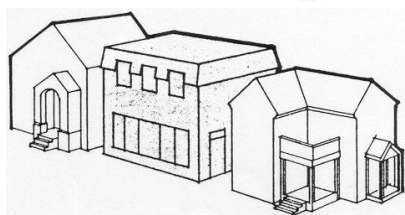
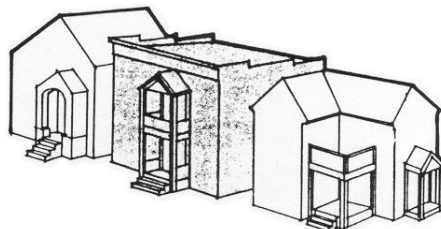
Do not construct single, monolithic forms that are not relieved by variations in massing.

4. Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures. In Waverly, the characteristic setback is between 15 - 25 feet.



Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.

5. Sense of Entry: Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos or other architectural forms that are found on historic structures on the block or street.



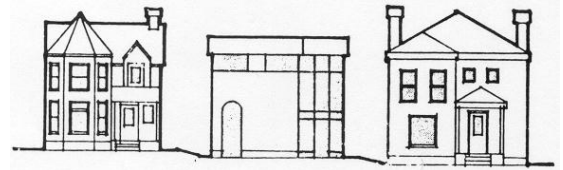
Do not construct facades without a strong sense of entry.

6. Rhythm of Openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door & window openings*) is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.

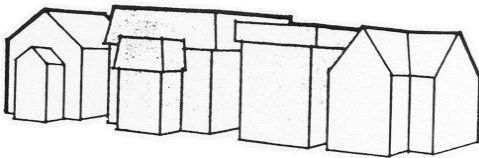
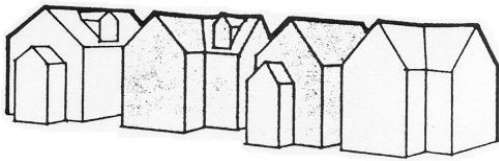


Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.

Do
not



7. Roof Shape: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Nearly all of the buildings in Waverly have pitched roofs, with gable, hip or a combination thereof as the predominant style.



Do not introduce roof shapes or pitches that are not found in the area.

8. Outbuildings: Construct garage and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale, and roof shape. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building.

9. Materials, Texture, Details: Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.

The predominant siding material is horizontally oriented weatherboard. Many historic structures are clad in brick. New materials that appear similar to these historic materials are appropriate.

SECTION VI GUIDELINES FOR ADDITIONS

A. PRINCIPLES

It is often necessary to increase the space of a building in order for it to continue to adapt to the owner's needs. Over time, a family's space needs change and, in order to accommodate these needs, a building may need to be enlarged. While these additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

Additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They should be clearly distinguished from original portions of building and should result in minimal damage to it. Character defining features of the historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of the building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of the building. They should be constructed so that if removed in the future, the essential form and integrity of the building will be unimpaired.

B. GUIDELINES

1. Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façade.
2. Design additions to be compatible with the original structure in materials, style and detailing.
3. Limit the size and scale of additions so that the integrity of the original structure is not compromised.
4. Additions are also subject to the guidelines for new construction

SECTION VII GUIDELINES FOR EXTERIOR CHANGES

A. Principles

Historic buildings have materials on the exterior that have lasted for decades and sometimes a century or more. These items typically require ongoing maintenance in order to prevent deterioration. In Waverly, there have already been a number of changes to historic siding, windows and porches, but a good deal of historic material is still intact. To assist with retaining those features which help make up the architectural character of these structures, the following guidelines shall apply.

B. Guidelines

1. Roofs

Roofs are important architectural elements that help form the exterior shape of a building and assist with defining its date, style and interior layout. Roofs also host chimneys,

dormers, and extend over eaves, which sometimes have decorative rafter tails. In this district the chimneys are not generally that critical to the architectural style; most of them are utilitarian. A small percentage of buildings have decorative eaves; instead, most eaves are boxed.

- a. Retain original roof shapes, pitches and dimensions.
- b. Retain original dormers and dormer vent shapes, detailing, pitches and dimensions.
- c. Chimneys may be removed.
- d. Eaves with rafter tails should not be boxed in.
- e. Roof material may be replaced with any roof material.

2. Siding/Trim

Wood siding and brick are the most common materials found in the area. These items are generally very durable and can last well over a century if properly maintained. Various replacement materials have characteristics that attempt to replicate wood, but cement fiberboard is thinner and taller than wood boards; vinyl does a better job of replicating the look of historic wood siding. Vinyl is also able to be applied over wood; cement fiberboard generally requires the removal of wood siding before it can be applied.

- a. Retain historic wood siding and trim, repair where necessary or replace in kind if needed.
- b. If vinyl siding is desired and can be applied over historic wood siding and trim without removal of architectural features or destruction of wood trim then it is allowed.
- c. Alternate siding that requires the complete removal of wood siding is not allowed.
- d. Alternate materials that jeopardize the integrity of wood siding may not be applied over the siding, such as stucco or synthetic stucco.
- e. Any new siding or trim used on an existing building should replicate the siding or trim that it is covering, as best as the product is able to do. Vinyl soffit is allowed even though it does not replicate historic soffits due to the limitations of the product.
- f. Wrapping wood trim in metal or vinyl is allowed.
- g. If the siding on the building is metal, PermaStone or asbestos it may be replaced with cement fiberboard if: 1) it is the original siding, or 2) there is original wood siding underneath that is more than 50% deteriorated or damaged beyond repair.
- h. If wood siding is found to be at least 50% completely deteriorated, damaged beyond repair, or missing it can be replaced with vinyl or cement fiberboard.
- i. Do not dramatically change or conceal a character-defining exterior feature with an alternate material, such as covering a stucco gable with a horizontal siding. These areas may be repaired or replaced in kind if deteriorated.

3. Windows

Designed to match the architecture of the house, historic windows are an integral and important component of historic buildings. While often considered the culprit of high energy bills, studies have shown that they are not typically the largest source of air loss in a house. As air pushes up through a building the attic plays a key role in energy loss and should be the first area to be insulated when considering energy efficiency and this is

often a lesser expense than replacement windows. The payback period on replacement windows is usually measured in decades. However, if a window has missing glass, has been painted in an open position or has areas of rot, it can be a source of energy loss and temperature discomfort and should be repaired.

Repairing windows can be easy or difficult depending on the window, and the cost can vary based on the deterioration. A lot of painters will un-stick windows so that they can function again, and it is important to have a working window in bedrooms for escape in case of an emergency.

Replacement windows vary in their ability to replicate historic windows; some of them look very flat because the muntins (grids) are between two pieces of glass. Some of them are smaller than historic windows because they come with their own framing.

- a. Historic windows should be retained and repaired rather than replaced.
- b. If a window is determined to be beyond repair by City Staff then it may be replaced.
- c. A replacement window must match the old window in design and materials.
Alternate materials can be used if they can replicate the general detailing of historic windows. Muntins (grids) should be on the exterior of the glass if used at all.
- d. Window openings should not be removed or created in existing walls of historic buildings.

4. Porches

Found on most of the historic buildings in Waverly, porches are the welcoming entrance to the building and offer support to the architectural character, with varying columns and railing designs specific to the era in which the building was constructed. A large number of porches have already been altered with replacement columns and railings, but these guidelines will help ensure that original porches are kept intact.

Owners are often tempted to enclose porches for additional year round living space. Although porch enclosures are generally not recommended, they can be done in an appropriate manner. Transparent materials, such as clear glass enclosures or screens that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

- a. Original porch columns and railings should be repaired rather than replaced.
- b. If the original porch columns cannot be repaired they should be replaced with a column that matches in form and height, but the material does not have to be wood.
- c. If the columns are not original then they can be repaired but if they are being replaced then a column more in keeping with the building's architecture should be installed. If the architectural style cannot be determined then simple square columns should be used.
- d. If additional height is requested above historic railings in order to meet modern building codes that height should be obtained with materials that minimize damage to original railings and columns.

- e. If the historic railing is damaged beyond repair then a new railing that is installed will likely have to be taller in order to meet current building codes. Maintain the pattern of the historic railing for picket design and spacing even with an increased height, or replicate the historic railing and use alternative methods to get up to the required height, such as a second top rail.
- f. Materials for railings should match the materials of the house, wood on houses with wood or vinyl siding, or iron or wood pickets for brick houses.
- g. Porch roof shapes and footprint should remain the same. Avoid expanding the front of a porch.
- h. If enclosures are undertaken, maintain the openness of porches using transparent materials such as glass or screens. Place enclosures behind significant detailing, so that the detailing is not obscured.

SECTION VIII GUIDELINES FOR FENCES/WALLS

A. Principles

Fences and walls serve to delineate property lines and act as a barrier to distinguish between a yard, sidewalk, and street. Wooden picket fences of simple design were the most common historically. Retaining walls of brick or cast concrete block with pilasters and coping are also common streetscape features in the district.

New fences and walls should respect traditional materials, design, and scale. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. Round, hexagonal, and flat-headed vertical pickets are most appropriate. Wood is the most appropriate material, particularly for simple frame buildings. They should complement the building and not obscure significant features. They should be no more than four feet on any street elevation and six feet on side and rear elevations.

B. Guidelines

1. Design a fence or wall so that it is compatible with the associated structure in design and materials.
2. Fences shall be no more than 4' in height in the front yard setback elevation and no more than 6' on side and rear elevations. Fences in secondary front yard setbacks should be reviewed for their impact on the pedestrian and other houses on the block.
3. The following materials are not permitted for fences or walls in the front or secondary front yard: chain link; concrete block unless painted, stuccoed or veneered in brick; artificial siding material (ex. T-111, corrugated metal).

SECTION IX DEMOLITION

A. Principles The demolition of an historic building should be an action of last resort. When a structure is demolished, the community loses a part of its history, which cannot be replaced. One of the character defining features of this area is the close proximity of structures, which creates a tightly woven neighborhood structure. When a house is removed and not replaced, the fabric of the neighborhood is undermined. Accordingly, such requests are reviewed very deliberately and require detailed information. Additionally, the removal of a structure without a replacement should be permitted in only the most extreme of circumstances and when all other options have been exhausted.

B. Criteria for Review *Reprinted from Code of Ordinances for City of Columbia & Rules & Regulations of Design/Development Review Commission.*

1. The historic or architectural significance of a building, structure, or object;
2. A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, consideration being given to economic impact to property owner of subject property;
3. The importance of the building, structure, or object to the ambience of a district;
4. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, city or region;
5. Whether there are definite plans for the reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
6. The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition;
7. Whether the building or structure is able to be relocated, and if a site for relocation is available; and
8. Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.

C. Types of Information *In addressing each of the demolition criteria the DDRC may require the following types of information:*

1. Estimate of the cost of demolition, and estimate of the cost of renovation;
2. Report from an engineer, architect, or contractor as to the structure(s) on the property and their suitability for rehabilitation;
3. Estimated market value of the property in its current condition; after demolition, after renovation of the existing property for continued use, with proposed redevelopment;
4. Estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation or reuse of the existing structure(s) on the property;

5. Information on any current negotiations to buy, rent, or lease property;
6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property;

D. Except in the case where a structure poses an extreme life-safety hazard, the demolition of a structure shall not be approved until the plans for its replacement have been reviewed and approved by the Design/Development Review Commission

SECTION X RELOCATION

A. Principles

Much of a building's value is in its context: the street on which it sits, the buildings that surround it, and the landscape. Relocation of buildings is a permanent alteration to part of a building's historic integrity and is discouraged.

B. Guidelines

1. Moving a historic building from its original site should not occur.
2. Moving a non-historic building, or a building, which has irretrievably lost its architectural and historical integrity, may be appropriate.
3. Moving a building into the district is permitted if it is compatible with the district.
4. Moving a building into the district is permitted if the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback, and rhythm of spacing, materials, texture, details, roof shape, orientation, and proportion and rhythm of openings.
5. Moving a building out of the district is not permitted unless the building does not contribute to the district's historical or architectural significance, or has irretrievably lost its architectural and historical integrity.

SECTION XI NON-RESIDENTIAL PROJECTS GUIDELINES FOR NEW CONSTRUCTION & ADDITIONS

Waverly hosts a significant concentration of non-residential buildings, both within the interior parts of the district and along its four borders, which are high-traffic commercial corridors. Churches, schools, a hospital, and commercial buildings fill in the various pieces of the neighborhood and require a separate section of the guidelines that are specifically geared towards these building types.

A. NEW CONSTRUCTION - PRINCIPLES

The corridors surrounding the Waverly Community historically were considered part of the neighborhood. The establishment of this district and the inclusion of the corridors is not intended to limit commercial uses; it is intended to encourage mixed-use development that

allows for interaction between the neighborhood and the corridors. Commercial development that supports the neighborhoods is positive. However, the structures that accommodate those uses must respect that they are a part of a neighborhood and be constructed accordingly.

Except in a few locations, the corridors have very little in the way of context on which to build and point to for reference. There are numerous vacant lots as well as residential structures whose viability for commercial use is limited. This presents great opportunity to set standards for development that will result in a vibrant commercial corridor that is harmonious with the adjoining neighborhoods. To be harmonious with the neighborhood means to prioritize the pedestrian in design decisions. It is also to place a high value on mixed-use developments. These basic principles are what drive the guidelines for new construction: establishing a height, mass, scale, and site that is compatible with the adjoining or surrounding residential area and is pedestrian-oriented. Any additions to existing buildings should serve these goals while achieving compatibility with the associated building.

B. ARCHITECTURAL STYLE OR THEME

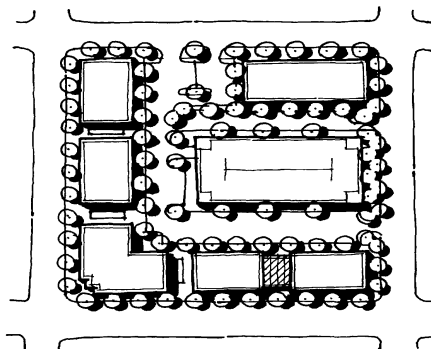
No predetermined architectural style or design theme is required in Waverly; however, the design of a building should be compatible with its function and with its surroundings (context). While many buildings in the Waverly area are traditional, contemporary buildings using principles of good design can contribute greatly to the vitality of the district. High-quality design that is compatible with the neighborhood, addresses the pedestrian, stimulates economic activity, and encourages further investment is the goal.

C. THE SITE – PRINCIPLES

The manner in which a building and its accessory uses are arranged on a site are critical to how the building contributes to the overall quality of the built environment. The objective is to create a high quality environment emphasizing the interaction among the street, the building, and the pedestrian.

GUIDELINES

- Locate buildings close to the street with parking behind or to the side of the building.



Buildings located adjacent to street with parking located in block interior

- Design storefronts and main entries to orient towards the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street unless the function precludes it.

- If the building is located at a street intersection, place the main building, or part of the building, at the corner. Do not locate parking, loading or service at an intersection.



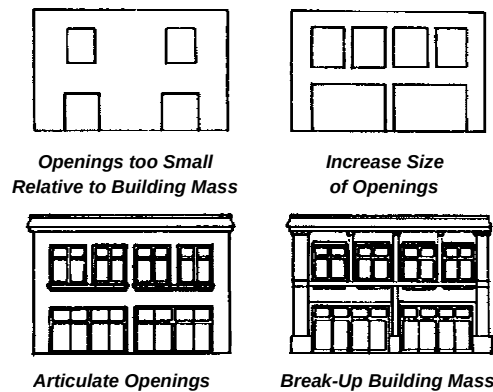
- Design a building so that it can encompass as much of the street wall as possible.
- Minimize curb cuts along a public street.

D. BUILDING MASS AND HEIGHT – PRINCIPLES

Construct new buildings so that their height and scale compliments surrounding residential areas while also providing a sense of human scale and proportion.

GUIDELINES

- Long, blank, unarticulated street wall facades are not permitted



- Break-up street wall facades with vertical and horizontal articulation (e.g., sculpted, carved or penetrated wall surfaces defined by recesses and reveals). These features are characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) orderly placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.
- The maximum height of a building is dictated by current zoning, however there are architectural techniques that can and should be used to minimize the perceived height and scale of a building when its height is overly tall for the area.
- Transition building heights to be lower when adjacent to structures in the residential district.

E. BUILDING FAÇADE – PRINCIPLES

The facade is literally the exterior of a building that “faces” the street. It is the architectural front of the building and is typically distinguished from other faces by elaboration of architectural or ornamental details. Building facades are critical to the pedestrian quality of the street. The width and pattern of facade elements can help pedestrians negotiate a street by providing a standard measure of progress.

BUILDING FAÇADE – GUIDELINES

- Plan the principal façade to have a base, middle, and a top.
- Incorporate a greater window area at the storefront or first level for pedestrians.
- Design new structures to provide storefront windows, doors, entries, transoms, awnings, cornice treatments and other architectural features to enhance the pedestrian experience.
- Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors).
- Design corner buildings so that they address the corner and engage the interest of the pedestrian or driver.
- Emphasize the main entry to a building, leading to a lobby, stair or central corridor, at the street to announce a point of arrival.
- Do not use opaque glass on the first floor storefront.
- Awnings, if used, should be of a durable, commercial grade fabric, canvas or similar material having a matte finish. Awning shape should relate to the window or door opening.
- Utilize building materials that have a human scale (brick, stone, rusticated stucco). If using a material with larger blank panels, such as preformed concrete or smooth stucco, extra attention to the details must be paid to avoid blank walls.

F. BUILDING COMPATIBILITY – PRINCIPLES

Once a context is established, it is important for new buildings to relate to their context, both built and natural. The building and site should establish connectivity to adjacent developments and land in order to create a sense of place instead of merely adjacent projects.

BUILDING COMPATIBILITY – GUIDELINES

- Adjacent buildings should relate to one another in scale, height, and configuration.



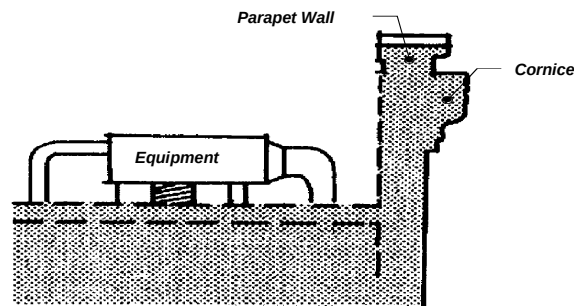
- When designing a new building consider the following to establish compatibility: Building form; spacing between buildings; setback; proportion of openings; proportion of façade; scale; and mass.

G. BUILDING SERVICE - PRINCIPLES

All buildings require service areas. However, to the degree possible, they should be screened from view.

BUILDING SERVICE – GUIDELINES

- Screen roof mounted mechanical or utility equipment. Create screening that is architecturally integrated with the structure in terms of materials, color, shape and size. Instead of after-the-fact add-on screening (e.g., wood or metal slats)



- Locate other ground located utilities in as inconspicuous a spot as possible. Dumpsters must be screened on all sides.
- All other loading and service related areas are to be located away from the sidewalk and entrances.

H. FENCES AND WALLS – PRINCIPLES

Fences and walls are necessary in commercial development to screen utility areas, provide a buffer to adjoining residential development and for security. Fences and walls should be integrated into the design of the site and not appear haphazard. They should reinforce the architecture and not detract from it.

FENCES AND WALLS – GUIDELINES

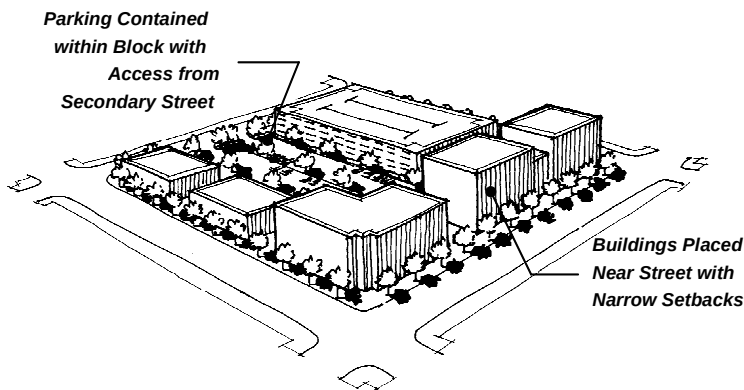
- Design fences and walls to complement the associated architecture
- Chain-link, vinyl, and razor wire fencing is not permitted when visible from the public right-of-way, unless required by law.
- Stockade fencing must have the finished side to the pedestrian or the residence.

I. PARKING LOTS AND STRUCTURES – PRINCIPLES

Buildings, not parking, should occupy most of the public street frontage. When a parking lot must front a major frontage street, it should be screened.

PARKING LOTS AND STRUCTURES – GUIDELINES

- Locate parking behind buildings or in the interior of the lot.
- If parking is adjacent to a public right-of-way, screen the vehicles with shrubbery or a low wall or fence.
- Parking structures are to be designed to complement the surrounding architecture. Place parking structures in the interior of a block. When not possible, activate the street frontage with programmed space.



SECTION XII SIGNS

Sign review is limited to historic, contributing buildings in the district and on new construction. Institutions with historic buildings that require signage would utilize the following guidelines.

Business Signage

Definition

Sign, business: means any sign which relates in its subject matter to the buildings, businesses, establishments, occupants, uses, functions, or premises on which it is located, or to products, accommodations, services or activities offered, sold or engaged in or on the premises on which it is located. Mobile signs and portable signs may be business signs, but billboards or advertising signs are not business signs.

A. Principles:

In a residential area with the possibility of once residential properties being converted into commercial businesses and the potential for a dense commercial zone along the borders, signage can have a great impact on nearby residential properties. Proper sizing, style, materials, location, and illumination will influence not only how effective a sign is for its associated business, but also its impact on the greater community.

The following guidelines do not supersede the Columbia Sign Ordinance. All signs must comply with the regulations contained in the Code of Ordinances, Columbia, South Carolina; Chapter 17, Planning, Land Development and Zoning, Divisions 12, Signs.

B. Guidelines:

Color: Limit total number of colors to increase legibility. Sign colors should complement the colors used on the structures and the project as a whole. Advertising signs should not be painted directly over brick facades.

Materials: The following materials are recommended for signage

- Wood (carved, sandblasted, etched, and properly sealed and painted, or stained)
- Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to

prevent corrosion);

--High density pre-formed foam or similar material. New materials may be appropriate if properly designed in a manner consistent with these guidelines, and painted or otherwise finished to complement the architecture.

Legibility:

Keep the message brief for greatest legibility and effectiveness. Evaluate each word and remove any words that do not contribute directly to the basic message of the sign.

Do not space words or letters too closely together; likewise, limit the number of lettering styles to increase legibility. Glossy finishes which could cause glare should be avoided.

Location:

Wall signs should be placed consistent with the building's proportions and scale of elements. They should be located where architectural features or details suggest a location, size or shape for the sign. Signs should not obscure or interrupt existing architectural elements.

Ground mounted signs should be low and should not impede any sight triangles. Monument signs as well as signs hanging from a wrought iron or wood post would be appropriate. These signs should be placed far enough back from the front property line to be properly associated with the structure in which the business resides. Window signs (such as vinyl lettering on glass) should not be used in a primarily residential historic district. Along the commercial borders such vinyl lettering may be appropriate.

Illumination: Illumination: Consider first whether a sign needs to be lighted at all, particularly in a residential area. Nearby street lights may produce ample illumination. If additional lighting is desired, then signs should be illuminated by an indirect source of light, such as a fixture mounted on the building or on the ground with light directed at the sign. Back-lit or halo lights are also an acceptable means of lighting; internally illuminated channel letters are not permitted. Bare LED bulbs and electronic copy on signs are not permitted in the historic district.

SECTION XII DEFINITIONS

Please also see the City of Columbia Zoning Ordinance for additional definitions.

Addition: 1. Construction that increases the living or working space of an existing structure, and is capable of being mechanically heated or cooled. (*ex. porch enclosures, room additions, etc.*)
2. An alteration that changes the exterior height of any portion of an existing building. 3. Any extension of the footprint of the structure, including porches and decks.

Appropriate: Suitable for, or compatible with, a structure or district, based upon accepted standards and techniques for historic preservation and urban design as set forth in the Secretary of the Interior's Standards and these guidelines.

Architectural feature/element: Any of the component parts that comprise the exterior of a building, structure or object that convey the style of a building. (*ex. Victorian, Bungalow, etc...*)

Character-defining feature: a detail or part of a structure that imparts style or design and distinguishes it from other structures (ex. porch railings, decorative windows)

Compatible: to conform or be in harmony with the components of the style of a building or the character of a district.

Contributing (building/structure/site): A building, structure or site that reinforces the visual integrity or interpretability of a historic district. A contributing building is not necessarily "historic" (50 years old or older). A contributing building may lack individual distinction but add to the historic district's status as a significant and distinguishable entity.

Demolition: Active deconstruction in whole or in part of a building, object, or site.

Elevation: 1. Height in terms of distance from grade; 2. an exterior wall of a building, usually used in referring to portions other than the façade.

Enclosure: To close off a previously exterior open space, through the installation of walls or other devices.

Exterior Change: An action that would alter the appearance of a structure. Examples include: change in roof pitch or form, or replacing or covering exterior siding with substitute material, reducing, enlarging, closing or relocating window or door openings

Façade: An exterior side of a building; usually the front elevation of the building.

General maintenance and repair: Work meant to remedy damage due to deterioration of a structure or its appurtenances or general wear and tear, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

Major: Substantive; substantial; as in considerable amount of.

Muntin/Mullion: The strips of wood that divide the glass into panes or lights are muntins. Mullions are the vertical trim located between two windows.

New Construction: The construction of any freestanding structure on a lot that ordinarily requires a permit. This may apply to a variety of activities such as storage buildings, carports & garages, secondary dwellings, etc.

Non-contributing (building/ structure/site) A building, structure or site which no longer reinforces the visual integrity of the district either because it is a vacant parcel, it is a structure that was built outside of the period of significance of the district or it is an historic structure that has lost its integrity through inappropriate additions or the loss of three or more of its original character defining features i.e. porch, windows, siding.

Period of Significance: **a.** For an individual structure: the date of construction plus or minus ten years; **b** for a district, the span of time from the date of the oldest building within the boundaries to the date by which significant development ended.

Secondary Front Yard: The non-primary side of a building on a corner lot.

Shall: What must happen.

Should: What must happen unless evidence is presented to illustrate why an alternative is more suitable.

COALITION OF FIVE POINTS NEIGHBORHOODS
15 Myrtle Court
Columbia, SC 29205

City of Columbia Design/Development Review Commission
City of Columbia
PO Box
Columbia, SC 29201

Honorable Members of the DDRC,

The Coalition of Five Points Neighborhoods is dedicated to supporting the healthy growth and development of the neighborhoods surrounding the Five Points commercial area. We also work to protect the quality of life of these residential areas from any negative commercial encroachment, including any measures that encourage absentee home ownership over owner occupied housing. Our coalition includes Hollywood/Rose Hill, Lyons Street, Melrose Heights, Shandon, University Hill, Wales Garden, Waverly and Wheeler Hill.

We urge your support of Waverly's request to adopt updated historic protection guidelines for the Historic Waverly Neighborhood. It is extremely important to expand the guidelines to ensure that encroachment on the historic cores does not continue to erode its integrity. Currently, there is a district overlay, but it is divided into two areas, These two areas need to be consolidated into one comprehensive historic district. As you are aware, this neighborhood (along with Martin Luther King Neighborhood in Lower Waverly), have seen an increase in absentee ownership and commercial interest over the last decade that are real threats to the character of these communities.

Your decision is critical into protecting this area so that it can thrive in the future. Our coalition urges you to remember that the concerns of the people who actually live in the neighborhoods should take precedence over any commercial or financial interests that would disrupt lives and dramatically damage the collegiality and sense of community that this neighborhood currently enjoys but is precipitously close to losing.

Please vote to adopt the updated guidelines.

Sincerely,

Kit Smith, President

LETTER IN SUPPORT OF EXPANDING CURRENT DISTRICT GUIDELINES TO INCLUDE THE BOUNDARY
STREETS FOR THE WAVERLY COMMUNITY

TO WHOM IT MAY CONCERN:

I regret that I am unable to appear personally before the committee this afternoon, but wish to add my voice and support to those who would like to expand the current district guidelines for the Waverly Community in order that in the future, what is currently defined as Area B, might be afforded greater considerations, protections and if necessary, the opportunity for demolition review.

I am a proud daughter of Waverly, having been born into that community in the mid-twentieth century. We lived at 1305 Heidt Street until my sophomore year in high school. Thus, my moral being, my sense of place and my very understanding of neighborhood and community, were all shaped by that early residency.

For those of us who lived and were nurtured by Waverly, its continuing development and ultimately, its fate, is inextricably linked to our own well-being, no matter whether we still live there in body, or just in spirit. I have watched closely the changes implemented over the past half century. I wept as the neighborhood seemingly declined and was overrun by blight; I rejoiced as efforts of revitalization and stimulation seemed to take root and flourish. I watched, however, in puzzlement and disappointment As homes and landmark establishments were demolished, only to be repurposed as parking lots or other dubious land use initiatives.

The proud history of this stalwart community is inextricably linked to its geography and the use of its terrain. We witnessed the demolition of George Elmore's store, along with other proud businesses that were hallmarks of my childhood—and we wept at the dearth of understanding and the lack of historical perspective or protective redress, which allowed it to happen. While mourning this loss, we—many children of Waverly, residents, former residents and respecters of history-- vowed to make sure that in future, there would be a greater awareness of Waverly and its worth—in its entirety.

For some odd reason, we have developed a dual boundary system, which seeks to include the central core of the neighborhood (Area A), while sacrificing and denying its outer periphery (Area B). You cannot separate Waverly into inner/outer delineations because the structure of the community as a whole is interlinked and intertwined. Businesses, institutions and homes stood side by side forming a proud front on each of the four sides, providing a protective shell as well as a conduit into and out of the inner community. The periphery is indeed the soul of our connectivity to each other and to the surrounding City. Intact, the whole is a strong and vibrant reminder of what once was—and an anchor toward rebuilding and sheltering what can be again, if nurtured and given time and the proper incentives.

The current duality is an artificial construct erected in modern times. It is not reflective of the community's sense of place, which includes the unified whole of outer thoroughfares and internal streets and plats, all a part of one Waverly.

Please allow us to retain this holistic version of our community. Make Area B a part of the defined District whole.

Respectfully submitted,

Beryl M. Dakers

Beryl M. Dakers, Former Resident

08 September 2016

(803) 446-4176

Moore, Amy

From: Mary Baskin-Waters <marybaskinwaters@gmail.com>
Sent: Thursday, September 08, 2016 3:43 PM
To: Moore, Amy
Subject: Fwd: Waverly

Hi Amy,

The Historic Heathwood Neighborhood Association (HHNA) is supportive of the Waverly district's efforts to achieve historic status.

Thanks,

Mary Baskin-Waters
Co-President, HHNA

On Thu, Sep 8, 2016 at 3:16 PM, Mary Baskin-Waters <marybaskinwaters@gmail.com> wrote:
Hi Robin,

The Historic Heathwood Neighborhood Association (HHNA) is supportive of the Waverly district's efforts to achieve historic status.

Thanks,

Mary Baskin-Waters
Co-President, HHNA

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*Mary Baskin Waters, Ph.D.
CEO, Albion Research Associates, LLC
2218 Devine Street
Columbia, SC 29205
USC Affiliate Faculty
Women's and Gender Studies Program
Cell: 803-530-7212*

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We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Amend §17-681(C)(3) to Consolidate Waverly Protection Areas A & B into a Singular Waverly Protection Area

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-109 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 3, Landmarks and Design Protection Districts, Sec. 17-681 Districts identified (c) (3)

Council District: 2

Proposal: Request the adoption of a text amendment to §17-681(c)(3) to consolidate Waverly Protection Areas A & B into a singular Waverly Protection Area, concurrent with the adoption of revised guidelines for the Waverly Protection Area

Applicant: Krista Hampton, Planning & Development Services Director, City of Columbia

Staff Recommendation: Approval

D/DRC Recommendation: 09/08/2016: Approval (6-0)

PC Recommendation: 10/10/2016: Approval (8-0)

ATTACHMENTS:

- **#a:** Guidelines Amendment-Waverly Guidelines (PDF)
- **#b:** 2016-109 amend Sec. 17-681 Districts identified(c)(3) (Waverly) (PDF)
- **#c:** Historic Waverly Neighborhood_Comments (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

DESIGN GUIDELINES AMENDMENT CASE SUMMARY

PURSUANT TO §17-654(B), AMEND THE DESIGN GUIDELINES FOR THE WAVERLY PROTECTION AREA (§17-681(C)(3))

Council District:	2
Proposal:	Request the adoption of revised guidelines for the Waverly Protection Area (§17-681(c)(3)), concurrent with the consolidation of Area A and Area B into a singular Waverly Protection Area.
Applicant:	Krista Hampton, Planning & Development Services Director, City of Columbia
Staff Recommendation:	Approval
D/DRC Recommendation:	09/08/2016; Approval (6-0)
PC Recommendation:	10/10/2016; Approval (8-0)
ZPH, 1st Reading:	11/15/2016; PENDING
2nd Reading:	12/06/2016; PENDING

DETAIL

The purpose of this amendment is to update the existing design guidelines for the Waverly Protection Area. Several years ago the neighborhood leadership requested that the City begin looking at adding demolition review to the perimeter of the district which is currently Area B. In more recent discussions, which began in earnest around December 2015, the neighborhood leadership expressed interest in not only adding demolition review to Area B but strengthening review of historic buildings in the central residential core, or Area A, of the district. In response to feedback at public meetings and from property owners, City staff drafted several changes to the guidelines and complied with a request to combine Area A and Area B into one district, while maintaining existing guidelines for non-residential buildings. The resulting guideline document expresses this change and adds review of the few items requested at the public meetings: roofs, porches, windows and siding, with some flexibility built in to address the fact that this area has already seen a number of changes. The development of the draft guidelines does not represent changes in the type of district; this is still a Protection Area. These guidelines have been presented to and reviewed by the community affected.

This amendment is to be considered concurrently with a zoning map and text amendment. As the guidelines have been revised to treat the Waverly Protection Area as one area, consolidating Areas A and B, a map and text amendment is necessary as both the zoning map and text currently distinguish between Areas A and B.

PLANS, POLICIES, AND LAND USE

The Waverly Protection Area was planned for as a part of *A Plan for the Redevelopment of East Central City* (2004). This plan noted the resurgence already underway in the Waverly neighborhood, and recommended the creation of a historic district to enable the neighborhood to better control the type and quality of new development.

STAFF RECOMMENDATION

Staff recommends City Council adopt the revised guidelines for the Waverly Protection Area (§17-681(c)(3)) pursuant to §17-654(b). Staff recommends City Council concurrently consider a map and text amendment to consolidate Waverly Protection Areas A and B into a singular Waverly Protection Area.

WAVERT PROTECTION AREA

Existing Map

Legend



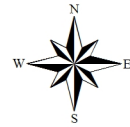
City of Columbia
Planning Department
09/04
KMTT

Packet Pg. 300



Proposed Map

WAVERLY PROTECTION AREA



*Department of Planning &
Development Services*

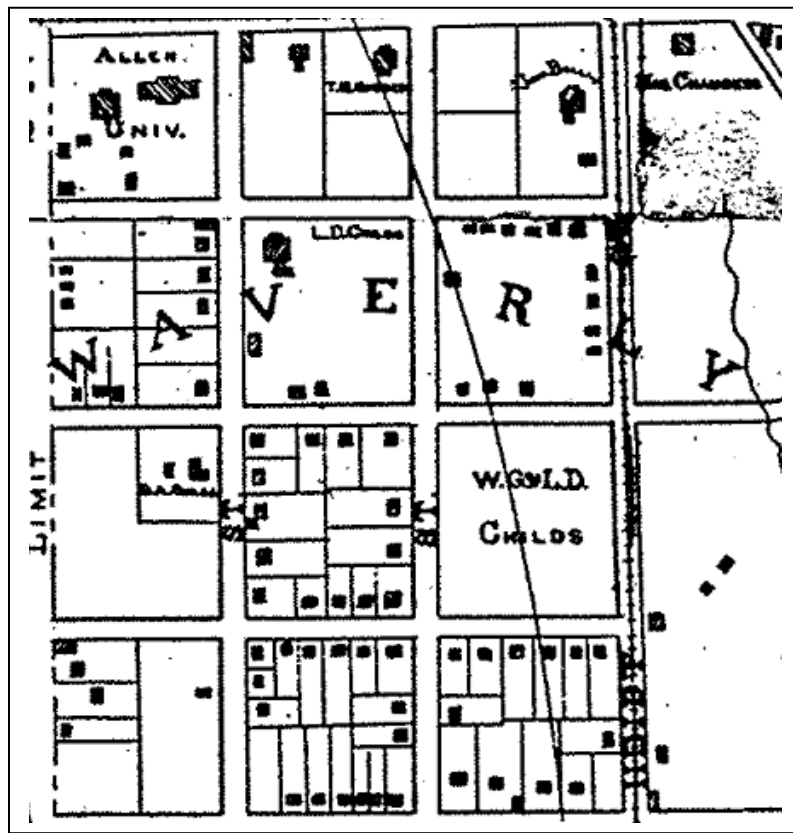
This map was prepared by: ladeorth
Date: Aug

WAVERLY

PROTECTION AREA

DRAFT GUIDELINES

September 2016



1895 Map of Columbia, Niernsee & Lamotte

City of Columbia
Planning and Development Services

Waverly Protection Area Design Guidelines

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WAVERLY PROTECTION AREA DESIGN GUIDELINES

In 2016, over a decade after its original designation in 2005, the Waverly Neighborhood requested that the guidelines for the area be updated and strengthened, to include several items: Combining Area A (residential core) and Area B (commercial corridor) into one district; Placing more stringent regulation on the loss of original exterior materials; and adding sign review to historic buildings and new construction.

SECTION I PURPOSE

Design Guidelines are criteria and standards that the Design/Development Review Commission must consider in determining the appropriateness of proposed work within a historic district. Appropriateness of work must be determined in order to accomplish the goals of historic zoning, which are:

Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of areas, sites and structures that constitute or reflect distinctive features of the economic, social, cultural or architectural history of the city and its distinctive physical features;

Foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, and structures;

Resist and restrain environmental influences adverse to such purposes;

Encourage private efforts in support of such purposes; and

By furthering such purposes, promote the public welfare, strengthen the cultural and educational life of the city, and make the city a more attractive and desirable place to live and work.

SECTION II DISTRICT PRINCIPLES AND GOALS

Maintain residential character;

Encourage new residential design that is compatible with historic patterns;

Preserve historic structures that tell story of community;

Encourage orderly development along adjoining corridors that will enhance residential core

SECTION III HISTORIC SIGNIFICANCE, DESIGN CHARACTERISTICS & BOUNDARY DESCRIPTION

A. HISTORICAL SIGNIFICANCE

Excerpted from National Register Nomination by Mary Parramore & Frank Brown III; 1989

The historic core of the Waverly neighborhood was originally an early subdivision of an antebellum plantation by the same name located on the outskirts of Columbia. By the early twentieth century, it had evolved into a community of African-American artisans, professionals and social reformers, many of whom made significant contributions to the social and political advancement of blacks in Columbia and South Carolina. Waverly's public institutions and other historic resources are also significant for their association with individuals who played an active role in achieving a political voice for Southern blacks. The neighborhood's concentration of educational facilities for African-Americans is significant for their service to blacks throughout the state, and the South, when racial discrimination denied many blacks educational opportunities equivalent to whites.

The Waverly Protection Area is significant as Columbia's first suburb. As early as 1870, the twin catalysts of private land speculation and inter-urban transportation improvements shaped the city's growth, making Waverly Columbia's first residential neighborhood located outside the original city limits. An early subdivision of an antebellum plantation, Waverly developed following the opening of railroad shops two blocks west of the neighborhood in the late 1860s. The growth of the neighborhood was further encouraged by the introduction of the electric streetcar service in 1894. By the turn of the twentieth century, the historic core of Waverly, bounded by Taylor, Heidt, Gervais, and Harden Streets, had developed into a populous, racially mixed residential neighborhood.

In the late nineteenth century, black families were settling in the Waverly neighborhood, at first in small but later in growing numbers. Waverly, with its educational and medical facilities, gradually became a neighborhood of choice for many blacks. By 1903, blacks represented a majority of Waverly residents by a ratio of nearly two to one. The Waverly community was gradually transformed from a predominantly white suburb to a neighborhood composed almost entirely of blacks, a significant number of whom were professionals. Before World War I, most white residents of Waverly had moved to separate all-white suburbs such as Shandon. By the late 1920s, Waverly had evolved into Columbia's most prominent black community. Its importance to black history is reflected not only in the homes of its residents but also in its concentration of institutions such as Allen University and the Good Samaritan-Waverly Hospital. These and other institutions served many blacks at a time when equal educational opportunities and proper medical treatment were generally denied them as a result of racial discrimination. Blacks in Waverly created a nearly self-sufficient community of black-owned businesses, hospitals, churches, and schools, which served Waverly residents and other South Carolina blacks. Waverly residents were also active in civil rights efforts as early as the 1930s, and some of them became local and regional leaders.

The Waverly Protection Area is significant for its unique concentration of schools, which served the black community and the state during the era of de facto and eventually legislated segregation. The presence of a large group of black urban professionals in Waverly was directly related to the large number of schools offering many levels of training. When Allen University first opened in the 1880s, an elementary and secondary education, a rare opportunity for black children, was offered in addition to a regular college curriculum for adults. Buildings throughout the Waverly community housed Allen administrators and professors and served as classrooms in addition to housing educators associated with other black schools and colleges.

B. DESIGN CHARACTERISTICS

Residential Core

The residential architectural resources of the Waverly Protection Area represent a cross-section of Columbia's black community and the remnants of its earlier white population. These architectural resources date from and are representative of the period c. 1870 – c. 1940, with the majority constructed c. 1900 – c. 1920. These properties are stylistically typical of this period, predominantly Bungalows, central hall cottages, and several Folk Victorian residences. These were intermixed with shotguns and other smaller vernacular housing types, representing an economically diverse community. The economic intermingling of smaller rental properties with larger housing types continued in the twentieth century black community. Black professionals built larger brick Craftsman and Colonial Revival-influenced residences while the shotgun remained the most prominent smaller housing type. Unfortunately, only a few shotgun houses are left, as this neighborhood has lost about 40% of its buildings in the past few decades, before the City's historic designation in 2005 finally slowed the rate of loss in this significant area.

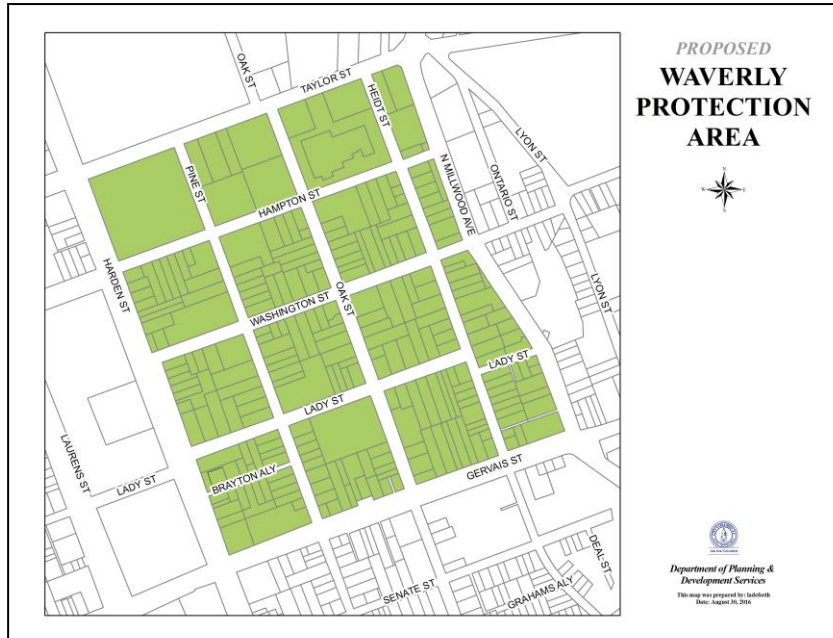
Commercial Corridors

The corridors surrounding the Waverly community have undergone significant change since the neighborhood was first developed. The residential and commercial buildings along the corridors have been replaced with commercial and institutional structures that serve a larger area or have been demolished, leaving vacant parcels. The size of the new buildings are such that they are sometimes an uneasy match. Newer buildings are more suburban in character with the main building at the rear of the lot surrounded by surface parking. One or two buildings remain of the neighborhood commercial past that this district seeks to re-establish; of particular note is Hills Grocery. This simple two-story building serves as an effective example of how to transition from residential to commercial without harming either. Buildings constructed for commercial purposes were typically one- and two-story brick commercial structures with little ornamentation.

C. BOUNDARY DESCRIPTION

The Waverly neighborhood derived its original configuration from an 1855 subdivision of lands owned by Robert Latta, an antebellum merchant and planter. The name "Waverly" was inspired by Sir Walter Scott's novels, which gained popularity among southern aristocrats in

the early nineteenth century. Waverly was laid out into blocks of approximately four-and-a-half acres each just east of the city boundary. The district is based on the core twelve blocks of the original Waverly neighborhood and is bounded by Harden Street on the west, Millwood Avenue on the east, Gervais Street on the south and Taylor Street on the north.



SECTION IV ADMINISTRATION

See Columbia Code of Ordinances Section 17-655 for more detailed information.

A. ACTIONS THAT REQUIRE DESIGN REVIEW

1. New construction
2. Additions/Enclosures visible from the public right-of-way
3. Fences, walls, driveways and parking lots
4. Demolition or relocation
5. Exterior changes to siding, windows, roofs, porches
6. Signs (on historic buildings or new construction only)
7. General maintenance and repairs

B. ACTIONS THAT DO NOT REQUIRE REVIEW

1. Painting and Color
2. Work not visible from the public right-of-way
3. Interior work
4. Replacement of doors
5. Removal of chimneys
6. Signs for existing, non-historic buildings

SECTION V GUIDELINES FOR NEW CONSTRUCTION

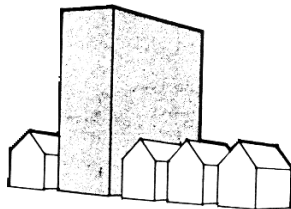
A. PRINCIPLES

Within the Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with similar buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles to be successful infill; they may reflect the era of their own construction while using significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to ensure that a new building blends with its context. It is hoped that the new construction of today will be contemporary and contextual so that it will be worthy of the affection and designation of future residents.

In addition to opportunities for residential infill construction, the Waverly neighborhood has numerous commercial and institutional uses at its core and on the periphery. New construction on these parcels should be reviewed to ensure good design and compatibility with other adjacent institutional or commercial buildings on the lot, but more importantly, to ***ensure that the essential residential character of the surrounding area is maintained and respected.***

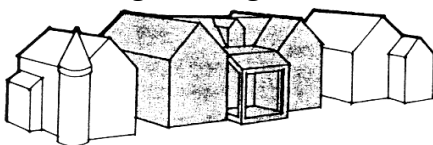
B. GUIDELINES

- 1. Height:** The characteristic height of residential structures in Waverly is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings.

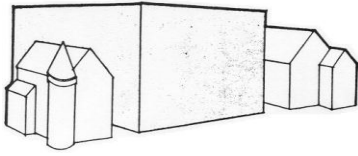


New construction shall not vary greatly in height from older buildings in the vicinity

- 2. Size & Scale:** The size and scale of a new building shall be visually compatible with surrounding buildings

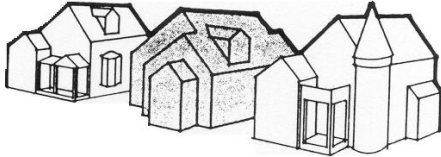


Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

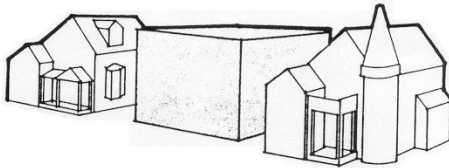


Do not construct buildings that disrupt the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.

3. Massing: Arrange the mass of a new building (the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors, arches)) so that it is compatible with existing historic buildings on the block or street.

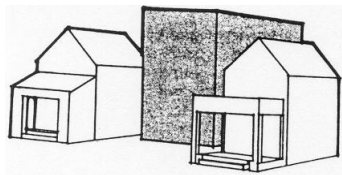
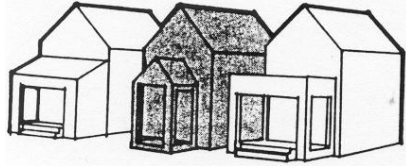


Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.



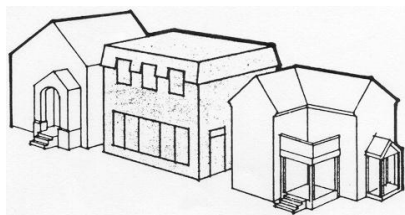
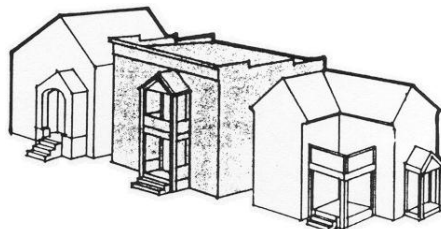
Do not construct single, monolithic forms that are not relieved by variations in massing.

4. Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures. In Waverly, the characteristic setback is between 15 - 25 feet.



Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.

5. Sense of Entry: Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos or other architectural forms that are found on historic structures on the block or street.



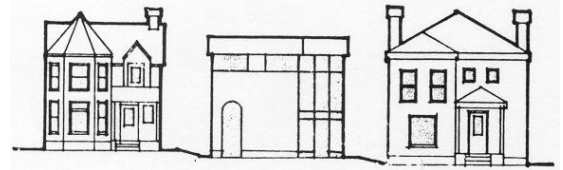
Do not construct facades without a strong sense of entry.

6. Rhythm of Openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door & window openings*) is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.

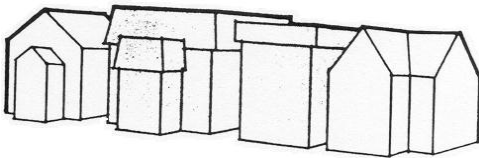
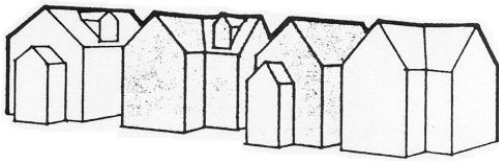


introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.

Do
not



7. Roof Shape: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Nearly all of the buildings in Waverly have pitched roofs, with gable, hip or a combination thereof as the predominant style.



Do not introduce roof shapes or pitches that are not found in the area.

8. Outbuildings: Construct garage and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale, and roof shape. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building.

9. Materials, Texture, Details: Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.

The predominant siding material is horizontally oriented weatherboard. Many historic structures are clad in brick. New materials that appear similar to these historic materials are appropriate.

SECTION VI GUIDELINES FOR ADDITIONS

A. PRINCIPLES

It is often necessary to increase the space of a building in order for it to continue to adapt to the owner's needs. Over time, a family's space needs change and, in order to accommodate these needs, a building may need to be enlarged. While these additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

Additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They should be clearly distinguished from original portions of building and should result in minimal damage to it. Character defining features of the historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of the building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of the building. They should be constructed so that if removed in the future, the essential form and integrity of the building will be unimpaired.

B. GUIDELINES

1. Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façade.
2. Design additions to be compatible with the original structure in materials, style and detailing.
3. Limit the size and scale of additions so that the integrity of the original structure is not compromised.
4. Additions are also subject to the guidelines for new construction

SECTION VII GUIDELINES FOR EXTERIOR CHANGES

A. Principles

Historic buildings have materials on the exterior that have lasted for decades and sometimes a century or more. These items typically require ongoing maintenance in order to prevent deterioration. In Waverly, there have already been a number of changes to historic siding, windows and porches, but a good deal of historic material is still intact. To assist with retaining those features which help make up the architectural character of these structures, the following guidelines shall apply.

B. Guidelines

1. Roofs

Roofs are important architectural elements that help form the exterior shape of a building and assist with defining its date, style and interior layout. Roofs also host chimneys,

dormers, and extend over eaves, which sometimes have decorative rafter tails. In this district the chimneys are not generally that critical to the architectural style; most of them are utilitarian. A small percentage of buildings have decorative eaves; instead, most eaves are boxed.

- a. Retain original roof shapes, pitches and dimensions.
- b. Retain original dormers and dormer vent shapes, detailing, pitches and dimensions.
- c. Chimneys may be removed.
- d. Eaves with rafter tails should not be boxed in.
- e. Roof material may be replaced with any roof material.

2. Siding/Trim

Wood siding and brick are the most common materials found in the area. These items are generally very durable and can last well over a century if properly maintained. Various replacement materials have characteristics that attempt to replicate wood, but cement fiberboard is thinner and taller than wood boards; vinyl does a better job of replicating the look of historic wood siding. Vinyl is also able to be applied over wood; cement fiberboard generally requires the removal of wood siding before it can be applied.

- a. Retain historic wood siding and trim, repair where necessary or replace in kind if needed.
- b. If vinyl siding is desired and can be applied over historic wood siding and trim without removal of architectural features or destruction of wood trim then it is allowed.
- c. Alternate siding that requires the complete removal of wood siding is not allowed.
- d. Alternate materials that jeopardize the integrity of wood siding may not be applied over the siding, such as stucco or synthetic stucco.
- e. Any new siding or trim used on an existing building should replicate the siding or trim that it is covering, as best as the product is able to do. Vinyl soffit is allowed even though it does not replicate historic soffits due to the limitations of the product.
- f. Wrapping wood trim in metal or vinyl is allowed.
- g. If the siding on the building is metal, PermaStone or asbestos it may be replaced with cement fiberboard if: 1) it is the original siding, or 2) there is original wood siding underneath that is more than 50% deteriorated or damaged beyond repair.
- h. If wood siding is found to be at least 50% completely deteriorated, damaged beyond repair, or missing it can be replaced with vinyl or cement fiberboard.
- i. Do not dramatically change or conceal a character-defining exterior feature with an alternate material, such as covering a stucco gable with a horizontal siding. These areas may be repaired or replaced in kind if deteriorated.

3. Windows

Designed to match the architecture of the house, historic windows are an integral and important component of historic buildings. While often considered the culprit of high energy bills, studies have shown that they are not typically the largest source of air loss in a house. As air pushes up through a building the attic plays a key role in energy loss and should be the first area to be insulated when considering energy efficiency and this is

often a lesser expense than replacement windows. The payback period on replacement windows is usually measured in decades. However, if a window has missing glass, has been painted in an open position or has areas of rot, it can be a source of energy loss and temperature discomfort and should be repaired.

Repairing windows can be easy or difficult depending on the window, and the cost can vary based on the deterioration. A lot of painters will un-stick windows so that they can function again, and it is important to have a working window in bedrooms for escape in case of an emergency.

Replacement windows vary in their ability to replicate historic windows; some of them look very flat because the muntins (grids) are between two pieces of glass. Some of them are smaller than historic windows because they come with their own framing.

- a. Historic windows should be retained and repaired rather than replaced.
- b. If a window is determined to be beyond repair by City Staff then it may be replaced.
- c. A replacement window must match the old window in design and materials.
Alternate materials can be used if they can replicate the general detailing of historic windows. Muntins (grids) should be on the exterior of the glass if used at all.
- d. Window openings should not be removed or created in existing walls of historic buildings.

4. Porches

Found on most of the historic buildings in Waverly, porches are the welcoming entrance to the building and offer support to the architectural character, with varying columns and railing designs specific to the era in which the building was constructed. A large number of porches have already been altered with replacement columns and railings, but these guidelines will help ensure that original porches are kept intact.

Owners are often tempted to enclose porches for additional year round living space. Although porch enclosures are generally not recommended, they can be done in an appropriate manner. Transparent materials, such as clear glass enclosures or screens that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

- a. Original porch columns and railings should be repaired rather than replaced.
- b. If the original porch columns cannot be repaired they should be replaced with a column that matches in form and height, but the material does not have to be wood.
- c. If the columns are not original then they can be repaired but if they are being replaced then a column more in keeping with the building's architecture should be installed. If the architectural style cannot be determined then simple square columns should be used.
- d. If additional height is requested above historic railings in order to meet modern building codes that height should be obtained with materials that minimize damage to original railings and columns.

- e. If the historic railing is damaged beyond repair then a new railing that is installed will likely have to be taller in order to meet current building codes. Maintain the pattern of the historic railing for picket design and spacing even with an increased height, or replicate the historic railing and use alternative methods to get up to the required height, such as a second top rail.
- f. Materials for railings should match the materials of the house, wood on houses with wood or vinyl siding, or iron or wood pickets for brick houses.
- g. Porch roof shapes and footprint should remain the same. Avoid expanding the front of a porch.
- h. If enclosures are undertaken, maintain the openness of porches using transparent materials such as glass or screens. Place enclosures behind significant detailing, so that the detailing is not obscured.

SECTION VIII GUIDELINES FOR FENCES/WALLS

A. Principles

Fences and walls serve to delineate property lines and act as a barrier to distinguish between a yard, sidewalk, and street. Wooden picket fences of simple design were the most common historically. Retaining walls of brick or cast concrete block with pilasters and coping are also common streetscape features in the district.

New fences and walls should respect traditional materials, design, and scale. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. Round, hexagonal, and flat-headed vertical pickets are most appropriate. Wood is the most appropriate material, particularly for simple frame buildings. They should complement the building and not obscure significant features. They should be no more than four feet on any street elevation and six feet on side and rear elevations.

B. Guidelines

1. Design a fence or wall so that it is compatible with the associated structure in design and materials.
2. Fences shall be no more than 4' in height in the front yard setback elevation and no more than 6' on side and rear elevations. Fences in secondary front yard setbacks should be reviewed for their impact on the pedestrian and other houses on the block.
3. The following materials are not permitted for fences or walls in the front or secondary front yard: chain link; concrete block unless painted, stuccoed or veneered in brick; artificial siding material (ex. T-111, corrugated metal).

SECTION IX DEMOLITION

A. Principles The demolition of an historic building should be an action of last resort. When a structure is demolished, the community loses a part of its history, which cannot be replaced. One of the character defining features of this area is the close proximity of structures, which creates a tightly woven neighborhood structure. When a house is removed and not replaced, the fabric of the neighborhood is undermined. Accordingly, such requests are reviewed very deliberately and require detailed information. Additionally, the removal of a structure without a replacement should be permitted in only the most extreme of circumstances and when all other options have been exhausted.

B. Criteria for Review *Reprinted from Code of Ordinances for City of Columbia & Rules & Regulations of Design/Development Review Commission.*

1. The historic or architectural significance of a building, structure, or object;
2. A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, consideration being given to economic impact to property owner of subject property;
3. The importance of the building, structure, or object to the ambience of a district;
4. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, city or region;
5. Whether there are definite plans for the reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
6. The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition;
7. Whether the building or structure is able to be relocated, and if a site for relocation is available; and
8. Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.

C. Types of Information *In addressing each of the demolition criteria the DDRC may require the following types of information:*

1. Estimate of the cost of demolition, and estimate of the cost of renovation;
2. Report from an engineer, architect, or contractor as to the structure(s) on the property and their suitability for rehabilitation;
3. Estimated market value of the property in its current condition; after demolition, after renovation of the existing property for continued use, with proposed redevelopment;
4. Estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation or reuse of the existing structure(s) on the property;

5. Information on any current negotiations to buy, rent, or lease property;
6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property;

D. Except in the case where a structure poses an extreme life-safety hazard, the demolition of a structure shall not be approved until the plans for its replacement have been reviewed and approved by the Design/Development Review Commission

SECTION X RELOCATION

A. Principles

Much of a building's value is in its context: the street on which it sits, the buildings that surround it, and the landscape. Relocation of buildings is a permanent alteration to part of a building's historic integrity and is discouraged.

B. Guidelines

1. Moving a historic building from its original site should not occur.
2. Moving a non-historic building, or a building, which has irretrievably lost its architectural and historical integrity, may be appropriate.
3. Moving a building into the district is permitted if it is compatible with the district.
4. Moving a building into the district is permitted if the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback, and rhythm of spacing, materials, texture, details, roof shape, orientation, and proportion and rhythm of openings.
5. Moving a building out of the district is not permitted unless the building does not contribute to the district's historical or architectural significance, or has irretrievably lost its architectural and historical integrity.

SECTION XI NON-RESIDENTIAL PROJECTS GUIDELINES FOR NEW CONSTRUCTION & ADDITIONS

Waverly hosts a significant concentration of non-residential buildings, both within the interior parts of the district and along its four borders, which are high-traffic commercial corridors. Churches, schools, a hospital, and commercial buildings fill in the various pieces of the neighborhood and require a separate section of the guidelines that are specifically geared towards these building types.

A. NEW CONSTRUCTION - PRINCIPLES

The corridors surrounding the Waverly Community historically were considered part of the neighborhood. The establishment of this district and the inclusion of the corridors is not intended to limit commercial uses; it is intended to encourage mixed-use development that

allows for interaction between the neighborhood and the corridors. Commercial development that supports the neighborhoods is positive. However, the structures that accommodate those uses must respect that they are a part of a neighborhood and be constructed accordingly.

Except in a few locations, the corridors have very little in the way of context on which to build and point to for reference. There are numerous vacant lots as well as residential structures whose viability for commercial use is limited. This presents great opportunity to set standards for development that will result in a vibrant commercial corridor that is harmonious with the adjoining neighborhoods. To be harmonious with the neighborhood means to prioritize the pedestrian in design decisions. It is also to place a high value on mixed-use developments. These basic principles are what drive the guidelines for new construction: establishing a height, mass, scale, and site that is compatible with the adjoining or surrounding residential area and is pedestrian-oriented. Any additions to existing buildings should serve these goals while achieving compatibility with the associated building.

B. ARCHITECTURAL STYLE OR THEME

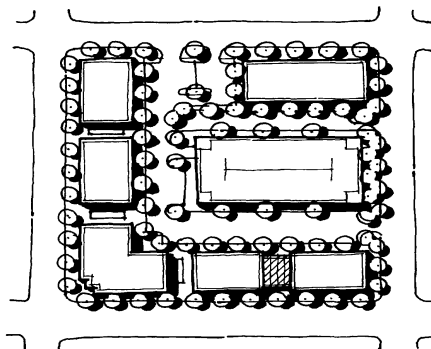
No predetermined architectural style or design theme is required in Waverly; however, the design of a building should be compatible with its function and with its surroundings (context). While many buildings in the Waverly area are traditional, contemporary buildings using principles of good design can contribute greatly to the vitality of the district. High-quality design that is compatible with the neighborhood, addresses the pedestrian, stimulates economic activity, and encourages further investment is the goal.

C. THE SITE – PRINCIPLES

The manner in which a building and its accessory uses are arranged on a site are critical to how the building contributes to the overall quality of the built environment. The objective is to create a high quality environment emphasizing the interaction among the street, the building, and the pedestrian.

GUIDELINES

- Locate buildings close to the street with parking behind or to the side of the building.



Buildings located adjacent to street with parking located in block interior

- Design storefronts and main entries to orient towards the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street unless the function precludes it.

- If the building is located at a street intersection, place the main building, or part of the building, at the corner. Do not locate parking, loading or service at an intersection.



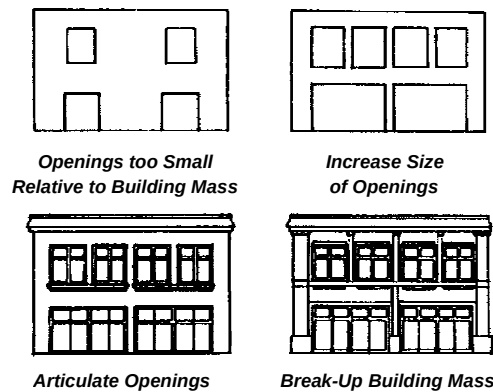
- Design a building so that it can encompass as much of the street wall as possible.
- Minimize curb cuts along a public street.

D. BUILDING MASS AND HEIGHT – PRINCIPLES

Construct new buildings so that their height and scale compliments surrounding residential areas while also providing a sense of human scale and proportion.

GUIDELINES

- Long, blank, unarticulated street wall facades are not permitted



- Break-up street wall facades with vertical and horizontal articulation (e.g., sculpted, carved or penetrated wall surfaces defined by recesses and reveals). These features are characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) orderly placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.
- The maximum height of a building is dictated by current zoning, however there are architectural techniques that can and should be used to minimize the perceived height and scale of a building when its height is overly tall for the area.
- Transition building heights to be lower when adjacent to structures in the residential district.

E. BUILDING FAÇADE – PRINCIPLES

The facade is literally the exterior of a building that “faces” the street. It is the architectural front of the building and is typically distinguished from other faces by elaboration of architectural or ornamental details. Building facades are critical to the pedestrian quality of the street. The width and pattern of facade elements can help pedestrians negotiate a street by providing a standard measure of progress.

BUILDING FAÇADE – GUIDELINES

- Plan the principal façade to have a base, middle, and a top.
- Incorporate a greater window area at the storefront or first level for pedestrians.
- Design new structures to provide storefront windows, doors, entries, transoms, awnings, cornice treatments and other architectural features to enhance the pedestrian experience.
- Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors).
- Design corner buildings so that they address the corner and engage the interest of the pedestrian or driver.
- Emphasize the main entry to a building, leading to a lobby, stair or central corridor, at the street to announce a point of arrival.
- Do not use opaque glass on the first floor storefront.
- Awnings, if used, should be of a durable, commercial grade fabric, canvas or similar material having a matte finish. Awning shape should relate to the window or door opening.
- Utilize building materials that have a human scale (brick, stone, rusticated stucco). If using a material with larger blank panels, such as preformed concrete or smooth stucco, extra attention to the details must be paid to avoid blank walls.

F. BUILDING COMPATIBILITY – PRINCIPLES

Once a context is established, it is important for new buildings to relate to their context, both built and natural. The building and site should establish connectivity to adjacent developments and land in order to create a sense of place instead of merely adjacent projects.

BUILDING COMPATIBILITY – GUIDELINES

- Adjacent buildings should relate to one another in scale, height, and configuration.



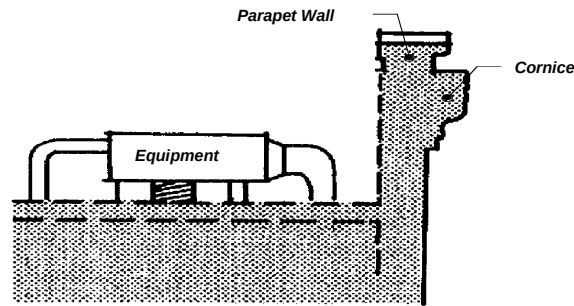
- When designing a new building consider the following to establish compatibility: Building form; spacing between buildings; setback; proportion of openings; proportion of façade; scale; and mass.

G. BUILDING SERVICE - PRINCIPLES

All buildings require service areas. However, to the degree possible, they should be screened from view.

BUILDING SERVICE – GUIDELINES

- Screen roof mounted mechanical or utility equipment. Create screening that is architecturally integrated with the structure in terms of materials, color, shape and size. Instead of after-the-fact add-on screening (e.g., wood or metal slats)



- Locate other ground located utilities in as inconspicuous a spot as possible. Dumpsters must be screened on all sides.
- All other loading and service related areas are to be located away from the sidewalk and entrances.

H. FENCES AND WALLS – PRINCIPLES

Fences and walls are necessary in commercial development to screen utility areas, provide a buffer to adjoining residential development and for security. Fences and walls should be integrated into the design of the site and not appear haphazard. They should reinforce the architecture and not detract from it.

FENCES AND WALLS – GUIDELINES

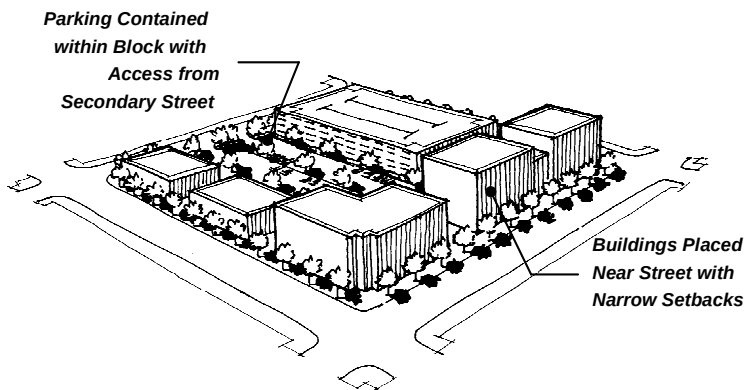
- Design fences and walls to complement the associated architecture
- Chain-link, vinyl, and razor wire fencing is not permitted when visible from the public right-of-way, unless required by law.
- Stockade fencing must have the finished side to the pedestrian or the residence.

I. PARKING LOTS AND STRUCTURES – PRINCIPLES

Buildings, not parking, should occupy most of the public street frontage. When a parking lot must front a major frontage street, it should be screened.

PARKING LOTS AND STRUCTURES – GUIDELINES

- Locate parking behind buildings or in the interior of the lot.
- If parking is adjacent to a public right-of-way, screen the vehicles with shrubbery or a low wall or fence.
- Parking structures are to be designed to complement the surrounding architecture. Place parking structures in the interior of a block. When not possible, activate the street frontage with programmed space.



SECTION XII SIGNS

Sign review is limited to historic, contributing buildings in the district and on new construction. Institutions with historic buildings that require signage would utilize the following guidelines.

Business Signage

Definition

Sign, business: means any sign which relates in its subject matter to the buildings, businesses, establishments, occupants, uses, functions, or premises on which it is located, or to products, accommodations, services or activities offered, sold or engaged in or on the premises on which it is located. Mobile signs and portable signs may be business signs, but billboards or advertising signs are not business signs.

A. Principles:

In a residential area with the possibility of once residential properties being converted into commercial businesses and the potential for a dense commercial zone along the borders, signage can have a great impact on nearby residential properties. Proper sizing, style, materials, location, and illumination will influence not only how effective a sign is for its associated business, but also its impact on the greater community.

The following guidelines do not supersede the Columbia Sign Ordinance. All signs must comply with the regulations contained in the Code of Ordinances, Columbia, South Carolina; Chapter 17, Planning, Land Development and Zoning, Divisions 12, Signs.

B. Guidelines:

Color: Limit total number of colors to increase legibility. Sign colors should complement the colors used on the structures and the project as a whole. Advertising signs should not be painted directly over brick facades.

Materials: The following materials are recommended for signage

- Wood (carved, sandblasted, etched, and properly sealed and painted, or stained)
- Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to

prevent corrosion);

--High density pre-formed foam or similar material. New materials may be appropriate if properly designed in a manner consistent with these guidelines, and painted or otherwise finished to complement the architecture.

Legibility:

Keep the message brief for greatest legibility and effectiveness. Evaluate each word and remove any words that do not contribute directly to the basic message of the sign.

Do not space words or letters too closely together; likewise, limit the number of lettering styles to increase legibility. Glossy finishes which could cause glare should be avoided.

Location:

Wall signs should be placed consistent with the building's proportions and scale of elements. They should be located where architectural features or details suggest a location, size or shape for the sign. Signs should not obscure or interrupt existing architectural elements.

Ground mounted signs should be low and should not impede any sight triangles. Monument signs as well as signs hanging from a wrought iron or wood post would be appropriate. These signs should be placed far enough back from the front property line to be properly associated with the structure in which the business resides. Window signs (such as vinyl lettering on glass) should not be used in a primarily residential historic district. Along the commercial borders such vinyl lettering may be appropriate.

Illumination: Illumination: Consider first whether a sign needs to be lighted at all, particularly in a residential area. Nearby street lights may produce ample illumination. If additional lighting is desired, then signs should be illuminated by an indirect source of light, such as a fixture mounted on the building or on the ground with light directed at the sign. Back-lit or halo lights are also an acceptable means of lighting; internally illuminated channel letters are not permitted. Bare LED bulbs and electronic copy on signs are not permitted in the historic district.

SECTION XII DEFINITIONS

Please also see the City of Columbia Zoning Ordinance for additional definitions.

Addition: 1. Construction that increases the living or working space of an existing structure, and is capable of being mechanically heated or cooled. (*ex. porch enclosures, room additions, etc.*)
2. An alteration that changes the exterior height of any portion of an existing building. 3. Any extension of the footprint of the structure, including porches and decks.

Appropriate: Suitable for, or compatible with, a structure or district, based upon accepted standards and techniques for historic preservation and urban design as set forth in the Secretary of the Interior's Standards and these guidelines.

Architectural feature/element: Any of the component parts that comprise the exterior of a building, structure or object that convey the style of a building. (*ex. Victorian, Bungalow, etc...*)

Character-defining feature: a detail or part of a structure that imparts style or design and distinguishes it from other structures (ex. porch railings, decorative windows)

Compatible: to conform or be in harmony with the components of the style of a building or the character of a district.

Contributing (building/structure/site): A building, structure or site that reinforces the visual integrity or interpretability of a historic district. A contributing building is not necessarily "historic" (50 years old or older). A contributing building may lack individual distinction but add to the historic district's status as a significant and distinguishable entity.

Demolition: Active deconstruction in whole or in part of a building, object, or site.

Elevation: 1. Height in terms of distance from grade; 2. an exterior wall of a building, usually used in referring to portions other than the façade.

Enclosure: To close off a previously exterior open space, through the installation of walls or other devices.

Exterior Change: An action that would alter the appearance of a structure. Examples include: change in roof pitch or form, or replacing or covering exterior siding with substitute material, reducing, enlarging, closing or relocating window or door openings

Façade: An exterior side of a building; usually the front elevation of the building.

General maintenance and repair: Work meant to remedy damage due to deterioration of a structure or its appurtenances or general wear and tear, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

Major: Substantive; substantial; as in considerable amount of.

Muntin/Mullion: The strips of wood that divide the glass into panes or lights are muntins. Mullions are the vertical trim located between two windows.

New Construction: The construction of any freestanding structure on a lot that ordinarily requires a permit. This may apply to a variety of activities such as storage buildings, carports & garages, secondary dwellings, etc.

Non-contributing (building/ structure/site) A building, structure or site which no longer reinforces the visual integrity of the district either because it is a vacant parcel, it is a structure that was built outside of the period of significance of the district or it is an historic structure that has lost its integrity through inappropriate additions or the loss of three or more of its original character defining features i.e. porch, windows, siding.

Period of Significance: **a.** For an individual structure: the date of construction plus or minus ten years; **b** for a district, the span of time from the date of the oldest building within the boundaries to the date by which significant development ended.

Secondary Front Yard: The non-primary side of a building on a corner lot.

Shall: What must happen.

Should: What must happen unless evidence is presented to illustrate why an alternative is more suitable.

COALITION OF FIVE POINTS NEIGHBORHOODS
15 Myrtle Court
Columbia, SC 29205

City of Columbia Design/Development Review Commission
City of Columbia
PO Box
Columbia, SC 29201

Honorable Members of the DDRC,

The Coalition of Five Points Neighborhoods is dedicated to supporting the healthy growth and development of the neighborhoods surrounding the Five Points commercial area. We also work to protect the quality of life of these residential areas from any negative commercial encroachment, including any measures that encourage absentee home ownership over owner occupied housing. Our coalition includes Hollywood/Rose Hill, Lyons Street, Melrose Heights, Shandon, University Hill, Wales Garden, Waverly and Wheeler Hill.

We urge your support of Waverly's request to adopt updated historic protection guidelines for the Historic Waverly Neighborhood. It is extremely important to expand the guidelines to ensure that encroachment on the historic cores does not continue to erode its integrity. Currently, there is a district overlay, but it is divided into two areas, These two areas need to be consolidated into one comprehensive historic district. As you are aware, this neighborhood (along with Martin Luther King Neighborhood in Lower Waverly), have seen an increase in absentee ownership and commercial interest over the last decade that are real threats to the character of these communities.

Your decision is critical into protecting this area so that it can thrive in the future. Our coalition urges you to remember that the concerns of the people who actually live in the neighborhoods should take precedence over any commercial or financial interests that would disrupt lives and dramatically damage the collegiality and sense of community that this neighborhood currently enjoys but is precipitously close to losing.

Please vote to adopt the updated guidelines.

Sincerely,

Kit Smith, President

LETTER IN SUPPORT OF EXPANDING CURRENT DISTRICT GUIDELINES TO INCLUDE THE BOUNDARY
STREETS FOR THE WAVERLY COMMUNITY

TO WHOM IT MAY CONCERN:

I regret that I am unable to appear personally before the committee this afternoon, but wish to add my voice and support to those who would like to expand the current district guidelines for the Waverly Community in order that in the future, what is currently defined as Area B, might be afforded greater considerations, protections and if necessary, the opportunity for demolition review.

I am a proud daughter of Waverly, having been born into that community in the mid-twentieth century. We lived at 1305 Heidt Street until my sophomore year in high school. Thus, my moral being, my sense of place and my very understanding of neighborhood and community, were all shaped by that early residency.

For those of us who lived and were nurtured by Waverly, its continuing development and ultimately, its fate, is inextricably linked to our own well-being, no matter whether we still live there in body, or just in spirit. I have watched closely the changes implemented over the past half century. I wept as the neighborhood seemingly declined and was overrun by blight; I rejoiced as efforts of revitalization and stimulation seemed to take root and flourish. I watched, however, in puzzlement and disappointment As homes and landmark establishments were demolished, only to be repurposed as parking lots or other dubious land use initiatives.

The proud history of this stalwart community is inextricably linked to its geography and the use of its terrain. We witnessed the demolition of George Elmore's store, along with other proud businesses that were hallmarks of my childhood—and we wept at the dearth of understanding and the lack of historical perspective or protective redress, which allowed it to happen. While mourning this loss, we—many children of Waverly, residents, former residents and respecters of history-- vowed to make sure that in future, there would be a greater awareness of Waverly and its worth—in its entirety.

For some odd reason, we have developed a dual boundary system, which seeks to include the central core of the neighborhood (Area A), while sacrificing and denying its outer periphery (Area B). You cannot separate Waverly into inner/outer delineations because the structure of the community as a whole is interlinked and intertwined. Businesses, institutions and homes stood side by side forming a proud front on each of the four sides, providing a protective shell as well as a conduit into and out of the inner community. The periphery is indeed the soul of our connectivity to each other and to the surrounding City. Intact, the whole is a strong and vibrant reminder of what once was—and an anchor toward rebuilding and sheltering what can be again, if nurtured and given time and the proper incentives.

The current duality is an artificial construct erected in modern times. It is not reflective of the community's sense of place, which includes the unified whole of outer thoroughfares and internal streets and plats, all a part of one Waverly.

Please allow us to retain this holistic version of our community. Make Area B a part of the defined District whole.

Respectfully submitted,

Beryl M. Dakers

Beryl M. Dakers, Former Resident
08 September 2016
(803) 446-4176

Moore, Amy

From: Mary Baskin-Waters <marybaskinwaters@gmail.com>
Sent: Thursday, September 08, 2016 3:43 PM
To: Moore, Amy
Subject: Fwd: Waverly

Hi Amy,

The Historic Heathwood Neighborhood Association (HHNA) is supportive of the Waverly district's efforts to achieve historic status.

Thanks,

Mary Baskin-Waters
Co-President, HHNA

On Thu, Sep 8, 2016 at 3:16 PM, Mary Baskin-Waters <marybaskinwaters@gmail.com> wrote:
Hi Robin,

The Historic Heathwood Neighborhood Association (HHNA) is supportive of the Waverly district's efforts to achieve historic status.

Thanks,

Mary Baskin-Waters
Co-President, HHNA

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*Mary Baskin Waters, Ph.D.
CEO, Albion Research Associates, LLC
2218 Devine Street
Columbia, SC 29205
USC Affiliate Faculty
Women's and Gender Studies Program
Cell: 803-530-7212*

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*Mary Baskin Waters, Ph.D.
CEO, Albion Research Associates, LLC
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ORDINANCE NO.: 2016-109

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina,
Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation
and Architectural Review, Division 3, Landmarks and Design Protection Districts,
Sec. 17-681 Districts identified (c) (3)*

BE IT ORDAINED by the Mayor and Council this ____ day of _____, ____, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 3, Landmarks and Design Protection Districts, Sec. 17-681, Districts identified (c) Protection area district (3), is amended as follows:

Sec.17-681. Districts identified.

(c) Protection area district

(3) The area of the City generally bound by Harden Street, Gervais Street, Millwood Avenue, and Taylor Street and to be identified as Waverly Protection Area and further identified on tax maps ~~Area A~~ as TMS# 11410-01-1 through 17 and 26 through 29; 11410-02-1, 17 through 22; 11411-01-7, 11, 12, 14, 15; 11411-15-2 through 5, 8, 13 through 16; 11411-16-1 through 20; 11411-17-1 through 15; 11406-05-2 through 13; 11406-06-1 through 5 and 8 through 13; 11406-07-1 through 6, 10, 13, 18 through 24; 11406-08-2 through 19; 11407-14-3 through 23; 11407-15-1, 3 through 10; 11407-16-1 through 13; and ~~Area B~~ as TMS# 11410-01-18 through 25; 11410-02-2 through 7, 9, 10, 14 through 16; 11411-01-1 through 3, 13, 16 through 19; 11411-15-1, 6, 7, 9 through 12; 11406-05-1, 14 through 20; 11406-07-7 through 9, 11, 12, 14 through 17; 11406-08-1, 20, 23 through 29; 11407-07-1 through 3; 11407-08-1 through 6; 11407-09-2; 11407-13-1 through 7, 10, 11, 13, 18 through 20, and 22 through 27; 11407-14-1.

Requested by:

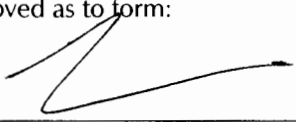
Assistant City Manager Gentry

Mayor

Approved by:

City Manager
Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:
Final Reading:

Nov. 15, 2016

Good evening Council:

My name is Frank Houston and I am representing the Waverly neighborhood association. I am the president as well as a resident and property owner in the Historic Waverly Community. My wife and I have lived in the community for over twenty years now.

The Historic Waverly Neighborhood asked the City of Columbia Planning and Development Services / Historic Preservation Office; after many community meetings, to amend the 2005 and again the 2012 request for a Waverly Protection Overlay, by our former neighborhood president Ms. Hilderbrand and the Waverly Neighborhood at that time. The action was voted on again by the community on May 2, 2016 in favor of changes to the district guidelines of the Overlay Protection of the Historic Waverly District. We are not asking for major changes, just wanting to protect what remains of this unique historic district.

Waverly neighborhood is already designated as a historic district, but currently it is divided into two areas with different levels of review: Area A: the central core and Area B: the boundary streets of Harden, Gervais, Millwood and Taylor. Area B has no demolition review (which is why the George Elmore Store was allowed to be torn down in 2012. Changes to the guidelines would make it necessary for anyone requesting a demolition permit in both area A & B to go through the Design Review Commission for approval. There are other changes that have to do with parking, signage, a stricter review of changes to windows, ect., but the major goal is to extend protection to the vulnerable buildings in Area B. Those who have most consistently and actively participated in neighborhood meetings are in support of these changes.

With me, are many of our residents, friends and supporters; some who have lived in the Waverly Community all their lives, others grew up in the community . And, there are those who's families have had businesses in the community for many years; such as Dr. Noble Cooper, Jr. who's family dentistry has been a part of the Waverly Community for years now, not only, have they been an asset to Waverly but also to Greater Columbia. We have people like James Baker our historian who has lived in Waverly all his life and comes from a family of educators who lived in Waverly. There is also Vivian Russell Baker who still lives in Waverly, who's family residence dates back to 1912 on Heidt Street. And , there is Beryl Dakers who's family members were pillars in the Waverly Community.

We have five churches in the Waverly Community, Bishop's Memorial A.M.E. Church, St. Martin De Porres Catholic Church, St. Luke's Episcopal Church, First Calvary Baptist Church and First Nazareth Baptist Church. Then there is Allen University that dates back to the 1880s with its Chappelle Administration building which was restored this pass summer, designed by John Anderson Lankford the U.S. first registered African American architect in the 1920s.

The Waverly Community was the home of Robert H. Paul co-owner of Owen and Paul Tailors in the 1930s built a Queen Anne style home in Waverly, Reverend Robert W. Nance built his home on Pine Street in 1922, Rev. James M. Hinton in 1939. Barrett Visanka bought his property in 1913. Waverly was

the sight of the boyhood home of Federal District Judge Matthew J. Perry on Washington Street. Benjamin Allen Blocker businessmen built his home on Pine Street. George Garrett vice president and professor at Allen University built his home here in the 1930s. Civil Rights Activists Ms. Modjeska Monteith-Simkins was born in Waverly. Waverly was the site of The Town and Tourist Motel and it was where the NAACP regularly met in the 60s.

Today 1332 Pine Street is the site of Daddy Grace's Parsonage. Waverly was the site of George Elmore's Five & Dime Store and the site The Good Samaritan-Waverly Hospital that was the only black hospital in Columbia until 1973, where many of those that I named were born. These are just some of those, who created a nearly self-sufficient community.

Historic Waverly Neighborhood is the oldest African-American community in Columbia. As you may know, this community once thrived with some of the most affluent doctors, teachers, lawyers and entrepreneurs in Columbia, they were involved and proud of their community, just as we are today.

This predominately black neighborhood is characterized by its diverse architecture and irregular lot size. These properties, were stylistically, typical of the early 1900s; bungalows, Queen Anne, Craftsman and Colonial Revival influenced residences, and shot-gun houses were all part, of the fabric of Waverly woven together and places that we must save.

Architecture is a visible manifestation of the history, without it, we lose connection to the past. As African American (as Americans) we cannot afford to lose any more.

We have a mission concerning the Historic Waverly Neighborhood. Our mission Statement is: Keeping our Architectural Integrity with the Historic Waverly Overlay Protection, The Waverly Historic Neighborhood wants its remaining structures to retain their essential physical and visual features. This allows the structure to convey its historic identity with its elements of the past; we are trying to preserve the past for future generations.

Our desire is to make Historic Waverly Neighborhood a more attractive and desirable place to live and work. We can accomplish this by having in place, The Waverly Protection Area Design Guidelines, which include criteria and standards that the Design/Development Review Commission must consider in determining the appropriateness of proposed work within Historic Waverly District. Our goals are #1. to maintain residential character, #2 to encourage new residential design that is compatible with historic Waverly designs, #3 to preserve historic Waverly structures that tells the story of our community and #4 to encourage orderly development along adjoining corridors that will enhance our residential core.

We are not asking for much. We are just asking you to let us hold on to what is left of its historic architectural character.

I say again, I am representing the Waverly neighborhood association, which, after many meetings and much discussion, has voted in favor of the changes to the district guidelines.

I would like for others in the neighborhood to expound more on what it means to us to preserve what is left of our historic significance. And, what can be done to restore and rebuild this, Oldest African American Historic Black District in Columbia, with character. It will mean much to us, and a lot to Columbia.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 1917 Wiley Street, TMS #11212-17-07

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Council District: 3

Proposal: Request to rezone the parcel from M-1 to RG-2

Applicant: Fred Delk, Columbia Development Corporation

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Approval (8-0)

ATTACHMENTS:

- **#a:** 11-15-2016_MA_Case_Summary_1917_WileyStreet (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CASE SUMMARY 1917 WILEY STREET, TMS# 11212-17-07

Council District:	3
Proposal:	Request to rezone the parcel from M-1 to RG-2
Applicant:	Fred Delk, Columbia Development Corporation
Staff Recommendation:	Approval
PC Recommendation:	10/10/2016; Approval (8-0)
ZPH, 1st Reading:	11/15/2016; PENDING
2nd Reading:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~0.5 acres
Current Use: Vacant lot
Proposed Use: Residential
Land Use Classification: Employment Campus (EC)
Proposed Land Use Classification: Urban Core Residential – Small Lot (UCR-1)
Current Zoning: Light Industrial District (M-1)
Proposed Zoning: General Residential District (RG-2)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Employment Campus (EC) in The Columbia Plan 2018 Future Land Use Map.

Areas dedicated to concentrations of employment uses ranging from professional services, research and development and light production facilities. They are often designed in parks with internal street networks, extensive green spaces and large format buildings. These districts are most often found at the urban edge and require large tracts of land. These campuses are comprised primarily of office buildings including corporate offices, medical or professional offices, medical research facilities, office suites, and non-polluting manufacturing, and research and development uses. Redevelopment and infill in these districts with more supporting uses like multi-family residential and other retail/entertainment uses is encouraged with access to multi-modal transit stops in and near the employment campus.

The applicant has applied to modify the land use classification of the property from Employment Campus (EC) to Urban Core Residential – Small Lot (UCR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center, most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

Employment Campus (EC):

Primary Types

- Medium to High-rise Office/Services
- Medium to Extra Large Format Flex

Secondary Types

- Multi-family Medium to High-rise Mixed-use
- Parking Structures and Lots

Tertiary Types

- Small to Large Commercial
- Single-family Attached
- Small to High-rise Multi-family
- Parking Structures and Lots

Urban Core Residential – Small Lot (UCR-1):

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family

Tertiary Types

- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is covered by *The Rosewood Plan: A Neighborhood and Corridor Plan*, which was adopted by the City in July 2012. The parcel is located in the Edisto Court Community Neighborhood Association, and is within the Neighborhood Study Area boundary of the Plan. The Plan proposed a land use classification of Single-Family – Small Lot and a zoning of RS-3 for the subject property. The Plan recommends the development of design guidelines for new residential construction within the neighborhood (for both single-family and multi-family). The Plan also recommends establishing/maintaining a larger tree canopy within the Rosewood area.

PROPOSED ZONING DISTRICT SUMMARY

The subject parcel is currently zoned Light Industrial District (M-1), as is the property to the North and South along S. Edisto Avenue. Property to the West along Wiley Street is zoned General Residential District (RG-2).

Light Industrial District (M-1)

The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

General Residential District (RG-2)

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

STAFF RECOMMENDATION

Staff recommends approval of this request, as the *Rosewood Plan: A Neighborhood and Corridor Plan* proposed a land use classification of Single-Family – Small Lot, which is more closely reflected by RG-2 zoning than M-1 zoning.



Future Land Use Map

1917 Wiley Street; TMS# 11212-38.a
Existing FLU: EC; Proposed FLU: UCR-1

Department of Planning & Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
-  UER-1 - Urban Edge Residential Small Lot
-  UER-2 - Urban Edge Residential Large Lot
-  UCAC-1 - Urban Core Neighborhood Activity Center
-  UCAC-2 - Urban Core Community Activity Center
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Corridor
-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



0 50 100 200 Feet

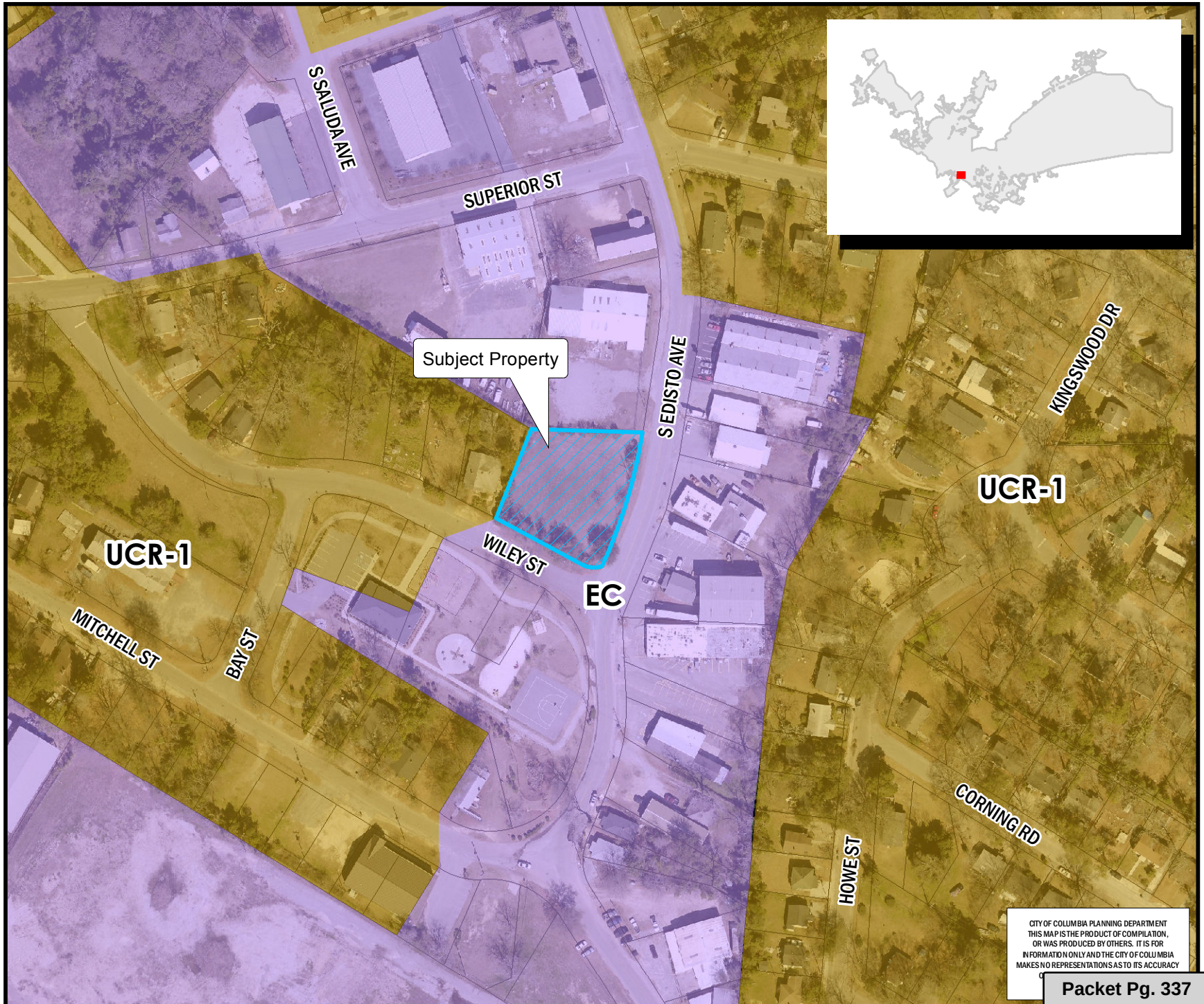
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Leigh DeForth
August 31, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 337

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

1917 Wiley Street, TMS# 11212-17-07 38.a
Existing Zoning: M-1; Proposed Zoning: RG-2

Legend

CITY LIMITS
 PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
September 6, 2016

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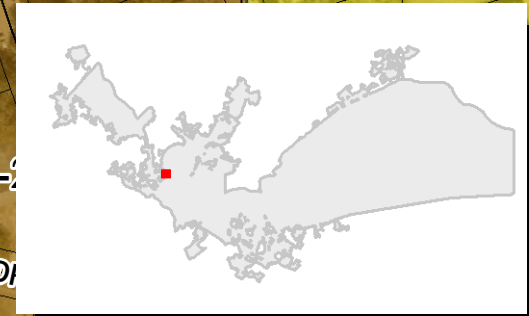
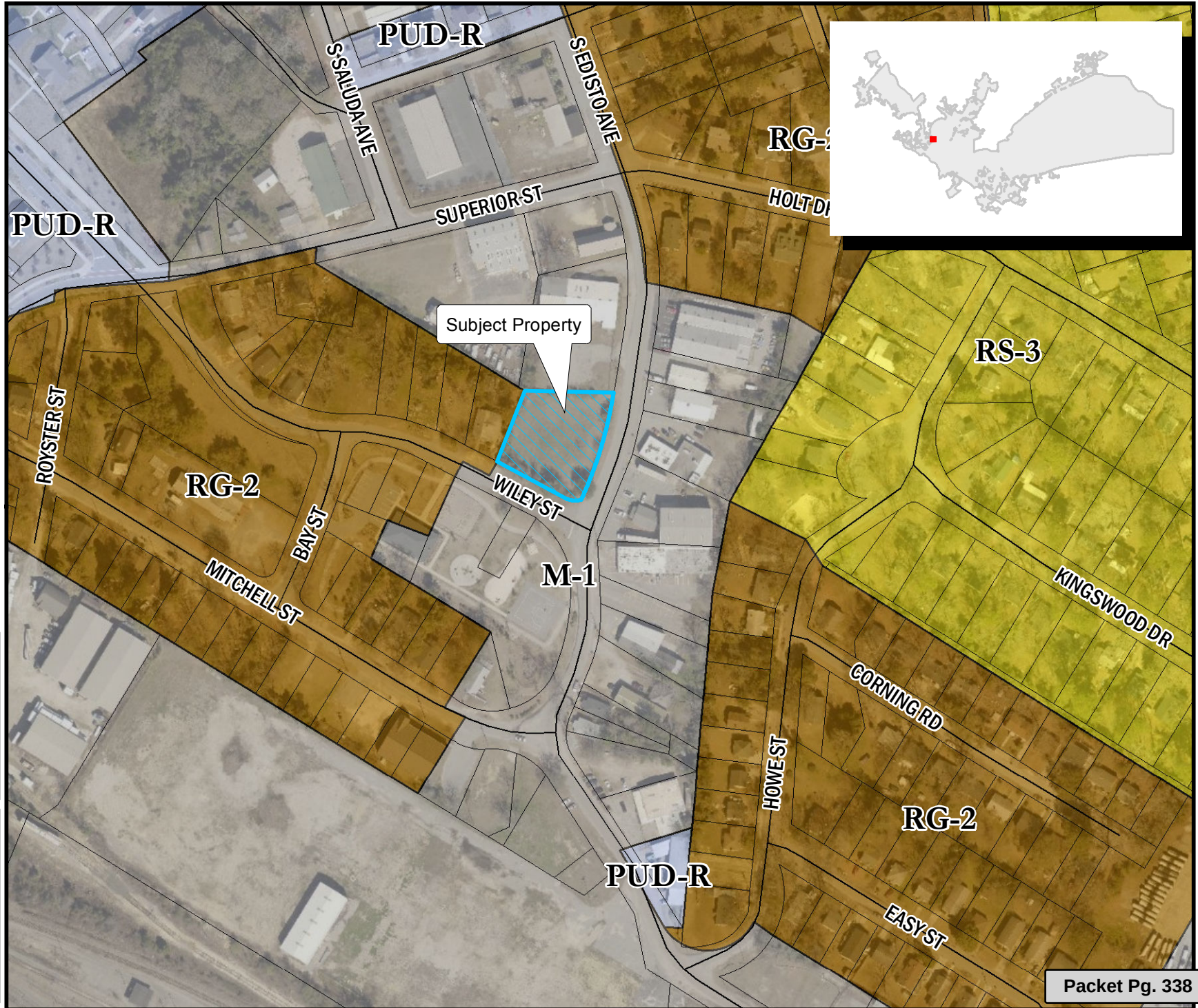


Table of Permitted Uses
M-1
Permitted Principal Uses
Food crops grown within a covered enclosure
General farms, primarily crop
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building construction-General contractors and operative builders
Building Construction - Office Only
Construction other than building construction-General contractors
Construction other than building construction - Office Only
Construction-Special trade contractors
Construction - Special trade contractors - Office Only
Food and kindred products
Bakery products
Microbrewery (Sec. 17-290) products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Printing, publishing and allied industries
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing
Trucking, local and long distance
Motor freight transportation and warehousing: Local trucking without storage
Motor freight transportation and warehousing: Local trucking with storage
Public warehousing
Public warehousing: Miniwarehouse (Sec. 17-260)

Table of Permitted Uses
RG-2
Permitted Principal Uses
Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Permitted Accessory Use
Coin-operated laundries and dry cleaning
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Roominghouses and boardinghouses
Organization hotels and lodginghouses on membership basis
Public Golf Course
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Religious Organizations
Special Exception by Board of Zoning Appeals
Electric substations
Cemetery subdividers and developers
Parking Lots
Membership Sports and Recreation Clubs
Day Care Facilities (17-265)
Residential Care (17-266)

Table of Permitted Uses
M-1
Private Commercial Storage (Sec. 17-260)
U.S. Postal Service
Water transportation
Transportation by air
Pipelines
Transportation services
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Radio and television broadcasting
Communication: Cable
Electric substations
Water supply services
Sewerage Systems (Sec. 17-262)
Motor vehicles and automotive parts and supplies
Wholesale trade-Durable goods
Wholesale trade, Non durable goods: Paper and paper products
Wholesale trade, Non durable goods: Apparel - Goods and notions
Wholesale trade, Non durable goods: Groceries and related products
Wholesale trade, Non durable goods: Farm products-Raw materials
Wholesale trade, Non durable goods: Chemicals and allied products
Wholesale trade, Non durable goods: Beer, wine and distilled alcoholic beverages
Wholesale trade, not durable goods: Miscellaneous nondurable goods
Retail Trade: Lumber and other building materials dealers
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, lawn and garden supply stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Fruit stores and vegetable markets
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)

Table of Permitted Uses
RG-2
Mobile home parks subject to article VI division 2
Fraternity and sorority houses

Table of Permitted Uses
M-1
Recreational and utility trailer dealers (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drinking Places (alcoholic beverages)(Sec. 17-269)
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Non-store retailers: Automatic merchandising machine operators
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Banquet Hall
Cemetery subdividers and developers
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Power laundries
Garment pressing and agents for laundries and dry cleaners
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Dry cleaning plants, except rug cleaning
Carpet and upholstery cleaning
Industrial launderers
Laundry and garment services not elsewhere classified
Photographic Studios, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Miscellaneous personal services, except massage parlors and spas
Advertising agencies
Outdoor advertising agencies
Consumer credit reporting agencies

Table of Permitted Uses
RG-2

Table of Permitted Uses
M-1
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Computer and data processing services
Detective agencies and protective services
Photofinishing laboratories
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Automotive repair shops
Carwashes
Automotive services, except repair and carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Reupholstery and furniture repair
Watch and jewelry repair
Welding repair
Repair shops, not otherwise classified
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters
Racing including track operations
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified

Table of Permitted Uses
RG-2

Table of Permitted Uses
M-1
Offices of physicians
Medical and dental laboratories
Legal services
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial, physical and biological research
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Miscellaneous services
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Dormitories , Private (Sec. 17-321)
Permitted Accessory Use
Aquaponics
Special Exception by Board of Zoning Appeals
Gas production and distribution
Wholesale trade-durable goods-Scrap
Liquor Stores
Used merchandise stores with weapons

Table of Permitted Uses
RG-2

Table of Permitted Uses
M-1
Pawn shops
Body piercing facilities and tattoo establishments
Recycling centers (see Sec. 17-273)
Parking structures
Drive-in motion picture theaters
Bingo parlors
Libraries and information centers
Day Care Facilities (Sec. 17-265)
Dormitories, Public
Fraternity and sorority houses
Correctional insitutions

Table of Permitted Uses
RG-2



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 1409 Huger Street and NX409 Gervais Street (P); TMS
#09009-13-01 and #08912-13-01(P)

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Council District: 2

Proposal: Request to rezone the parcel from M-2, -DD to C-3, -DD

Applicant: Mark Senn, KB Huger, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Approval (8-0)

ATTACHMENTS:

- **#a:** 11-15-16_MA_Case_Summary_1409_HugerStreet (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CASE SUMMARY 1409 HUGER STREET AND NX409 GERVAIS STREET (P); TMS# 09009-13-01 AND #08912-13-01(P)

Council District:	2
Proposal:	Request to rezone the parcel from M-2, -DD to C-3, -DD
Applicant:	Mark Senn, KB Huger, LLC
Staff Recommendation:	Approval
PC Recommendation:	10/10/2016; Approval (8-0)
Zoning Public Hearing:	11/15/2016; PENDING
Zoning Public Hearing:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~5.88 acres
Current Use: Vacant lot
Proposed Use: Mixed Use Development
Land Use Classification: Urban Core Regional Activity Center (UCAC-3)
Current Zoning: Heavy Industrial District, -Design/Development District (M-2, -DD)
Proposed Zoning: General Commercial District, -Design/Development District (C-3, -DD)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Urban Core Regional Activity Center (UCAC-3) in The Columbia Plan 2018 Future Land Use Map.

These developments are intense mixed-use business districts within the urban context. They may be adjacent to the central business district or found in outer areas of the City. They are primary destinations for work and play which attract

people from more than a 20-mile radius or drive distance. The uses are built within the urban blocks and grid, and whole scale redevelopment of blocks or adaptive reuse of existing structures may occur in these areas. Their scale is large and may take up multiple City blocks. Their primary use is as a business district but high-intensity residential in mixed-use buildings is also appropriate.

Primary Types:

- Small to Extra Large Business/Employment (inc. High-rise, excl. Flex)
- Multi-family Medium and High-rise Mixed-use

Secondary Types:

- Multi-family Medium to High-rise
- Small to Large Flex
- Civic/Institutional
- Parking Structures

Tertiary Types:

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is within the area covered by the draft West Gervais District Plan. The Plan has been recommended for adoption by both staff and Planning Commission (Planning Commission recommended the Plan with a modification which would not apply to this property), and has been heard on the September 20, 2016 City Council agenda, with first and second readings to follow. The Plan recommends a future land use classification of Mixed Use –Residential for the property, and the application of an eight-foot setback zone along Huger Street. The Plan also advocates for the multi-modal transportation improvements proposed by Walk Bike Columbia.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Heavy Industrial District (M-2), as is property to the West. Property to the North and South is zoned PUD-C, and property to the East is zoned C-1 and M-1. The subject property and all surrounding properties are located within the Downtown Design/Development District. In addition, property caddy-corner from the corner of Washington and Huger is located within the West Gervais Historic Protection Area District.

Heavy Industrial District (M-2)

The M-2 district is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondarily those uses which are functionally related thereto such as distribution, storage and processing. General commercial uses are allowed but are considered incidental to the predominantly industrial nature of the district. Certain related structures and uses required to serve the needs of the primary uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. In addition, certain uses are permitted only as special exceptions or are prohibited in order to protect such uses from the potentially incompatible characteristics of industrial areas.

-Design/Development Area (-DD)

The -DD area is intended to protect the area identified as "City Center" which is undergoing redevelopment and revitalization from incompatible land uses and influences which do not complement or promote the high-intensity mixed use character of the area. It is also the intent that new developments within the -DD area are coordinated to ensure that the land use, pedestrian environment, urban design, open space, signs, street scape and traffic circulation are sensitive to and implement the overall objectives and concept of the applicable redevelopment plan. Development within the -DD area

must comply with design guidelines set forth in this Code and in the publication "City Center Design/Development Guidelines, Final Report, September 1, 1998," LDR International, Inc. Consultants.

The -DD area consists of approximately 1,400 acres in the area bounded as follows: on the North by Elmwood Avenue, east by Pickens Street, South by Blossom Street, and West by the Congaree River. Any lot of record which fronts or abuts Elmwood, Pickens or Blossom within the area described above shall be deemed to fall within the -DD area.

General Commercial District (C-3)

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

-Design/Development Area (-DD)

The -DD area is intended to protect the area identified as "City Center" which is undergoing redevelopment and revitalization from incompatible land uses and influences which do not complement or promote the high-intensity mixed use character of the area. It is also the intent that new developments within the -DD area are coordinated to ensure that the land use, pedestrian environment, urban design, open space, signs, street scape and traffic circulation are sensitive to and implement the overall objectives and concept of the applicable redevelopment plan. Development within the -DD area must comply with design guidelines set forth in this Code and in the publication "City Center Design/Development Guidelines, Final Report, September 1, 1998," LDR International, Inc. Consultants.

The -DD area consists of approximately 1,400 acres in the area bounded as follows: on the North by Elmwood Avenue, east by Pickens Street, South by Blossom Street, and West by the Congaree River. Any lot of record which fronts or abuts Elmwood, Pickens or Blossom within the area described above shall be deemed to fall within the -DD area.

STAFF RECOMMENDATION

Staff recommends approval of this request, as the proposed C-3 zoning aligns more closely than the existing M-1 zoning with both the recommendations of *The Columbia Plan 2018: Future Land Use Map* and the draft *West Gervais District Plan*.

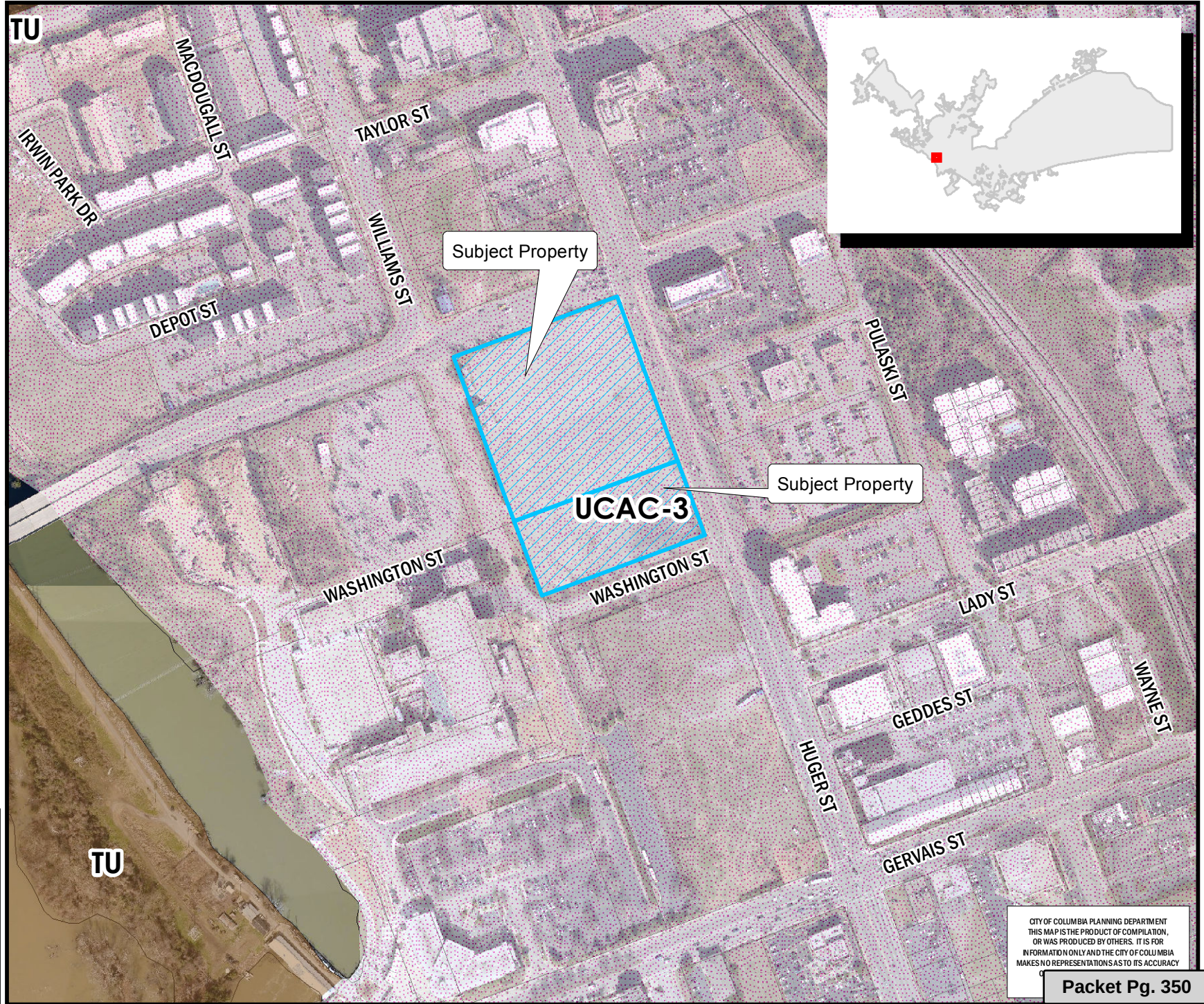


Future Land Use Map

Department of Planning & Development Services

1409 Huger Street and NX409 Gervais Street (p), TMS# 09009-13-01 and 08912-1
FLU: UCAC-3

39.a



Legend

CITY LIMITS
PARCELS

UCMR-1 - Urban Core Mixed Residential-1
UCMR-2 - Urban Core Mixed Residential-2
UEMR - Urban Edge Mixed Residential
UEMF - Urban Edge Multi-Family
UCR-1 - Urban Core Residential Small Lot
UCR-2 - Urban Core Residential Large Lot
UER-1 - Urban Edge Residential Small Lot
UER-2 - Urban Edge Residential Large Lot
UCAC-1 - Urban Core Neighborhood Activity Center
UCAC-2 - Urban Core Community Activity Center
UEAC-1 Urban Edge Community Activity Center
UCAC-3 Urban Core Regional Activity Center
UEAC-2 - Urban Edge Regional Activity Center
AC-1 - Neighborhood Activity Corridor
AC-2 - Community Activity Corridor
AC-3 - Regional Activity Corridor
EC - Employment Campus
IND - Industrial
TU - Transportation & Utilities
SD-1 - Sports/Amusement District
SD-2 - Civic/Institutional Districts
SD-3 - Central Business District
SD-4 - Riverbanks Zoo and Garden
SD-5 - Universities/Colleges
SD-6 - Fort Jackson

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
September 8, 2016



CITY OF COLUMBIA PLANNING DEPARTMENT
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Packet Pg. 350

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1409 Huger Street and NX409 Gervais Street (p), TMS# 09009-13-01 and 08912-1
Existing Zoning: M-2, -DD; Proposed Zoning: C-3, -DD

39.a

Department of Planning &
Development Services

Legend

-  CITY LIMITS
-  PARCELS

- | | |
|---|---|
|  D-1 |  C-1 |
|  RS-1 |  C-2 |
|  RS-1A |  C-3 |
|  RS-1B |  C-3A |
|  RS-2 |  C-4 |
|  RS-3 |  C-5 |
|  RD |  M-1 |
|  RD-2 |  M-2 |
|  RG-1 |  PUD-C |
|  RG-1A |  PUD-LS |
|  RG-2 |  PUD-LS-E |
|  RG-3 |  PUD-LS-R |
|  UTD |  PUD-R |
|  MX-1 |  OUT OF CITY |
|  MX-2 | |



0 50 100 200
Feet

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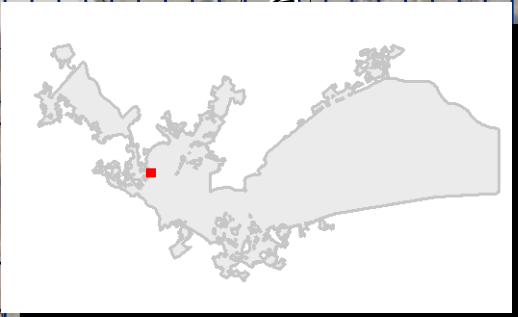
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We Are Columbia

-  Special Flood Hazard Area
-  Protection Area District
-  Design/Development Overlay
-  Landmark



Packet Pg. 351

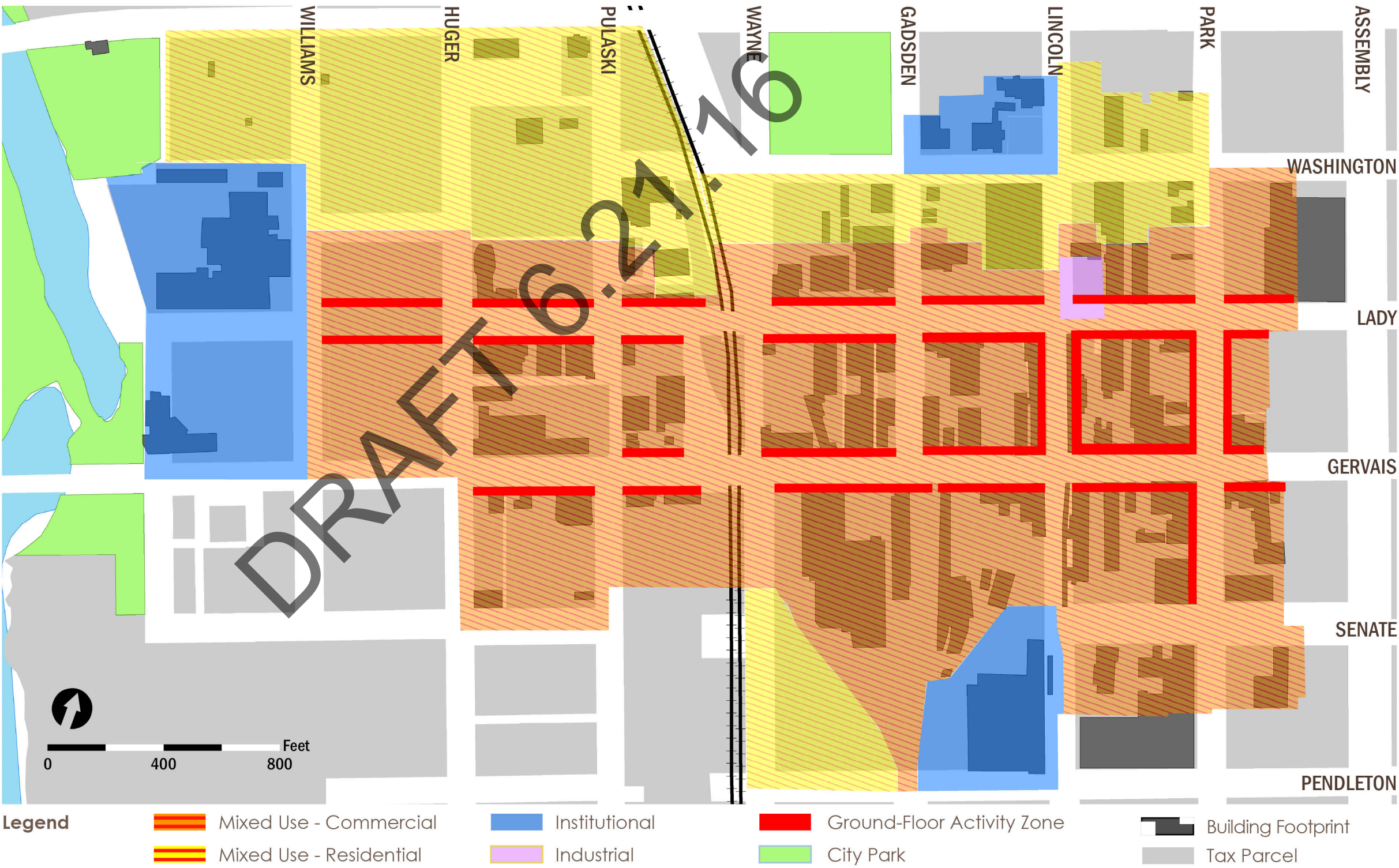


FUTURE LAND USE

West Gervais District
Future Land Use

Columbia's downtown is currently experiencing high rates of residential and commercial growth, and the West Gervais District has been a focal point of much of this development. Two new hotels (one completed, one approved), multiple redevelopments, and dozens of new restaurants opening within the past year speak to this trend. Additionally, over 1,000 new housing units are under construction within blocks of the study area. With this in mind, the Future Land Use Plan allows for mixed-use flexibility of commercial and residential developments throughout the area.

The future land use vision for the area is for a mixed-use district, with commercially-focused uses concentrated between the Gervais and Lady Street corridors, and residentially-focused uses surrounding a commercial core. The strong preference for pedestrian accessibility of the area will be encouraged through Ground-Floor Activity Zones throughout the commercial core to promote active street life, enabling the area to receive the many associated economic, social, and environmental benefits of a vibrant urban core.





**West Gervais District
Proposed Height Districts**

During the public meeting phase of the planning process, twelve ways building height could potentially be regulated were presented, with examples from Columbia, Charleston, and other areas. These examples include solely using the base zoning to govern height (as is currently the practice) or adding a series of overlays, enabling a more site-specific approach. Support has been expressed throughout the process for the development of simple and easily understood height regulations for the area. As Charleston has shown, the adoption of height overlay districts has proven to be a highly effective solution. The proposed height of a minimum of 30 feet and maximum of 80 feet with a 25 foot setback is similar to Charleston's 30/80 District.

The West Gervais District Plan proposes a Height Overlay Area within a defined boundary as proposed in the adjacent map. There would also be an eight foot setback zone along Huger to bring unity to the street from the Innovista Standards South of Gervais. Explanations of these proposed overlay districts and zones are detailed in the adjacent maps and diagrams.



Table of Permitted Uses
M-2
Permitted Principal Uses
Food crops grown within a covered enclosure
General farms, primarily crop
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building construction-General contractors and operative builders
Building Construction - Office Only
Construction other than building construction-General contractors
Construction other than building construction - Office Only
Construction-Special trade contractors
Construction - Special trade contractors - Office Only
Food and kindred products
Bakery products
Microbrewery (Sec. 17-290) products
Tobacco products
Textile mill products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Paper and allied products
Printing, publishing and allied industries
Chemicals and allied products
Petroleum refining and related industries
Rubber and miscellaneous plastic products
Leather and leather products
Stone, clay, glass and concrete products
Primary metal industries
Fabricated metal products, except machinery and transportation equipment
Machinery, except electrical
Electrical and electronic machinery, equipment and supplies
Transportation and equipment
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Manufacturing industries, not elsewhere classified
Railroad transportation

Table of Permitted Uses
C-3
Permitted Principal Uses
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building Construction - Office Only
Construction other than building construction - Office Only
Bakery products
Printing, publishing and allied industries
Private Commercial Storage (Sec. 17-260)
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Radio and television broadcasting
Communication services, not elsewhere classified
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, lawn and garden supply stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Fruit stores and vegetable markets
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Non-store retailers: Automatic merchandising machine operators
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers

Table of Permitted Uses
M-2
Railroads
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing
Trucking, local and long distance
Motor freight transportation and warehousing: Local trucking without storage
Motor freight transportation and warehousing: Local trucking with storage
Public warehousing
Private Commercial Storage (Sec. 17-260)
Water transportation
Transportation by air
Pipelines
Transportation services
Arrangement of Transportation Services
Radio and television broadcasting
Communication services, not elsewhere classified
Electric substations
Gas production and distribution
Combination electric and gas, and other utility services
Water supply services
Sewerage Systems (Sec. 17-262)
Refuse systems
Motor vehicles and automotive parts and supplies
Wholesale trade-Durable goods
Wholesale trade, Non durable goods: Paper and paper products
Wholesale trade, Non durable goods: Drugs, drug proprietaries, and drugist sundries
Wholesale trade, Non durable goods: Apparel - Goods and notions
Wholesale trade, Non durable goods: Groceries and related products
Wholesale trade, Non durable goods: Farm products-Raw materials
Wholesale trade, Non durable goods: Chemicals and allied products
Wholesale trade, Non durable goods: Petroleum bulk stations and terminals
Wholesale trade, Non durable goods: Beer, wine and distilled alcoholic beverages
Wholesale trade, Non durable goods: Miscellaneous nondurable goods
Mobile home dealers
Gasoline service stations (Sec. 17-286)
Fuel oil dealers

Table of Permitted Uses
C-3
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Cemetery subdividers and developers
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodginghouses on membership basis
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Permitted Principal Uses
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
Miscellaneous personal services, except massage parlors and spas
Advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services

Table of Permitted Uses
M-2
Liquified petroleum gas (bottled gas) dealers
Finance, Insurance, and Real Estate
Cemetery subdividers and developers
Power laundries
Coin-operated laundries and dry cleaning
Equipment rental and leasing services
Miscellaneous business services: Miscellaneous
Employment agencies
Computer and data processing services
Photofinishing laboratories
Parking Lots
Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Welding repair
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Labor Unions and similar labor organizations
Commercial, physical and biological research
Testing laboratories
Miscellaneous services
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Dormitories , Private (Sec. 17-321)
Permitted Accessory Use
Aquaponics
Special Exception by Board of Zoning Appeals
Wholesale trade-durable goods-Scrap
Used merchandise stores with weapons
Pawn shops
Recycling centers (see Sec. 17-273)
Dormitories, Public

Table of Permitted Uses
C-3
Detective agencies and protective services
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Reupholstery and furniture repair
Watch and jewelry repair
Repair shops, not otherwise classified
Motion picture production
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters
Racing including track operations
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Permitted Principal Uses
Business and secretarial schools

Table of Permitted Uses
M-2
Fraternity and sorority houses
Correctional insitutions

Table of Permitted Uses
C-3
Vocational schools except vocational high schools not elsewhere classified
Individual and family social services
Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Microbrewery (Sec. 17-290) products
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)

Table of Permitted Uses
M-2

Table of Permitted Uses
C-3
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Furnitures and fixtures
Special Exception by Board of Zoning Appeals
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing: Local trucking without storage
Public warehousing: Miniwarehouse (Sec. 17-260)
U.S. Postal Service
Electric substations
Motor vehicles and automotive parts and supplies
Wholesale trade, not durable goods: Paper and paper products
Wholesale trade, not durable goods: Drugs, drug proprietaries, and drugist sundries
Wholesale trade, not durable goods: Apparel - Goods and notions
Wholesale trade, not durable goods: Groceries and related products
Wholesale trade, not durable goods: Miscellaneous nondurable goods
Retail Trade: Lumber and other building materials dealers
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286)
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Banquet Hall
Power laundries
Laundry and garment services not elsewhere classified

Table of Permitted Uses
M-2

Table of Permitted Uses
C-3
Body piercing facilities and tattoo establishments
Massage parlors and spas
Outdoor advertising agencies
Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Drive-in motion picture theaters
Bingo parlors
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Commercial, physical and biological research
Detached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Dormitories, Public
Fraternity and sorority houses
Correctional insitutions



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 720 Maple Street, N/S, 2801, 2813 & 2835 Devine Street (TMS #11316-04-19 through -22, 11316-13-12; and 724 Maple Street (TMS #11316-04-23)

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Council District: 3

Proposal: Request to rezone 720 Maple Street, N/S, 2801, 2813 & 2835 Devine Street from Neighborhood Commercial District & General Residential District (C-2 & RG-1) to PUD-C (Planned Unit Development-Commercial District); and 724 Maple Street from General Residential District, -Design Preservation Area (RG-1, -DP) to Planned Unit Development- Commercial District, - Design Preservation Area (PUD-C, -DP)

Applicant: Estates Properties, LLC / Devine Station, LLC / Devine Station Office, LLC / JMO-Maple, LLC

Staff Recommendation: Approval with conditions

PC Recommendation: 10/10/2016; Approval (8-0)

ATTACHMENTS:

- **#a:** 11-15-2016_MA_Case_Summary_Devine&MapleStreets (PDF)

Action Item (ID # 3035)

Meeting of December 6, 2016

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CASE SUMMARY

720 MAPLE STREET, N/S, 2801, 2813 & 2835 DEVINE STREET (TMS# 11316-04-19 THROUGH -22, 11316-13-12; AND 724 MAPLE STREET (TMS# 11316-04-23))

Council District:	3
Proposal:	Request to rezone 720 Maple Street, N/S, 2801, 2813 & 2835 Devine Street from Neighborhood Commercial District & General Residential District (C-2 & RG-1) to PUD-C (Planned Unit Development–Commercial District); and 724 Maple Street from General Residential District, -Design Preservation Area (RG-1, -DP) to Planned Unit Development- Commercial District, -Design Preservation Area (PUD-C, -DP)
Applicant:	Estates Properties, LLC / Devine Station, LLC / Devine Station Office, LLC / JMO-Maple, LLC
Staff Recommendation:	Approval with conditions
PC Recommendation:	10/10/2016; Approval (8-0)
Zoning Public Hearing:	11/15/2016; PENDING
Zoning Public Hearing:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~3.86 acres

Current Use: Commercial Buildings, Parking Areas, and Shandon Terrace Apartments

Proposed Use: Mixed Use Commercial Development

Land Use Classification: Community Activity Corridor (AC-2) and Urban Core Residential – Small Lot (UCR-1)

Current Zoning: Neighborhood Commercial District (C-2), General Residential District (RG-1), and General Residential District, - Design Preservation Area (RG-1, -DP)

Proposed Zoning: Planned Unit Development – Commercial District, with -Design/Preservation Area where applicable (PUD-C, -DP where applicable)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Community Activity Corridor (AC-2) along Devine Street and Urban Core Residential – Small Lot (UCR-1) along Maple Street in The Columbia Plan 2018 Future Land Use Map.

Community Activity Corridor (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a three to five mile drive and typically consist of a variety of commercial and service areas.

Primary Types:

- Small and Medium Business / Employment (excl. Flex)
- Multi-family small and Medium Mixed-use

Secondary Types:

- Multi-family Small and Medium

Tertiary Types:

- Civic / Institutional
- Large Format Business / Employment (excl. Flex)
- Single-family Attached
- Cemeteries & Mausoleums
- Parking Structures and Lots

Urban Core Residential – Small Lot (UCR-1)

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should be the cannon.

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family

Tertiary Types:

- Multi-family Small
- Small Format Business / Employment (except Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcels are covered by the *Old Shandon - Valley Park Neighborhood Conservation Plan* (1980). The plan notes that residents in the Maple Street Area (identified as Area 2) wished to prevent further commercial intrusion. The Plan recommended that the frontage parcels be rezoned from C-3 to C-1, that the 720 Maple Street parcel be rezoned from C-3 to RG-2, and that the 724 Maple Street parcel be rezoned from RG-1 to RG-2 (Plan Exhibit 13).

PROPOSED ZONING DISTRICT SUMMARY

The subject property along Devine Street is currently zoned Neighborhood Commercial District (C-2); 720 Maple Street is currently zoned General Residential District (RG-1), and 724 Maple Street is currently zoned General Residential District, - Design Preservation Area (RG-1, -DP). Property along Devine Street is zoned C-1 to the West and C-2 to the East, and property along Maple Street is zoned PUD-R, -DP to the Northwest and RG-1 and RG-1, -DP to the Northeast.

Neighborhood Commercial District (C-2)

The C-2 district is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

General Residential District (RG-1)

The RG-1 district is intended as medium and high density residential area permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district.

Design and Preservation Area (-DP)

It is the intent of the -DP to protect and improve the quality of the environment of the city by the encouragement of identification, recognition, conservation, maintenance and enhancement of areas, sites, structures, fixtures and other features of the architectural, economic, social, cultural and political history of the city as well as its natural features; to encourage appropriate use of such features, areas, sites, structures and fixtures; and to restrain influences adverse to such purposes, and by so doing to promote the public welfare. To this end, the -DP designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this article with those regulations established by other provisions whose primary intent is to further the purposes set out in this section.

The subject property is proposed to be zoned Planned Unit Development – Commercial District, with - Design/Preservation Area where applicable (PUD-C, -DP where applicable).

Planned Unit Development Districts

(a) *Intent.* The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

Design and Preservation Area (-DP)

It is the intent of the -DP to protect and improve the quality of the environment of the city by the encouragement of identification, recognition, conservation, maintenance and enhancement of areas, sites, structures, fixtures and other features of the architectural, economic, social, cultural and political history of the city as well as its natural features; to

encourage appropriate use of such features, areas, sites, structures and fixtures; and to restrain influences adverse to such purposes, and by so doing to promote the public welfare. To this end, the -DP designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this article with those regulations established by other provisions whose primary intent is to further the purposes set out in this section.

STAFF RECOMMENDATION

The applicant has provided Planning and Development Services Department a revised draft of the proposed PUD addressing the recommendations of Planning Commission (attached). Staff recommends approval as the proposed PUD-C subject to the one recommended modification listed below as the intent of the AC-2 and UCR-1 future land use classification for the subject property and as it incorporates the existing –DP guidelines.

Staff Recommended text modification to PUD document as follows:

Section IV Development Standards. E. Parking. 3. Bike Parking. d.

d. Automobile parking requirements may be reduced provided that for each reduction of one parking space two bike parking locations shall be provided in addition to the requirements for bike parking within the Devine Station PUD. Said reduction may not exceed 10% of the automobile parking space.



Future Land Use Map N/S Devine Street, 2801 Devine Street, 2813 Devine Street, 2835 Devine Street, 720 Maple Street, 724 Maple Street
TMS# 11316-13-12, 11316-04-21, 11316-04-20, 11316-04-19, 11316-04-22, 11316-04-23; FLU: AC-2 and UCR-I

Future Land Use Map N/S Devine Street, 2801 Devine Street, 2813 Devine Street, 2835 Devine Street, 720 Maple Street, 724 Maple Street
TMS# 11316-13-12, 11316-04-21, 11316-04-20, 11316-04-19, 11316-04-22, 11316-04-23; FLU: AC-2 and UCR-I

***Department of Planning &
Development Services***

Legend

 CITY LIMITS
 PARCELS

- | | |
|---|--|
|  | UCMR-1 - Urban Core Mixed Residential-1 |
|  | UCMR-2 - Urban Core Mixed Residential-2 |
|  | UEMR - Urban Edge Mixed Residential |
|  | UEMF - Urban Edge Multi-Family |
|  | UCR-1 - Urban Core Residential Small Lot |
|  | UCR-2 - Urban Core Residential Large Lot |
|  | UER-1 - Urban Edge Residential Small Lot |
|  | UER-2 - Urban Edge Residential Large Lot |
|  | UCAC-1 - Urban Core Neighborhood Activity Center |
|  | UCAC-2 - Urban Core Community Activity Center |
|  | UEAC-1 - Urban Edge Community Activity Center |
|  | UEAC-2 - Urban Edge Regional Activity Center |
|  | AC-1 - Neighborhood Activity Corridor |
|  | AC-2 - Community Activity Corridor |
|  | AC-3 - Regional Activity Corridor |
|  | EC - Employment Campus |
|  | IND - Industrial |
|  | TU - Transportation & Utilities |
|  | SD-1 - Sports/Amusement District |
|  | SD-2 - Civic/Institutional Districts |
|  | SD-3 - Central Business District |
|  | SD-4 - Riverbanks Zoo and Garden |
|  | SD-5 - Universities/Colleges |
|  | SD-6 - Fort Jackson |



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 30, 2016



We Are Columbia

UCR-1

AC-2

UCR-1



Subject Property

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 367

**** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

Zoning Map

Department of Planning & Development Services

Legend

CITY LIMITS
 PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

N

0 50 100 200 Feet

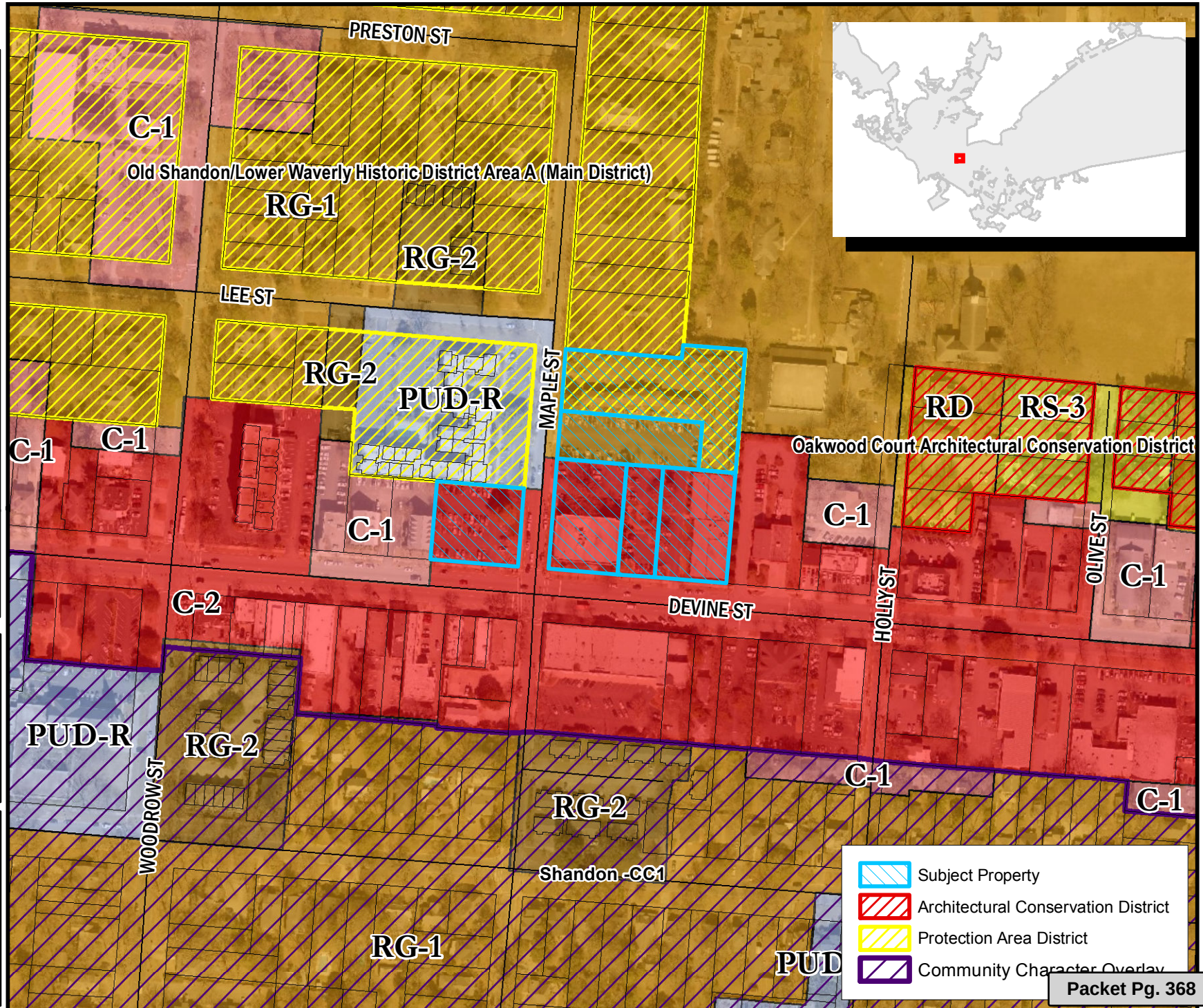
ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
 September 30, 2016

DISCLAIMER:
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N/S Devine Street, 2801 Devine Street, 2813 Devine Street, 2835 Devine Street, 720 Maple Street, 724 Maple Street
 TMS# 11316-13-12, 11316-04-21, 11316-04-20, 11316-04-19, 11316-04-22, 11316-04-23;
 Existing Zoning: C-2, RG-1, and RG-1, -DP; Proposed Zoning: PUD-C and PUD-C, -DP

40.a



Packet Pg. 368



DEVINE STREET
ASSOCIATION

The Devine Street Association
2909 Devine Street
Columbia, SC 29205

October 10, 2016

VIA ELECTRONIC MAIL

City of Columbia
Board of Zoning and Appeals
Andrew Livengood, Deputy Zoning Administrator
1136 Washington Street
Columbia, SC 29201

Re: 720 Maple Street, N/S, 2801, 2813 & 2835 Devine Street from Neighborhood Commercial District & General Residential District (C-2 & RG-1) to PUD-C

(Planned Unit Development--Commercial District); and 724 Maple Street from General Residential District, - Design Preservation Area (RG-1, -DP) to Planned Unit Development- Commercial District, - Design Preservation Area (PUD-C, -DP)

Dear Mr. Livengood and Members of the Board of Zoning Appeals:

My name is Tracy Wright and I am the president of the Devine Street Association. Our association is aware of the request of Estates Management Company regarding the above referenced request for a PUD-C referred to above. Select members of our board have met with the management team at Estates and have discussed with them in great detail the plans for these sites.

We would like to offer this letter of support for the above listed request.

Please feel free to contact me directly if you have any questions or if I can provide any more information. The Devine Street Association appreciates you allowing us to be heard on this matter and we appreciate your service to the residents of the City of Columbia.

With Kindest Personal Regards, I am

Sincerely,

Tracy Wright
President, Devine Street Association
(803) 782-0041
tjwright@bellsouth.net

**PLANNED UNIT DEVELOPMENT SUBMITTAL
PUD-C**

FOR



Approved_

_____, 2016

Owners:

Devine Station, LLC
1401 Main Street, Suite 650
Columbia, SC 29201
Attn: Matt Mundy
Email: mmundy@estatesinc.com

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I. GENERAL DESCRIPTION OF PROPOSED PROJECT

The project, known as “Devine Station” is located on approximately 3.86 acres in the City of Columbia, Richland County, South Carolina (the “City”) (TMS# 11316-13-12, 11316-04-23, 11316-04-22, 11316-04-21, 11316-04-20, and 11316-04-19) as more particularly shown on Exhibit A.

The Devine Station Planned Unit Development (the “Devine Station PUD”) will guide the land use regulations for Devine Station. General building locations for new buildings to be permitted within Devine Station are indicated by the shaded areas in Exhibit B. These shaded areas represent the outer most boundaries where new buildings shall be permitted to be constructed. For so long as new buildings or any modifications thereto are located within these shaded areas, it shall not be considered a change. Conceptual Site Plans for the general layout of the improvements to be constructed are shown for illustrative purposes attached hereto as Exhibit C. These options are shown for illustrative purposes. The development of Devine Station will be permitted for so long as it abides by the regulations as set forth in the Devine Station PUD and pertinent City Regulations and Ordinances.

The 1994 Act for Planned Development District (S.C. Code 6-29-740) permits what is traditionally known as the Planned Unit Development. Planned Development Districts allow flexibility to improve the design, character, and quality of a mixed use development. The Devine Station PUD provides a cohesive zoning ordinance to permit a responsibly designed, creative mixed-use community on a pedestrian scale. It will create a gathering place for a vibrant work, live and play community that will encourage use of Devine Station by residents, businesses, and visitors alike to compliment the boutique style and vibrancy of Devine Street. The proposed Devine Station PUD is in concert with many of the recommendations, character, and intent of the 2018 Comprehensive Plan including defining Devine Street as a major commercial corridor, defining a sense of community, land use distribution, environmental sustainability, and addressing sprawl by providing living options for more people.

Access to Devine Station shall be from Devine Street and Maple Street.

II. EXISTING ZONING, STRUCTURES, AND CONDITIONS

The existing zoning for the Devine Station PUD are C-2 for four of the six parcels (TMS# 11316-13-12, 11316-04-21, 11316-04-20, and 11316-04-19) and RG-1 for two of the six parcels (TMS# 11316-04-22 and 11316-04-23). Per the Land Use Comprehensive Plan, Plan Columbia, by the City of Columbia, parcels 11316-04-22 and 11316-01-23 are UCR-1. Urban Core Residential is common just outside the urban center. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. The remaining parcels are a Community Activity Corridor, AC-2. Streets are principal or minor arterial roads carrying high traffic volumes. Lots are large and adequately deep to accommodate

groups of medium to larger format buildings. They serve surrounding neighborhoods within a 3-5 mile drive and typically consist of a variety of commercial and services uses.

All existing conditions and structures, as shown on Exhibit D, include a commercial parking lot with a curb cut off of Maple Street on parcel 11316-13-12; 11316-04-21 an existing commercial structure, commercial parking lot, and a curb cut off of Maple Street; 11316-04-20 an existing commercial parking lot with a curb cut off of Devine Street; 11316-04-19 an existing commercial structure with a commercial parking lot; 11316-04-22 an existing commercial parking lot with a curb cut off of Maple Street; and 11316-04-23 an existing parking lot with five (5) vintage multi-family buildings. All existing conditions and structures present at the time of the approval of the PUD are deemed to be conforming conditions and structures, including any alterations to these structures as approved by Devine Station Design Review Board (the “DRB”). Any existing structures are permitted to be demolished as approved by the DRB.

III. PERMITTED LAND USES AND INTENSITIES

Devine Station will be a mixed use project with permitted uses including multifamily, office, commercial, retail, restaurant, amenity, storage, and flex space use. The permitted land uses for Devine Station are as follows:

Multi-family Residential: up to 145 Units throughout the Devine Station PUD

Commercial (office, retail, restaurant, etc.): Commercial uses are only permitted on the following parcels TMS# 11316-13-12; 11316-04-21, 11316-04-20, and 11316-04-19

Prohibited Uses: Convenience stores and sexually oriented businesses

Devine Station will be subject to the health of the national and local economics, the demand for various housing types in the region, and the supply of competing products within the area. The development plan for Devine Station must maintain flexibility to accommodate existing conditions, market conditions, specific physical constraints, geotechnical and soil conditions, environmental conditions, and design parameters. Devine Station must maintain the ability to respond sustainably and responsibly to future economic cycles to be able to adapt to a range of market conditions and use preferences. The exact location of boundary lines between parcels, the location and size of uses, and the preliminary design concepts for uses described herein may be subject to change.

A. Current Regulations

The current regulations affecting Devine Station shall be the City of Columbia Zoning Ordinance Supplement 18 (the “Zoning Ordinance”), attached hereto as Exhibit E, in effect at the time of PUD approval. To the extent that this ordinance or subsequent amendments hereto not specifically address certain zoning/development standards, the provisions of the Zoning Ordinance shall control and C-2 shall be established as the least restrictive district for the Devine Station PUD.

B. Major and Minor Changes

Major changes to the Devine Station PUD will require the approval of the City Council of the City of Columbia. Minor changes will require approval by the Planning Commission not to be unreasonably withheld. Any changes to the PUD that are not deemed major or minor per the Zoning Administrator shall be classified as administrative adjustments to be handled by the Zoning Administrator. Major amendments are defined below and all other amendments shall be determined by the Zoning Administrator as to whether they are minor or can be handled by an administrative adjustment.

Major Amendments

1. Increase(s) in the Permitted Land Uses
2. Changes to the external boundaries of the Devine Station PUD that increase the maximum acreage of the Devine Station PUD
3. Revision(s) to the Off-Street Parking Requirements
4. Any major revisions to Section IV(A)(3)(a) and IV(A)(3)(b)

C. Site Plan Review, Approval, and Phasing

Final site plan(s), including if necessary for each phase, of Devine Station shall be submitted for review and approved by the Planning Commission pursuant to the provisions of the City of Columbia Code of Ordinances and Land Development Regulations. Any site plan review and approval shall not require or be contingent upon a traffic study due to minimal change as defined by the City Traffic Engineer in impact for the development per the City.

IV. DEVELOPMENT STANDARDS

A. Generally

1. Height: Buildings located within TMS 11316-13-12, 11316-04-21, 11316-04-20, and 11316-04-19, may not exceed five stories or seventy-five (75') feet in height. Buildings located within TMS 11316-04-22 and 11316-04-23 may not exceed three (3) stories in height for the portion of the building(s) that front Maple Street for a minimum depth of twenty (20) feet as measured from the outer edge of the building façade and the remaining of the building(s) or portions thereof shall not exceed four stories or fifty five (55') feet in height. All structures within these heights shall be considered low to mid-rise structures for the purpose of the Devine Station PUD and City Ordinances and shall not require additional setbacks. Height shall be measured from the average finished ground elevation at the base of each structure to the highest point of the roof structure. Building height shall not include improvements such as cupolas, chimneys, elevators, stairs, HVAC, building systems, building mechanical, antennae, lighting and building communications.

2. Lot Size & Set Back: There are no minimum lot areas nor lot widths for any structures. The minimum yard requirements for front, side, and rear yards shall be established by set-backs only on the external, perimeter boundaries of Devine Station. There shall be no internal minimum yard requirements. For the establishment of yard orientation, Devine Street shall be established as the front yard. Maple Street shall be established as the second front yard. The second front yard shall be established at the same minimum set-back as the front yard with the exception of TMS1131-04-23 shall maintain a set-back of fifteen (15) feet from Maple Street. For engagement of Devine Street, there shall be no minimum front set-back. The minimum side yard set-back shall be three (3) feet and the minimum rear yard set-back shall be five (5) feet.

3. The Old Shandon/Lower Waverly Protection Area: Parcel R11316-04-23 shall abide by the Old Shandon/Lower Waverly Protection Area guidelines for work to be performed to the existing structures on this parcel. In regards to new construction within the Protection Area under the Devine Station PUD including existing and future structures to be built, the following development standards will guide these standards within the Protection Area:
 - a. Principles: To keep within the General Principles, the main strengths of the Protection Area includes the many diverse housing styles, aesthetically pleasing and pedestrian friendly streetscape, and an appreciation of the diversity of the area. New construction need not imitate past architectural styles. They may reflect the era of their own construction to carry on the tradition of diversity in building styles present

 - b. Guidelines:
 - i. Height: The Devine Station PUD shall govern height

 - ii. Size & Scale: The size and scale of the new building will be visually compatible with the surrounding buildings within the Devine Station PUD to be complimentary to the Old Shandon Neighborhood and the Devine Street corridor.

 - iii. Massing: The mass of a new building will provide varied masses breaking up uninteresting boxlike forms addressing the street front in order to maintain the character of the streetscape.

 - iv. Directional Expression: Entrances of the new building will relate to vertical adjacent structures within the Devine Station PUD and compliment the Old Shandon Neighborhood and the Devine Street Corridor to create a unique community

 - v. Set-Backs: The Devine Station PUD shall govern set-backs

- vi. Sense of Entry: Entrances will create a strong sense of entry in intuitive locations that provide for a welcoming environment
- vii. Rhythm of Openings: Construct new buildings so that the relationship of width to height of windows, doors, and rhythm of solids to voids is visually compatible with buildings within the Devine Station PUD and complimentary to the Old Shandon Neighborhood and the Devine Street Corridor.
- viii. Roof Shape: Roof shapes, pitches, and materials will be visually compatible to those of the surrounding buildings within the Devine Station PUD to be complimentary to the Old Shandon Neighborhood and the Devine Street Corridor.
- ix. Materials, Texture, Details: Use materials, textures, and architectural features complimentary with the Old Shandon Neighborhood, the Devine Street Corridor, and the Devine Station PUD. Vinyl siding shall be prohibited including any

B. Multi-family Structures

- 1. Dwelling units (the “Units”) shall be at least 400 square feet

C. Sign Regulation

- 1. All signage must be architecturally compatible and approved by the DRB. Those applying for signage within the Devine Station PUD must have a letter of approval from the DRB prior to submission to the City. The following constitutes the common signage plan for this district:
 - a) For each business, an individual blade sign or wall sign shall be allowed on primary and secondary pedestrian frontages. Total individual blade sign or wall sign area shall not exceed 20% of the business’ façade on which the sign fronts. Such sign may be attached to the façade, should clear 8 feet above the pedestrian surface, shall not project more than 5’ into the right-of-way, and shall not exceed 5’ in width
 - b) Up to two external permanent blade signs for the development may be applied to the façade of each building, providing that such sign not exceed 35 feet in height by 5 feet in width and clear 8 feet above the pedestrian surface. The signs will not project more than 5’ into the right-of way. Each external permanent blade sign must be located on a different side of the building.
 - c) Up to two external permanent wall signs for the development may be applied to each building. When such sign is applied horizontally to

the structure it shall not exceed 6 feet in height by any length. When such sign is applied vertically, it shall not exceed 35 feet in height by 6 feet in width. Each external permanent wall sign must be located on a different side of the building.

- d) Collectively, the external permanent blade signs and wall signs specifically referenced in b and c above may not exceed 750 gross square feet per building.
 - e) Vinyl window &/or painted signs shall be allowed on primary and secondary pedestrian frontages. Total vinyl and painted signs shall not exceed 10% of the business' facade on which the sign(s) fronts.
 - f) A-Frame signs shall be allowed and are regulated in size to a maximum of 8 square feet per sign face, placed within 5 feet of the business entry not to obstruct the pedestrian, and are to have display hours of 8:00am to 10:00pm. If an A-Frame sign shall be located within the right of way it shall require the necessary encroachment permits on behalf of the City and SCDOT.
 - g) Special events signage shall be allowed up to a maximum of 500 square feet of display area. Such signs may be displayed 60 days prior to the beginning of the festival or event and must be removed within 7 days after the end of the festival or event. Such signs may not be displayed for more than 70 days.
 - h) Up to (3) Monument Signs for the development shall be allowed on the property and shall not exceed six (6) feet in height, eight (8) feet in length, and two (2) feet in depth.
 - i) Exterior building murals shall be allowed. Individual murals may not exceed 350 square feet. Collectively, there shall not be more than 1,500 gross square feet of murals. Murals may include logos, branding, and/or names associated with Devine Station to help create a sense of place for so long as they do not constitute more than twenty five percent (25%) of the mural. Murals must be approved by the DRB prior to installation.
2. Signage that does not comply with Section 1 above must obtain the appropriate approval(s) from the City. All signage must be reviewed by the City for permit.

D. Landscaping and Buffering

1. Buffer Yards. Devine Station shall maintain a minimum five feet (5') Buffer Yard on all external, perimeter boundaries of Devine Station. Buffer Yard Requirements are not required where Devine Station maintains street frontage. Accessory structures including green, living fences and fences shall be permitted but not required within Buffer Yards. Adequate screening, per the landscaping ordinance, must be accomplished with either a green, living fence; an opaque wall; rot-resistant wood; or evergreen landscaping. Any

existing condition of surface parking within the Buffer Yards shall be deemed a conforming existing condition.

2. Parking Lots. Devine Station's surface parking lots shall provide at a minimum average density of one tree for every fifteen parking spaces per row. Such trees shall be planted within protected islands as close as possible to the curb or within protective tree grates. Alternate tree locations and alternatives to placing trees within protected curbed islands shall be considered and approved by the Land Development Administrator or Designee.
3. Street Frontages. Devine Station shall maintain a minimum street protective yard of five feet (5') along all vehicular surface areas except where existing conditions and structures already exist. Tree grouping requirements shall be permissible within the right-of-way provided necessary approvals are granted by the City of Columbia and SCDOT where necessary.
4. Alternative compliance(s). Any alternative compliance(s) not outlined herein will be reviewed and approved by the City's Landscaping Administrator.
5. Devine Street Corridor: Should the City decide to improve the safety and beauty of Devine Street, the owner of the Devine Station PUD will use reasonable efforts to coordinate with City's efforts to accommodate streetscape.

E. Parking

1. Off-street Automobile Parking & Storage

Subject to the Shared Parking Calculations in Table -2 below, Devine Station shall utilize the below minimum parking requirements outlined in Table-1: Off Street Parking Requirements. The purpose of the required parking spaces is to provide enough on-site parking to accommodate the majority of parking required by the range of uses which might locate on the site over time. The overall number of parking spaces serving multiple uses may be reduced through shared parking arrangements. Devine Station's number of parking spaces for two or more distinguishable land uses shall be determined by the following procedure:

TABLE-1: Off-Street Parking Requirements

USE	PARKING	SQUARE FOOTAGE OR UNITS
Office	Three (3.00) parking spaces per	1,000 sf of Gross Floor Area
Retail	Three (3.00) parking spaces per	1,000 sf of Gross Floor Area

Residential	One and three tenths (1.30) parking space per	Unit
Restaurant	Eight (8) parking spaces per	1,000 sf of Gross Floor Area

TABLE-2: Shared Parking Calculations

LAND USE	WEEKDAY		WEEKEND		NIGHTTIME
	DAYTIME	EVENING	DAYTIME	EVENING	
	6am-5pm	5pm-12am	6am-5pm	5pm-12am	
Office	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Residential	30%	90%	80%	90%	100%
Restaurant	50%	100%	100%	100%	10%

2. Shared Parking Calculation:

- a. Multiply the minimum parking required for each individual use, as set forth in Table 1 Off-Street Parking Requirements, by the appropriate percentage indicated in Table 2 Shared Parking Calculations, for each of the five designated time periods.
- b. Add the resulting sums for each of the five (5) columns.
- c. The minimum parking requirements shall be the highest sum among the five (5) columns resulting from the above calculations.
- d. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

If one (1) or all of the land uses proposing to make use of the shared parking facilities do not conform to the general land use classifications in Table-1: Off Street Parking Requirements, Shared Parking Calculations, then the applicant shall submit sufficient data to indicate the principle operating hours of the uses. Based upon this information, the Zoning Administrator shall determine the appropriate shared parking requirement, if any, for such uses. The existing basement located at 2801 Devine Street (TMS# 11316-04-21) shall not require parking.

An example of the Shared Parking calculation is attached hereto as Exhibit F for illustrative purposes only.

3. Bike Parking:

- a. Bike parking shall be provided for Retail and Restaurant uses in visible locations generally near entries. Locations may be on private property or may be installed in the public right of way provided that proper permits are obtained. A minimum of one rack that will hold two bikes is required per retail and/or restaurant establishment
- b. Bike parking shall be provided for residential units. For new and existing units bike parking shall be provided at a rate of 0.10 per residential unit. Such bike parking shall be located in a convenient accessible area.
- c. All bike racks shall meet APBP standards.
- d. Automobile parking requirements may be reduced provided that for each reduction of one parking space two bike parking locations shall be provided in addition to the requirements for bike parking within the Devine Station PUD.

4. Size of Required Parking Spaces

Devine Station's minimum parking space dimensions will be 9' in width by 18' in depth plus sufficient areas for access to and maneuvering for parking in any respective space. Compact spaces with dimensions of 8' x 16' will be allowed up to 35% of the gross off street parking provided.

5. Drive Aisles

Drive aisle minimums shall be twenty four (24) feet in width except where existing conditions of any drive aisles than the minimum may exist.

6. Off-street Loading Requirements

There are no off-street loading requirements.

V. PROPERTY OWNERS ASSOCIATION

Prior to the sale of any parcel, a Master Property Owners Association (the "MPOA") shall be established by the Master Declaration of Covenants, Conditions and Restrictions of Devine Station (the "Master Declaration"). Membership in the MPOA will be mandatory for any property owner. There may be individual property owner associations (POA's) established for each parcel or group of parcels, as the case may be, which will incorporate its own common areas and be managed by each POA and governed by the MPOA. The MPOA may be funded by dues to be established in the recorded Master Declaration. The MPOA's responsibility will be to manage the affairs of the MPOA including the enforcement of the recorded documents and the maintenance of common areas.

VI. DESIGN REVIEW PROCESS

Prior to the sale of any parcel within Devine Station, Developer will prepare design guidelines (the “Design Guidelines”) addressing the following:

- Architectural standards which shall exclude vinyl siding or any building predominantly stucco
- Site development standards;
- Buffer requirements, if any;
- Landscaping;
- Signage requirements;
- Exterior lighting;

The Design Guidelines will also detail the formation and responsibilities of the DRB which may be established by the Developer under the Master Declaration. All new structures or major alterations to existing structures, including accessory structures, shall be reviewed by the DRB for conformance with the Design Guidelines prior to submittal to the City for review and approval by the appropriate official(s).

VII. DEVELOPMENT SCHEDULE

Devine Station will have a build-out program that may last up to ten (10) years. The time of development within Devine Station will be subject to the health of the national and local economics, the demand for various housing types in the region, and the supply of competing products within the area. Devine Station must maintain the ability to respond sustainably and responsibly to future economic cycles to be able to adapt to a range of market conditions and use preferences.

The Devine Station PUD has commenced with construction of the office building located at 2801 Devine Street (TMS# 11316-04-21). Phasing of the Devine Station PUD, if any, will be respective of the current businesses and residents,

EXHIBIT A
LEGAL DESCRIPTION

ALL that certain piece, parcel, or tract of land, with improvements thereon, if any, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, being shown and delineated as Parcel "C" vacant lot, as .56 Acres, 24,306 square feet on a plat prepared for Leon S. Goodall by Cox & Dinkins dated May 27, 1992 and recorded July 11, 1992 in the Office of the Register of Deeds for Richland County, South Carolina in Plat Book 54, at page 905, reference being made to the said plat which is incorporated herein by reference for a more completed and accurate description; all measurements being a little more or less.

TMS: 11316-13-12
PARCEL 1

TOGETHER WITH

ALL that certain piece, parcel or tract of land, with the improvements thereon, if any, situated, lying and being in the City of Columbia, County of Richland, State of South Carolina, being shown on and delineated as 0.64 Acres, 27,711 square feet and shown on a plat prepared by Leon S. Goodall, prepared by Cox & Dinkins, Inc. dated May 27, 1992 and recorded July 11, 1992 in the Office of the Register of Deeds for Richland County, South Carolina in Plat Book 54, at page 905, reference being made to the said plat which is incorporated herein by reference for a more completed and accurate description; all measurements being a little more or less

TMS: 11316-04-21
PARCEL 2

TOGETHER WITH

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being located on the northern side of Devine Street in the City of Columbia, County of Richland, State of South Carolina, containing 0.33 Acres, and being shown and designated on a plate prepared for Continental American Insurance Group by Larr W. Smith, S.C.P.L.S. No 3724, Associated E&S, Inc., dated December 1, 2004, and recorded in the Office of the Register of Deeds for Richland County, South Carolina in Plat Book 1013 at Page 2770; and, having the following boundaries and measurements as shown on said plat, to wit: On West by property now or formerly of Goodall, whereon it measures 207.74 feet; on the North by property now or formerly of Shandon Investments, whereon it measures 69.70 feet; on the East by property now or formerly of Shandon Investments, whereon it measures 207.74 feet, and on the South by the 100-foot right-of-way whereon it fronts and measures 69.68 feet, reference being made to said plat for a complete description of the metes and bounds; be all measurements a little more or less.

DERIVATION: Deed to Continental American Insurance Company from Metro Associates dated January 6, 2005 and recorded January 10, 2005 in the Office of the Register of Deeds for Richland County, South Carolina in Book 1013, at page 2771.

TMS: 11316-04-20
PARCEL 3

TOGETHER WITH

ALL that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being in the City of Columbia, County of Richland, State of South Carolina, consisting of 1.21 Acres, shown and delineated as on a plat prepared for Leon S. Goodall by Inman Land Surveying Company, Inc., dated September 14, 1998 and recorded October 1, 1998 in the Office of the Register of Deeds for Richland County, South Carolina in Play Book 192, at page 665; reference being made to the said plat for a more complete description of the subject property

DERIVATION: Deed to Carolina Continental Insurance Company from Bernice D. Stubbs dated September 23, 1998 and recorded October 1, 1998 in the Office of the Register of Deeds for Richland

County, South Carolina in Book 192, at page 671 (conveying an undivided one-half interest); and Deed to Carolina Continental Insurance Company from Shandon Investment Company, a Partnership, dated September 23, 1998 and recorded October 1, 1998 in the Office of the Register of Deeds for Richland County, South Carolina in Book 192, at page 673 (conveying an undivided one-half interest)

TMS: 11316-4-19 & 11316-04-22
PARCEL 4 & 5

TOGETHER WITH

ALL that certain, piece, parcel, lot or tract of land, with any improvements therein, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, being shown as 1.12 Acres on a plat prepared for Epworth Children's Home by W. Frank McAulay, Jr. dated April 22, 1999 and recorded in the Office of the Register of Deeds for Richland County, South Carolina in Plat Book 305, at page 44, said property having such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein.

DERIVATION: Limited Warranty Deed to JMO-Maple, LLC from J. Michael Otis, Rachel R. Otis, and J. Michael Otis as Trustee of the Nancy C. Otis Irrevocable Trust for the benefit of J. Michael Otis and Family dated July 1, 2005 and recorded August 19, 2005 in the Office of the Register of Deeds for Richland County, South Carolina in Book 1088, at page 2922.

TMS NO.: 11316-04-23
PARCEL 6

THE DEVINE STATION PUD
PARCEL OVERVIEW

Parcel No.	Acreage	Existing Zoning	Tax Map	Ownership
1	0.56	C-2	11316-13-12	Devine Station, LLC
2	0.64	C-2	11316-04-21	Devine Station Office, LLC
3	0.33	C-2	11316-04-20	Devine Station, LLC
4	0.65	C-2	11316-04-19	Devine Station, LLC
5	0.56	RG-1	11316-04-22	Devine Station, LLC
6	1.12	RG-1	11316-04-23	JMO-MAPLE, LLC
Total(s)		3.86		



Reference:

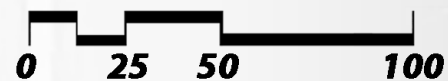
External, perimeter boundaries of the Devine Station PUD

1-6 Parcel Number reference indicated in lower right hand corner of each parcel

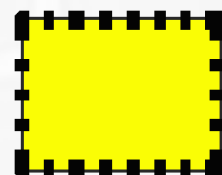
EXHIBIT B
GENERAL BUILDING LOCATIONS

EXHIBIT E

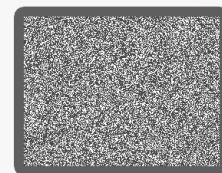
Building Location Boundary



PROPERTY LINE



**OUTER-MOST BOUNDARY
OF NEW BUILDING FOOTPRINTS**



EXISTING STRUCTURES

Maple Street

Devine Street

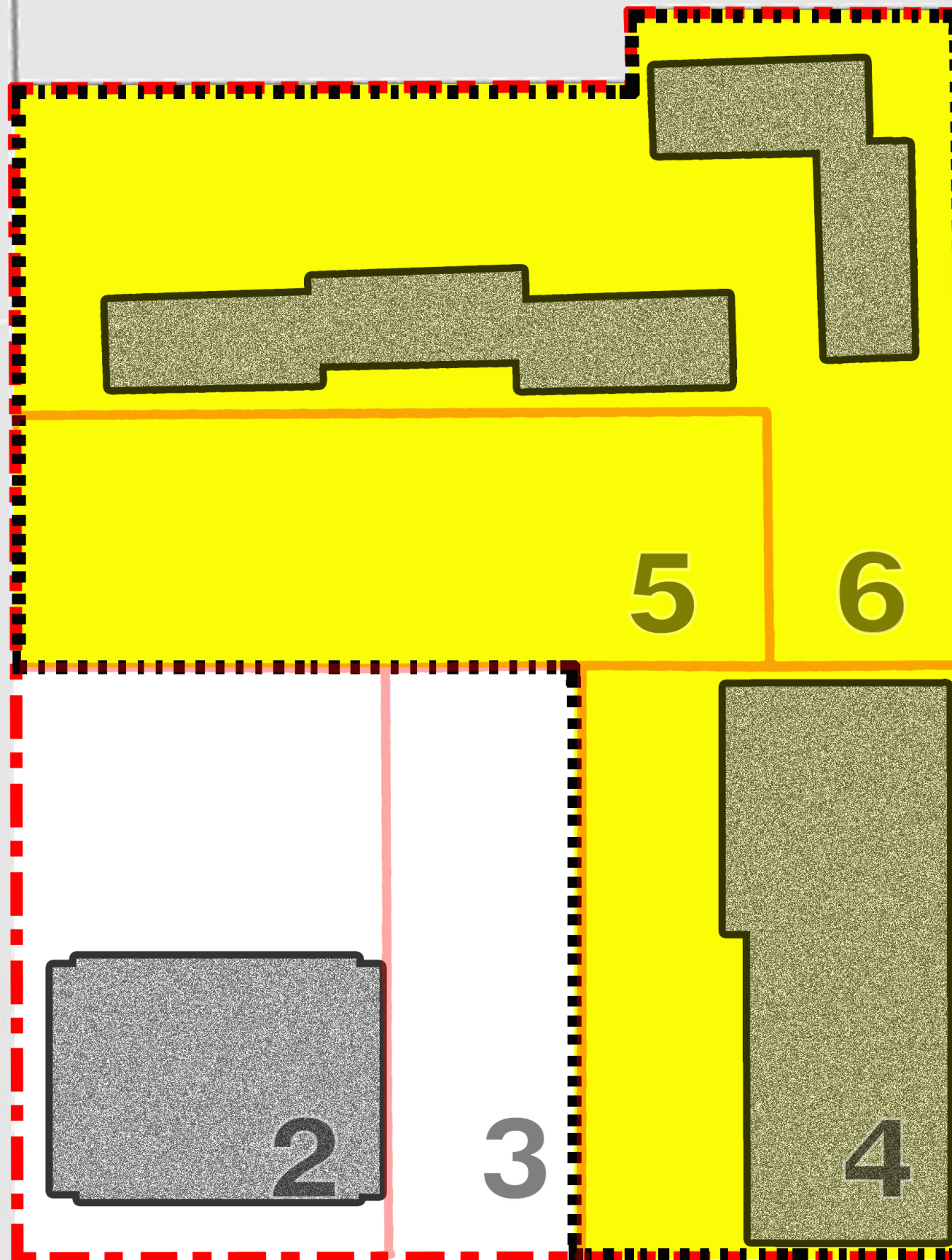
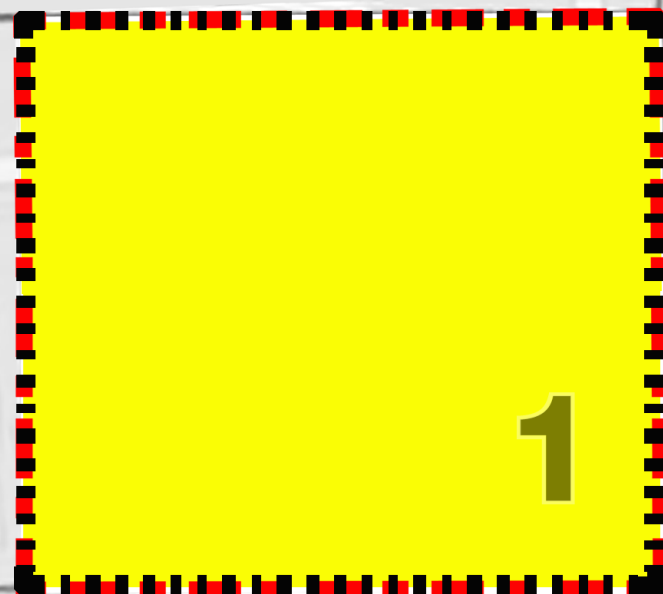
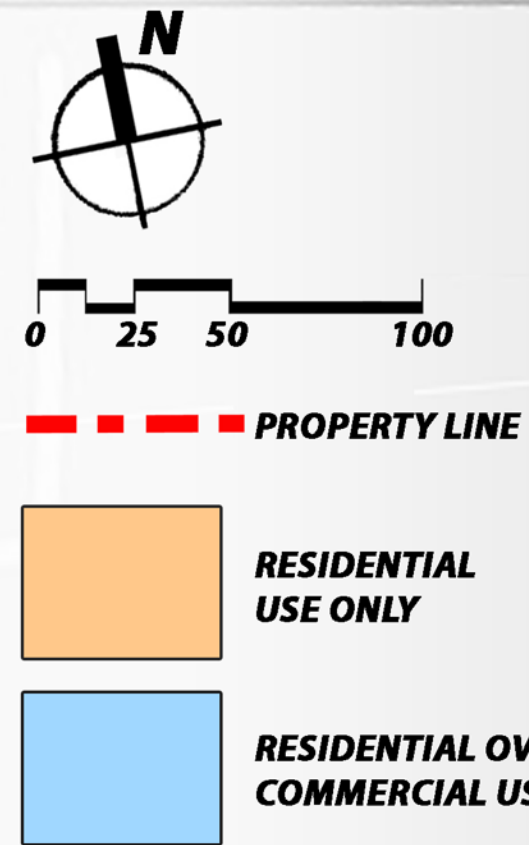


EXHIBIT C
CONCEPTUAL SITE PLAN(S)

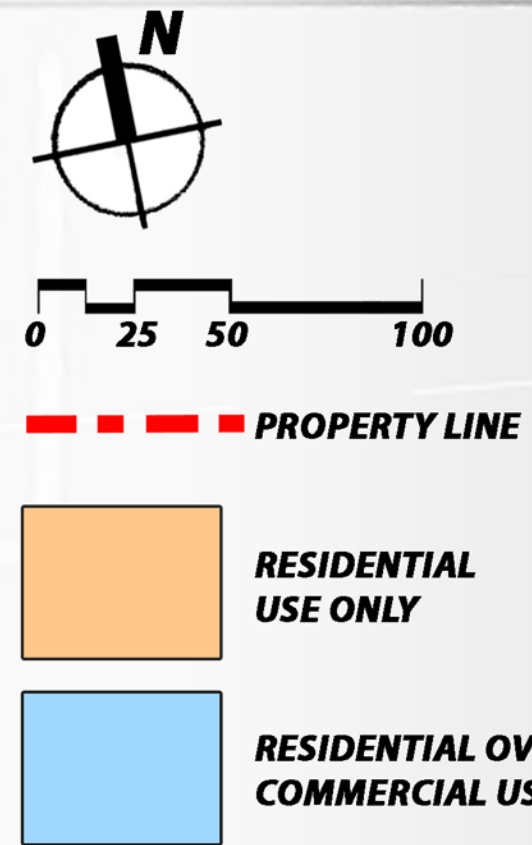
EXHIBIT B
Site Illustration Option 2



Maple Street



EXHIBIT B
Site Illustration Option



Maple Street



EXHIBIT D
EXISTING CONDITIONS AND STRUCTURES

EXHIBIT C
Existing Conditions and Structures

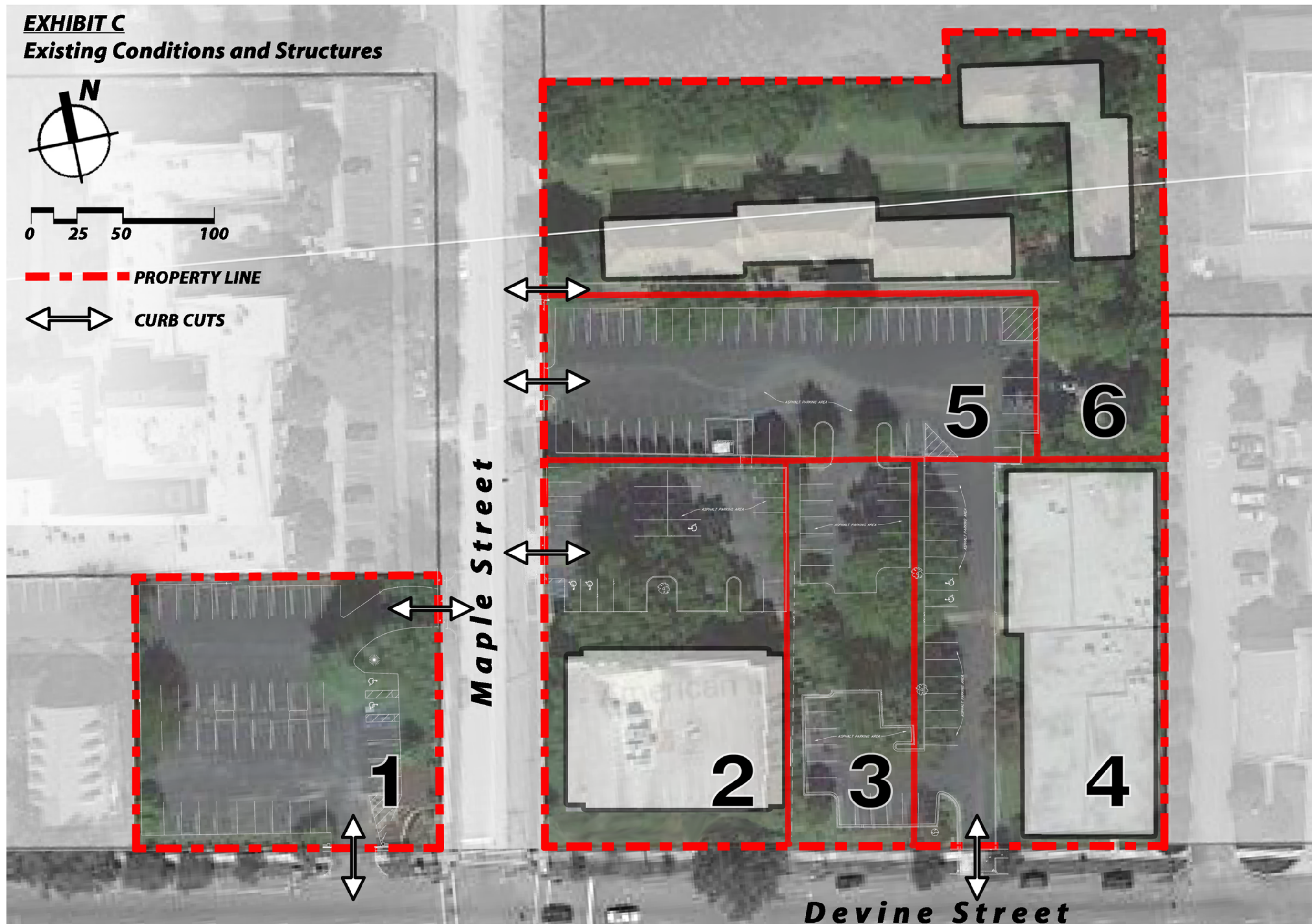


EXHIBIT E
CITY OF COLUMBIA ZONING ORDINANCE SUPPLEMENT 18

EXHIBIT F
EXAMPLE SHARED PARKING CALCULATION

Shared Parking Requirements**ULI Cross-Park Percentages**

LAND USE	WEEKDAY		WEEKEND		NIGHTTIME
	DAYTIME	EVENING	DAYTIME	EVENING	
	6am-5pm	5pm-12am	6am-5pm	5pm-12am	
Office	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Residential	30%	90%	80%	90%	100%
Restaurant	50%	100%	100%	100%	10%
Hotel/motel	75%	100%	75%	100%	75%

Units	Required		Description
30,000	3	per 1,000 sf	Office
5,000	3.5	per 1,000 sf	Retail
115	1.3	per unit	Residential
2,500	8	per 1,000 sf	Restaurant(s)

Parking Spaces Required Under Cross-Park

Office	90	9	9	5	5
Retail	11	16	18	12	1
Residential	45	135	120	135	150
Restaurant	10	20	20	20	2
Hotel	0	0	0	0	0
	155	179	166	171	157

Total Parking Required**179**

Shared Parking Requirements

ULI Cross-Park Percentages

LAND USE	WEEKDAY		WEEKEND		NIGHTTIME
	DAYTIME	EVENING	DAYTIME	EVENING	
	6am-5pm	5pm-12am	6am-5pm	5pm-12am	
Office	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Residential	30%	90%	80%	90%	100%
Restaurant	50%	100%	100%	100%	10%
Hotel/motel	75%	100%	75%	100%	75%

Units	Required		Description
30,000	3	per 1,000 sf	Office
5,000	3.5	per 1,000 sf	Retail
145	1.3	per unit	Residential
2,500	8	per 1,000 sf	Restaurant(s)

Parking Spaces Required Under Cross-Park

Office	90	9	9	5	5
Retail	11	16	18	12	1
Residential	57	170	151	170	189
Restaurant	10	20	20	20	2
Hotel	0	0	0	0	0
	167	214	197	206	196

Total Parking Required

214



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 4815 Broad River Road, TMS #06200-01-28

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-099 - Annexing and Incorporating 4815 Broad River Road, Richland County TMS# 06200-01-28 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 1

Proposal: Request to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-2 (Neighborhood Commercial District). The property is currently classified as Mixed Use Corridor by Richland County and zoned as GC Richland County.

Applicant: Chao T. Tran and Thao T. Tran

Staff Recommendation: Approval

PC Recommendation: 09/12/2016; Approval (6-0)

ATTACHMENTS:

- **#a:** 2016-099 annex-incorporate 4815 Broad River (PDF)

Action Item (ID # 3036)

Meeting of December 6, 2016

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 4815 BROAD RIVER ROAD, TMS# 06200-01-28

Council District:	1
Proposal:	Request to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-2 (Neighborhood Commercial District). The property is currently classified as Mixed Use Corridor by Richland County and zoned as GC Richland County.
Applicant:	Chao T. Tran and Thao T. Tran
Staff Recommendation:	Approval
PC Recommendation:	09/12/2016; Approval (6-0)
ZPH, 1st Reading:	11/15/2016, PENDING
ZPH, 2nd Reading:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 2.0 acres
Current Use: Vacant lot
Proposed Use: Small automotive repair and vacant commercial lot
Reason for Annexation: Adjacent/Long Range
Urban Service Area: Long Range
Current Land Use Classification: Mixed Use Corridor
Proposed Land Use Classification: Community Activity Corridor (AC-2)
Current Richland County Zoning: GC (General Commercial)
Proposed Zoning: C-2 (Neighborhood Commercial District)
Census Tract: 103.04

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation will result in an increased number of calls for services and will cost the CPD **\$284.41** annually to provide service once the project is completed based upon current calls for service to the similar properties in the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

At this time the property is undeveloped and future use of the property is proposed to be commercial. Solid Waste services cost would be \$0.00 since this services is not provided to commercial uses.

Engineering

Because water and sewer lines currently exist in this area and the developer will install new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual City property tax revenue after annexation of this property will generate approximately **\$996.84**, and we anticipate that the tax value will increase as the property is currently under development.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Long Range” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Long Range areas include parcels that are anticipated for future growth and urban service expansion, but are currently lacking in basic service availability. The basis for this area is the Water Service Boundary established in the Comprehensive Plan which was then modified for the establishment of an Urban Service Area through a more detailed analysis of existing development and growth adjacent to municipalities. Long Range areas periodically will need to be reviewed to determine whether the status needs revision due to changes in conditions.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Community Activity Corridor (AC-2) in The Columbia Plan 2018 Future Land Use Map.

Community activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a 3-5 mile drive and typically consist of a variety of commercial and service uses.

Primary Types:

- Small and Medium format Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed Use

Secondary Types:

- Multi-family Small and Medium

Tertiary Types:

- Civic/Institutional
- Large Format Business/Employment (excl. Flex)
- Single-family Attached
- Cemeteries & Mausoleums
- Parking Structures and Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located in an area covered by the *Broad River Road Corridor and Community Master Plan* 2010), and is located specifically within the Piney Grove/St. Andrews West area, and the Piney Grove Neighborhood Sub-Area as identified by the Plan. The Plan as a whole recommends a transit-oriented development approach for the study area, noting areas for potential redevelopment and catalyst projects. The Plan proposes a land use characteristic district of Transition Mixed-Use District for the property; this district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height, to include a diverse stock of attached housing units and neighborhood commercial uses. This property is located within a ¼ mile walking distance of the Piney Grove Node, and is within the area recommended for a the Piney Grove Village Center catalyst project. The Plan indicates that “the vision for this node is to create a compact, eco-tourism oriented center that serves the daily needs of residents by encouraging uses such as a community garden, farmers market, small-scale cooperative store, and neighborhood cafes and restaurants.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned General Commercial District (GC) by Richland County, and parcels within the City of Columbia are zoned C-1 across Broad River Road, and PUD-C, C-2, and C-3 along the Broad River Corridor, though not directly adjacent to the subject property. Adjacent parcels in unincorporated Richland County are zoned General Commercial District (GC).

The proposed City of Columbia zoning district is Neighborhood Commercial District (C-2)

Neighborhood Commercial District (C-2)

The C-2 district is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, adopt an ordinance assigning AC-2 land use classification, and assign zoning of C-2 at the time of annexation.



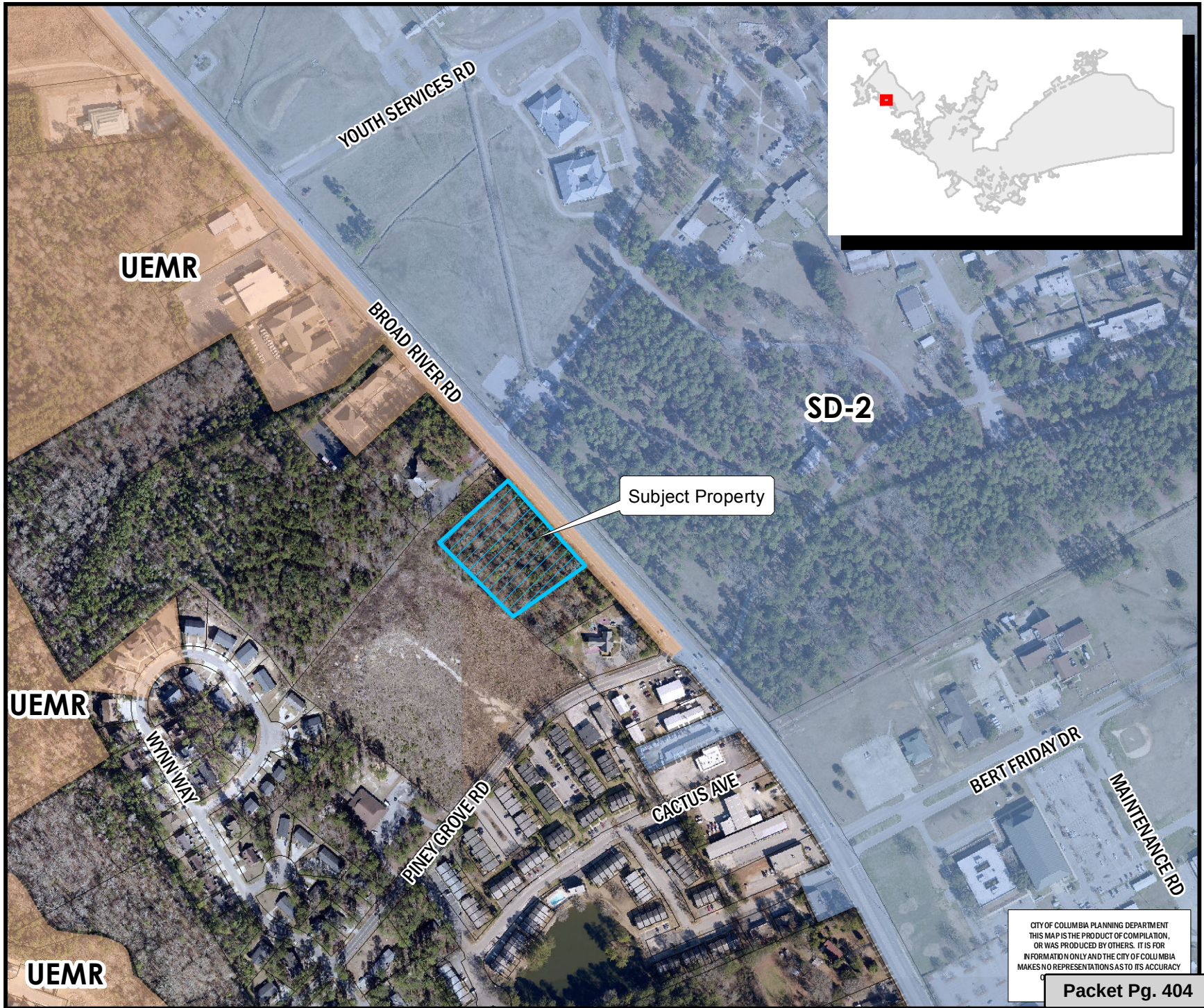
Future Land Use Map

Department of Planning & Development Services

4815 Broad River Road, TMS# 06200-01-28

Existing Richland County FLU: Mixed Use Corridor; Proposed FLU: AC-2

41.a



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 6, 2016



We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 404

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

4815 Broad River Road, TMS# 06200-01-28

41.a

Existing Zoning (Richland County): GC; Proposed Zoning: C-2

Legend

CITY LIMITS

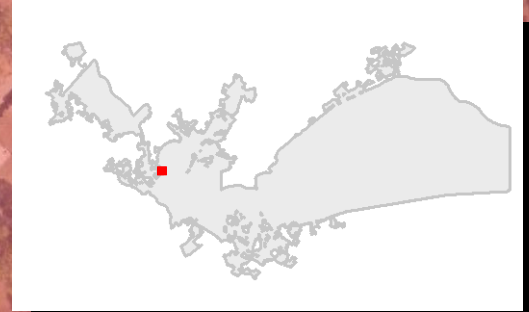
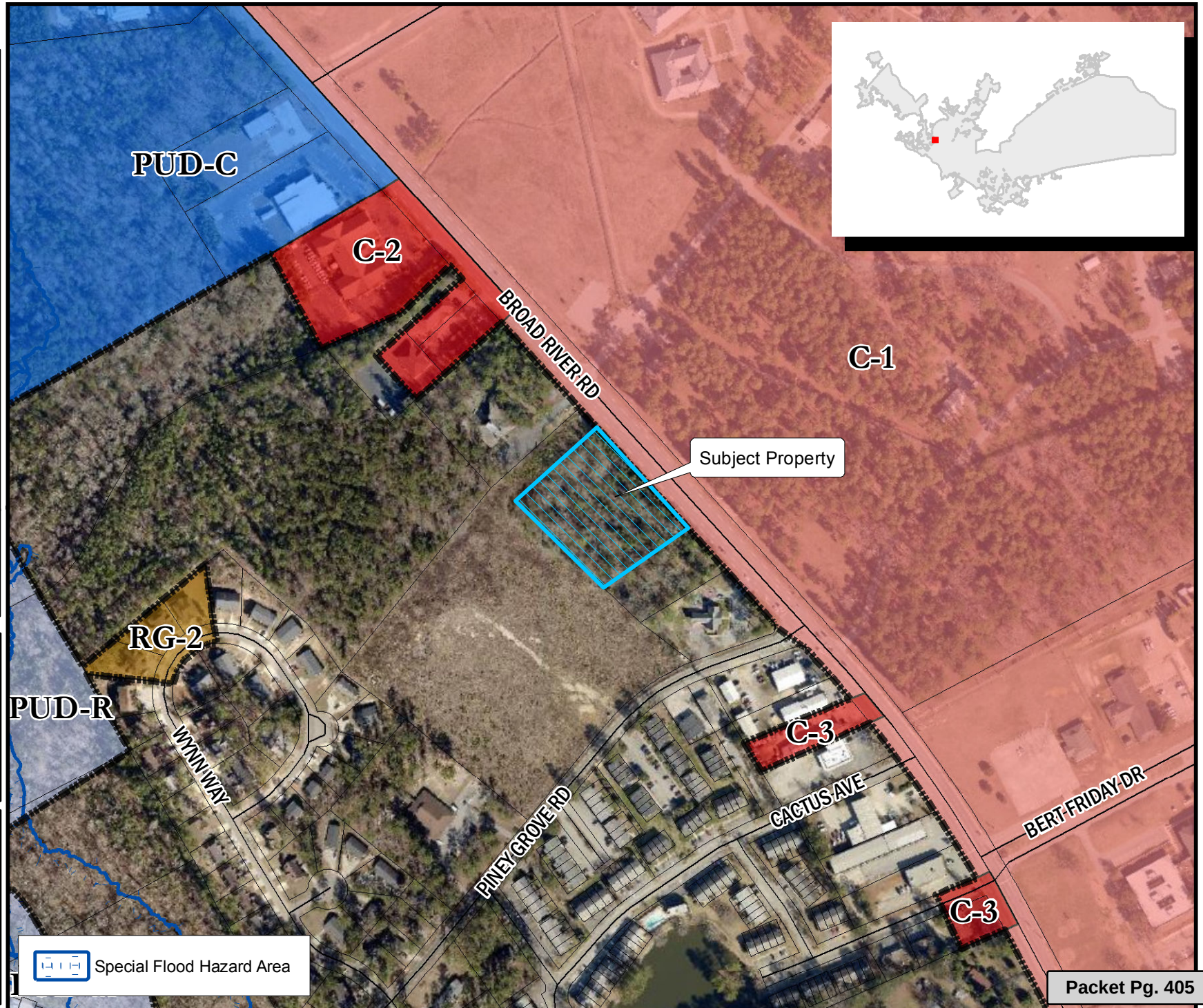
PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
September 6, 2016

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Special Flood Hazard Area

ORDINANCE NO.: 2016-099

Annexing and Incorporating 4815 Broad River Road, Richland County TMS# 06200-01-28 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. The property shall be zoned C-2 (Neighborhood Commercial District), apportioned to City Council District 1, Census Tract 103.04, contains 2.0 acres, and shall be assigned a land use classification of Community Activity Corridor (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06200-01-28

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

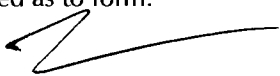
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-099

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being more particularly shown and designated as PARCEL "B" containing two and no/hundredths (2.00) acres, more or less, on that certain plat prepared for Pine Hills Development Group, LLC by American Engineering Consultants, Inc. dated February 13, 2007 and recorded in the Office of the Register of Deeds for Richland County in Record Book 1301 at page 1227, and having the measurements and boundaries as shown on said plat; reference being craved thereto for a more accurate and complete description.

LEGAL DEPARTMENT DRAFT

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF RICHLAND)

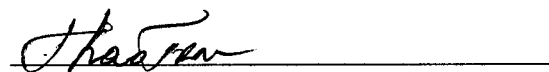
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: ALL that certain piece, parcel or lot of land, lying and being situate approximately 6.8 miles northwest of the City of Columbia, in the County of Richland, State of South Carolina, being more particularly shown and designated as PARCEL "B" containing Two and no/hundredths (2.00) acres, more or less, on that certain plat prepared for Pine Hills Development Group, LLC by American Engineering Consultants, Inc., dated February 13, 2007 and recorded in the Office of the Register of Deeds for Richland County in Record Book 1301 at page 1227, and having the measurements and boundaries as shown on said plat; reference being craved thereto for a more accurate and complete description.

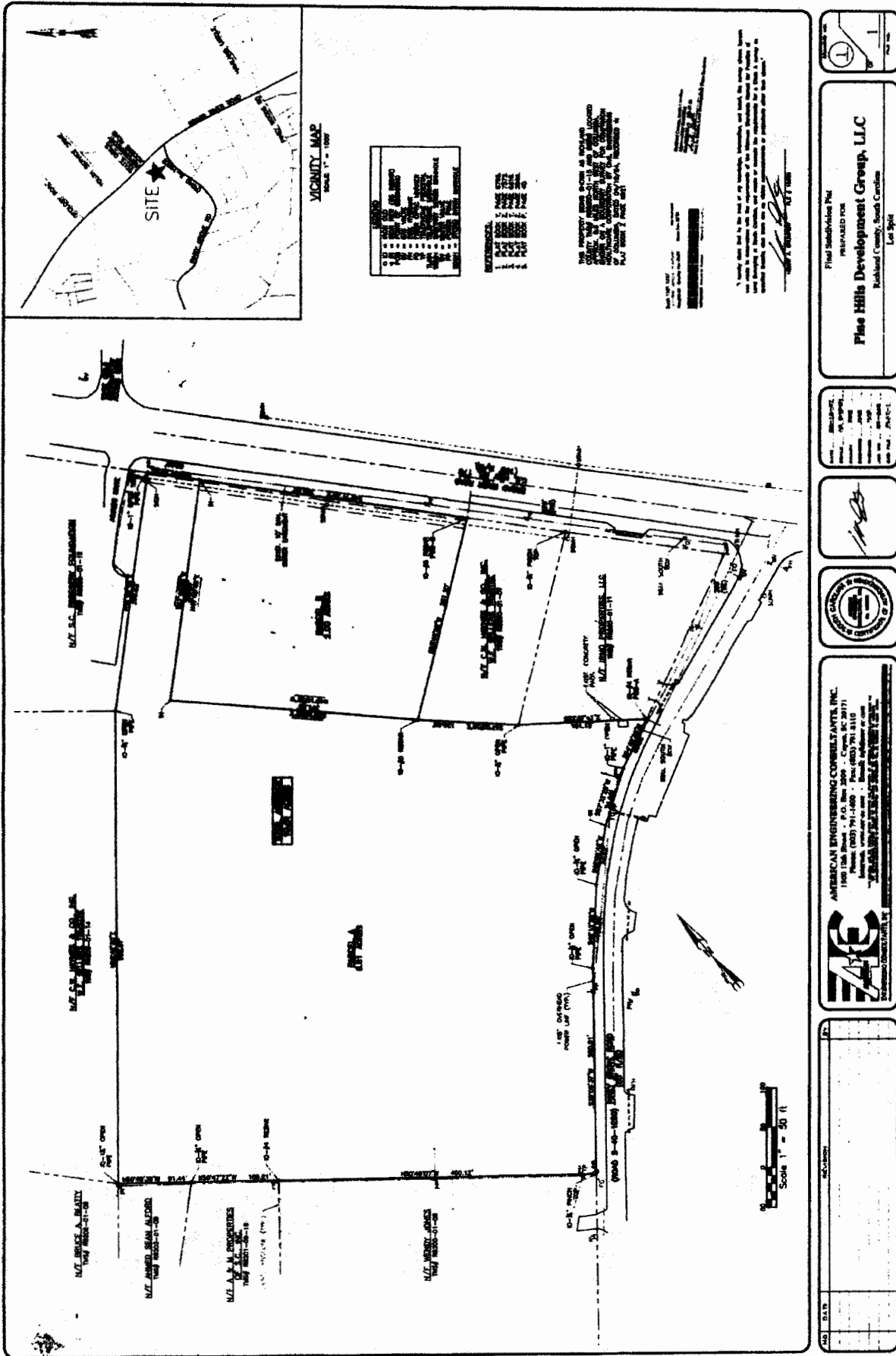
Richland County TMS: 06200-01-28
 Property Address: 4815 Broad River Road


 Chao T. Tran

Date: 8-1-16


 Thao T. Tran

Date: 8-1-16





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 1630 Browning Road, TMS# 06013-01-26

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-098 - Annexing and Incorporating 1630 Browning Road, Richland County TMS# 06013-01-26 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 2

Proposal: Request to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-3 (General Commercial District). The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RU by Richland County.

Applicant: MKS Properties, LLC

Staff Recommendation: Approval

PC Recommendation: 09/12/2016; Approval (6-0)

ATTACHMENTS:

- **#a:** 11-15-2016_ZPH_ANNEX_1630-BrowningRoad (PDF)

Action Item (ID # 3037)

Meeting of December 6, 2016

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 1630 BROWNING ROAD, TMS# 06013-01-26

Council District:	2
Proposal:	Request to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-3 (General Commercial District). The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RU by Richland County.
Applicant:	MKS Properties, LLC
Staff Recommendation:	Approval
PC Recommendation:	09/12/2016; Approval (6-0)
ZPH, 1st Reading:	11/15/2016, PENDING
ZPH, 2nd Reading:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.04 acres

Current Use: Cosmetology School

Proposed Use: Cosmetology School

Reason for Annexation: Municipal Services

Urban Service Area: Secondary

Current Land Use Classification: Mixed Residential (High Density)

Proposed Land Use Classification: Community Activity Corridor (AC-2)

Current Richland County Zoning: RU (Rural District)

Proposed Zoning: C-3 (General Commercial District)

Census Tract: 104.03

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation will result in an increased number of calls for services and will cost the CPD **\$426.62** annually to provide service once the project is completed based upon current calls for service to the adjacent parcel under the same ownership.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

The property currently houses a commercial/office use. Solid Waste services cost would be \$0.00 since this service is not provided to commercial/office uses.

Engineering

Because water and sewer lines currently exist in this area and service is already provided to the property, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual City property tax revenue after annexation of this property will generate approximately **\$2,231.44**.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary Areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Community Activity Corridor (AC-2) in The Columbia Plan 2018 Future Land Use Map.

Community activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a 3-5 mile drive and typically consist of a variety of commercial and service uses.

Primary Types:

- Small and Medium format Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed Use

Secondary Types:

- Multi-family Small and Medium

Tertiary Types:

- Civic/Institutional
- Large Format Business/Employment (excl. Flex)
- Single-family Attached
- Cemeteries & Mausoleums
- Parking Structures and Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located in an area covered by the *Broad River Road Corridor and Community Master Plan 2010*), and is located specifically within the Dutch Square/Lower Broad West area, and the Dutch Square West Neighborhood Sub-Area as identified by the Plan. The Plan as a whole recommends a transit-oriented development approach for the study area, noting areas for potential redevelopment and catalyst projects. The Plan proposes a land use characteristic district of Transition Mixed-Use District for the property; this district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height, to include a diverse stock of attached housing units and neighborhood commercial uses. This property is not located within one of the areas identified as a catalyst project or a node.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RU (Rural District) by Richland County, and surrounding parcels within the City of Columbia are currently zoned General Commercial District (C-3). No parcels in unincorporated Richland County are adjacent to the property. Parcels in the surrounding area are zoned General Commercial District (GC) across I-26, Residential, Single Family – Low Density District (RS-LD) and Residential, Single Family – Medium Density District (RS-MD) along Fairhaven Drive, and Light Industrial District (LI) to the North by Richland County.

The proposed City of Columbia zoning district is General Commercial District (C-3).

General Commercial District (C-3)

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase

congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, adopt an ordinance assigning AC-2 land use classification, and assign zoning of C-3 at the time of annexation.



Future Land Use Map

Department of Planning & Development Services

1630 Browning Road; TMS#: 06013-01-26

Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: AC-2

42.a

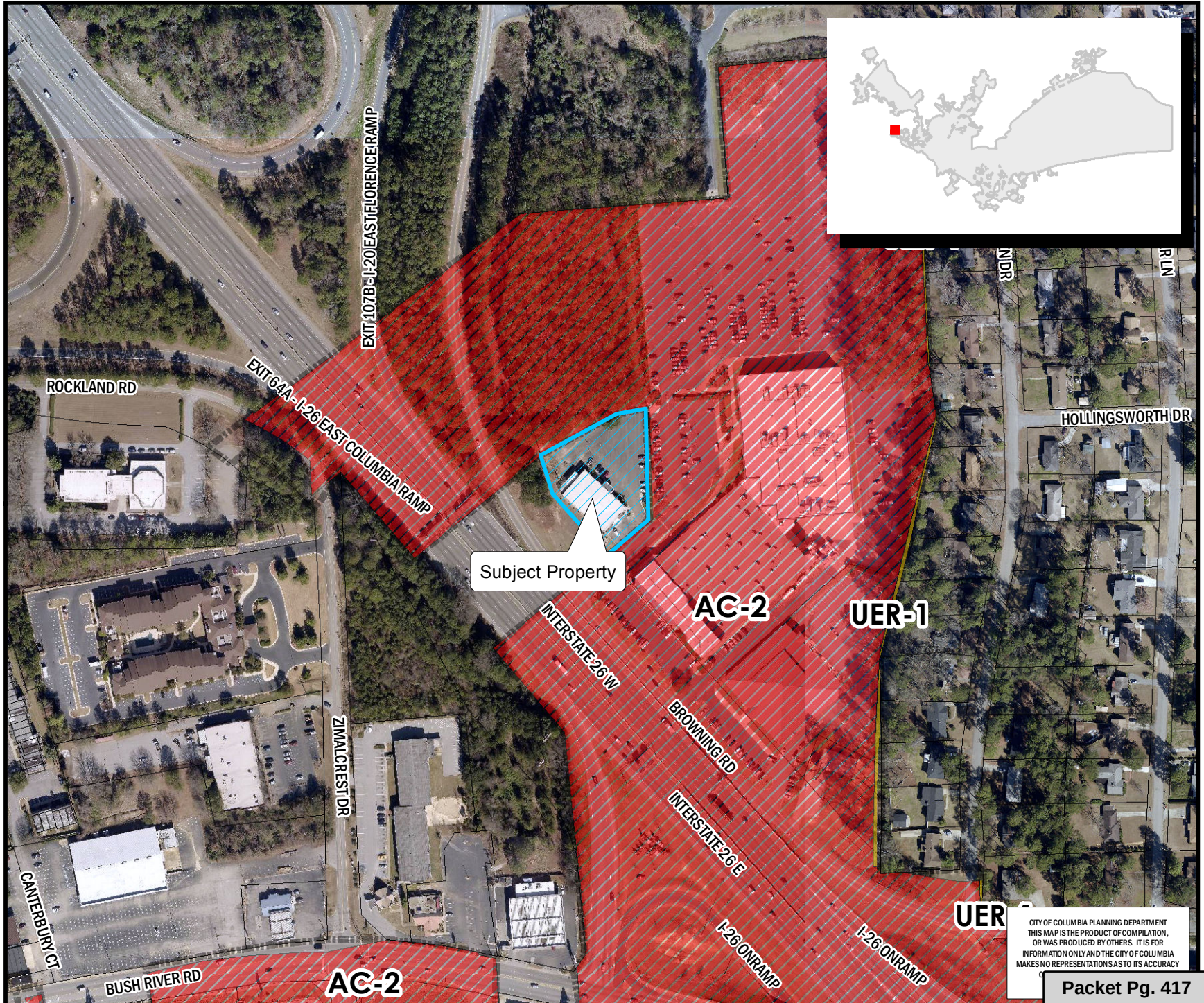


ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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Packet Pg. 417

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

1630 Browning Road; TMS#: 06013-01-26

Existing Zoning (Richland County): RU; Proposed Zoning: C-3

42.a

Legend

CITY LIMITS
 PARCELS

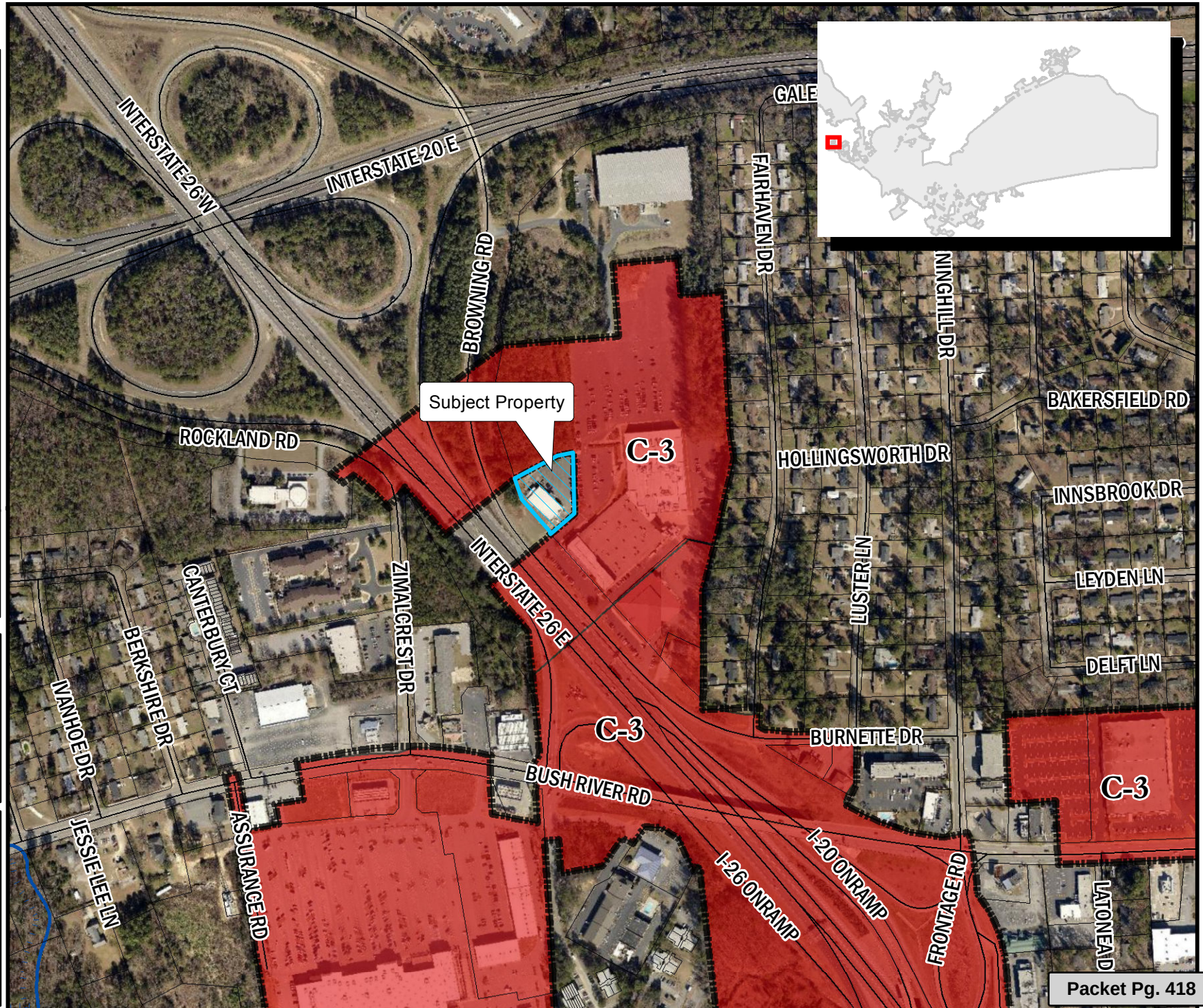
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
August 16, 2016

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CITY OF COLUMBIA, S.C.
JUSTITIA VIRTUTUM AEGIT
We Are Columbia



ORDINANCE NO.: 2016-098

Annexing and Incorporating 1630 Browning Road, Richland County TMS# 06013-01-26 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. The property shall be zoned C-3 (General Commercial District), apportioned to City Council District 2, Census Tract 104.03, contains 1.04 acres, and shall be assigned a land use classification of Community Activity Corridor (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06013-01-26

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


City Attorney

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-098

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 1.04 acres, all as more particularly shown and depicted on a plat prepared for Browning Office Investments, LLC by Associated E & S, Inc., dated November 13, 2010, and being recorded in the Office of the Register of Deeds for Richland County on July 1, 2009, in Book 1535 at page 3137; said property having such sizes, shapes, dimensions, buttings and boundaries as will be shown by reference to the aforesaid plat, together with a perpetual commercial easement for both vehicular and pedestrian ingress and egress to and from the attached 1.04-acre parcel and Browning Road (S-392) over, across and through that certain 0.11-acre, 4,823-square foot portion of the remaining property of Browning Office Investment, LLC; said ingress and egress easement parcel measuring 40.94 feet along the Browning Road boundary line, 119.28 feet along the southern boundary of the 1.04-acre parcel, 39.93 feet along its terminus and 119.28 feet along its southern boundary; the aforesaid ingress and egress easement being more particularly shown and depicted on that certain plat prepared for M. Kenneth Shuler by Associated E & S, Inc. dated June 23, 2009, and being recorded in the Office of the Register of Deeds for Richland County on July 1, 2009 in Book 1535 at page 3138; said easement having such sizes, shapes, dimensions, buttings and boundaries as will be shown by reference to the aforesaid plat.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or tract of land, with any and all improvements thereon, lying, being and situate in the County of Richland, State of South Carolina, containing 1.04 acres, all as more particularly shown and depicted on a plat prepared for Browning Office Investments, LLC by Associated E & S, Inc., dated November 13, 2006, and being recorded in the Office of the Register of Deeds for Richland County on July 1, 2009, in Book 1535 at page 3137; said property having such sizes, shapes, dimensions, buttings and boundaries as will be shown by reference to the aforesaid plat, together with a perpetual commercial easement for both vehicular and pedestrian ingress and egress to and from the aforesaid 1.04-acre parcel and Browning Road (S-492) over, across and through that certain 0.11-acre, 4,823-square foot portion of the remaining property of Browning Office Investment, LLC; said ingress and egress easement parcel measuring 40.94 feet along the Browning Road boundary line, 119.28 feet along the southern boundary of the 1.04-acre parcel, 39.93 feet along its terminus and 119.28 feet along its southern boundary; the aforesaid ingress and egress easement being more particularly shown and depicted on that certain plat prepared for M. Kenneth Shuler by Associated E & S, Inc., dated June 23, 2009, and being recorded in the Office of the Register of Deeds for Richland County on July 1, 2009, in Book 1535 at page 3138; said easement having such sizes, shapes, dimensions, buttings and boundaries as will be shown by reference to the aforesaid plat.

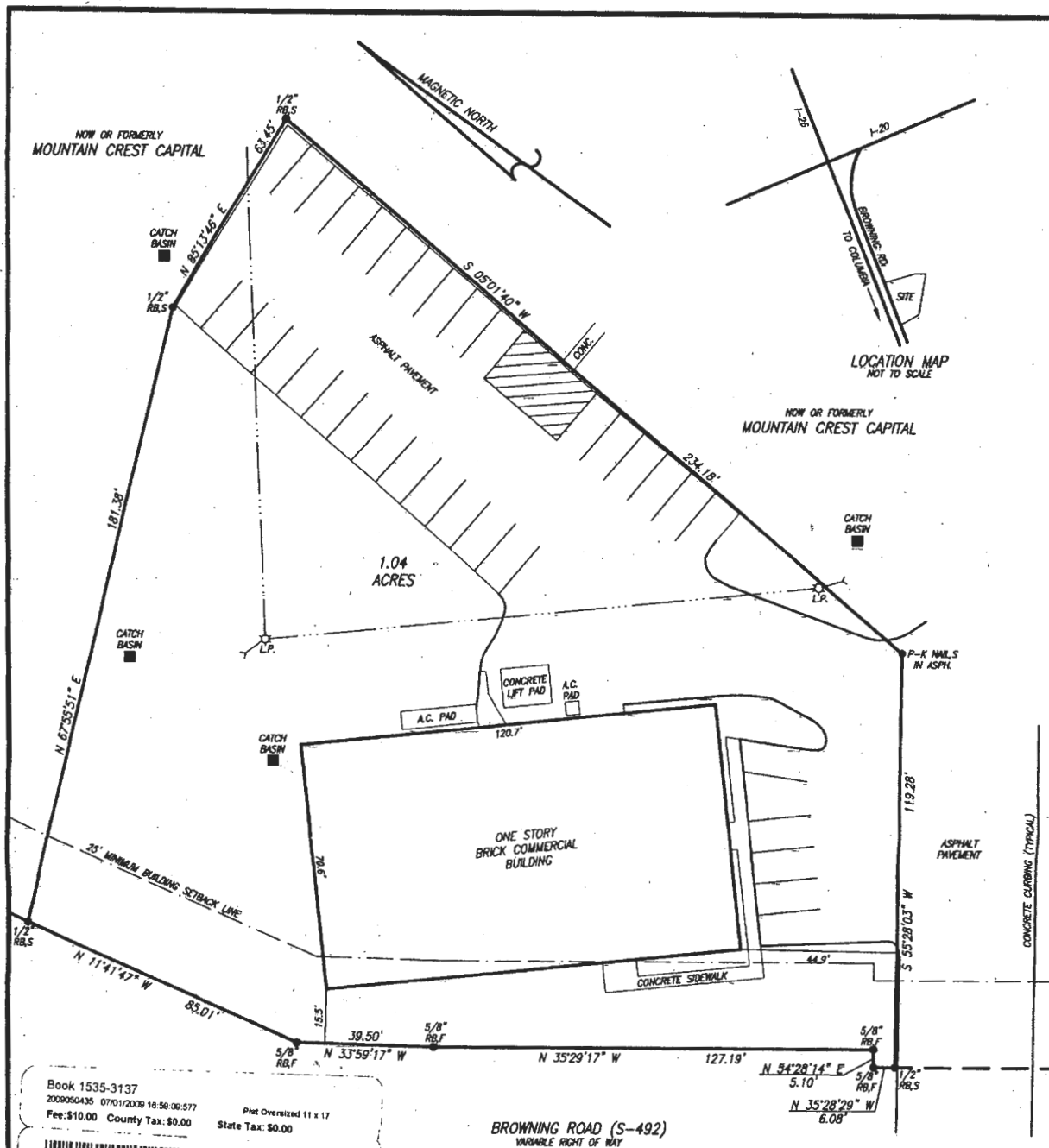
Richland County TMS: 06013-01-26
 Property Addresses: 1630 Browning Road

MKS Properties, LLC

BY: 
 Signature
Kenneth Shuler
 (Print or Type Name)

Date: 8-5-2016

Its: President
 (Print or Type Title)



Book 1535-3137
2009050435 07/01/2009 16:59:09.577
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00



2009050435 Richard W. Rodden Richland County R.O.D.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED AND SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP NO. 45079C0091 'H', DATED FEBRUARY 20, 2002, COMMUNITY PANEL NO. 450170 0091 'H'.



PLAT PREPARED FOR **Browning Office Investments, LLC**

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'



DATE: NOVEMBER 13, 2006

REFERENCES:

REFERENCE IS MADE TO AN ALTA/ACSM SITE SURVEY PREPARED FOR MOUNTAIN CREST CAPITAL BY B.P. BARBER & ASSOC. DATED FEBRUARY 8, 2006. SITE APPEARS ON TMS 06013-01-AS A PORTION OF 25.

CERTIFICATION:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

Larry W. Smith
LARRY W. SMITH, S.C., P.L.S. NO. 3724

ASSOCIATED E & S, INC.

800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

APPROVED FOR RECORDING

Date 5/28/09

RCF # MS-09-51

Signature L.A. Rodden

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY, SOUTH CAROLINA

B 322-06



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Legal

FROM: *Shari Ardis, Legal Administrator*

SUBJECT: Resolution No.: R-2016-082 - Authorizing consumption of beer and wine only at First Thursday on Main Street

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** R-2016-082 First Thursdays on Main (2017) (PDF)

RESOLUTION NO.: R-2016-082*Authorizing consumption of beer and wine only at First Thursday on Main Street*

WHEREAS, First Thursday on Main ("Sponsor") is sponsoring First Thursday on Main/Art Crawl in the 1200, 1300, 1400, 1500, 1600 and 1700 blocks of Main Street from Gervais Street to Laurel Street, and within Boyd Plaza adjacent to the Columbia Museum of Art, from 6:00 p.m. until 10:00 p.m. on Thursdays, January 5, February 2, March 2, April 6, May 4, June 1, July 6, August 3, September 7, October 5, November 2 and December 7, 2017; and,

WHEREAS, Sponsor has requested permission for use of the 1200, 1300, 1400, 1500, 1600 and 1700 blocks of Main Street from Gervais Street to Laurel Street and for the temporary closing and use of Boyd Plaza from 6:00 p.m. until 10:00 p.m. on Thursdays, January 5, February 2, March 2, April 6, May 4, June 1, July 6, August 3, September 7, October 5, November 2 and December 7, 2017; and for the temporary closing and use of the half block area of the eastern 1100 block of Hampton Street adjacent to Boyd Plaza to the entrance of the parking lot located behind 1441 Main Street to allow for ingress and egress to the parking lot between Main Street and Assembly Street only on April 6, June 1, October 5 and December 7, 2017 from 4:00 p.m. until 10:00 p.m. for set up, clean up, and staging of the events to be held from 6:00 p.m. until 10:00 p.m.; for patrons to consume beer and wine beverages only during the event hours of 6:00 p.m. until 9:30 p.m.; and for crowd control and overflow; and,

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ___ day of _____, 2016, that the sale of beer and wine beverages only is authorized between the hours of 6:00 p.m. and 9:30 p.m. on Thursdays, January 5, February 2, March 2, April 6, May 4, June 1, July 6, August 3, September 7, October 5, November 2 and December 7, 2017; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages within the event area is prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas for the possession and consumption of alcoholic liquors or alcoholic beverages, other than beer or wine beverages, within the event area are prohibited; and,

BE IT FURTHER RESOLVED that organizer is responsible or shall make arrangements for the cleanup of all trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area and within the designated area of impact as shown on the attached drawing, any costs incurred by the City in removing loose trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of beer and wine beverages, all

outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, except police horses, is prohibited. All pets shall be prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that during the designated dates and times that Boyd Plaza adjacent to the Columbia Museum of Art, and only on April 6, June 1, October 5 and December 7, 2017 the half block area of the eastern 1100 block of Hampton Street adjacent to Boyd Plaza to the entrance of the parking lot located behind 1441 Main Street to allow for ingress and egress to the parking lot between Main Street and Assembly Street, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2 and 15-3, Code of Ordinances of the City of Columbia, South Carolina are in effect. Pursuant to Chapter 14, Offenses and Miscellaneous Provisions, Article IV, Offenses Against the Public Peace and Order, Sec. 14-99, 1998 Code of Ordinances of the City of Columbia, South Carolina, Boyd Plaza adjacent to the Columbia Museum of Art, and only on April 6, June 1, October 5 and December 7, 2017 the half block area of the eastern 1100 block of Hampton Street adjacent to Boyd Plaza to the entrance of the parking lot located behind 1441 Main Street to allow for ingress and egress to the parking lot between Main Street and Assembly Street, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply. Possession and consumption of beer and wine beverages shall be permitted only in plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

DATE OF REQUEST	11/17/2016	REQUESTOR'S NAME/CONTACT INFORMATION (E-MAIL/PHONE/FAX#)	First Thursday on Main jenna@columbiacolorado.sc 803-413-6207
EVENT NAME/PURPOSE (i.e., St. Patrick's Charity Fund-raiser)	First Thursday on Main		
DATE(S) OF EVENT(S)	Jan 5 '17, Feb 2 '17, Mar 2 '17, April 6 '17, May 4 '17, Jun 1 '17, July 3 '17, Aug 3 '17, Sept 7 '17, Oct 5 '17, Nov 2 '17, Dec 7 '17		
RAIN CONTINGENCY DATE: (Rescheduling due to inclement weather is allowed once within one week from the date of the originally scheduled event upon 24-hours written notice to the City without a new request. The time of event operation shall remain the same.)	No Rain Dates		
LOCATION OF EVENT (i.e., Amphitheater area of Finley Park; 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street)	1200- 1700 blocks of Main, from Gervais to Laurel and within Boyd Plaza adjacent to the Columbia Museum of Art.		
STREET(S) OR PARK AREA TO BE CLOSED (i.e., 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street; Amphitheater area of Finley Park; Boyd Plaza)	PTDM requests that Hampton Street be closed on the Thursday dates in April, June, October and December. PTDM requests that the half block area of the eastern 1100 block of Hampton Street adjacent to Boyd Plaza to the entrance of the parking lot behind 1441 Main Street to allow for ingress and egress to the parking lot between Main and Assembly streets only on those dates from 4pm to 10pm to allow for set up, clean up and staging of the events to be held from 6pm-10pm.		
HOURS FOR STREET(S) OR PARK AREA TO BE CLOSED (i.e., 5:00 p.m. - 12:00 a.m.) ALLOW TIME FOR SET UP/CLEAN UP	4pm to 10pm only on the Thursdays in April, June, October and December 2017		
HOURS OF EVENT (i.e., 6:00 p.m. - 10:00 p.m.) ¹	6pm-10pm		
HOURS OF SERVICE OF BEER/WINE BEVERAGES ONLY (NO LIQUOR) ² Service should end one-half hour prior to end of event, i.e., event is 6-10 p.m., beer/wine service is 6-9:30 p.m.) ³	6pm-9:30pm		

Requests should be submitted by mail, e-mail or fax at least **NINETY (90) days in advance of the event** to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (plans@columbiacolorado.net), fax (803-737-4250) or mailed to City Attorney's Office, ATTN: Shari Aris, POB 567, Columbia, SC 29202. A draft Resolution will be prepared and forwarded for review to the event organizer, as well as to the City departments for coordination of City services and requirements (i.e., Police, Solid Waste, Parks and Recreation, etc.). Approval from the adjoining business/property owners must be obtained before your request will be submitted to City Council if streets are to be closed off during business hours. The event organizer is responsible for obtaining a permit or license if required by the South Carolina Department of Revenue.

¹Outdoor possession and consumption of beer and wine beverages only, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties.

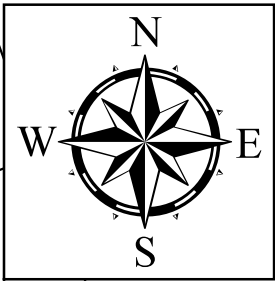
²With the exception of the parks listed in Sec. 18-1 Prohibited acts in parks (i), POSSESSION OF LIQUOR IS STRICTLY PROHIBITED. VIP tents or VIP areas for possession and consumption of alcoholic beverages or alcoholic liquors within the event area are prohibited.

NOTE: This form should only be used for public events where beer and/or wine are to be sold and consumed on City property (i.e., Five After Five, St. Patrick's Festival, Concerts in Finley Park, etc.).

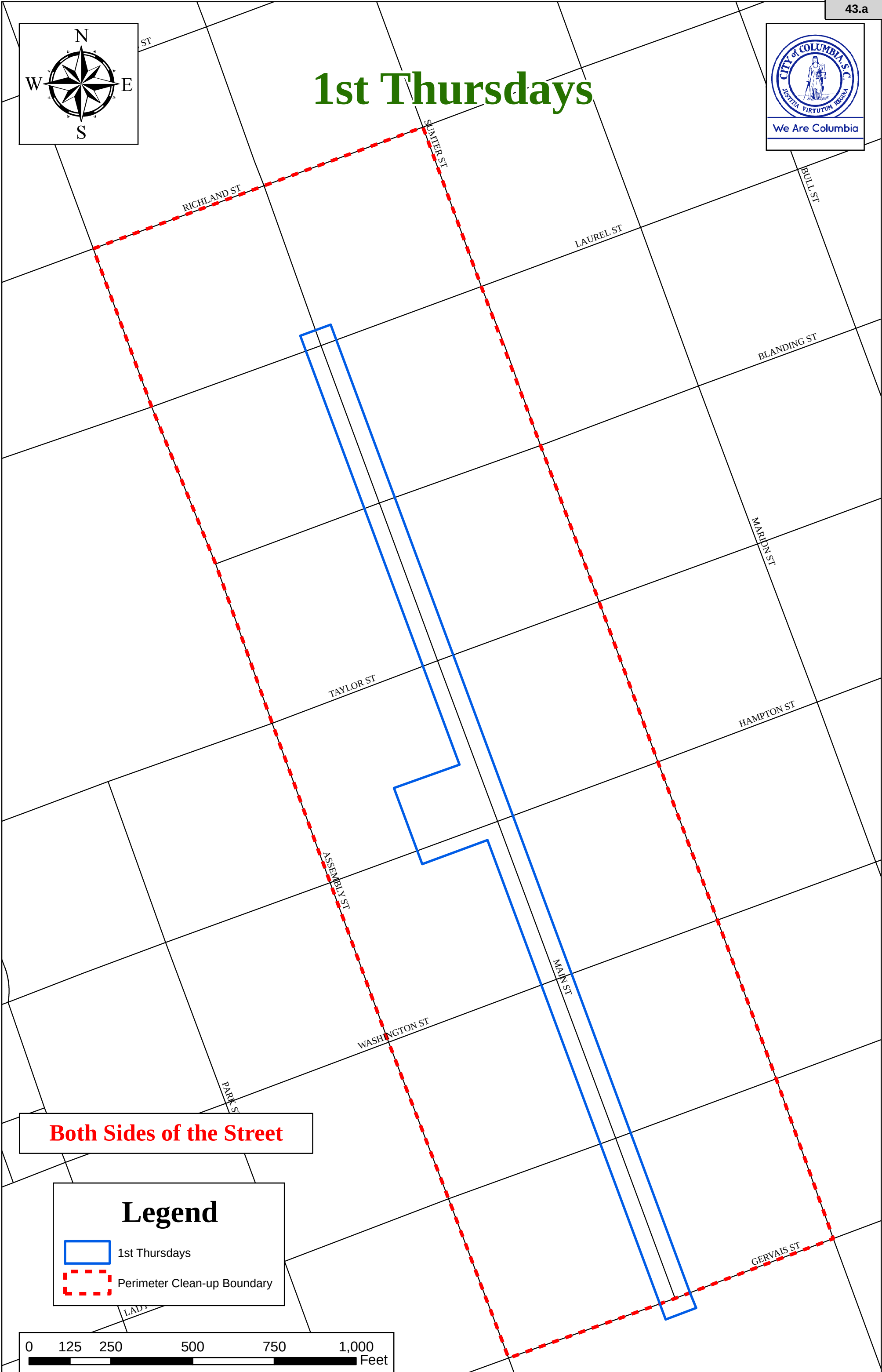
This form should not be used to request use of City property for private events (birthday, retirement, anniversary parties, etc.) nor for sidewalk sales or neighborhood block parties. Requests for private events at City parks should be made through the Parks and Recreation Department. Requests for sidewalk sales should be made to the City Manager. Requests for street closings for private neighborhood block parties should be made to the Police Department Special Events and Public Safety.

Fire Marshal George H. Adams, Jr., 545-3703; 413-2553; ghadams@columbiacolorado.net
Legal Department - Shari Aris; 737-4242; sharis@columbiacolorado.net - resolution preparation
Police Department Special Events - Officer Robert Hall; 545-3535; rhall@columbiacolorado.net - permit, police
Parks and Recreation - Loretta Coleman; 545-3100; locoleman@columbiacolorado.net - park reservations
Police Department Community Services - Brends Murphy; 545-3507; bmurphy@columbiacolorado.net - street closing

Last revised: 3/2014



1st Thursdays

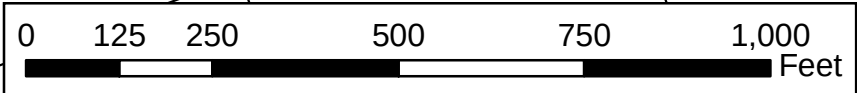


Both Sides of the Street

Legend

1st Thursdays

Perimeter Clean-up Boundary





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Human Resources

FROM: Pam Benjamin,

SUBJECT: Council is asked to approve the Health Benefits Plan Renewal effective January 1, 2017 through December 31, 2017, as requested by the Human Resources Department. Award to Blue Cross Blue Shield, as the third party administrator in the amount of \$2,611,182.00 for Annual Administration Fees and \$704,850.00 for Employee Health Clinic Costs for a total amount of \$3,316,032.00. This firm is located in Columbia, SC.

FINANCIAL IMPACT: Funding Source: Health Insurance Fund, 6048933– 636600. The original budgeted amount is \$3,316,032.00.

ORIGINAL BUDGET: \$3,316,032.00

CLEAN WATER 2020?: No

We are seeking approval from City Council to renew the following contracts for the plan period of January 1, 2017 through December 31, 2017:

Blue Cross Blue Shield of South Carolina (BCBS) as the third party administrator for the health benefits plan. There are no changes to the contract for plan administration. The funding source is health insurance fund GL 6048933:

Estimated Annual Administration Fee 2017	\$2,611,182
Estimated Clinic Cost	\$704,850

Please note that the amounts for each plan may fluctuate depending on the number of eligible participants. We ask for your consideration of our recommendation and look forward to continue working to help preserve and potentially improve the benefits provided to our employees and retirees while striving to maintain and control costs.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve a Contract for Health Clinic Management Services, as requested by the Human Resources Department. Award to Marathon Health, Inc., in the amount of \$1,697,079.00. This firm is located in Winooski, VT.

PRESENTER: Pamela Benjamin and Eric Schrumpf

FINANCIAL IMPACT: Funding Source: Health Insurance Benefits- Health Insurance Payment, 6048933-642100.

CLEAN WATER 2020?: No

STRATEGIC GOALS: Invest in Infrastructure

Seven (7) proposals were received in response to the solicitation released for Health Clinic Management and Services for the City of Columbia (RFP003-15-16) as requested by Human Resources.

This service provider will provide health and wellness services for the employee health center located at 2012 Harden Street, Suite 112 for an initial term of three (3) years ending December 31, 2019. There is an option to extend for two additional one year periods. These services shall not exceed December 31, 2021. The staffing model shall include two full-time medical assistants, one full-time physician and nurse practitioner, and a part time occupational health physician. I respectfully request City Council's approval for these services to be awarded to Marathon Health, Inc. at a negotiated fixed fee of \$1,697,079.00. Thank you for your consideration and approval of this request.

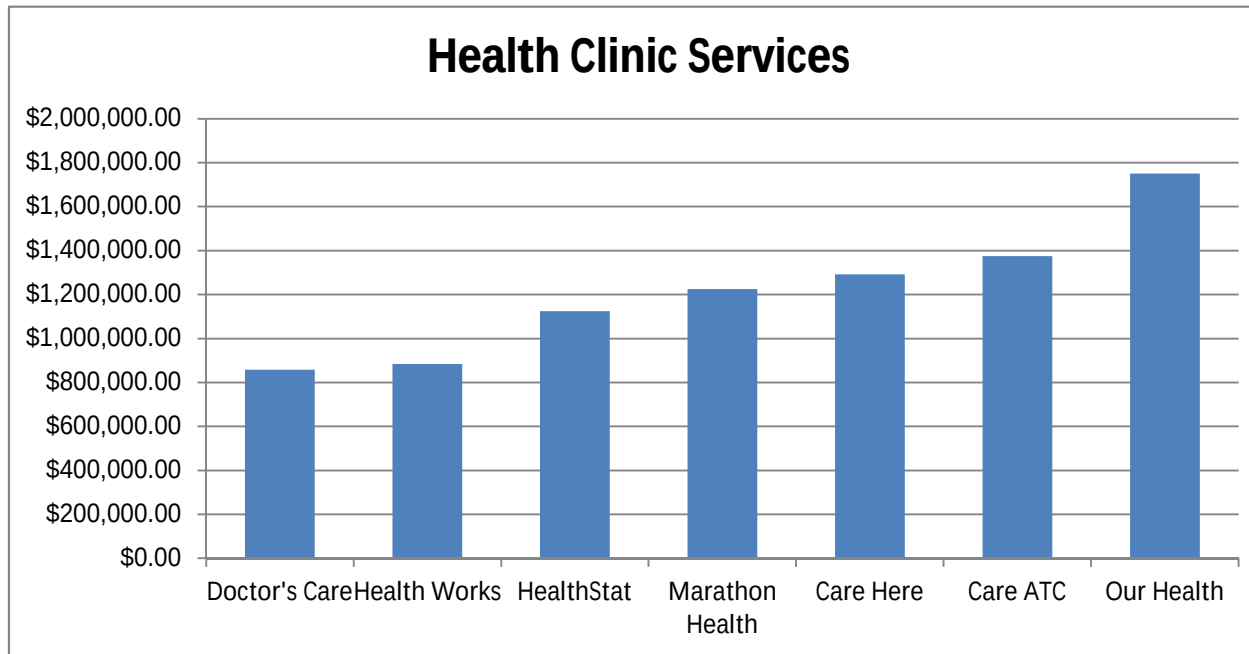
Marathon Health, Inc. is located in Winooski, VT 05404.

ATTACHMENTS:

- **#a:** Cost Graph (XLSX)
- **#b:** Description of Services (Marathon) (PDF)

RFP003-15-16 Health Clinic Services and Management Cost Calculation

	Doctor's Care	Health Works	HealthStat	Marathon Health	Care Here	Care ATC	Our Health
Cost	\$857,993.00	\$884,192.00	\$1,124,570.00	\$1,224,570.00	\$1,292,400.00	\$1,374,360.00	\$1,750,234.00



**Schedule A
MARATHON SERVICES**

DESCRIPTION OF SERVICES

Ongoing Services: As of the Commencement Date, Marathon shall provide onsite health services as follows for eligible employees, retirees, and dependents.

Implementation Services: During the period beginning on the Effective Date and continuing through the start of the Ongoing Services on the Commencement Date (the "Implementation Period"), Marathon shall provide the Implementation Services detailed in Schedule A1.

The following is included in the annual fees, per Schedule B:

Individuals eligible to participate as of the Commencement Date:

Employees	2,300
Retirees.....	700
Dependents.....	1,600

Health Center Staffing:

Staffing will include (1.0 FTE) physician, one (0.5 FTE) occupational health physician, one (1.0 FTE) nurse practitioner, and two (2.0 FTE total) medical assistants. Additional staffing required or requested at any point during the Term of the Agreement will be added at rates found in Schedule B1.

Location and time of services:

- a. The services provided under this Agreement will be provided at a site to be located at 2012 Harden Street, Suite 112, Columbia, SC 29204.
- b. Hours of operation will be 40 hours per week Monday through Friday.
- c. Notwithstanding the hours of operation described above, the health center shall be closed for eight (8) holidays and for four (4) professional development days per year.
- d. In the event of an unexpected clinician absence, the health center shall remain open for services to be continued, to the extent possible, by the other regular health center staff member(s). Up to five (5) days of such absences that result in no primary care services being provided shall be allowed per year, per health center.

ONGOING SERVICES INCLUDED IN ANNUAL FEE

Labor costs, medical & office supplies, medical liability insurance, worker's compensation insurance, general liability insurance and all other insurance policies.

Primary care:

- Episodic Care
 - o Assessment and treatment of medical conditions that are episodic in nature and short in duration. Examples include, but are not limited to, upper respiratory infections, rashes, urinary tract infections, and first treatment of minor injuries.
- Management of Chronic Conditions

- o If NP/PA model - Management of chronic conditions for individuals who do not have a primary care provider. Examples include, but are not limited to, hypertension, hypothyroidism, allergic rhinitis, hypercholesterolemia and diabetes.
- o For those individuals with an existing primary care provider and/or specialist, and in particular for those individuals who have multiple complicated medical conditions requiring specialty care and/or significant oversight, the Marathon Health clinician will work in collaboration with said provider to provide adjunct care and education to the patient.
- o If staffing includes onsite Physician – For those individuals who do not have a primary care provider, we can function as the medical home and provide full primary care, including the management of multiple chronic conditions requiring significant oversight. After hours coverage and in-hospital care not included. The physician will work in collaboration with specialty care providers if specialty referral is indicated.
- Routine annual exams and screenings
 - o Annual Physicals – Includes a physical exam. Any required external lab processing and imaging is not included in the annual fees.
 - o Annual women's health exams to include pelvic exam and pap smear. Pap smear requires external lab processing not included in the annual fees.
- Travel Medicine
 - o Consultation with clinician to receive guidance on recommended immunizations, medications, and travel precautions. Vaccines can be administered in-house for most required immunization but are purchased in advance per agreement with Client, and the cost of vaccines is not included in the annual fees.

Supplemental Primary Care Services:

- Lab draws
 - o Labs may be drawn for diagnostic and monitoring purposes at the recommendation of the onsite clinician. The cost of external lab processing is a third party charge to Client that not included in the annual fee.
- Immunizations
- Allergies
 - o Work collaboratively with an individual's allergist to administer allergy injections as a convenience to the employee.
- CLIA-waived labs
 - o Processed in-house during the provision of care, as needed (pending review of state regulations). The following tests are included in the annual fee: A1C Hemoglobin, Fecal Occult Blood Test, Glucose, HCG Pregnancy, Influenza A & B, Lipid Profile, Mono, Strep A, Urinalysis.

Occupational Health Services:

- Work-related injuries
 - o First treatment of minor work related injuries. Examples include, but are not limited to, minor strains, sprains, dermatitis, insect bites.
- Routine pre-employment physicals (excludes examinations required for specific roles or job functions)
 - o Includes history and physical examination. External lab processing is included in annual fees.
- Role-specific pre-employment or annual physicals*
 - o Firefighter

- Includes history and physical examination, pulmonary function testing, OSHA audiometric testing and EKG. External lab processing and is included in annual fees for up to 450 NFPA and 187 Hazmat physicals.
- DOT physicals per Department of Transportation regulations
- Drug and alcohol screening
 - o Non-DOT Urine Drug Screening
 - Client determines panel for urine drug screen. Positives may require external lab processing and may be reviewed by a Medical Review Officer, both of which are not included in the annual fees.
 - o Breath Alcohol Testing (BAT)
 - Testing to verify that the employee is under the influence. Client will provide breath alcohol test equipment.
- Audiometric testing
- Respiratory fit testing
 - o Physical examination to determine an individual's ability to wear a respiratory mask. Requires pulmonary function testing equipment.
- Fitting of Respiratory Masks
 - o Assurance that an individual's respiratory mask appropriately fits. Respiratory masks are provided by employer.

Health Maintenance and Disease Prevention:

- Health Risk Assessment - Administered online or in paper version screens for:
 - o General health and well-being
 - o Health history including symptoms, conditions and family history
 - o Tobacco use, alcohol use and stress levels
- Comprehensive Health Review (CHR) - For high risk individuals and individuals with chronic disease a CHR utilizing:
 - o Online access to complete the Health History and Risk Assessment (HHRA)
 - o 1:1 consultation with the onsite clinician to review assessment results, health history and risk appraisal, set goals and recommend strategies to achieve goals
- Lifestyle Risk Reduction - For high risk individuals agreeing to follow-up with the Marathon Health Care provider as their personal health coach:
 - o Work 1:1 with individuals to change behaviors putting them at risk for certain conditions, addressing lifestyle habits such as physical activity, smoking, diet, stress, weight control, cholesterol and blood pressure.
 - o Marathon Health Providers incorporate Transtheoretical Model, Model for Improvement and Motivational Interviewing behavioral change methodologies
 - o Individualized change management plans
 - o Proactive support

Chronic Condition Coaching

- For individuals with chronic diseases (Diabetes, COPD, asthma, CHF, CAD, HTN, depression, low back pain)
- Work 1:1 with individuals to empower and educate them to improve their health and quality of life through self-management practices and adherence to a treatment plan that aligns with national clinical guidelines for their disease.
- Coaching, symptom monitoring, and disease education

Onsite Pre-Packaged Pharmaceutical Dispensing (excluding the cost of drugs)

Onsite dispensing is currently allowed per latest review of pharmacy law, but is always subject to a complete review based on the particulars of the formulary, health center staff composition and any changes to law.

Health Engagement System technology platform

For up to 110% of the employees and spouses eligible to participate.

- Personal Health Record with risk profile, wellness score, interactive nutrition and activity trackers, and medical content
- Online scheduling system and secure messaging
- Electronic Medical Record
- Ability to import encounter data from carrier to provide historical patient encounter information
- Export up to three (3) types of data feeds (encounter, lab, or HRA) in Marathon Health standard format
- Health Savings Account processing: For patients with a Health Savings Account (HSA) in a High Deductible Health Plan (HDHP), Marathon Health provides the ability to send a claim for non-preventative care visits, at an agreed upon cost, to be applied against the patient's deductible.

Account Management and Advisory Services

- **One Point of Contact:** An assigned Account Manager provides one point of contact for triaging issues that may be handled by our team of analysts, clinicians, communications resources and others to ensure any issues are identified and addressed quickly.
- **Clinical Coverage Plan:** Marathon Health will establish and provide a coverage plan for clinical staff absences due to illness, vacation or continuing medical education (CME) time off.
- **Monthly Reviews:** Account Manager will hold monthly calls with the client to deliver and discuss the reports described below to ensure that the client has data on health center activity and progress toward goals.
- **Annual Review:** Account Manager will provide face-to-face annual reviews of the health center business, incorporating the Client-specific key performance metrics from the previous year, as well as a strategic plan for the next year.
- **Ongoing Health Promotions:** Account Manager will work together with the Client to manage ongoing communications for the promotion of health center services and operations.
- **Strategic Planning:** Account Manager will work to understand and support client's unique business objectives and goals for the health center. The Account Manager will work collaboratively with the Client's broker/consultant, as well as other health related vendors (EAP, DM, etc.) as needed to ensure that employee health resources are fully leveraged.

Management Reporting and Analysis

- **Monthly client activity and trends report** including visit volume (visits for acute care, occupational health, risk reduction and chronic condition management, group work and telephonic consults), high risk patients engaged, high risk patients making progress, encounters by CPT code, diagnoses by ICD-9 code, prescriptions written, and overall savings from operations.
- **Annual reports including:**

- Population stratification report identifying percent of the population screened, size and nature of high risk population and size and nature of population with chronic conditions identified through data mining and/or screening.
 - Review of health center operations including health center volumes and patient engagement
 - Examination of outcomes including overall improvement in population health status, patient satisfaction, savings from health center operations and return on investment analysis, results of at-risk pay-for-performance metrics, and plan for continuous quality improvement.
- Up to 20 hours of custom reporting per year.
- Additional custom reporting beyond 20 hours per year will be billed as Additional Services at the rate of \$150/hour.

Participant Communications and Promotions

- **Pre-launch multimedia communication campaign** including site posters, events, digital communication, and mailings to the home, customized with location-specific information. (Descriptions of clinical services are not modifiable.) See A2 for details on pre-launch communication material.
- **Quarterly communication campaign** with customizable, templated material to promote services. Outreach is customized to client's needs, based on review of client's population health risk stratification report.
- **Health Promotion Catalog** including educational sessions, group programs, health center promotional activities, health fair support, health and fitness challenges, and other programs designed to increase engagement.

The standard communication package includes all production and printing costs.

Optional communication services, to be billed as Additional Services:

- **Focus groups:** Onsite meetings with employees to understand their thoughts about the health center, document perceptions, and utilize feedback in communication planning.
- **Video Production:** Short videos to promote the services, success stories, or address concerns.
- **Design/Production Non Storefront Material:** Production of material that requires additional customization.
- **Mailings to homes:** Additional postage cost for mailing of materials to participants' homes, rather than distributing in the workplace.

OPTIONAL SERVICES NOT INCLUDED IN QUOTED FEES

Acquisition of flu vaccine and related supplies

Cost of pre-packaged pharmaceuticals dispensed onsite

Cost of other prescription medications, vaccines and durable medical equipment

NOT INCLUDED IN THE QUOTED FEES

- Non-CLIA waived tests, CLIA waived tests not included above, external lab processing for physicals, annual exams and screenings.
- Travel costs for health center staff and health screeners to visit participants at offsite locations (locations other than those regularly operated health centers included at the top of this Schedule A).
- Internet connectivity and telephone service for Marathon staff.

- Additional Account Management and Advisory Services, Communications Services or Reporting Services beyond those described in Schedule A.
- Additional Data Services, such as custom interfaces for uploads of prior provider data, or more than 3 ongoing activity reports.

**Schedule A1
IMPLEMENTATION SERVICES**

Marathon Health shall provide the following standard Implementation Services, which are included in the quoted fees. Additional services provided beyond the scope of the deliverables, such as additional site visit days, will be billed as Additional Services.

Standard Implementation Package	Deliverables (exact media to be determined)
Pre-Kick Off Implementation Meeting	Sales Transition Meeting: Client, Sales VP and Project Manager meet via conference call to initiate steps in the implementation process.
Kick Off Implementation Meeting	Initial Implementation Team meeting to start the implementation process. This conference call will include all members of the implementation team (from both Marathon and Client) to provide the foundation and expectations for the implementation process.
Functional Workgroup Implementation Meeting	Within 3 to 6 weeks, Marathon will provide up to 3 members of the implementation team to be onsite at the Client location for a workgroup session/meeting. Other members of the Marathon Implementation Team will join as needed by conference call.
Recruitment/Onboarding of Clinical Team	Marathon to cover the advertising cost for all staff positions and up to 2 visits to Client site to conduct initial recruitment of clinical team members.
Clinical Coverage Plan	Marathon to establish and provide coverage plan for clinical staff absences.
Clinical Training	Marathon will provide initial implementation training for all health center staff during onboarding and onsite at the health center during the go-live week. This includes travel, lodging, meals and materials for shadowing at other Marathon Health centers, orientation week and go-live week.
Communication Services	Marathon will provide the Pre-Launch Communication Program included in Schedule A.
Information Systems:	
-IT Equipment	Marathon will provide computers for each clinical team staff member, printers, copiers and one kiosk.
-IT Set Up	Marathon to provide an IT staff for set up for up to 2 days at the health center location prior to scheduled go live date.
Project Management	
-Project Manager Client site visits	Marathon will provide up to 3 onsite visits by the Project Manager during the implementation process.
-Weekly Implementation Calls	Marathon will provide weekly implementation calls with the implementation team/Client project manager during implementation process.
Health Center Set Up	
-Decor	Marathon will provide site posters and accent décor throughout health center.
-Medical Furniture	Marathon will provide exam table(s) for three (3) exam rooms, phlebotomy chair and medical stool(s).
-Supplies & Maintenance	Marathon will provide office and medical supplies

	(excluding prescribed medications, vaccines and durable medical equipment). Marathon will also provide medical waste management.

Schedule A2
PRE-LAUNCH COMMUNICATION MATERIAL (included in quoted fees)

Marathon Health shall provide the following standard pre-launch communication material, which are included in the quoted fees. Additional communication material or changes to the following beyond the standard customization will be billed as Additional Services.

Pre-Launch Deliverables	Description	Customization Available
Audit/ Strategy/ FAQ	Communication audit to understand current practices, target audience, best methods. Strategy document and FAQ/ key message document delivered based on audit results.	
Services Flyer	4 color, 8.5x11" flyer describing available services.	Company name, center name, logo, photo selection
Executive Announcement copy	Announcement copy to be delivered by the Client.	All custom
Posters	4 color, 11x17" poster	Company name, center name, logo, photo selection
Leadership Toolkit	Presentation and FAQ document explaining business drivers to leadership audience	
Countdown Flyer Sets	Set of 6 flyers, 8.5x11", each counting down from the 6 week mark with messaging to build excitement about healthcare at work.	Company or center logo
Table Tents	Laminated, 4 color, 2 sided, 3x4" table tent cards cueing people to expect the welcome package in the mail.	Company name, center name, logo, photo selection
Welcome Package Letter	1 page letter with user name and password to access the portal.	Company name, center name, logo, photo selection, company messaging, personalized w username and password,

Welcome Package Brochure 8p	4 color, 8 page, 8.5x11" brochure describing the services, the specifics about the center (hours, contact information, location) and details about the portal and confidentiality.	Company name, center name, logo, photo selection, hours, location, ph #, center-specific FAQ responses
Welcome Package Envelope	9x12" window envelope	Company or center logo
Magnet	4 color, business card size magnet	Company name, center name, logo, photo selection, hours, location, ph #
Open House Postcard	4x6" jumbo 4 color postcard invitation to open house	Company name, center name, logo, photo selection, hours, location, ph #, open house date and time
Slim Jim	3x8" 4 color rack card, services overview	Company name, center name, logo, photo selection, hours, location, ph #, center-specific FAQ responses
Meet the Staff	4 color, 8.5x11" flyer	Staff photos, bios, company/center name, logo, hours, location, ph #
Open House	Tours, Marathon Health information table, organize staff participation	
Open House Raffle Prize	Gift basket of wellness/health related items--fitness or healthy cooking themes	Standard
Open House Giveaways	Marathon Health branded giveaways such as pens, jump ropes, lip balm	Standard
Wall Hangings (14)	4 color, 24x36" posters mounted and laminated with health and wellness reminders and services overviews	Standard

Schedule B FEES AND PAYMENT SCHEDULE

Service fees:

Fees for the initial year of this agreement are as follows:

Annual Service Fee*	\$1,697,079
Implementation Fee** (one-time)	\$227,972

**Annual Service Fee includes Services as detailed in Schedule A including additional staffing and services for Occupational Health Services detailed in Schedule A. Also includes: cost of annual mass biometric screening for up to 50% of the employee population (with additional screenings above 50% billed at-cost as incurred); and cost of third party labs ordered by Marathon Health based on average outsourced lab costs (with unusually high lab costs exceeding \$2 PMPM billed at-cost as incurred).*

***Implementation Fee may be reduced based on inventory of existing medical equipment owned by the Client.*

Fees for optional services:

Onsite Pre-Packaged Pharmaceuticals	At current rates
<i>For drugs paid for directly by the Client. No additional fees are charged for drugs paid for by patients or through health plan claims.</i>	
Flu Vaccinations.....	At current rates
<i>Includes the acquisition of the vaccine and supplies for administering in the health center by existing staff (excludes the administering through a mass flu clinic).</i>	
Additional Services	At current rates
<i>Fees for services requested beyond the scope outlined in the schedules above will be billed at Marathon's then current standard rates, and may require authorization via a Statement of Work executed by the Client. Additional service days' onsite are billed at a minimum of eight (8) hours per day for each day requested, and Client shall reimburse Marathon for all out-of-pocket expenses incurred in connection with the services, including travel expenses. Marathon will use reasonable efforts to adhere to Client's travel reimbursement policy, if provided by Client.</i>	

Payment schedule:

Service fees are invoiced and payable as follows:

- Implementation Fee at contract signing
- 1/12 of Annual Service Fees at beginning of each month of service
- Dispensed pharmaceutical charges, billable travel costs, Additional Services, and other unexpected costs incurred as a result of service modifications requested by Client as incurred.

Schedule B1
Additional Staffing Rates

DESCRIPTION	Rate per hour Part Time Employee (less than 34 per week)	Rate per hour Full Time Employee
Collaborative Physician or Medical Director (MD): Provides collaborative support and supervision	\$154	\$185
Mid-Level (Nurse Practitioner (NP) or Physician Assistant (PA): Diagnoses, treats and prescribes under the supervisory physician	\$85	\$102
Occupational Health Registered Nurse (Registered Nurse (RN): Directs, initiates, and implements patient care plans. Provides nursing care and on-site services including annual physicals, flu vaccines and safety training programs.	\$54	\$65
Medical Assistant (MA): Basic administration, information gathering from patients, draw and collection of blood samples.	\$28	\$28
Office Manager: Facilitate the running of an office. Ensure that office equipment is maintained, relevant records are up to date and all administration processes work effectively.	\$27	\$27

At Risk Fees and Pay for Performance

10% of the Annual Service Fees for the initial three year term of this agreement are “at-risk” to Marathon Health and are subject to achieving the performance metrics outlined in the Marathon Health Pay for Performance Plan summarized in Schedule B2.

Schedule B2
PAY FOR PERFORMANCE PLAN
Triple Aim

The Marathon Health Pay for Performance Plan is based on achievement of key metrics covering the three dimensions relating to optimizing healthcare delivery and overall health of a population. The three dimensions are:

- **Improving the Patient Experience**
- **Improving the Health of the Population**
- **Reducing the Per Capita Cost**

The 10% of the annual base service fees for the initial three year term of this agreement that are “at-risk” will be attributed to these three dimensions in the following manner:

	Year 1	Year 2	Year 3
Improving the Patient Experience	2.5%	2.5%	2.5%
Improving the Health of the Population	5.0%	5.0%	5.0%
Reducing the Per Capita Cost	2.5%	2.5%	2.5%
Total	10%	10%	10%

Marathon’s performance, requirements of the Client and fee credits for each of the three dimensions are detailed below. If the Client has not fulfilled all of its requirements for any dimension during a given year, then no fee credit will be due the Client for that dimension for that year.

IMPROVING THE PATIENT EXPERIENCE – PATIENT SATISFACTION

Marathon's Performance

Employees will rate whether they are satisfied with their overall experience with Marathon Health using satisfaction surveys.

Fee Credits

The portion of at-risk fees attributable to Improving the Patient Experience will be credited back to the Client in accordance with the following scale:

% of Employees Satisfied or Very Satisfied	
95+%	50% bonus paid to Marathon
90+%	0% credited to Client
85+%	50% credited to Client
80+%	75% credited to Client
< 80%	100% credited to Client

IMPROVING THE HEALTH OF THE POPULATION – HEALTH OUTCOMES

Marathon's Performance

Patients with the following risk conditions will achieve health improvements as follows:

% of Participants with the Condition
that Achieve the Results

	Eligible Participants with the Following Conditions	Will Achieve the Following Results	Minimum target for Year 1	Minimum target for Year 2	Minimum Target for Year 3
1	Systolic BP > 140	Reduce by 12 mmHg or normal	30.0%	35.0%	40.0%
2	Diastolic BP > 90	Reduce by 5 mmHg or normal	30.0%	35.0%	40.0%
3	Glucose > 100	Reduce 15% or normal	10.0%	12.5%	15.0%
4	Tot. Cholesterol > 200	Reduce 10% or normal	10.0%	12.5%	15.0%
5	LDL Cholesterol > 160	Reduce 10% or normal	10.0%	12.5%	15.0%
6	HDL Cholesterol < 40	Increase 10% or normal	10.0%	12.5%	15.0%
7	Triglycerides > 200	Reduce 20% or normal range	10.0%	12.5%	15.0%
8	Overweight / Obesity	Reduce weight 5% or BMI normal	3.0%	4.0%	5.0%
9	Smokers	Quit for at least 90 days	3.0%	4.0%	5.0%

	Participants Under our Care with the Following conditions	Will Achieve the Following Results	Minimum target for Year 1	Minimum target for Year 2	Minimum Target for Year 3
10	Diabetics	Maintain average Hemoglobin A1C <= 7.5	10.0%	12.5%	15.0%
11	Diabetics	At the standard of care (or not applicable) for 4 out of 5: • Annual Foot Exam • Annual Eye Exam • Annual Influenza • Pneumococcal at least once • Annual Hemoglobin A1c	75.0%	75.0%	75.0%
12	Asthmatics	At the standard of care (or not applicable) for 4 out of 5: • Annual Influenza • Pneumococcal at least once for those at risk • Use of inhaled corticosteroid for those with persistent Asthma • Asthma Action Plan • Use of a short acting bronchodilator	75.0%	75.0%	75.0%

The look-back period is 12 months in Year 1 and 18 months in subsequent years.

Fee Credits

The portion of at-risk fees attributable to Improving the Health of the Population will be credited back to the Client in accordance with the following scale:

# of Categories from the Above Table in Which the Minimum Target was Reached	
10-12	50% bonus paid to Marathon
7-9	0% credited to Client
4-6	50% credited to Client
2-3	75% credited to Client
< 2	100% credited to Client

REDUCING THE PER CAPITA COST – REDUCE PMPM COST TREND

Marathon's Performance

Client's expected PMPM medical claims cost for the eligible population, net of fees paid to Marathon, will be reduced as follows:

	Year 1	Year 2	Year 3
Approximate Gross Reduction	7%	11%	13%
Net Reduction Target	0%	4%	6%

This is computed as follows:

- Client's expected year 1 PMPM medical claims costs for the eligible population, excluding large cost claimants of \$50,000 or above, are agreed upon between Marathon & Client.
- Expected year 2 PMPM costs are computed by increasing expected year 1 costs by 9% for medical inflation. Expected year 3 PMPM costs are computed by increasing expected year 2 costs by 9% for medical inflation.
- Actual PMPM medical claims costs for each year, excluding large cost claimants of \$50,000 or above, are obtained and compared to the expected costs to arrive at the Actual Gross Reduction in PMPM Cost.
- The Actual Gross Reduction in PMPM Cost is decreased by the PMPM fee paid to Marathon to arrive at the Actual Net Reduction in PMPM Cost. The Actual Net

Reduction in PMPM Cost is divided by the expected PMPM cost for the year to determine the Actual Net Reduction Percentage.

Fee Credits

The portion of at-risk fees attributable to Reducing the Per Capital Cost will be credited back to the Client in accordance with the following scale:

Variance of Actual Net Reduction Percentage from the Net Reduction Target	
1+% over (e.g. 7+% reduction vs. a 6% target)	50% bonus paid to Marathon
+/-1% (e.g. 5%-7% reduction vs. a 6% target)	0% credited to Client
1%-3% under (e.g. 3%-5% reduction vs. a 6% target)	50% credited to Client
3%-5% under (e.g. 1%-3% reduction vs. a 6% target)	75% credited to Client
5+% under (e.g. 1-% reduction vs. a 6% target)	100% credited to Client

Requirements of Client

For Marathon's fees to be at-risk under this plan, the following requirements of the Client apply:

- Facilitate an annual electronic satisfaction survey of employees within 60 days (+/-) of the end of each contract year.
- A minimum of 40% of the eligible employee population must participate in a separate mass health screening, including biometrics and health risk assessment, within 3 months (+/-) of the Commencement Date, and annually thereafter. Marathon can arrange biometric screening services from its preferred partner to assist Client in meeting this requirement.
- For use of the health center, if the Client requires high co-payments from participants, requires employees to "punch out", locates the health center offsite, or has other significant restrictions on its use, then a minimum of 50% of the eligible population must have at least one acute care or health coaching visit in the clinic during each contract year.
- Provide information on PMPM medical claims cost and large cost claimants of \$50,000 or above for at least the 2 years immediately preceding year 1 of the Agreement.

- Provide the expected PMPM medical claims cost, net of and large cost claimants of \$50,000 or above, for year 1, reflective of the impact of any health plan design changes for that year.
- Provide information on PMPM medical claims cost and large cost claimants of \$50,000 or above within 60 days of the end of each contract year.
- The medical claims data referred to in Section 6.5 must be received as scheduled.
- Client must utilize Marathon Health branded or co-branded material in the pre-launch communication as described in Schedule A.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Public & Media Relations

FROM: *Leshia Utsey, Director*

SUBJECT: Brandon Smith Day Proclamation-The Honorable Tameika Devine

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** Brandon Smith Day Proclamation (PDF)



A Proclamation

WHEREAS, Brandon Smith, while serving as an attorney at Nelson Mullins Riley Scarborough LLP volunteered as a pro bono attorney with the Richland County Bar Association Project Help legal clinic; and

WHEREAS, in that capacity he represented homeless members of our society and became an advocate for improving their conditions; and

WHEREAS, when in November 2013, Councilwoman Tameika Isaac Devine approached the City of Columbia Municipal Court Judge Dana Turner about creating a Columbia Homeless Court; and

WHEREAS, as the Columbia Homeless Court Committee was being formed, Brandon Smith was one of the first to volunteer to serve on such committee; and

WHEREAS, in that capacity, over the past 2 ½ years, he took a major role in drafting the petition and order that created the court; prepared and maintained monthly agendas for over 18 meetings; drafted the first edition of the homeless court manual; coordinated the creation of the homeless court brochure; he even served as a bus driver for the Columbia Homeless Court Committee road trip to Birmingham, Alabama, among countless other roles essential to the creation of the Columbia Homeless Court; and

WHEREAS, the City Council of Columbia having been informed that Brandon Smith has moved to Atlanta, Georgia and will no longer be a resident of Columbia; and

WHEREAS, the City of Columbia thanks Brandon Smith for the hundreds of hours that he spent as a volunteer working on the creation of the Columbia Homeless Court.

NOW, THEREFORE I, Stephen K. Benjamin, Mayor of the City of Columbia, South Carolina, along with my fellow members of Columbia City Council, do hereby proclaim December 6, 2016 as

Brandon Smith Day

in the great City of Columbia and urge my fellow citizens to recognize and participate in its observance.

*Stephen K. Benjamin
Mayor*

*Sam Davis
District I, Council Member*

*Tameika Isaac Devine
At-Large, Council Member*

*Moe Baddourah
District III, Council Member*

*Howard E. Duvall, Jr.
At-Large, Council Member*

*Edward McDowell, Jr.
District II, Council Member*



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Introduction of the 2016 Stephen G. Morrison Visionary Award Recipient - Mr. Lee Snelgrove, Executive Director of One Columbia for Arts and History

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** 2016 Stephen G. Morrison Visionary Award Recipient Press Release



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Introduction of the Mayor's Fellows - The Honorable Mayor Stephen K. Benjamin

FINANCIAL IMPACT:



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Update from One Columbia - Mr. Lee Snelgrove, Executive Director of One Columbia for Arts and History

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** OneColumbia_Report_CityCouncil_120616 (PDF)
- **#b:** WrittenReport_December 2016 (PDF)



One Columbia for Arts and History

public art, audience development, artist resources, comprehensive arts calendar

onecolumbiasc.com

@onecolumbia | facebook.com/onecolumbia

“A place without a distinctive cultural aura is much less apt to land on visitors’ itineraries than those with such amenities. There is no easy way of accounting for this economic impact, beyond affirming that tourism, a form of direct participatory experience, is one of the world’s largest industries and is closely tied to creative destinations.”

From “Creative Placemaking”, A white paper for The Mayors’ Institute on City Design, a leadership initiative of the National Endowment for the Arts in partnership with the United States Conference of Mayors and American Architectural Foundation.

to **advise, amplify** and **advocate** for strengthening and unifying the arts and history community by supporting arts and historic preservation tourism, promoting collaboration, coordinating broad marketing, and celebrating the role of arts and history in this community

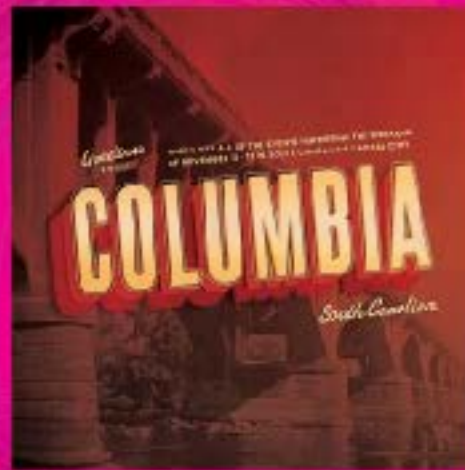


Events

Community

About

Connect



The Biggest November Weekend

Presented by Jam Room Studio, Nickelodeon Theatre, SC Philharmonic, Columbia Museum of Art
November 11 - November 13, 2016

Arts & Draughts Friday November 11 Columbia Museum of Art - Live bands, art projects, beer tastings (read more ...)

1 2 3 4 5 II

get the week's events in your email



Find an Event

Search by keyword organization or venue:

GO

Advanced Search »

Search by date:

11/07/2016



11/07/2016



GO

Search by date range:

Today

Tomorrow

Weekend

Next:

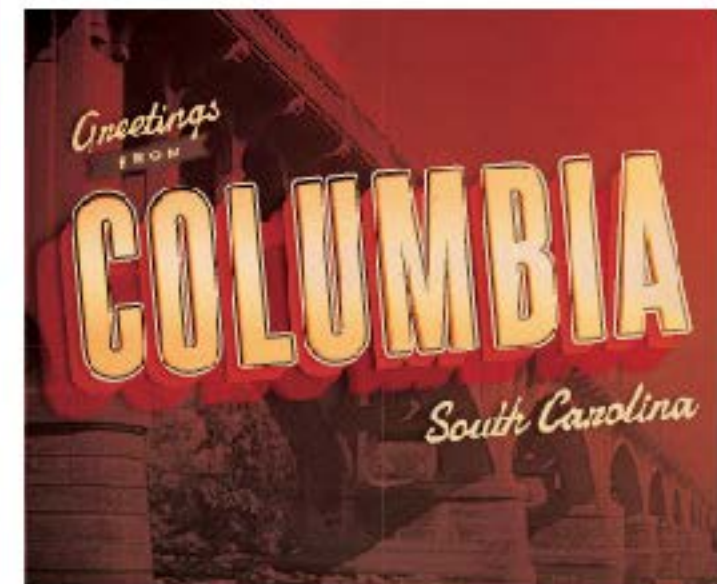
7

14

30

Do you have an event you'd like to have listed?

+ Submit an Event



Stage



Confessions of a Good Man
Presented by WOW!

Music



Mark Rapp and The Song Project bring

Kids



Election Day at EdVenture
Presented by EdVenture Children's Museum at EdVenture Children's Museum

Visual Art



Art LINC











United
Way



1818















Public Space Public Life Action Plan Columbia, SC

Columbia Today	P. 02
Public Life in Columbia	P. 16
Public Space in Columbia	P. 36
Guiding Strategies	P. 40
Pilot Concepts	P. 48

Prepared by Gehl
June 20, 2016

Gehl



Assembly Crossings

Assembly is one of the key barriers hindering fluid east-west connections. This is an opportunity to prototype improved crossing experiences on Assembly at key intersections: Lady, Hampton, and Green. Surface treatment along with improved signalization will signal to motorists to slow down, while softening the pedestrian experience.



Assembly today →
Proposed



First Pavilion Park

A key move before kicking off simultaneous events on Lincoln and Main is to shift Soda City down a couple of blocks between Washington and Lady, using First Pavilion Park as a place for people to gather.



KEY FINDINGS

1. Moving east to west on Assembly is made difficult by Assembly Street, which cuts downtown in two halves. People are putting their lives at risk to cross.

Over **6000**
daily jaywalks on
Assembly!

2. Tremendous energy concentrates on one block of Main Street; it's very quiet a few blocks away

753 people
at Main and Washington

But just
47 people
three blocks away

TRACKING SUCCESS

Less Jaywalkers, but More East West Walking.

More people will be crossing along Assembly with the pedestrian signal to get from the Vista to Main street and beyond.
Target: Significantly fewer jaywalkers.

Stretch Out.

The great number of people that pour on to Main Street for Soda City yet remain concentrated in just one block speaks to how much Columbians enjoy being out together, but also shows that there are few invitations to draw that crowd beyond the immediate event. Columbia can capitalize on the event crowd to start building energy along Lady and Lincoln Street.

Target: When people think of Soda City, they think of a network of spaces and events, not simply a block of Main Street.











Greetings
FROM

CHECK OUT ALL OF THE EVENTS HAPPENING THE WEEKEND
OF NOVEMBER 11 - 13 IN SOUTH CAROLINA'S CAPITAL CITY!

COLUMBIA

South Carolina

ARTS & DRAUGHTS

FRIDAY,
NOVEMBER 11
7:00 - 11:00PM

Live bands, art projects, beer
tastings, and more. COLUMBIA
MUSEUM OF ART

DAUGHTERS

NOVEMBER 11-13

A film festival celebrating
emerging female filmmakers
of color. THE NICKELODEON
THEATRE

ARTLINC

SATURDAY,
NOVEMBER 12
11:00AM - 3:00PM

Chalk art festival featuring
working chalk artists.
LINCOLN STREET TUNNEL -
CORNER OF LADY AND LINCOLN

JAM ROOM MUSIC FESTIVAL

SATURDAY,
NOVEMBER 12
NOON - 10PM

Free outdoor music
festival featuring the
Mountain Goats and
Mount Moriah. MAIN AT
HAMPTON STREET

AMERICAN ORIGINALS WITH BELA FLECK

SATURDAY,
NOVEMBER 12
7:30 - 9:30PM

SC Philharmonic
welcomes banjo superstar
Bela Fleck. KOGER CENTER
FOR THE ARTS

FOR MORE
information
head to
ONECOLUMBIASC.COM

Columbia Museum of Art



THE NICK



Greetings from
COLUMBIA
South Carolina



**AMERICAN ORIGINALS
WITH BELA FLECK**

SAT, NOVEMBER 12
 7:30 - 9:30PM

SC Philharmonic welcomes
 banjo superstar Bela Fleck.
 KOGER CENTER FOR THE ARTS



ARTLINE

SAT, NOVEMBER 12
 11:00AM - 3:00PM

Chalk art festival featuring
 working chalk art sts.

LINCOLN STREET TUNNEL -
 CORNER OF LADY AND
 LINCOLN STREET



**JAM ROOM
MUSIC FESTIVAL**

SAT, NOVEMBER 12
 NOON - 10:00PM

Free outdoor music festival
 featuring Live Mountain
 Goats and Mount Moriah.

CORNER OF MAIN AND
 HAMPTON STREET



ARTS & DRAUGHTS

FRI, NOVEMBER 11
 7:00 - 11:00PM

Live bands, art projects,
 beer tastings, and more.

COLUMBIA MUSEUM OF ART



DAUGHTERS

NOVEMBER 11-13

A film festival celebrating
 emerging female
 filmmakers of color.

NICKEL ODEON THEATRE



SODA CITY MARKET

SAT, NOVEMBER 12
 11:00AM - 3:00PM

1600 BLOCK OF MAIN ST.

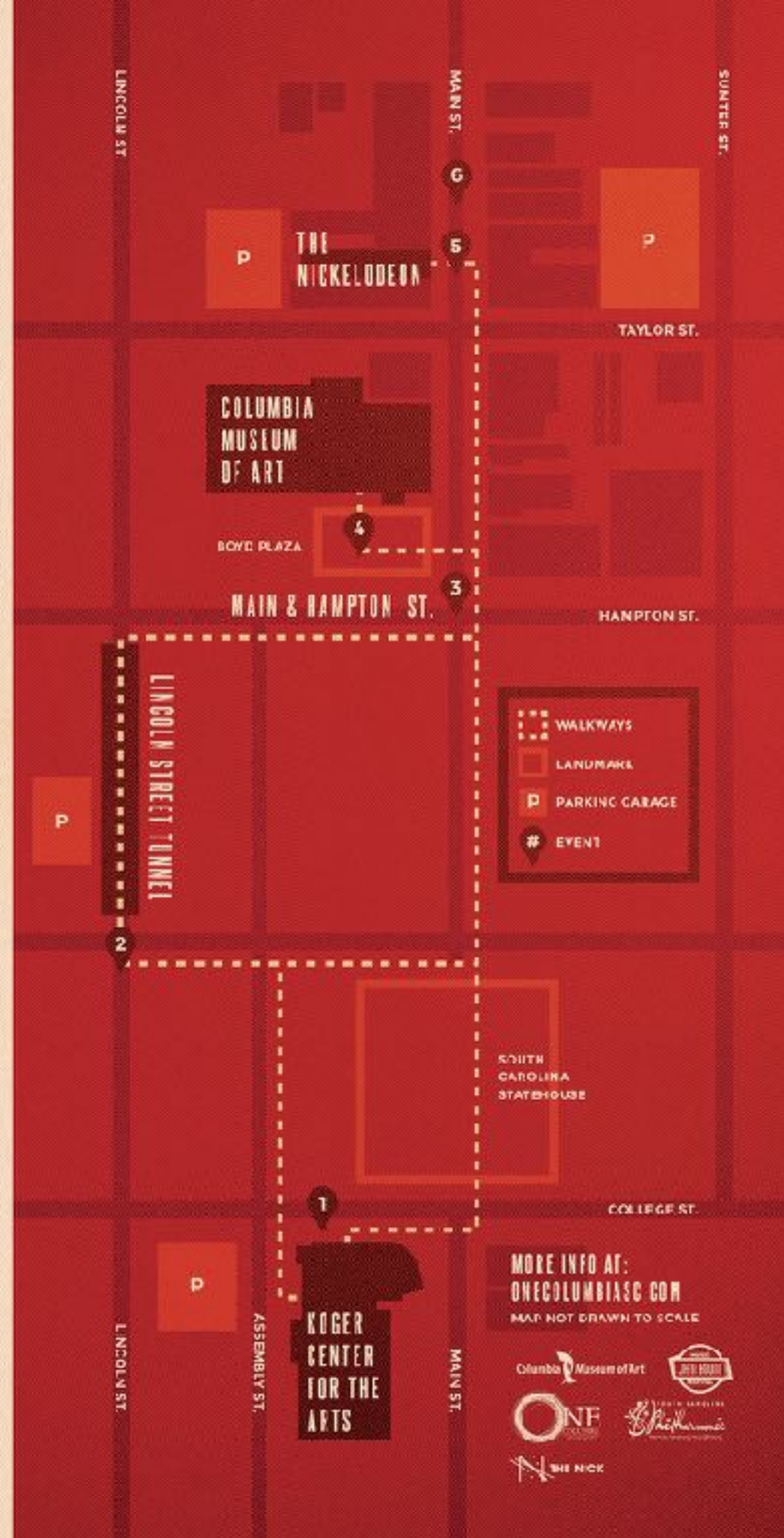
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2 MIN // 470 FT

1 MIN // 150 FT









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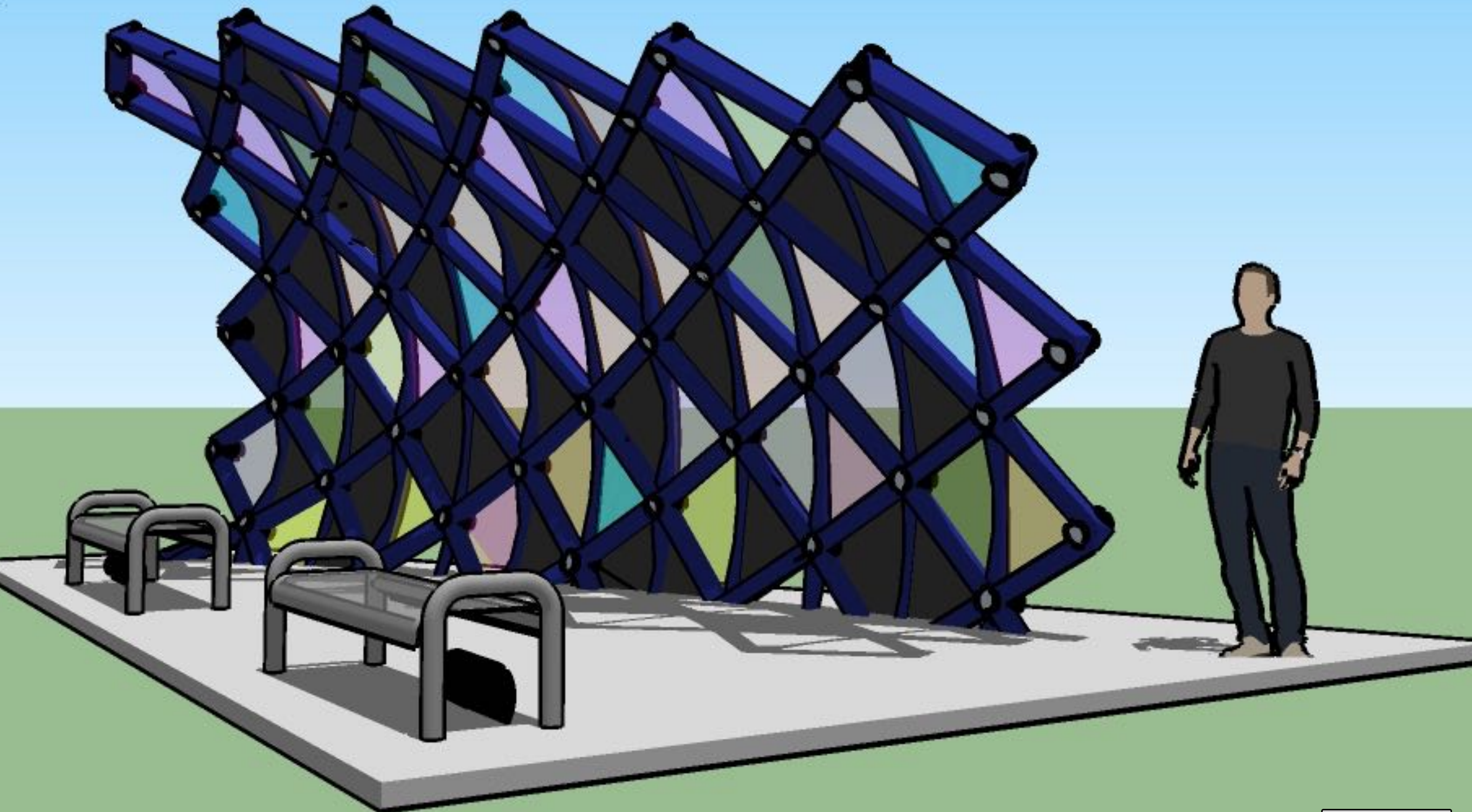
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What Stays

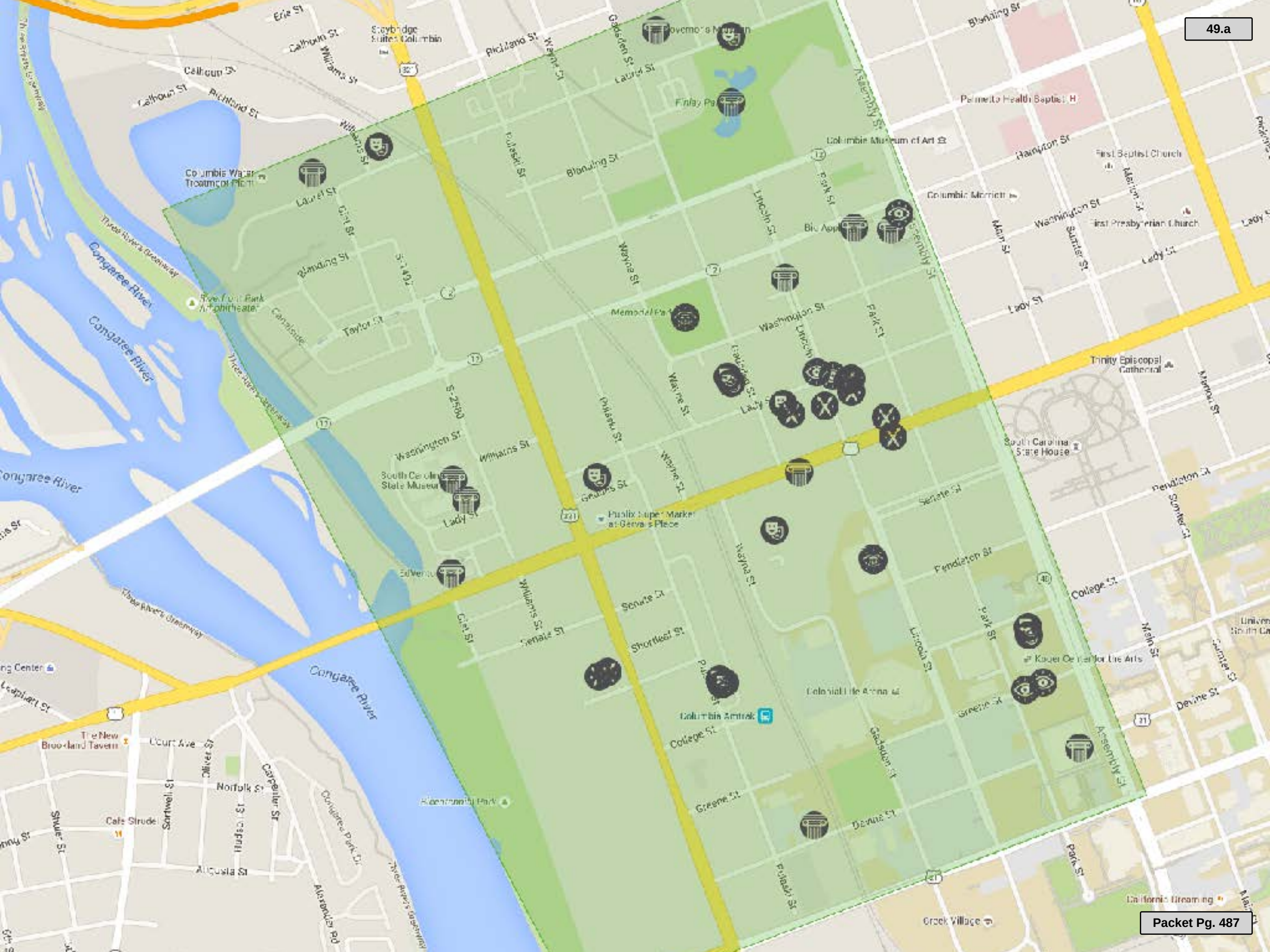
Betsy Breen

**I come to watch what washes
past: a glove, tricycle, half-bouquet
of irises. The flutter of debris pulls
down the melon-colored river, but
in the current the sunlight collects
and flexes like fish in shallow water.**











One Columbia for Arts and History

public art, audience development, artist resources, comprehensive arts calendar

onecolumbiasc.com

@onecolumbia | facebook.com/onecolumbia



Report on One Columbia Activities

December 2016

Maintain a comprehensive calendar and amplify cultural events through marketing.

- There are 338 registered organizations on the One Columbia website with an average of around 150 active events at any given time. The One Columbia online calendar experiences an average of 3,000 sessions per month and the weekly email is delivered to nearly 9,000 people weekly.
- One Columbia facilitated collaboration among the Jam Room Music Festival, the Columbia Museum of Art's Arts and Draughts, the Nickelodeon Theatre's Daughters Film Festival, the SC Philharmonic's American Originals concert, and ArtLinc chalk art festival presented by Izms of Art and One Columbia, all events that took place the weekend of November 11-13. The group jointly promoted their events including an advertising campaign targeting Charleston and a map to distribute of events and walking/biking routes for that weekend.

Develop arts audiences through programs that engage the community and provide access to new arts experiences.

- Following the establishment of the State-recognized cultural district, a partnership of the Congaree Vista Guild and One Columbia, representatives from the State's six cultural districts met in Columbia in August. The group met with a representative from Americans for the Arts and representatives of the SC Arts Commission to discuss best practices, build better statewide connections and identifying strategies for future cultural district development.
- The Vista Guild partnered with One Columbia to enhance events during Artista Vista to feature a wide range of arts activities during the event, in particular the art installations and performances. One Columbia led three public art tours during the weekend and assisted in the identification of buskers to perform on sidewalks throughout the weekend.

Conduct public art initiatives.

- The Vista Guild worked with One Columbia and the Public Art Selection Committee to commission a sculpture by Doug McAbbee that was installed along the Lincoln Street Tunnel entrance on the Finlay Park side as part of the Vista Greenway. The Vista Guild provided funds for the sculpture and One Columbia coordinated identification and installation. Ownership of the piece transferred to the City of Columbia at the time of installation in July.
- One Columbia partnered with Kroger Co. to identify and commission an artist to create a unique mural for the new store on Killian Road in the Northeast of Columbia. The completed mural used imagery representing South Carolina and the Midlands and was designed and painted by University of South Carolina student Alexander Rusnak. The mural was unveiled on July 20.
- A partnership between EDENS and One Columbia resulted in the commission of a new mural created by South Carolina based artist Paul Yanko installed in Trenholm Plaza that was officially unveiled on September 21st. One Columbia assisted EDENS with the identification and selection of the artist and project.
- The North Main location of the Richland Library officially opened on September 24 featuring the first of the public art projects that One Columbia and Richland Library have worked together to commission. The piece at North Main is titled *Hanging Pages* and is the work of Laurie

Brownwell McIntosh, a Columbia based artist working out of the Vista Studios. The partnership between One Columbia and Richland Library will result in over 10 new pieces of public art at eight Richland Library locations.

- United Way held a grand opening of their new community center and offices on September 27, which included the unveiling of two original sculptures that One Columbia facilitated in identifying. The sculptures, titled *Infinity I and II*, were created by Columbia based artist Sharon Collings Licata.
- One Columbia facilitated the yarnbombing of the 1500 block of Main Street through September and October with Bohumila Augustinova and a team of knitters and crocheters. The project covered lamp posts, bike racks, trees, and other fixtures with colorful yarn. The group is planning future projects but also carrying out knitting projects to provide hats to newborns for the American Heart Association.
- One Columbia helped to coordinate a visit by the Truth Booth, a traveling public art project of the Cause Collective. They had originally planned to be in Charleston or Beaufort, but it fell through at the last minute and One Columbia was able to help identify a location with the help of the Five Points Association quickly.
- One Columbia will be working with Leadership Columbia to partner on their annual project. If approved by the LC board, One Columbia will assist in the identification and commissioning of murals for the entrance to the Lincoln Street Tunnel.

Promote the City through participation in national celebrations of the arts.

- For the second year, One Columbia has coordinated Make Music Day Columbia. This year featured 44 participating artists and 24 performance locations with 61 unique performances. There were also three “mass appeals” on the State House lawn, which featured public participation in a sound circle, learning to play harmonica (distributed 100 free harmonicas) and ukulele performances. The Mayor also proclaimed that June was Columbia Music Month in honor of all the various musical events that take place in Columbia, such as the Savvy Musician in Action workshop, the Southern Guitar Festival, Southeastern Piano Festival and Make Music Day.

Encourage development of busking and street performance and other methods for making Columbia more a more livable and creative destination.

- One Columbia has joined with the City of Columbia, EngenuitySC, the Central Carolina Community Foundation and others to implement Gehl Institute recommendations. Initial urbanism projects include the design of painted crosswalks and connections between events to link Main Street and the Vista, and may include seating at various locations in the future.
- One Columbia was a lead organization in planning Park(ing) Day 2016 in partnership with the City of Columbia Planning Department. Nine organizations participated in this placemaking project that brings awareness to how parking spaces are public space that might be used for more than just a single purpose.
- One Columbia partnered with Izms of Art to coordinate ArtLinc. The event is a celebration of chalk art that simultaneously emphasizes the fact that chalk art is an approved form of street performance and also brings attention to the Vista Greenway and Lincoln Street Tunnel. The event is family-friendly and is free to all participants. Over 40 artists participated this year with about 300 people walking through the tunnel during the event hours.
- One Columbia organized the painting of eight crosswalks along Main Street and Lady Street into the Vista in order to physically connect events taking place the weekend of November 11-13. The project also strives to make the city more pedestrian friendly. This pilot project was temporary, however plans are being made to create more permanent, artist designed crosswalks for vital intersections in the future.

- One Columbia continues to promote busking as a form of public art that creates a unique sense of vitality in the city in accordance with the City's Busking Ordinance (). Since 2013, the number of actively licensed buskers has increased from 31 to 93 as of October 2016. The organization provides information about opportunities and regulations to buskers, as well as care packages to encourage more performers to get licenses.

Facilitate inclusive thematic celebrations of Columbia's creativity and history.

- One Columbia worked with the USC Columbia Incubator and the USC School of Music to coordinate a panel as part of Savvy Musician in Action that focused on the current status of Columbia's creative community and how the arts and tech sectors could come together. The panel was held on June 8, 2016.
- Fort Jackson and the Columbia Chamber of Commerce continue to plan activities under the theme of the 100th anniversary of the founding of Fort Jackson. One Columbia has been engaged in these plans and has encouraged the arts community's participation through various exhibits and activities. One Columbia will also be organizing an exhibit within that theme in preparation for a panel to be held at City Hall in Spring 2017.
- One Columbia is a lead partner in the planning committee of the Total Solar Eclipse Weekend, which will take place August 21, 2017. A broadly applicable brand and website have been established and events are being planned by many of the city's cultural organizations. One Columbia is also facilitating a significant piece of public art to mark the occasion.

Manage the Gallery at City Hall.

- Gallery at City Hall shows including one by the Palmetto Curatorial Exchange, Transitions, and Izms of Art have been hosted over the past year. Upcoming exhibits include an Open Studios preview and an exhibit related to the 100th Anniversary of Fort Jackson.

Provide meeting space and services for artists and arts organizations.

- One Columbia assisted the Artist in Residence for 701 CCA, Jerome Meadows from Savannah, GA, in identifying a theme and connecting him with local resources for his project titled "Blank Page Poetry" that was presented on September 28. The project brought together a diverse set of performers and poets from around the area to explore issues of race, geography and opportunity.
- The 2016 Stephen G. Morrison Visionary Award, presented annually, was awarded to dancer and choreographer Terrance Henderson. The award was presented at the Nickelodeon Theatre on November 10 and on stage at the Jam Room Music Festival on November 12.

Conduct data collection for an economic impact study of the arts.

- The collection of surveys as part of the American's for the Arts *Arts and Economic Prosperity 5* study is wrapping up with the end of 2016. One Columbia has collected over 800 audience intercept surveys and solicited organizational surveys from cultural groups around the Columbia area. Results of the study will be published in June 2017.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Copenhagen Study Tour - The Honorable Tameika Isaac Devine

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** copenhagen presentation (PDF)



Copenhagen Study Tour

September 29-October 6

Knight Foundation

- ▶ Columbia is 1 of 26 cities where The Knight Foundation supports and invest in innovative ideas to brighten the community.
- ▶ Their goal is to foster informed and engaged communities by investing in journalism, the arts and the success of cities.
- ▶ Columbia's Knight Foundation grants are administered through the Central Carolina Community Foundation.
 - ▶ Big supporters of the Public Space Public Life and Walk Bike Columbia Plan.
- ▶ Knight Foundation along with 880 Cities hosted the Copenhagen Study Tour.
 - ▶ Columbia was an exception city specially chosen to participate in the trip, even after all the city finalists were chosen

880 Cities

- ▶ 880 Cities mission is to “improve the quality of life for people in cities by bringing citizens together to enhance mobility and public space so that together we can create more vibrant, healthy, and equitable communities”
 - ▶ They encourage cities to think of creating plans that are great for citizens who are 8 years old and 80 years old. The premise is if you create with those 2 ages in mind, you will have a city great for all people.
 - ▶ Gil Penalosa, Founder of 880 Cities is passionate about cities for all people. He has inspired and advised decision makers in more than 200 cities around the world on how to create healthy, vibrant and sustainable communities for everyone regardless of age, gender or socioeconomic status. He focuses on design and use of parks and streets as great public spaces, as well as sustainable mobility (walking biking, and use of public transit)

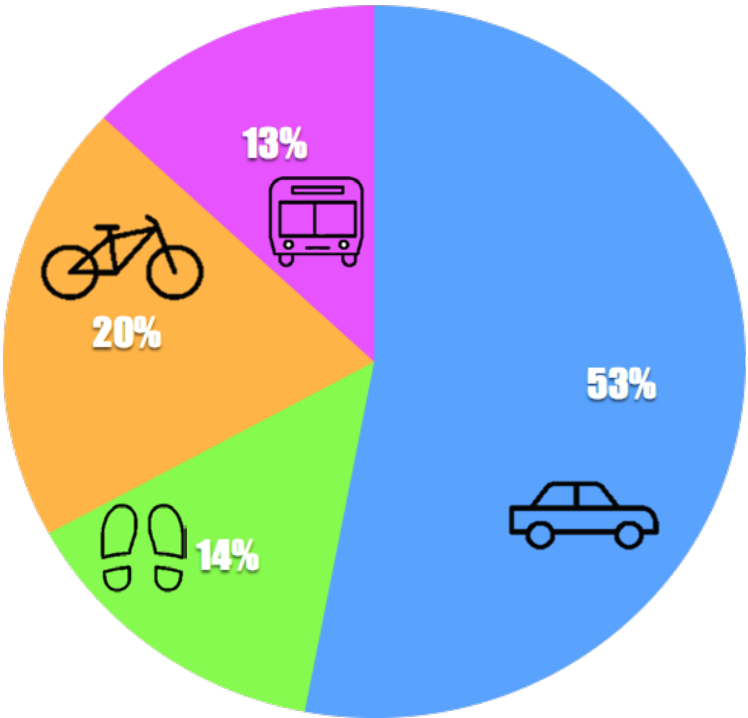
Study Tour in Copenhagen

- ▶ 5 jam packed days of learning sessions and tours of Copenhagen's markets, parks, bike paths and top organizations
- ▶ Met with Gehl Architects
 - ▶ Gehl, funded by the Knight Foundation, developed a study for Columbia that is now the Public Space Public Life document
- ▶ Presentation from Copenhagenize Design Company
 - ▶ Design company for everything bicycle, including planning, traffic and communication. They approach every job from the human perspective.
- ▶ Tour of Copenhagen's parks
 - ▶ Traffic park
 - ▶ Malmo library and fairytale playground
- ▶ Presentation by Chief City Architect for the City of Copenhagen
- ▶ Ideas on how to bring it all home to Columbia!

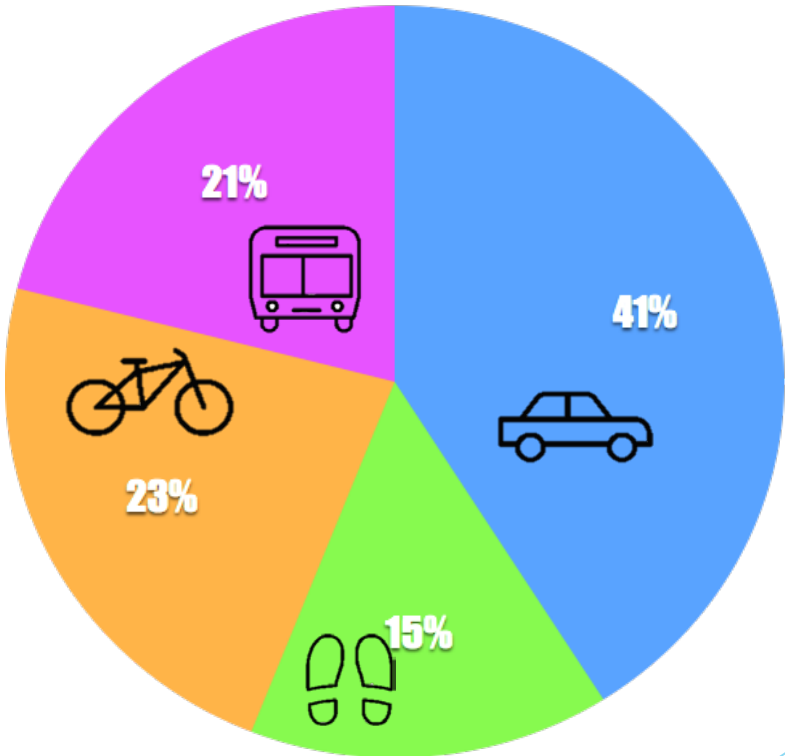


Copenhagen Transit Statistics

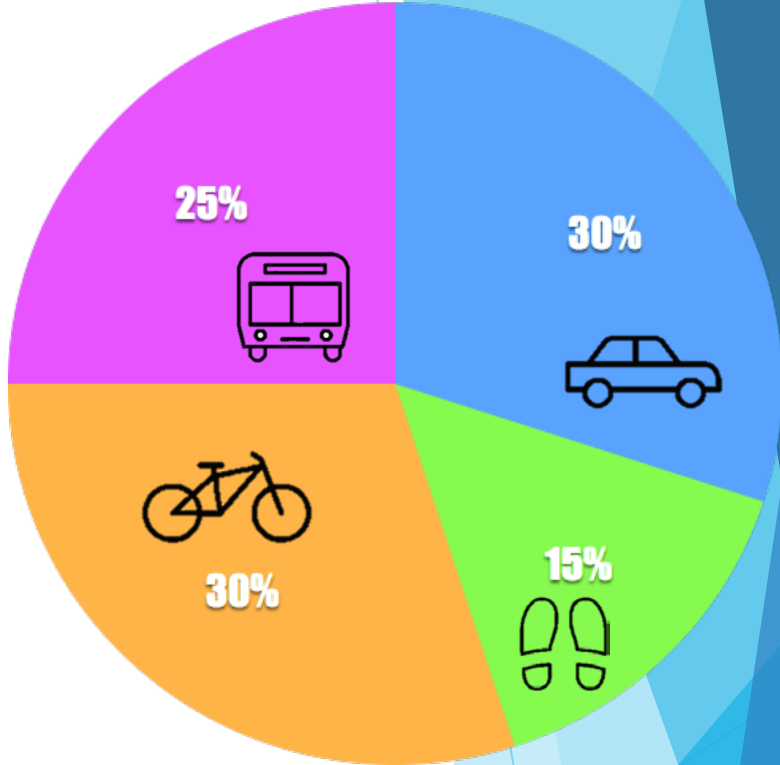
2003



2013



2030



Three needed paradigm shifts

1. Prioritize everyday quality of life
2. Strive to understand stakeholder risks and motivation
3. Connect people to opportunity- not just for the sake of people currently excluded



Notable Take Aways

Pedestrian and bike infrastructure is key to encouraging biking and walking in the city



Inclusive signage for pedestrians and bicyclist



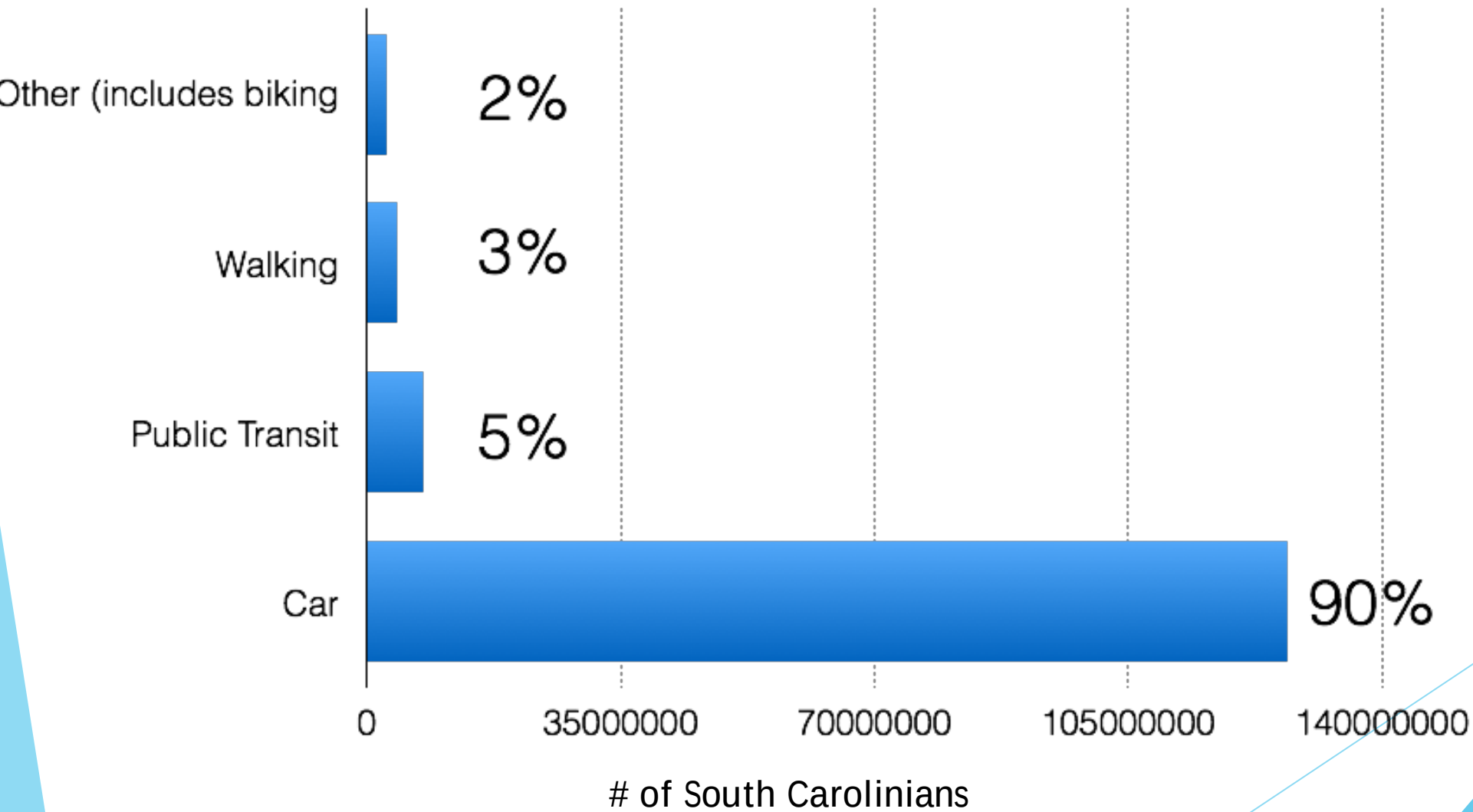
Traffic Park for kids



Understand the motivation behind the users and target solutions to the motivations



South Carolina 2015 Transit Statistics



What we can do in Columbia

- ▶ Actively work to implement the Walk Bike Columbia Plan
- ▶ Aggressively pursue grant funding opportunities and partnerships that will help encourage development of greenways and walking/bike paths, to include access to the river
- ▶ We don't have to wait until we can do permanent installations. Test out temporary installations and then evaluate before investing in permanent improvements.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: West Gervais District Plan

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-081 - Adopting the West Gervais District Plan as an addendum to The Columbia Plan 2018

City Council District: 2

Proposal: Request that City Council adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 07/11/2016; Deferred; 08/01/2016; Approval with Modification (6-1)

ATTACHMENTS:

- **#a:** 09-20-2016_PH_CaseSummary_COMPPLAN_WestGervais (PDF)
- **#b:** Ordinance_2016_081_Adopt_West_Gervais_Plan (PDF)
- **#c:** Scott_Altizer_Request_for_Exemption (PDF)
- **#d:** Scott_Altizer_Map_1000 Lady Street Lots (PDF)

HISTORY:

09/20/16	City Council	DEFER CONSIDERATION
11/01/16	City Council	APPROVED ON FIRST READING
11/15/16	City Council	DEFERRED



CITY COUNCIL

September 20, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN AMENDMENT CASE SUMMARY WEST GERVAIS DISTRICT PLAN

City Council District:	2
Proposal:	Request that City Council adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.
Applicant:	City of Columbia
Staff Recommendation:	Approval
PC Recommendation:	07/11/2016; Deferred 08/01/2016; Approval with Modification (6-1)
Public Hearing, 1 st Reading:	09/20/2016; Pending
Public Hearing, 2 nd Reading:	10/04/2016; Pending

SUMMARY

Introduction to Plan:

Staff recommends approval of a resolution recommending the adoption of the West Gervais District Plan be adopted as part of the City of Columbia's Comprehensive Plan. Staff recommends to City Council the adoption of an ordinance adopting the West Gervais District Plan as part of the City of Columbia's Comprehensive Plan.

The Study Area:

The heart of the Vista was used for this study area, which was defined by the Congaree River to the West and Assembly Street to the East. The study area abuts the Innovista District to the South and follows the natural line of collective uses along Washington and Hampton to the North. The planning area is 184 acres, and the majority of the area is utilized for commercial and entertainment uses. The planning area also contains a number of landmarked structures and two –Design and Preservation Area Zoning Overlay Districts: the West Gervais Historic Commercial District and the West Gervais Historic Protection Area District.

Purpose:

The West Gervais District planning area is one of South Carolina's premier arts and entertainment districts, and a vital economic and cultural driver in Columbia today. The last planning for this area occurred in the late 1980's and was followed by implementation over the following 20 years. As many implementation items have been completed, market trends have changed and increased development is anticipated within this area an update to the 1980's planning efforts was requested. The development of an area Plan, especially as the City embarks upon a substantial code rewrite, has the ability to identify this vision and provide implementable strategies to make this vision a reality.

Summary of the Plan and Organization:

The Plan analyzes the existing conditions in the District, as well as the numerous comments received during the public input process. A vision statement frames the discussion of future land use, where specific recommendations are made for ground floor activity zones, mixed-use residential zones, mixed-use commercial and office zones, a height overlay district, and a setback zone along Huger Street. The Plan discusses connectivity, citing the adoption of Walk Bike Columbia, and incorporating those recommendations within the West Gervais District Plan. A discussion of the public realm follows, where recommendations are made for outdoor dining and plazas, wayfinding, site furnishings, shade, and public art. The possibility of the creation of a pedestrian zone and the development of a plaza at Lincoln Street and Lady Street is specifically mentioned within the public realm section. The Plan further notes that the West Gervais District is an excellent location for the development of green alleys, green roofs, and parklets. Based upon the issues and opportunities identified through the planning process and within the Plan text, a series of implementable policy and physical recommendations conclude the Plan document. These recommendations include concise strategies, assign responsible parties, and identify a timeframe for completion (short-, mid-, or long-term).

Vision Statement:

The West Gervais District Plan is guided by a Vision Statement developed in collaboration with community stakeholders and confirmed by hundreds of participants over the course of multiple public outreach meetings.

1. The West Gervais District is a mixed-use neighborhood with a coordinated development pattern that celebrates the past through conservation of historic resources and looks to a vibrant future.
2. The West Gervais District is a place that provides a mix of transportation choices with a strong commitment to the pedestrian environment; a City neighborhood that has a high level of internal and external connectivity and accessibility with the urban form.
3. The West Gervais District is a district that provides a high level of transportation amenities.
4. The West Gervais District is an urban neighborhood that allows for individuality yet encourages an aesthetic quality that keeps a pedestrian-scaled development pattern, promoting increased retail, entertainment, employment and residential units throughout.

Future Steps:

The document, if adopted by City Council, will serve as guidance for elected and appointed officials and City staff when making decisions about infrastructure improvements, amendments to local ordinances, and development reviews where applicable. The policy recommendations related to zoning will be taken into consideration as part of the code rewrite process.

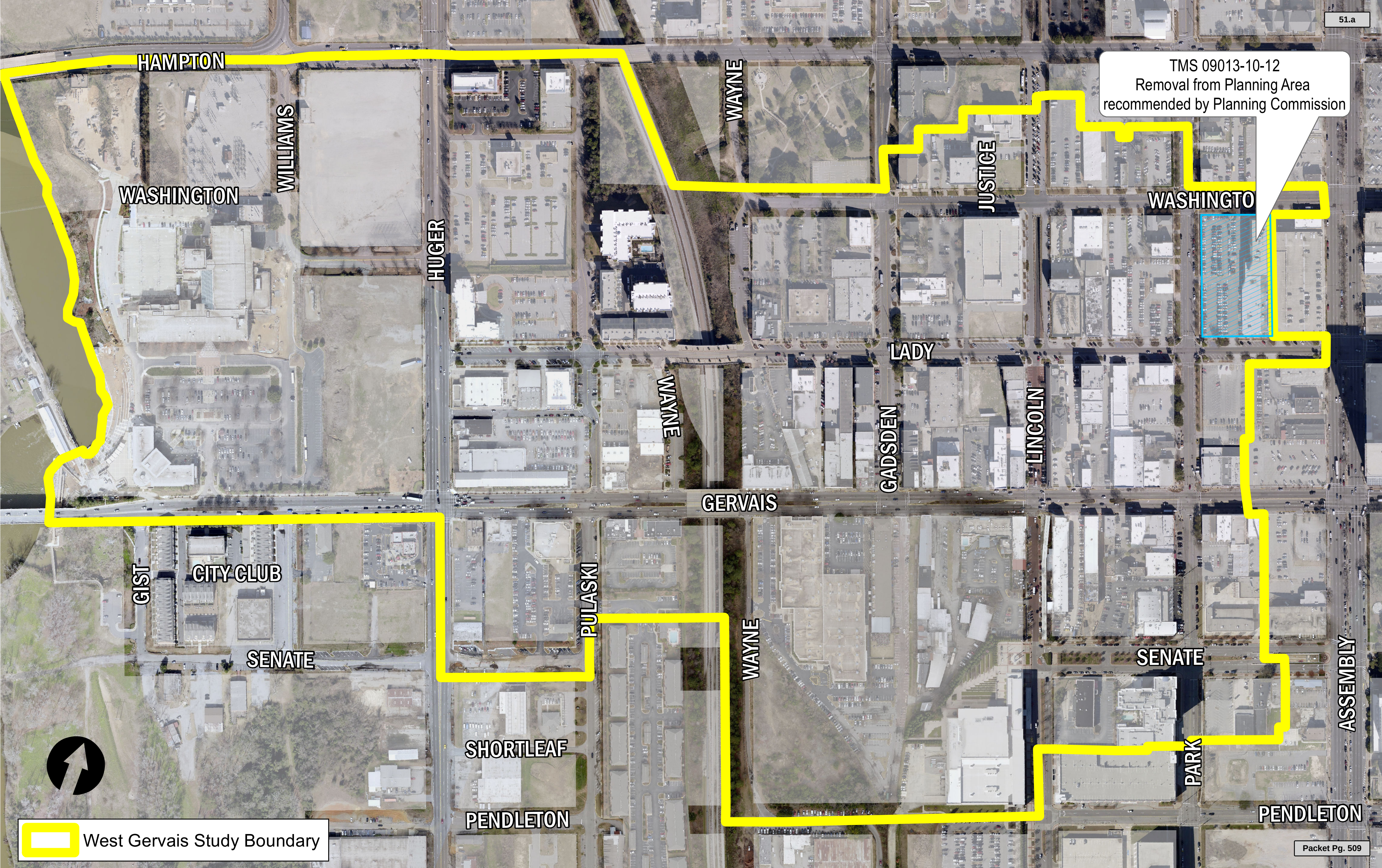
STAFF RECOMMENDATION

Staff recommends that City Council adopt of the West Gervais District Plan be adopted as part of the City of Columbia's Comprehensive Plan as written.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends that City Council adopt of the West Gervais District Plan be adopted as part of the City of Columbia's Comprehensive Plan with the removal of 1015 Lady Street, TMS 09013-10-12, which consists of approximately 2.3 acres, from the planning area and recommendations within the document.

TMS 09013-10-12
Removal from Planning Area
recommended by Planning Commission



HAMPTON

WASHINGTON

WILLIAMS

HUGER

WAYNE

JUSTICE

WASHINGTON

LADY

WAYNE

GADSDEN

LINCOLN

GERVAIS

GIST

CITY CLUB

SENATE

PULASKI

WAYNE

SENATE

SHORTLEAF

PENDLETON

PARK

PENDLETON

ASSEMBLY

West Gervais Study Boundary



West Gervais

DISTRICT PLAN

DRAFT 1-2-16

WEST GERVAIS DISTRICT PLAN

Columbia, South Carolina

2016

ACKNOWLEDGEMENTS

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Melissa Gentry, Assistant City Manager
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Amy Moore, Preservation Planner
Staci Richey, Preservation Planner
Stephen Zigmund, Comprehensive Planner
Leigh DeForth, Comprehensive Planner
David Eisenbraun, Community Planner

CITY COUNCIL

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Tameika Isaac Devine
Leona Plough
Moe Baddourah
Howard Duvall, Jr.
Edward McDowell, Jr.

PLANNING COMMISSION

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Gene Dinkins, Jr., Vice Chairman
John Taylor
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Dale Stigamier
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Brian Stern

Prepared for the City of Columbia and
the Vista Guild.
Thank you to the citizens who participated
throughout the process.

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DRAFT 1.2.16

Introduction

DRAFT 11.2.16

The West Gervais District planning area, or “The Vista” as it is known locally, is one of South Carolina’s premier arts and entertainment districts. It is also a vital economic and cultural driver in Columbia today.

Once home to a vibrant cotton warehousing industry and railway terminal, by the early 1980’s the area had fallen into disrepair and neglect before undergoing the commercial renaissance that continues to this day. This legacy is preserved today in the large concentration of turn of the Twentieth Century structures that make up the West Gervais Historic Commercial District. But, the District’s history as a warehousing center also exists in the areas of industrially zoned property and transport-oriented roadways.

The industrial zoning has been modified through the adoption of overlays over the years to address the incompatibility of the old zoning with the character of the revitalized district. This process has resulted in an increasingly complicated set of land use regulations.

In addition, the success of The Vista’s numerous commercial and cultural attractions has created an increased demand for pedestrian connections to provide residents, employees, and tourists quick and easy access in and around the district.

Building on the momentum and excitement for the future that currently exists in the area, the intent of this Plan is to provide land use guidance for both public and private development, thereby ensuring the District maintains its vital economic and unique cultural position in the city and region.

The Plan was created through a public process that brought together residents, business owners, property owners, and policy makers to reach consensus on a vision for the future.

The West Gervais District Plan is a democratic and optimistic document that represents a common vision for the area while being a decision making guide for City staff on a day-to-day basis. It is also a guide for investment in the area by individuals, families, businesses, religious organizations, and non-profit institutions.



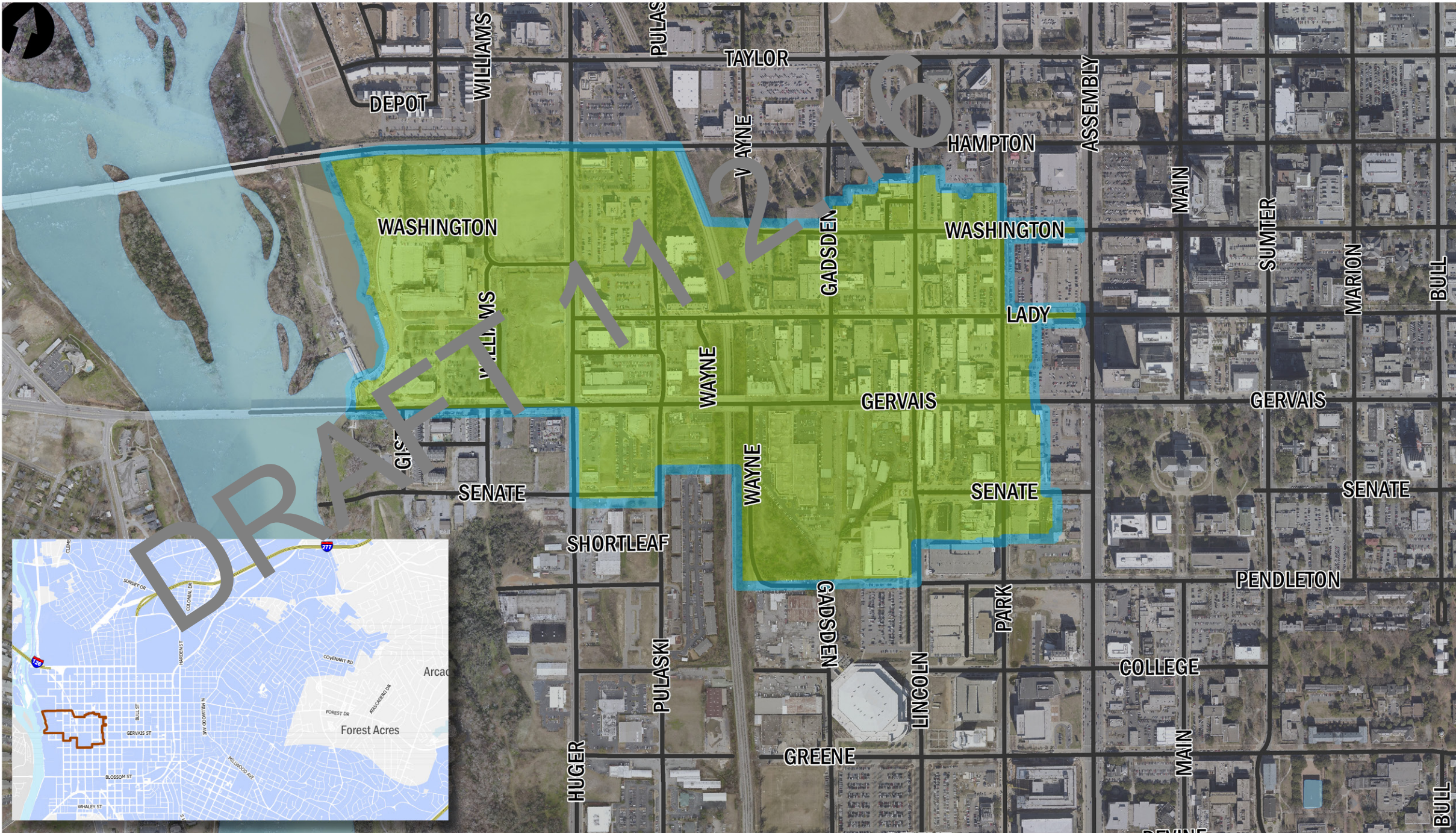


**WEST GERVAIS DISTRICT
PLANNING AREA**

The heart of the Vista was used for this study area, which was defined by the Congaree River to the West and Assembly Street to the East. The planning area is 184 acres, a third of which is land that is publicly-held and under State or City management.

Because of the area's largely commercial and entertainment land uses, there are few permanent residents. Only 382 permanent residents, located in 115 residential units, live in the study area according to the 2010 US Census and staff surveys. Opportunities for housing are rapidly becoming more available, both within and nearby, however these are driven by the housing demands of students and young professionals.

These, and other recent developments, have significantly diminished large vacant properties and adaptive reuse opportunities. However, the area land market remains highly sought after. The next phase of development, already under way, will be infill on existing surface parking lots. This is likely to create tension over the loss of parking as the area transitions to serving residents and employees who live and work within walking distance.



Legend West Gervais District Planning Area



INTRODUCTION

VISION

The West Gervais District Plan is guided by a Vision Statement developed in collaboration with community stakeholders and confirmed by hundreds of participants over the course of multiple public outreach meetings.

1

The West Gervais District is a mixed-use neighborhood with a coordinated development pattern that celebrates the past through conservation of historic resources and looks to a vibrant future.



2

The West Gervais District is a place that provides a mix of transportation choices with a strong commitment to the pedestrian environment; a city neighborhood that has a high level of internal and external connectivity and accessibility with the urban form.



3

The West Gervais District is a district that provides a high level of transportation amenities.



4

The West Gervais District is an urban neighborhood that allows for individuality yet encourages an aesthetic quality that keeps a pedestrian-scaled development pattern, promoting increased retail, entertainment, employment and residential units throughout.

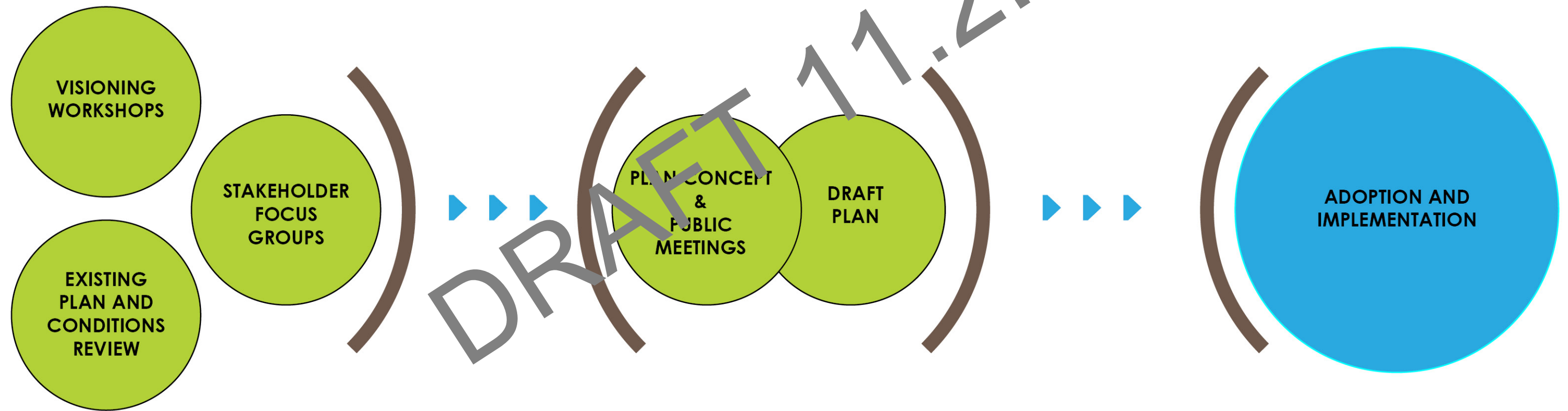




INTRODUCTION

PROCESS

The West Gervais District Plan is the official policy for the future growth and development of the Vista.



PROJECT HIGHLIGHTS

Visioning Workshop with the Vista Guild
Review of existing conditions by City Planning staff
Focus Groups with area stakeholders

Public meetings held on Gervais & Lincoln Streets
Draft concept unveiled at the Columbia Metropolitan Convention Center
Final Plan preparation by City Planning staff

Planning Commission
City Council Public Hearing
City Council 2nd Reading



INTRODUCTION

OUTREACH

The study included a public engagement effort unprecedented for the City of Columbia.

First, a week-long series of focus groups representing the area's wide variety of stakeholders was conducted by City staff. Stakeholder groups included art gallery owners, area hotel and convention center management, property owners, real estate brokers, residents, restaurant operators, retail representatives, and public infrastructure service providers.

The information received during the focus group sessions was crafted into a public survey designed to capture broader community opinions, representative of the West Gervais District's regional significance. This survey was distributed via email to neighborhood groups, posted on the City's website, and offered in hard copy format during public input sessions. Overall, nearly 250 people took the opportunity to register their opinions and ideas.

During this same period, planning staff conducted two public input sessions at key times and locations on Gervais Street. Presentation boards displayed under the historic train canopy in the heart of the District allowed people to vote on a range of urban design intervention choices and historic preservation strategies.

The event was an effort to engage people where they work, shop, or meet others for food or entertainment.

Rather than traditional public input sessions which require people to make special trips during work or late into the evening, this event provided the opportunity for people who may not otherwise participate in formal public meetings to voice their opinions as well as vote on such topics as housing types, potential public spaces, and other preferred development choices for the West Gervais District.





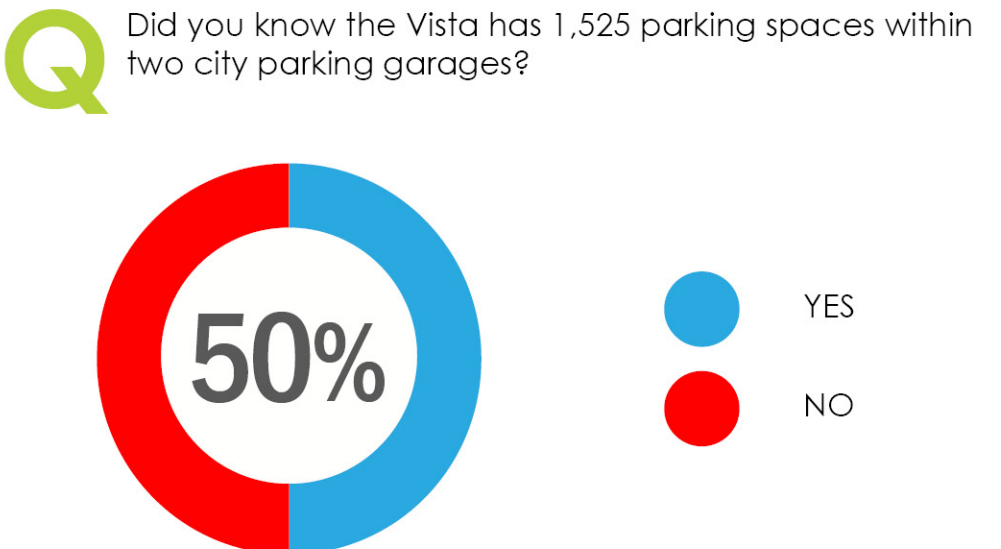
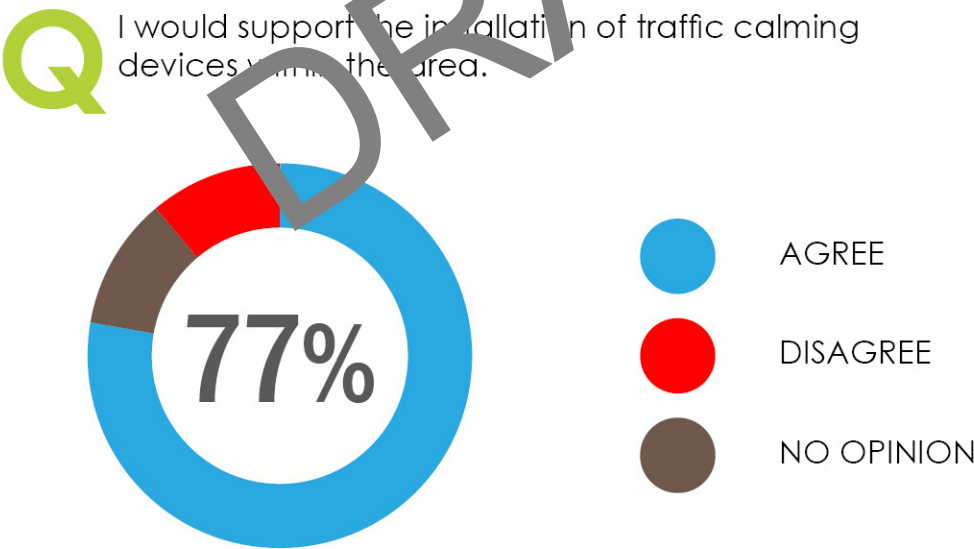
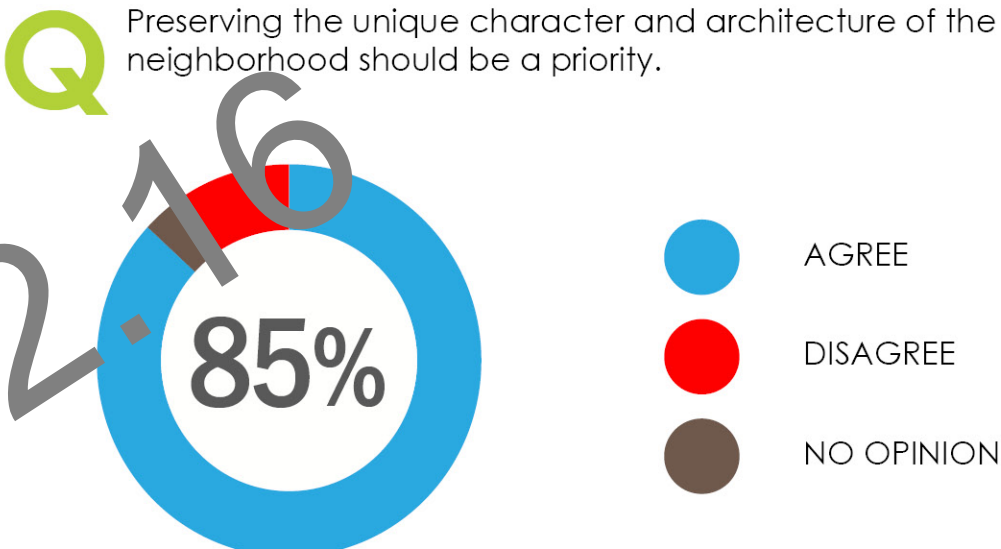
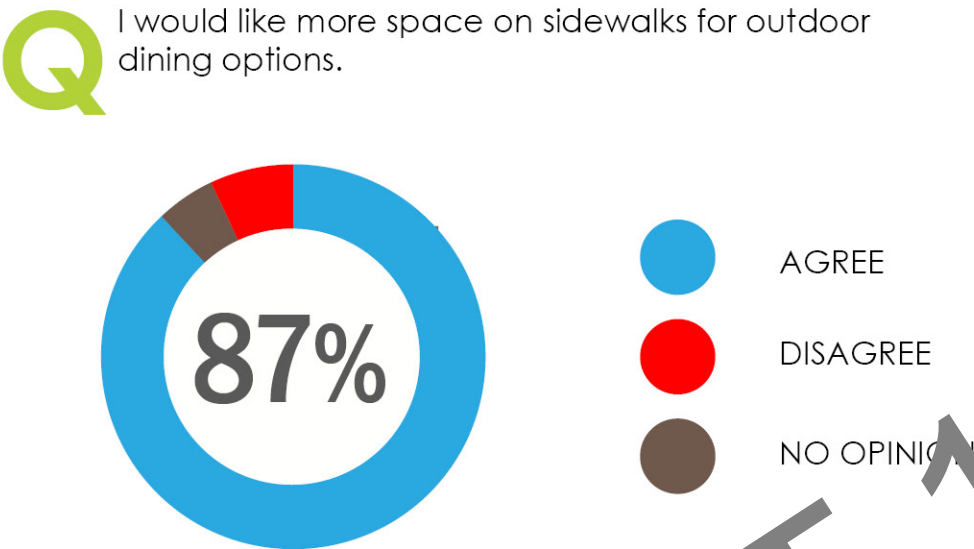
INTRODUCTION

PUBLIC SURVEY

The survey portion of the planning process was compiled from key issues, concerns, and desired development types determined by both focus group participants and planning staff. Surveys were available online for two months and paper copies were also collected at public input sessions. The survey received nearly 250 responses - over 60% from visitors and workers in the West Gervais District. Results showed broad support for more land use variety (particularly retail), denser housing choices, and traffic-calming strategies.

An overarching theme which emerged from this survey was a desire to see the area become more accessible. Better sidewalk connections, slower traffic speeds, and increased space for outdoor dining were supported by over 80% of respondents. There was also strong support for more housing options, provided they do not detract from the area's unique character.

Finally, respondents showed a surprising unawareness of available parking. In an area where surface lot parking spaces can be \$10 on weekend nights, half the participants did not know that the City operates two garages less than two blocks from Gervais Street, suggesting that the concern about parking availability is largely due to a lack of public awareness.



WISHWALL

A recent Urban Land Institute study determined that the West Gervais District actually had dedicated too much space to parking and not enough to other uses to drive development. This point was confirmed by the survey which showed that participants were often unaware of the existence of public garages. This disconnect can be remedied by better way-finding signage and public education (such as free parking with ticket validation from an area store or restaurant).



Plan Context

DRAFT 11.2.16

The West Gervais District is continually described as having a distinct character. This character has been defined by over 200 years of development and redevelopment with a great deal occurring within the past three decades.

The West Gervais District Plan is intended to build on the success of the recent past while preserving the historic fabric that contributes so much to the area's unique character.

Additionally, several recurring themes emerged from the public outreach phase. The West Gervais District Plan is designed to address the desire expressed for increased walkability, outdoor dining, places to live, and retail shopping choices while maintaining the historic feel of the District. These considerations resulted in the development of plans and recommendations for future land use, connectivity, and the public realm, as well as an update to the existing West Gervais Historic Commercial District Guidelines.

Recent Planning Efforts

Since the West Gervais District Plan effort kicked off, two major City-wide master plans have been adopted by City Council. The first, the Plan Together Land Use Plan, is an update to the Future Land Use element of the City of Columbia's Comprehensive Plan. The second, Walk Bike Columbia, is a master plan for multi-modal transportation improvements in the City. These plans directly affect the West Gervais District and as a result have been integrated into the Future Land Use Plan, Connectivity Plan, and Public Realm Plan recommendations herein.

Throughout the planning process a variety of public participation meetings were undertaken. Once the planning study is reviewed by the Planning Commission they will make a recommendation to City Council by resolution. Once the Plan has been reviewed by City Council, Council will be presented with the opportunity to adopt the Plan as part of the Comprehensive Plan of the City.



HISTORIC WEST GERVAIS AREA

The current development pattern of the West Gervais Area can be traced back to beginning of the 20th Century. The railroad terminals and spur lines between Lincoln Street and Wayne Street interrupt the commerical core of historic brick structures that make up what is today the West Gervais District.

As seen in this 1919 Sanborn Fire Insurance Map, rail dominated the area and drove its development. Brick warehouses, several of which exist today, stored goods and provided employment. A major terminal at Lincoln Street connected Columbia regionally and a dense pattern of largely wood frame residential construction developed.

The effect of this legacy is visible today in the rich stock of intact brick commercial structures, but also in the uneven street pattern between Gervais and Pendleton Streets designed for industrial uses rather than the pedestrian-oriented uses that this plan calls for.

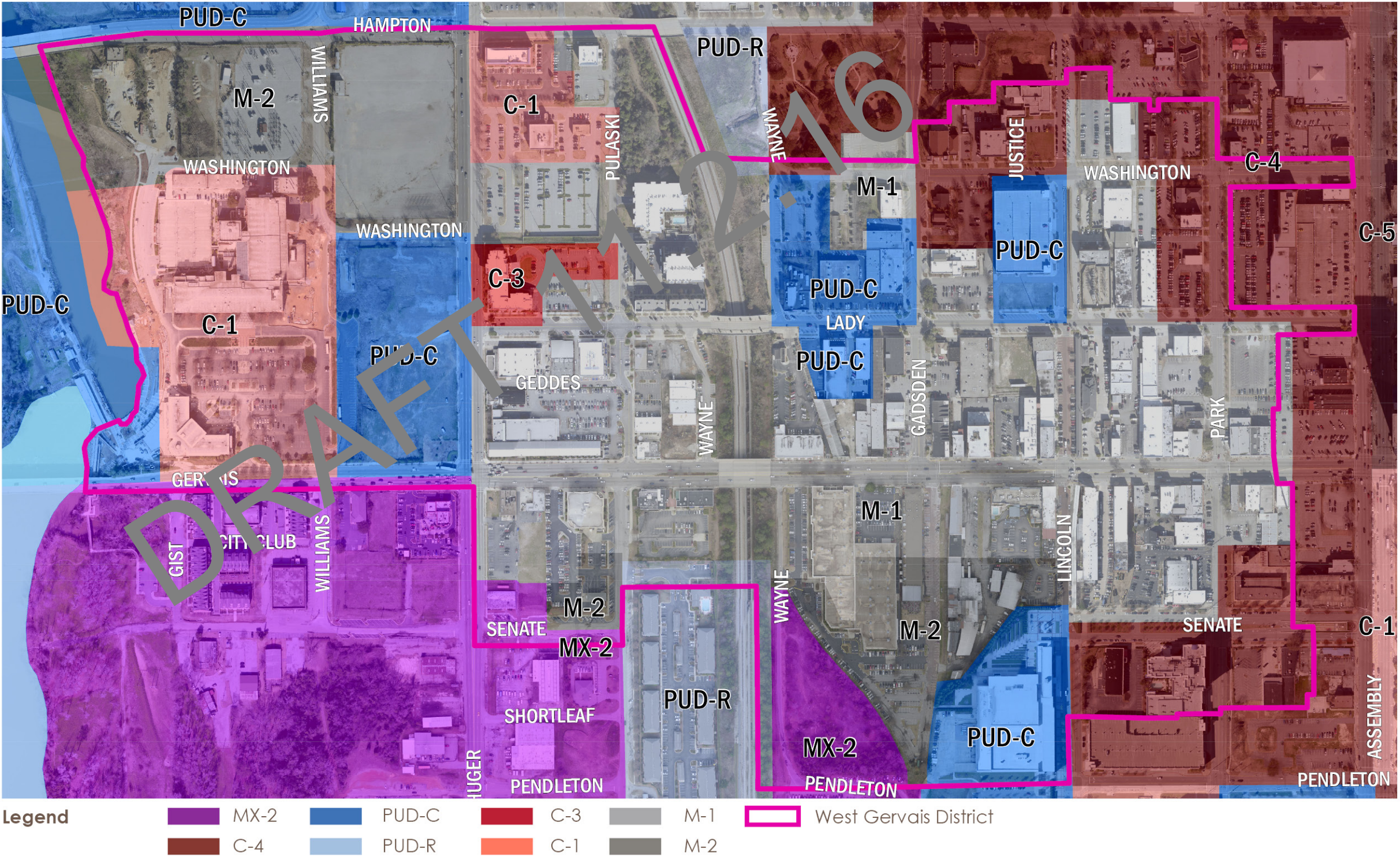
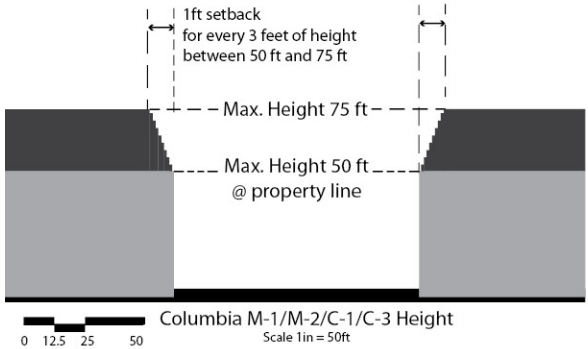


1919 Sanborn Fire Insurance Map

Legend Brick Building Frame Building

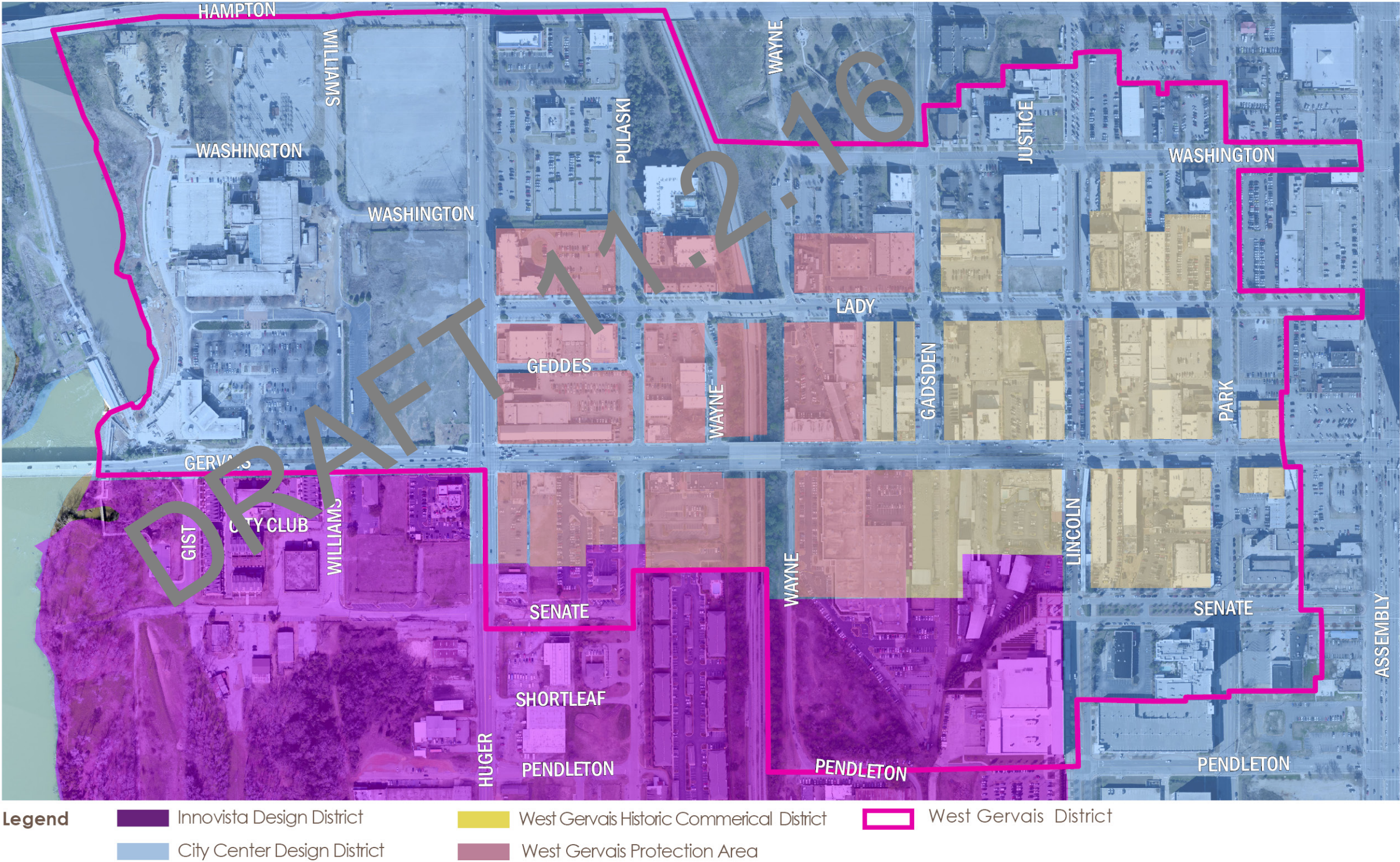
Existing Zoning Districts

As development pressures have increased over the past two decades the regulation of building height has become the source of much confusion and frustration. Several factors currently contribute to this situation. The first has to do with the base zoning in the area. Despite the relatively small amount of land area involved and the area's primary function as a commercial/entertainment district, the majority of the District is currently zoned for industrial (M-1 or M-2), with smaller portions zoned C-3 (General Commercial) and C-1 (Office and Institutional). These classifications allow for a maximum height of 50 feet at the lot line. This can increase to 75 feet if the building façade steps back one foot for every three feet of height (see diagram below). It should be noted that surrounding the study area are the MX-2 (Innovista) and C-4 (City Center) Zoning Districts, which do not have a height limit except when adjacent to the West Gervais Historic Commercial Overlay District.



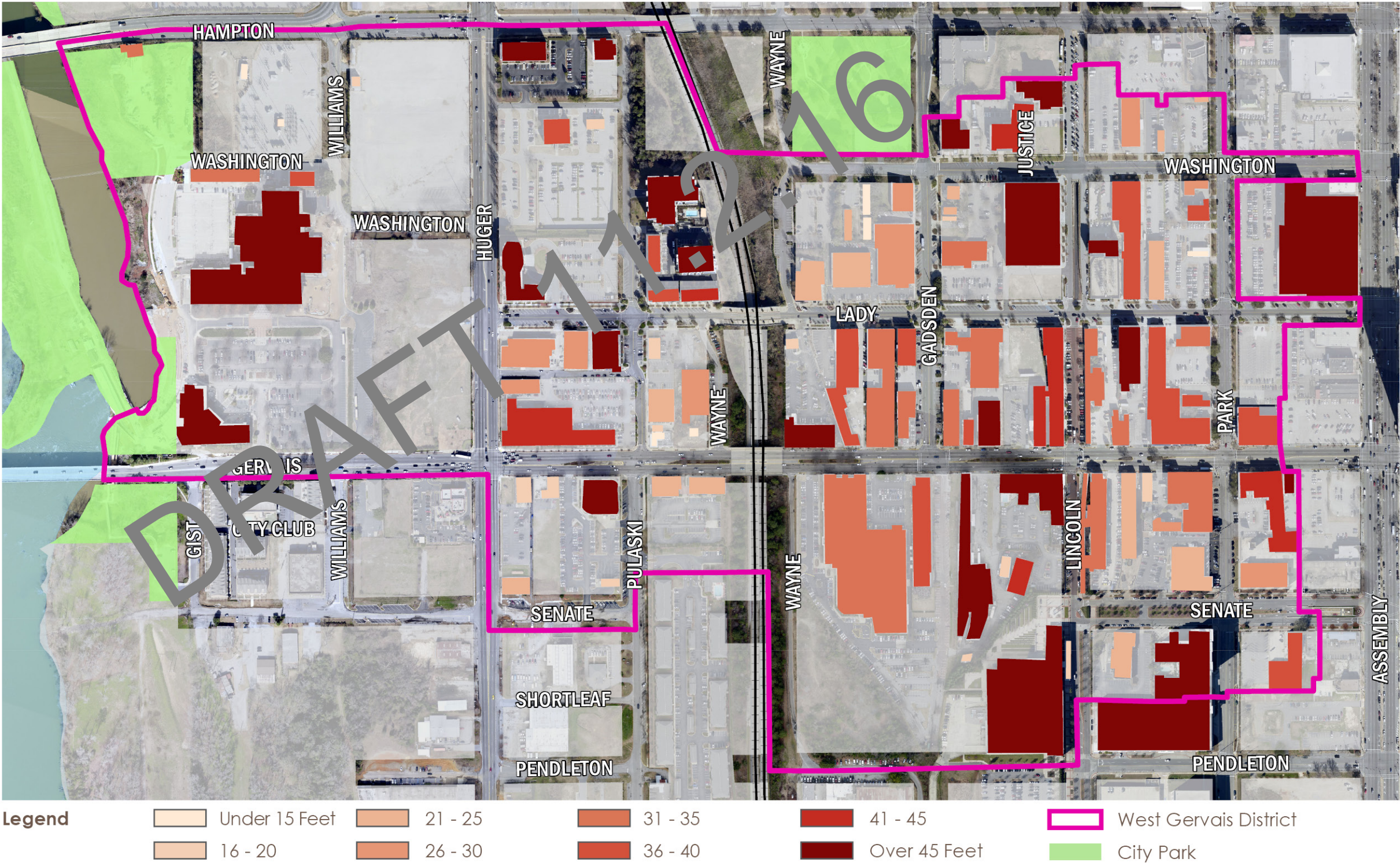
Existing Design & Preservation Overlays

Finally, the West Gervais District is subject to three separate design district overlays – the West Gervais Historic Commercial District, the City Center Design/Development District, and the Innovista Design District. The boundaries of these districts often follow parcel lines rather than the street network. This creates an irregular pattern that has led to neighboring developments being subject to different and some times conflicting regulations.



Existing Building Heights

Not surprisingly, the uneven zoning, multiple design and preservation overlays, and large variation of existing lot sizes (as a legacy of industrial use) has resulted in a variety of building heights. Outside the largely intact historic core of two and three story structures between Park and Lincoln Streets, the area has seen four, five, and even six story buildings constructed in the last decade. As developable land becomes more scarce in the West Gervais District the pressure to increase building heights above six stories will only increase, making the need for coherent regulations and guidelines even more pressing.



Future Land Use

DRAFT 11.2.16

PLAN COLUMBIA

The Plan Columbia Land Use Plan designates the entirety of the West Gervais Area as an **Urban Core Regional Activity Center (UCAC-3)**. This land use classification envisions future land uses that support intense, mixed use developments within the urban context.

The West Gervais District Plan is designed to support this designation while providing more specific guidance for new development within the District.

The Plan Columbia Land Use Plan lists the following use types for areas classified as UCAC-3:

- Primary Types**
- Small to Extra Large Business/ Employment (incl. High-rise, excl. Flex)
 - Multi-family Medium and High-rise Mixed-use

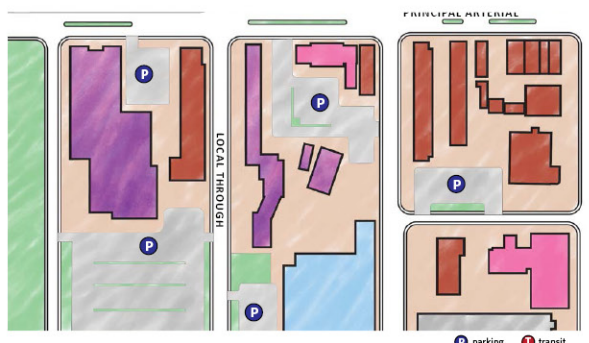
- Secondary Types**
- Multi-family Medium to Highrise
 - Small to Large Flex
 - Civic/Institutional
 - Parking Structures

- Tertiary Types**
- Single-family Attached
 - Cemeteries & Mausoleums
 - Parking Lots



UCAC-3 Urban Core Regional Activity Center

These developments are intense mixed-use business districts within the urban context. They may be adjacent to the central business district or found in outer areas of the city. They are primary destinations for work and play which attract people from more than a 20-mile radius or drive distance. The uses are built within the urban blocks and grid, and whole scale redevelopment of blocks or adaptive reuse of existing structures may occur in these areas. Their scale is large and may take up multiple city blocks. Their primary use is as a business district but high-intensity residential in mixed-use buildings is also appropriate.



parking transit

Primary Types	Secondary Types	Tertiary Types
• Small to Extra Large Business/ Employment (incl. High-rise, excl. Flex) • Multi-family Medium and High-rise Mixed-use	• Multi-family Medium to High-rise • Small to Large Flex • Civic/Institutional • Parking Structures	• Single-family Attached • Cemeteries & Mausoleums • Parking Lots



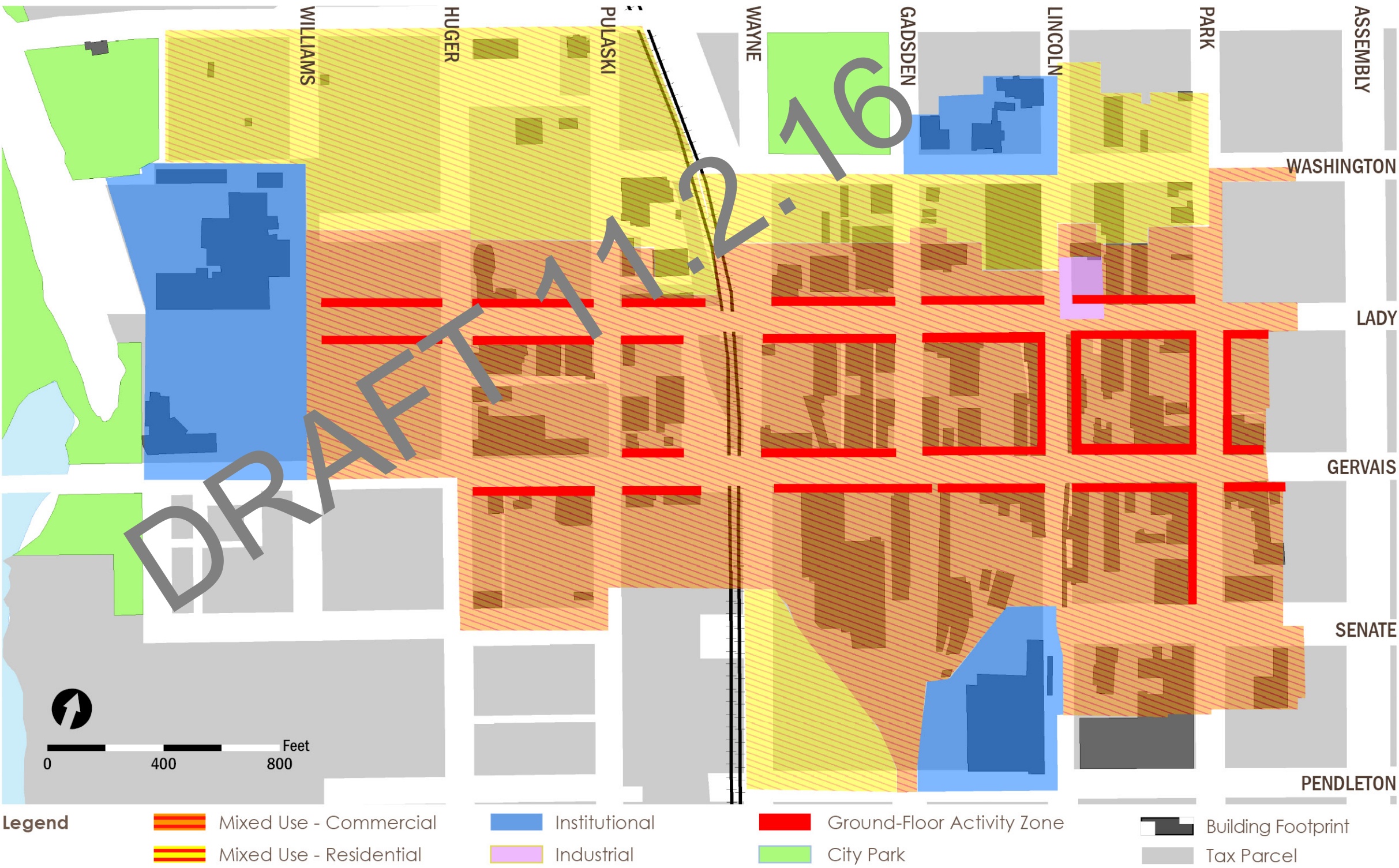


FUTURE LAND USE

West Gervais District
Future Land Use

Columbia's downtown is currently experiencing high rates of residential and commercial growth, and the West Gervais District has been a focal point of much of this development. Two new hotels (one completed, one approved), multiple redevelopments, and dozens of new restaurants opening within the past year speak to this trend. Additionally, over 1,000 new housing units are under construction within blocks of the study area. With this in mind, the Future Land Use Plan allows for mixed-use flexibility of commercial and residential developments throughout the area.

The future land use vision for the area is for a mixed-use district, with commercially-focused uses concentrated between the Gervais and Lady Street corridors, and residentially-focused uses surrounding a commercial core. The strong preference for pedestrian accessibility of the area will be encouraged through Ground-Floor Activity Zones throughout the commercial core to promote active street life, enabling the area to receive the many associated economic, social, and environmental benefits of a vibrant urban core.





FUTURE LAND USE

ZONES

GROUND FLOOR ACTIVITY ZONES

To achieve and encourage the types of mixed use developments envisioned by the West Gervais District Plan, Ground Floor Activity Zones are designated along and between Gervais and Lady Streets. These zones feature commercial uses that generate high volumes of pedestrian traffic and activity. An important goal is to generate uses and interest in the District that make it active 24 hours a day, 7 days a week. Examples of recommended commercial uses are retail, restaurants, hotels, and certain office types and services.



MIXED-USE RESIDENTIAL ZONES

To support the high volume of commercial retail this Plan is calling for Mixed-Use Residential Zones are designated primarily off Washington and Hampton Streets. These zones should be primarily dense, residential developments (16 dwelling units per acre or greater) while allowing for some supporting commercial uses to encourage street level activity. The Plan envisions minimum building heights of two floors.



MIXED-USE COMMERCIAL & OFFICE ZONES

Reserved primarily for the West Gervais Historic Commercial District, Mixed-Use Commercial & Office Zones are recommended to be comprised of predominantly commercial uses that add to the District's existing entertainment focus by encouraging the development of employment corridors, thereby reinforcing West Gervais' function historically as a workplace as well as a commercial destination.





**West Gervais District
Proposed Height Districts**

During the public meeting phase of the planning process, twelve ways building height could potentially be regulated were presented, with examples from Columbia, Charleston, and other areas. These examples include solely using the base zoning to govern height (as is currently the practice) or adding a series of overlays, enabling a more site-specific approach. Support has been expressed throughout the process for the development of simple and easily understood height regulations for the area. As Charleston has shown, the adoption of height overlay districts has proven to be a highly effective solution. The proposed height of a minimum of 30 feet and maximum of 80 feet with a 25 foot setback is similar to Charleston's 30/80 District.

The West Gervais District Plan proposes a Height Overlay Area within a defined boundary as proposed in the adjacent map. There would also be an eight foot setback zone along Huger to bring unity to the street from the Innovista Standards South of Gervais. Explanations of these proposed overlay districts and zones are detailed in the adjacent maps and diagrams.





HEIGHT DISTRICTS

1 HEIGHT OVERLAY

Along Gervais, Lady, and other marked streets, there shall be a zoning overlay district which further governs height.

1.1 8' SETBACK AREA

These areas are located along Huger Street continuing the eight foot setback design element found in Innovista to the South. The eight foot setback is designed to encourage a well-defined public realm and provide a buffer for pedestrians. This zone should be used for wider sidewalks, trees, and other amenities.

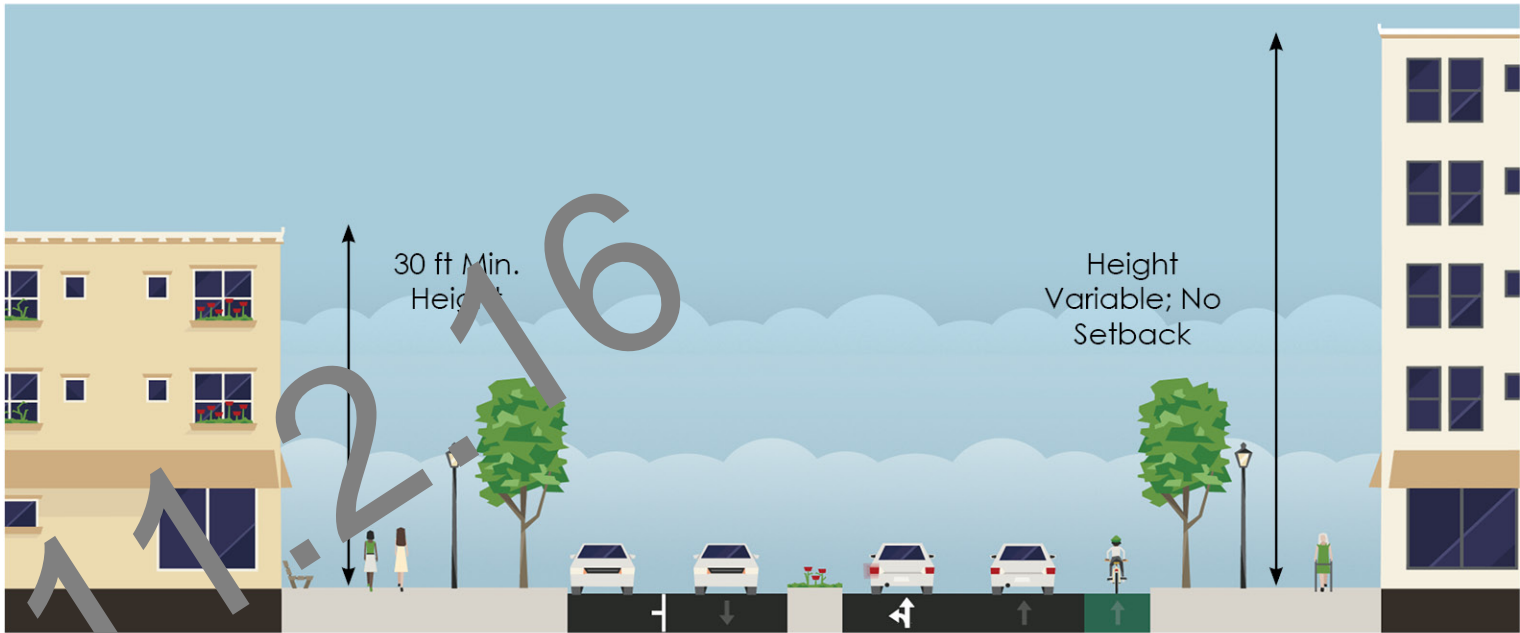
1.2 25 FT UPPER FLOOR STEP-BACK AREA

Along Gervais, Lady, and other marked streets, there shall be a 30' minimum height and a 55' maximum height at the property line. To exceed 55', the building must step-back at least 25', after which it can be up to 80' in height.

2 BASE ZONING AREAS

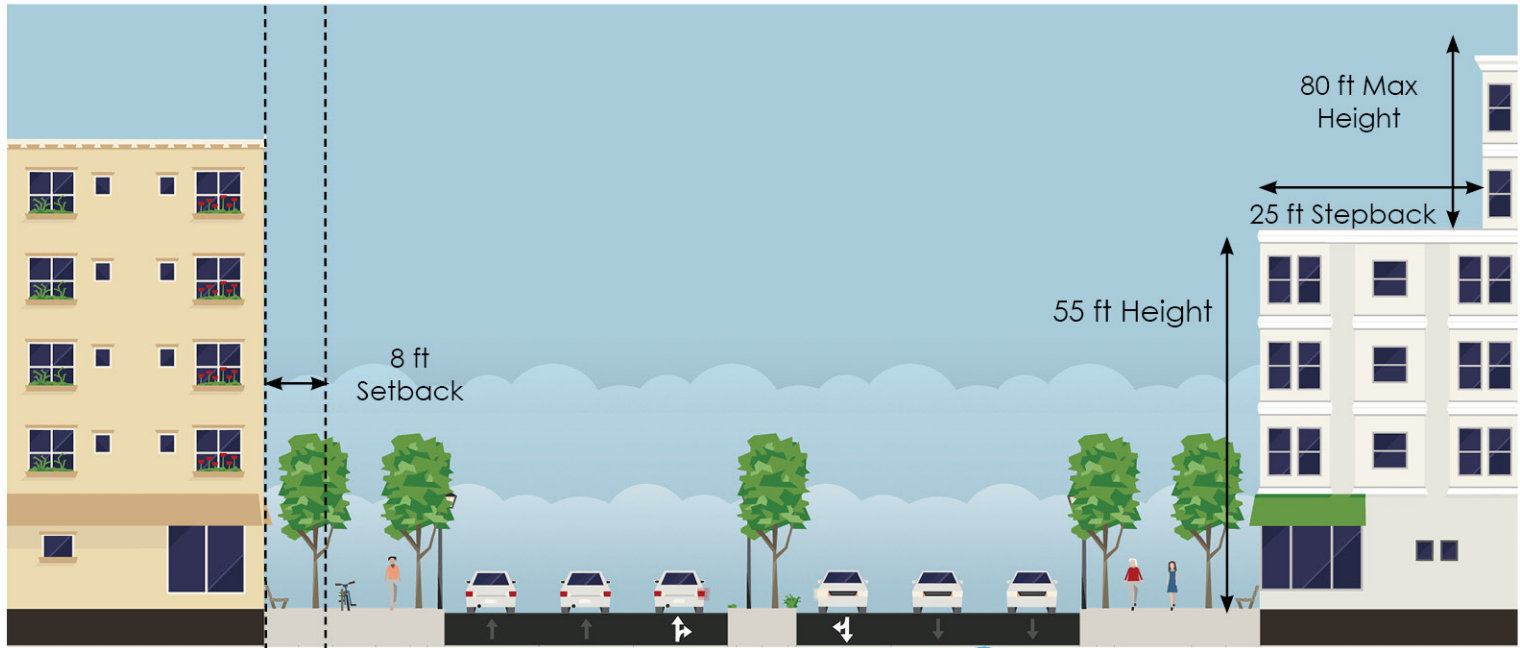
These areas would have the height of a building determined by the base zoning district requirements.

DRAFT



1 HEIGHT OVERLAY: MINIMUM HEIGHT

2 BASE ZONING AREAS



1.1 HEIGHT OVERLAY: 8' SETBACK AREA - HUGER

1.2 HEIGHT OVERLAY: 25' STEP-BACK

Connectivity

DRAFT 11.2.16

WALK BIKE COLUMBIA

WALK BIKE COLUMBIA is a City-wide Plan for a network of complete streets, policies, and programs which will greatly increase the safety and comfort of pedestrians. These measures help to encourage walking or cycling between destinations rather than driving, particularly for short trips.

PEDESTRIAN IMPROVEMENTS

The pedestrian improvements recommended in the Walk Bike Columbia Plan include both sidewalk and intersection improvements. Only six intersections within the City limits were rated as the highest priority need; three of these are within or directly adjacent to the study area.

BICYCLE IMPROVEMENTS

The proposed bicycle network includes several types of on-street facilities, including on Gervais and Lady Streets. These East-West facilities will provide a needed connection for cyclists between the North-South connecting Vista Greenway and the Three Rivers Greenway.

BICYCLE PARKING

Fundamental to creating a bicycle friendly area is providing bike parking. Of the locations identified in City-wide user surveys, the top two were Gervais Street and The Vista. Bike parking can be provided by private businesses and by the City in garages and bicycle corrals.

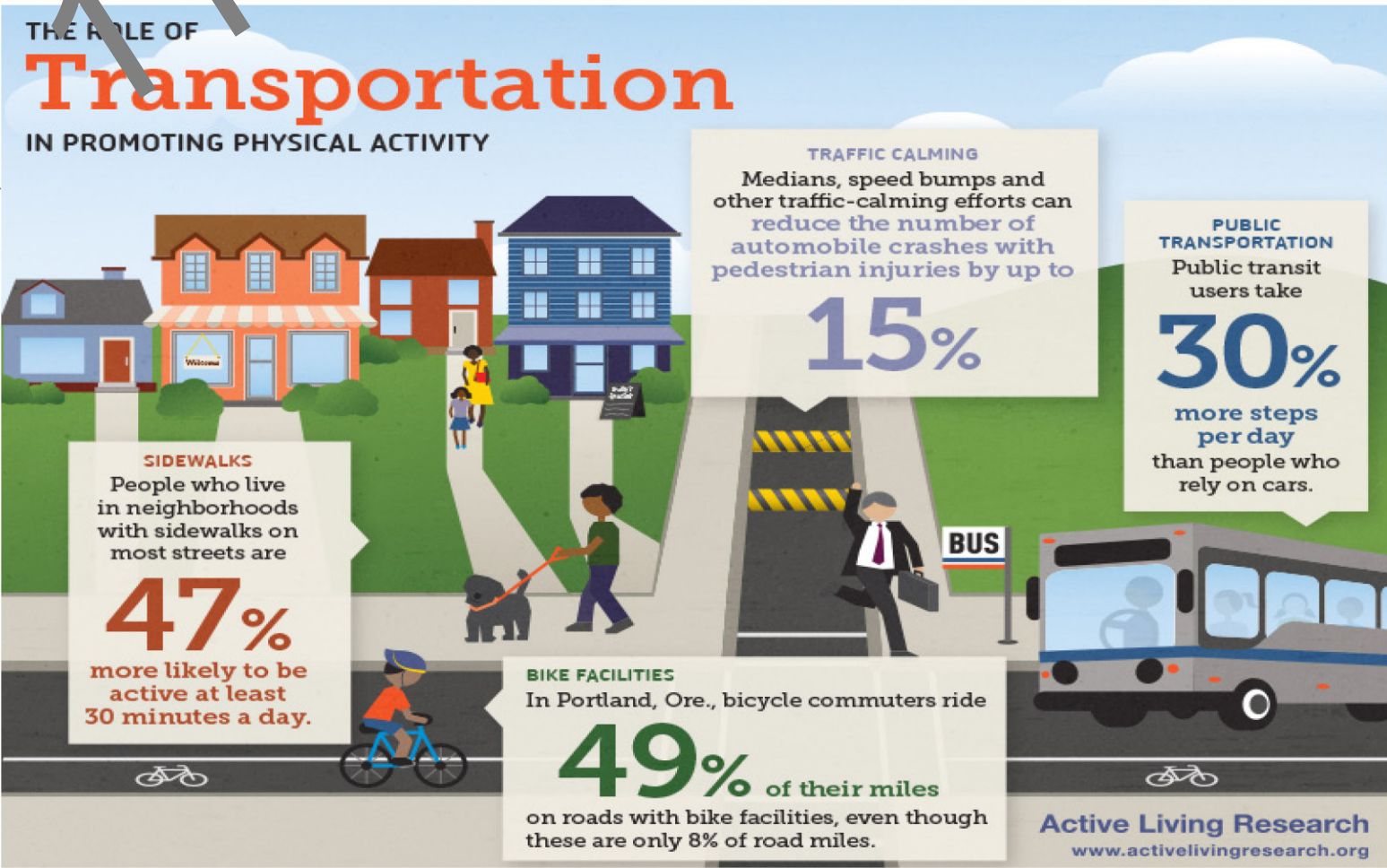
BIKE SHARE

The plan also recommends a 25-station system concentrated in the City Center, with four locations in the West Gervais District. This proposed system would provide another choice for short trips within the District, between The Vista and Main Street, and provide access to the Vista Greenway.



WALK BIKE COLUMBIA

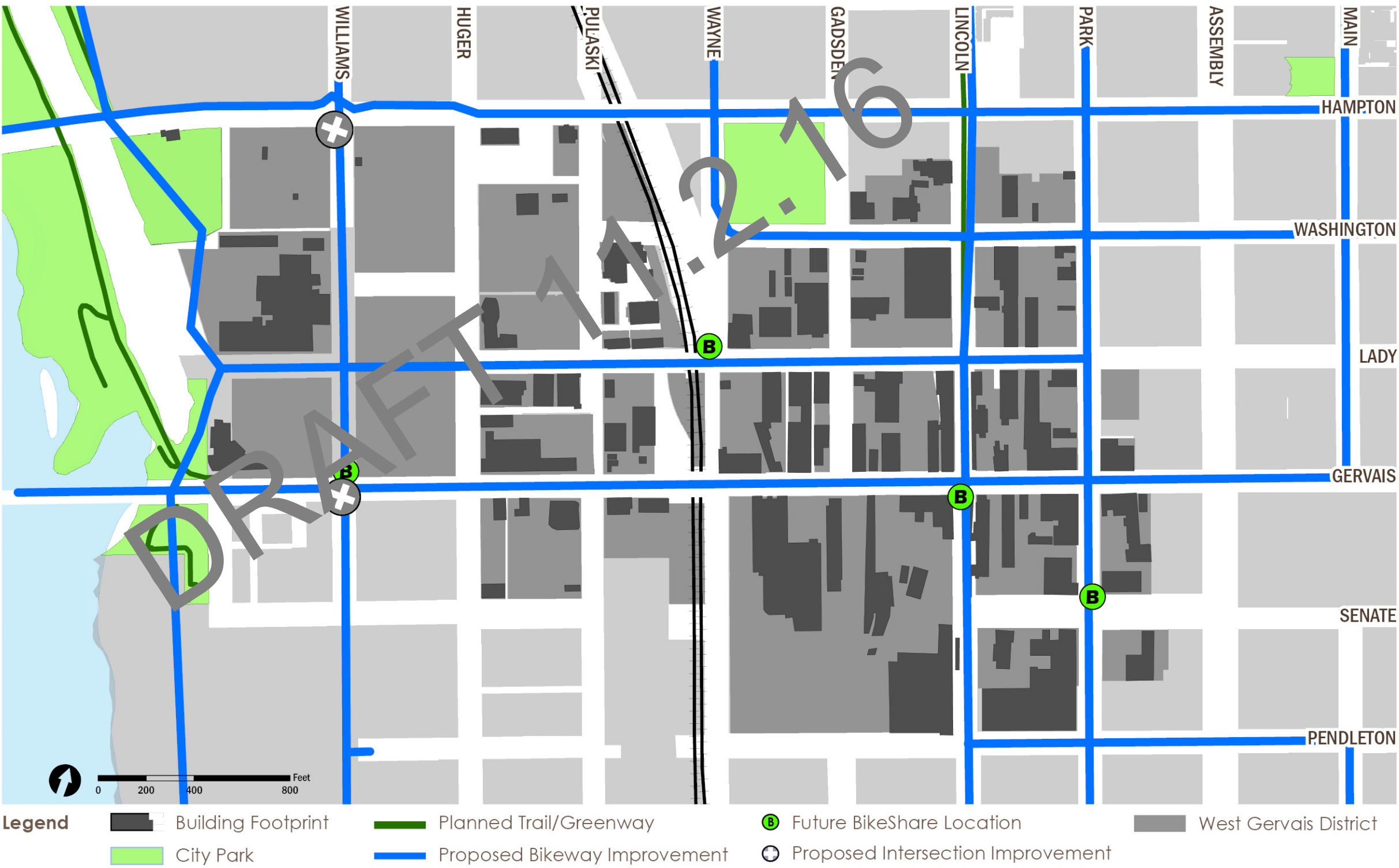
COLUMBIA, SOUTH CAROLINA | PEDESTRIAN & BICYCLE MASTER PLAN



Proposed Bikeway Improvements

The West Gervais District is a mixed-use area, and continues to build on its diversity of uses with several recent residential projects adding to the existing entertainment, retail, and regional draws such as the convention center and the museums. As the District builds the critical mass of residents necessary to support neighborhood retail, pedestrian connectivity becomes even more essential. By providing safe and easy routes for pedestrians and bicyclists particularly for the short trips within the District- vehicular congestion is reduced benefiting all users.

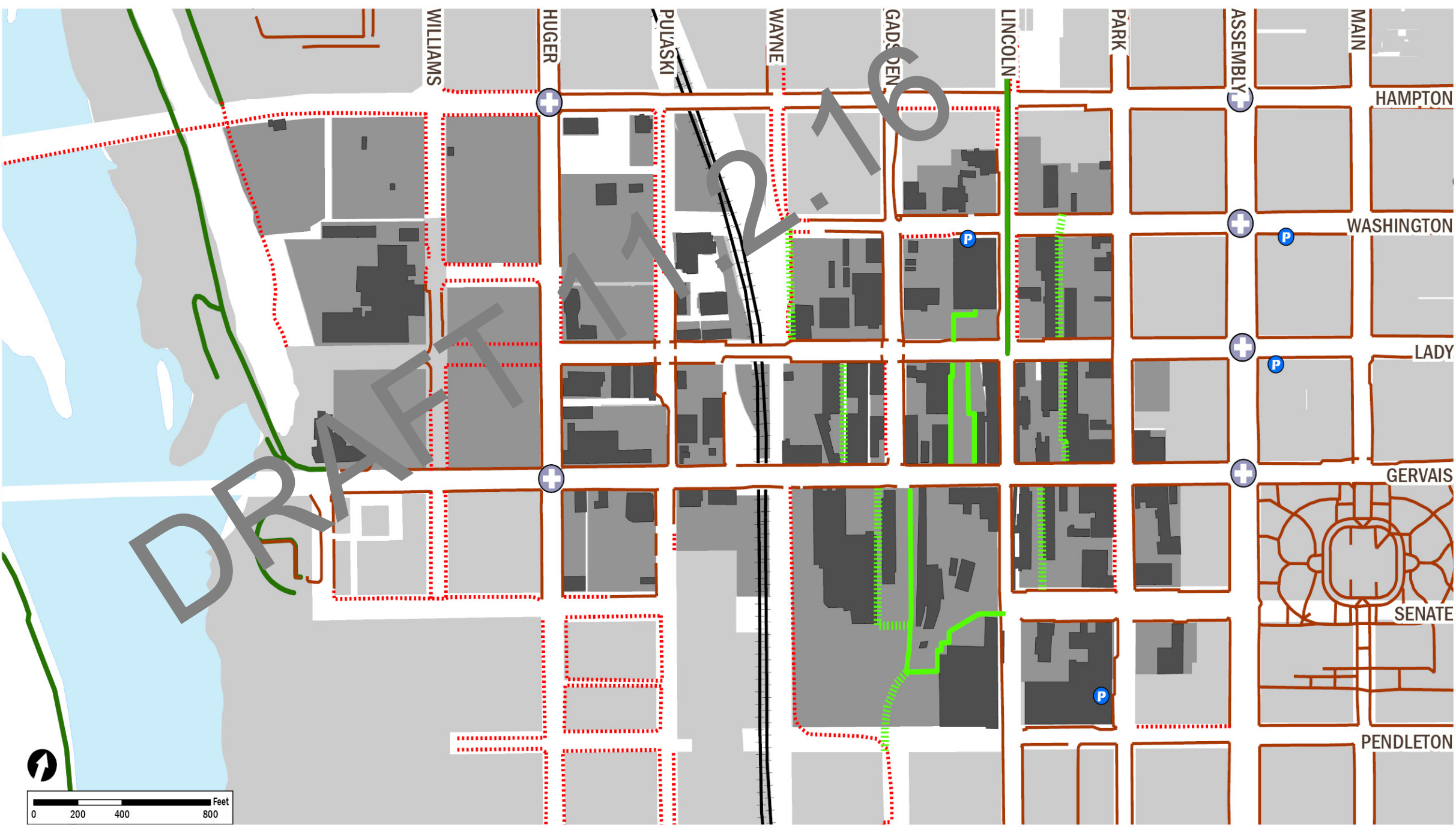
The challenges to connectivity in this District include high-volume, high-speed corridors such as Huger, Assembly, and Gervais which are difficult to cross for pedestrians and cyclists. Additionally, the large blocks which make up Columbia's street grid can be cumbersome to traverse to some destinations on the next street over.



Proposed Pedestrian Improvements

Beyond the obvious infrastructure needs such as sidewalks and crosswalks, other elements are imperative to ensuring our urban streets are safe, attractive and vibrant spaces for pedestrians. Providing safe and comfortable facilities for people with disabilities is an integral element of true connectivity. Shade trees provide comfort in the long hot summer months and provide a buffer between pedestrians and auto traffic. Site furnishings, street lighting, and public art contribute to the pedestrian realm and attract use.

Currently, a couple of mid-block alleys exist within the District which allow for greater connectivity. These are heavily used and several more are currently being planned in conjunction with private developments. These alleys provide an opportunity to create attractive public spaces for pedestrians to use and inhabit throughout the day and evening; the design of these spaces is critical to ensure user safety and comfort.

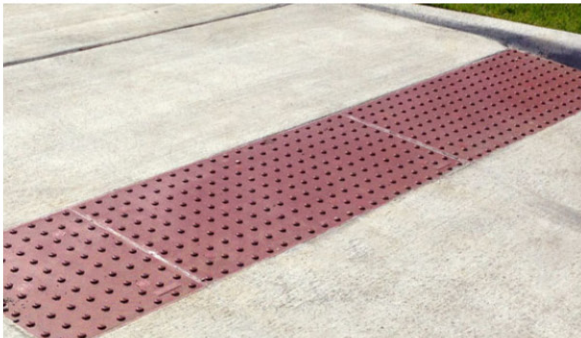


 Existing Sidewalk	 Existing Pedestrian Cut-Through	 Existing City Parking Garage	 Building Footprint
 Proposed Sidewalk	 Proposed Pedestrian Cut-Through	 Proposed Intersection Improvement	 West Gervais District

IMPROVEMENTS

PEDESTRIAN
INFRASTRUCTURE

In order to improve the safety and the comfort of pedestrians in the District, a number of improvements are recommended, including signalized crossings with continental crosswalks, wide sidewalks buffered from traffic by a tree zone, and updated curb ramps with detectable warning surfaces. Traffic calming measures, such as bulb-outs, have been implemented in some areas.



BICYCLE
FACILITIES

The long-term vision for bicycle connectivity in the District includes a cycle track on Gervais Street. This is an on-street bicycle lane that is separated from traffic by a buffer zone and a physical barrier such as bollards or a curb. In the shorter term, recommendations include a bicycle boulevard on Lady Street, a buffered bike lane on Park Street, and a bicycle boulevard on Lincoln Street from the Vista Greenway South. Bicycle parking is also an essential element in providing a truly bicycle friendly environment.



BIKE SHARE

The bike share recommendations in the Walk Bike Columbia Plan include a 25 station system with four of those stations in the West Gervais District. The entire system is focused in the core of the City, as they are most effective in providing a choice for short trips. The West Gervais District is a strategic location for bike share stations and use because of its popularity as an entertainment district and its proximity to the Three Rivers Greenway, the Vista Greenway, and Main Street.



Public Realm

DRAFT 11.2.16

ESSENTIALS

OUTDOOR DINING AND PLAZAS

Whether a public plaza or a restaurant patio, providing spaces for people to rest and inhabit at various times of the day creates an inviting and lively atmosphere for the District. Seeing others relaxing and enjoying themselves is contagious and encourages more of the same.

WAYFINDING

As a primary entertainment district with regional destinations, the West Gervais District is continuously inhabited by new visitors. Providing legible, attractive pedestrian kiosks consistent with the City's Wayfinding Master Plan provides an opportunity for branding throughout the District and beyond.

SITE FURNISHINGS

Street lights, benches, trash receptacles, bicycle racks, and other furnishings add style and continuity to the District. The design of site furnishings can help define the District along the streets and also in public plazas and alleys. The West Gervais District has traditional site furnishings to complement the historic architecture.

SHADE

Columbia's moderate climate makes it a great city for outdoor activities. With six months of warm to extremely hot weather, shade is an critical part of the public realm that can make a difference between a space being comfortable and unbearable. The trees and shade structures enhance the District immensely.

PUBLIC ART

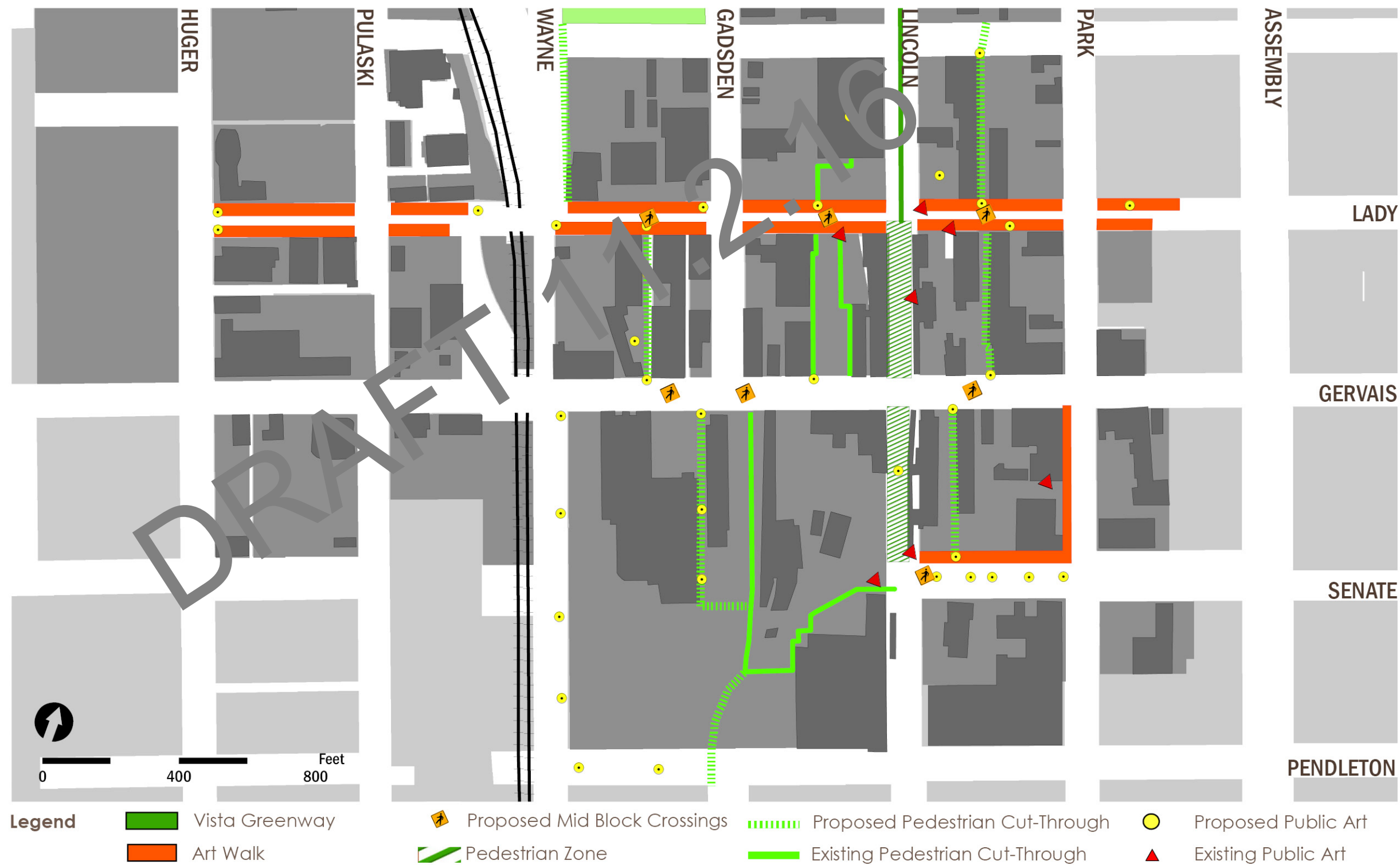
In addition to historic buildings, public art can define what is unique about a place and draw people to it. The West Gervais District has a history of local art studios and galleries and celebrates with art-related events throughout the year. There are several pieces of public art within the District and many opportunities for more.



**West Gervais District
Public Realm Plan**

One of the primary character-defining elements that survey respondents want to see more of is interactive public space within the District. Some of the positive comments have to do with outdoor dining and public art. Having safe, comfortable spaces that are attractive and inviting throughout the District has immeasurable benefits. These spaces provide opportunities for interaction, public art, performances, or simply places to relax after a day of shopping or a bike ride. More people occupying the District's public spaces make it a safer place, and the vibrancy of street life is a direct benefit to the businesses in the District as well.

As within the larger City center, the streets of the West Gervais District are the primary public spaces. In many cases however, the sidewalks are too narrow to accommodate some of the desired activities that activate public space. There are a variety of ways to accomodate these activities; the installation of greenways, parklets, and public art can enhance and activate pedestrian spaces.



**West Gervais District
Pedestrian Zone**

One of the primary items that was discussed by survey respondents and those attending public meetings was more space for outdoor activities such as dining, busking, and special events. Upon analysis of the area it was clear that widening sidewalks and reducing travel lanes may be difficult, especially on streets with only two lanes of traffic, thus other options were explored.

Many communities are embracing outdoor space and looking at and implementing pedestrian zones. A pedestrian zone is not permanently closed to other modes of transit, but will typically limit certain types of transit at various times of the year or week. Within the US there are a number of successful streets designed for pedestrians travel as the main transit mode. These include: State Street in Madison WI which allows transit but prohibits cars; Downtown Crossing in Boston which prohibits cars only during the day; and many streets within New York City. Other examples include streets which are limited to pedestrian travel only in summer months (Montreal) or only on Sundays (Toronto).

As the Vista becomes more utilized by pedestrians, sidewalks and other public spaces will become crowded and burst at the seams. Based upon data gathered in the Fall of 2015, Gervais, Lincoln and Park have some of the highest pedestrian counts within the downtown area of Columbia. These pedestrian counts are sustained from the morning rush, to lunch, to the commute home and into the evening entertainment hours. On weekends, Friday and Saturday night pedestrian counts increase greatly within this area.

One of the key elements of this Plan is connectivity within the District and to places beyond the District. The data on customers in restaurants, bars, and other entertainment places and pedestrian count data show that the study area is full of people; the question is how we can invite people to stick around and enjoy the community beyond dining. Without a key public square in the District, the concept of a temporary pedestrian area is an option to explore. Suggested pedestrian street segments could be along Lincoln from Senate to Gervais, Lincoln from Gervais to Lady.



**West Gervias District
Lincoln and Lady Plaza**

One of the primary character-defining elements that survey respondents want to see more of is interactive public spaces. Currently the District does not have a major public space. Memorial Park is within the District, but the programing of this space has been developed in a ceremonial pattern which does not attract interactive uses.

Review of existing plans, context, and connectivity within the District highlights Lincoln Street as a primary North-South connector between the City center and the Vista. Lincoln Street in the future will be the link between the Vista Greenway and the Rocky Branch Greenway, becoming a key urban greenbelt around the central portion of the City. Foundation Square and the Vista Greenway Phase 2 opened in the summer of 2016 as the first step in the linkage of this greenway system.

The District clearly does not have a defined public space other than the traditional street right-of-way. The opportunity for a plaza at the trail head of the Vista Greenway would be a key element in meeting the

economic, social, and connectivity goals of this Plan. Thus a key recommendation of this Plan is the development of this area as a well-developed, flexible public space.

Over the years there have been many proposals for development of a plaza at the trail head of the Vista Greenway. Each of these plans calls for a flexible space, high quality materials, a water feature, opportunities for unique lighting features, and most importantly a space for public gathering and links to other parts of the City.



Flexible seating locations in the plaza



Seating options in the sun



Places for children



Flexible places for busking, strolling, and watching



Honoring the railroad / night lighting



Night lighting



Options for commerce



Seating in the sun and shade; interactive water feature



Vegetation

West Gervias District Open Street Opportunities

Across the nation there is a movement occurring referred to as Open Streets. This is an initiative to close streets to automobile traffic so that people may use them for walking, bicycling, dancing, playing and socializing. As of the Spring of 2016 there are over 100 documented initiatives in North America.

The concept of Open Streets dates back to 1965 when Seattle, Washington created its Bicycle Sundays event. This was followed by similar events in NYC in 1966, San Francisco in 1967, and Ottawa in 1970. In 1974 Bogotá Columbia held its first Ciclovía event (Ciclovía means “Bike Path”).

Open Streets events nationwide generally promote public health, environmental, social, and economic goals. The Open Streets Project lists

the following initiatives:

- Encourage physical activity and allow participants to reimagine their communities as places to walk and bike for transportation
- Improve the air quality of cities by removing cars from the road
- Provide a novel type of public space that helps people meet and make social connections, thereby allowing individuals, community organizations, and political leaders to build relationships
- Bring thousands of people to frequent businesses and fuel local economies



Durham, NC Summer Street Event 1 mile Closed loop
Image: PBIC Image Library 2010 Laura Sandt



LA Ciclovía
Image: PBIC Image Library 2010 Ryan Snyder

What are Open Streets?

Open Streets events temporarily close streets to automobiles so that people may utilize them for healthy and fun physical and social activities. Open Streets events should not be confused with block parties, or street fairs. Open Streets events are designed to actively encourage physical activity, increase community engagement, and build support for transportation choices.

www.openstreetsproject.org



San Antonio Ciclovía Event 2011
Image: PBIC Image Library Julia Diana

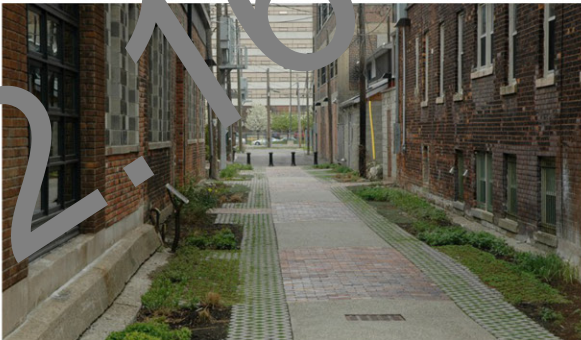
Sunday, November 1, 2015 from 11 a.m. until 3 p.m., the Market Common was full of people for Myrtle Beach’s first Open Streets event called Cyclovía. This was the first Cyclovía in South Carolina.



CASE STUDIES

GREEN ALLEYS

Columbia's downtown was not designed with service alleys, however the District has a number of alleys which provide mid-block pedestrian access and, in some cases, back-of-house service access. Cities such as Chicago have implemented a Green Alley Program adopting best management practices to encourage improved surfaces for drainage and reflectivity, inclusion of plant material, dark sky lighting, and other tactics to improve alleys city-wide.



GREEN ROOFS

In a part of the City with prime real estate values, businesses and developers often cannot afford to provide outdoor spaces on developable land. However, rooftops throughout the District provide interesting opportunities for additional open space. Roofs can also be designed to accommodate plants and even trees, providing increased energy efficiency, decreased stormwater runoff, and improved aesthetics. Cities throughout the Country offer various incentives for green roofs, such as tax breaks and Floor Area Ratio (FAR) bonuses.



PARKLETS

San Francisco pioneered the parklet movement to take advantage of on-street parking spaces as a way to provide additional public spaces for people. Many cities have created parklet ordinances, including Miami, Phoenix, and Raleigh. Typically a parklet is sponsored, designed, and permitted by an independent group, must meet certain design criteria, be covered by liability insurance, and must be removable and renewed annually. The West Gervais District is an excellent area for a pilot parklet program.



Recommendations

DRAFT 11.2.16



RECOMMENDATIONS

IMPLEMENTATION

General Recommendations

The Plan recommends multiple policy and physical recommendations to guide these implementation efforts. In developing these recommendations, the issues and opportunities presented earlier within the document were considered and incorporated as appropriate. Supporting each recommendation are implementation strategies, time frames, examples and resources and the entity responsible for implementation.

Time frames have been organized into four categories with each time frame having a specified time as follows:

- Immediate - approximately 12 months
- Short-term - approximately 1-2 years
- Mid-term - approximately 3-5 years
- Long-term - approximately 5-10 years or beyond

Plan recommendations have been divided into Policy Recommendations, Land Use Recommendations, Public/Private Investment Projects, Urban Design and Placemaking Recommendations, and Mobility Recommendations.

1.1 Adopt the Plan

Adopt the West Gervais District Plan, allowing it to serve as the framework to guide land use decisions, policy decisions, and Capital Improvement Plan (CIP) decisions for the area and set the stage for commencing improvements in the area. The Plan should be updated every ten years to maintain its relevancy and allow for flexibility given changing market conditions and city and community priorities.

Responsibility: City of Columbia Planning & Development Services, City of Columbia Planning Commission, City of Columbia Council.

Timeframe: Immediate

1.2 Modify Historic District Guidelines

Encourage adoption of revised West Gervais Historic Commercial District and West Gervais Historic Protection Area District guidelines to address preservation of existing resources and promote compatible development patterns.

Responsibility: City of Columbia Planning & Development Services, City of Columbia Design/Development Review Commission, City of Columbia Council.

Timeframe: Immediate

1.3 Modify Zoning

Encourage support of the Plan Together Zoning and Land Development Ordinance rewrite to allow for quality urban development.

Responsibility: City of Columbia Planning & Development Services.

Timeframe: Short-term

1.3.1 Zoning Height Standards

Encourage creation and adoption of height plan/standards with a step back similar to those adopted by Charleston SC for a portion of the regional activity center (UCAC-3) generally from Senate, the River, Washington and Park streets within the Study area as recommended by the Plan Columbia Land Use Plan and this document.

Responsibility: City of Columbia Planning & Development Services.

Timeframe: Short-term

1.3.2 Mixed-Use Zoning

Encourage the creation of one or two mixed-use districts that promote a mixture of commercial and retail uses on the ground floor and residential and office on upper floors. Emphasis of uses on upper floors should be office within the core of the District (Gervais) and residential on the perimeter of the District (Lady/Washington) through the code rewrite noted in 1.3 above.

Responsibility: City of Columbia Planning & Development Services.

Timeframe: Short-term



RECOMMENDATIONS

IMPLEMENTATION

Land Use Recommendations

Housing

Encourage a mixture of additional residential development throughout the area.

2.1.1 Density Bonuses

Develop programs and policies for density bonuses within prescribed building envelopes to incentivize higher density development and encourage enclosed parking. Such policies could allow for an increase of floor area ratio when parking is provided below grade, or within parking garages of at least two levels.

Responsibility: City of Columbia Planning & Development Services.

Timeframe: Short-term

2.1.2 Mixture of Housing Types

Develop programs and policies that promote a mixture of housing types to address workforce housing and family size units. Such policies and regulations could allow for increased floor area ratio when dwelling units meeting affordable housing definitions

Responsibility: City of Columbia Planning & Development Services, Community Development.

Timeframe: Short-term

2.1.2 Live Downtown Incentives

Develop incentives with area employers to encourage living near one’s place of work. Successful programs often provide forgivable loans towards the purchase of the primary residence, proving allowance of funding to the cost of renting units for the first and second years, allowances for renewal of leases, and matching grant programs for exterior improvements to buildings. For an example of similar programs refer to <http://www.detroitlivedowntown.org/incentives/> or <http://www.downtownonthegeo.com/live/live-close-to-work>.

Responsibility: Community Development Economic Development Departments.

Timeframe: Short-term

Retail

Develop programs and policies to encourage a larger variety of retail options within the lower levels of existing and new developments, while maintaining office, hotels, and residential uses on upper floors.

Responsibility: Economic Development Department, Vista Guild, Columbia Development Corporation.

Timeframe: Short-term

Office

Develop programs and policies to encourage a variety of creative professionals such as those within the industries of art, design, computer programming, engineering, business finance and similar to locate or remain within the District.

Responsibility: City of Columbia Economic Development Department, Vista Guild, Columbia Development Corporation.

Timeframe: Short-term



Housing Options

Public/Private Investment Recommendations

Incentivize new development including mixed use projects and public infrastructure as recommended using a variety of financing options as allowed within South Carolina.

Responsibility: Economic Development Department, Columbia Development Corporation

Timeframe: Long-term

3.1.1 Tax Increment Financing (TIF).

Under State Law, municipalities and counties can create tax increment financing districts. Once an improvement is identified, the base property value is determined. Public and private investments will increase the value of the property over the base. Taxes are then levied on the new increment, and used to pay debt service for the bonded improvements. Consideration of mini TIF projects could be undertaken. An example of such as project would be a one or two parcel TIF for a hotel where the increment would be used for development of public improvements within the right of way and development of a public plaza.

Responsibility: Columbia Development Corporation, Vista Guild, Planning and Development Services.

Timeframe: Mid-term

3.1.2 Brownfield Grants

Since 1998, brownfield assessment grants from U.S. Environmental Protection Agency are available to private entities planning to develop “real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Cleaning up and reinvesting in these properties takes pressures off of undeveloped, open land and both improves and protects the environment. The goal of the program is to leverage brownfields funding to attract private-sector investments which transform economically underutilized regions of the city into areas where high-skilled people live, work and play.

Responsibility: Columbia Development Corporation.

Timeframe: Long-term

3.1.3 Infrastructure Grants.

Infrastructure grants are project specific, and can be underwritten by either local or state agencies. The amount of the grant is directly related to the capital investment. The cost recovery schedule is based on property taxes. This implementation strategy is common for the installation of: curb



RECOMMENDATIONS

IMPLEMENTATION

and gutter, sidewalks, underground utilities, and signalization.

Funding for such Grants can come from multiple sources:

General Obligation Bonds are municipal bonds with fixed interest rates and terms. These bonds can be used for a variety of improvements, and typically offer a lower interest rate than would be available privately.

Revenue Bonds: Revenue Bonds use fees from services to repay debt. Common forms of revenue bonds are for water/sewer improvements, airports, and toll roads.

Low Interest Loans: Low interest loans are underwritten by a public entity to provide debt for specific projects. These loans typically offer lower interest rates than would be available in the private market.

Responsibility: Planning and Development Services, Parks, Administration, Engineering.

Timeframe: Mid-term

3.2 Boost investor confidence in the area to attract non-residential development.

Consider Business Improvement Districts (BIDs). These districts are defined geographies where parcels are assessed for a service to improve or maintain the area. Landscape maintenance and security are two examples of such services. To pay for the services, a special assessment tax can be

levied in relation to the benefit a property receives from a defined service and/or the size of the parcel. A demonstrated commitment from existing property owners to fund such extra services often boosts potential investors' confidence in investing in the area.

Responsibility: Columbia Development Corporation and Vista Guild.

Timeframe: Short-term

3.3 Continue Momentum

Define and participate in catalyst projects that will continue the momentum that has been built over the past 20 years with public and private investment.

Responsibility: Columbia Development Corporation, Vista Guild, Planning and Development Services, Engineering, Public Works, Economic Development, Community Development and Administration.

Timeframe: Long-term

3.4 Public Plaza / Gathering Places

There are many opportunities within the West Gervais District on both public and private property to create gathering spaces. A priority should be the creation of a pedestrian plaza at the head of the Vista Greenway at Lincoln and Lady. Other areas that should be improved concurrent with development include those behind the Convention Center, parallel to the railroad, along

the river, within the Kline and SCE&G properties, and the right-of-way on Park Street South of Gervais.

Responsibility: City of Columbia Economic Development Department, Vista Guild, Columbia Development Corporation, Planning and Development Services, Parks and Recreation, Engineering, and Public Works.

Timeframe: Mid-term



Spaces for gathering

4 Urban Design and Placemaking Recommendations

4.1 Accessibility and Programing of Convention Center Open Space

This area on the North side of the property and just West of the current vehicle drop off area has great opportunities that are underutilized. The space would be an ideal pedestrian connection to potential development to the West. It could also be a great venue for a Jazz in the Park series modeled off successful events at the National Gallery of Art Jazz in the Garden, Milwaukee East Town Association Jazz in the Park, New Orleans Jazz in the Park or many other similar venues.

Responsibility: Convention Center and Vista Guild.

Timeframe: Mid-term

4.2 Public Art Walk

Develop a multi-use trail along the East side of the railroad tracks from Greene Street to Blanding Street. This multiuse trail would be a continuation on of the Innovista Multiuse trail that is located on the east side of the railroad tracks South of Greene. This area should emphasize public art at key locations and have gathering spaces as well as active street/trail frontages. Connectivity of this trail to Lady Street and the Vista Greenway will provide important connectivity throughout the District. The High Line in New York City would be a precedent. <http://www>.

thehighline.org/

Responsibility: One Columbia , Vista Guild, Private Development, Columbia Development Corporation, Parks and Recreation Department, Planning and Development Services.

Timeframe: Mid-term/ Long-term

4.3 Night Time Illumination

Night time illumination has been found to contribute to the value of sites and enhance the night time economies of cities and business districts. Such lighting does not need to be bright or intensive but rather can be subtle and designed to have minimal glare. Funding for a plan, as well as funding for installation and long term maintenance will need to be explored and examined. Refer to BID recommendations for potential funding opportunities.

4.3.1 Public Art Illumination

Develop a night time illumination plan for the District with emphasis on lighting for public art/sculpture as well as lighting for holiday and festival events.

Responsibility: Vista Guild, Public Works, Planning and Development Services, Columbia Development Corporation, One Columbia.

Timeframe: Long-term



RECOMMENDATIONS

IMPLEMENTATION

4.3.2 Building Illumination

Develop a night time illumination plan for the Vista with emphasis on illumination of specific facades or architectural features of specific structures.

Responsibility: Private Development, Vista Guild, Public Works Department, Planning and Development Services Department, Columbia Development Corporation.

Timeframe: Long-term

4.4 Trash

Currently within the District most commercial business rely on curb side carts that are placed along public sidewalks. Pick up currently occurs during the evening hours. These carts are unattractive, have an odor, and juices that get tracked and create dirty sidewalks. A coordinated solution for garbage collection for commercial development within the West Gervais District should be examined and considered.

Responsibility: Vista Guild, Public Works Department, Municipal Solid Waste Division, Planning and Development Services, Traffic Engineering.

Timeframe: Immediate

4.5 Wayfinding

The City of Columbia developed a Wayfinding Master Plan in the early 2000s. Portions of this plan have been implemented while other elements have not. It is recommended that this plan be revisited and elements such as kiosks should be considered for funding throughout the District.

Responsibility: Vista Guild, Public Works Department, Columbia Development Corporation, Planning and Development Services Department.

Timeframe: Mid-term

4.6 Connectivity to Memorial Park, Finlay Park, Riverfront Park, and Convention Center Plaza

The West Gervais District has some great existing public spaces within a 10 min walk from the intersection of Gervais and Lincoln. These include the Convention Center upper and lower plazas, Vista Greenway trail head, Memorial Park, and Finlay Park. The Riverfront Park is a 15 + min walk from the District. These spaces are not seen as integral to the districts. Programing activities within these spaces and providing a higher concentration of office, retail and residential uses around these spaces will allow these valuable resources to be better integrated into the area. In addition, connectivity and infrastructure enhancements will provide

better access to these areas (see mobility section below).

Responsibility: Economic Development Department, Vista Guild, Private Development, Columbia Development Corporation, Planning and Development Services Department.

Timeframe: Mid-term

4.7 Found Space – Through Other Enhancements

Within urban environments the smallest urban spaces can contribute greatly to the area; found open space can come in a variety of forms. In 2012 the City and Vista Guild installed bump-outs that enhanced pedestrian crossings along Gervais, shortened the travel distance of pedestrians, and provided additional greenspace. Similar opportunities should be explored as infrastructure is built, rebuilt and developments are planned. Found spaces should be considered for each public and private development and should include the following, as well as opportunities that may not be listed:

- Bump Outs
- Streetscapes
- Outdoor Dining
- Mid-Block crossings
- Parklets
- Green Alleys
- Green Roofs

Responsibility: Economic Development Department, Vista Guild, Public Works Department, Stormwater Management Division, Engineering Services Department, Private Development, Columbia Development Corporation, Planning and Development Services Department

Timeframe: Mid-term

4.8 Outdoor Dining

Outdoor dining is increasingly becoming a common design element within open spaces of popular urban commercial and residential districts throughout the Nation and Columbia. The West Gervais District has some significant challenges with accommodating such amenities due to the width of sidewalks within the area. As sidewalks and streets are redesigned, consideration shall be given to the reallocation of public space for other uses such as outdoor dining.

Responsibility: City of Columbia Economic Development Department, Vista Guild, Public Works, Forestry, Planning and Development Services, and Traffic Engineering.

Timeframe: Mid-term

4.9 Green Alleys / Railroad Spur Pedestrian Enhancements

Within this Plan there are specific recommendations for using and enhancing abandoned

railroad spurs for pedestrian and connectivity opportunities. A program for green pedestrian alleys including standards and funding opportunities should be developed. Many case studies exist in cities throughout the country from Washington, DC to Chicago and LA. Funding for such projects might include private funding, BID or Vista Guild funds, Stormwater Management Grants and Funds, or a combination of those. Such projects can provide for better connectivity and economic vitality in a business district.

The development of these green alleys should be coordinated with the unified development code and required at the time of redevelopment of properties.

Responsibility: Vista Guild working with private developers/railroad ownership, Public



Night time building illumination

IMPLEMENTATION

Works Department, Engineering Department, Stormwater Management Division, Planning and Development Services Department, Columbia Development Corporation.

Timeframe: Mid-term

4.10 Mid-Block Crossings

Within this plan there are specific recommendations providing for better connectivity. Given Columbia’s “famously hot” status, pedestrians often seek and use the shortest routes to and from a location. When this occurs pedestrians can often be found in areas that are not typical such as mid-block conditions etc. In many areas such as Lady Street and Washington Street, mid-block connections should be encouraged, particularly at locations that will connect existing and future pedestrian alleyways (as noted in 5.12 above). Mid-block crossings along Gervais and other streets will need formal analysis and involvement with SCDOT but should be explored as Gervais street has some of the highest pedestrian counts in the area.

Responsibility: Vista Guild in association with City and State agencies, Public Works Department, Engineering Department, Planning and Development Services Department, Columbia Development Corporation.

Timeframe: Mid-term

4.11 Green Roofs & Green Infrastructure
Stormwater is an ever-increasing area of concern for the area and community. As the density of this area increases, areas for water infiltration diminish. The majority of the area is already impervious, but opportunities and advancements in technology are rapidly developing. These opportunities include green roofs, bio-swaes and similar treatments which can be integrated into new building design or streetscape design, with an end result of a more green and healthier urban environment.

Responsibility: Vista Guild, Public Works Department, Engineering Department, Stormwater Management Division, Planning and Development Services Department, Columbia Development Corporation.

Timeframe: Mid-term



Yield to pedestrian sign - Greenville, SC

5 Mobility

In June of 2015 the City of Columbia Council adopted the Walk Bike Columbia Plan as a component of the City’s Comprehensive Plan. This Plan created a long-term vision for walking, biking and transit within the City. This Plan has specific recommendations within the West Gervais District. These recommendations include intersection improvements, bike facilities, and sidewalk improvements designed to work with the Comet. Below is a summary of the types of improvements recommended within the West Gervais District. Maps showing specific recommendations can be found within the Walk Bike Columbia Plan, and are incorporated herein by reference.

Design and implementation of these improvements should adhere to the recommendations of the Walk Bike Columbia Plan.

Pedestrian Improvements.

Pedestrian facility types fall into three categories: sidewalk improvements, intersection improvements, and mid-block connections. An overview of these improvement categories is provided below.

5.1 Sidewalks

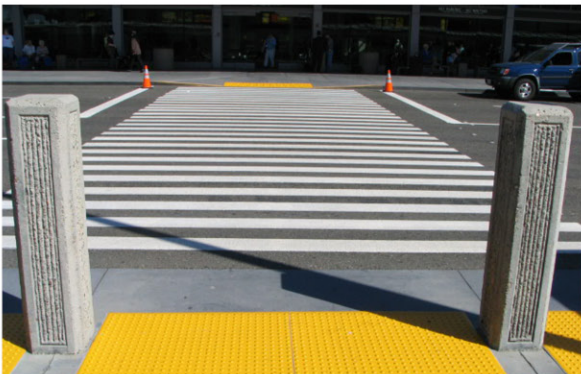
Sidewalks are the most fundamental element of the walking network, as they provide an area for pedestrian travel separated from vehicle traffic. A variety of consider-



Green alley: impervious pavement, plantings, and night time illumination



Mid-Block Crossing beacon- solar operated



High-quality pedestrian crosswalk markings



Pedestrian area with art integration



RECOMMENDATIONS

IMPLEMENTATION

ations are important in sidewalk design. Providing adequate and accessible facilities can lead to increased numbers of people walking, improved safety, and the creation of social space.

Sidewalks must be more than areas to travel; they should provide places for people to interact. There should be places for standing, visiting, and sitting.

Sidewalks should be thought of as having specific areas for various activities, uses, and have an organized system of design throughout the area.

Sidewalks should contribute to the character of neighborhoods and business districts, strengthen their identity, and be places where adults and children can safely participate in public life.

The following streets are planned to have pedestrian improvements as specified within the Walk Bike Columbia Plan.

 Intersection Improvements for Pedestrians

Signalized intersections are typically preferred crossing locations for pedestrians since traffic is typically stopped in one direction and motorists generally expect pedestrians to be crossing. However, vehicu-

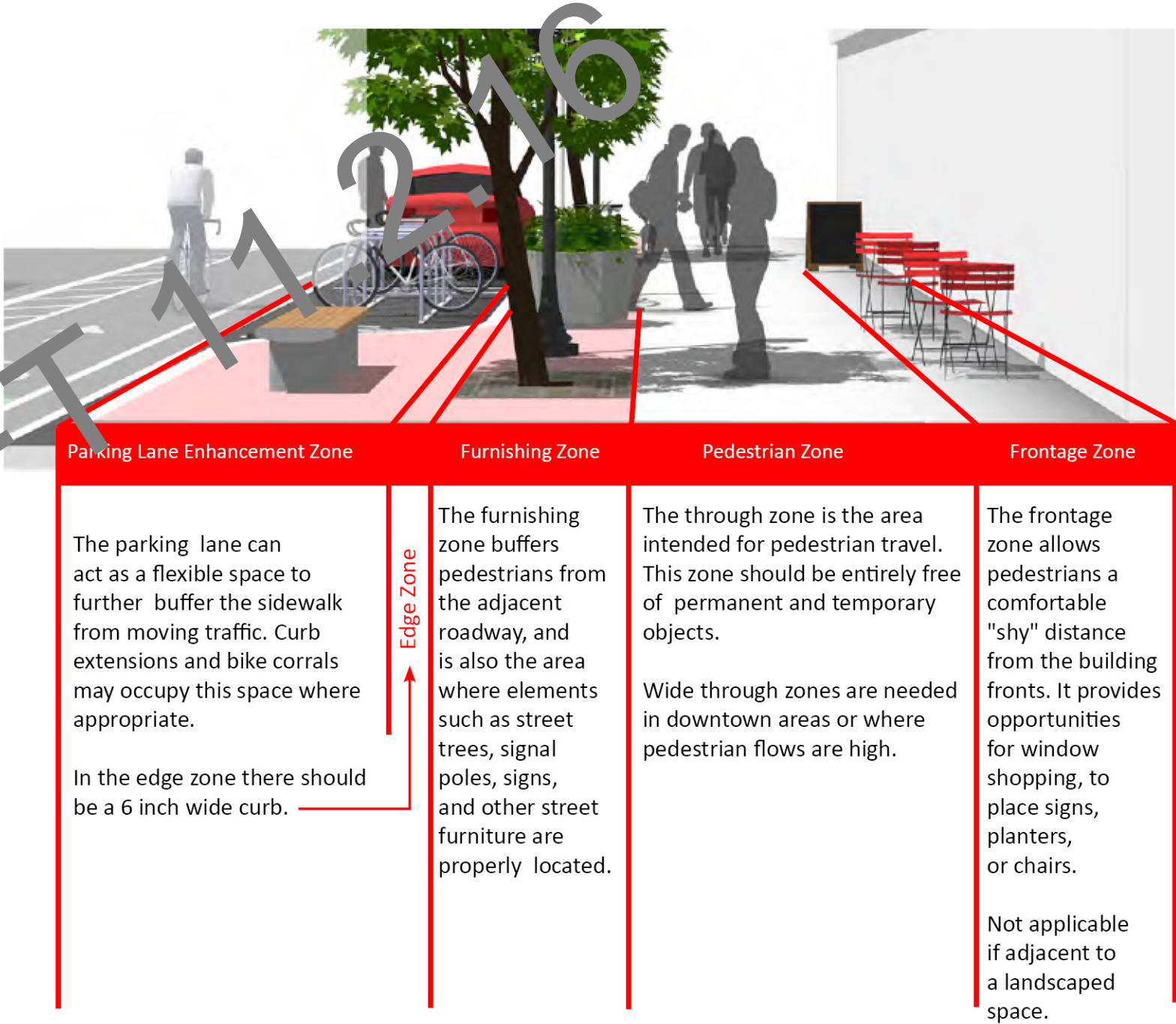
lar turning speed, visibility, crossing distance and signal timing can be great barriers for pedestrians on roadways that are designed to primarily accommodate vehicular traffic.

Treatments such as high-visibility crosswalks, bulb-outs/ curb extensions, roadway geometry improvements, adding pedestrian signals, lengthened/leading pedestrian crossing intervals and pedestrian median refuges can improve new or existing intersections for pedestrian users.

 Crossings/Mid-Block Connections

A marked/unsignalized crossing typically consists of a marked crossing area, signage and other markings to slow or stop traffic. This can occur at an unsignalized intersection or mid-block, where no intersection exists. The approach to designing crossings at unsignalized locations depends on an evaluation of vehicular traffic, line of sight, pathway traffic, use patterns, vehicle speed, road type, road width, and other safety issues such as proximity to major attractions. When space is available, using a median refuge island can improve user safety by providing pedestrians and bicyclists space to perform the safe crossing of one side of the street at a time.

Mid-block crossings can be an important element within the retailing environment



IMPLEMENTATION

of the area particular when considering the climate of Columbia. Columbia has a rather long block length and by strategically providing mid-block crossings the distance pedestrians are required to walk through the area can be lessened, while also allowing for better connectivity points. Strategic placement near mid-block pedestrian alleys will be important to providing connectivity from one public space to another.

While the Walk Bike Columbia Plan does not recommend specific locations for mid-block crossings, it does recommend them as tool to improve connectivity within specific blocks or road segments. Throughout the public input session and observations of pedestrian movement this plan does recommend a number of mid-block crossings be considered in the future.

5.4 Greenways

Utility and waterway corridors often offer excellent shared use path development and bikeway gap closure opportunities. Utility corridors typically include powerline and sewer corridors, while waterway corridors include canals, drainage ditches, rivers, and beaches. These corridors offer excellent transportation and recreation opportunities for bicyclists of all ages and skills. For more information regarding greenways please refer to the Walk Bike Columbia Plan.

Bike Improvements.

Bike facility types fall into two categories: on road and off road improvements. An overview of these categories is provided below.

5.5 Bike Boulevards

Bicycle boulevards are low-volume, low-speed streets modified to enhance bicyclist comfort by using treatments such as signage, pavement markings, traffic calming and/or traffic reduction, and intersection modifications. These treatments allow through movements of bicyclists while discouraging similar through-trips by non-local motorized traffic. For more information regarding Bike Boulevards please refer to the Walk Bike Columbia Plan. The following streets are planned to be Bike Boulevards:

5.6 Buffered Bike Lanes

Buffered bike lanes are conventional bicycle lanes paired with a designated buffer space, separating the bicycle lane from the adjacent motor vehicle travel lane and/or parking lane. Buffered bike lanes follow general guidance for buffered preferential vehicle lanes as per MUTCD guidelines (section 3D-01).

Buffered bike lanes are designed to increase the space between the bike lane and the travel lane and/or parked cars. This treatment is appropriate for bike lanes on road-

ways with high motor vehicle traffic volumes and speed, adjacent to parking lanes, or a high volume of truck or oversized vehicle traffic. For more information regarding buffered bike lanes please refer to the Walk Bike Columbia Plan.

The following streets are planned for Buffered Bike Lanes:

5.7 Cycle Tracks

Protection is provided through physical barriers and can include bollards, parking, a planter strip, an extruded curb, or on-street parking. Cycle tracks using these protective elements typically share the same elevation as adjacent travel lanes.

Raised cycle tracks may be at the level of the adjacent sidewalk or set at an intermediate level between the roadway and sidewalk to separate the cycle track from the pedestrian area. For more information regarding cycle tracks please refer to the Walk Bike Columbia Plan. The following streets are planned for Cycle Tracks:

5.8 Intersection Improvements for Bikes

There are a number of bicycle spot intersection improvements recommended with the Walk Bike Columbia Plan as seen in the bicycle recommendations maps of that document. These should be implemented in conjunction with linear bikeway improve-

ments they correspond to. Due to the wide variation in improvement types and subsequent cost, this Walk Bike Columbia Plan did not include cost estimates for these improvement types. For more information regarding intersection improvements please refer to the Walk Bike Columbia Plan.



Bike directional signage



Cycle track improvements



Intersection improvements



Mobility considered for all users



Greenways: places to gather



ORDINANCE NO.: 2016-081*Adopting the West Gervais District Plan as an addendum to The Columbia Plan 2018*

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, the City of Columbia Planning Department guided the visioning and creation of the West Gervais District Plan in response to and in partnership with the community; and,

WHEREAS, the City of Columbia Planning Department has engaged the public and solicited feedback throughout the planning process by utilizing various public outreach techniques and holding a number of public meetings; and,

WHEREAS, the City of Columbia Planning Commission has reviewed the West Gervais District Plan (dated June 21, 2016), has received input from members of the public, and has recommended that City Council adopt said plan with a modification to the planning area; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2016, that the West Gervais District Plan as dated ~~June 21~~ **November 2**, 2016, a copy of which is attached hereto, is hereby adopted as an addendum to *The Columbia Plan 2018* and is effective as of final reading of this ordinance; and

BE IT FURTHER ORDAINED that copies of the West Gervais District Plan, as an addendum to *The Columbia Plan 2018*, be made available for public inspection and copying in the offices of the City Clerk and the Planning and Development Services Department; and

BE IT FURTHER ORDAINED that the Mayor and City Council of the City of Columbia direct the City Manager and City Departments to begin implementation of the West Gervais District Plan; and

BE IT FURTHER ORDAINED that the City of Columbia should periodically review the West Gervais District Plan.

Requested by:

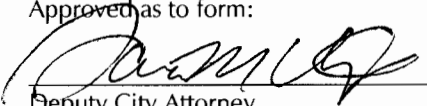
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

Introduced:

Final Reading:

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

10/11/2016

To the attention of Mayor Steve Benjamin,

Dear Mayor Benjamin,

Please consider this request to exempt the properties, 1000, 1010, 1014 Lady St. and 1218 Park St. from the West Gervais District Plan. The same request was submitted by First Citizens Bank for 1015 Lady St. the bank owned property directly north of the subject property. The City of Columbia Planning Commission voted on August 1, 2016 to recommend to Council removal of 1015 Lady St. from the West Gervais District Plan. We appeal for the same.

And why not? The City of Columbia is expanding, experiencing unprecedented growth in all areas of development; sports and recreation, office and retail, housing, all the critical components of a bustling city. Isn't that what Columbia is, or what it wants to be, or is it? Will Columbia thrive, attracting more of what it needs; corporate office developments, a larger host convention center, downtown hotels, mixed use centers, condos, and parking garages? Or will it leave in place the current area of surface parking lots, void of character and unarguably well below their higher and best use potential?

That is the area between Park St. and Assembly St., acres of parking lots, asphalt squares on the edge of downtown. Will it remain, faceless, under performing, and non-contributing, is that the plan? The opportunity exists, several as a matter of fact, to turn parking lots into people centers, places where businesses will grow, young professionals will live and work, where visitors will stay and return to experience all that is, Columbia, South Carolina.

At what point is the best interest of a community served? It is not when developers are discouraged to create an expanded city skyline. When downtown meets the brick warehouses of last century an interesting synergy occurs as new meets the improved old. Antiquated mills and warehouses find new character in old bricks in the form of restaurants and shops. Decades old parking lots give way to the architecture of an emerging and vibrant downtown. Central Business District meets the Vista. The river front just got closer to Main Street.

We request exemption from the West Gervais District Plan of the four parcels that comprise the 1 acre NE corner at Park and Lady Street, that it be consistent with 1015 Lady Street and 1041 Gervais Street, and 1207 Assembly Street. Make it desirable. Make it inviting. Make it a place for the new face of Downtown Columbia.

Sincerely,

William H. Bailey, Owner

Bill@BarterBrokers.com 843-442-6944

Scott A Altizer, Broker/Agent

saltizer@carolinaone.com 803-470-6061





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Amend the Design Guidelines for the West Gervais Historic Commercial District (§17-681(D)(1)) and the West Gervais Historic Protection Area District (§17-681(C)(6)) Pursuant to §17-654(B)

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Council District: 2

Proposal: Request the adoption of revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).

Applicant: Krista Hampton, Planning & Development Services Director, City of Columbia

Staff Recommendation: Approval

D/DRC Recommendation: 07/14/2016; Approval (7-0)

PC Recommendation: 07/11/2016; Deferred; 08/01/2016; Approval (6-1)

ATTACHMENTS:

- **#a:** Guidelines Amendment-West Gervais Guidelines (PDF)

HISTORY:

09/20/16	City Council	DEFER CONSIDERATION
11/01/16	City Council	APPROVED ON FIRST READING
11/15/16	City Council	DEFERRED



CITY COUNCIL

September 20, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

DESIGN GUIDELINES AMENDMENT CASE SUMMARY

PURSUANT TO §17-654(b), AMEND THE DESIGN GUIDELINES FOR THE WEST GERVAIS HISTORIC COMMERCIAL DISTRICT (§17-681(d)(1))) AND THE WEST GERVAIS HISTORIC PROTECTION AREA DISTRICT (§17-681(c)(6))

Council District:	2
Proposal:	Request the adoption of revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).
Applicant:	Krista Hampton, Planning & Development Services Director, City of Columbia
Staff Recommendation:	APPROVAL
D/DRC Recommendation:	07/14/2016; APPROVAL (7-0)
PC Recommendation:	07/11/2016; DEFERRED 08/01/2016; APPROVAL (6-1)
ZPH, 1 st Reading:	09/20/2016; Pending
2 nd Reading:	10/04/2016; Pending

DETAIL

The purpose of this amendment is to ensure that the process for reviewing development within the two districts is clarified. Several years ago the City was asked to update the guidelines for the West Gervais Historic Commercial District and the West Gervais Historic Protection Area. The result is a document that is updated with consistent language and photographs that reinforce the principles that have always been a part of the guidelines for these areas. Since these districts are also within the City Center Design/Development District, those principles have been placed into this one document as well, making this a singular source for design review for the Design/Development Review Commission and for the public. The development of the draft guidelines does not represent changes in the scope of review, and these guidelines have been presented to and reviewed by the community affected.

PLANS, POLICIES, AND LAND USE

The Planning Commission has also been asked to review the draft West Gervais District Plan, which recommends the modification of historic guidelines in Section 1.2 of the Plan. The plan notes that the modification of guidelines for both

the Historic Commercial District and the Historic Protection Area District is encouraged in order to address the preservation of existing resources and promote compatible development patterns.

STAFF RECOMMENDATION

Staff recommends City Council adopt the revised guidelines for the West Gervais Historic Commercial District and the West Gervais Historic Protection Area District pursuant to §17-654(b).



WEST GERVAIS STREET HISTORIC COMMERCIAL DISTRICT
design guidelines



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I. INTRODUCTION

Since 1994, the West Gervais Street Historic Commercial District has witnessed a multitude of renovation and new construction projects in the unique commercial heart of the Vista. Assisted by design guidelines, City Staff and the Design/Development Review Commission, these projects have enabled an historic warehouse, retail and railroad district to maintain its charm and character well into the twenty-first century.

A. DISTRICT PRINCIPLES AND GOALS

The purpose of these guidelines is to enable property owners within the district to utilize a common framework to retain the historic character of the area and to construct new buildings that complement the existing built environment. The goals are to continue the successful adaptive reuse of the area while minimizing impact on historic resources and to allow new buildings to enhance the pedestrian experience, reinforce the characteristics of the area, and complement the existing scale and patterns in the district.

These design guidelines are criteria and standards that the Design/Development Review Commission (D/DRC) must consider to determine the appropriateness of proposed work within the historic district, in order to accomplish the following goals:

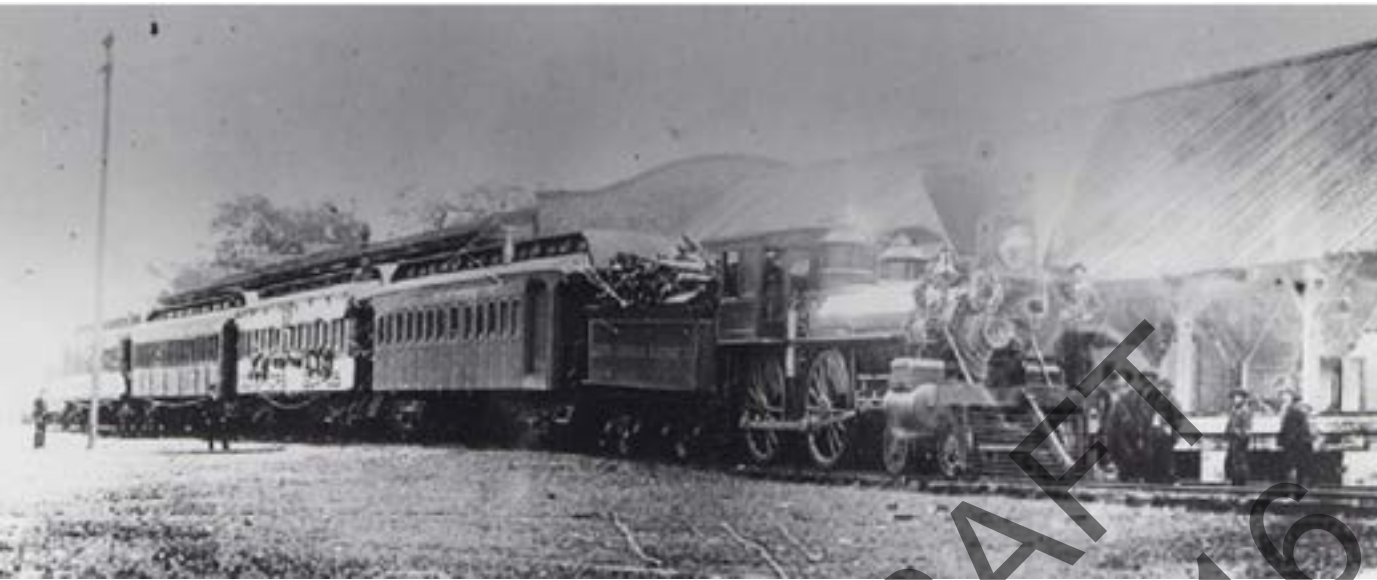
- ① Protect the beauty of the city and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of areas, sites and structures that constitute or reflect distinctive features of the economic, social, cultural or architectural history of the city and its distinctive physical features;
- ② Foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, and structures;
- ③ Resist and restrain environmental influences adverse to such purposes;
- ④ Encourage private efforts in support of such purposes; and
- ⑤ By furthering such purposes, promote the public welfare, strengthen the cultural and educational life of the city, and make the city a more attractive and desirable place to live and work.

B. UNDERLYING BASIS (SECRETARY OF THE INTERIOR'S STANDARDS)

This historic district's guidelines are based on the Secretary of the Interior's Standards for Rehabilitation. The Secretary of the Interior maintains the honorary National Register of Historic Places program and oversees the National Park Service, which generates the Standards for the Treatment of Historic Properties. These standards are used nationwide to protect the architectural integrity of historic properties by encouraging the preservation of original materials. For clarity, the Standards for Rehabilitation are listed below:

- ① A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- ② The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- ③ Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- ④ Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- ⑤ Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- ⑥ Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- ⑦ Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- ⑧ Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- ⑨ New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- ⑩ New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

C. HISTORY, STATEMENT OF SIGNIFICANCE, AND DESIGN CHARACTERISTICS



1880s image of the wood-burning South Carolina Railway Company train in the Vista (Image courtesy Richland Library)

Centered on popular Gervais Street, the area that came to be known as the “Vista” has had a colorful past. Essentially divided near the middle, the western half is reminiscent of the warehouse and railroad district that created the city’s massive transportation industry, while the eastern half reinvented itself in the early 1900s into a retail oriented, dense marketplace that followed building trends using brick walls and cast iron storefronts.

Early development of the area was due to the railroad, which came to Columbia in the 1840s. By the Civil War the area was busy transporting soldiers and war goods, leading to the nation’s first wayside hospital when a group of ladies tended to

the wounded Confederates right near the tracks. East of the South Carolina Railroad Depot, the area was a mix of houses, small wood shops, the city gas works, the city machine works and the Congaree (also called Rose’s) Hotel at the corner of Gervais



Nineteenth-century buildings in the 700 block of Gervais Street - ca. 1905 photograph. (Courtesy Richland Library)

and Assembly Streets during the late 1800s. Some of the houses on Gates Street, later named Park Street, were well-known brothels that were even identified publicly in the city directories. A saw mill and a few other establishments filled up Lady Street and more business took over the main corridor of Gervais Street by the late 1890s. Fire was a constant threat, and after the turn of the century the eastern part of the Vista matured into a retail corridor with brick buildings and cast iron storefronts that rivaled the main business district along Main Street.

The dozens of railroad lines and spur tracks feeding the many industries in the Vista and traveling further south to the cotton warehouses and textile mills relied on the depots near Gervais Street, and these industries helped lead to a boom period. The Vista was offering wholesale groceries, pharmacies, flour mills and retail stores, as residential development filled in the city blocks along Washington, Lady, Senate and Pendleton Streets by the 1910s

By the 1920s and 1930s new brick warehouses and retail building filled in Lady Street, and the city braced for the Great Depression. African-Americans developed a business district along Washington Street, and purchased the old House of Peace Synagogue for use as a dance club, where the Big Apple dance was created. By the early 1940s the country

was at war, and soldiers once again traveled through the Vista railroads and depots, on their way to foreign battlefields. The war's end, however, brought about a different kind of boom period in expansion and development, with new suburban neighborhoods drawing residents and businesses away from the downtown.

During the 1970s the Vista remained a commercial district and had a variety of businesses, including tire stores, antique stores and other retail. Interest in the area grew as artists and small business owners found the Vista an inexpensive place to open shop by the 1980s. City officials turned a great deal of attention to the area during the same time, naming it the Congaree Vista and ultimately spending



A ca. 1905 photograph of the 1200 block of Lincoln Street, showing the passenger canopy and train station on the right and the old city gas works silo toward the left, with some evidence of brick paving on Gervais Street in the foreground.



A simple, multi-bayed cast iron storefront is shown on this ca. 1906 image of 810-816 Gervais Street, which was perhaps the earliest multi-story retail building in the Vista. (Courtesy Richland Library)

millions of dollars on several large-scale projects including the burying of power lines, the burying of the railroad tracks, and the recreation of Sydney Park, later named Finlay Park.

The Vista was recognized not just as a prime retail corridor but also as a historic gem in the city. It gained a listing in the National Register of Historic Places in the 1980s, followed up by historic district listing with the City of Columbia in the early 1990s. Subsequent private development was measured in

the millions of dollars, resulting in a vibrant, walkable hospitality district that has a unique character in the city, maintaining both its nineteenth century warehouses and railroad depot, as well as its early twentieth century retail buildings, harmonizing with new hotels, apartments, stores, offices and banks that round out this unique space.

STATEMENT OF SIGNIFICANCE The West Gervais Street Commercial District is significant as a unique historic commercial location within the city of Columbia that has a cohesive character defined by consistent use of brick as a major building material. Developed over a number of years as a mixed residential and transportation area with a myriad of train tracks and warehouses, the district transformed around the turn of the twentieth century, gaining retail buildings and losing residential ones. With the earliest railroad dating to the early 1840s, the earliest historic building dating to around 1846 and a heyday of commercial construction that continued into the 1930s, this area represents a commercial and warehouse district distinct from the city's historic retail business district along Main Street. The period of significance is from 1846 to 1940.

THREE PREDOMINANT HISTORIC BUILDING TYPES IN THE DISTRICT



THE WAREHOUSE

As part of the railroad industry, warehouses were constructed to store and receive goods transported along the rail lines.

- Typically one-story
- Constructed of either wood or brick
- Located adjacent to railroads and sometimes attached to the back of an office building
- Often had simple exteriors, gable roofs, and large openings along the side walls



THE OFFICE

Created for office space, these buildings are sometimes attached to the front of warehouses.

- Often have a symmetrical arrangement of openings on the façade
- Single or double doors and windows, though there may have been multiple façade doors
- First-floor windows were sized generally the same as those on the second floor
- Often two stories
- Some have ornamentation in the form of brick corbeling, a cornice, or minor details at windows and doors



THE STORE

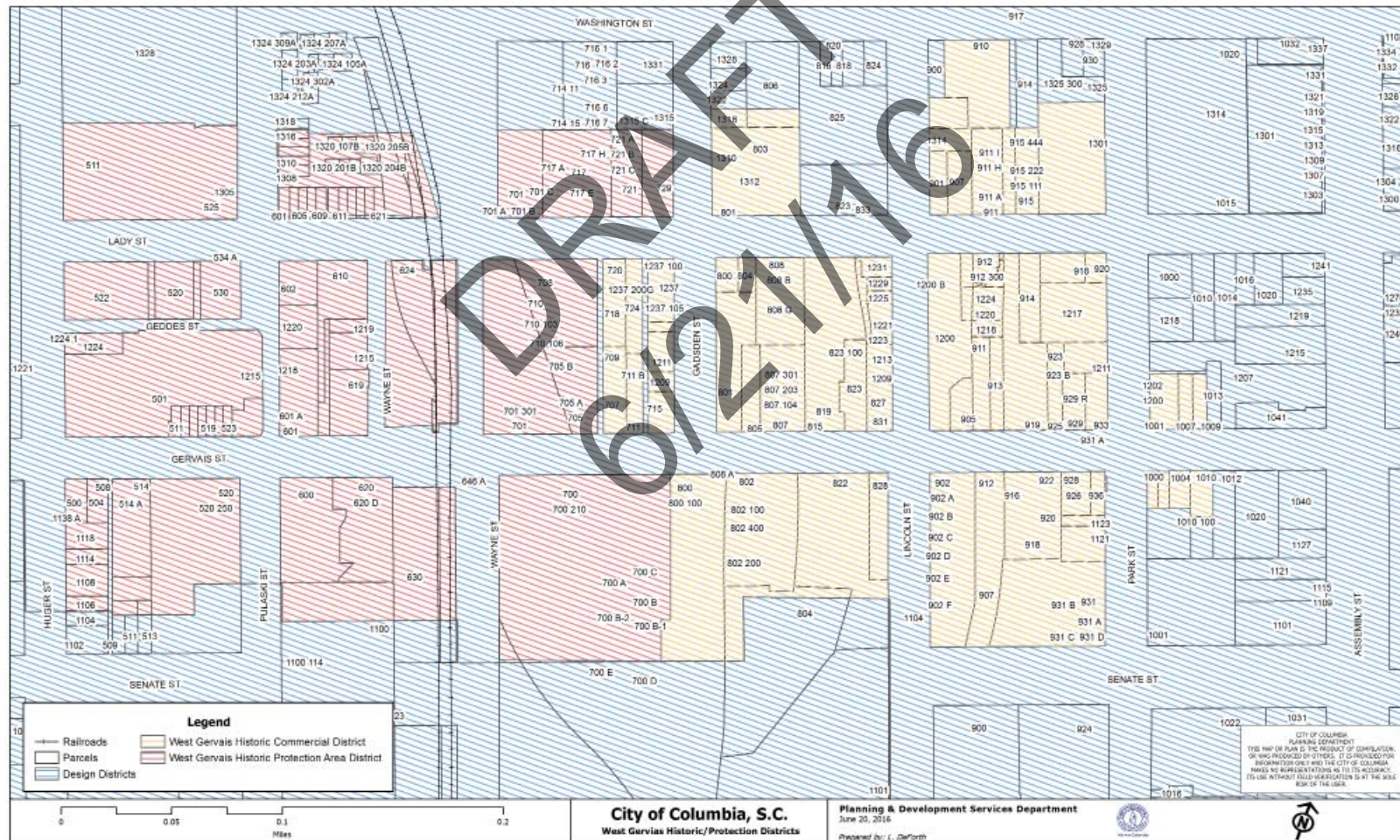
The retail buildings in the district were created to display retail goods. They usually have the highest degree of ornamentation of all three building types.

- Large expanses of glass on the first floor to display merchandise
- Recessed entries
- Brick corbeling
- Projecting cornices contrasts in materials or brick designs in upper floors
- Upper floors typically have vertical windows

D. DESIGNATION BACKGROUND

The West Gervais Street Historic Commercial District was first designated in 1994 as a result of several years of work to recognize and protect the large number of historic resources concentrated in the blocks surrounding West Gervais Street. This is an area that is unique in the city as it contains a mixture of warehouse, retail and office buildings that span from the 1840s to the 1930s, as well as the remnants of the mighty railroad system that first spurred development along this major east to west route into the city.

E. BOUNDARY MAP



II. Review Process & Administration

Projects affecting buildings and sites within the West Gervais Street Commercial District require review by the City Planning Department or the Design/Development Review Commission, which means that these projects receive an extra level of design review in addition to the normal city processes for issuing building and zoning permits. Contact the City Planning staff at the first opportunity to determine whether a project may be reviewed “at staff level” by a staff member or by the Design/Development Review Commission (D/DRC).

The City of Columbia Zoning Ordinance dictates what may be reviewed at staff level and what must be reviewed by the D/DRC. Projects vary in their scope and impact on a historic building and the historic district; typically larger projects must go to a D/DRC meeting, which occurs once a month. Staff review may be accomplished in as little as one day or may take longer, depending upon the project. If the review process results in an approval for a project, then staff will issue a Certificate of Design Approval (CDA) and the applicant may pursue the proper permits.

A. ACTIONS THAT REQUIRE DESIGN REVIEW

Changes to the exterior of a building that are visible from any public right-of-way require design review, and City Planning staff will help determine that visibility. Changes that must be reviewed include:

- New construction
- Additions and/or enclosures
- Maintenance*
- Any actions that alter the exterior appearance of a building
- Any actions that remove/change original materials or features of a building
- Site improvements such as paving, parking lots, screening of dumpsters, steps, fencing, retaining walls, decks, ramps, etc.
- Signage
- Demolition or relocation

**Maintenance as a review item is further explained in section D.*

ITEMS NOT REVIEWED

Changes to the interior of a building do not require design review UNLESS they affect the exterior, such as changes to windows, doors, etc. Building and Zoning permits are often required and it is the contractor and property owner who are responsible for obtaining all applicable permits.



B. ITEMS REVIEWED BY STAFF VS. D/DRC

In an effort to streamline the review process for projects in the district, several items have been designated to staff for review:

- 1 **Staff Review:** General maintenance, minor actions and alterations, site improvements, most signage, etc.
- 2 **D/DRC Review:** New construction, additions, enclosures, major actions and alterations, demolition, relocation, etc.

C. CERTIFICATES OF DESIGN APPROVAL

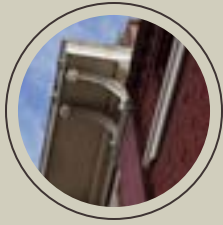
Projects located in the district that fall under the review purview of these guidelines must obtain a Certificate of Design Approval (CDA) issued by Planning Staff. The CDA is a written description of the project and includes any conditions of approval as determined by Staff or the D/DRC.

D. GENERAL MAINTENANCE & REPAIR

Contact the City's Development Center at before a project begins to determine if any permits or temporary encroachment approvals are required. However, whether a permit is required or not, Planning Staff must be contacted with a scope of work for any exterior general maintenance, repair, or cleaning project.

- If only a limited amount of rotted or severely deteriorated materials on the exterior of a building are being repaired or replaced, the same materials and appearance (ex. wood for wood, same size and details) should be used.
- Any cleaning project that involves the exterior of a building must use the gentlest means possible, which typically involves low pressure water and mild detergents. Maintenance projects require a CDA from Planning Staff to ensure that they comply with the guidelines.

Additional rehabilitation techniques and resources can be found in the addendum.



III. Design/Development Review Commission

The Design/Development Review Commission (D/DRC) is a nine member quasi-judicial board appointed by City Council. Commissioners are those who by virtue of experience and/or education have insight into architecture and design review. They are responsible for evaluating projects within the City's design and historic districts, as well as those involving individual historic landmarks, based upon the established guidelines for each.



DESIGN/DEVELOPMENT REVIEW COMMISSION MEETINGS

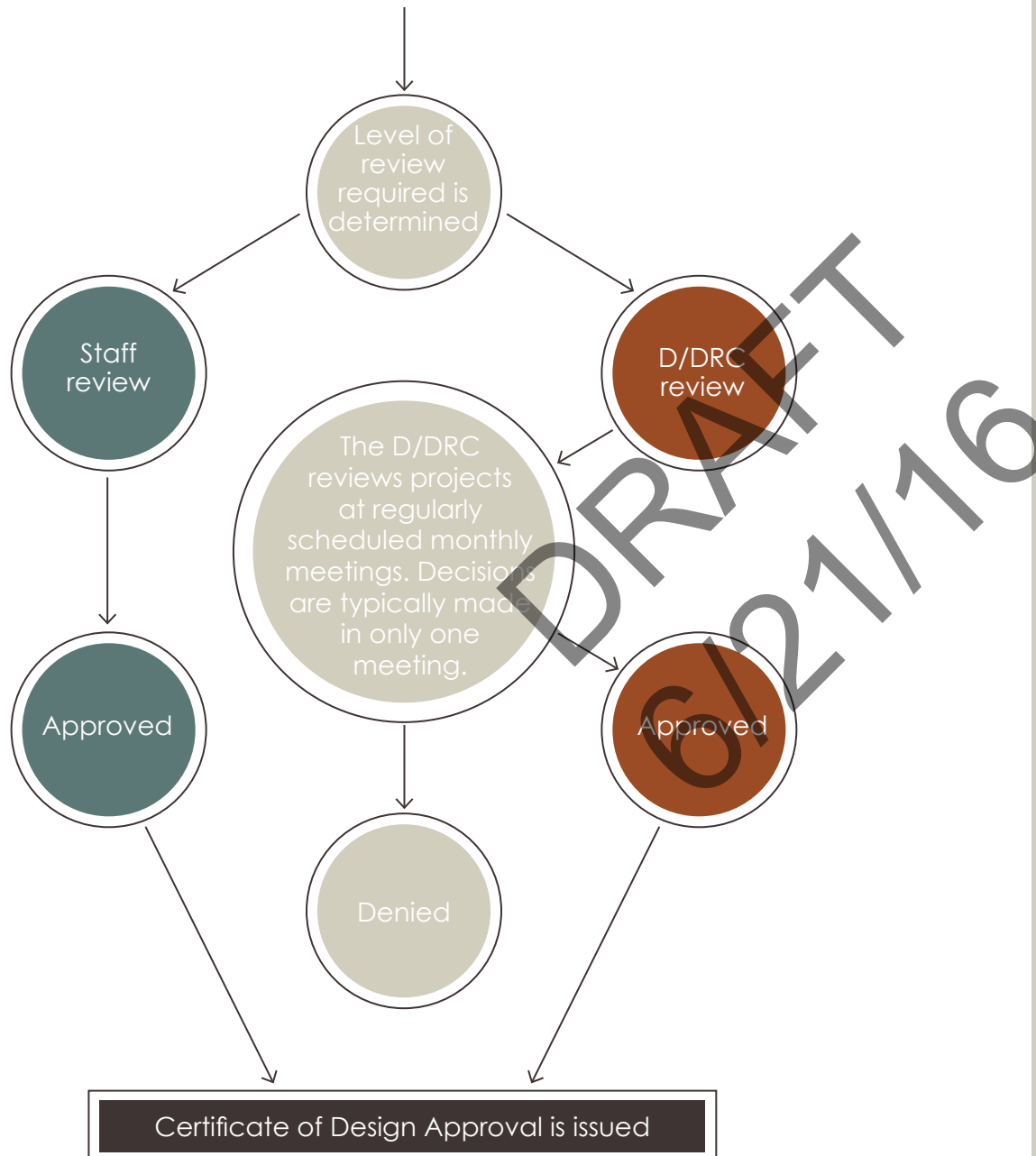
D/DRC meetings are held monthly. Projects on the agendas for these meetings are required to be publicly noticed, so a blue D/DRC public hearing notification sign will be placed on the property 15 days prior to the meeting. Staff will remove the sign after the meeting, usually within 1-2 business days.

At the D/DRC meeting, staff presents an evaluation of the project based on the guidelines for the district, which is followed by discussion by the commission members. You will be given an opportunity to speak to the D/DRC about your project and answer any questions the D/DRC may have. Usually, but not always, the project is decided on the same day. If the project is approved with no unresolved details or conditions, Staff will prepare a Certificate of Design Approval (CDA) within the next 1-2 business days.

The CDA signifies that your project was approved and lists any conditions required by the D/DRC. This CDA is forwarded to the Development Center and the Zoning Department which will not issue permits without this document. If your project was not approved, then you may revise your project and re-apply or, if you feel the decision was made in error, you may appeal the decision to the local circuit court.

DESIGN REVIEW PROCESS

Consult with staff prior to beginning work to ensure the most efficient process



IV. Other Reviews

Any project within the city limits is subject to the City Code of Ordinances, the adopted building codes, zoning code, fire and safety codes, etc. For larger projects, the City's Development Center will coordinate the review of your project through the various departments that have purview and shepherd the project through the entire process. Smaller projects may not require this sort of coordinated review and may simply require a building or zoning permit; however, no permit will be issued from the City for any project until a CDA has been received from the Planning Division, indicating review and approval have taken place. Calling early in your planning process will assist in keeping your project on schedule.



V. Guidelines for New Construction

The character of the West Gervais Street Commercial District has been retained and enlivened through the use of sensitive new construction through the last few decades. These guidelines are helpful in encouraging development that is respectful of the unique historic surroundings that make up the Vista.

A. BUILDINGS

There are relatively few noncontributing structures and very few vacant lots available for new construction. Each new or replacement structure can affect the character of the district positively or negatively and therefore must be undertaken with great sensitivity to the existing buildings on a block or street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation, spacing and ground elevation relative to the street and surrounding development. New construction should be sympathetic to the architecture of an earlier period, and must take into account significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that any new building blends with its context.

1 Height

Consult the current Zoning Ordinance for regulations regarding building height.

2 Size and scale

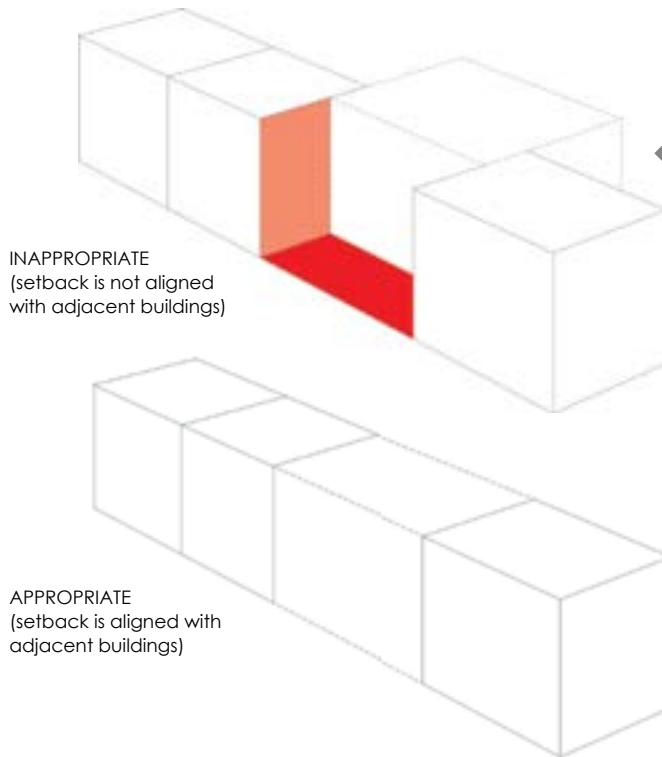
The size and scale of historic buildings in the district varies between one story buildings and three story buildings along street frontages. The scale of the buildings is pedestrian friendly; it does not overwhelm the streets.

- a. *The size and scale of a new building shall be visually compatible with surrounding buildings.*
- b. *Buildings that are wider than the average width of the historic buildings or storefronts are to be broken up into vertical elements so as to segment the façade and respect the contextual, historic patterns of size and scale found on the block or street.*
- c. *Proportions of openings on each level (upper and lower stories) should be consistent with the building type (see pg. 8) and with historic examples of the type within the district. If no historic examples of the type exist then follow typical proportion patterns found on nearby historic buildings.*
- d. *Architectural features (ex. columns, pilasters) on the first floor of the façade should reference features and sizes of those found on historic buildings of the same type nearby.*
- f. *The scale of each floor of a multi-story building should reflect the patterns of nearby historic buildings of the same type.*
- g. *Whenever an infill building is proposed between two adjacent commercial structures, the characteristic rhythm, proportion and spacing of existing door and window openings should be maintained in the new construction.*

3 Setbacks

Historic buildings in the district are situated directly on the street front, or sidewalk. This emphasizes the dense, urban, pedestrian-friendly character of the area.

- Situate buildings along the front lot line so that there is no setback on the lot.*
- Buildings on corners should be situated with a zero lot line setback on all street facing elevations.*
- All exterior walls should be parallel to the street they address.*



4 Massing

Massing in the district is very simple. Exterior walls, excluding storefronts, generally do not have bays that recess or project. Each exterior wall remains on a single plane.

- Massing should reflect the simple historic exteriors that have single-plane exterior walls and should refrain from recessed or projecting single bays.*
- Recessed or projecting vertical “blocks” should be used to break up a large-scale elevation that is much wider than historic elevations found on the same block or street to what is found on nearby historic buildings.*
- Architectural elements, contrasting materials, and detailing may be used to help break up massing on a façade that is wider than typical historic buildings in the district.*
- Design window and door openings to generate a ratio that is consistent with historic architectural patterns nearby, in order to break up massing in a way that conforms to the district.*



5 Storefronts

Historic commercial buildings, regardless of size and height, typically feature three main components: the storefront, the upper façade and the upper cornice. Storefronts play an important role in the function of buildings as they provide display space for retailers and shelter for pedestrians when equipped with awnings and recessed entries. Therefore, the storefront is a highly visible component that enables pedestrians to interact with the building on a human scale. A storefront can be any first story of a building located adjacent to a street front and conform to the building type, for example warehouse, office or retail types.

- a. *Storefronts on new construction should follow the established patterns of historic storefronts in the district, which are limited to the first floor only; however, they should never attempt to create a false historical appearance.*



Original storefront windows and doors at 1225 Lincoln Street

- b. *Utilize original patterns and details in unaltered, nearby historic buildings to provide context and guide new designs for rhythm of openings, size of openings, recessed entries, and other details.*
- c. *The storefront of a retail building should have a large percentage of glass; the glass should be as clear as possible (such as Ti-AC-36 or National Park Service approved product of equal performance) to engage the pedestrian while meeting applicable building and energy codes. Tint applications after installation are not permitted.*
- d. *Retail storefront glazing should maximize the visibility of storefront displays, and should avoid using small panes of glass, muntins or grids.*
- e. *The top of the bulkheads should be no lower than 18 inches and no higher than 36 inches from the ground.*
- f. *If the building is on a corner lot, orient the storefront and main entry to the major pedestrian traffic pattern. Corner entries should not occur.*
- g. *New storefronts should feature recessed entries with a maximum depth of 5 feet.*
- h. *The storefronts of buildings constructed for uses other than retail may utilize patterns and sizes of openings from historic examples in the district, for example warehouse or office buildings.*
- i. *NanaWall or other movable wall systems which can reference historic patterns or details may be used in a storefront provided that the storefront can retain a delineated presence along the street when those systems are in use.*

6 Sense of Entry and Directional Expression

Main entries on historic buildings in this district are located on the fronts of these building. On most of the buildings they are ornamented or recessed, sometimes within a storefront. No historic entries are located on the corners of buildings.

- a. *Place the main entrance and the associated architectural elements so that they are compatible to surrounding structures. Entries should reference historic openings nearby in size and pattern.*
- b. *Entries should reference historic openings nearby in size and pattern.*
- c. *Entries shall be distinctive, using recesses, arches, lintels, flanking pilasters, transoms or other features found on historic buildings in the district, or a modern interpretation of those features, to reference the attention paid to entries in the district.*
- d. *On a building with multiple storefronts or bays, a main entrance may be located in each storefront.*
- e. *Openings on side elevations may include small storefronts, pedestrian entrances or large openings. Large openings for warehouse buildings should reference historic patterns of*

openings on side elevations found in historic warehouse buildings, including size, scale, rhythm and other detailing.

- f. *Doors to retail shops should contain a high percentage of glass in order to view the retail contents, and should have a visible frame.*
- g. *Main entries shall not occur on the corners of buildings; they should occur on the main façade to mimic historic patterns.*



Central entryway with symmetrical fenestration

7 Rhythm of Openings

Most of the historic buildings feature a high degree of symmetry in their fenestration and entries, and maintain vertical alignment between floors on multi-storied buildings.

- a. *Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids to voids is visually compatible with historic buildings on*

the block or street. Maintain a similar ratio of height to width in the bays of the façade. Arrange the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors, arches) so that it is compatible with existing historic buildings on the block or street.

- b. *Rhythm of openings should be compatible with the type of building proposed and its historic precedent in the surrounding historic buildings. For example, retail buildings of two or more stories should feature large glass windows in the storefront but have more solid wall than glass in the upper stories.*
- c. *If the type of building does not have a historic precedent, follow the prevailing patterns of the majority of the nearby historic buildings.*
- d. *Whenever an infill building is proposed, the common horizontal elements (e.g., cornice line and window height, width, and spacing) established by neighboring structures should be identified and the infill design should complement and accentuate what is already in place.*
- e. *Windows should maintain vertical alignment between floors on multi-storied buildings to be consistent with the historic entry and fenestration patterns in the district.*

8 Roofs

a. Types/forms

The prevalent roof form in the area is flat, which is not visible to the public right-of-way due to the heights of the buildings and their parapets. This roof form is most popular for the twentieth-century buildings. There are a few examples of hip roofs and one barrel roof, with gable roofs popular for a number of warehouses from both the 1800s and 1900s.

1. *Use roof shapes and pitches that are visually compatible with those of surrounding buildings.*
2. *The roof form should match the types (flat, hip, gable, barrel) that are found within the same block or street. Flat roofs should utilize parapet walls to disguise them and any mechanical equipment from street view.*
3. *If using a gable or hip roof, the pitch should be comparable to historic examples found nearby within the district.*
4. *Radical roof pitches (steeply pitched, irregular, etc.) or architectural features that create overly prominent or out-of-character buildings are not allowed.*
5. *Roofs with outdoor spaces, including such features as trellises, walls, etc., should locate those features away from the street elevations in order to minimize their visibility.*

b. Materials

Hip, gable and barrel roofs

The only roof materials that will likely be visible will be those on hip, gable or barrel roofs. Flat roofs are typically hidden behind parapet walls.

1. *Use roof materials that are visually compatible with those of surrounding buildings.*
2. *If the roof material will be visible to any public right of way it should be consistent with a material typical for the type of building, for example seamed metal roofs are appropriate for warehouse roofs.*
3. *Standing seam metal with a traditional profile is acceptable for gable and hip roofs. Asphalt shingle is appropriate for gable and hip roofs.*
4. *Other materials may be allowed if their used in the district on a similar roof type is substantiated by historic documentation.*
5. *Synthetic roof materials may be considered if they are able to correctly replicate historic appearance, finish, texture, size, shape and other detailing of historic materials.*

c. Eaves, cornices, brackets, and chimneys

Historic buildings in the district often have cornice, eave and roof features including chimneys, stepped parapets, brick, wood or metal cornices, and projecting eaves supported by brackets that add character.

1. *Articulate the top of the walls with decorative elements reflective of patterns on nearby historic buildings with original detailing.*
2. *Avoid exaggerated features that are out of proportion to the building or that detract from the overall character of the building and district.*
3. *Modern designs can be used to interpret these elements if they can successfully reference these elements/features while respecting the building's massing, scale, rhythm of openings, or materials.*



9 Rear Elevations

When rear elevations are visible from surrounding public rights-of-way the following guidelines shall apply:

- a. *The rear walls of buildings that are visible to the public right-of-way will be treated as they are used. If they are used as a utilitarian area then their details and fenestration should reflect that use. Typically utilitarian elevations do not have a high level of architectural detail.*
- b. *If the rear wall fronts another street, regardless of its use as a utilitarian area, it shall address the street as though it were a façade.*
- c. *The level of detail necessary for a rear elevation shall be related to its visibility, its impact on the district, and its use. If they are used as a main entry façade then they should reflect that use and reflect the patterns and details found in the facades of other nearby historic buildings.*

10 Materials, Textures and Details

The existing context helps inform the materials for new construction in the district. Exterior wall materials that currently exist on historic buildings in the district include brick and stucco, with a singular surviving historic house that has wood clapboard. Brick found on these buildings has the traditional red clay color with a light-colored mortar. Secondary exterior materials include cast stone, stucco, natural stone, terra cotta, wood, cast iron, and other metals for cornices or other detailing. These historic materials have proven durable, and their prevalence in the district is an important part of what makes the area distinct.



- a. *Use materials, textures, and architectural features that reference those of the historic buildings on the block or street. Materials should reference the finishes, details, textures, durability, shadow lines, sizes, shapes and orientation of the materials used historically.*
- b. *The major exterior wall material should be brick or genuine stucco.*
- c. *Secondary materials may include brick, genuine stucco, wood, cast stone, natural stone, terra cotta, metal, glass, and cast iron, with finishes that reference the surrounding historic district.*
- d. *Utilize no more than three materials on the exterior walls.*
- e. *Brick color should reflect the major trend of historic colors so that new construction can reinforce the ambience of the district.*
- f. *Windows may be wood, aluminum-clad wood or metal.*
- g. *Details of new construction materials shall use depths, proportions, types, finishes and details of architectural features, including windows and doors, found on historic buildings in the district.*
- h. *Foundation heights of new buildings should be consistent with those of historic buildings found adjacent or along the same street.*
- i. *Innovative, synthetic or sustainable products may be considered for exterior materials and secondary materials if they have proven to be durable and can create visual compatibility with the surrounding historic context and materials, including finishes, shadow lines, textures and details.*

B. ADDITIONS, PORCHES AND DECKS



Additions

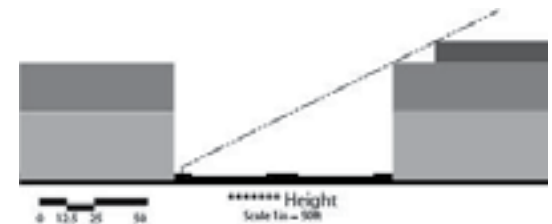
Additions are appropriate to the rear of structures in the district, particularly on historic buildings. In some cases, where setbacks may allow, additions may be permitted on the side of a building if the side is not a significant elevation for that particular building.

1. Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façades. Place additions away from the primary façade and allow the original façade and front bays of the side elevations to remain intact, if these sides are highly visible.

2. Design additions to be compatible with the original structure in materials, style and detailing yet distinct enough to be an obviously new feature. For example, compatibility may be achieved through the use of the major building materials found on the existing structure, and distinction may be achieved through modern detailing.
3. Limit the size and scale of additions so that the integrity of the original structure is not compromised. The size and scale of the new addition shall be in proportion to the historic portion of the building and be clearly subordinate to it.
4. Character defining features of a historic building shall not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. Additions shall not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements.
5. Additions should be able to be removed without harming the original building and its structural integrity.
6. In rare cases, additions may be appropriate for façades of non-historic buildings.
7. Additions are also subject to the guidelines for new construction.

Rooftop Additions

1. Rooftop additions are generally regarded as a case of last resort. The structure of the historic building should be studied to ensure the existing structure can withstand additional weight. If new components are proposed to strengthen existing structure, they must be done sensitively, without impacting the historic appearance of the building.
2. Rooftop additions cannot exceed height allowances as dictated by zoning and guidelines.
3. The basic form and character of a building should be maintained with a rooftop addition.
4. Rooftop additions should be set back to minimize visibility.
5. Where visible, rooftop additions should be in keeping with the character of the building.
6. Where additions would require the removal of a visible historic roof and its materials or a significant architectural feature, or where it would alter the shape of a visible roof, rooftop additions shall not be permitted.
7. Additions are also subject to the guidelines for new construction.



Decks and Porches

Outdoor seating space is often sought after by business owners in the district where there is accommodation for them. Front porches are not a typical feature of historic buildings in the district.

a. For New Buildings

1. Porches or decks are most appropriate on the side or rear of new construction.
2. If an outdoor dining area is desired on the front of a new building, it should be accommodated by the use of a movable wall system that allows the building to retain a street edge.
3. Prohibited materials include but are not limited to T-111 siding, unpainted or unstained treated wood, and vinyl. New materials must have a proven record of wear, and the ability to replicate historic textures, finishes and details.
4. Porches should adhere to the guidelines for new construction

b. For Existing Buildings

1. Decks or porches are not appropriate for the facades (front) of most historic buildings in the district. They may be located on the rear or sides of existing buildings where there is adequate clearance.
2. Side porches shall not be located flush with the street façade but rather will be set back to allow the original façade elevation and its corners to remain intact.



3. Porches and decks added to an existing historic building should be built so as to be removable in the future without impact on the associated historic structure.
4. Porches or decks should be built to be distinct yet complementary to the associated structure.
5. Prohibited materials include but are not limited to T-111 siding, unpainted or unstained treated wood, and vinyl. New materials must have a proven record of wear, and the ability to reference historic textures, finishes and details.
6. Where setbacks allow porches on the front of a building in the district, it shall be reviewed as a porch under these guidelines. If the porch is later enclosed it shall be reviewed under the guidelines for additions.

7. The design of porches shall not be oversized. Porches shall be integral to the design of the building and complement architectural details rather than obscuring such features.
8. If re-creating a porch detail that once existed on an existing building, use pictorial or historic evidence as the basis of design. The porch should be in proportion and scale as what would have been found historically, and should maintain the use of historically appropriate materials. It shall not be enclosed.
9. Porches should adhere to the guidelines for new construction.

B. FENCES, WALLS AND RAILINGS

Fences, walls and railings are not necessarily indicative of the historic character of the area; however, in certain circumstances, they may be required for purposes of enclosure or screening.

1. *Unless there is an extraordinary condition, front yard fencing and walls are not permitted.*
2. *Materials and design should reflect the materials and architecture of the associated building and the district in general. Depending on the associated structure the following materials may be appropriate:*
 - *Brick*
 - *Wrought iron or metal*
 - *Stucco*
 - *Wood fences may be allowed provided they reference the associated building in design.*
3. *Prohibited materials include but are not limited to:*
 - *Concrete block (unless stuccoed or veneered with an appropriate material)*
 - *Artificial siding (T-111 plywood, corrugated metal, vinyl)*
 - *Metal chain link fencing*
 - *Unfinished wood for fences or walls*
 - *“Living fences” may be appropriate in certain locations.*
4. *Specific ordinances apply to fence heights and setbacks for side and rear yards. See Columbia Code of Ordinances for more information.*



C. SERVICE AREAS

Necessary to most businesses, service areas can be handled in sensitive ways to minimize their impact on the historic character of the district.

1. *Service equipment such as the HVAC (heating-ventilation-air conditioning) units shall be placed in the least visible location of the site that is possible.*
2. *Roof mounted mechanical or utility equipment should be moved away from street frontages to minimize the need for added screening to shield them from view. If visible, the method of screening should be architecturally integrated with the structure using like materials, colors, shapes and sizes. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).*
3. *Mechanical or utility equipment that must be located along a public alley or street shall be screened with elements matching the character and primary building material of the associated structure.*
4. *Vinyl fencing and lattice are not appropriate for screening of utility equipment within the district.*
5. *Refuse containers and actively-used service and loading areas must be screened from view by the buildings they serve or by solid masonry walls which are designed as an integral part of the building, finished with compatible materials and with a minimum height of at least one foot higher than the anticipated height of the dumpster.*

D. SECONDARY STAIRS AND ADA COMPLIANCE

Modern building codes and current law dictate a number of features that were likely not originally found on historic buildings.

1. *Attach secondary stairs, ADA compliance ramps, etc. to buildings in ways that minimize the physical and visual impact to the historic material and architecture.*
2. *Locate secondary stairs, ADA compliance ramps, etc. on new buildings in locations that minimize visual impact on the main elevations.*
3. *Ramps should use the primary building's materials. Other materials, such as iron or concrete, may also be appropriate.*
4. *For secondary stairs, etc., utilize materials that complement the building.*
5. *Do not introduce materials or designs for these features that are incongruent with the building design and materials.*





VI. Guidelines for Rehabilitation & Maintenance

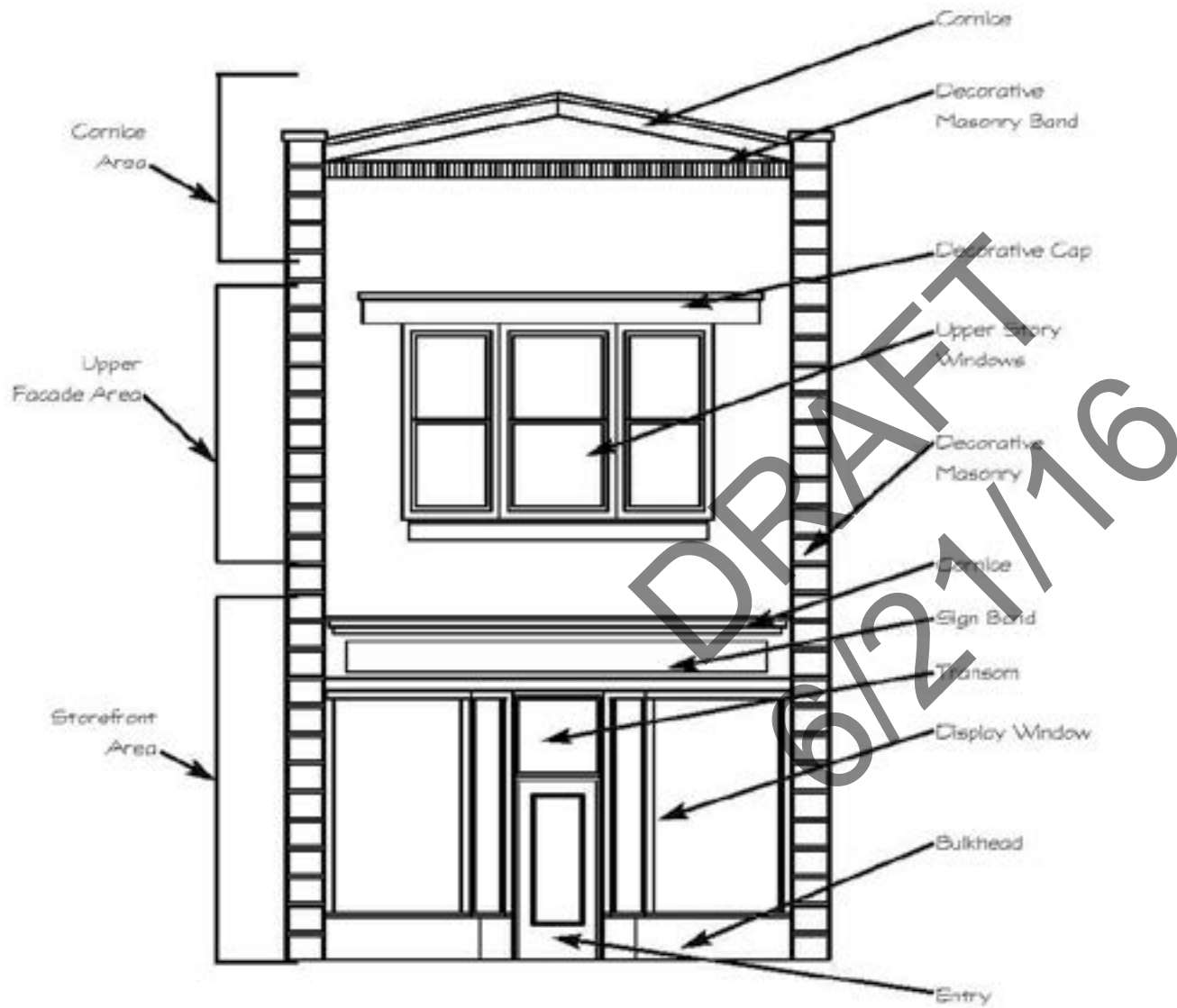
The character of the West Gervais Street Historic Commercial District is made up of surviving historic buildings that compose a relatively intact example of a retail, warehouse and industrial district as it appeared in the early 1900s. Relatively little has changed on the surviving buildings, making them the most intact early twentieth century collection of commercial structures in the capital city.

In order to retain the high degree of integrity that currently exists, it is important that their rehabilitation, adaptive reuse and maintenance strive towards retention of historic materials, details and characteristics.

A. STOREFRONTS

Many times in the remodeling of storefronts, original decorative architectural details are intact or simply covered up with subsequent construction. If the building is to be refurbished, these details should not be wasted, as they can often be restored as part of a reconstructed storefront. If only a few remain, they can be incorporated as features in a new design. In either case, the design of any improvements should grow out of the remaining traditional details and create a harmonious background which emphasizes them.

- a. *Existing historic materials including cornices, cast iron columns, windows, doors, transoms, specialty glasses (prismatic), bulkheads, and other decorative architectural details should be preserved to reinforce the traditional character of the district and add a richness of detail which is often irreplaceable at today's costs.*
- b. *Where the original storefront remains (little or no remodeling has occurred), it should be preserved and repaired with as little alteration as possible, and recessed sections shall not be enclosed.*
- c. *Where only part of the original storefront remains (limited remodeling has occurred), the storefront should be repaired, maintaining historic materials where possible, including the replacement of extensively deteriorated or missing parts with new parts based upon surviving examples of transoms, bulkheads, pilasters, signs, etc.*
- d. *Where the original storefront is completely missing (extensive remodeling has occurred), the first priority is to reconstruct the storefront based upon historical, pictorial and physical documentation. Where no documentation exists, the design of the new storefront should be compatible with the size, scale, proportion, material and color of the existing structure and follow local historic examples from the era.*
- e. *Clean historic storefronts using the gentlest methods possible. See addendum for more information.*
- f. *Any repairs must use like materials (i.e., replace wood with wood, metal with metal, brick with brick, stone with stone, etc.).*
- g. *New material shall duplicate the original in size, shape, profile, thickness and texture as closely as possible.*
- h. *Replacement material should consider original characteristics such as board width, length, exposure, and trim detailing. Plastic, vinyl, or PVC products are not permitted.*



Elements of a typical commercial facade.



B. ENCLOSURES

Enclosing spaces can create a significant change on buildings.

1. *If the enclosure of a porch or other space is intended to maintain a porch atmosphere then transparent materials should be used. Place new material behind the columns and balustrade.*
2. *If a porch or other space is enclosed for the purpose of creating a new solid wall then it shall be subject to the guidelines for additions and new construction.*
3. *Temporary enclosures with plastic are not allowed without prior approval of the City's Building Official or Fire Marshall, as per the City's Building or Fire Code.*

C. DOORS

Many existing historic doors feature half lite, $\frac{3}{4}$ glass, or full glass in wood frames with very simplistic designs and no added ornamentation. On side elevations the doors vary, with some large warehouse doors dotting lengthy brick walls.



1. *Retain original doors, openings, surrounds, sidelights, trim, transoms and other details in their original location and with their original size, materials and details. Openings that have gained historic significance but that are not original shall also be retained.*
2. *Retain the original rhythm and pattern of door openings.*
3. *Do not introduce new openings on the primary façade.*
4. *Do not introduce new openings on highly visible elevations that would interrupt the original pattern of openings. If a new door is necessary (ex. for building codes) differentiate the opening so that it does not appear to be original to the building, but make it compatible with the materials and general design of the building.*
5. *New entrances on secondary elevations should be placed away from the main elevation(s), should be differentiated from original openings in their design, and should maintain the rhythm of openings. For example, an existing window opening might be lengthened to convert to a door.*
6. *Missing doors or doors deteriorated beyond repair should be replaced with doors that visually match the original, or that are of compatible design for the date of the building, and may be wood, metal or fiberglass.*
7. *Nonfunctional entrances that are architecturally significant should be preserved.*

D. WINDOWS

There are historic windows remaining in the district, though many are located in the upper floors of multi-story buildings. They are generally wood sashes with a double-hung appearance. Several buildings feature metal windows. Windows are a significant character-defining feature of any structure. Original wood windows were constructed so that individual components could be repaired instead of requiring wholesale replacement if one piece breaks or rots, and materials in historical wood windows tend to be of better quality than new wood windows.



1. Retain original window openings in their original location and with their original size. Openings and windows that have gained historic significance but that are not original shall also be retained.
2. Retain the original rhythm and pattern of window openings.
3. When a building has original windows, jambs and trim, those items must be repaired rather than replaced. When a majority of the wood or metal is viable, repair of deteriorated or damaged windows shall be preferred over replacement.
4. If replacement of a small number of units is deemed necessary by the D/DRC or City Staff after evaluating the sill, frame, sash, hardware, weather-stripping, stops, trim, operability, and glazing, replace with units that match the original window and its various parts including detailing, size, reflective quality, and materials.
5. If a window is determined to be non-original or non-historic, a replacement window may be aluminum-clad with simulated divided lite of an appropriate design and configuration for the building's era. If it is adjacent to historic windows it must match those windows in details and size.
6. If wholesale replacement is found to be necessary, either match the original unit or substitute a unit appropriate to the building's period of significance, maintaining the use of historical materials. Aluminum-clad, double-pane wood windows may also be appropriate provided they can match the details, sizes and shapes of the historic windows.
7. If no historic documentation exists as to the original windows and double-hung windows are appropriate for the window opening, then a 1/1 or 6/6 configuration may be used, provided that there are exterior muntins on the 6/6 window capable of replicating historic detailing. For openings where different configurations would have been more likely, a new window shall conform with the materials and design typical for the style and era of the building.
8. Improve the thermal performance of existing historic windows through adding or replacing weather stripping and adding appropriate storm windows which are compatible with the character of the building and which do not damage window frames.
9. No plastic, vinyl or PVC windows are allowed.

E. SHUTTERS

There are some historic images depicting shutters on a few buildings; they tended to be solid and not louvered.

1. *Shutters should not be added to the exterior of a building if there is no evidence of them existing on the building.*
2. *If shutters historically existed on the building, then new shutters may be added. They must be installed on hinges so as to appear functional and must appear to be able to cover the windows completely when closed. They must match the appearance of a historic shutter available at the time the building was constructed.*
3. *If shutters are installed they must be wood or a material that has similar properties of durability and appearance; vinyl is not a permitted material.*

F. ROOFS

Roofs are important features of historic buildings as well as the first line of defense against rainwater and other environmental elements.

1. *If the roof material is not visible from the public right-of-way, the applicant may install any appropriate roof material for the slope and design of the roof.*
2. *If the roof is visible then replacement material may be a commonly accepted modern item such as composition shingle or a historically appropriate material. Scallops or other unusual shingle shapes are not appropriate unless they have documentation proving they were originally on the building. The material currently on the roof may be repaired or replaced in kind.*
3. *Flat roofs that are experiencing water infiltration issues should be repaired with materials that are impermeable and should not receive any addition or change visible to the public right of way in order to amend water infiltration.*
4. *Existing historic chimneys or features that are visible to the public right of way and contribute to the character of a historic building shall be retained and repaired in place. Removing and rebuilding a chimney is not encouraged.*

G. CORNICES

Cornices are an important design element of several historic buildings in the district. Located at the top of the walls and near the roof, these elements are hallmarks of early twentieth century commercial design.

1. *If a cornice is missing and there is documentary evidence as to its original or historic appearance then a replicated cornice may be installed. The new cornice may be of metal or wood or another material that closely resembles the appearance and durability of the original material.*
2. *If a cornice is deteriorated it shall be retained and repaired using like materials.*
3. *If a cornice has deteriorated beyond repair, or it is not an original cornice, it may be replaced by a cornice that matches the materials and details of the original cornice, or a material that is of the same appearance, detailing and durability.*





H. EXTERIOR SIDING/TRIM

Almost all of the historic buildings in the district have masonry construction or masonry exterior walls. There are several examples of stucco, but unpainted brick is overwhelmingly used throughout, giving a continuity of appearance and color to this area that is unlike any other in the city. Masonry requires periodic maintenance such as repointing to keep the structure sound.

1. *Historic masonry shall be preserved and repaired using best practices for historic preservation so as not to cause further damage to historic materials.*
2. *Repairs to historic masonry shall maintain original colors and materials; mortars used for repairs shall not be of a type to damage brick. Prior to repointing, a mortar analysis is highly recommended.*
3. *Historic masonry shall not be painted.*
4. *Historic masonry shall not be cleaned aggressively with high powered pressure washers, sand blasters, or other media blasters. Harsh chemicals shall not be used on the building, and sealers shall not be applied to the exterior brick.*
5. *Exterior wood features shall not be wrapped or covered in vinyl, metal or other synthetic materials, such as those designed to be used as a ceramic coating.*
6. *Exterior wood features shall be retained and repaired, using wood of the same size and dimension.*
7. *Wood features that are missing or too deteriorated to be repaired must be replaced with wood or a substitute material that is visually compatible may be considered.*
8. *No vinyl, plastic or PVC materials are allowed.*

I. FOUNDATION

The foundations of the historic buildings are either solid brick walls or are hidden behind brick foundation walls, which gives a high degree of continuity between the brick walls and the foundation.

1. *Maintain a foundation and foundation walls in good condition and true to their historic appearance.*
2. *Repoint brick as necessary with appropriate mortar and mimic original mortar lines in shape and size if making repairs.*
3. *Avoid creating new openings in foundation walls unless absolutely necessary for access or mechanical systems.*
4. *Do not add stucco or other materials to historic foundation walls if there is no evidence they existed originally on the building.*

J. GUTTERS

Water infiltration around building foundations can be a major contributor to mortar loss in brick walls and wood rot in floor systems. Gutters are an important component of controlling rainwater and therefore preserving original masonry.

1. *Install gutters in locations that minimize their impact on important architectural features of the building.*
2. *Minimize the visibility of gutters and downspouts by using materials with color tones sympathetic to the material to which they are attached.*
3. *Gutters should be installed so that their water discharge is directed away from the building.*

K. SECURITY BARS AND DEVICES

Security bars may be necessary to avoid unwelcome intrusion, however these bars can be installed in sensitive ways to minimize their visibility.

1. *If placing exterior security bars over a window with muntins, attempt to align the vertical and horizontal bars with the muntins so that the security device is minimally visible. Paint the bars the same color as the muntins to further disguise them from view.*
2. *Other security devices shall be evaluated based on their ability to conform with design elements found on the structure and on their visibility.*



L. CANOPIES AND AWNINGS

Historically this district has featured several rigid, wood frame canopies extending from the sides of buildings to cover loading areas. Canvas awnings do not appear to have been used extensively along storefronts, but they are practical ways to protect windows from intense sunlight and add to the pedestrian experience. Awnings and canopies can be located no less than eight feet from grade.

1. *Awnings should be attached to the building in mortar joints or in storefront framing so as to avoid damaging brick.*
2. *Awnings should be a traditional shape that complements the architecture of the building. The awning shape should relate to the window or door opening and should not overlap adjoining features.*
3. *Awnings may be made of a durable, commercial grade fabric, canvas or similar material having a matte finish with a single color, or they may be metal with traditional details and profiles.*
4. *Awning frames and supports should be of painted or coated metal or other non-corroding material.*
5. *When there are several businesses in one building, awnings of a single color should be used with simple signs on the valance flap.*
6. *Canopies should be placed where they would have been found historically, typically along side elevations.*
7. *Canopy materials should be wood or metal. If it is replicating a historic feature it should match in details, materials and profiles.*
8. *Canopies should be simple in design and should not detract from or obscure importance historic or architectural features of the building.*

M. LIGHTING DESIGN

Well-designed lighting will highlight a building in ways that reinforce the historic nature of the district.

1. *Illumination should be soft and in keeping with the historic district. Generally, any lighting source that produces glare should be avoided, including but not limited to high pressure sodium/sodium vapor bulbs, tubular fluorescents, metal halide bulbs, etc.*
2. *Lighting should produce a 'wash' of light rather than outlining a building's façade or features.*
3. *Lighting should be clear in color.*
4. *Illumination should be directed and contained, should not create distortion, and should not 'spill over' onto other buildings or street frontage.*
5. *Lighting fixtures should be minimally sized, inconspicuous in color and design, and screened as much as possible from view. Wires and conduits should not be run on the primary building façade.*

N. RELOCATION

The majority of historic buildings in this district are built with brick walls. It is unlikely they would make good candidates for a relocation project.

1. *Relocation of a historic masonry building is highly discouraged.*
2. *Relocation of a wood frame, wood sided building is allowable.*

O. DEMOLITION

Demolition of historic buildings is greatly discouraged in the district. All demolition requests include the same basic review criteria as that found in the City Ordinance 17-674(e) and listed below:

A. Criteria for review of requests for demolition permits. The following criteria shall be used as a guideline by the DDRC or its staff for review of all requests for demolition permits. The commission may require the applicant to provide certain information dealing with the criteria. The type of information which may be required is detailed in the commission's rules and regulations; however, only that information which is reasonably available to owners may be required.

1. *The historic or architectural significance of a building, structure or object;*
2. *A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, with consideration being given to economic impact to the property owner of the subject property;*
3. *The importance of the building, structure or object to the ambience of a district;*
4. *Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the city or the region;*
5. *Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;*
6. *The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition*
7. *Whether the building or structure is able to be relocated, and whether a site for relocation is available; and*
8. *Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.*

B. In addition to the criteria above, if unapproved destruction of a historic building is the result of work being performed on the building, any proposed new construction shall recreate the size, scale and proportion of the demolished building.





VI. Guidelines for Signage

Signage is an integral component to any business and has the ability to reinforce or detract from the appearance of the business as well as the historic district. It is necessary to maintain the positive and unique character of the district while successfully identifying individual businesses. It is desired that all signage would communicate a clear message which reinforces the ease with which the area is navigated by pedestrians, drivers, and customers.

Signage must also meet the Columbia Code of Ordinances. Sign permits are required for all signs, including temporary signage, and design review is required for all permanent signage. Signs extending into the public right-of-way require encroachment permits and limited liability insurance. For further information, call Planning and Development Services.



A. PERMITTED AND PROHIBITED TYPES OF SIGNAGE

Permitted signage

Several types of signage are appropriate for the West Gervais Historic Commercial District. However, even permitted signage might be inappropriate for a building if signage is scaled too large or inappropriately placed.

The following sign types are historically appropriate for the West Gervais Historic Commercial District:

- Walls signs
- Projecting signs
- Free-standing signs (where space allows)
- Figurative signs
- Menu or directory signage

Prohibited signage

Not all sign types are appropriate for historic districts and the West Gervais Historic Commercial District specifically. Following is a list which includes but is not limited to the types of signs that do not contribute to the historic environment:

- Signs with digital or changeable copy
- Signs employing visible LED lights
- Signs with internally illuminated channel letters
- Billboards
- Plastic cabinet boxes or panels
- Pin mounted letters intended for installation in historic masonry
- Any new signage painted on historic masonry
- Digital signage
- Poles topped with signage

B. GENERAL GUIDELINES FOR SIGNAGE

Generally all signs should be compatible in material, size, color, etc., with the associated building and within the district. Likewise, the scale of new signage must be carefully considered and should be proportioned appropriately for the building. Signs throughout the district shall relate primarily to the sidewalk instead of motorists.

1 Scale

All signs shall be sized and installed in a manner that respects the design, scale and proportions of a building, including the arrangement of bays and openings, and should not obscure any ornamental or architectural features.

2 Location

Signs should be located where architectural features or details suggest a location, size, or shape for the sign.

All signs in the district should always terminate below the roof line and should never be placed atop awnings or canopies.

3 Installation/Attachment

When installing signage on historic buildings, every effort should be made to install into the mortar (repairable) rather than the building's masonry.

Individually pin-mounted signs are highly discouraged where they penetrate into historic masonry. Raceways are preferable where they can be made to blend with the material in which they are installed.

4 Materials

Materials should be compatible with the associated building and the design of its facade.



4 Materials

Materials should be compatible with their associated building and the design of its façade.

Permitted materials:

- Wood carved, sandblasted, or etched signs are appropriate when and properly sealed, painted, or stained;
- Metal formed, etched, cast, engraved signs are appropriate when properly primed and painted, or factory coated to protect against corrosion. Metal composite materials such as alumicore or dibond are acceptable;
- High-density pre-formed foam, and blasted, or etched signs are appropriate when simulating traditional wood signage. Similar material may be acceptable upon review;
- Open faced custom neon tubing, in the form of graphics or lettering, logos, or imagery, may be incorporated into several of the above permitted sign types;
- Clear annealed or tempered glass;
- Die-cut vinyl

Prohibited materials:

- Plastic dimensional letters
- Internally illuminated channel letters
- Internally illuminated cabinet box signs
- Paper/cloth, balloons or inflatable materials
- Plexiglass
- Any textured, frosted, or stained glass
- Any plastic boxes or panels
- Exposed diode bulbs



5 Color

The use of color in a sign should enhance it and contribute to its legibility.

- Limit the number of colors used in any one sign. Too many colors used simultaneously can confuse and negate the message of a sign. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors decreases readability.
- Use sign colors that complement the colors used on the structure and the project as a whole.
- Bright day-glo (fluorescent) colors are distracting and are discouraged.

6 Sign Legibility

An effective sign should do more than attract attention, it should communicate a message.

- *A careful choice of words and attention to brevity is encouraged and increases the effectiveness of a sign. A sign with a brief, succinct message is easier to read and looks more attractive.*
- *Limit the number of fonts to increase legibility, using no more than two for small font and three for larger signs.*
- *Unless part of a registered trademark, avoid overly intricate typefaces or symbols which are difficult to read.*
- *Use symbols and logos in place of words wherever appropriate. These will usually register more quickly in the viewer's mind than a written message (see 4. Figurative Signs under 'Types of Signs').*
- *Avoid using high gloss finishes which are difficult to read.*

7 Illumination

Like other aspects of signage, illumination will have a significant effect on the character of historic district. Appropriate lighting in the district will provide a more intimate feel to the area at night, reinforce the historic character, and still provide effective illumination for individual business signs. There are many excellent examples of such signage in the West Gervais Street Historic Commercial District.

Permitted lighting choices

- *First, consider no lighting at all. Evaluate if streetlights or interior lights may be sufficient to identify the business; signs should be lighted only to the minimum level required for nighttime readability.*
- *Indirect lighting is a highly encouraged form of lighting in the historic district and helps signage to become an integral part of the building's façade. Indirect lights should be focused and shielded to prevent glare; lighting levels should be at the minimum level required for nighttime readability;*
- *Back-lit, or halo lit, lighting is also highly encouraged. Letters should be completely opaque to create a back-lit or halo effect and to facilitate the soft background glow which provides illumination;*
- *Open-faced neon, with no plastic surround or cover, is appropriate in the historic district.*

Prohibited lighting choices

- *Face-lit signs*
- *Internally illuminated channel letters;*
- *Any cabinet sign with internal lighting;*
- *Bare-bulb lights which comprise a sign or are used as enhancements, as well as any signage with changing lights;*
- *Any sign which employs visible LED lights*
- *Signs with changeable copy (unless manually changeable copy for a theater, directories, church, etc.);*
- *Digital changeable copy;*
- *Neon encased in plastic*
- *Exposed diode bulbs*

C. SIGN TYPES

The following typify the signage historically found in the district. Signs should not overwhelm the architecture of a building and they should be scaled and placed on a building appropriately. These are provided to help ensure that signage supports a building's architecture and the integrity of the district.

1 Wall signs

Wall-mounted signs are an appropriate and traditional form of signage in the district, indeed many historic commercial buildings featured an area above the storefront expressly for signage. Wall signs should continue to be located where architectural features or details suggest a location, size, or shape for the sign.

- *Employ backer panels, which highlight text and minimize intrusions into historic materials.*
- *Raceways may also be utilized. Raceways should match the building color where the sign is located.*
- *Pin-mounted letters are not appropriate for use in historic masonry but may be installed in mortar; also they may be installed in non-historic or repairable building material or upon a backer panel.*
- *Wall mounted directory signs should be used on multi-tenant sites to reduce the visual clutter of many signs. Each nameplate should match each other in background color, size, and general style.*

2 Projecting signs

Projecting signs are generally two sided signs, suspended from an iron bracket or building element, are mounted perpendicular to the face of the building and require minimum anchoring, thus lessening damage to a facade. Projecting signs also provide high visibility to pedestrians and vehicular traffic since signs are mounted perpendicular to the right of way. They may be installed either vertically or horizontally. Any projecting sign requires at minimum an eight foot clearance from the bottom of a projecting sign to grade in a public right-of-way. Liability insurance is also required; please call the Zoning Department for more information.





Small Scale Projecting Signs:

- Projecting signs should be hung at a 90 degree angle from the face of the building.
- Signs should be mounted into the mortar of a masonry building as much as possible in order to avoid penetrating historic masonry.
- Projecting signs in general shall be located near the business entry. Location shall be with the storefront and more specifically mounted under the storefront cornice or second floor window sills. Determination of appropriateness shall be determined on a case by case base by Planning Staff based upon the unique design of each storefront façade.
- If more than one projecting sign is planned for a building, projecting signs on a building should be placed so that they harmonize but do not visually obscure one another.
- Projecting signs shall be limited to one per tenant space and regardless of tenant spaces shall be spaced no closer than 20 feet from one another.
- Signs throughout the district shall relate to the sidewalk instead of motorists. In this case, small projecting signs or signs under awnings are most appropriate.
- Any under awning or canopy directional signage shall be a simple blade sign of metal or wood (or similar material) and shall be no more than 2 s.f.

Large Scale Projecting Signs

Large scale projecting signs shall follow all applicable guidelines for small scale projecting signs.

Additionally:

- Large scale projecting signs will require significant engineering to attach to modern or historic structures. Detailed engineering drawings with specifics related to attachment to the structure shall be submitted with applications.
- Drawings shall provide specifics as to mounted, removal, drilling, and other connection techniques to the structure. Damage to historic materials shall be minimized.
- Only one large scale projecting sign shall be permitted for a structure and shall be located on the upper floors of the building.
- Large scale projecting signs shall harmonize but not visually obscure other blade and projecting signs within the city block.

3 Free-standing signs

Free-standing signs are not common in the historic district since structures are typically required to be built to the front lot line. However, where there is adequate room on an existing lot, a monument sign might be employed.

- Monument signs should be no higher than 6' above grade and shall be incorporated into the street-side landscape buffer.
- When a street side landscaping buffer is not present, new landscaping shall be provided around the base of the sign. Landscaping at the base may not be required when a monument sign is constructed in the hardscape of an urban area, such as a plaza, in order to reinforce the urban character of the area.
- Monument signs shall appropriately transitioned into the landscape by incorporating a base and supporting structure that utilizes a building's design, architectural features, and materials. In rare instances, lot configuration, buffer dimensions, and the grade of the lot may require a different configuration than a standard monument sign. Aside from material considerations, primary consideration should be an appropriate scale for pedestrians and the visual impact upon the building and its surroundings.

4 Figurative signs

Signs which advertise the occupant business through the use of graphic or crafted symbols, such as shoes, keys, glasses, books, etc. are encouraged and should follow the same rules for placement, size, coordination with the building, etc., as other sign types.



5 Window signs

Window signs have an ability to convey a message or store name to pedestrians. Window signs can be creative and come in many forms and styles. Window signs shall follow the following guidelines:

- *Should be limited to individual letters and logos placed on the interior surface of the window and which are intended to be viewed from the outside.*
- *Glass-mounted graphic logos may be applied by silk screening or pre-spaced vinyl die-cut forms.*
- *Window signs shall not cover more than 50% of the area of each panel of window glass; signage percentages will be measured using a geometric shape and anything that falls within this shape will count toward total square footage of signage.*

PLEASE NOTE: Check with the City's Zoning Department if you are planning to hang signage on the interior of the building within 12" of the storefront. Regulations may apply.

6 Multiple establishment signage

Where multiple businesses reside in one structure, an organized and coherent approach to signage will benefit both the businesses and the character of the Vista and other design districts. A master signage plan for these buildings is required. Multi-establishment signage plans are intended to create design compatibility among various tenants or buildings in a project. Compatibility does not necessarily meeting identical. Design compatibility should be accomplished by using two or more of the following elements:

- *Common theme or design*
- *Similar construction methods and/or materials*
- *Use of compatible colors, lettering, or style*
- *Compatible scale and size*

In buildings with more than two businesses, all signage should be coordinated in terms of size, placement, color, and overall design.



7 Awnings

When awnings are appropriate for a storefront and signage on the awning can be an appropriate way to convey a message or store name.

- *Signage shall be located upon the valance of the awning.*
- *Text copy is limited to the name of the business.*
- *Text located upon the valance shall be limited to 50% of the valance area.*
- *The color of the fonts shall contrast with the awning color (white/black), and be compatible with the building color scheme.*
- *Awnings may not be illuminated from within but lighting directed to the sidewalk or to the storefront may be considered.*

8 Sandwich boards

These are permissible per Zoning Department regulations and with adherence to the appropriate insurance and ADA requirements. Sandwich boards do not require design review but they must have permits. Please contact Planning and Development Services, Zoning Division at (803) 545-3333.

9 Menu Board Signage/Directory Signage

A menu or directory board is a sign designed to advertise a menu for a restaurant or provide a list of building tenants. These signs are attached to the exterior of buildings near main entrances. Typically these signs consist of a tight weather proof box with glass or no breakable glass-like product to display menus, names or similar information.

- *The menu/directory board shall be positioned to avoid obscuring or damaging architectural details.*
- *The menu/directory board size and shape shall relate to the wall area in which is it mounted.*
- *Menu/directory boards may or may not be illuminated. If illuminated the lighting shall be indirect or from an external source. Glowing plastic menu faces are not permitted.*



10 Pedestrian Walkways:

Commercial establishments are beginning to flourish in alleyways which run midblock and which often reference early railroad spurs. Today they serve as pedestrian connectors, and the identification of businesses or offices along them may be helpful for pedestrians as they navigate the district.

- *Identification of an alley and businesses therein might be handled either by a directory kiosk (which might include a formal directory with map, signage, store locations) or a pole sign with individual tenants listed with directional arrows. A pole height should terminate at 7'. Kiosks shall be scaled to pedestrians.*
- *Any kiosk or pole design should be coordinated with any City way-finding plans as well as the immediate surroundings. If a way-finding plan is not in place, then kiosks and other wayfinding structures should coordinate with one another throughout the historic district.*

11 Historic Signs

Historic signs can contribute greatly to the character of a historic district and where they exist, should be retained. Entirely aside from the architecture of the building upon which they reside, historic signs often easily signal another era and can become iconic in their own right. There are just a few historic signs still present and the City should retain these to help capture a snapshot of the area's younger days.

Recognizing the significance of historic signage, The Columbia City Ordinance does not require the removal of historic signage no longer associated with a resident business, nor is historic signage included in an overall sign count, which is typically required by the Zoning Division's review.

- *Historic signs should remain as they were originally designed.*
- *Historic painted wall signs and "ghost" signs should be retained where feasible and should not be painted over.*
- *New signage shall be placed and incorporated with the old so as not to overwhelm either the building or the extant historic signage.*





VI. Guidelines for Site Design

The spaces between and adjacent to buildings within the District are critical to the character and function of the urban environment. The principles of good urban design are consistent with the fabric of the historic district, as it was originally designed to accommodate and engage pedestrians in the 19th and early 20th century. These principles include locating and orienting the buildings toward the major street frontage, providing continuous, safe and comfortable pedestrian zones, and providing an interesting and stimulating environment to engage the pedestrian along the sidewalk.



A. URBAN DESIGN

Whether they are sidewalks, alleys, pathways through or alongside parking lots, or plazas, the exterior spaces within the District provide access for pedestrians to travel between destinations or simply to inhabit. The location and design of these spaces shall be considered with the following principles which reflect best practices for urban design:

- *Pedestrian connectivity is a priority throughout the District;*
- *Pedestrian safety and comfort including ADA accessibility, shade, and lighting are all critical elements that will be considered;*
- *Pedestrians shall have a dedicated space or a delineated path to travel from parking areas to buildings or destinations; where possible, separating the pedestrian from the vehicular way;*
- *These spaces shall be designed to the highest urban design standards to contribute to the urban character of the district;*
- *The following elements will be considered, where applicable, as part of the site design review process:*
 - Building siting and orientation
 - Parking location, treatment, and screening
 - Open spaces, to include plazas, streetscapes, and alleys
 - Lighting
 - Public art

B. BUILDING SITING & ORIENTATION



The manner in which a building functions and how it is accessed on a site are critical to how the building contributes to the overall quality of the built environment. Primary access shall be provided from the public sidewalk and consistent with the historic patterns of the District. New development in the West Gervais Street Historic District shall follow the guidelines in Section V. Guidelines for New Construction for setbacks. In very specific circumstances, an exception may be made by the DDRC, when certain conditions exist and where it is does not have a negative effect on the existing development pattern. Some possible conditions are as follows:

- An outdoor dining area, provided it is designed with commercial quality materials and furnishings that coordinate with the building design and the public right-of-way where appropriate or,
- A residential application, where individual stoops provide access and privacy is a concern.

C. PARKING

One of the most difficult issues in urban development is providing an adequate amount of convenient parking without allowing parking structures and surface lots to dominate the urban setting. The amount of off street parking required for any new development is prescribed in the City's Zoning Ordinance; the guidance provided herein should ultimately be reflected in the parking provisions of that ordinance. Following are several principles that should apply to all parking facilities within the District, both structured and surface.



- Generally, the parking required for each block should be contained within that block. Where parcels within a block are developed by different owners, the parking requirements of each development should be accommodated within its own parcel unless a cooperative parking plan is submitted at the time of the earliest development.
- Development of surface parking on corner lots or adjacent to right-of-way shall be avoided.
- Direct vehicular access into Gervais Street and other east west streets is discouraged; access to surface parking behind Gervais Street should be from north south streets when possible.
- The use of an entire block for parking (either surface or structured) is generally discouraged.
- Parking structures shall be located within the block core, with actively programmed building space fronting on all streets.
- All parking shall be screened from the public right-of-way with a continuous evergreen hedge, 2-3' high.
- Surface lots shall incorporate shade trees at regular intervals to provide a continuous canopy at full maturity.
- Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal-use building, with the principal-use building oriented to front on the address

D. OPEN SPACES

street. The ground floor of the parking structure should be actively programmed.

- Structured parking configured as a base level podium supporting a high-rise tower should not be permitted.
- The architectural treatment of parking structures should be compatible in quality, form, materials, colors and textures with the structure(s) being served.
- Parking structure roof lines which are visible from the street should be level; ramping should occur within the structure or on the interior of the block where it is screened from the street.
- Light sources within parking structures shall be screened, whether architecturally or otherwise, from the street.
- New parking lots and existing surface parking lots which are serving new or renovated buildings shall be designed to minimize the negative impact of large paved surfaces on the quality of the visual environment.



The West Gervais Street District's streets, with their street trees and pedestrian amenities, are its primary open space. The narrow setbacks are specifically intended to prevent development of the broad landscaped open spaces typical of suburban campus-like settings. Any unbuilt zones along the setback line (i.e., plazas, entrance courts) should be small, intense areas that are placed and designed so that they will be occupied at various times of the day.

To invite public use and ensure user security, plazas or other public open spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops,

restaurants, residential units, or offices.

Goals and methods for landscaping in an urban setting differ from common suburban practices; the following guidelines emphasize those differences, without attempting to cover all principles of sound site design and horticultural practices.

- Maintenance resources should be given first consideration when planning the urban landscape. In most situations, ease of maintenance is of paramount importance. Complex designs should never be attempted unless the required maintenance can be assured.
- Site preparation and grading should respect traditional urban forms of development. Berms and other suburban land sculpturing techniques are not appropriate in the West Gervais Street Historic District.
- Shade trees shall be incorporated wherever possible, on streetscapes, in parking areas, and in pedestrian plazas and alleys.
- Plant materials, particularly canopy trees, should be selected from varieties which are well adapted to the local climate and soils, resistant to pests, diseases, and drought; long-lived and strong, and free of excessive litter and other maintenance problems. Canopy trees should have an attractive

crown structure; ground cover materials should have a tight, weed-resistant growth habit.

- Tree plantings shall follow the latest best practices for urban tree health, including but not limited to a minimum of 200 sf planting area, utilizing structural soil or silva cells or similar where appropriate, and providing irrigation.
- Every effort should be made to preserve existing trees. Where existing trees can be incorporated in new development, appropriate measures should be taken to protect them during construction.



E. SITE FURNISHINGS

- Paved surfaces, benches, trash receptacles and other exterior furnishings should be of the highest quality construction and should be compatible in design with the architecture of adjacent development.
- Site furniture shall be of sturdy, commercial-grade construction designed for outdoor use.
- Site furniture and any other objects in private open spaces that are visible from the right-of-way shall be maintained in like-new condition, without rust, dents, peeling paint, or graffiti.

F. IMPROVEMENTS IN THE

RIGHT-OF-WAY

- Where installation of streetscape improvements is required as part of the site plan, the City will provide design specifications on request; these specifications (including dimensions, materials, and planting methods) must be followed and will be subject to inspection.
- For any private use of public right-of-way such as for dining tables, planters, etc. the applicant must go through the encroachment process and follow the above guidelines for site furnishings.

G. SITE LIGHTING

Effective and efficient site lighting improves aesthetics, reduces energy use and maintenance, and preserves the night sky. This is particularly important in the West Gervais Street Historic District as it is very close to the State Museum's observatory.

Pedestrian lights are generally set on 14 foot poles at 70 to 80 foot intervals. In addition to providing adequate ambient lighting for pedestrians and the street, they are a very important decorative element. The design of pedestrian lights should give a strong direction to the theme and character for the area. Where there is a City standard for street lighting, this shall be used by private developers when improving the right-of-way.

- Site lighting shall be adequate for the security of the site while maintaining a low lighting profile that reduces overspill and glare.
- The maximum height for pole-mounted parking lot or site lighting shall be 15' at the top of the light source.
- Use high-efficiency lighting with low cut-off angles and down-lighting for landscaping
- Use reflective-type lighting fixtures to reduce or eliminate glare and provide safer, more human-scaled nightscapes.
- Allow zero direct beam exterior lighting at the property line.

H. PUBLIC ART

Public art should be incorporated into the District wherever possible to create a special identity and sense of place for important spaces including plazas, parks, and building entrance areas. The purpose of this section is not to create guidelines for the art itself, but rather to provide guidance for its placement. Site Selection- when selecting a site, public art:

- Should be located on axes and circulation paths to take advantage of views, visibility, and accessibility;
- Should anchor and activate its site;



- Should enhance the overall public environment and pedestrian streetscape experience;
- Should help to create a place of congregation and activity;
- Should be placed in a spot in which the scale of the piece does not overwhelm a small space or disappear into a very large space.

Placement Criteria

Furthermore, there are guidelines for artworks placed within project sites, to ensure that the works are displayed prominently and clearly identifiable as artwork.

Artworks displayed in exterior public spaces should be publicly accessible 24 hours per day or, if they are sited in a setting such as a park, be accessible during the normal hours of that site's operation.

Some other guidelines about public art site placement include:

- Artworks should not block windows or entranceways, nor obstruct normal pedestrian circulation in and out of a building (unless such alteration is specifically a part of the experience or design of the artwork).
- Art should not be placed in a given site if the landscaping and maintenance requirements of that site cannot be met.
- Art should be sited so as to be either immediately visible or in a location where it will be visible by the most people.
- Placement should always take into consideration the artist's intent for how the piece should be viewed, such as distance, angle, and height
- Consider color and texture of backgrounds that are appropriate for the piece; busy backdrops

can be distracting, whereas similarly colored backgrounds can result in lack of visibility.

- Art should be placed in a site where it will enhance its surroundings or at least not detract from it (creating a "blind" spot where illegal activity can take place).
- Artwork may or may not be illuminated. Artwork is encouraged to be illuminated, when illuminated it lighting used shall be soft wash of illumination, electrical fixtures and conduit shall be minimized from view.



A. GUIDELINES

The guidelines below generally reflect the original guidelines for the area. PLEASE NOTE that this area is also subject to the City Center Design/Development Guidelines. Items such as parking, signage and awnings, etc. that are delineated in the guidelines for the West Gervais Historic Commercial District, also apply to this Protection Area.

I. General Guidelines

1. *The Protection Area is also subject to the guidelines from the City Center Design/Development District. Where the following guidelines are stricter they are the prevailing rule.*
2. *Guidelines for the West Gervais Historic Commercial District for awnings, fences and walls, service areas, signage, lighting, and site design apply to the Protection Area.*

II. New Construction/Existing Building Guidelines

1. *Building Setback: The façade of the new building should be at the front lot line in order to mimic existing and historic patterns in the area.*
2. *Building Form and Scale: The building should have a simple rectangular or square form to complement existing buildings. The scale should be compatible with existing buildings. Additions should be secondary to an existing building and be characteristic of the building to which they are attached.*
3. *Roof Shape: Roofs should generally be flat and hidden behind parapet walls to complement existing patterns. Simple gable roofs with a low pitch may be appropriate as the same roof form is found on the Confederate Printing Plant at 501 Gervais Street.*
4. *Roof Material: If visible, the roof should have material that is consistent with the style of the building. The roof material should generally be secondary to the character of the building and should not detract from the building's integrity.*
5. *Materials and Finishes: No clapboards, unpainted wood or glass block are allowed. Brick should be used as the main wall material, and may be painted. No items on the "discouraged materials" list in the City Center Design/Development District guidelines may be used. Finishes should match traditional patterns. On existing buildings, maintain original architectural features.*
6. *Secondary Materials and Finishes: Secondary materials may be wood, stucco or metal, with traditional finishes.*
7. *Entrances and Storefronts: Entrances should be reflective of historic patterns and not be located on a corner. They should be located on the main façade and secondary entrances on secondary street fronts should be subordinate in design to the main entrance. No porches should be included in entrance or building designs. Recessed entrances with storefronts are encouraged, using proportions and rhythms consistent with traditional patterns.*
8. *Windows: Use window sizes, rhythms and proportions similar to historic designs.*
9. *Innovative Ideas: The commission may consider innovative ideas if they follow the general intent of the guidelines.*



VIII. Guidelines for West Gervais Protection Area

The West Gervais Protection Area is a buffer district located west of the West Gervais Historic Commercial District. It has a number of new buildings and altered older buildings, with a few historic structures generally located near the Huger Street corridor. It was established at the same time as the historic district with minimal guidelines aimed at new construction and review of existing buildings.



VIII. Resources



Need some help? From understanding how to repoint your brick to potential savings on your tax bill, there are resources available to make your project clear and doable.

A. INCENTIVES

There are tax advantages for qualifying renovation projects for eligible historic buildings located in the district.

Locally, the City offers the Bailey Bill, which can benefit an owner in the form of an abatement on the property tax for an eligible project.

A portion of the West Gervais historic district is also located within a National Register of Historic Places district. This may also allow an owner to pursue savings on their income tax through the assistance of the State Historic Preservation Office.

Call Planning staff for more information on these resources.

B. MASONRY CLEANING & REPOINTING

Using low to medium pressure water, non-ionic detergents and natural bristle brushes is the preferred method. High pressure water, harsh chemicals or sandblasting is not permitted. Regulate high pressure equipment to no more than 400psi, or mitigate high pressure by using higher degree nozzle tips to produce a wider fan pattern. In addition, increase the distance between the spray and the historic material to prevent damage. Do not use “chisel” nozzle tips that could abrade the surface and destroy mortar in historic brickwork.

A pure Portland Cement mortar is likely too strong to be used as mortar in most of these buildings; a Type N or Type O mortar is recommended for repairs and repointing.

C. 'HOW TO' FOR HISTORIC BUILDINGS

The National Park Service has published a number of briefs outlining best practices for maintaining and repairing historic buildings. The titles to those briefs are listed below and they are all accessible at this website: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

- Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- Repointing Mortar Joints in Historic Masonry Buildings
- Improving Energy Efficiency in Historic Buildings
- Roofing for Historic Buildings
- The Preservation of Historic Adobe Buildings
- Dangers of Abrasive Cleaning to Historic Buildings
- The Preservation of Historic Glazed Architectural Terra-Cotta
- Aluminum and Vinyl Siding on Historic Buildings: The
- The Repair of Historic Wooden Windows
- Exterior Paint Problems on Historic Woodwork
- Rehabilitating Historic Storefronts
- The Preservation of Historic Pigmented



Structural Glass (Vitrolite and Carrara Glass)

- The Repair and Thermal Upgrading of Historic Steel Windows
- New Exterior Additions to Historic Buildings: Preservation Concerns
- Preservation of Historic Concrete
- The Use of Substitute Materials on Historic Building Exteriors
- Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
- The Repair and Replacement of Historic Wooden Shingle Roofs
- Repairing Historic Flat Plaster—Walls and Ceilings
- The Preservation and Repair of Historic Stucco

- Preserving Historic Ornamental Plaster
- Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- The Preservation of Historic Signs
- The Preservation and Repair of Historic Log Buildings
- The Maintenance and Repair of Architectural Cast Iron
- Painting Historic Interiors
- The Repair, Replacement, and Maintenance of Historic Slate Roofs
- The Preservation and Repair of Historic Clay Tile Roofs
- Mothballing Historic Buildings
- Making Historic Properties Accessible
- The Preservation and Repair of Historic Stained

C. 'HOW TO' FOR HISTORIC BUILDINGS

(CON'T)

and Leaded Glass

- Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
- Understanding Old Buildings: The Process of Architectural Investigation
- Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- Removing Graffiti from Historic Masonry
- Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- Preserving Historic Ceramic Tile Floors
- The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- The Maintenance, Repair and Replacement of Historic Cast Stone
- The Preparation and Use of Historic Structure Reports
- The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
- Preserving Historic Wooden Porches
- Maintaining the Exterior of Small and Medium Size Historic Buildings

D. SUSTAINABILITY & ENERGY EFFICIENCY

Historic buildings are already expressing some of the best principles of sustainability, including reusing existing structures and avoiding adding to the landfill, utilizing long-lasting, durable materials that can be repaired and maintained, and conserving energy through the benefit of thick masonry walls, which transfer heat and cold very slowly.

1. Improve efficiency with measures that do not require retrofitting exterior elements of the historic building. These can include setting thermostats lower during the winter and higher during the summer, and adding interior thermal shades or shutters.
2. Install new coatings on flat roofs that are designed to aid with energy efficiency.
3. Install exterior storm windows that are appropriate to the building and window design, or install interior storm windows.
4. Install insulation and update old or inefficient heating and air conditioning systems, which often account for a majority of annual energy costs.



E. DEFINITIONS

Adaptive Reuse The reuse of older structures, often involving extensive restoration or rehabilitation of the interior and/or exterior to accommodate the new use.

Addition 1. Construction that increases the living or working space of an existing structure, and is capable of being mechanically heated or cooled. (ex. porch enclosures, room additions, etc.) 2. An alteration that changes the exterior height of any portion of an existing building. 3. Any extension of the footprint of the structure, including porches and decks.

Alignment (Architectural) The visual alignment and subsequent placement of architectural elements such as windows, cornice elements, soffits, awnings, etc. from one structure to adjacent structures in order to promote streetscape continuity.

Appropriate Suitable for, or compatible with, a structure or district, based upon accepted standards and techniques for historic preservation and urban design as set forth in the Secretary of the Interior's Standards or these guidelines.

Arcade An arched roof or covered passage way.

Arch A curved structure supporting its weight over an open space such as a door or window.

Architectural feature/element Any of the component parts that comprise the exterior of a building, structure or object that convey the style of a building. (ex. Victorian, Bungalow, etc...).

Articulation Describes the degree or manner in which a building wall or roofline is made up of distinct parts or elements. A highly articulated wall will appear to be composed of a number of different planes, usually made distinct by their change in direction (projections and recesses) and/or changes in materials, colors or textures.

Awning A fixed cover, typically comprised of cloth over a metal frame, that is placed over windows or building openings as protection from the sun and rain.

Backer panel a flat panel upon which sign letters are mounted. A backer panel is usually painted to favorably highlight the signage. Backer panels can help to minimize intrusions into historic masonry.

Balcony A railed projecting platform found above ground level on a building.

Baluster The upright portion of the row of supports for a porch railing.

Balustrade A series of balusters surmounted by a rail.

Bay (Structural) A regularly repeated spatial element in a building defined by beams or ribs and their supports.

Built Environment The surrounding sidewalks, buildings, artwork, walls, streets, etc. that make up the man-made environment.

Bulkhead The space located between the pavement/sidewalk and the bottom of a traditional storefront window.

Canopy A projection over a niche, platform or doorway; often decorative or decorated.

Casement Window Window with hinges to the side so that the sash opens like a door.

Character-defining feature a detail or part of a structure that imparts style or design and distinguishes it from other structures (ex. porch railings, decorative windows).

Column A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built-up of drums the full diameter of the shaft.

Compatible to conform or be in harmony with the components of the style of a building or the character of a district.

Contributing (building/structure/site) A building, structure or site that reinforces the visual integrity or interpretability of a historic district. A contributing building is not necessarily "historic" (50 years old or older). A contributing building may lack individual distinction but add to the historic district's status as a significant and distinguishable entity.

Cornice The horizontal projection at the top of a wall; the top course or molding of a wall when it serves as a crowning member.

Curb Cuts The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.

Demolition Active deconstruction in whole or in part of a building, object, or site.

Double Hung Window A window with an upper and low sash arranged so that each slides vertically past the other.

Driveway an area improved in accordance with approved materials, leading from a street or alley to a parking space.

Eaves The overhang at the lower edge of the roof which usually projects out over the walls.

Elevation 1. Height in terms of distance from grade; 2. an exterior wall of a building, usually used in referring to portions other than the façade.

Enclosure To close off a previously exterior open space, through the installation of walls or other devices.

Exterior Change An action that would alter the appearance or materials of a structure. Examples include: change in roof pitch or form, or replacing or covering exterior siding with substitute material, reducing, enlarging, closing or relocating window or door openings.

Facade The exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

Fascia The outside horizontal board on a cornice.

Fenestration The arrangement and design of windows in a building.

General maintenance and repair Work meant to remedy damage due to deterioration of a structure or its appurtenances or general wear and tear, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

Glazed Brick A brick which has been glazed on one side.

Halo Lighting (or reverse lit)—a subtle form of lighting for signage in which light is contained within an opaque letter and directed backwards, creating a wash of light behind signage letters.

Hip Roof A roof with four uniformly pitched sides.

Infill A newly constructed building within an existing development area.

Lintel A horizontal support member that supports a load over an opening, as a window or door opening, usually made of wood, stone or steel; may be exposed or obscured by wall coverings.

Major Substantive; substantial; as in considerable amount of.

Masonry Wall construction of such material as stone, brick and adobe.

Mass – The size or physical bulk of a building; mass

combines with shape to define form (such as cubes, rectangles, cylinders, etc.).

Monolithic A single large flat surface (facade) without relief. A massive, unyielding structure.

Muntin/Mullion The strips of the window that divides the glass into panes or lights. Mullions typically divide two distinct windows and is often vertically oriented.

New Construction The construction of any freestanding structure or feature. This may apply to a variety of structures such as storage buildings, carports & garages, secondary dwellings, etc.

Non-contributing (building/ structure/site) A building, structure or site which no longer reinforces the visual integrity of the district either because it is a vacant parcel, it is a structure that was built outside of the period of significance of the district or it is an historic structure that has lost its integrity through inappropriate alterations.

Outbuilding An auxiliary structure that is located away from a house or principal building (e.g. garage, studio, guest house, shed).

Parapet A low wall generally running around the outside of a flat roof.

Period of Significance a. For an individual structure: the

date of construction and/or the date(s) which coincide with its reason for significance, for example a c.1900 retail building that was also the site of a 1964 Civil Rights demonstration; b. for a district: the span of time during which the significant development occurred.

Pier A stout column or pillar.

Pilaster A column attached to a wall or pier.

Pitch The slope of a roof expressed in terms of ratio of height to span.

Porch A covered entrance or semi-enclosed space projecting from the facade of a building; may be open sided or screened.

Primary front yard That area between the street-facing facade of the principal building, the front lot line, and either both side lot lines (for interior lots and through lots) or a side lot line and the secondary front lot line (for corner lots).

Primary Building Facade The particular facade of a building which faces the street to which the address of the building pertains.

Principal elevation(s) Elevations that are integral to the overall design and understanding of the building

and its use.

Proportion Proportion deals with the ratio of dimension between elements. Proportion can describe height to height ratios, width to width ratios, width to height ratios, as well as ratios of massing. Landscaping can be used to establish a consistent rhythm along a streetscape which will disguise the lack of proportion in building size and placement.

Raceway Generally, a sort of rectangular box to which a sign's letters are attached; the box is then affixed to the building. The raceway may also contain any required electrical components. Raceways are designed to 'vanish' behind the signage letters. Like backer panels, they help to minimize intrusions into historic masonry.

Rehabilitation, Renovation The modification of or changes to an existing building in order to extend its useful life or utility through repairs or alterations, while preserving the features of the building that contribute to its architectural, cultural or historical character.

Relief Carving raised above a background plane, as in bas relief.

Reveal The vertical side section of a doorway or window frame.

Rhythm (Horizontal, Vertical) The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

Ridge The highest line of a roof when sloping planes intersect.

Sash The framework into which window panes are set.

Scale (Human) Scale is the measurement of the relationship of one object to another object. The scale of a building can be described in terms of its relationship to a human being. All components of a building also have a relationship to each other and to the building as a whole, which is the "scale" of the components. Intimate usually refers to small spaces or detail which is very much in keeping with the human scale, usually areas around eight to ten feet in size. At the other end of the spectrum, monumental scale is used to present a feeling of grandeur, security, timelessness or spiritual well-being.

Secondary Elevation Not prominently located or not highly visible to the public right of way.

Secondary Front Yard The non-primary side of a building on a corner lot. That area between the street-facing facade of the principal building, the secondary front lot line, the front lot line, and the rear lot line.

Setback The minimum horizontal distance between the lot or property line and the nearest front, side or rear line of the building (as the case may be), including porches or any covered projection thereof, excluding steps.

Shall What must happen.

Should What must happen unless evidence is presented to illustrate why an alternative is more suitable.

Siding The finish covering on the exterior of a frame building (with the exception of masonry). The term cladding is often used to describe any exterior wall covering, including masonry.

Sill The framing member that forms the lower side of an opening, such as a door sill. A window sill forms the lower, usually projecting, lip on the outside face of a window.

Storefront The traditional "main street" facade bounded by a structural pier on either side, the sidewalk on the bottom and the lower edge of the upper facade on top, typically dominated by retail display windows.

Street Wall The edges created by buildings and landscaping that enclose the street and create space.

Temporary Encroachment The temporary use of a public area, such as the placement of scaffolding on a public sidewalk in order to make repairs the front of building.

Transom The horizontal division or cross-bar in a window. A window opening above a door.

Trim The decorative finish around a door or window; the architrave or decorative casing used around a door or window frame.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Ordinance No.: 2016-101 - Annexing 513 Cordgrass Road, 1379 Beechfern Circle and 1398 Beechfern Circle, Richland County TMS # 25815-02-07, 25815-02-20 and 25815-01-07

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Council District: 4

Proposal: Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Applicants: Martin J. Keaney, Susan C. Keaney, Asuncion Valentin, Juan Manuel Flores Moreno, Leticia Ceballos Godefroy

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning; Approve

PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning; Approve (7-0)

ATTACHMENTS:

- **#a:** The Park Ph2 part 3 (PDF)

Action Item (ID # 3024)

Meeting of December 6, 2016

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY THE PARK- PHASE 2: 513 CORDGRASS ROAD, 1379 BEECHFERN CIRCLE, 1398 BEECHFERN CIRCLE; TMS# 25815-02-07, 25815-02-20, 25815-01-07

Council District:	4	
Proposal:	Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.	
Applicants:	Martin J. Keaney, Susan C. Keaney, Asuncion Valentin, Juan Manuel Flores Moreno, Leticia Ceballos Godefroy	
Staff Recommendation:	Annex, Assign Interim Land Use and Interim Zoning	APPROVE
PC Recommendation:	04/04/16: Annex, Assign Interim Land Use and Interim Zoning	APPROVE (7-0)
Annexation, 1 st Reading: PH	11/15/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Annexation, 2 nd Reading	12/06/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Comp Plan Amendment: 1 st Reading: PH	01/17/17: Confirmation of Land Use Classification	PENDING
Comp Plan Amendment: 2 nd Reading	02/06/17: Confirmation of Land Use Classification	PENDING
Map Amendment: 1 st Reading: ZPH	01/17/17: Zoning Confirmation	PENDING
Map Amendment: 2 nd Reading	02/06/17: Zoning Confirmation	PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.96 acres

Current Use: Residential lots

Proposed Use: Residential lots

Reason for Annexation: Secondary / Municipal Services

Urban Service Area: Secondary

Current Richland County Land Use Classification: Neighborhood (Medium Density)

Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)

Current Richland County Zoning: Planned Development District (PDD)

Proposed Zoning: Planned Unit Development – Residential District (PUD-R)

Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexations will result in an increase number of calls for services and will cost the CPD **\$38.34** annually to provide service.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

The cost associated with solid waste service for these properties is **\$187.00** annually per household.

Engineering

Because water and sewer lines currently exist in this area and the developer has already installed new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual City property tax revenue after annexation of these properties will generate approximately **\$1,674.42**.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will need to be accomplished to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- *Accessory Dwelling Units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R).

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) *Intent.* The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Recommend to City Council annex said land with interim UER-2 land use classification and interim zoning of PUD-R.



Future Land Use Map

513 Cordgrass Road, 1379 Beechfern Circle, 1398 Beechfern Circle; TMS# 25815-02-07, 25815-02-20, 25815-02-21
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

53.a

Department of Planning & Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
-  UER-1 - Urban Edge Residential Small Lot
-  UER-2 - Urban Edge Residential Large Lot
-  UCAC-1 - Urban Core Neighborhood Activity Center
-  UCAC-2 - Urban Core Community Activity Center
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Corridor
-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



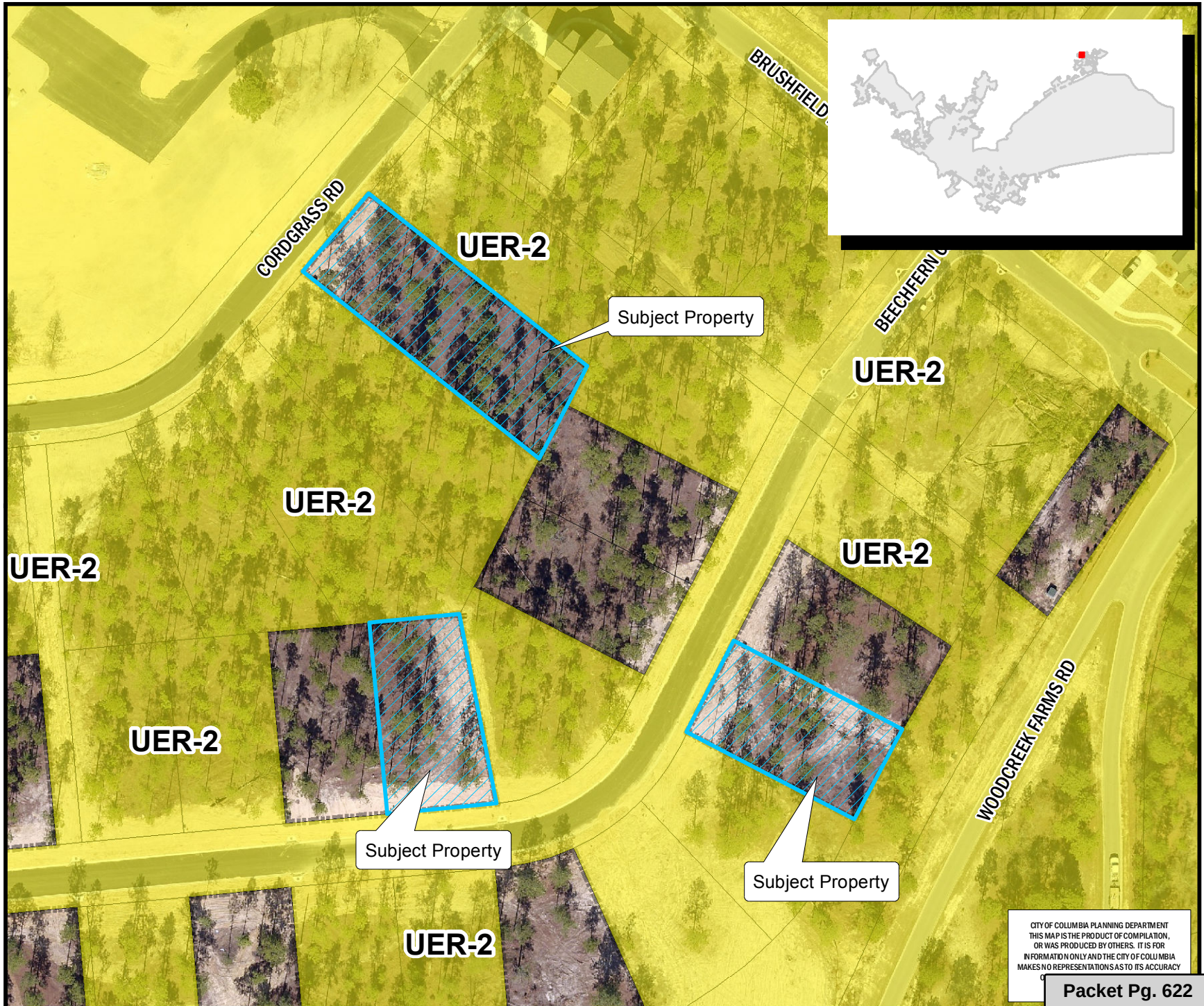
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
October 20, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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Packet Pg. 622

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

513 Cordgrass Road, 1379 Beechfern Circle, 1398 Beechfern Circle; TMS# 25815-02-07, 25815-02-20, 25815-02-21
Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

53.a

Department of Planning &
Development Services

Legend



D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	



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ORIGINAL PREPARATION/DATE:
This map was prepared by:

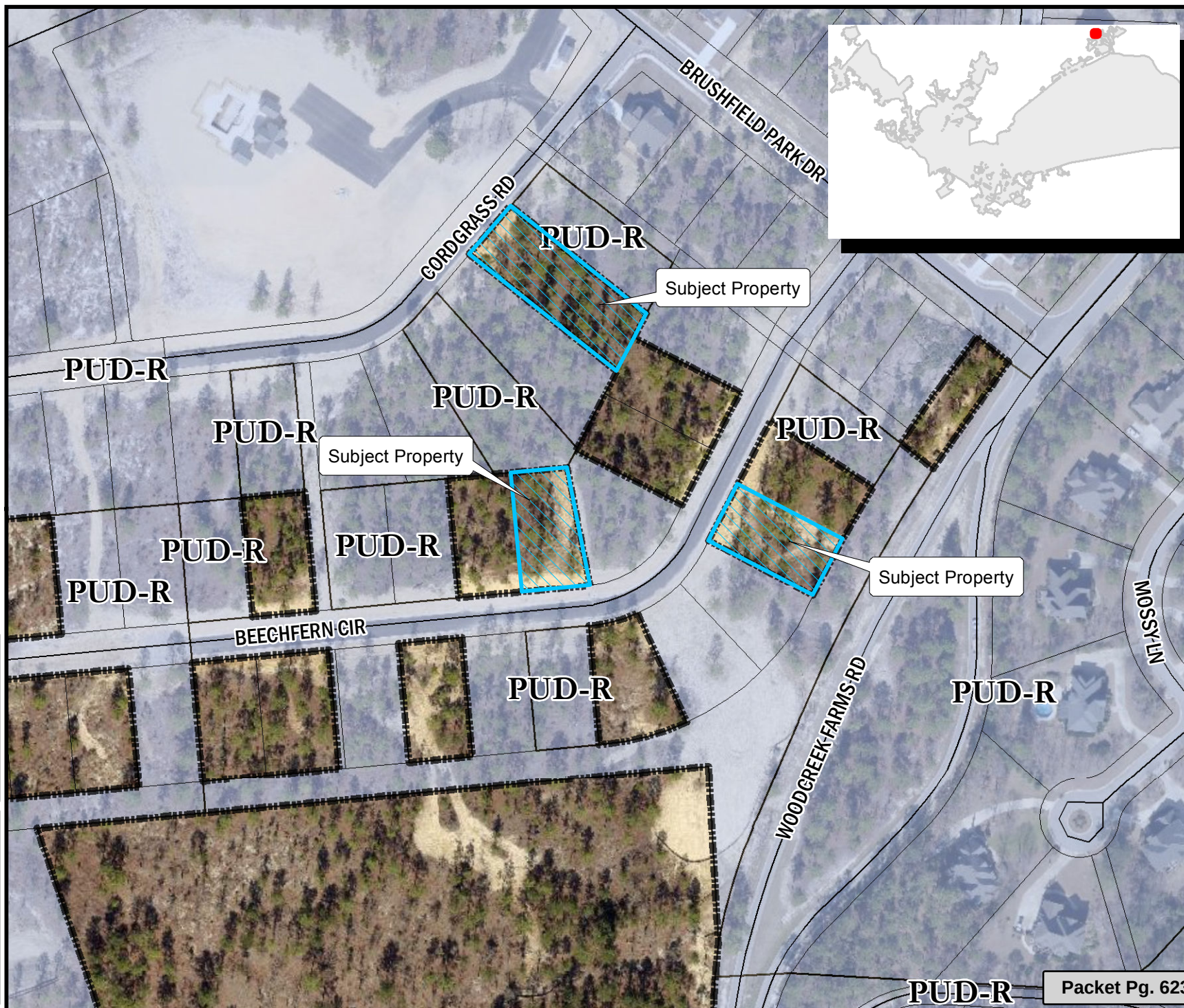
Leigh DeForth
October 20, 2016

DISCLAIMER:

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We Are Columbia



PUD-R

Packet Pg. 623

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2016-101

*Annexing 513 Cordgrass Road, 1379 Beechfern Circle and 1398 Beechfern Circle,
Richland County TMS# 25815-02-07, 25815-02-20 and 25815-01-07*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 0.96 acres, and shall be assigned an interim land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25815-02-07, 25815-02-20 and 25815-01-07

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

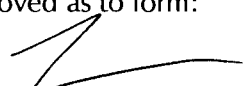
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-101

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.42 acres, more or less, being shown and delineated as Lot 60 on a Final Plat of Woodcreek Farms Section A-II, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 54 on a Final Plat of Woodcreek Farms, Section A-11, "the Park – Phase 2, by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the ROD for Richland County Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel of lot of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 39 on a Final Plat of Woodcreek Farms, Section A-11, "The Park- Phase 2", by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the ROD for Richland County Record Book 1934 at Page 3060. The Plat being incorporated herein by reference for a more complete and accurate description of the Property, all measurements being a little more or less.

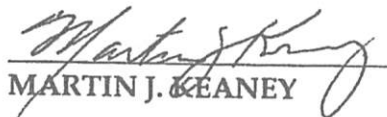
STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF RICHLAND)

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.42 acres, more or less, being shown and delineated as Lot 60 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-02-07

Property Address: 513 Cordgrass Road


 MARTIN J. KEANEY

Date: 27 MAY 16


 SUSAN C. KEANEY

Date: 27 May 2016

Book 2122-2324

2016045063 06/20/2016 13:40:48:000

Fee: \$0.00

County Tax: \$0.00

Notice

State Tax: \$0.00



2016045063

John T. Hopkins II

Richland County R.O.D.

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF RICHLAND)

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Richland County TMS: 25815-02-07

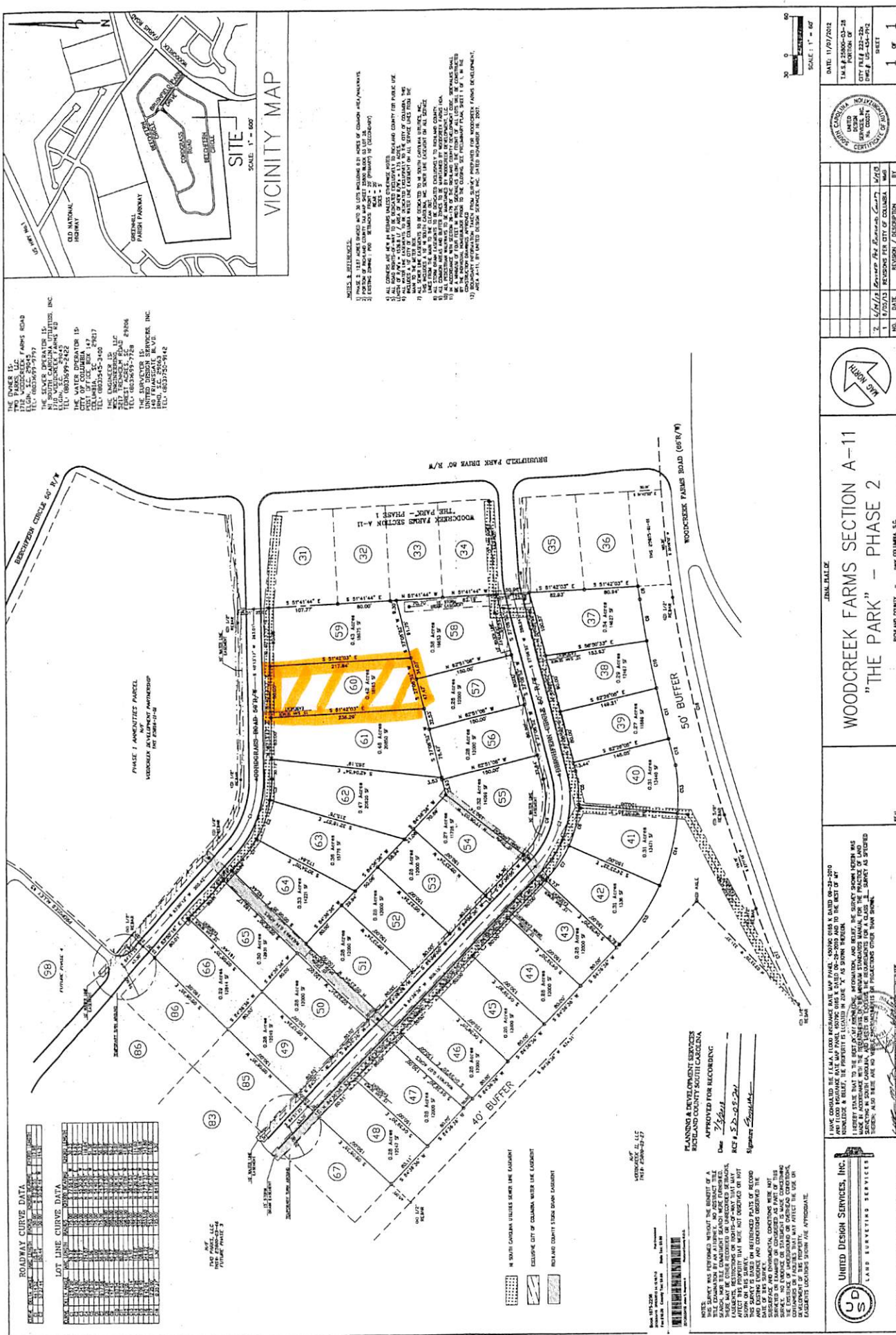
Property Address: 513 Cordgrass Road


 MARTIN J. KEANEY

Date: 27 AUG 16

 SUSAN C. KEANEY

Date: _____



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

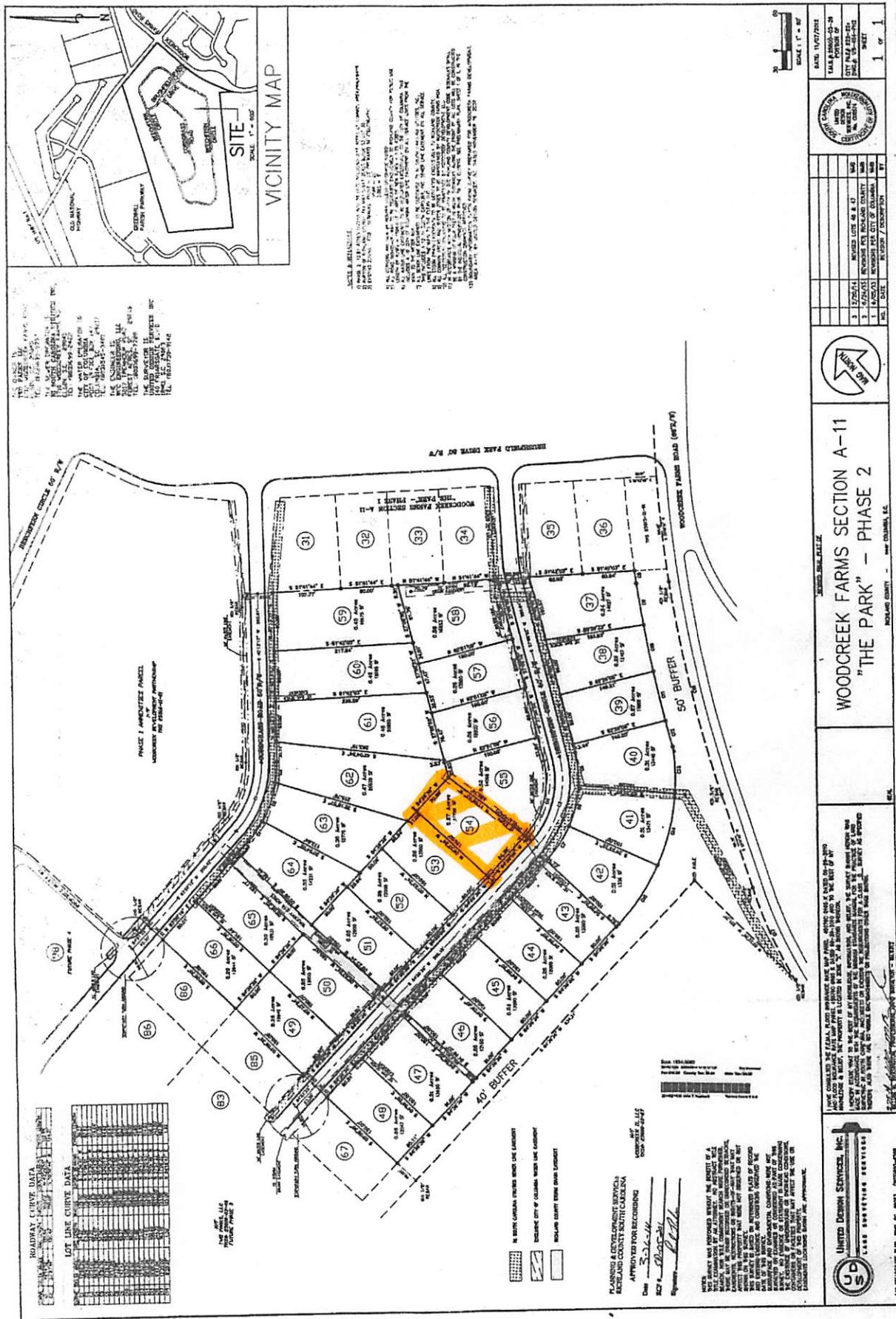
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Richland County TMS: 25815-02-20
Property Address: 1379 Beechfern Circle


Asuncion Valentin

Date: 8/31/16

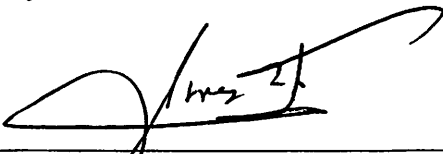


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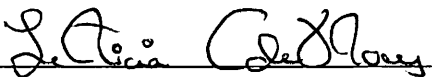
Property Description: All that certain piece, parcel of lot of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 39 on a Final Plat of Woodcreek Farms, Section A-11, "The Park- Phase 2", by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the ROD for Richland County Record Book 1934 at Page 3060. The Plat being incorporated herein by reference for a more complete and accurate description of the Property, all measurements being a little more or less.

Richland County TMS: 25815-01-07
 Property Address: 1398 Beechfern Circle



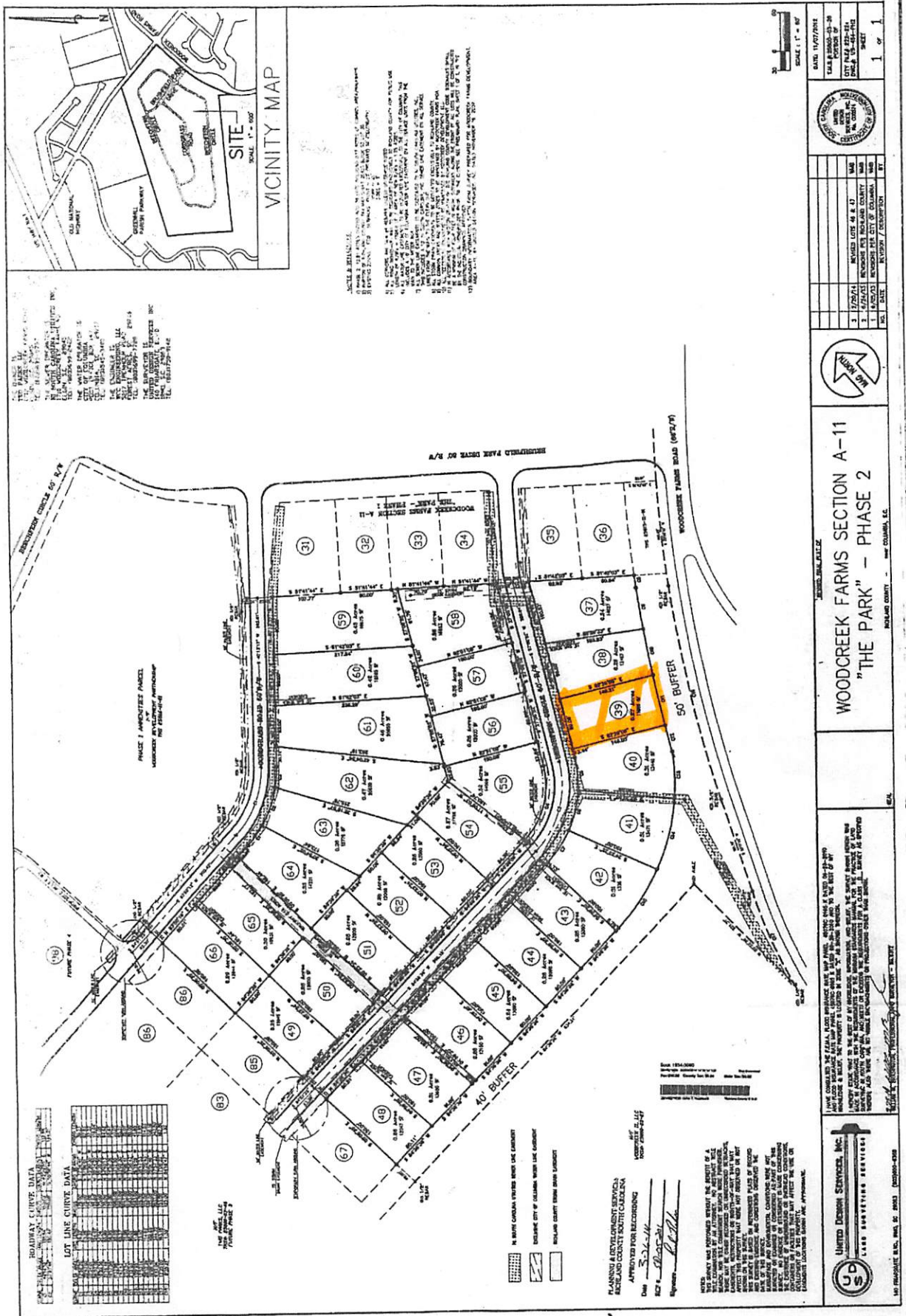
 Juan Manuel Flores Moreno

Date: 08-26-2016



 Leticia Ceballos Godefroy

Date: 08-26-2016





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Ordinance No.: 2016-100 - Annexing 1303 Beechfern Circle, 1308 Beechfern Circle, 1329 Beechfern Circle and 1334 Beechfern Circle, Richland County TMS# 25815-02-32, 25815-01-26, 25815-02-28 and 25815-01-22

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Council District: 4

Proposal: Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Applicants: James Theodore Brown Jr., Shannon Louise Brown, Keddrick D. Brown, Curtina L. Brown, Andrea L. Kendrick, Herman L. Crawford Jr., Jonathan Ulven

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning - Approve

PC Recommendation: 05/02/16: Annex, Assign Interim Land Use and Interim Zoning - Approve (8-0)

ATTACHMENTS:

- **#a:** 2016-100 annex 1303 1308 1329 1334 Beechfern (PDF)

Action Item (ID # 3025)

Meeting of December 6, 2016

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY THE PARK- PHASE 3: 1303 BEECHFERN CIRCLE, 1308 BEECHFERN CIRCLE, 1329 BEECHFERN CIRCLE, 1334 BEECHFERN CIRCLE TMS# 25815-02-32, 25815-01-26, 25815-02-28, 25815-01-22

Council District:	4	
Proposal:	Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.	
Applicants:	James Theodore Brown Jr., Shannon Louise Brown, Keddrick D. Brown, Curtina L. Brown, Andrea L. Kendrick, Herman L. Crawford Jr., Jonathan Ulven	
Staff Recommendation:	Annex, Assign Interim Land Use and Interim Zoning	APPROVE
PC Recommendation:	05/02/16: Annex, Assign Interim Land Use and Interim Zoning	APPROVE (8-0)
Annexation, 1st Reading: PH	11/15/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Annexation, 2nd Reading: PH	12/06/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Comp Plan Amendment: PH	01/17/17: Confirm Land Use Classification	PENDING
Map Amendment: ZPH	02/07/17: Confirm Zoning	PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.12 acres

Current Use: Residential lots

Proposed Use: Residential lots

Reason for Annexation: Secondary / Municipal Services

Urban Service Area: Secondary

Current Richland County Land Use Classification: Neighborhood (Medium Density)

Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)

Current Richland County Zoning: Planned Development District (PDD)

Proposed Zoning: Planned Unit Development – Residential District (PUD-R)

Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexations and assumed development will result in an increase number of calls for services and will cost the CPD **\$35.13** annually to provide service.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

At this time the some of the properties are undeveloped and would not receive services accordingly. The cost associated with solid waste service for these properties is **\$187.00** annually per household upon completion.

Engineering

Because water and sewer lines currently exist in this area and the developer has already installed new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner when developing a vacant residential lot.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual City property tax revenue after annexation of these properties will generate approximately **\$2,228.78** once the properties are developed. Note that one of the four lots has been developed at this time.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will need to be accomplished to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- *Accessory Dwelling Units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R).

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) *Intent.* The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall

consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Recommend to City Council annex said land with interim UER-2 land use classification and interim zoning of PUD-R.

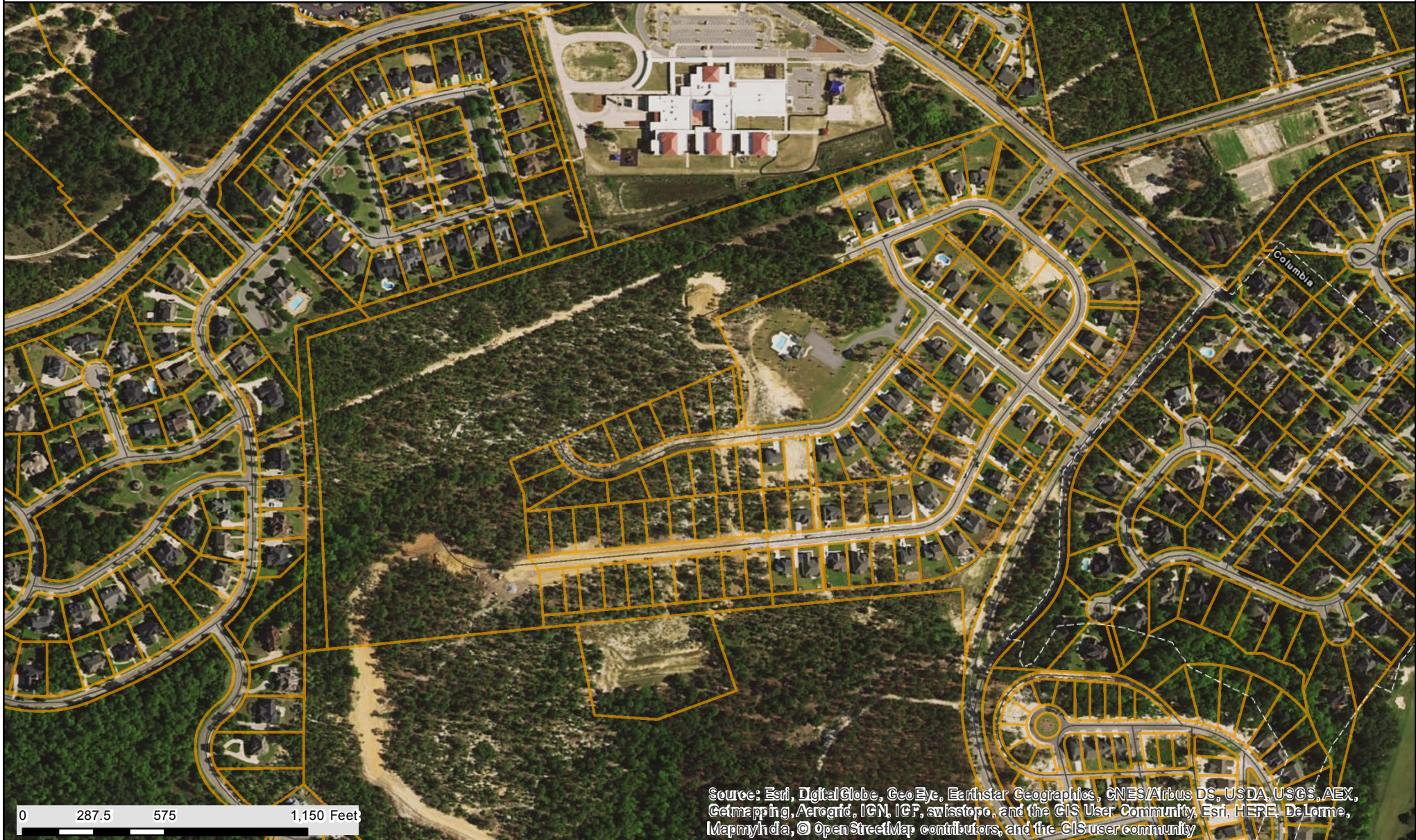
City of Columbia

The Park: Phase 3

54.a



Thursday, August 18, 2016



0 287.5 575 1,150 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



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Packet Pg. 640

Future Land Use Map

1303 Beechfern Circle, 1308 Beechfern Circle, 1329 Beechfern Circle, 1334 Beechfern Circle; TMS# 25815-02-32, 25815-02-28, 25815-01-22; Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

54.a

Department of Planning & Development Services

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



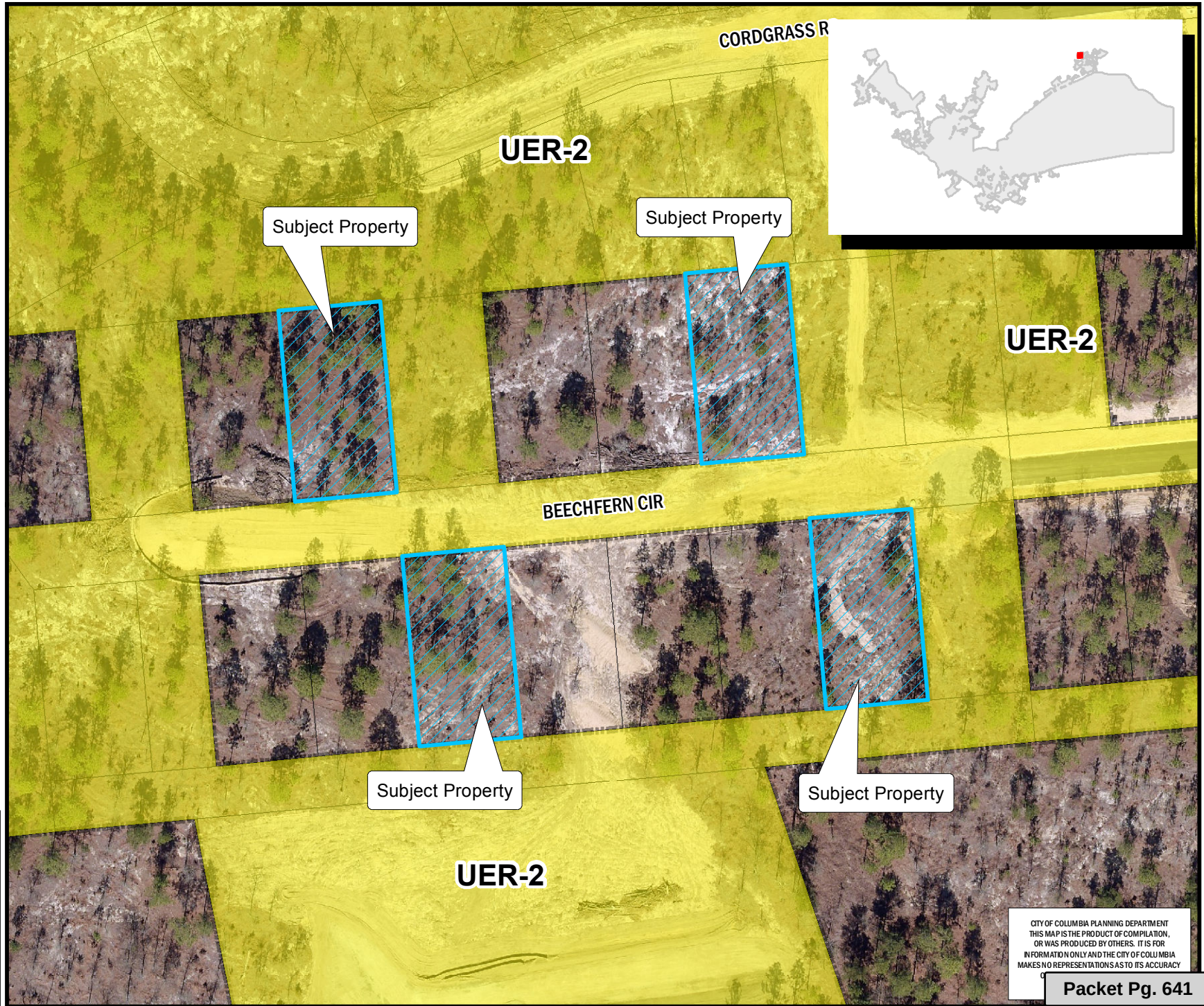
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
October 20, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 641

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1303 Beechfern Circle, 1308 Beechfern Circle, 1329 Beechfern Circle, 1334 Beechfern Circle; TMS# 25815-25815-01-26, 25815-02-28, 25815-01-22; Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

54.a

Department of Planning & Development Services

Legend

 CITY LIMITS
 PARCELS

 D-1	 C-1
 RS-1	 C-2
 RS-1A	 C-3
 RS-1B	 C-3A
 RS-2	 C-4
 RS-3	 C-5
 RD	 M-1
 RD-2	 M-2
 RG-1	 PUD-C
 RG-1A	 PUD-LS
 RG-2	 PUD-LS-E
 RG-3	 PUD-LS-R
 UTD	 PUD-R
 MX-1	 OUT OF CITY
 MX-2	



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Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

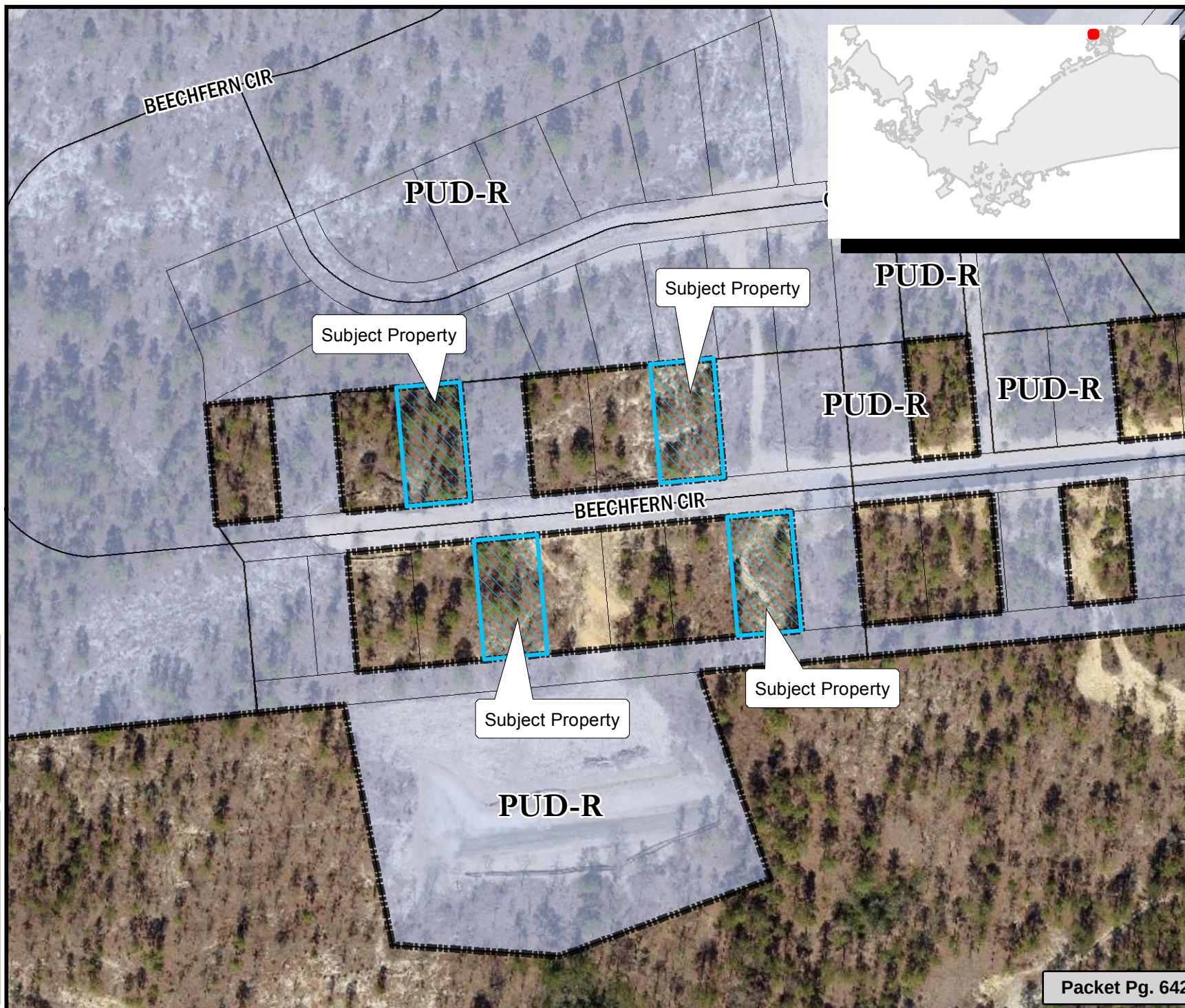
Leigh DeForth
October 20, 2016

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We Are Columbia



Packet Pg. 642

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2016-100

*Annexing 1303 Beechfern Circle, 1308 Beechfern Circle, 1329 Beechfern Circle and 1334 Beechfern Circle,
Richland County TMS# 25815-02-32, 25815-01-26, 25815-02-28 and 25815-01-22*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 1.12 acres, and shall be assigned an interim land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25815-02-32, 25815-01-26, 25815-02-28 and 25815-01-22

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-100

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located in the County of Richland, State of South Carolina, being shown and designated as Lot 79 on a Bonded Plat of Woodcreek Farms Section A-11, "The Park"-Phase 3-A, prepared by Belter & Associates, Inc., dated June 16, 2015, last revised July 15, 2015 (the "Bonded Plat"), and recorded September 9, 2015 in the ROD Office for Richland County, South Carolina in Book 2057, Page 671, Being more particularly shown and delineated on a plat prepared for James Theodore Brown, Jr. and Shannon Louise Brown by Belter & Associates, Inc. dated 5/16/2016 to be recorded. Reference to said latter plat is made for a more complete and accurate description.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 72 on a Bonded Plat of Woodcreek Farms Area, Section A-11, "The Park- Phase 3-A, by Belter & Associates, Inc., dated June 16, 2015, as revised, and recorded September 9, 2015, in the Office of the ROD for Richland County Record Book 2057 at Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that piece, parcel or lot of land, situate in the County of Richland, State of South Carolina, being shown and designated as Lot 83 on a Bonded Plat of Woodcreek Farms Area A-11 "The Park"- Phase 3-A, made by Belter & Associates Inc. dated June 16, 2015, and further revised, and recorded in the Office of the Register of Deeds for Richland County in Record Book 2057 at page 671. Reference being made to said plat for a complete and accurate description thereof.

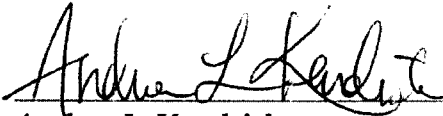
ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 68 on a Bonded Plat of Woodcreek Farms Area, Section A-11, "The Park" - Phase 3-A, by Belter & Associates, Inc., dated June 16, 2015, as revised, and recorded September 9, 2015, in the Office of the ROD for Richland County Record Book 2057 at Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

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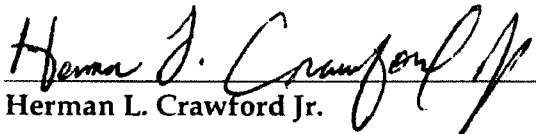
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Richland County TMS: 25815-02-28
 Property Address: 1329 Beechfern Circle


 Andrea L. Kendrick

Date: 8/25/16


 Herman L. Crawford Jr.

Date: 8/25/16

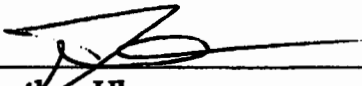
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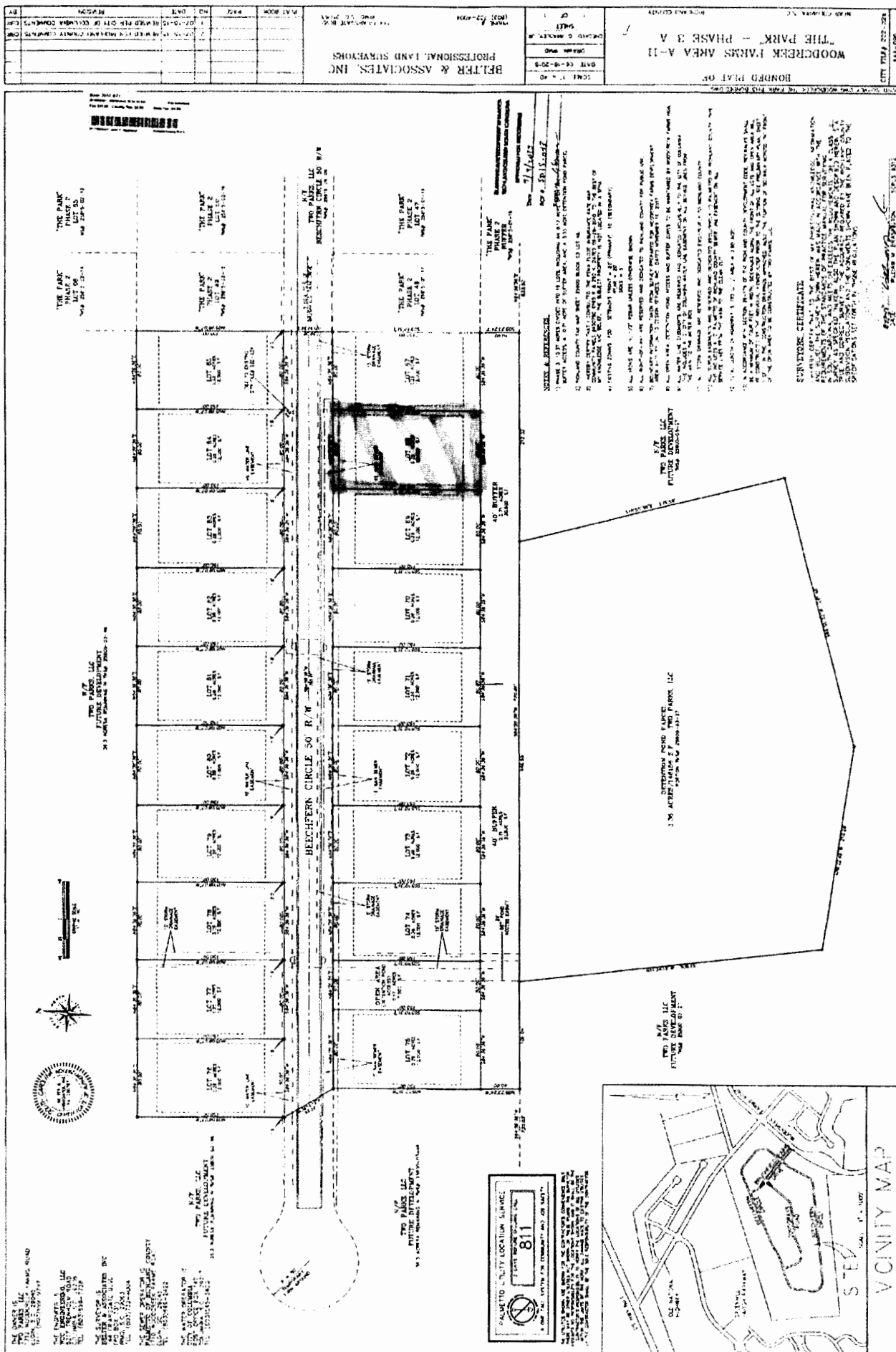
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Richland County TMS: 25815-01-22
 Property Address: 1334 Beechfern Circle



 Jonathan Ulven

Date: Aug 28, 2016

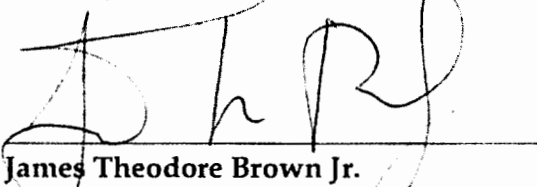


STATE OF SOUTH CAROLINA)
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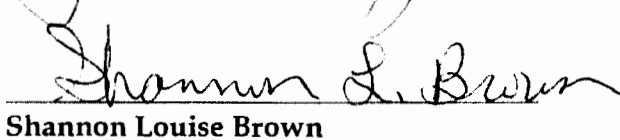
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located in the County of Richland, State of South Carolina, being shown and designated as Lot 79 on a Bonded Plat of Woodcreek Farms Section A-11, "The Park"- Phase 3-A, prepared by Belter & Associates, Inc., dated June 16, 2015, last revised July 15, 2015 (the "Bonded Plat"), and recorded September 9, 2015 in the ROD Office for Richland County, South Carolina in Book 2057, Page 671, Being more particularly shown and delineated on a plat prepared for James Theodore Brown, Jr. and Shannon Louise Brown by Belter & Associates, Inc. dated 5/16/2016 to be recorded. Reference to said latter plat is made for a more complete and accurate description.

Richland County TMS: 25815-02-32
 Property Address: 1303 Beechfern Circle


 James Theodore Brown Jr.

Date: 5 Sept 16


 Shannon Louise Brown

Date: 05 Sept 2016

Packet Pg. 650

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF RICHLAND)

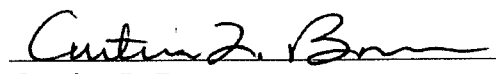
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 72 on a Bonded Plat of Woodcreek Farms Area, Section A-11 , "The Park- Phase 3-A, by Belter & Associates, Inc., dated June 16, 2015, as revised, and recorded September 9, 2015, in the Office of the ROD for Richland County Record Book 2057 at Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

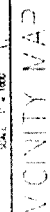
Richland County TMS: 25815-01-26
 Property Address: 1308 Beechfern Circle


 Keddrick D. Brown

Date: 9/6/2016


 Curtina L. Brown

Date: 9/6/2016





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Thacher Loop - Urban Edge Residential-1 Woodcreek; 162, 122, 123 & 133, 137, 139, 141, 143, 147, 149, 161, 165; Thacher Loop TMS # 25814-05-01, -02, 25814-06-01, -02, -03, -04, -05, -06, -07, -08, -09; Thacher Loop – Open Area, TMS# 25814-07-01; Thacher Loop & S. Olmsted Lane & Sidney Lane, TMS # 28902-09-02; Thacher Loop & Guthrie Loop (P), TMS# 28902-09-03(P); E/S Upper Will Lane, 208 Thacher Loop, TMS # 28902-10-01, -02; 5 Gillon Lane, 323, 317, 307 Sidney Lane, 275, 271, 267, 263, 253, 247 Thacher Loop, TMS# 28902-15-01, -02, -03, -04, -05, -06, -07, -08, -09, -10; 266, 262, 254, 250 Thacher Loop, TMS #28902-16-01, -02, -03, -04; 242, 238, 234, 230, 226, 222 Thacher Loop, TMS# 28902-17-01, -02, -03, -04, -05, -06; 188, 182, 178 Thacher Loop, TMS # 28902-18-01, -02, -03; 170, 166 Thacher Loop, TMS # 28902-19-01, -02; 179, 173, 169 Thacher Loop, TMS # 28902-20-01, -02, -03; Thacher Loop – Open Area, TMS # 28902-21-02; 1609 Woodcreek Farms Road (P); TMS# 28903-09-01(P)

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-104 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1609 Woodcreek Farms Road (P), 122 Thacher Loop, 123 & 133 Thacher Loop, 137 Thacher Loop, 139 Thacher Loop, 141 Thacher Loop, 143 Thacher Loop, 147 Thacher Loop, 149 Thacher Loop, 161 Thacher Loop, 162 Thacher Loop, 165 Thacher Loop, 166 Thacher Loop, 169 Thacher Loop, 170 Thacher Loop, 173 Thacher Loop, 178 Thacher Loop, 179 Thacher Loop, 182 Thacher Loop, 188 Thacher Loop, 208 Thacher Loop, 222 Thacher Loop, 226 Thacher Loop, 230 Thacher Loop, 234 Thacher Loop, 238 Thacher Loop, 242 Thacher Loop, 247 Thacher Loop, 250 Thacher Loop, 253 Thacher Loop, 254 Thacher Loop, 262 Thacher Loop, 263 Thacher Loop, 266 Thacher Loop, 267 Thacher Loop, 271 Thacher Loop, 275 Thacher Loop, 307 Sidney Lane, 317 Sidney Lane, 323 Sidney Lane, 5 Gillon Lane, E/S Upper Will Lane, Thacher Loop- Open Area, Thacher Loop- Open Area, 1.35 acres Thacher Loop, Guthrie Loop (P), and Thacher Loop, S. Olmsted Lane, Sidney Lane; Richland County TMS# 28903-09-01(P), 25814-05-02, 25814-06-01, 25814-06-02, 25814-06-03, 25814-06-04, 25814-06-05, 25814-06-06, 25814-06-07, 25814-06-08, 25814-05-01, 25814-06-09, 28902-19-02, 28902-20-03, 28902-19-01, 28902-20-02, 28902-18-03, 28902-20-011, 28902-18-02, 28902-18-01, 28902-10-02, 28902-17-06, 28902-17-05, 28902-17-04, 28902-17-03, 28902-17-02, 28902-17-01, 28902-15-10, 28902-16-04, 28902-15-09, 28902-16-03, 28902-16-02, 28902-15-08, 28902-16-01, 28902-15-07, 28902-15-06, 28902-15-05, 28902-15-04, 28902-15-03, 28902-15-02, 28902-15-01, 28902-10-011, 25814-07-01, 28902-21-02, 28902-09-03(p) and 28902-09-02

City Council District: 4

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to assign a land use classification of Urban Edge Residential - Small Lot (UER-1).

Applicant: City of Columbia

Staff Recommendation: Approval

Planning Commission Recommendation: 09/12/16; Approval (6-0)

ATTACHMENTS:

- **#a:** 2016-104 add Thatcher Loop UER-1 to Comprehensive Plan 2018 Future Land Use Map (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY

162, 122, 123 & 133, 137, 139, 141, 143, 147, 149, 161, 165 THACHER LOOP
TMS# 25814-05-01, -02, 25814-06-01, -02, -03, -04, -05, -06, -07, -08, -09;
THACHER LOOP – OPEN AREA, TMS# 25814-07-01;
THACHER LOOP & S. OLMSTED LANE & SIDNEY LANE, TMS# 28902-09-02;
THACHER LOOP & GUTHRIE LOOP (P), TMS# 28902-09-03(P);
E/S UPPER WILL LANE, 208 THACHER LOOP, TMS# 28902-10-01, -02;
5 GILLON LANE, 323, 317, 307 SIDNEY LANE, 275, 271, 267, 263, 253, 247 THACHER LOOP,
TMS# 28902-15-01, -02, -03, -04, -05, -06, -07, -08, -09, -10;
266, 262, 254, 250 THACHER LOOP, TMS# 28902-16-01, -02, -03, -04;
242, 238, 234, 230, 226, 222 THACHER LOOP, TMS# 28902-17-01, -02, -03, -04, -05, -06;
188, 182, 178 THACHER LOOP, TMS# 28902-18-01, -02, -03;
170, 166 THACHER LOOP, TMS# 28902-19-01, -02;
179, 173, 169 THACHER LOOP, TMS# 28902-20-01, -02, -03;
THACHER LOOP – OPEN AREA, TMS# 28902-21-02;
1609 WOODCREEK FARMS ROAD (P); TMS# 28903-09-01(P)

City Council District:	4
Proposal:	Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to assign a land use classification of Urban Edge Residential – Small Lot (UER-1).
Applicant:	City of Columbia
Staff Recommendation:	APPROVAL
PC Recommendation:	09/12/16; APPROVAL (6-0)
Zoning Public Hearing:	11/15/2016; PENDING
Zoning Public Hearing:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~9.72 acres

Current Use: Residential lots

Proposed Use: Residential lots

Land Use Classification: Currently unassigned

Current Zoning: Planned Unit Development – Residential District (PUD-R)

Proposed Land Use Classification: Urban Edge Residential – Small Lot (UER-1)

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently not assigned a land use classification by The Columbia Plan 2018 Future Land Use Map. The property was annexed into the City during the development of the Land Use Map, and was missed accordingly.

Staff recommends that the subject parcel be designated Urban Edge Residential – Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City’s existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Cul-de-sacs are most prominent in this development type.

Primary Types:

- Single-family Detached

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

STAFF RECOMMENDATION

Staff recommends that City Council adopt an ordinance to adopt a land use classification of UER-1 for the property.



Future Land Use Map

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-1

55.a

Department of Planning & Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
-  UER-1 - Urban Edge Residential Small Lot
-  UER-2 - Urban Edge Residential Large Lot
-  UCAC-1 - Urban Core Neighborhood Activity Center
-  UCAC-2 - Urban Core Community Activity Center
-  UEAC-1 - Urban Edge Community Activity Center
-  UEAC-3 - Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Corridor
-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:

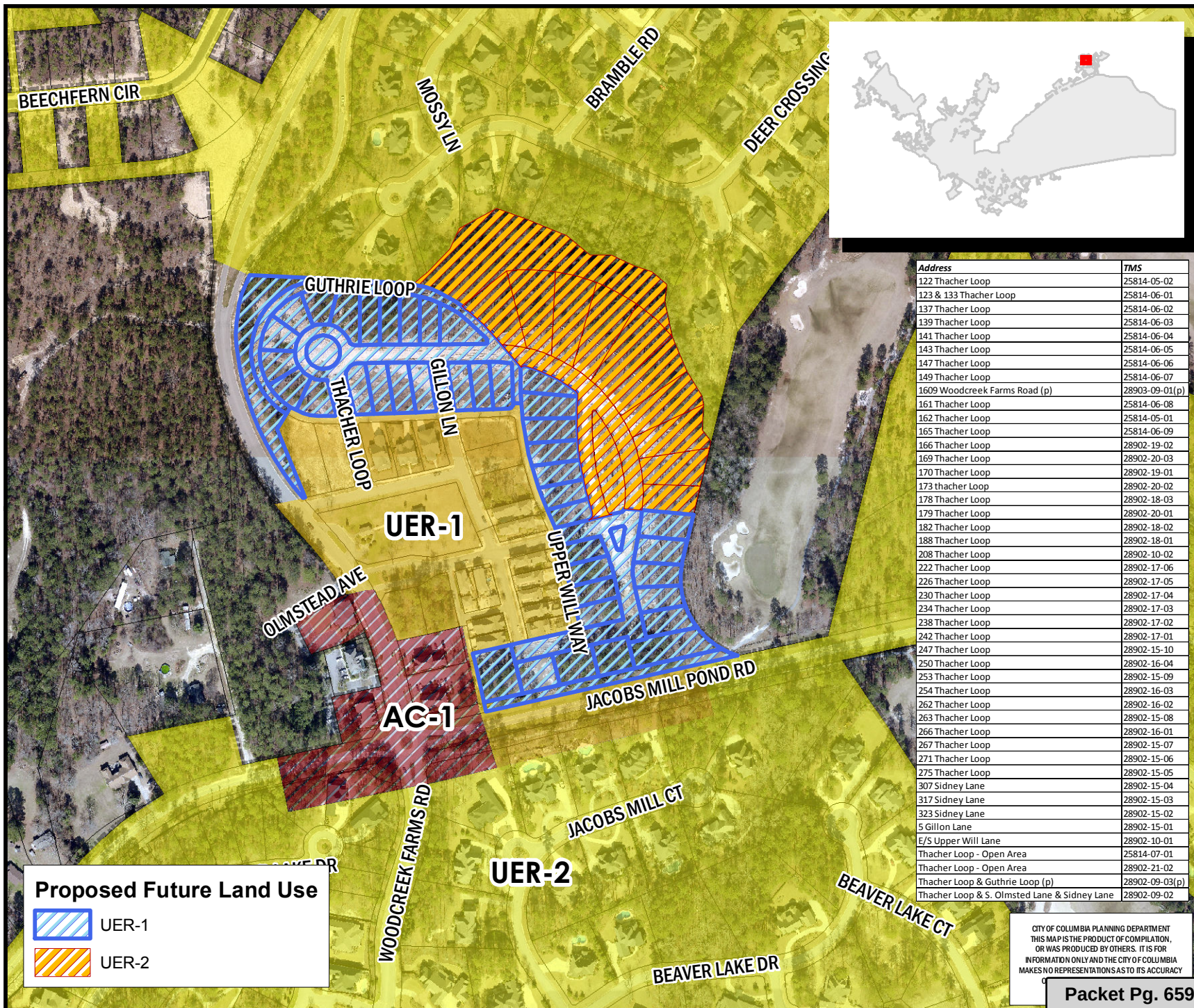
Leigh DeForth
August 24, 2016



We Are Columbia

Proposed Future Land Use

-  UER-1
-  UER-2



Address	TMS
122 Thacher Loop	25814-05-02
123 & 133 Thacher Loop	25814-06-01
137 Thacher Loop	25814-06-02
139 Thacher Loop	25814-06-03
141 Thacher Loop	25814-06-04
143 Thacher Loop	25814-06-05
147 Thacher Loop	25814-06-06
149 Thacher Loop	25814-06-07
1609 Woodcreek Farms Road (p)	28903-09-01(p)
161 Thacher Loop	25814-06-08
162 Thacher Loop	25814-05-01
165 Thacher Loop	25814-06-09
166 Thacher Loop	28902-19-02
169 Thacher Loop	28902-20-03
170 Thacher Loop	28902-19-01
173 Thacher Loop	28902-20-02
178 Thacher Loop	28902-18-03
179 Thacher Loop	28902-20-01
182 Thacher Loop	28902-18-02
188 Thacher Loop	28902-18-01
208 Thacher Loop	28902-10-02
222 Thacher Loop	28902-17-06
226 Thacher Loop	28902-17-05
230 Thacher Loop	28902-17-04
234 Thacher Loop	28902-17-03
238 Thacher Loop	28902-17-02
242 Thacher Loop	28902-17-01
247 Thacher Loop	28902-15-10
250 Thacher Loop	28902-16-04
253 Thacher Loop	28902-15-09
254 Thacher Loop	28902-16-03
262 Thacher Loop	28902-16-02
263 Thacher Loop	28902-15-08
266 Thacher Loop	28902-16-01
267 Thacher Loop	28902-15-07
271 Thacher Loop	28902-15-06
275 Thacher Loop	28902-15-05
307 Sidney Lane	28902-15-04
317 Sidney Lane	28902-15-03
323 Sidney Lane	28902-15-02
5 Gillon Lane	28902-15-01
E/S Upper Will Lane	28902-10-01
Thacher Loop - Open Area	25814-07-01
Thacher Loop - Open Area	28902-21-02
Thacher Loop & Guthrie Loop (p)	28902-09-03(p)
Thacher Loop & S. Olmstead Lane & Sidney Lane	28902-09-02

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 659

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2016-104

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1609 Woodcreek Farms Road (P), 122 Thacher Loop, 123 & 133 Thacher Loop, 137 Thacher Loop, 139 Thacher Loop, 141 Thacher Loop, 143 Thacher Loop, 147 Thacher Loop, 149 Thacher Loop, 161 Thacher Loop, 162 Thacher Loop, 165 Thacher Loop, 166 Thacher Loop, 169 Thacher Loop, 170 Thacher Loop, 173 Thacher Loop, 178 Thacher Loop, 179 Thacher Loop, 182 Thacher Loop, 188 Thacher Loop, 208 Thacher Loop, 222 Thacher Loop, 226 Thacher Loop, 230 Thacher Loop, 234 Thacher Loop, 238 Thacher Loop, 242 Thacher Loop, 247 Thacher Loop, 250 Thacher Loop, 253 Thacher Loop, 254 Thacher Loop, 262 Thacher Loop, 263 Thacher Loop, 266 Thacher Loop, 267 Thacher Loop, 271 Thacher Loop, 275 Thacher Loop, 307 Sidney Lane, 317 Sidney Lane, 323 Sidney Lane, 5 Gillon Lane, E/S Upper Will Lane, Thacher Loop – Open Area, Thacher Loop – Open Area, 1.35 acres Thacher Loop, Guthrie Loop (P), and Thacher Loop, S. Olmsted Lane, Sidney Lane; Richland County TMS# 28903-09-01(P), 25814-05-02, 25814-06-01, 25814-06-02, 25814-06-03, 25814-06-04, 25814-06-05, 25814-06-06, 25814-06-07, 25814-06-08, 25814-05-01, 25814-06-09, 28902-19-02, 28902-20-03, 28902-19-01, 28902-20-02, 28902-18-03, 28902-20-01, 28902-18-02, 28902-18-01, 28902-10-02, 28902-17-06, 28902-17-05, 28902-17-04, 28902-17-03, 28902-17-02, 28902-17-01, 28902-15-10, 28902-16-04, 28902-15-09, 28902-16-03, 28902-16-02, 28902-15-08, 28902-16-01, 28902-15-07, 28902-15-06, 28902-15-05, 28902-15-04, 28902-15-03, 28902-15-02, 28902-15-01, 28902-10-01, 25814-07-01, 28902-21-02, 28902-09-03(p) and 28902-09-02

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, 1609 Woodcreek Farms Road (p), 122 Thacher Loop, 123 Thacher Loop, 133 Thacher Loop, 137 Thacher Loop, 139 Thacher Loop, 141 Thacher Loop, 143 Thacher Loop, 147 Thacher Loop, 149 Thacher Loop, 161 Thacher Loop, 162 Thacher Loop, 165 Thacher Loop, 166 Thacher Loop, 169 Thacher Loop, 170 Thacher Loop, 173 Thacher Loop, 178 Thacher Loop, 179 Thacher Loop, 182 Thacher Loop, 188 Thacher Loop, 208 Thacher Loop, 222 Thacher Loop, 226 Thacher Loop, 230 Thacher Loop, 234 Thacher Loop, 238 Thacher Loop, 242 Thacher Loop, 247 Thacher Loop, 250 Thacher Loop, 253 Thacher Loop, 254 Thacher Loop, 262 Thacher Loop, 263 Thacher Loop, 266 Thacher Loop, 267 Thacher Loop, 271 Thacher Loop, 275 Thacher Loop, 307 Sidney Lane, 317 Sidney Lane, 323 Sidney Lane, 5 Gillon Lane, E/S Upper Will Lane, Thacher Loop – Open Area, Thacher Loop – Open Area, 1.35 acres Thacher Loop, Guthrie Loop (P), and Thacher Loop, S. Olmsted Lane, Sidney Lane; Richland County TMS# 28903-09-01(P), 25814-05-02, 25814-06-01, 25814-06-02, 25814-06-03, 25814-06-04, 25814-06-05, 25814-06-06, 25814-06-07, 25814-06-08, 25814-05-01, 25814-06-09, 28902-19-02, 28902-20-03, 28902-19-01, 28902-20-02, 28902-18-03, 28902-20-01, 28902-18-02, 28902-18-01, 28902-10-02, 28902-17-06, 28902-17-05, 28902-17-04, 28902-17-03, 28902-17-02, 28902-17-01, 28902-15-10, 28902-16-04, 28902-15-09, 28902-16-03, 28902-16-02, 28902-15-08, 28902-16-01, 28902-15-07, 28902-15-06, 28902-15-05, 28902-15-04, 28902-15-03, 28902-15-02, 28902-15-01, 28902-10-01, 25814-07-01, 28902-21-02, 28902-09-03(P), 28902-09-02 were mistakenly not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classifications of Urban Edge Residential – Small Lot (UER-1) as shown on the attached map, and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ___ day of _____, 2016, that 1609 Woodcreek Farms Road (P), 122 Thacher Loop, 123 & 133 Thacher Loop, 137 Thacher Loop, 139 Thacher Loop, 141 Thacher Loop, 143 Thacher Loop, 147 Thacher Loop, 149 Thacher Loop, 161 Thacher Loop, 162 Thacher Loop, 165 Thacher Loop, 166 Thacher Loop, 169 Thacher Loop, 170 Thacher Loop, 173 Thacher Loop, 178 Thacher Loop, 179 Thacher Loop, 182 Thacher Loop, 188 Thacher Loop, 208 Thacher Loop, 222 Thacher Loop, 226 Thacher Loop, 230 Thacher Loop, 234 Thacher Loop, 238 Thacher Loop, 242 Thacher Loop, 247 Thacher Loop, 250 Thacher Loop, 253 Thacher Loop, 254 Thacher Loop, 262 Thacher Loop, 263 Thacher Loop, 266 Thacher Loop, 267 Thacher Loop, 271 Thacher Loop, 275 Thacher Loop, 307 Sidney Lane, 317 Sidney Lane, 323 Sidney Lane, 5 Gillon Lane, E/S Upper Will Lane, Thacher Loop – Open Area, Thacher Loop – Open Area, 1.35 acres Thacher Loop, Guthrie Loop (P), and Thacher Loop, S. Olmsted Lane, Sidney Lane; Richland County TMS# 28903-09-01(P), 25814-05-02, 25814-06-01, 25814-06-02, 25814-06-03, 25814-06-04, 25814-06-05, 25814-06-06, 25814-06-07, 25814-06-08, 25814-05-01, 25814-06-09, 28902-19-02, 28902-20-03, 28902-19-01, 28902-20-02, 28902-18-03, 28902-20-01, 28902-18-02, 28902-18-01, 28902-10-02, 28902-17-06, 28902-17-05, 28902-17-04, 28902-17-03, 28902-17-02, 28902-17-01, 28902-15-10, 28902-16-04, 28902-15-09, 28902-16-03, 28902-16-02, 28902-15-08, 28902-16-01, 28902-15-07, 28902-15-06, 28902-15-05, 28902-15-04, 28902-15-03, 28902-15-02, 28902-15-01, 28902-10-01, 25814-07-01, 28902-21-02, 28902-09-03(P), 28902-09-02 shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 4, Census Tract 114.07, contains ~9.72 acres, and shall be assigned a land use classification of Urban Edge Residential – Small Lot (UER-1).

Requested by:

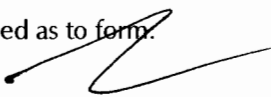
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

Introduced:

Final Reading:

ATTEST:

City Clerk



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Thacher Loop / Guthrie Loop Urban Edge Residential-2: 195, 203, 207, 213, 219, 225, 229, 233, 239, and 243 Thacher Loop, TMS# 28902-15-20, -19, -18, -17, -16, -15, -14, -13, -12, and -11; TMS #1609 Woodcreek Farms Road (P), TMS# 28903-09-01(P); Open Area- Thacher Loop, TMS# 28902-21-01; Thacher Loop & Guthrie Loop (P), TMS# 28902-09-03(P)

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-105 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 195 Thacher Loop, 203 Thacher Loop, 207 Thacher Loop, 213 Thacher Loop, 219 Thacher Loop, 225 Thacher Loop, 229 Thacher Loop, 233 Thacher Loop, 239 Thacher Loop, 243 Thacher Loop, 1609 Woodcreek Farms Road (p), Open Area- Thacher Loop, 0.82 acres Thacher Loop, Guthrie Loop (p); Richland County TMS# 28902-15-20, 28902-15-19, 28902-15-18, 28902-15-17, 28902-15-16, 28902-15-15, 28902-15-14, 28902-15-13, 28902-15-12, 28902-15-11, 28903-09-01 (P), 28902-21-01 and 28902-09-03(P)

City Council District:4

Proposal:Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to assign a land use classification of Urban Edge Residential - Large Lot (UER-2)

Applicant:City of Columbia

Staff Recommendation: Approval

PC Recommendation: 09/12/16; Approval (6-0)

ATTACHMENTS:

- **#a:** 2016-105 add Thacher Loop UER-2 to Comprehensive Plan 2018 Future Land Use Map (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY

**195, 203, 207, 213, 219, 225, 229, 233, 239, AND 243 THACHER LOOP,
TMS# 28902-15-20, -19, -18, -17, -16, -15,-14, -13, -12, AND -11;
TMS# 1609 WOODCREEK FARMS ROAD (P), TMS# 28903-09-01(P);
OPEN AREA- THACHER LOOP, TMS# 28902-21-01;
THACHER LOOP & GUTHRIE LOOP (P), TMS# 28902-09-03(P)**

City Council District:	4
Proposal:	Request to amend Chapter 8.3 of The Columbia Plan 2018 – Future Land Use Map to assign a land use classification of Urban Edge Residential – Large Lot (UER-2)
Applicant:	City of Columbia
Staff Recommendation:	APPROVAL
PC Recommendation:	09/12/16; APPROVAL (6-0)
Zoning Public Hearing:	11/15/2016; PENDING
Zoning Public Hearing:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~6.33 acres
Current Use: Residential lots
Proposed Use: Residential lots
Land Use Classification: Currently unassigned
Current Zoning: Planned Unit Development – Residential District (PUD-R)
Proposed Land Use Classification: Urban Edge Residential – Large Lot (UER-2)
Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently not assigned a land use classification by The Columbia Plan 2018 Future Land Use Map. The property was annexed into the City during the development of the Land Use Map, and was missed accordingly.

Staff recommends that the subject parcel be designated Urban Edge Residential – Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- *Accessory Dwelling Units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

STAFF RECOMMENDATION

Staff recommends that City Council adopt an ordinance to adopt a land use classification of UER-2 for the property.



Future Land Use Map

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

56.a

Department of Planning & Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
-  UER-1 - Urban Edge Residential Small Lot
-  UER-2 - Urban Edge Residential Large Lot
-  UCAC-1 - Urban Core Neighborhood Activity Center
-  UCAC-2 - Urban Core Community Activity Center
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Corridor
-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:

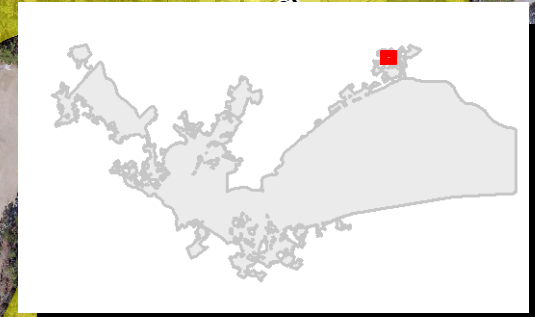
Leigh DeForth
August 24, 2016



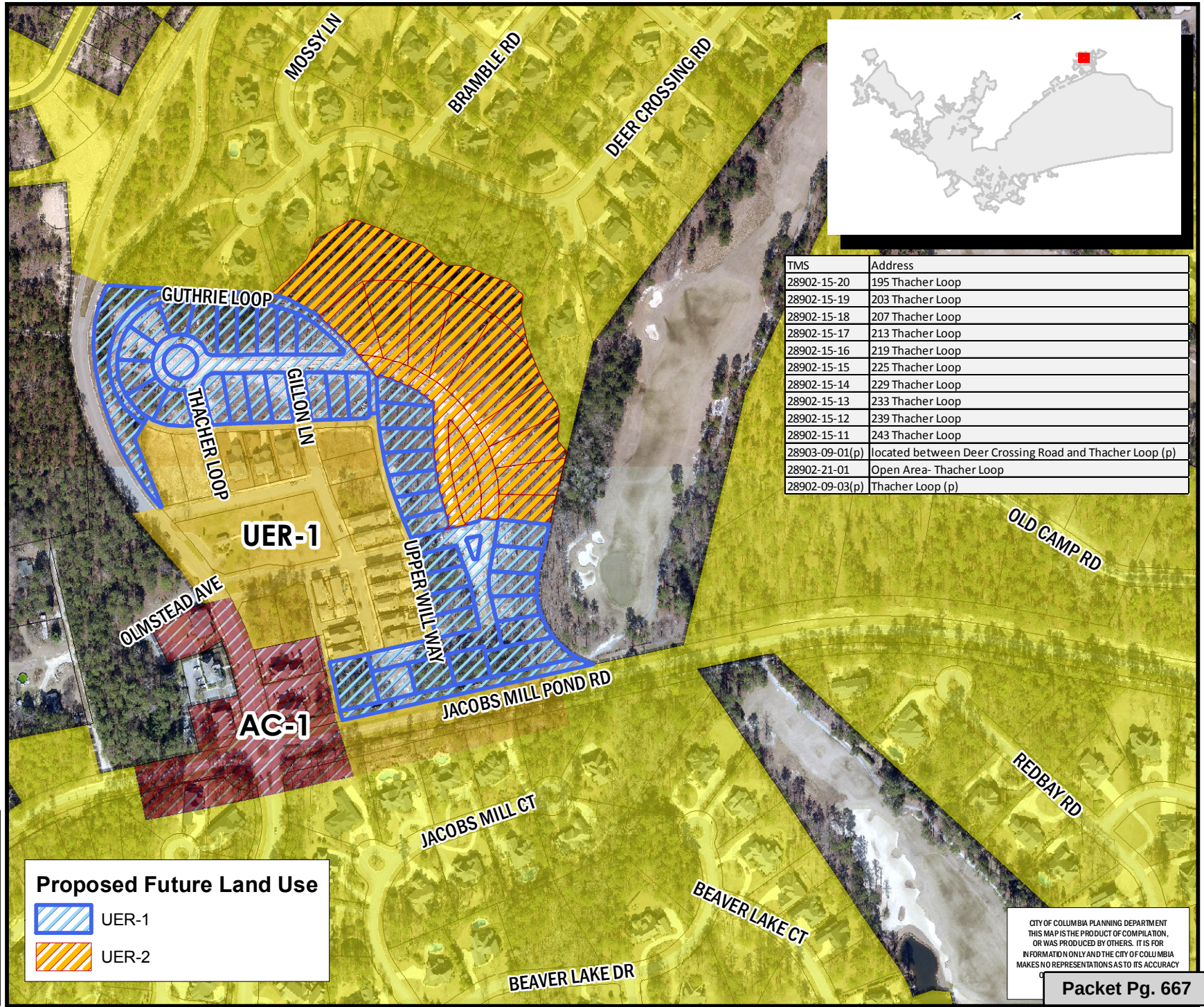
We Are Columbia

Proposed Future Land Use

-  UER-1
-  UER-2



TMS	Address
28902-15-20	195 Thacher Loop
28902-15-19	203 Thacher Loop
28902-15-18	207 Thacher Loop
28902-15-17	213 Thacher Loop
28902-15-16	219 Thacher Loop
28902-15-15	225 Thacher Loop
28902-15-14	229 Thacher Loop
28902-15-13	233 Thacher Loop
28902-15-12	239 Thacher Loop
28902-15-11	243 Thacher Loop
28903-09-01(p)	located between Deer Crossing Road and Thacher Loop (p)
28902-21-01	Open Area- Thacher Loop
28902-09-03(p)	Thacher Loop (p)



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 667

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2016-105

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 195 Thacher Loop, 203 Thacher Loop, 207 Thacher Loop, 213 Thacher Loop, 219 Thacher Loop, 225 Thacher Loop, 229 Thacher Loop, 233 Thacher Loop, 239 Thacher Loop, 243 Thacher Loop, 1609 Woodcreek Farms Road (p), Open Area- Thacher Loop, 0.82 acres Thacher Loop, Guthrie Loop (p); Richland County TMS# 28902-15-20, 28902-15-19, 28902-15-18, 28902-15-17, 28902-15-16, 28902-15-15, 28902-15-14, 28902-15-13, 28902-15-12, 28902-15-11, 28903-09-01(P), 28902-21-01 and 28902-09-03(P)

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, 195 Thacher Loop, 203 Thacher Loop, 207 Thacher Loop, 213 Thacher Loop, 219 Thacher Loop, 225 Thacher Loop, 229 Thacher Loop, 233 Thacher Loop, 239 Thacher Loop, 243 Thacher Loop, 1609 Woodcreek Farms Road (P), Open Area- Thacher Loop, 0.82 acres Thacher Loop, Guthrie Loop (P); Richland County TMS# 28902-15-20, 28902-15-19, 28902-15-18, 28902-15-17, 28902-15-16, 28902-15-15, 28902-15-14, 28902-15-13, 28902-15-12, 28902-15-11, 28903-09-01(P), 28902-21-01, 28902-09-03(P) were mistakenly not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classifications of Urban Edge Residential – Large Lot (UER-2) as shown on the attached map, and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2016, that 195 Thacher Loop, 203 Thacher Loop, 207 Thacher Loop, 213 Thacher Loop, 219 Thacher Loop, 225 Thacher Loop, 229 Thacher Loop, 233 Thacher Loop, 239 Thacher Loop, 243 Thacher Loop, 1609 Woodcreek Farms Road (P), Open Area- Thacher Loop, 0.82 acres Thacher Loop, Guthrie Loop (P); Richland County TMS# 28902-15-20, 28902-15-19, 28902-15-18, 28902-15-17, 28902-15-16, 28902-15-15, 28902-15-14, 28902-15-13, 28902-15-12, 28902-15-11, 28903-09-01(P), 28902-21-01, 28902-09-03(P) shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 4, Census Tract 114.07, contains 6.33 acres, and shall be assigned a land use classification of Urban Edge Residential – Large Lot (UER-2).

Requested by:

Assistant City Manager Gentry

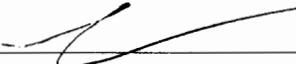
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 10750 Two Notch Road, S/S Deerpark Drive, 102 Golf View Bend, 197 Golf View Bend, Deerpark Drive, Golf View Bend, Turnwall Lane, 139 Golf View Bend TMS# 28900-01-11 (P), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03, 28911-02-02

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-096 - Annexing and Incorporating 10750 Two Notch Road, Common Area 1 (102 Golf View Bend), Deerpark Drive, S/S Deerpark Drive, Golf View Bend, Turnwall Lane, Common Area 4 (197 Golf View Bend) and Common Area 2, (139 Golf View Bend), Richland County TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03 and 28911-02-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential - Large Lot (UER-1) to TMS# 28900-01-11(p), and Urban Edge Residential - Small Lot (UER-2) to the remaining parcels, and assign zoning of PUD-R (Planned Unit Development - Residential District). The property is currently classified as Neighborhood - Medium Density by Richland County and zoned as PDD by Richland County.

Applicant: Prime Development, LLC / Woodcreek Development, LLC

Staff Recommendation: Approval

PC Recommendation: 09/12/2016; Approval (6-0)

ATTACHMENTS:

- **#a:** 11-15-2016_ZPH_ANNEX_DeerparkDrive (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

**10750 TWO NOTCH ROAD, S/S DEERPARK DRIVE, 102 GOLF VIEW BEND, 197
GOLF VIEW BEND, DEERPARK DRIVE, GOLF VIEW BEND, TURNWALL LANE,
139 GOLF VIEW BEND;
TMS# 28900-01-11 (P), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01,
28911-04-03, 28911-02-02**

Council District:	4
Proposal:	Request to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-1) to TMS# 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) to the remaining parcels, and assign zoning of PUD-R (Planned Unit Development – Residential District). The property is currently classified as Neighborhood – Medium Density by Richland County and zoned as PDD by Richland County.
Applicant:	Prime Development, LLC / Woodcreek Development, LLC
Staff Recommendation:	Approval
PC Recommendation:	09/12/2016; Approval (6-0)
ZPH, 1st Reading:	11/15/2016, PENDING
ZPH, 2nd Reading:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 9.9 acres

Current Use: Rights-of-way and common areas for residential development

Proposed Use: Rights-of-way and common areas for residential development

Reason for Annexation: Municipal Services

Urban Service Area: Secondary

Current Land Use Classification: Neighborhood – Medium Density

Proposed Land Use Classification: Urban Edge Residential – Large Lot (UER-1) for TMS 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) for the remaining parcels

Current Richland County Zoning: PDD

Proposed Zoning: PUD-R (Planned Unit Development – Residential District)

Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation the property will not result in an increased number of calls for services and will cost the CPD **\$0.00** annually to provide service once the project is completed based upon 2015 calls for service to similar nearby parcels that are comprised of common areas and road rights-of-way.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

The property consists of common areas and road rights-of-way. Solid Waste services cost would be \$0.00 since this services is not provided to this property.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer, however no customers are anticipated on this property.

Planning & Development Services

We recommend annexation of this property. The estimated annual City property tax revenue after annexation of this property will generate approximately **\$7.08**, as this property consists of eight individual parcels which are road rights-of-way and common areas, and valued at \$500 each.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services.

Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary Areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that TMS 28900-01-11(p) be designated Urban Edge Residential – Large Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map, and that the remaining parcels be designated Urban Edge Residential – Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City’s older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- *Accessory Dwelling Units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City’s existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Cul-de-sacs are most prominent in this development type.

Primary Types:

- Single-family Detached

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R).

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) *Intent.* The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

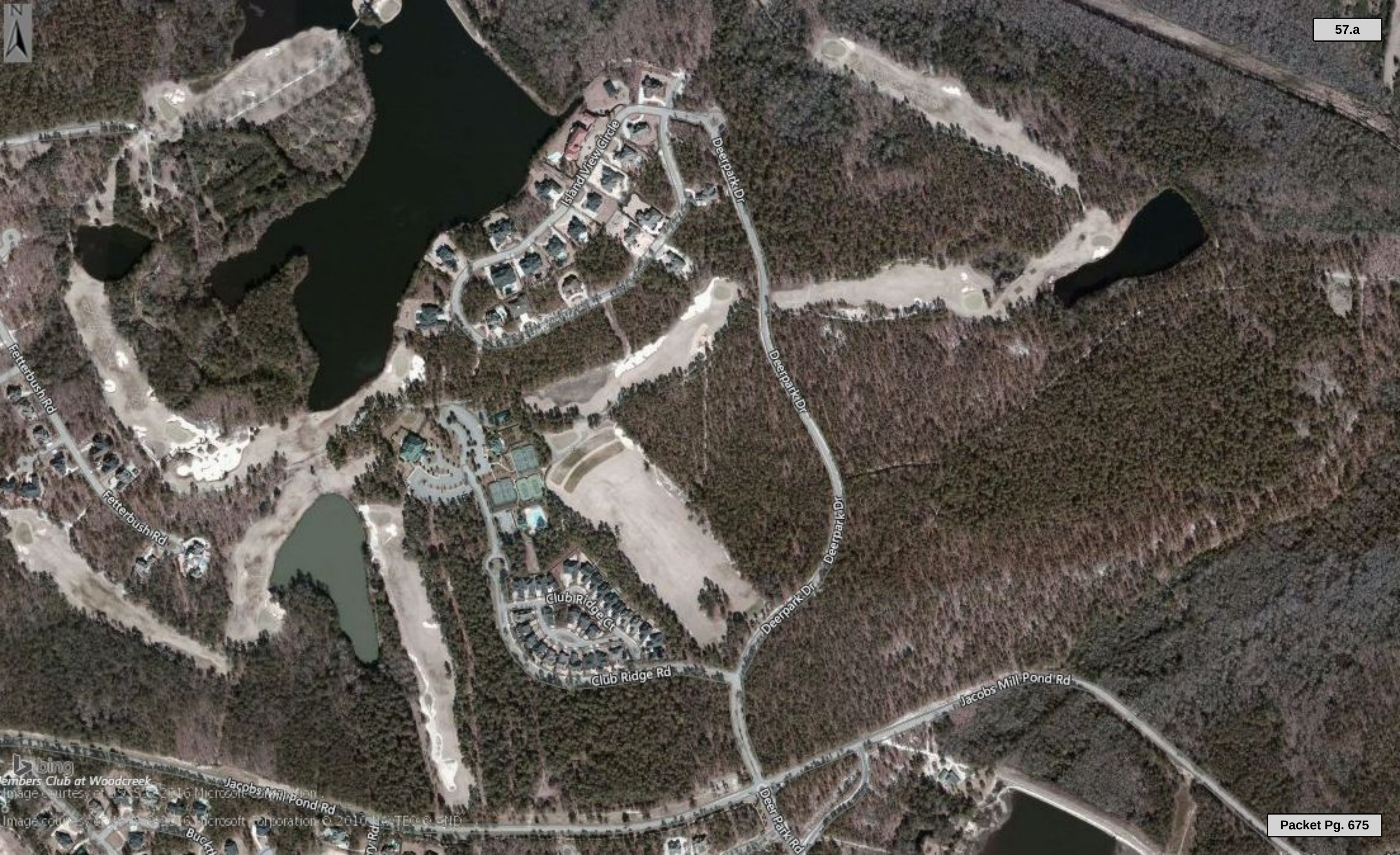
(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, adopt an ordinance assigning land use classification Urban Edge Residential – Large Lot (UER-1) to TMS 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) to the remaining parcels, and assign zoning of PUD-R at the time of annexation.



Future Land Use Map

Department of Planning & Development Services

10750 Two Notch Road (p), S/S Deepark Drive, 102 Golf View Bend, 197 Golf View Bend, Deepark Drive, Golf View Bend, Turnwall Lane, 139 Golf View Bend; TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-03, 28911-02-02; Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-1 & UER-2

57.a

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
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-  UEAC-2 - Urban Edge Regional Activity Center
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-  AC-3 - Regional Activity Corridor
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-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 22, 2016

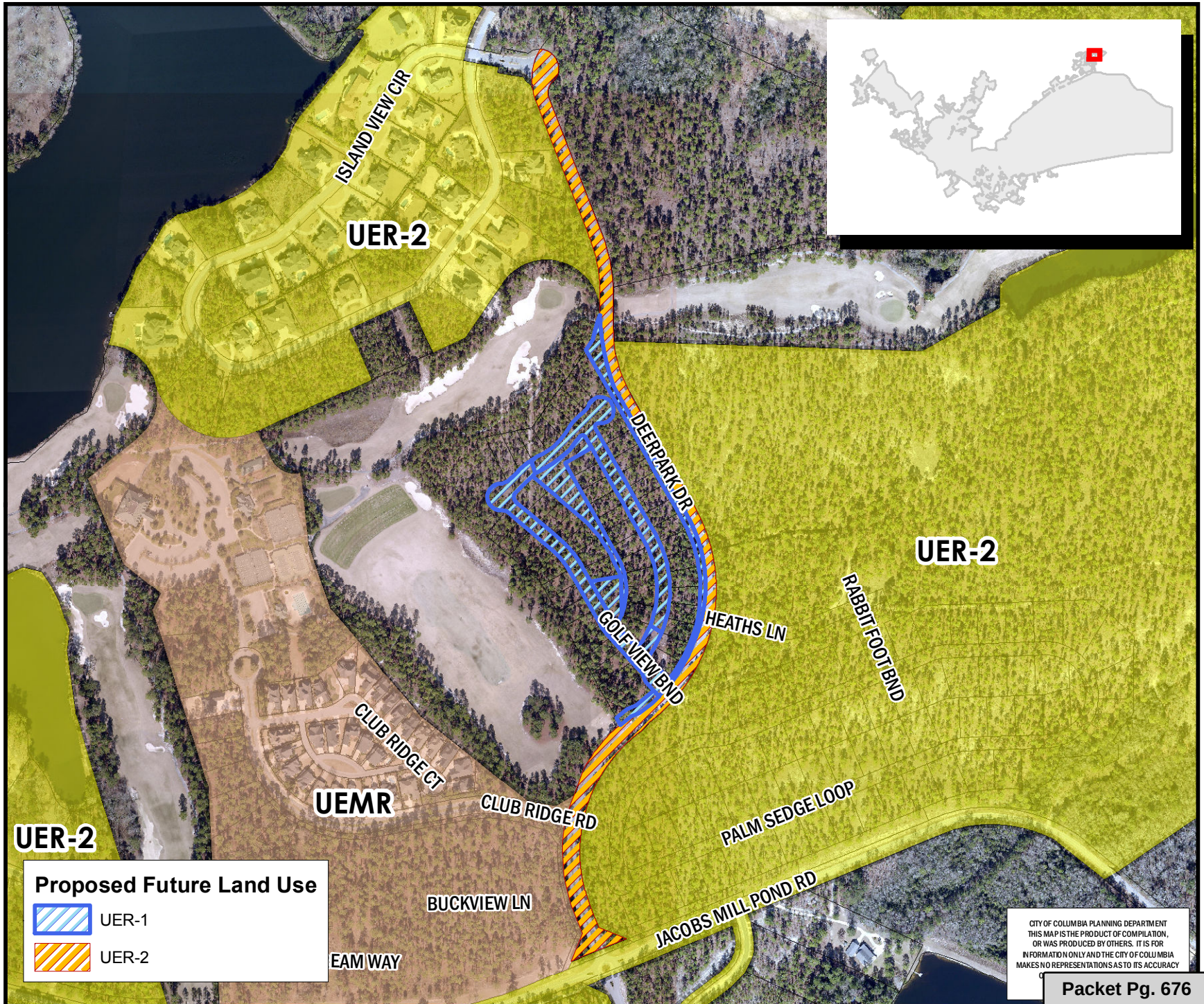


We Are Columbia

UER-2

Proposed Future Land Use

-  UER-1
-  UER-2



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Packet Pg. 676

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

Legend

CITY LIMITS
 PARCELS

	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
August 22, 2016

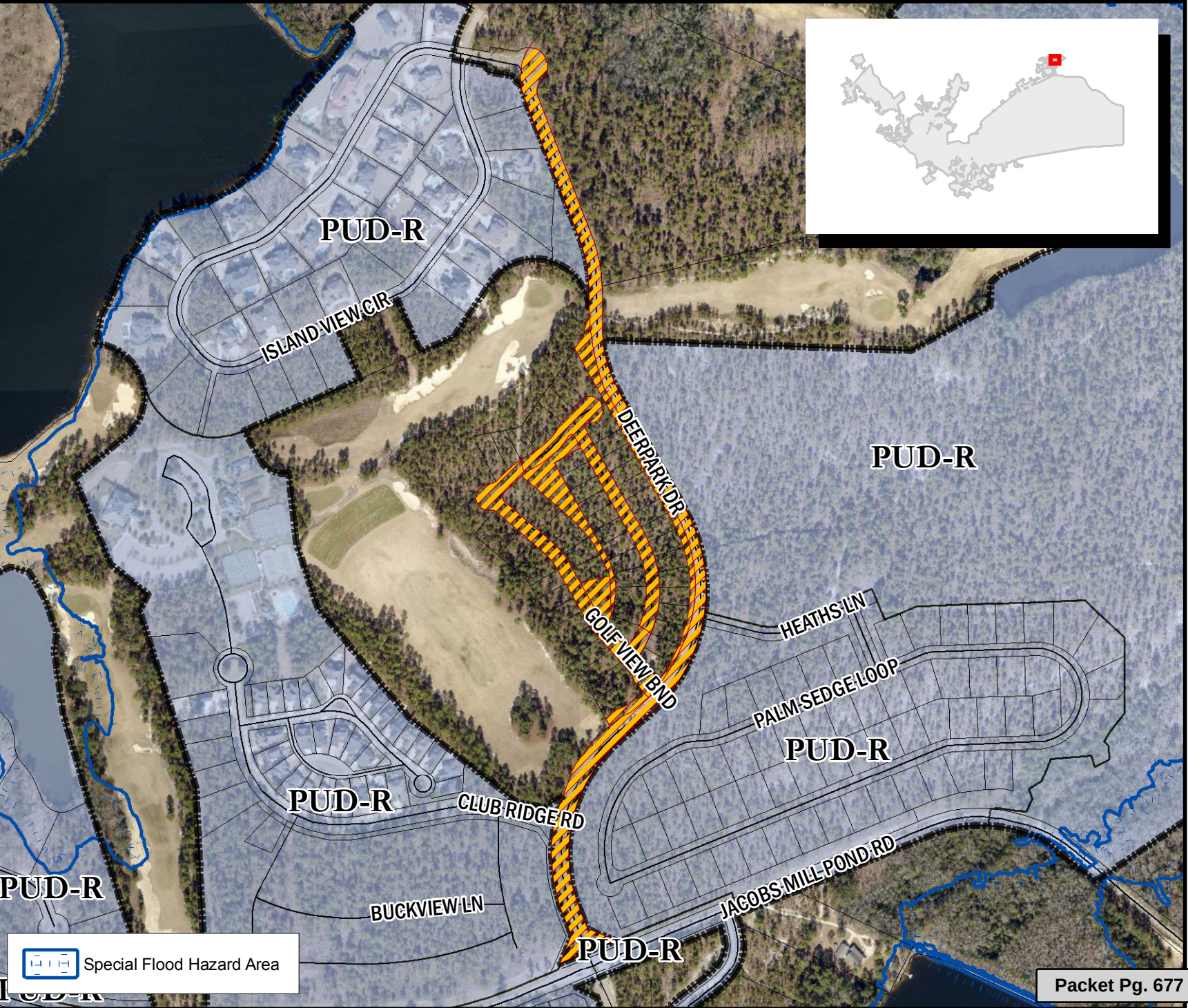
DISCLAIMER:
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CITY OF COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA

We Are Columbia

10750 Two Notch Road (p), S/S Deepark Drive, 102 Golf View Bend, 197 Golf View Bend, Deepark Drive, Golf View Bend, Turnw...
139 Golf View Bend; TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03, 2891...
Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R

57.a



Special Flood Hazard Area

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2016-096

Annexing and Incorporating 10750 Two Notch Road, Common Area 1 (102 Golf View Bend), Deerpark Drive, S/S Deerpark Drive, Golf View Bend, Turnwall Lane, Common Area 4 (197 Golf View Bend) and Common Area 2, (139 Golf View Bend), Richland County TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03 and 28911-02-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. The property shall be zoned PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 9.9 acres, and shall be assigned a land use classification of Urban Edge Residential – Large Lot (UER-1) to 10750 Two Notch Road, TMS# 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) to the remaining parcels.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03 and 28911-02-02

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

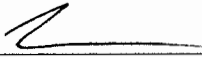
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-096

All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Common Area 1 containing approximately 0.12 acres; Common Area 2 containing approximately 0.28 acres; Common Area 3 containing approximately 0.04 acres; and, rights-of-way for Golf View Bend and Turnwall Lane containing approximately 1.54 acres, on a bonded plat prepared by Belter & Associates, Inc. for The Courtyards at Woodcreek, Phase 1, dated August 8, 2013, revised September 6, 2013, and recorded September 17, 2013 in the Office of the Register of Deeds for Richland County in Book 1895 Page 1023.

ALSO: All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, shown as the rights-of-way for Turnwall Lane and Golf View Bend containing 1.49 acres, Common Area 4 containing approximately 0.8 acres; and, Common Area 5 containing approximately 0.51 acres, on a bonded plat prepared for The Courtyards at Woodcreek, Phase 2, dated August 27, 2015, revised September 21, 2015, and recorded October 27, 2015 in the Office of the Register of Deeds for Richland County in Book 2066 Page 3883.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as Deer Park Drive, containing approximately 3.95 acres on an unrecorded plat titled Boundary Plat of Deer Park Drive by United Design Services, Inc. dated April 15, 1997. Said parcel having such boundaries and measurements as are shown on said exhibit.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as Deer Park Drive, containing approximately 1.17 acres on an unrecorded plat prepared for Beaver Lake Partnership and titled Boundary Plat Woodcreek Farms Development Deerpark Drive & Club Ridge Drive by United Design Services, Inc. dated April 15, 1997. Said parcel having such boundaries and measurements as are shown on said exhibit.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description:

All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Common Area 1 containing approximately 0.12 acres; Common Area 2 containing approximately 0.28 acres; Common Area 3 containing approximately 0.04 acres; and, rights-of-way for Golf View Bend and Turnwall Lane containing approximately 1.54 acres, on a bonded plat prepared by Belter & Associates, Inc. for The Courtyards at Woodcreek, Phase 1, dated August 8, 2013, revised September 6, 2013, and recorded September 17, 2013 in the Office of the Register of Deeds for Richland County in Book 1895 Page 1023.

ALSO: All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, shown as the rights-of-way for Turnwall Lane and Golf View Bend containing 1.49 acres, Common Area 4 containing approximately 0.8 acres; and, Common Area 5 containing approximately 0.51 acres, on a bonded plat prepared for The Courtyards at Woodcreek, Phase 2, dated August 27, 2015, revised September 21, 2015, and recorded October 27, 2015 in the Office of the Register of Deeds for Richland County in Book 2066 Page 3883.

Richland County TMS: 28911-01-01, 28911-03-01, 28900-01-40, 28911-04-01, 28911-04-03,
 28911-02-10, 28911-02-02

Property Address: Common Area 1 (102 Golf View Bend), Deerpark Drive, S/S Deerpark Drive, Golf View Bend, Turnwall Lane, Common Area 4 (197 Golf View Bend), Common Area 2 (139 Golf View Bend)

Prime Development, LLC

BY: _____

Signature

Date: _____

9-15-16

Harold V. P. Smith
 (Print or Type Name)

Its: _____

Manager
 (Print or Type Title)



VICINITY MAP

NOTES:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH WAS CONDUCTED. THEREFORE, UNRECORDED EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY EXIST IN THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY ARE NOT REPRESENTED HEREON. THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE THIS SURVEY WAS CONDUCTED. UNUSUAL SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, ENCUMBRANCES, OR EASEMENTS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

- 1) PHASE ONE, 6.61 ACRES DIVIDED INTO 28 SINGLE FAMILY RESIDENTIAL LOTS, INCLUDING 0.44 ACRES OF COMMERCIAL AREA.
- 2) RICHLAND COUNTY TAX MAP SHEET 28900 BLOCK 0 OF LOT 11.
- 3) HERBERT CRITTY THAT I CONSULTED THE FEMA FLOOD INSURANCE RATE MAP OF THE AREA, SHOWING A 100 YEAR FLOOD ZONE, ZONE A, AND 200 Y. DATED 09-29-10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) EXISTING ZONING: PUD
- 5) ABS'LING: FRONT: 257 SIDES: 13' TOTAL (MIN. 4' EACH SIDE) , REAR: 20'
- 6) ALL IRONS ARE (N) 1/2" REBAR UNLESS OTHERWISE SHOWN.
- 7) ALL BUILT-UP-WAY TO BE DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
- 8) PHASE 1: TOTAL LENGTH OF NEW R/W IS 1187' L.F. / TOTAL AREA IS 1.54 ACRES
- 9) TRACT 4 BY UNITED DESIGN SERVICES DATED 4/27/1986.
- 10) ALL EASEMENT LOCATIONS TAKEN FROM UTILITY DRAWINGS PROVIDED BY WCC.
- 11) ALL EASEMENT LOCATIONS RECEIVED VIA DIGITAL TRANSMISSION AND ARE NOT TO BE CONSIDERED AS PART OF THE PROJECT.
- 12) ALL STORM DRAINAGE TO BE DEDICATED TO RICHLAND COUNTY.
- 13) ALL WATER LINE EASES TO BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA, THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES THAT ARE THE MAIN TO THE METER BOX.
- 14) ALL SEWER LINE EASEMENTS TO BE DEDICATED EXCLUSIVELY TO PALMETTO UTILITIES, THIS INCLUDES A 10' CITY OF COLUMBIA SEWER LINE EASEMENT ON ALL SERVICE LINES THAT ARE THE MAIN TO THE CLEAN OUT.
- 15) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY LAND DEVELOPMENT CODE, SEWERIAL SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, CONSTRUCTED BY THE APPLICANT IMMEDIATELY PRIOR TO THE CLOSING ALL LOTS.
- 16) COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

THE OWNER IS:
TWO PARKS, LLC
1712 WOODCREAK FARMS ROAD
GREENSBORO, S.C. 29043
TEL: (803)989-9797

THE SEWER OPERATOR IS:
WCC ENGINEERING, LLC
1710 WOODCREAK UTILITIES, INC.
ELGIN, S.C. 29045
TEL: (803)699-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
CITY OFFICE, BOX 147
COLUMBIA, S.C. 29217
TEL: (803)545-3400

THE ENGINEER IS:
WCC ENGINEERING, LLC
25217 TRENNHOLM ROAD
FOREST ACRES, S.C. 29206
TEL: (803)699-7728

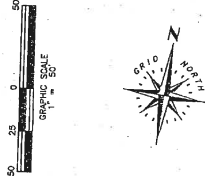
THE SURVEYOR IS:
PAUL H. RAY ASSOCIATES, INC.
1001 W. 10TH STREET, SUITE 100
TAMPA, FL 33606-1400
TEL: (803)750-9142

ROAD CENTERLINE CURVE DATA: LOT LINE CURVE DATA:

	DELTA	ARC	RAO	DISTANCE
C100	10 22' 44"	72.45'	400.00'	N 27.02° 43.7' E
C101	12 23' 25"	64.86'	300.00'	N 27.02° 43.7' E
C102	19 35' 07"	104.29'	300.00'	N 39.28° 00.0' W
C103	47 29' 41"	41.45'	50.00'	S 53.40° 43.5' E
C104	47 29' 41"	41.45'	50.00'	S 51.48° 58' W
C105	8 48' 48"	46.15'	300.00'	S 59.38° 12' W

LOT LINE CURVE DATA:

NAME	DELTA	ARC	RAJOS	RAJOS	DELTA	RAJOS	RAJOS
C1	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C2	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C3	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C4	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C5	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C6	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C7	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C8	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C9	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C10	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C11	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C12	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C13	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C14	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C15	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C16	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C17	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C18	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C19	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C20	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C21	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C22	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C23	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C24	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C25	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C26	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C27	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C28	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C29	6.55157	89.33	3.14	611.00	52.12	611.00	52.12
C30	6.55157	89.33	3.14	611.00	52.12	611.00	52.12



N/F
MEMBERS CLUB AT
WOODCREEK & WILDEWOOD
TMS#: 28900-01-19

N/F
WOODCREEK DEVELOPMENT, LLC
FUTURE DEVELOPMENT
TMS# 28900-01-11

**PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA**

APPROVED FOR RECORDING

Date 9/16/2013RCF # 5D-1201

Signature Chunyan Xu

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN NORTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE AGENCIES SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE AGENCIES.

9-9-43 W. M. T.
DATE WILLIAM M. BRASINGTON, SCPLS 9312

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF RICHLAND)

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

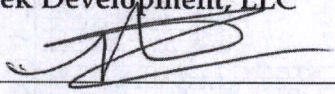
Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as Deer Park Drive, containing approximately 3.95 acres on an unrecorded plat titled Boundary Plat of Deer Park Drive by United Design Services, Inc. dated April 15, 1997. Said parcel having such boundaries and measurements as are shown on said exhibit.

ALSO:

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as Deer Park Drive, containing approximately 1.17 acres on an unrecorded plat prepared for Beaver Lake Partnership and titled Boundary Plat Woodcreek Farms Development Deerpark Drive & Club Ridge Drive by United Design Services, Inc. dated April 15, 1997. Said parcel having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 28900-01-11(p)
 Property Address: 10750 Two Notch Road

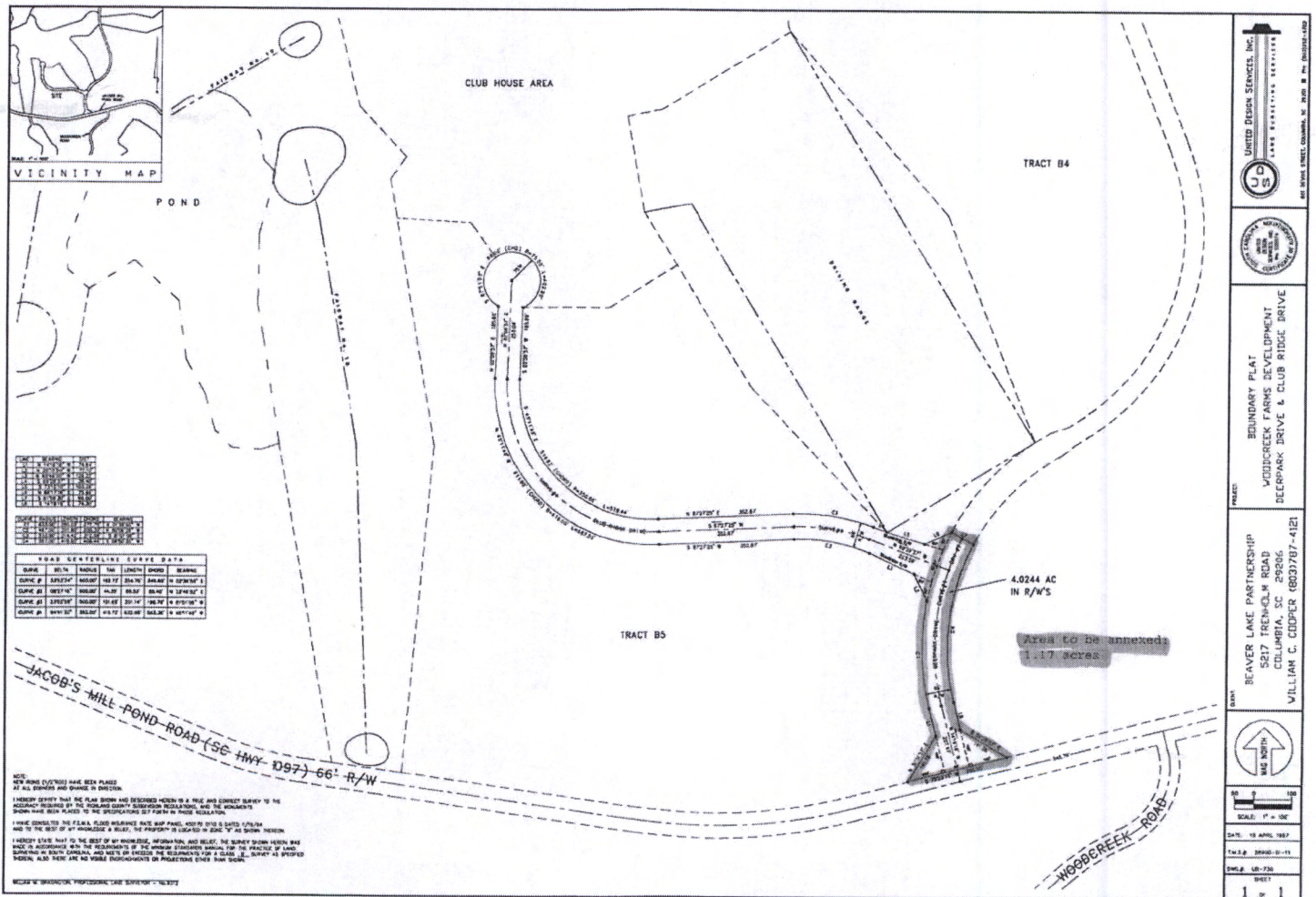
Woodcreek Development, LLC

BY: 
 Signature

Date: 9-8-16

Harold Pickrel III
 (Print or Type Name)

Its: Managing Member
 (Print or Type Title)





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: N/S Jacobs Mill Pond Road & N/W Woodcreek Farms Road;
TMS# 25800-03-27

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-097 - Annexing and Incorporating approximately 54.2 acres N/S Jacobs Mill Pond Road, Richland County TMS #25800-03-27 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential - Large Lot (UER-2) and assign zoning of PUD-R (Planned Unit Development - Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD (Planned Development District) by Richland County.

Applicant: Two Parks, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Approval (8-0)

ATTACHMENTS:

- **#a:** 2016-097 annex-incorporate 54.2 ac NS Jacobs Mill Pond NW Woodcreek Farms (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY N/S JACOBS MILL POND ROAD & N/W WOODCREEK FARMS ROAD TMS# 25800-03-27

Council District:	4
Proposal:	Request to annex, assign land use classification of Urban Edge Residential - Large Lot (UER-2) and assign zoning of PUD-R (Planned Unit Development – Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD (Planned Development District) by Richland County.
Applicant:	Two Parks, LLC
Staff Recommendation:	Approval
PC Recommendation:	10/10/2016; Approval (8-0)
ZPH, 1st Reading:	11/15/2016, PENDING
ZPH, 2nd Reading:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 54.2 acres

Current Use: Vacant land

Proposed Use: Vacant land – the property is part of the Woodcreek Farms development agreement and the plat will be submitted for review by the City.

Reason for Annexation: Municipal Services

Urban Service Area: Primary/Secondary

Current Land Use Classification: Neighborhood (Medium Density)

Proposed Land Use Classification: Urban Edge Residential - Large Lot (UER-2)

Current Richland County Zoning: Planned Development District (PDD)

Proposed Zoning: Planned Unit Development – Residential District (PUD-R)

Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation of the property will result in an increased number of calls for services and will cost the CPD **\$2,155.38** annually to provide service once the project is completed based upon current calls for service in similar census blocks in the area.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

At this time the property is undeveloped and no service would occur. The cost associated with solid waste service for these properties is **\$187.00** annually per household upon completion.

Engineering

Because water and sewer lines currently exist in this area and the developer will install new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual City property tax revenue after annexation of these properties will generate approximately **\$73,596.60**, as this property is planned for residential development of approximately 126 lots, of which comparable nearby lots, once developed, have been valued at an average of \$330,000 per lot.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in both the “Primary Area” and “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a

reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

Secondary Areas are those areas where the City determines it logical or advantageous to provide services, but where all services may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will need to be accomplished to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Edge Residential – Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City’s older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- *Accessory Dwelling Units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The property is currently zoned PDD by Richland County, and surrounding parcels within the City of Columbia are zoned PUD-R.

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) *Intent.* The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height

insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, adopt an ordinance assigning UER-2 land use classification, and assign zoning of PUD-R at the time of annexation.



Future Land Use Map

Department of Planning & Development Services

N/S Jacobs Mill Pond Road & NW Woodcreek Farms Road, TMS# 25800-03-27
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

58.a

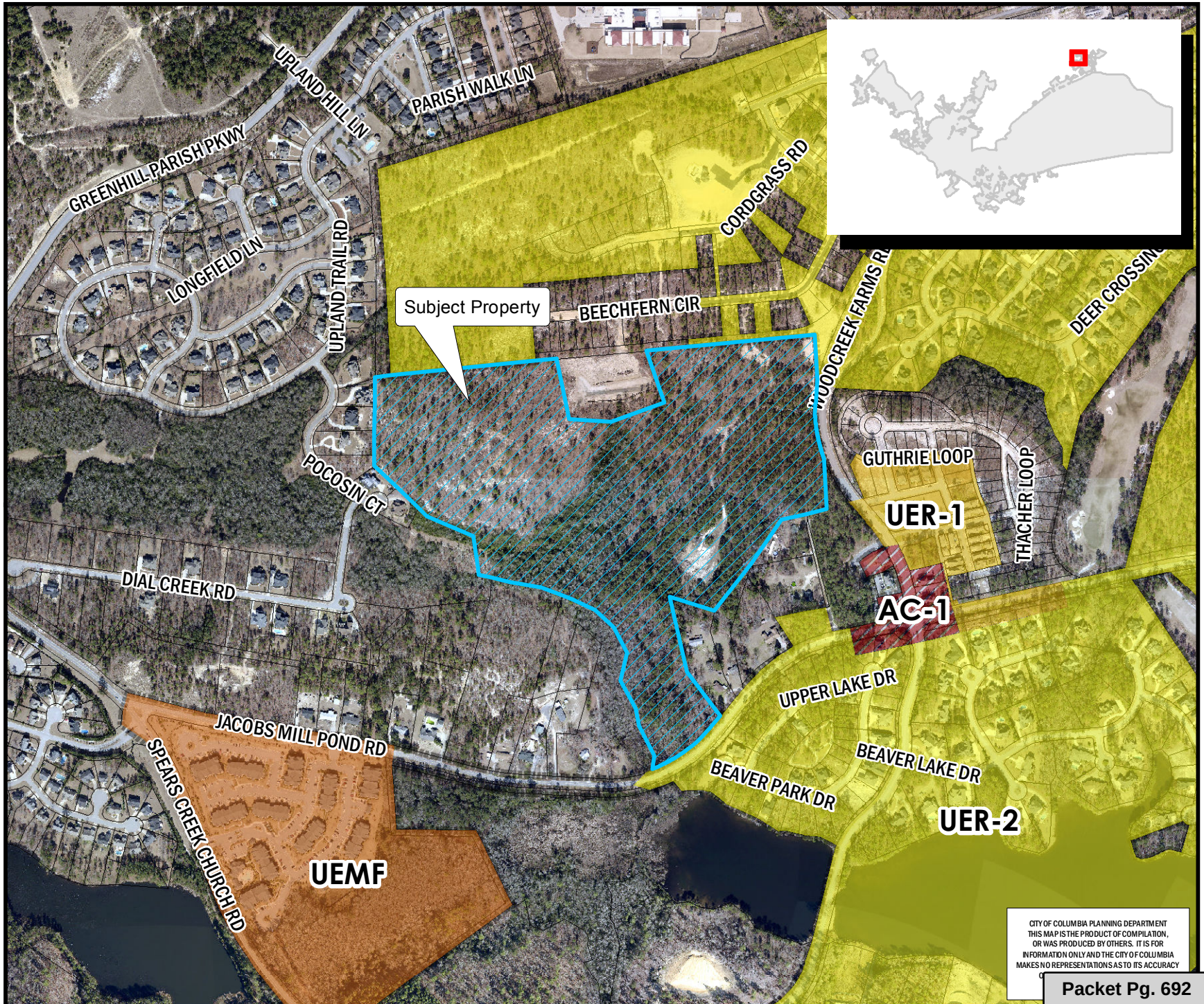


ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 13, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 692

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

N/S Jacobs Mill Pond Rd & N/W Woodcreek Farms Rd, TMS# 25 58.a
Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

Legend

CITY LIMITS
 PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

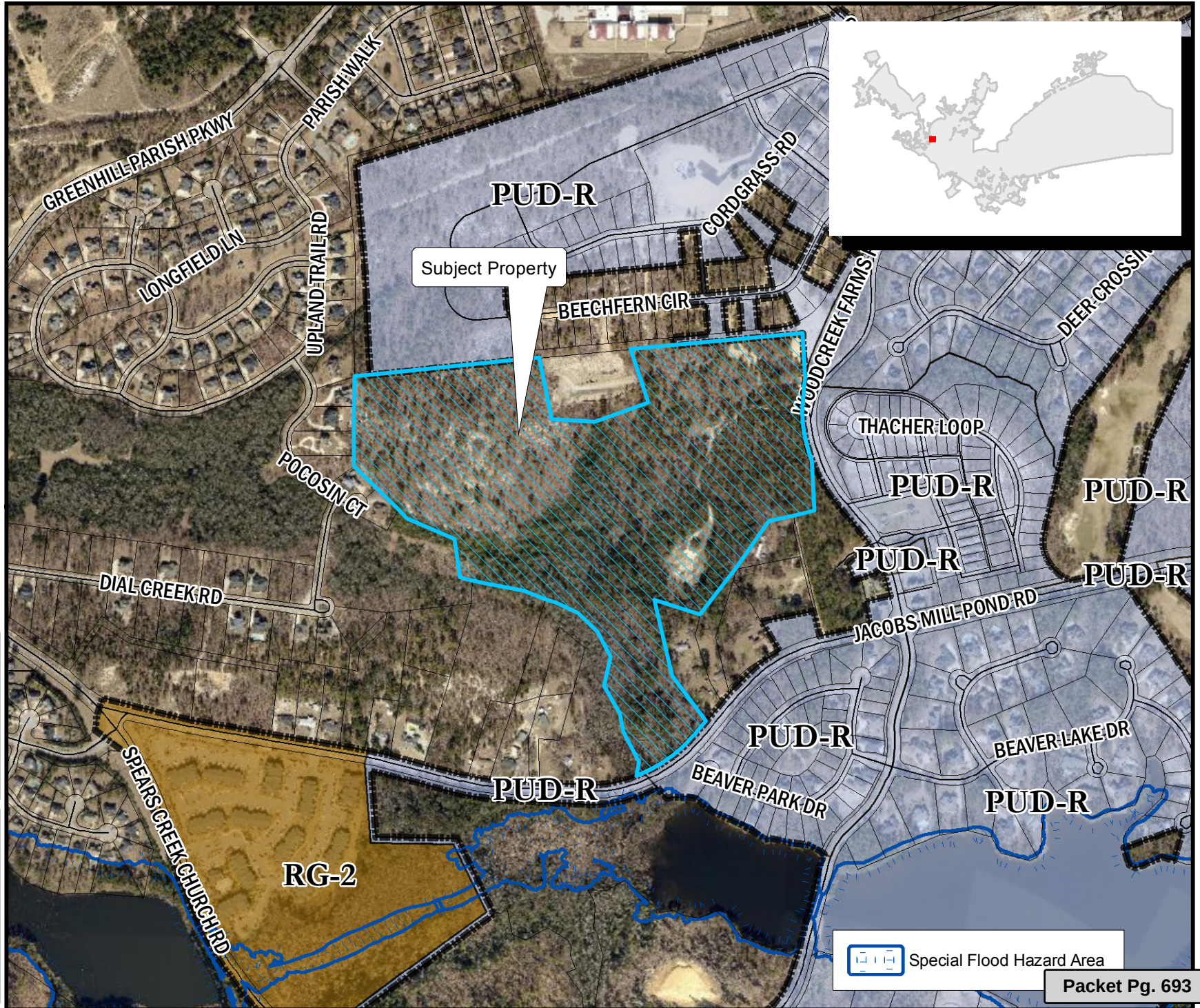
0 150 300 600 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
September 13, 2016

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



We Are Columbia



Special Flood Hazard Area

Packet Pg. 693

ORDINANCE NO.: 2016-097

*Annexing and Incorporating approximately 54.2 acres N/S Jacobs Mill Pond Road,
Richland County TMS #25800-03-27 into the Plan Columbia Land Use Plan Putting the
Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. The property shall be zoned PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 54.2 acres, and shall be assigned a land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25800-03-27

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

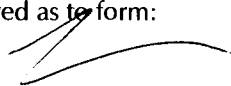
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


City Attorney

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-097

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being a 54.2 acre portion of the 57.56 acres tract as shown on a plat prepared for Country Properties, a South Carolina General Partnership by Daniel Riddick & Associates, Inc., dated December 11, 1985 and recorded on December 19, 1985 in the Office of the Register of Deeds for Richland County in Book 50, Page 6606.

LEGAL DEPARTMENT DRAFT

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being a 54.2 acre portion of the 57.56 acre tract as shown on a plat prepared for Country Properties, a South Carolina General Partnership by Daniel Riddick & Associates, Inc., dated December 11, 1985, and recorded on December 19, 1985, in the Office of the Register of Deeds for Richland County in Book 50 Page 6606

Richland County TMS: 25800-03-27
Property Address: N/S Jacobs Mill Pond Road

Two Parks, LLC

BY:  Date: 9-15-16
Signature
Harold P. Pickel Its: Manager
(Print or Type Name) (Print or Type Title)





We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Woodcreek Farms Road (P), TMS# 25800-03-47(P)

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-103 - Annexing and Incorporating Parcel B, 0.09 acres, Woodcreek Farms Road, Richland County TMS #25800-03-47(p) into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 4

Proposal: Request to annex, assign land use classification of Neighborhood Activity Corridor (AC-1) and assign zoning of PUD-R (Planned Unit Development - Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD (Planned Development District) by Richland County.

Applicant: 1712 Woodcreek, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Approval (8-0)

ATTACHMENTS:

- **#a:** 11-15-2016_ZPH_ANNEX_Woodcreek_FarmsRoad (PDF)

HISTORY:

11/15/16

City Council

APPROVED ON FIRST READING



CITY COUNCIL

November 15, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY WOODCREEK FARMS ROAD (P), TMS# 25800-03-47(P)

Council District:	4
Proposal:	Request to annex, assign land use classification of Neighborhood Activity Corridor (AC-1) and assign zoning of PUD-R (Planned Unit Development – Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD (Planned Development District) by Richland County.
Applicant:	1712 Woodcreek, LLC
Staff Recommendation:	Approval
PC Recommendation:	10/10/2016; Approval (8-0)
ZPH, 1st Reading:	11/15/2016, PENDING
ZPH, 2nd Reading:	12/06/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.09 acres

Current Use: A portion of a parking lot for the adjacent business

Proposed Use: A portion of a parking lot for the adjacent business

Reason for Annexation: Adjacent

Urban Service Area: Primary

Current Land Use Classification: Neighborhood (Medium Density)

Proposed Land Use Classification: Neighborhood Activity Corridor (AC-1)

Current Richland County Zoning: Planned Development District (PDD)

Proposed Zoning: Planned Unit Development – Residential District (PUD-R)

Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation of the property will not result in an increased number of calls to the CPD based on data for adjacent business uses and will cost the CPD **\$0.00** annually to provide service once the project is completed based upon current calls for service to the adjacent parcel under the same ownership, as well as to other nearby parcels.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

The property houses as a commercial business. Solid Waste services cost would be **\$0.00** since this services is not provided to commercial uses.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual City property tax revenue after annexation of this property will generate approximately **\$0.00**, as the annexation covers only a small portion of the parking lot for a business which was already located within municipal limits. The property, inclusive of the parking lot portion which was on the adjacent property, was sold recently for \$400,000, which is the current listed taxable value of the property.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a "Primary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and "islands" of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Neighborhood Activity Corridor (AC-1) in The Columbia Plan 2018 Future Land Use Map.

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage roads along principal and minor arterial roadways. They serve surrounding neighborhoods within a 1-mile drive or a 15 minute walk and typically consist of a limited collection of commercial and service uses.

Primary Types:

- Small Format Business/Employment (excl. Flex)
- Small Multi-family Mixed-use

Secondary Types:

- Civic/Institutional
- Multi-family Small and Medium
- Single-family Attached

Tertiary Types:

- Cemeteries & Mausoleums
- Parking Structures and Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned PDD by Richland County, and surrounding parcels within the City of Columbia are zoned PUD-R.

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) *Intent.* The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

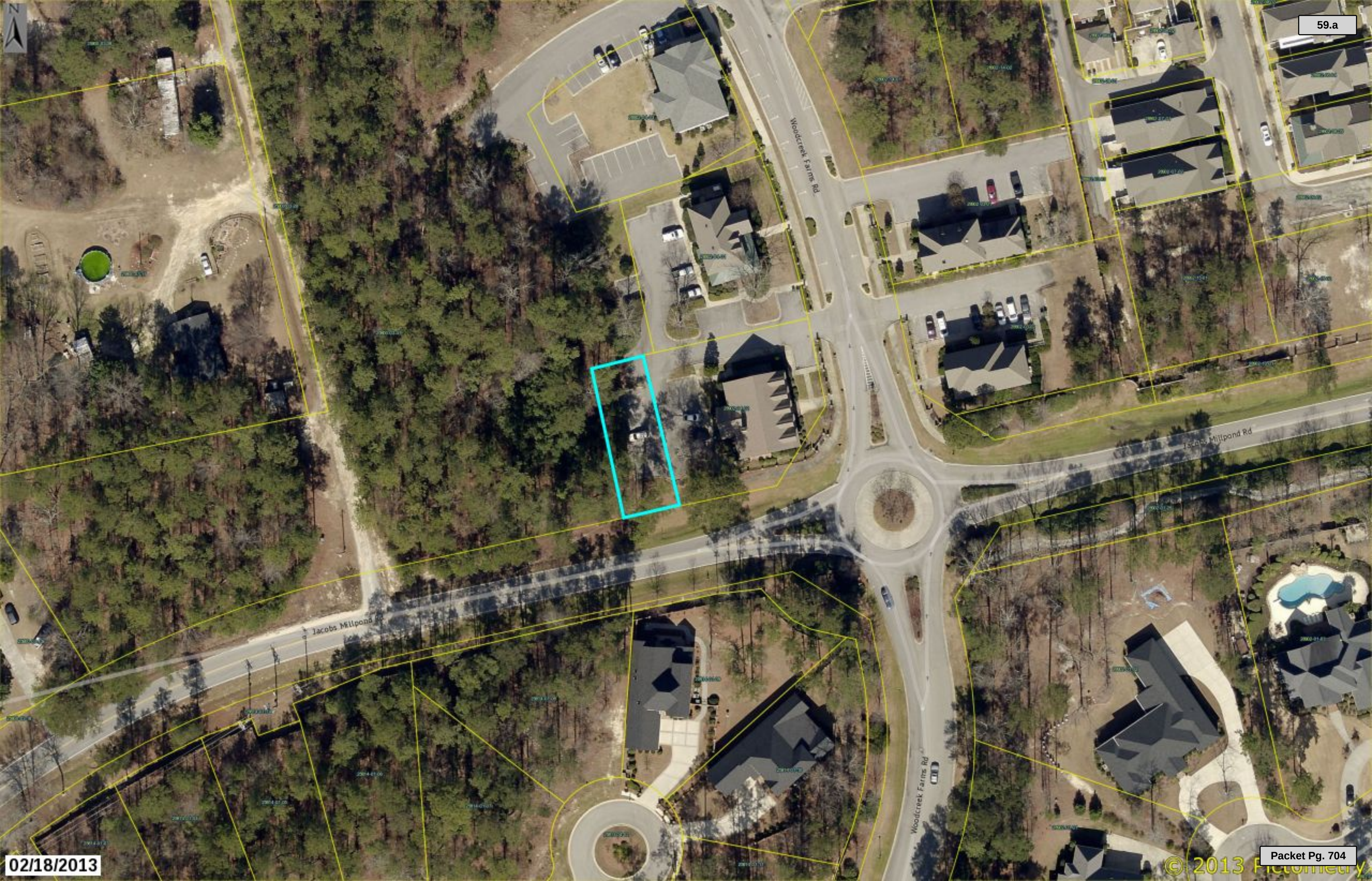
(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially

incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, adopt an ordinance assigning AC-1 land use classification, and assign zoning of PUD-R at the time of annexation.



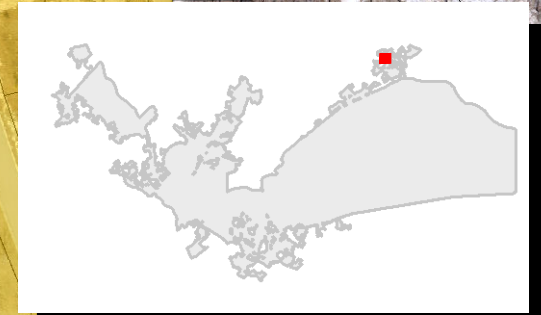
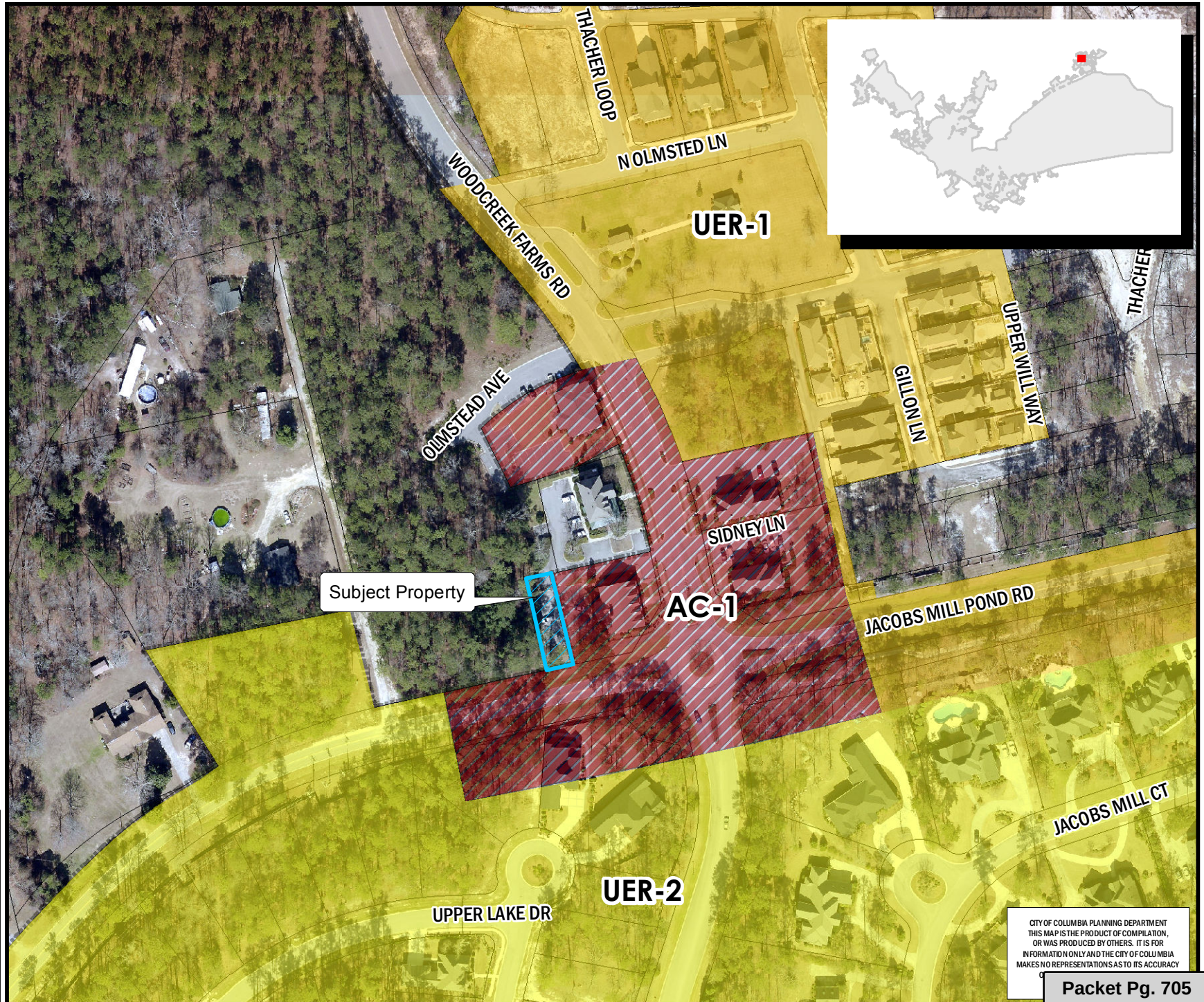
Future Land Use Map

Department of Planning & Development Services

Woodcreek Farms Road (p), TMS# 25800-03-47(p)

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: AC-1

59.a



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 7, 2016



We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 705

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

Woodcreek Farms Road (p), TMS# 25800-03-47(p)

Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

59.a

Legend

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	



0 20 40 80 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

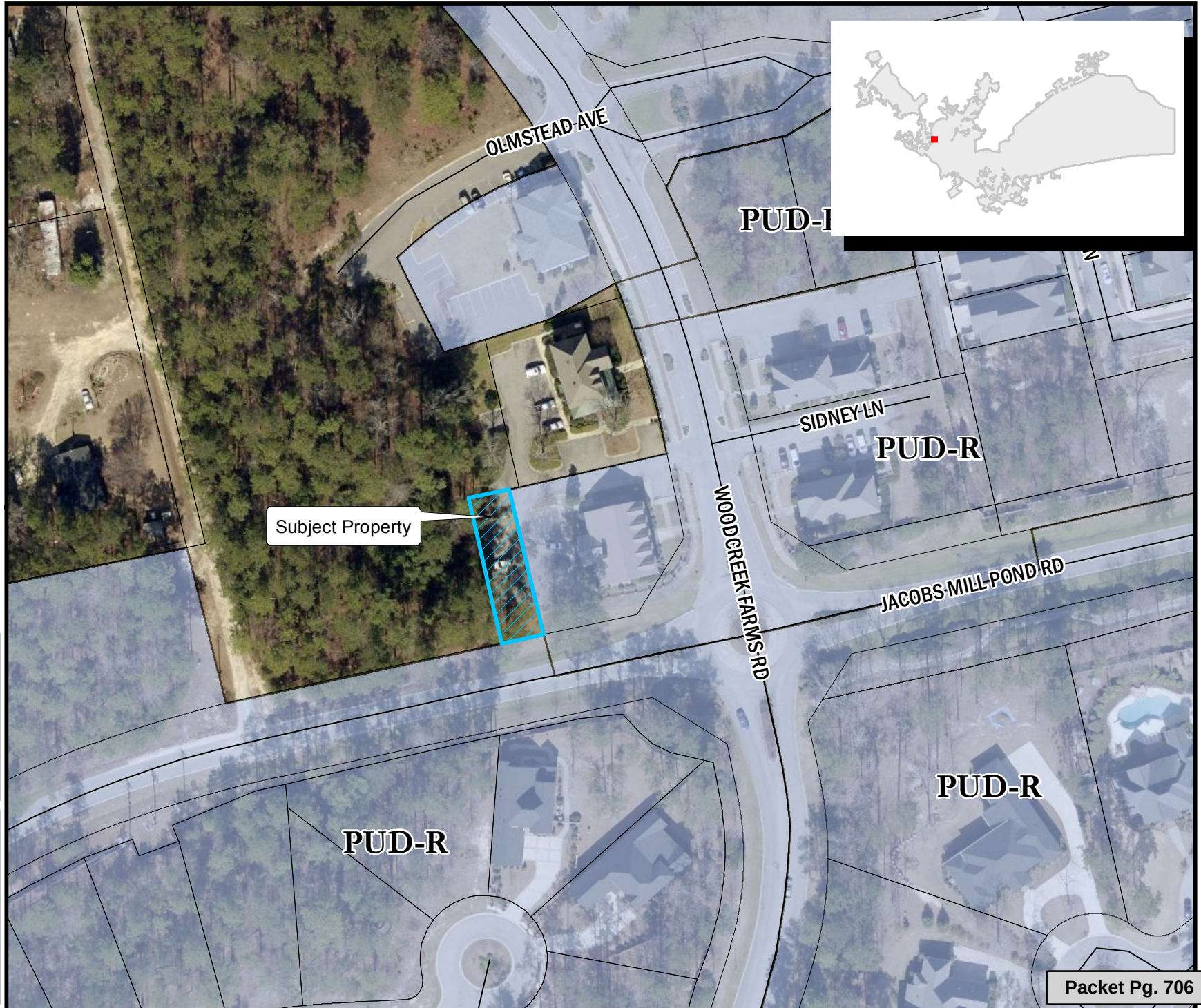
Leigh DeForth
September 7, 2016

DISCLAIMER:

The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



We Are Columbia



Packet Pg. 706

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2016-103

*Annexing and Incorporating Parcel B, 0.09 acres, Woodcreek Farms Road,
Richland County TMS #25800-03-47(p) into the Plan Columbia Land Use Plan Putting the
Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. The property shall be zoned PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 0.09 acres, and shall be assigned a land use classification of Neighborhood Activity Corridor (AC-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25800-03-47(p)

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-103

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being more particularly shown and designated as Parcel "B" containing 0.09 acres, on a plat entitled "Final Plat Prepared for 1712 Woodcreek, LLC, by Belter & Associates, Inc., dated September 1, 2016. Reference to said plat is made for a more complete and accurate description.

LEGAL DEPARTMENT DRAFT

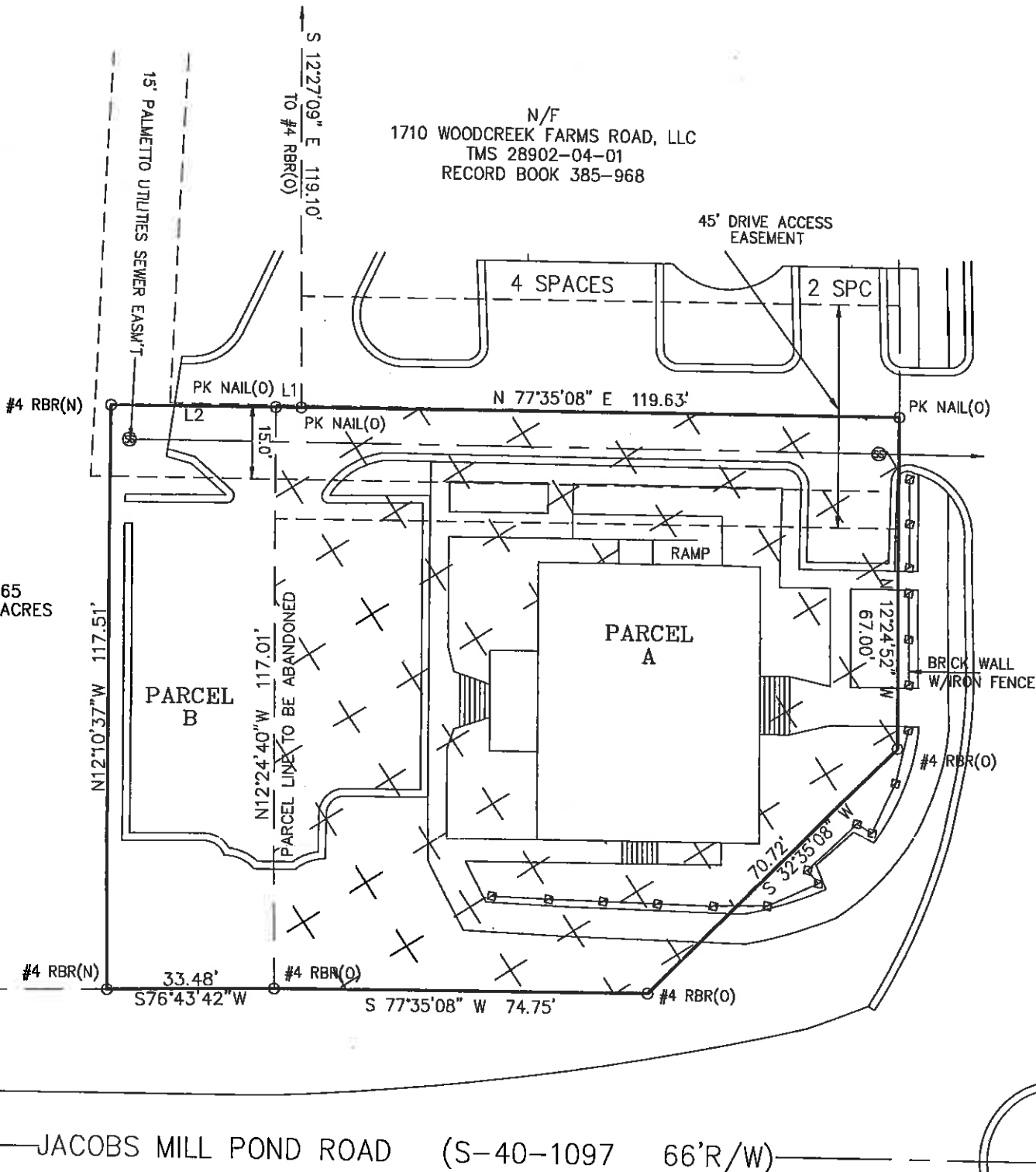
LINE	BEARING	DISTANCE
L1	S 77°35'08" W	5.12'
L2	S 77°35'08" W	32.99'

 DENOTES PROPERTY IN THE CITY OF COLUMBIA

- REFERENCES:
1. PLAT OF PROPERTY SUBDIVIDED FOR BROWN C. ROSS BY B.P. BARBER & ASSOC. DATED OCTOBER 10, 1958.
 2. PLAT OF 57.56 ACRES, PROPERTY OF COUNTY PROPERTIES - A SC GENERAL PARTNERSHIP BY DANIEL RIDDICK & ASSOCIATES DATED DECEMBER 11, 1985.
 3. PLAT FOR WOODCREEK DEVELOPMENT PARTNERSHIP BY UNITED DESIGN SERVICES, INC. DATED JANUARY 27, 2000, REVISED FEBRUARY 14, 2000.
 4. PLAT PREPARED FOR M.L. BARTLETT, Jr. & EMILIE Z. BARTLETT BY UNITED DESIGN SERVICES, INC. DATED MAY 24, 2005, REVISED JULY 11, 2006.
 5. PLAT PREPARED FOR 1710 WOODCREEK FARMS ROAD, LLC BY UNITED DESIGN SERVICES, INC., DATED APRIL 1, 2009.
 6. BOUNDARY PLAT OF WOODCREEK FARMS ROAD PARCEL "B" BY UNITED DESIGN SERVICES, INC. DATED MAY 25, 1999.
 7. PLAT OF PROPERTY OF WOODCREEK PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP BY DANIEL RIDDICK & ASSOCIATES, INC. DATED JULY 1, 1986.



N/F
PD LIMITED, LLC
TMS 25800-03-47
RECORD BOOK 1885-3565
REMAINDER TOTALING 4.91 ACRES



NOTE: TO BE COMBINED INTO ONE UNDIVIDED PARCEL TOTALING 0.40 ACRES
1. PARCEL A - CITY OF COLUMBIA, 0.31 ACRES - TMS 28902-04-02
2. PARCEL B - RICHLAND COUNTY, 0.09 ACRES - PORTION TMS 25800-03-47



SURVEY DATE: 09-01-2016
LOT AREA: 17244 SQ. FT. = 0.40 ACRES

FINAL PLAT
PREPARED FOR

CITY: COLUMBIA, SC
COUNTY: RICHLAND

1712 WOODCREEK, LLC

SHOWN AS A PORTION OF PROPERTY ON A PLAT PREPARED FOR WOODCREEK DEVELOPMENT LLC, BY UNITED DESIGN SERVICES, INC., DATED 06-25-13, AND RECORDED IN THE OFFICE OF THE R.O.D. FOR RICHLAND COUNTY IN RECORD BOOK 1885-3565.

RICHLAND COUNTY TMS# 25800-04-02

NO FLOOD STUDY PROVIDED

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND SETBACKS OF RECORD.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BRASINGTON SCPLS # 9312

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF RICHLAND)

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and designated as Parcel "B" containing 0.09 acres, on a plat entitled "Final Plat Prepared for 1712 Woodcreek, LLC" by Belter & Associates, Inc., dated September 1, 2016. Reference to said plat is made for a more complete and accurate description.

Richland County TMS: 25800-03-47(p)
 Property Address: Woodcreek Farms Road

1712 Woodcreek, LLC

BY: *St Applewhite*
Steven Applewhite
 (Print or Type Name)

Date: 9/7/2016
 Its: Member
 (Print or Type Title)

LINE	BEARING	DISTANCE
L1	S 77°35'08" W	5.12'
L2	S 77°35'08" W	32.99'



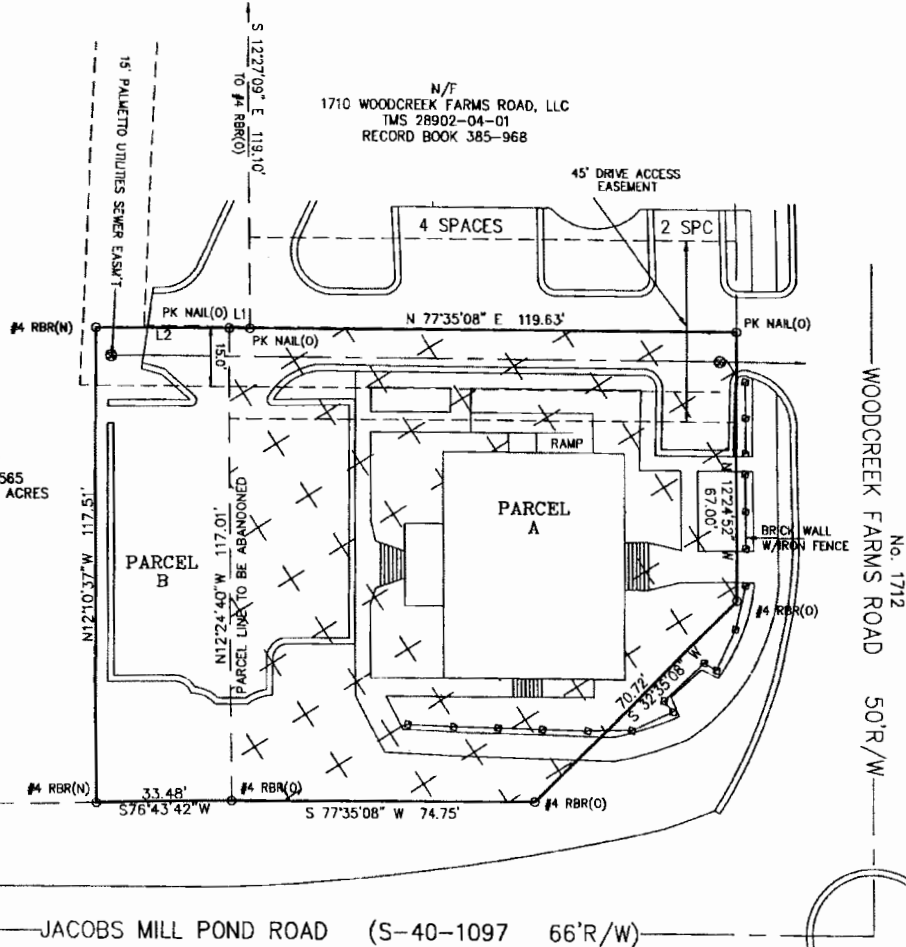
✕ DENOTES PROPERTY IN THE CITY OF COLUMBIA

REFERENCES:

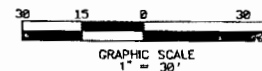
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N/F
PD LIMITED, LLC
TMS 25800-03-47
RECORD BOOK 1885-3565
REMAINDER TOTALING 4.91 ACRES

APPROVED FOR RECORDING
9/2/16
ADG-114
[Signature]



NOTE: TO BE COMBINED INTO ONE UNDIVIDED PARCEL TOTALING 0.40 ACRES
1. PARCEL A - CITY OF COLUMBIA, 0.31 ACRES - TMS 28902-04-02
2. PARCEL B - RICHLAND COUNTY, 0.09 ACRES - PORTION TMS 25800-03-47



SURVEY DATE: 09-01-2016

LOT AREA: 17244 SQ. FT. = 0.40 ACRES

FINAL PLAT
PREPARED FOR

CITY: COLUMBIA, SC

COUNTY: RICHLAND

1712 WOODCREEK, LLC

SHOWN AS A PORTION OF PROPERTY ON A PLAT PREPARED FOR WOODCREEK DEVELOPMENT LLC, BY UNITED DESIGN SERVICES, INC., DATED 06-25-13, AND RECORDED IN THE OFFICE OF THE R.O.D. FOR RICHLAND COUNTY IN RECORD BOOK 1885-3565.

ADDITIONAL REFERENCE:

RICHLAND COUNTY TMS # 25800-04-02

NO FLOOD STUDY PROVIDED

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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WILLIAM M. BRASINGTON
PLS # 9312



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Ordinance No.: 2016-115 - Annexing 1404 Beechfern Circle, Richland County TMS# 25815-01-06

PRESENTER: Krista Hampton

FINANCIAL IMPACT: The Park- Phase 2: 1404 Beechfern Circle; TMS# 25815-01-06

Council District: 4

Proposal: Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Applicant: David G. Thompson

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning **APPROVE**

PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning **APPROVE (7-0)**

ATTACHMENTS:

- **#a:** FT-ANNEX-The Park_Phase 2 - 1404 Beechfern (PDF)
- **#b:** 2016-115 annex 1404 Beechfern (PDF)



CITY COUNCIL

December 6, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment Case Summary The Park- Phase 2: 1404 Beechfern Circle; TMS# 25815-01-06

Council District:	4	
Proposal:	Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.	
Applicant:	David G. Thompson	
Staff Recommendation:	Annex, Assign Interim Land Use and Interim Zoning	APPROVE
PC Recommendation:	04/04/16: Annex, Assign Interim Land Use and Interim Zoning	APPROVE (7-0)
Annexation, 1 st Reading: PH	12/06/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Annexation, 2 nd Reading	12/20/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Comp Plan Amendment: 1 st Reading: PH	03/17/17: Confirmation of Land Use Classification	PENDING
Comp Plan Amendment: 2 nd Reading	04/04/17: Confirmation of Land Use Classification	PENDING
Map Amendment: 1 st Reading: ZPH	03/17/17: Zoning Confirmation	PENDING
Map Amendment: 2 nd Reading	04/04/17: Zoning Confirmation	PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.29 acres

Current Use: Residential lot

Proposed Use: Residential lot

Reason for Annexation: Secondary / Municipal Services

Urban Service Area: Secondary

Current Richland County Land Use Classification: Neighborhood (Medium Density)

Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)

Current Richland County Zoning: Planned Development District (PDD)

Proposed Zoning: Planned Unit Development – Residential District (PUD-R)

Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexations will result in an increase number of calls for services and will cost the CPD **\$11.58** annually to provide service.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would improve the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

The cost associated with solid waste service for the property is **\$187.00** annually per household.

Engineering

Because water and sewer lines currently exist in this area and the developer has already installed new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual City property tax revenue after annexation of this property will generate approximately **\$421.44**.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

The subject property is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will need to be accomplished to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject property be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- *Accessory Dwelling Units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R).

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) *Intent.* The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Recommend to City Council annex said land with interim UER-2 land use classification and interim zoning of PUD-R.



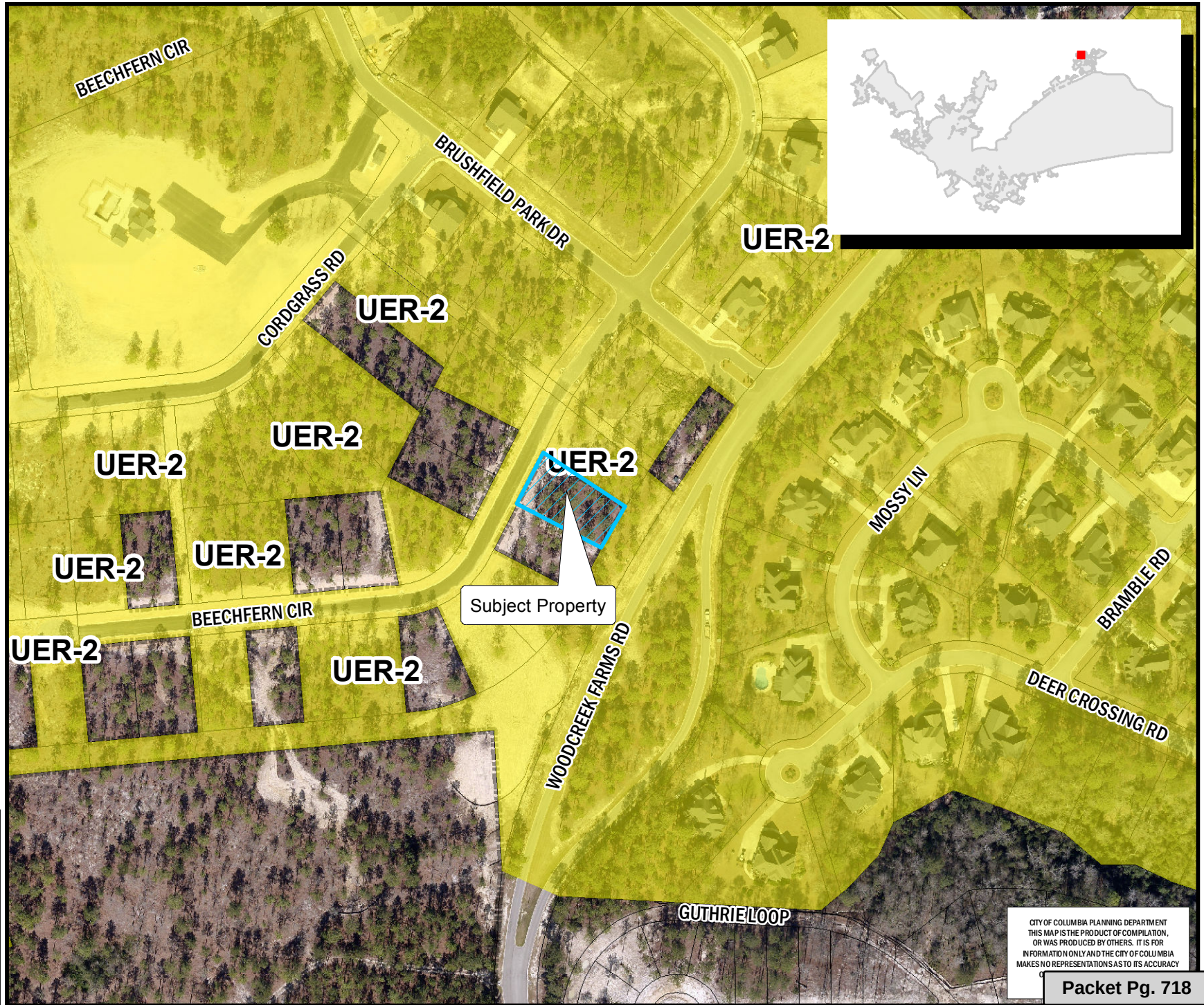
Future Land Use Map

Department of Planning & Development Services

1404 Beechfern Circle; TMS# 25815-01-06

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

60.a



Legend



- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:
Shane Shaughnessy
November 7, 2016



We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY

Packet Pg. 718

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1404 Beechfern Circle; TMS# 25815-01-06; Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

60.a

Department of Planning & Development Services

Legend

-  CITY LIMITS
 -  PARCELS
- | | |
|---|---|
|  D-1 |  C-1 |
|  RS-1 |  C-2 |
|  RS-1A |  C-3 |
|  RS-1B |  C-3A |
|  RS-2 |  C-4 |
|  RS-3 |  C-5 |
|  RD |  M-1 |
|  RD-2 |  M-2 |
|  RG-1 |  PUD-C |
|  RG-1A |  PUD-LS |
|  RG-2 |  PUD-LS-E |
|  RG-3 |  PUD-LS-R |
|  UTD |  PUD-R |
|  MX-1 |  OUT OF CITY |
|  MX-2 | |



0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

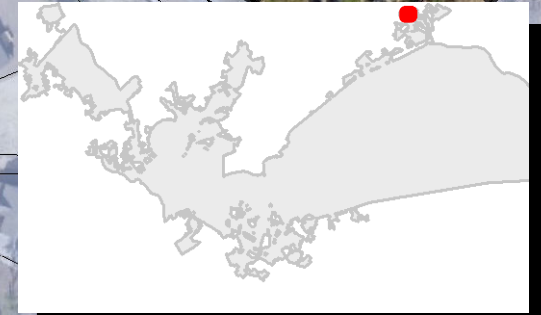
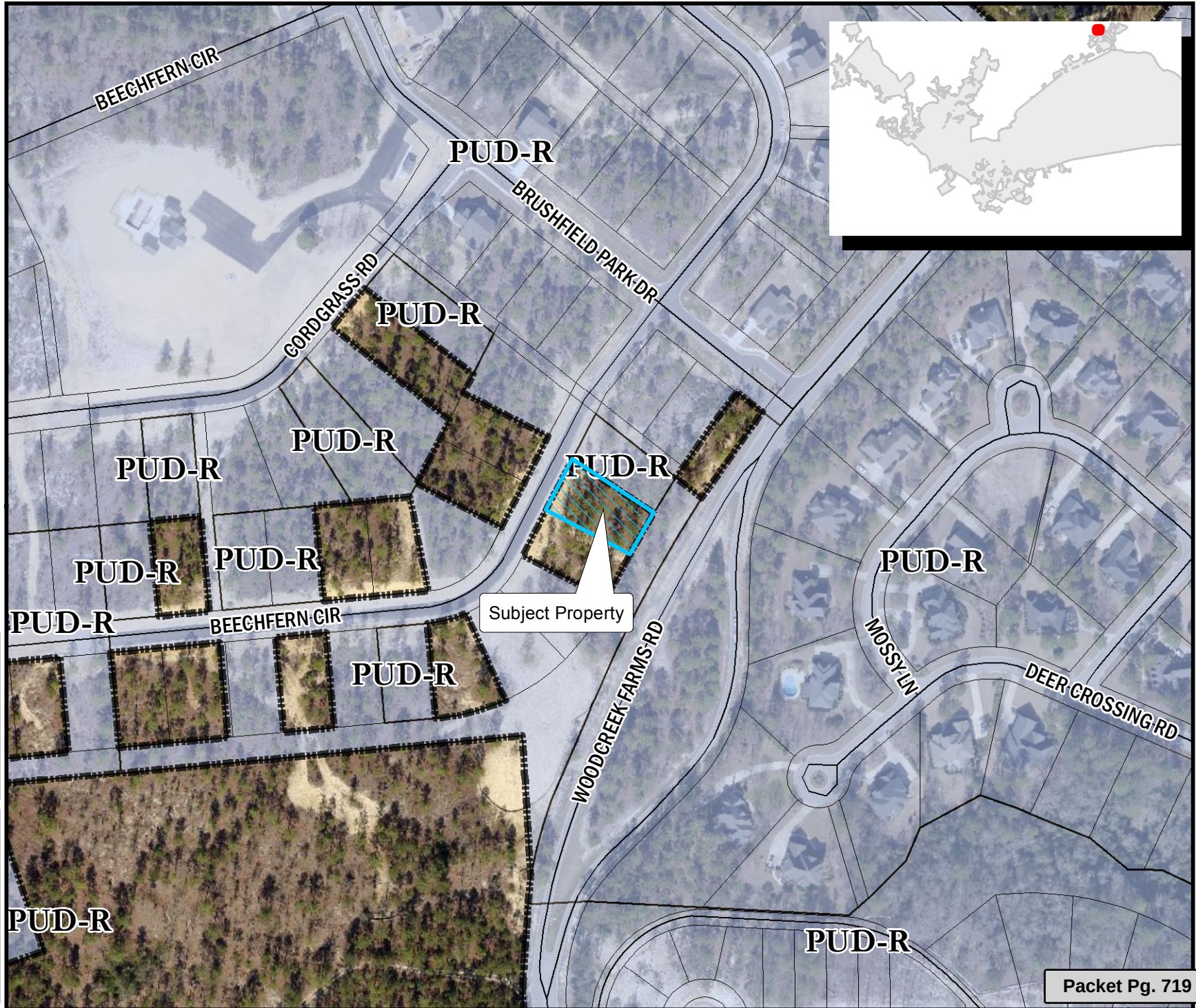
Shane Shaughnessy
November 7, 2016

DISCLAIMER:

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We Are Columbia



Packet Pg. 719

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2016-115*Annexing 1404 Beechfern Circle, Richland County TMS# 25815-01-06*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 0.29 acres, and shall be assigned an interim land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25815-01-06

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:

City Attorney

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-115

All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 38 on a Bonded Plat of Woodcreek Farms, Section A-11, "The Park – Phase I", by United Design Services, Inc., dated September 9, 2011, revised November 3, 2011, (the "Plat"), and recorded November 22, 2011, in the Office of the ROD for Richland County Record Book 1722 at Page 3199. Said lot being more particularly shown as Lot 38 on a plat prepared for David Thompson by Belter & Associates, Inc., dated February 26, 2014 to be recorded. The said later Plat being incorporated herein by reference for a more complete and accurate description of the property, all measurements being a little more or less.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 7, 2016

RE: **Property Address:** 1404 Beechfern Circle
Richland County TMS#: 25815-01-06
Owner(s): David G. Thompson
Current Use: Residential lot
Proposed Use: Residential lot
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential – Large Lot (UER-2)
Current County Zoning: PDD
Proposed City Zoning: PUD-R
Reason for Annexation: Secondary/Municipal Services
City Council District: 4
Census Tract: 114.07

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

This matter was reviewed by Planning Commission along with additional lots at their **April 4, 2016** regular meeting.

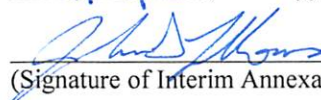
/dle

Attachments

cc:	S. Allison Baker, Sr. Assistant City Manager William Holbrook, Police Chief Teresa Knox, City Attorney Dana Higgins, City Engineer Krista Hampton, Planning & Development Services Gloria Saaed, Community Development Director Roger Myers, Business License Administrator Angela Adams, Water Customer Service Jerry Thompson, Building Official Susan Leitner, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Jan Alonso, Finance Director	Missy Gentry, Assistant City Manager Aubrey Jenkins, Fire Chief Joseph Jaco, Utilities and Engineering Robert Anderson, Public Works Director Jeff Palen, Assistant City Manager/CFO George Adams, Fire Marshal Brian Cook, Zoning Administrator Kimberly Gathers, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Zach Kay, Dev. Center Administrator Alfreda Tindall, Richland Co. 911 Addressing Coordinator
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Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7 - 0 on 04/04/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7 - 0 on 04/04/16 (mm/dd/yyyy).


 (Signature of Interim Annexation Coordinator)



Future Land Use Map

1404 Beechfern Circle; TMS# 25815-01-06
 Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services

CITY LIMITS

PARCELS

Legend

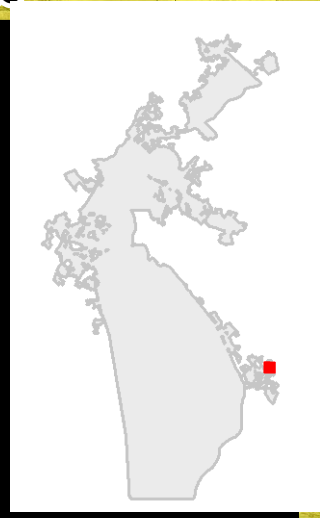
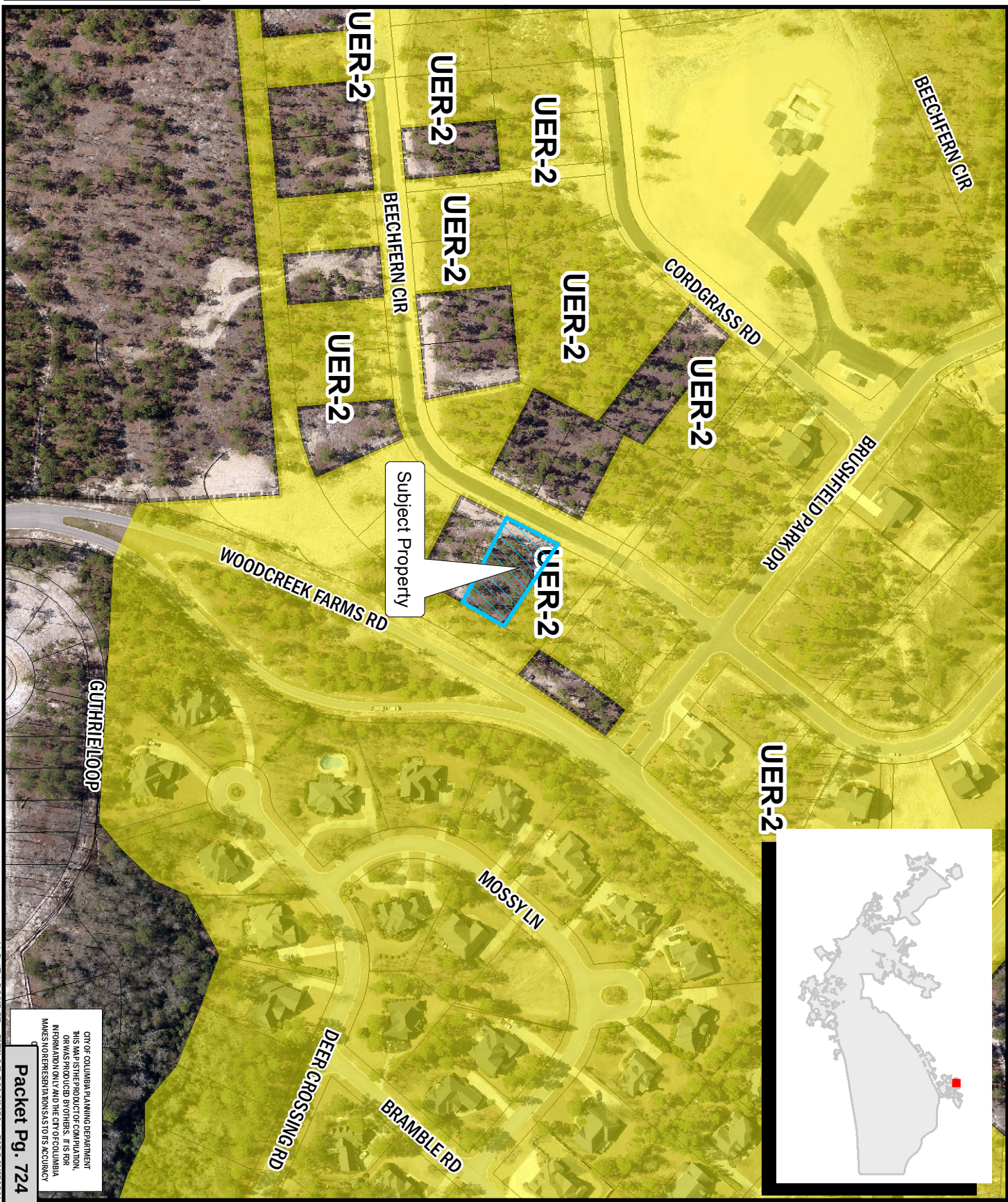
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- SP-4 - Riverbanks Zoo and Garden
- SP-5 - Universities/Colleges
- SP-6 - Fort Jackson

0 50 100 200 Feet

CITY OF COLUMBIA, S.C.
 VERITAS VIRTUTIS

We Are Columbia

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Staughnessy
 November 7, 2016



Zoning Map

1404 Beechfern Circle; TMS# 25815-01-06; Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

Department of Planning & Development Services

Legend

 CITY LIMITS
 PARCELS

 D-1	 C-1
 RS-1	 C-2
 RS-1A	 C-3
 RS-1B	 C-3A
 RS-2	 C-4
 RS-3	 C-5
 RD	 M-1
 RD-2	 M-2
 RG-1	 PUD-C
 RG-1A	 PUD-L
 RG-2	 PUD-L-E
 RG-3	 PUD-L-R
 UTD	 PUD-R
 MX-1	 OUT OF CITY
 MX-2	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
November 7, 2016

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Subject Property

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF RICHLAND)

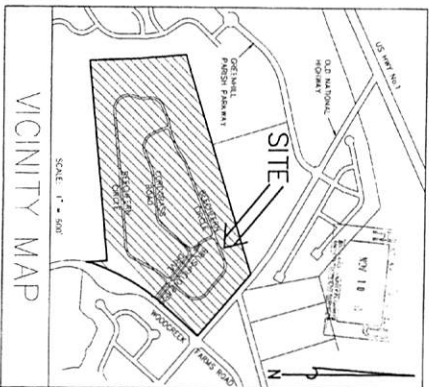
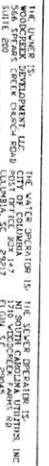
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel of lot of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 38 on a Bonded Plat of Woodcreek Farms, Section A-11, "The Park- Phase I", by United Design Services, Inc., dated September 9, 2011, revised November 3, 2011, (the "Plat"), and recorded November 22, 2011, in the Office of the ROD for Richland County Record Book 1722 at Page 3199. Said lot being more particularly shown as Lot 38 on a plat prepared for David Thompson by Belter & Associates, Inc., dated February 26, 2014 to be recorded. The said latter Plat being incorporated herein by reference for a more complete and accurate description of the property, all measurements being a little more or less.

Richland County TMS: 25815-01-06
 Property Address: 1404 Beechfern Circle

David G. Thompson
 David G. Thompson

Date: 12 Sep 16

[illegible]

OLD NATIONAL HIGHWAY
ROAD 3-40-2027 - 66' R/W



PLAN AND ELEVATION OF THE
KIRBY AND CO. COAST SURVEYING
STATION

APPROVED FOR RECORDING

11/21/11

I HEREBY CERTIFY THE SURVEY AS 5-DOWN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS FOR LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS A CLASS 8 SURVEY. ALSO, THE PLAN SHOWS AND DESCRIBES HEREIN IS A TRUE AND CORRECT SURVEY IN THE ACTUALLY BOUNDARY OF THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MINIMUM STANDARDS HAVE BEEN RELATED TO THE SPECIFICATIONS SET FORTH IN THE SPECIFICATIONS.

WILLIAM M. EDLINGTON, PROFESSIONAL LAND SURVEYOR - No. 9212

BONDED PLAT OF
WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 1
COLUMBIA, SC. RICHMOND, CO.

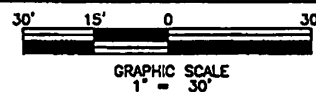
SCALE: 1" = 60'
DATE: SEPT. 9, 2011
DRAWN: CHA
CHECKED: VMB
SHEET
1 OF 1

UNITED DESIGN SERVICES, INC.
PROFESSIONAL LAND SURVEYORS

140 FRIARSGAIL BLVD
[RMC, SOUTH CAROLINA 29063]

11/03/11 REVISIONS PER CITY OF COLUMBIA ENGINEERING, TORI SALVANT
AND RICHLAND COUNTY, HOPE HASTY. WMB

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°03'53"	75.06'	2083.00'	S30°03'40"W	75.06'



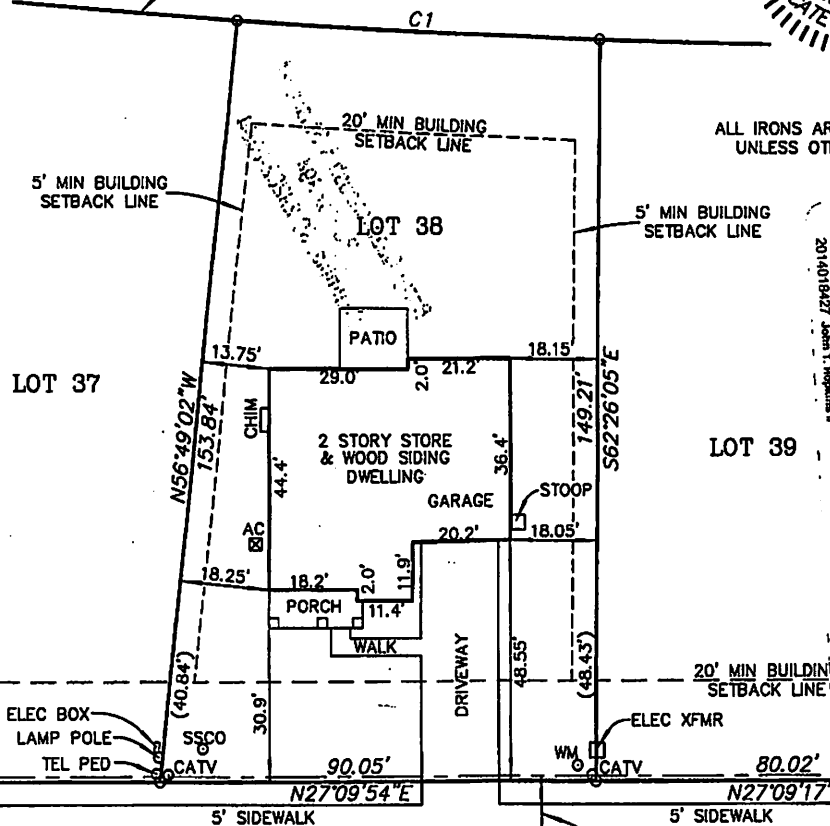
WOODCREEK FARMS ROAD 66' R/W



50' BUFFER



NOTE:
ALL IRONS ARE (O) 1/2" REBAR
UNLESS OTHERWISE SHOWN.



Book 1932-1878
2014018427 03/14/2014 16:28:34.943
Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00
Pvt Standard
Richard County R.O.D.

300.6+/-' TO CL INTR OF
BRUSHFIELD PARK DRIVE

1404 BEECHFERN CIRCLE 50' R/W

REVISED 03-03-2014 TO CORRECT TAX MAP NUMBER IN TITLE BLOCK

SURVEY DATE: 02-26-2014	DRAWING DATE: 03-03-2014	FINAL PLAT PREPARED FOR	CITY: NEAR COLUMBIA, SC
LOT AREA: 12,466 SQ. FT. = 0.29 ACRES			COUNTY: RICHLAND
DAVID THOMPSON			
SHOWN AS LOT 38 ON A PLAT OF WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 2			
BY UNITED DESIGN SERVICES, INC. DATED: 11-07-12 REVISED: 08-24-13 AND RECORDED IN THE			
OFFICE OF R/D FOR RICHLAND COUNTY IN RECORD BOOK 1875 PAGE 2258			
ADDITIONAL REF.:			

PORTION OF RICHLAND COUNTY TMS# 25800 BLOCK 03 LOT 28

F.I.R.M. MAP # 45079C - 0185 K DATED: 09-29-10

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND SETBACKS OF RECORD.

THE UNDERSIGNED STATES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST FIRM FEMA MAPS OR OTHER FLOOD DATA AND FINISHED FLOOR (IS NOT) OR PROPERTY (IS NOT) LOCATED IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

G. Bradley, Jr. 03/03/2014
G. BRADLEY, JR. SCPLS # 19398



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Legal

FROM: *Shari Ardis, Legal Administrator*

SUBJECT: Ordinance No.: 2016-092 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 2, Administration, Article III, Officers and Employees and Article IV, Departments

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** 2016-092 amend Ch 2 Admin Art III & Art IV (PDF)
- **#b:** City_Org_Chart_11_16_16 (PDF)

ORDINANCE NO.: 2016-092

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 2, Administration, Article III, Officers and Employees and Article IV, Departments

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2016 that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 2, Administration, Article III, Officers and Employees and Article IV, Departments are amended to read as follows:

ARTICLE III. ~~OFFICERS~~ DIRECTORS, DEPARTMENTS AND EMPLOYEES**Sec. 2-111. Salaries.**

The salaries of the officials and employees of the city shall be as provided in the classification and pay plan submitted by the city manager and approved by the city council.

Sec. 2-112. Political activity.

(a) It shall be unlawful for any person employed by the city to use his influence or official position, directly or indirectly, to intimidate or coerce, or to attempt to intimidate or coerce, any person for the purpose of interfering with the right of such person to vote as he may choose, or otherwise causing such person to vote for or against any candidate for municipal office. It shall be unlawful for any person employed by the city to take part in any election by hauling persons to the voting precinct, or to promise employment, favors or awards of any nature or kind, with the purpose of influencing such person to vote for or against any candidate for municipal office.

(b) Any city employee offering for public office of profit shall be required to take a leave of absence for a minimum of 60 days during his campaign.

(c) Any city employee who is elected or appointed to public office of profit shall, upon election or appointment, be required to resign from the service of the city.

(d) Any employee of the city violating the provisions of this section shall ~~be immediately~~ immediately be subject to ~~be removed~~ removal from the position which he holds.

Sec. 2-113. Bonds.

Except as otherwise provided, the city council shall ~~shall~~ may require suitable bonds of the city manager and other city employees upon recommendation of the city manager, conditioned for the faithful performance of their duties, and the cost of such bonds shall be paid by the city.

Sections 2-114 City Manager, 2-115 City attorney and 2-116 City clerk were moved to Article II, Mayor, Council and City Manager, Division 1, Generally by Ordinance 2016-042. The remaining sections will need to be renumbered once a decision is made on changes.

Sec. 2-~~117~~. 114 Director of finance.

(a) ~~Duties generally.~~ The director of the finance department, subject to the city manager, shall have administrative supervision over accounting, business license, ~~risk management, safety, and the health clinic,~~ payment center and utility billing. He shall be responsible to the city manager or his designee for the financial planning, and for reviewing ordinances and resolutions relating to expenditures, revenues, tax levies and other fiscal problems. The director shall perform such additional duties as may be assigned to him by the city manager.

(b) ~~Collection of taxes, assessments, penalties and fees. The director of finance shall serve as tax collector and shall enforce the collection of all executions for the payment of delinquent taxes, assessments, penalties and execution fees, and costs for advertising which shall be issued and directed to him under the seal of the city and signed by the director. In every case where it shall be necessary to offer for sale any real or personal property levied upon by virtue of an execution, the finance director shall proceed thereon in the same manner as is provided by law for the sale of property under execution for the enforcement of state and county taxes. All sales shall be held in conjunction with the county or in front of the city hall, and property sold for such delinquency shall be subject to lien, if any, of the state and county for taxes.~~

Sec. 2-448 115. Director of information technology services.

The director ~~department~~ of information technology services, subject to the city manager, shall ~~have administrative supervision over the department of information technology.~~ be managed by the chief information officer. He shall be responsible for all activities relating to the planning, acquisition, maintenance and operation of the city information systems, GIS and telecommunications, and such additional duties as may be assigned ~~to the director~~ by the city manager.

Sec. 2-449 116. Director of public works.

The director of public works, subject to the city manager, shall have administrative supervision over ~~the department of~~ animal control, public works, forestry and beautification, ~~and fleet maintenance,~~ solid waste, streets, sustainability, and traffic engineering. He shall be responsible for those activities relating to maintenance and operation of public ways and storm drainage, garbage collection and disposal, electrical and street lighting, traffic control, animal control, supervision over the activities relating to landscaping, maintenance and beautification of public space, street division and traffic engineering ~~and departmental training and safety~~. He shall be responsible for developing the paving and resurfacing capital improvements program. He shall perform such additional duties as may be assigned to the director by the city manager.

Sec. 2-420 117. Director of ~~utilities and~~ engineering.

The director of ~~utilities~~ engineering, subject to the city manager, shall have administrative supervision over ~~the department of utilities and engineering.~~ He shall be responsible for ~~and~~ administration, management, maintenance and operation of the storm water system, utility asset management, floodplain management, engineering design and support, real estate, project and construction management, capital improvement programs, and planning and strategy. ~~water plant and distribution facilities, sewage treatment and collection facilities, construction, management and maintenance of water mains and sanitary sewers, force account water mains, engineering functions and for the development of the water, sanitary sewer, and storm sewer capital improvement program as well as department training and safety.~~ He shall perform such additional duties as may be assigned to him by the city manager. ~~The director of engineering shall be the city engineer. He shall perform such additional duties as may be assigned to the director by the city manager.~~

Sec. 2-421 118. Director of ~~utilities and engineering~~ utility operations.

The director of ~~utilities~~ utility operations, subject to the city manager, shall have administrative supervision over ~~the department of utilities and engineering~~ utility operations. He shall be

responsible for management, maintenance and operation of water ~~plant~~treatment and distribution facilities, and wastewater ~~sewage~~ treatment and collection facilities, environmental quality, regulatory compliance, and utility customer care ~~construction, management and maintenance of water mains and sanitary sewers, force account water mains, engineering functions and for the development of the water, sanitary sewer, and storm sewer capital improvement program as well as department training and safety.~~ He shall perform such additional duties as may be assigned to him by the city manager. ~~The director of engineering shall be the city engineer. He shall perform such additional duties as may be assigned to the director by the city manager.~~

Sec. 2-~~424~~ 119. Director of emergency ~~911/311~~ communications.

The director of emergency ~~911/311~~ communications, subject to the city manager, shall have administrative supervision over the 911 emergency ~~and 311 information~~ communications systems. He shall perform such additional duties as may be assigned to him by the city manager.

Sec. 2-~~422~~. Director of construction management.

~~The director of construction management, subject to the city manager, shall have administrative supervision over construction. He shall perform such additional duties as may be assigned to him by the city manager.~~

Sec. 2-~~423~~ 120. Director of general services.

The director of general services, subject to the city manager, shall have administrative supervision over the department of general services and shall be responsible for those activities relating to parking, fleet services, facilities/building support services, central stores and such duties as maybe assigned by the city manager.

Sec. 2-~~424~~121. Director of community development.

The director of community development, subject to the city manager, shall have administrative supervision over the department of community development. ~~and He~~ and He shall be responsible for those activities relating to community development, and shall perform such additional duties as may be assigned by the city manager.

Sec. 2-~~425~~122 . Director of human resources.

The director of human resources, subject to the city manager, shall have administrative supervision over the department of human resources. ~~and He~~ and He shall be responsible for those activities relating to employment, employee relations, employee health center, safety and risk management, employee benefits and training and shall perform such additional duties as may be assigned by the city manager.

Sec. 2-~~426~~123 . Director of parks and recreation.

The director of parks and recreation, subject to the city manager, shall have administrative supervision over the department of parks and recreation. ~~and He~~ and He shall be responsible for those activities, recreation programs, parks, tennis centers, wellness centers, swimming pools, special events, park landscaping and maintenance, and shall perform such additional duties as may be assigned by the city manager.

Sec. 2-~~427~~124 . Director of economic development.

The director of economic development, subject to the city manager, shall have administrative supervision over the department of economic development. ~~and He~~ shall perform such additional duties as may be assigned by the city manager.

Sec. 2-128 ~~125~~. Director of ~~zoning, inspections and planning~~ and development services.

The director of ~~zoning, inspections, and planning~~ and development services, subject to the city manager shall have administrative supervision over the activities relating to annexation, zoning, building codes, building inspections, development review, land development, property maintenance codes, and planning. ~~He~~ shall perform such additional duties as may be assigned ~~to him~~ by the city manager.

Sec. 2-129 ~~126~~. Director of public and media relations.

The director of public and media relations, subject to the city manager, shall have administrative supervision over the department of public and media relations. ~~and He~~ shall perform such additional duties as may be assigned by the city manager.

~~Sec. 2-130 Reserved~~ Sec. 2-130 ~~127~~. Director of municipal court/administrative municipal court judge.

The administrative municipal court judge is appointed by City Council, per section 13-2. The director of municipal court, subject to the city manager, shall have administrative supervision over the activities relating to municipal court administration, and city municipal court records management. ~~and He~~ shall perform such additional duties as may be assigned by the city manager. Council may elect to have the administrative municipal court judge perform both functions, in which case the administrative municipal court judge also shall have administrative supervision over the activities relating to municipal court administration, and municipal court records management and shall perform such additional duties as may be assigned by the city manager.

~~Sec. 2-132. Employee grievance procedures for city funded agencies.~~

~~Any agency receiving from the city more than 20 percent of its operating budget shall as a condition of receipt thereof provide to employees of more than three years a grievance procedure upon dismissal substantially in accordance with the grievance procedures of the city. If the decision to terminate is by the highest staff officer of the agency, the governing board or a committee thereof shall constitute the equivalent of the employee grievance committee. Any appeal must be made in writing to the highest staff officer within 14 days of the last day of employment or compensation therefor.~~

Sec. 2-128. Director of budget and program management

The director of budget and program management, subject to the city manager, shall have administrative supervision over the department of budget and program management and shall be responsible for directing the compilation of the city's annual budget, administer the enterprise-wide program management. He shall perform such additional duties as may be assigned by the city manager.

Sec. 2-129. Director of office of business opportunities

The director of the office of business opportunities, subject to the city manager, shall have administrative supervision over activities relating to small business loans and grants, small business

and disadvantaged business enterprise goals and related programs, capacity building. He shall perform such additional duties as may be assigned by the city manager

Sec. 2-130. Director of procurement and contracts.

The director of procurement and contracts, subject to the city manager, shall have administrative supervision over the department of procurement and contracts. He shall be responsible for managing, directing, facilitating and overseeing all aspects of the city's procurement and contracting process, coordinating with department and division end users to assist in identifying the most appropriate procurement delivery and source selection method for the procurement of goods, supplies, professional and non-professional services; assist in procurement negotiations; provide contract administration duties, develop model procurement strategies and best practice to ensure the timely delivery of products and services, assist in developing, implementing and evaluating city procurement policies, projects and programs to efficiently and effectively meet the needs of its customers and achieve strategic objectives necessary to support all operations of the City while maintaining the highest standards of integrity and ethical conduct.

Sec. 2-131. Director of emergency management.

The director of the office of emergency management, subject to the city manager, shall have administrative supervision over activities relating to an emergency or disaster and any other projects as directed by the city manager. He shall perform such additional duties as may be assigned by the city manager

Secs. ~~2-133~~ **2-132**---2-150. Reserved.

ARTICLE IV. DEPARTMENTS

Sec. 2-151. Departments created; department heads; administrative regulations and procedures.

(a) The following departments of the city are created:

- (1) City clerk;
- (2) Information technology services;
- (3) Finance;
- (4) Legal;
- (5) Human resources;
- (6) Municipal court;
- (7) Police;
- (8) Fire;
- (9) Public works;
- (10) ~~Utilities and engineering~~ Engineering;
- (11) Utility operations
- (12)(14) Community development;
- (13)(42) Parks and recreation;
- (14)(43) General services;
- (15)(44) Economic development;
- (16)(15) Zoning, inspections and planning; **Planning and development services;**
- (17)(16) Construction management;

Last revised: 11/16/2016
1617090538

(11) Utility operations**(12)**(14) Community development;**(13)**(12) Parks and recreation;**(14)**(13) General services;**(15)**(14) Economic development;**(16)**(15) Zoning, inspections and planning; **Planning and development services;****(17)**(16) Construction management;**(18)**(17) Public **and media** relations;**(19)**(18) Emergency communications (911/311);**(20) Budget and program management;****(21) Office of business opportunities.****(22) Procurement and contracts.****(23) Emergency management**

(b) The head of each department shall be a director, ~~who shall be an officer of the city~~ and shall have supervision and control of his department, subject to the city manager. The city manager may serve as director of one or more departments or divisions within any department.

(c) Each department head shall be responsible for preparation of departmental and administrative regulations and procedures subject to the review and approval of the city manager.

This ordinance is effective as of final reading.

Requested by:

City Manager _____

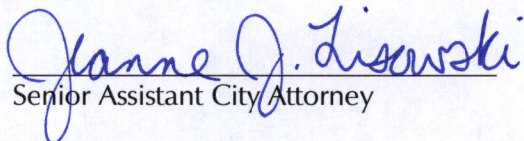
Mayor _____

Approved by:

City Manager

Approved as to form:

ATTEST:


Senior Assistant City Attorney

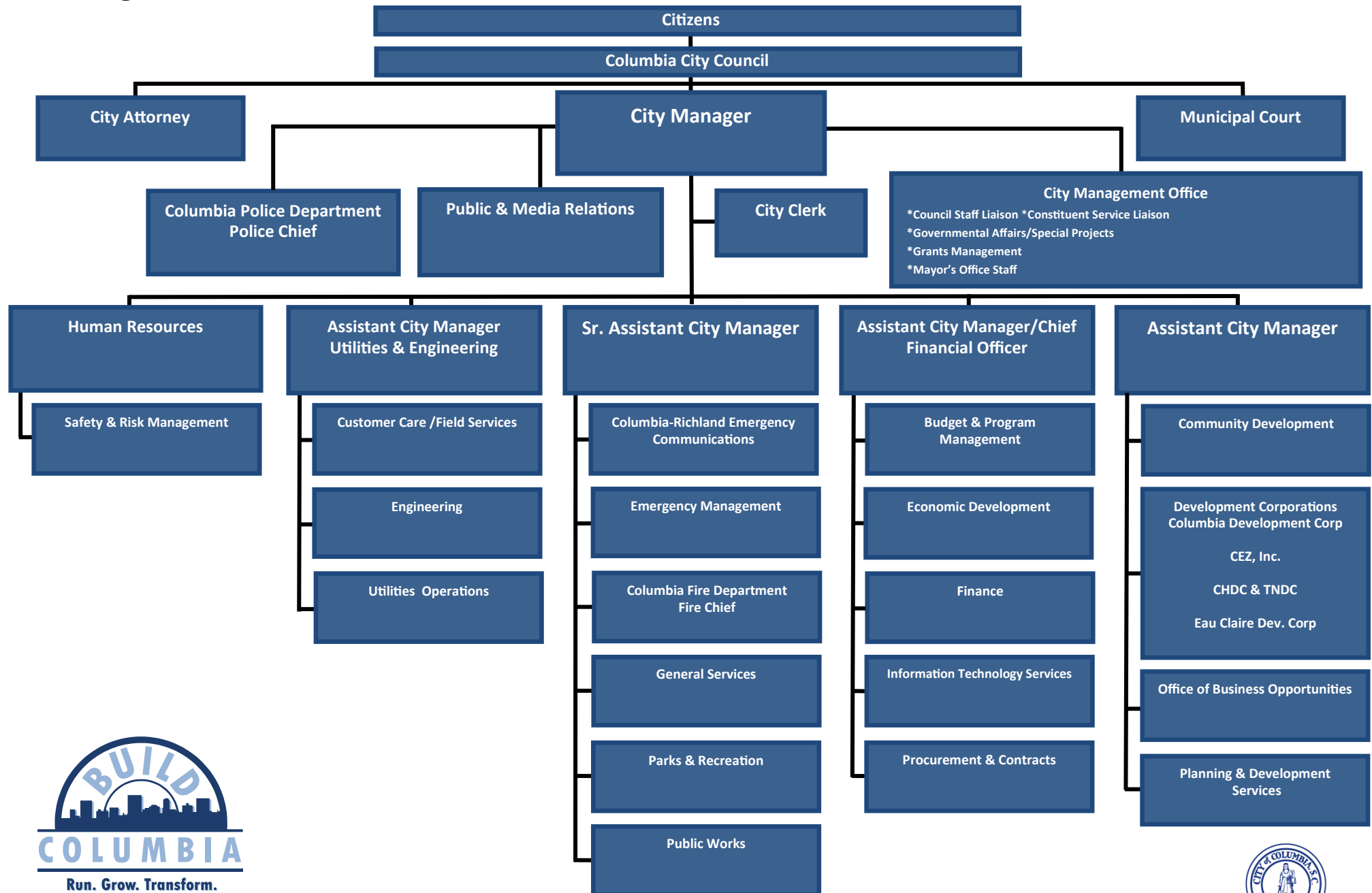
City Clerk

Introduced:

Final Reading:

CITY OF COLUMBIA

2016 Organizational Chart



Revised: 11/8/2016



We Are Columbia



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Legal

FROM: *Shari Ardis, Legal Administrator*

SUBJECT: Ordinance No.: 2016-112 - Granting encroachment to Raymond F. Burke and Barbara S. Burke for installation and maintenance of a knee wall, landscaping and an irrigation system within the right of way area of the 17 block of Gibbs Court adjacent to 17 Gibbes Court, Richland County TMS #11405-16-05

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** 2016-112 encroach 17 Gibbes Court (PDF)

ORDINANCE NO.: 2016-112

Granting encroachment to Raymond F. Burke and Barbara S. Burke for installation and maintenance of a knee wall, landscaping and an irrigation system within the right of way area of the 17 block of Gibbs Court adjacent to 17 Gibbs Court, Richland County TMS #11405-16-05

WHEREAS, Raymond F. Burke and Barbara S. Burke (hereinafter "Grantees") desire to use a portion of the right of way area of the 17 block of Gibbs Court adjacent to their property located at 17 Gibbs Court, Richland County TMS#11405-16-05 for installation and maintenance of two (2) knee walls approximately fifty-eight (58') feet in length, twelve (12") inches in width and twenty-four (24") inches in height each, landscaping and an irrigation system, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____ 2016, that the Grantee is hereby granted the right to use a portion of the right of way area of the 17 block of Gibbs Court adjacent to their property located at 17 Gibbs Court, Richland County TMS#11405-16-05 for installation and maintenance of two (2) knee walls approximately fifty-eight (58') feet in length, twelve (12") inches in width and twenty-four (24") inches in height each, landscaping and an irrigation system, as shown on the attached drawings.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance.
3. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
4. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
5. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
6. All trees shall be protected and no large tree roots shall be removed from any existing trees.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, his successors and assigns.

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns,

as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at his expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

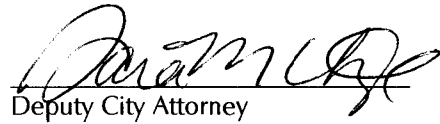
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

**CITY COUNCIL
ENCROACHMENT SUMMARY
2016-112**



**800 BLOCK OF GREGG STREET
ADJACENT TO 17 GIBBS COURT
KNEE WALL, LANDSCAPING AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 17 Gibbs Court, TMS#11405-16-05
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a knee wall, landscaping and irrigation system
Applicant:	Raymond and Barbara Burk
Staff Recommendation:	Recommend approval with staff comments.

Detail:	The applicant is requesting an encroachment for the installation and maintenance of (2) knee walls approximately twenty-four (24") inches in height, twelve (12") inches in width, fifty-eight (58') feet in length, landscaping and irrigation as shown on the attached drawing; Should council grant this request, staff would ask that the following conditions be imposed. 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all costs and repair of the improvements within the right of way area should the City have to dig in the area or remove any part thereof for maintenance to City water and or sewer lines.
----------------	--

CITY AGENCY COMMENTS FOR ENCROACHMENT

Forestry	Recommend approval.
Streets	Recommend approval
Utilities and Engineering	Recommend approval.
Traffic Engineering	Recommend approval.
Planning	Recommend approval.
Land Development	Recommend approval.
Fire	Recommend approval.

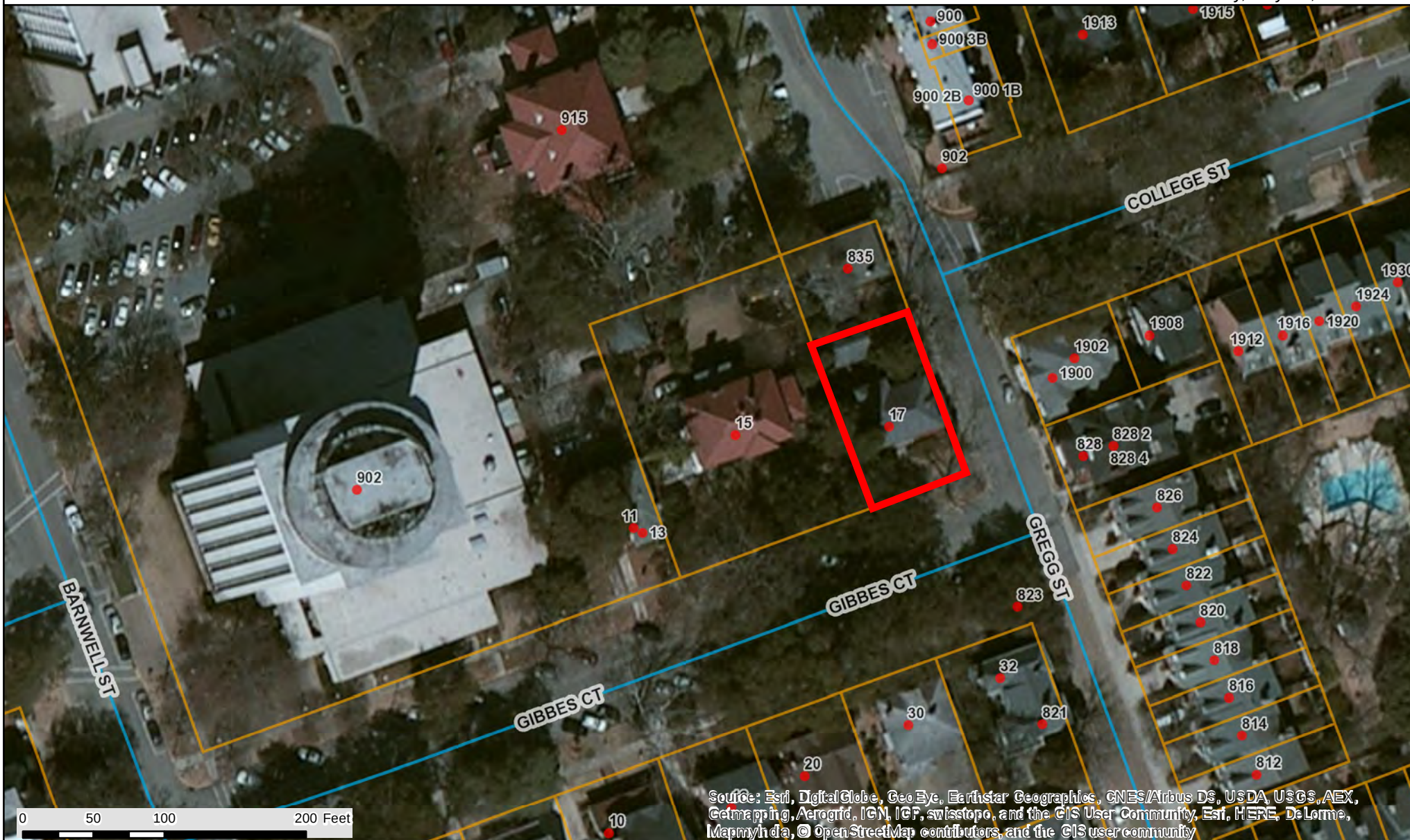
City of Columbia

17 Gibbes Court

62.a



Thursday, July 28, 2016



CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Packet Pg. 741

839 Gregg St
Columbia, South Carolina
[View on Google Maps](#)



REQUEST FOR AN ENCROACHMENT ORDINANCE

62.a

Packet Pg. 743

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), one person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are **NOT** permitted via an encroachment. An encroachment must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and is subject to review and approval by City staff. Encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your homeowners policy. Your policy being increased \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management.

Please complete and submit this form along with any attachment(s) to Shari Ardis by e-mail at slardis@columbiasc.net ; fax at 793-733-1100; or mail to Shari Ardis, Legal Department, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below and not through the Legal Department. Chip Timmons with Risk Management (733-8306 or catimmons@columbiasc.net) should be contacted regarding the insurance requirements.

Date: 7/20/16 Property Owner: RAYMOND F. BURKE AND BARBARA S. BURKE

Applicant's Name if different from Property Owner: _____

Contact Information: Telephone Number: 772/545/9925 Fax Number: -

Mailing address: 6926 S.E. GOLFHOUSE DR., HOBE SOUND, FLORIDA E-mail address: r.f.burke7@gmail.com

Encroachment Location (Address): 17 GIBBES COURT 33455

(If corner lot, include name and block number of side street, i.e., 1737 Main Street and 1100 block of Laurel Street)

Tax Map Number for Encroachment Location: 11405-16-05

=====

Encroachment type: ☒ LOW Wall ☐ Fence ☐ Columns ☐ Steps ☒ Irrigation System ☒ Landscaping ☐ Driveway ☐ Pavers

☐ Walkway/Side walk ☐ Underground Utilities ☐ other

If Other - specify: SOME PLANTINGS BEHIND WALL AND SMALL PLANTING SPACE AT THE CORNER WITH IRRIGATION.

Dimensions (height/width/length): 58' LONG, 12" WIDE, HEIGHT VARIES 1'-0" - 1'-8" ±. (SEE S-1, S-2 FOR DETAILS)

(i.e., 6'x42' wooden privacy fence; two 12"x4' concrete step; two 12"x12" x24" brick columns; 4'x15' brick paver walkway)

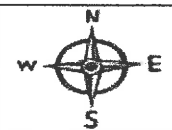
Construction material: _____

Please provide photographs and drawing or site plan **drawn to scale** - no larger than 8-1/2 x 11.

=====

☐ **Church Directional Signs** (Must provide picture or drawing of proposed signs that reflect dimensions)

Location(s) signs are to be placed (i.e. Northeast corner of Main Street) _____



=====

Businesses only: ☐ Outdoor dining No. of chairs: _____ No. of Tables _____

Hours of operation for outdoor dining: _____

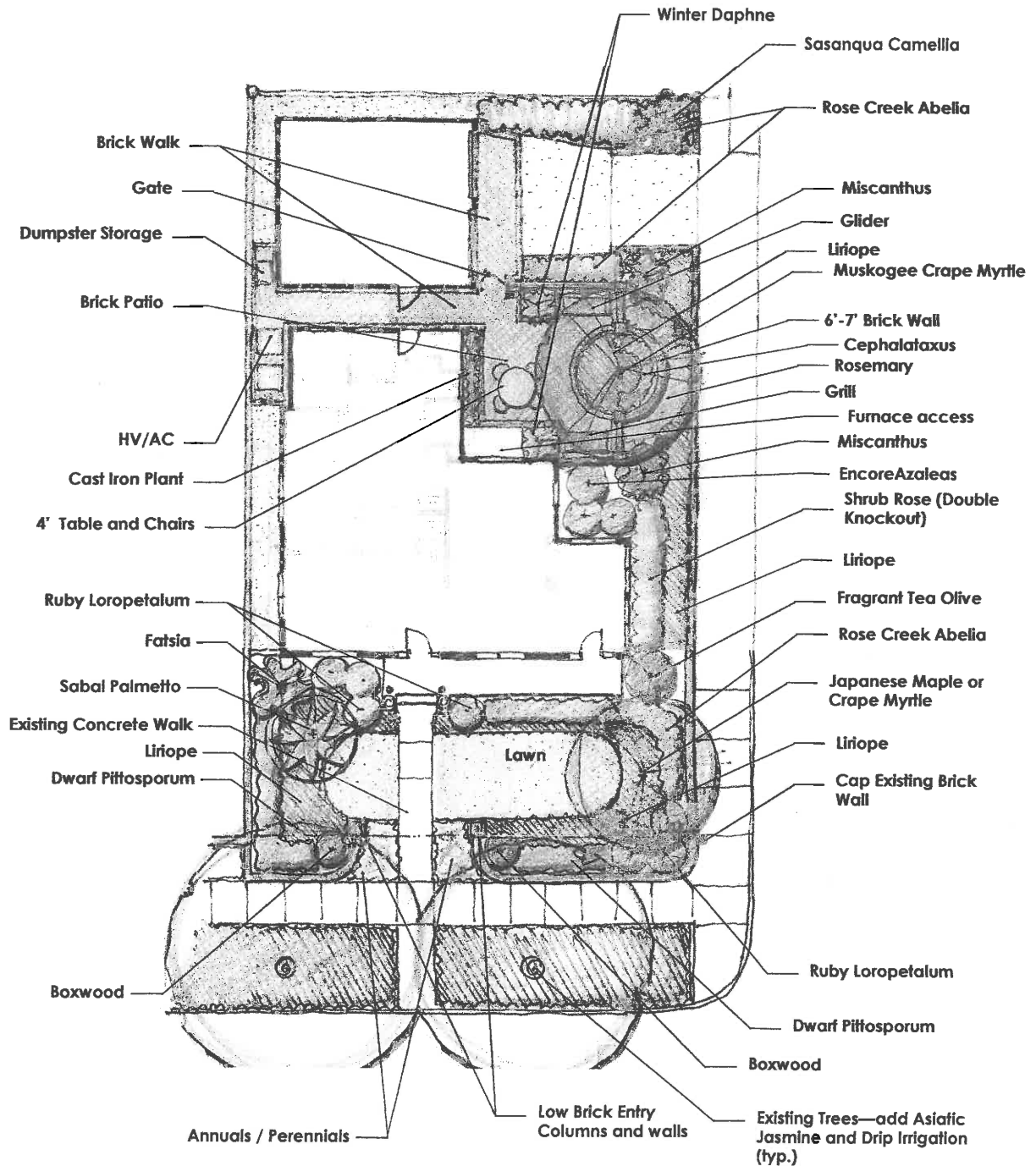
Number of planters: _____ Awning: _____ (dimensions - size/material) _____

Other: _____ (or complete applicable "Encroachment type" section above)

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Krista Hampton will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

Contact	Department	Telephone Number	Fax Number
Joey Jaco	Utilities & Engineering	545-3400	988-8199
Missy Gentry	Public Works	545-3780	733-8648
Krista Hampton	Planning and Development Services	545-3420	733-8647
Jerry Thompson	Building Official	545-3442	733-8699
Sara Hollar	Forestry & Beautification	545-3860	733-8648
Amy Moore	Historic Preservation	545-3222	733-8647
Fred Delk	Columbia Dev. Corporation	988-8040	988-8039
Chip Timmons	Risk Management	733-8306	733-8245
Dana Higgins	Construction Management	545-3372	545-4130
David Brewer	Traffic Engineering	545-3850	733-8648
Robert Sweatt	Street Division	545-3790	545-3785
Jonathan Chambers	Planning and Development Services	545-3206	343-8779
Carmen Floyd	Fire Marshall	545-3703	401-8839
Nancy Lee Trihey	Planning and Development Services	545-3218	733-8647
John Fellows	Planning and Development Services	545-3222	733-8647





Burke Residence

Conceptual Master Plan

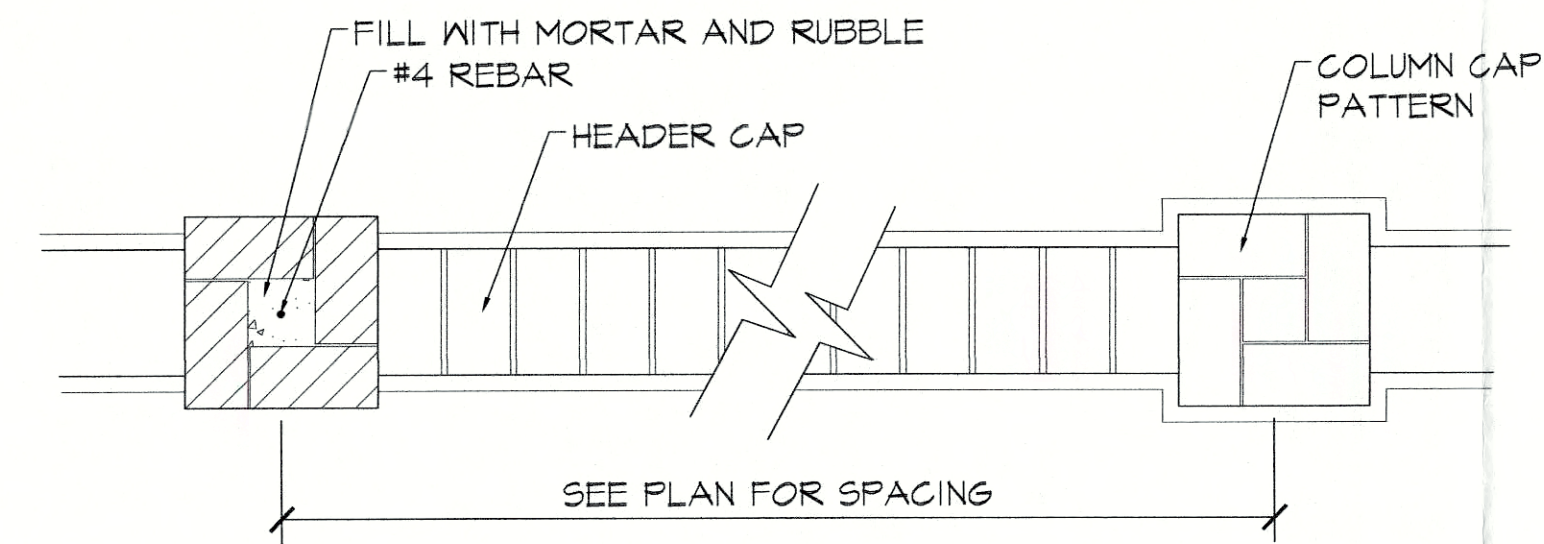
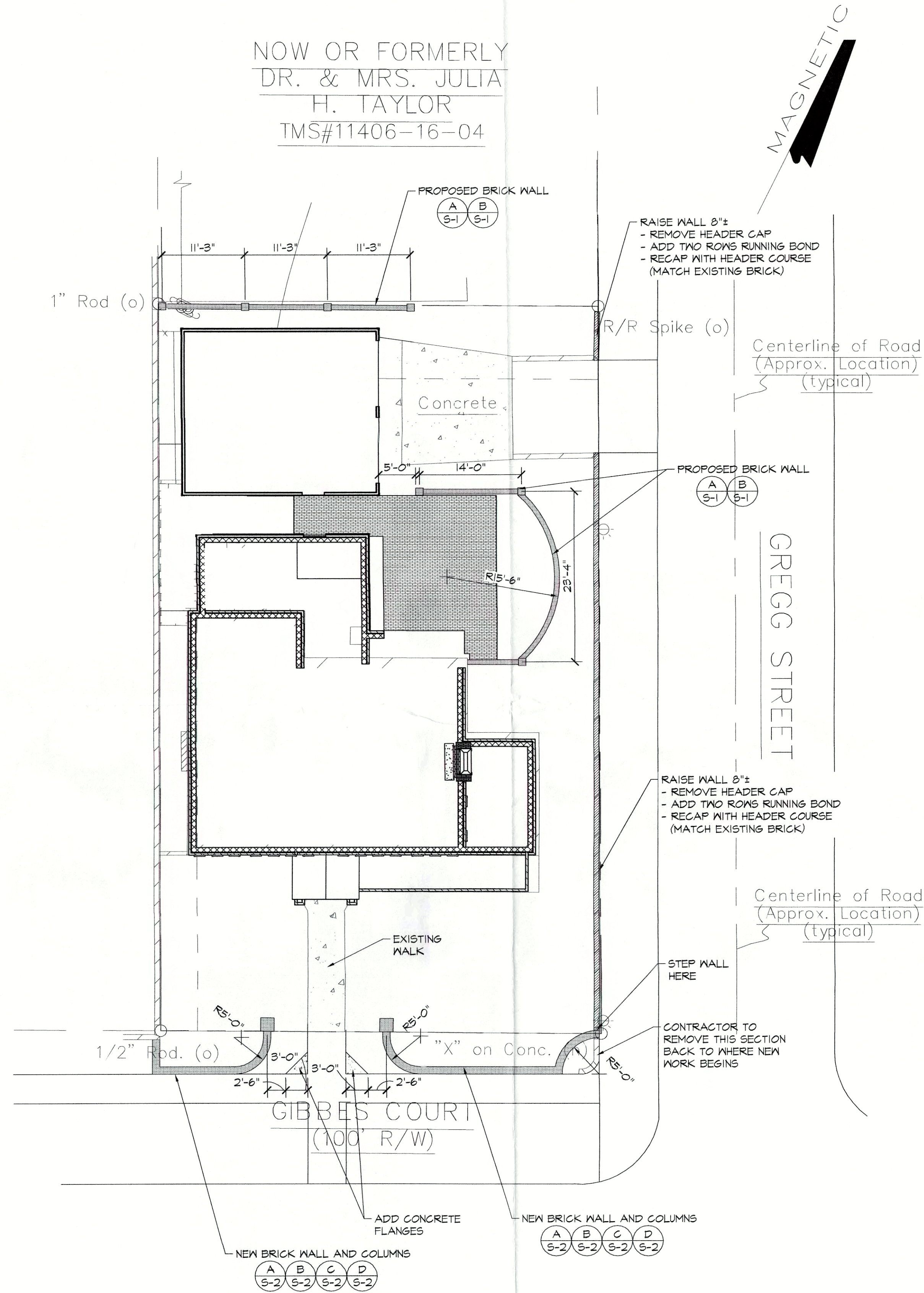
February 18, 2016
Scale 1" = 10'-0"



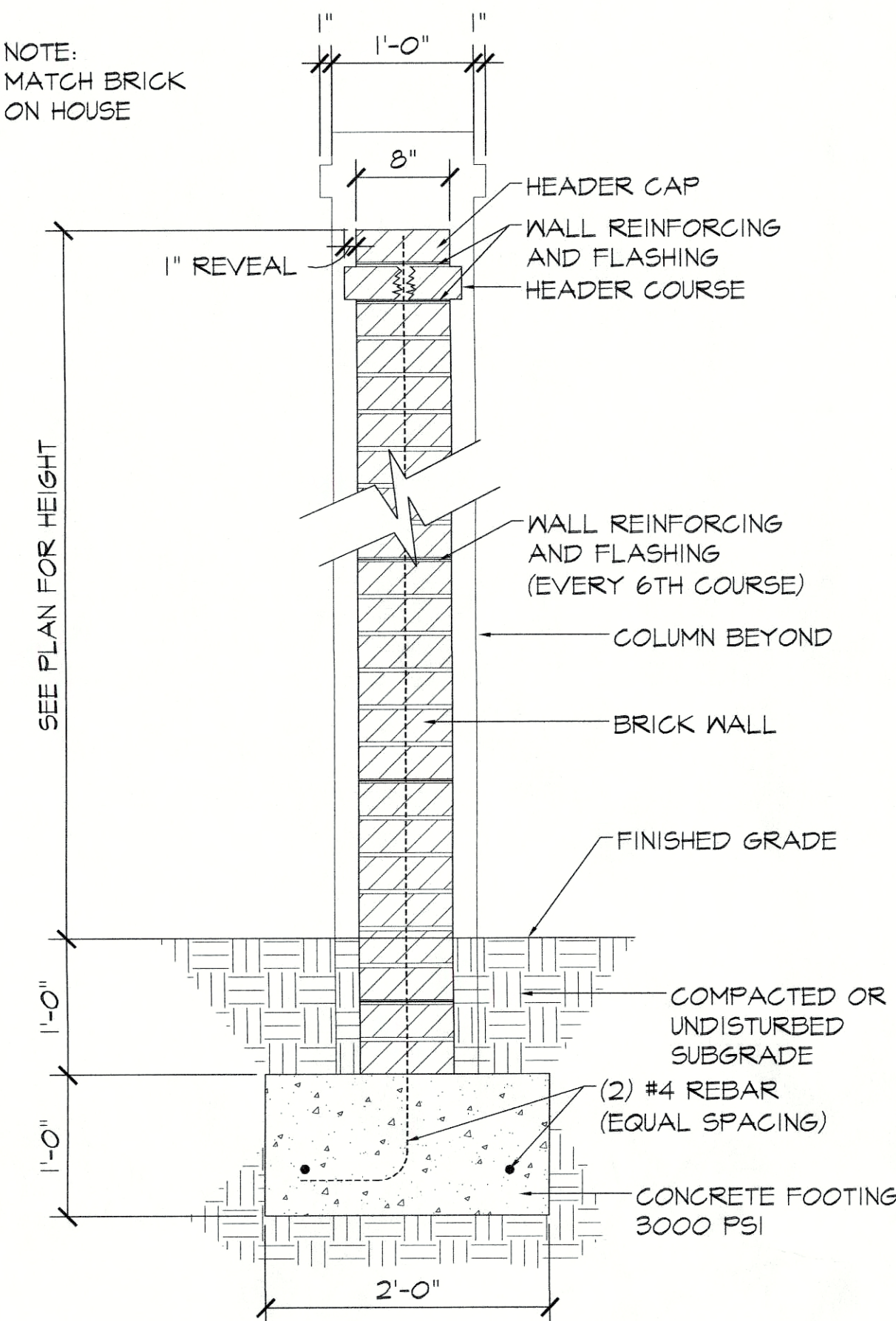
ARCHITRAVE LLC
ARCHITECTS & LANDSCAPE ARCHITECTS



GRIMBALL
COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS

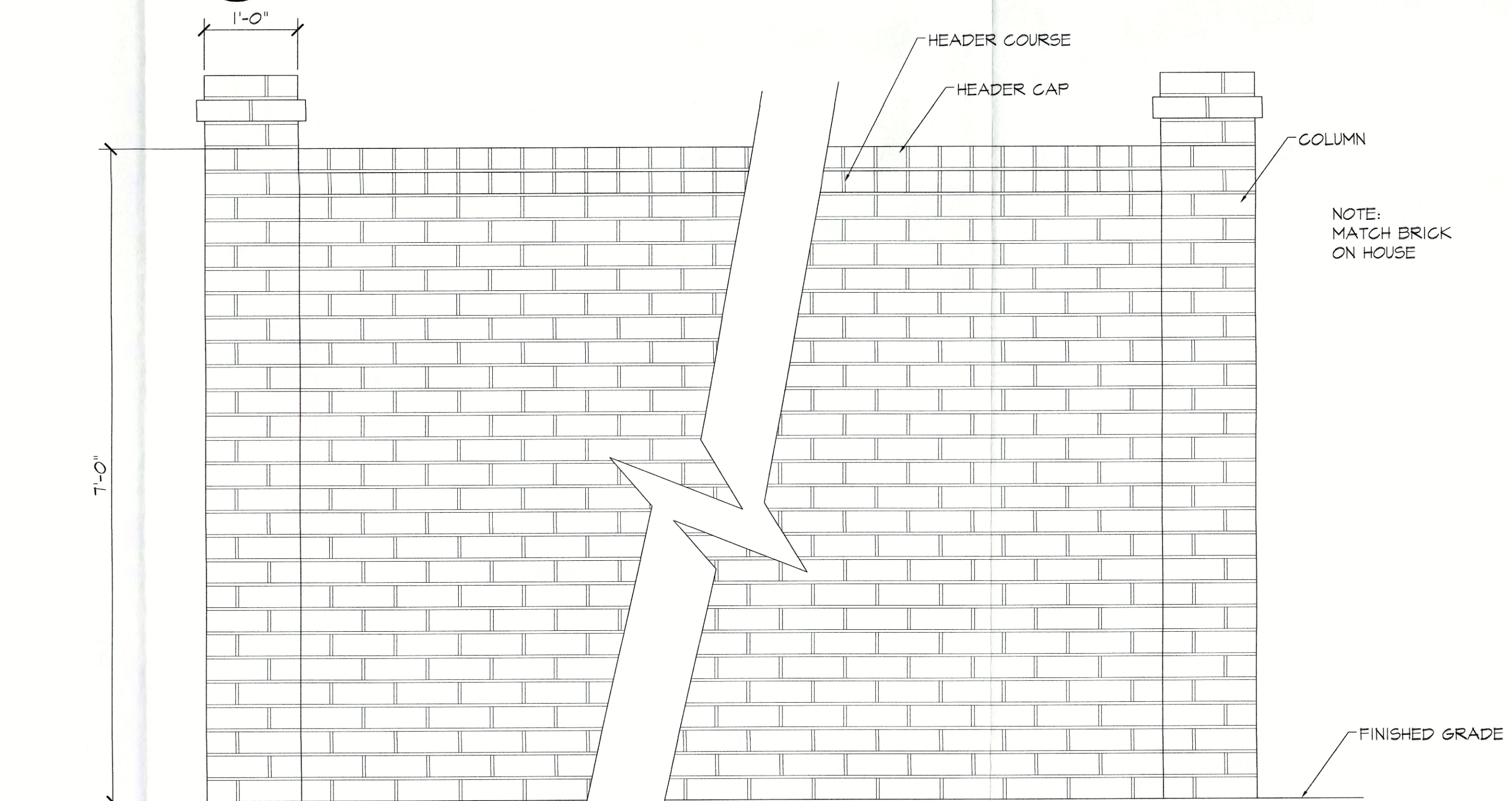


NOTE:
MATCH BRICK
ON HOUSE



A
S-1
BRICK WALL
SECTION

SCALE 1"=1'



A
S-1
BRICK WALL
ELEVATION

SCALE 1"=1'

Revisions

Date



BURKE RESIDENCE
WALL LAYOUT AND DETAILS

GRIMBALL
& ASSOCIATES
COTTERILL

600 BELTLINE BOULEVARD COLUMBIA, SC 29205 (803)738-9525

LANDSCAPE ARCHITECTS & LAND PLANNERS

This drawing and the design thereon is the property of Grimball-Cotterill & Associates. The reproduction, copying or use of this drawing without consent is prohibited and any violation will be subject to legal action.

Drawn by: SKC

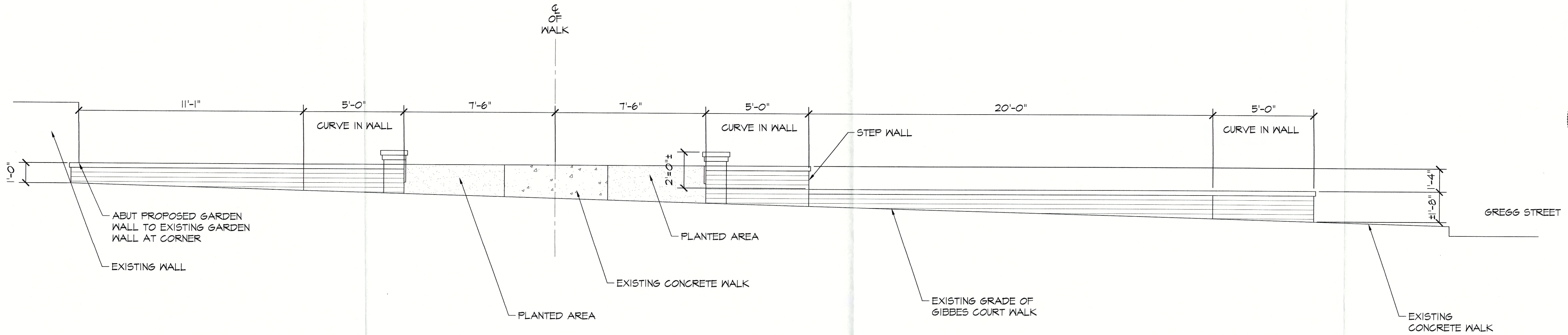
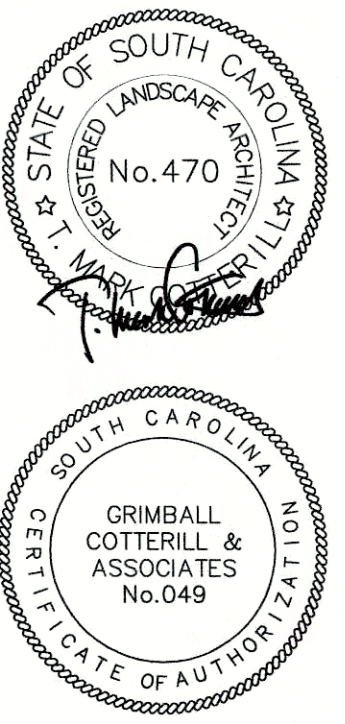
Checked by: TMC

Date: 7.19.16

Drawing No.

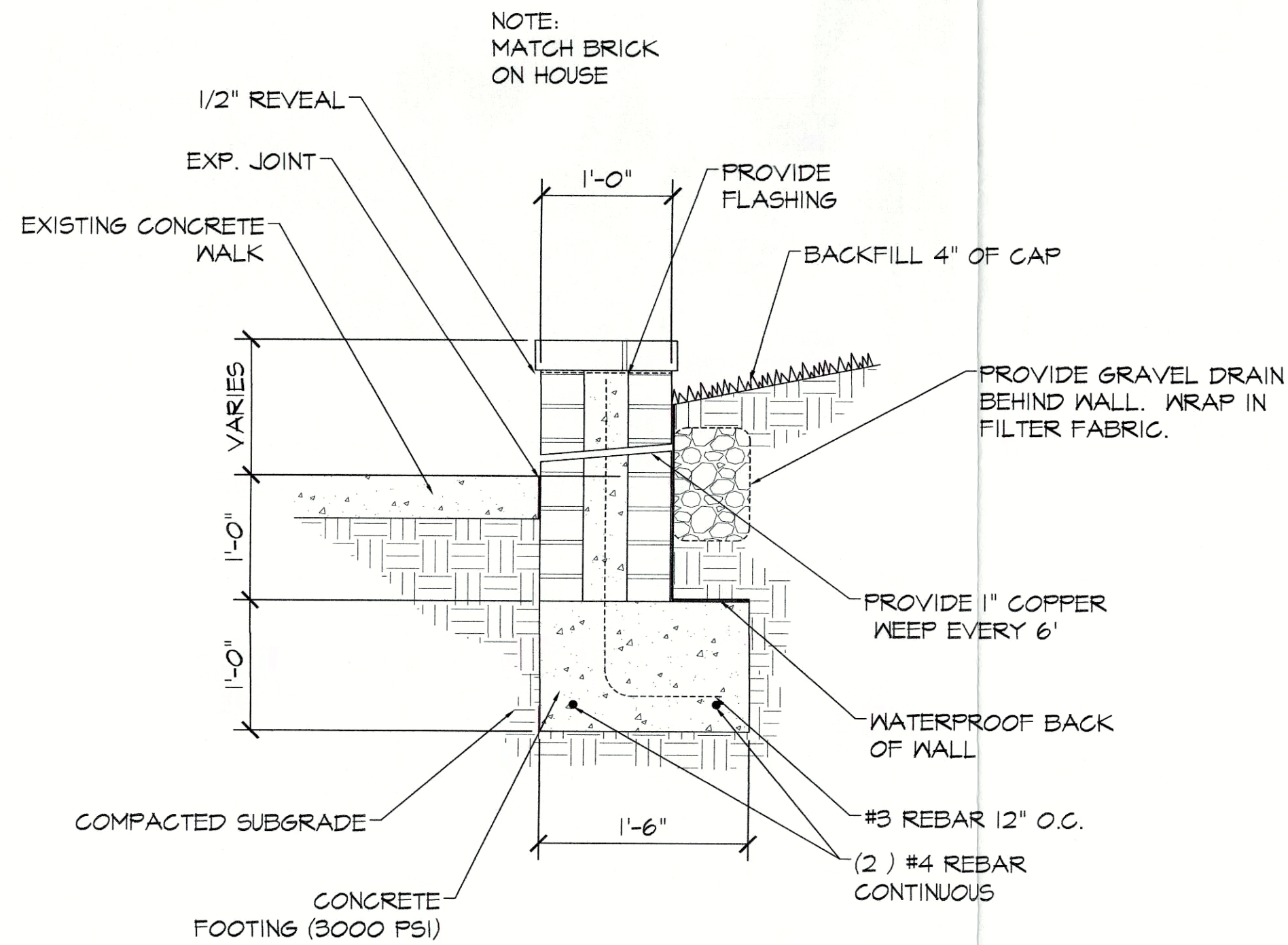
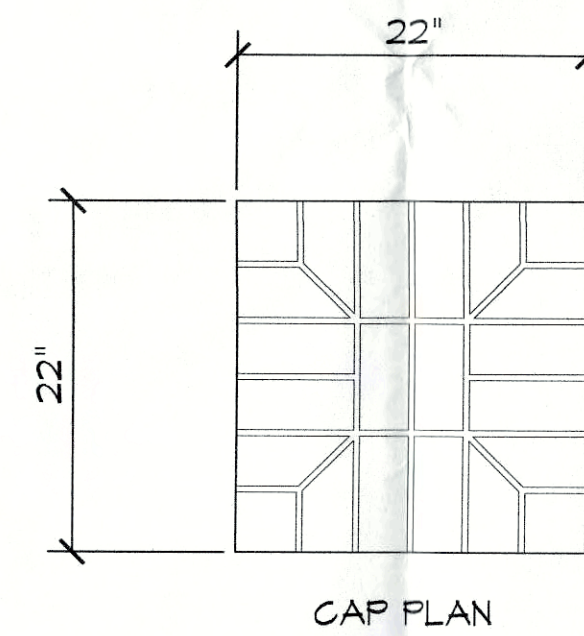
S-1

Sheet No. OF



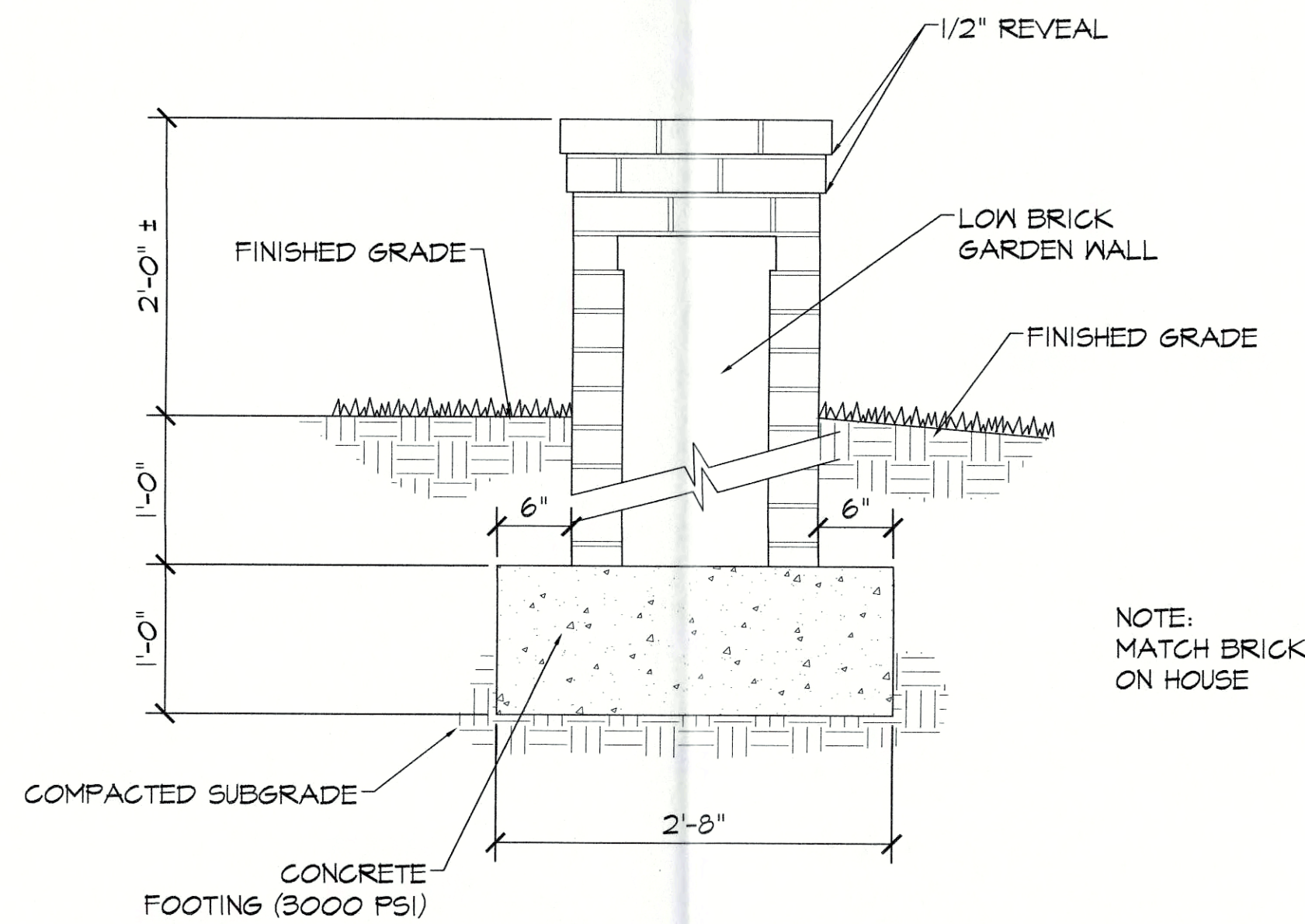
A
S-2 **BRICK WALL - FRONT ELEVATION**
ELEVATION

SCALE 3/8"=1'



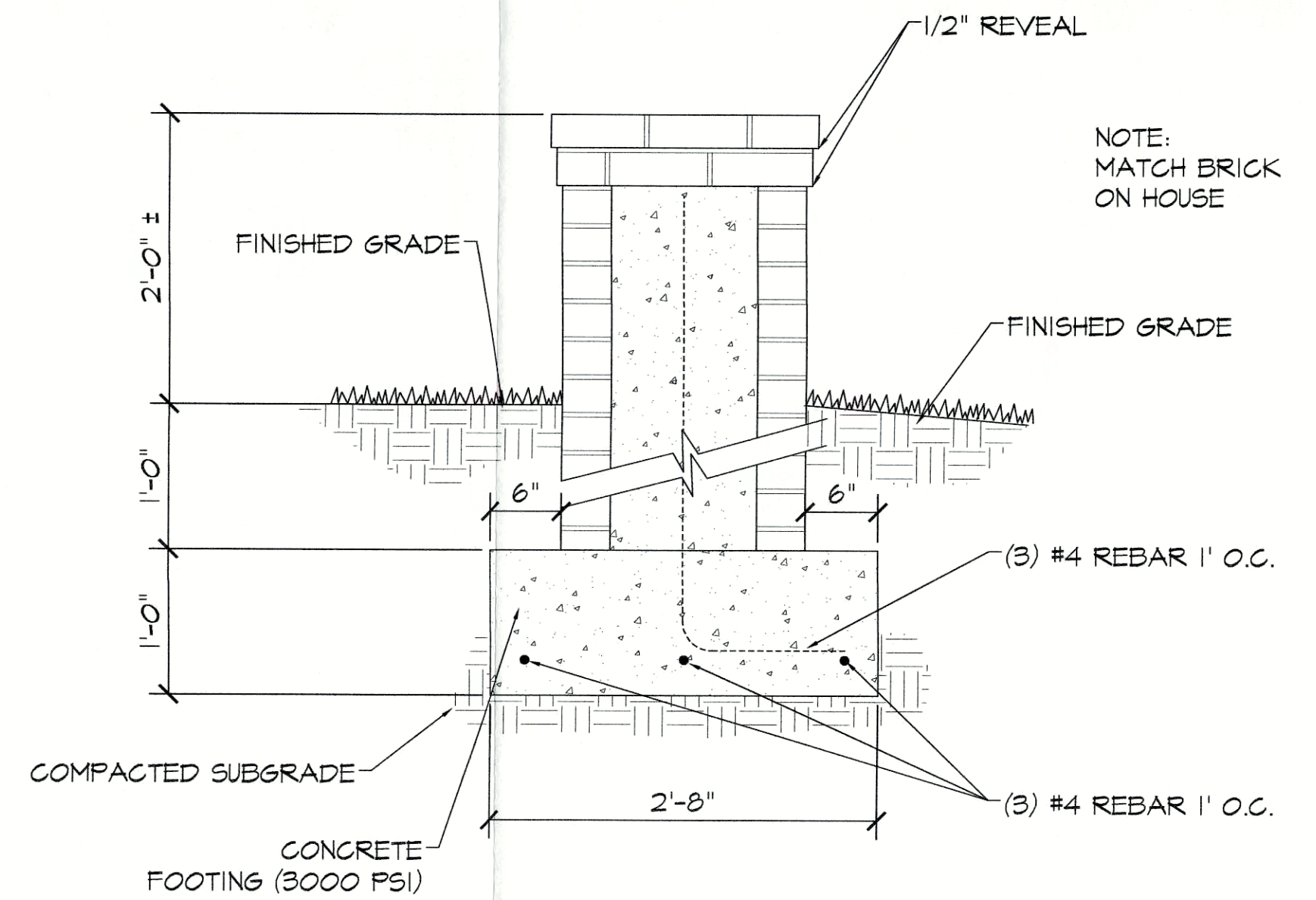
B
S-2 **BRICK WALL**
SECTION

SCALE 1"=1'



C
S-2 **BRICK COLUMN**
SECTION

SCALE 1"=1'



D
S-2 **BRICK COLUMN**
SECTION

SCALE 1"=1'

BURKE RESIDENCE
WALL DETAILS

GRIMBALL
& ASSOCIATES
COTTERILL

LANDSCAPE ARCHITECTS & LAND PLANNERS
600 BELTUNE BOULEVARD COLUMBIA, SC 29205 (803)788-9525

Drawn by: SKC
Checked by: TMC
Date: 6.15.16
Drawing No. **S-2**
Sheet No. OF

Revisions
Date

This drawing and the design thereon is the property of Grimball-Cotterill & Associates. The reproduction, copying or use of this drawing without consent is prohibited and any violation will be subject to legal action.



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Go



Design / Development Review Commission

Certificate of Design Approval

Tuesday, July 12, 2016

Project: site improvement

Nature of Request: Request for a Certificate of Design approval for site improvement

Address: 17 Gibbes Ct.

TMS# 11405-16-05

Date of Hearing: July 12, 2016

The above listed project was reviewed by staff to the D/DRC and approved as for its compliance with the guidelines for the University Hill Architectural Conservation District and the ordinance for the Bailey Bill.

Any conditions for approval are listed below.

1. **Any changes** to the project from approved plans must come before the D/DRC or staff for approval.
2. This certificate **is not** a Zoning Permit or a Building Permit. The required permit will need to be applied for from the Zoning Department (545-3333) or Development Services (545-3483).
3. Construction of low brick wall along the sidewalk/property line on the side and front of the house, rear brick wall as shown on plans and curved garden wall as depicted, at 7' in height.

Comments: If you have any changes to the project or any questions please call me at 545-3328.

Applicant: Dale Marshall, architect

Staff

Staci Richey, Preservation Planner

COPIES TO: ☒ DD/DP FILE ☒ ZONING

7/24/2016

Grimball Cotterill Mail - 17 Gibbes Court,



Mark Cotterill <mcotterill@grimball-cotterill.com>

17 Gibbes Court,

1 message

Raymond Burke <rfburke7@gmail.com>

Sat, Jul 23, 2016 at 11:42 AM

To: Mark Cotterill <mark@grimballcotterill.com>

Cc: Barbara Burke <bkburke7@gmail.com>

Mark

Attached are copies of pp 1-2 of the USAA endorsement, adding the City of Columbia as an insured and increasing the liability limits to \$1,000,000. If there is any problem with this transmission or more information is needed, please let me know.

Ray

2 attachments**USAA 17 Gibbes endorsement p 1.pdf**
721K**USAA 17 Gibbes endorsement p 2.pdf**
613K



**UNITED SERVICES AUTOMOBILE ASSOCIATION
ENDORSEMENT DECLARATIONS**

Specifically listed below are the Declarations and premiums for endorsements made a part of this policy at the time of issue. The endorsements are attached stating terms and conditions.

Policy Number	Policy Term:	04-03-16	04-03-17
USAA 00244 21 71 80A AMENDED EFFECTIVE	07-23-16	Inception	Expiration

ADDITIONAL COVERAGE INFORMATION:

DL 24 01 (12-02) - PERSONAL LIABILITY

TERM PREMIUM \$ 29.90

DL 24 10 (12-02) - ADDITIONAL INSURED ENDORSEMENT

INTEREST: CITY/MUNICIPALITY
NAME AND ADDRESS: CITY OF COLUMBIA
PO BOX 147
LEGAL DEPARTMENT
COLUMBIA SC 29217

DL 24 11 (12-02) - PREMISES LIABILITY

TERM PREMIUM : INCLUDED

DL 24 14 (12-02) - LIABILITY LOSS ASSESSMENT

COVERAGE LIMIT : \$10,000
TERM PREMIUM : INCLUDED

DP 04 LA (03-08) - LOSS ASSESSMENT PROPERTY COVERAGE

COVERAGE LIMIT : \$10,000
APPLIES TO DWELLING COVERAGE A
TERM PREMIUM : INCLUDED

DP-978 (07-00) - ADJUSTED BUILDING COST ENDORSEMENT

TERM PREMIUM: INCLUDED

REASON(S) FOR CHANGE:

ADD MORTGAGEE INFORMATION
ADD ADDITIONAL INSURED

CHANGE	DL APLO2 (11-12)	- AMENDMENT TO LIABILITY PROVISIONS
CHANGE	DL 24 01 (12-02)	- PERSONAL LIABILITY
ADD	DL 24 10 (12-02)	- ADDITIONAL INSURED ENDORSEMENT
CHANGE	DL 24 11 (12-02)	- PREMISES LIABILITY



UNITED SERVICES AUTOMOBILE ASSOCIATION
9800 Fredericksburg Road - San Antonio, Texas 78288

DWELLING POLICY

THIS AMENDED Declarations replaces all prior Declarations, if any.

EFFECTIVE 07-23-16

Insured's Name and Mailing Address

RAYMOND F BURKE
6926 SE GOLFHOUSE DR
HOBE SOUND FL 33455-8049

Policy Number

USAA 00244 21 71 80A

COINSURANCE CONTRACT

POLICY PERIOD: 12:01 A.M. Standard Time
at the Described Location

From 04-03-16 To 04-03-17 1 Year

Named Insured: RAYMOND F BURKE AND BARBARA S BURKE

Described Location:

17 GIBBES CT
COLUMBIA, RICHLAND, SC 29201-3923

Legal Description:

FIRE DEPT PREMIUM TAX CODE: 40

This insurance applies to the Described Location, Coverage for which a Limit of Liability is shown and Perils Insured Against for which a Premium is stated.

PERILS INSURED AGAINST	FIRE OR LIGHTNING	EXTENDED COVERAGE	BROAD FORM	SPECIAL FORM
PREMIUM	\$279.71	\$264.72	\$1.19	\$239.33

TOTAL ADDITIONAL PREMIUM	\$3.76	REVISED POLICY PREMIUM	\$814.85
--------------------------	--------	------------------------	----------

Coverages

A. DWELLING
C. PERSONAL PROPERTY
L. PERSONAL LIABILITY
M. MEDICAL PAYMENTS

Limit of Liability

\$370,000
\$1,200
\$1,000,000
\$5,000

In case of loss under this policy we cover only that part of the loss over the deductible stated.

DEDUCTIBLE(S): \$1,000

WINDSTORM & HAIL \$1,000

Form and Endorsements made a part of this policy at time of issue:

DP 00 03 (07-88); DL APL02 (11-12); DL 24 01 (12-02); DL 24 10 (12-02); DL 24 11 (12-02)
DL 24 14 (12-02); DP FLDA3 (01-07); DP SC (12-07); DP 04 LA (03-08); DP-978 (07-00)
ESA (02-05); FI-MLD89 (08-03)

SC VALUATION CLAUSE - SEE DP SC ATTACHED --

DWG: \$370,000

MORTGAGEE

BANK OF AMERICA N.A.
ISAOA/ATIMA
PO BOX 5954
SPRINGFIELD, OH 45501-5954

LOAN NUMBER: 7104051425

PREMIUM DUE AT INCEPTION.
THIS IS NOT A BILL.
STATEMENT TO FOLLOW.

In WITNESS WHEREOF, this policy is signed on 07-22-16

Laura Bishop

Laura Bishop
President, USAA Reciprocal Attorney-in-Fact, Inc.



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Legal

FROM: *Shari Ardis, Legal Administrator*

SUBJECT: Ordinance No.: 2016-114 Granting an encroachment to Jennifer McKissick, F.O. McKissick, Richard C. McKissick and H.B. McKissick for installation and maintenance of a concrete sidewalk within the right of way area of the 2500 block of Two Notch Road adjacent to their building at 2508 Two Notch Road, Richland County TMS #11511-07-04

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** 2016-114 encroach 2508 Two Notch (Capital Supply) (PDF)

ORDINANCE NO.: 2016-114

Granting an encroachment to Jennifer McKissick, F.O. McKissick, Richard C. McKissick and H.B. McKissick for installation and maintenance of a concrete sidewalk within the right of way area of the 2500 block of Two Notch Road adjacent to their building at 2508 Two Notch Road, Richland County TMS # 11511-07-04

WHEREAS, Jennifer McKissick, F.O. McKissick, Richard C. McKissick and H.B. McKissick (hereinafter "Grantees") desire to use a portion of the right of way area of the 2500 block of Two Notch Road adjacent to their property located at 2508 Two Notch Road, Richland County TMS #11511-07-04 for installation and maintenance of concrete sidewalk approximately ten (10') feet in length, five (5') feet in width and four (4") inches in diameter, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 20__ that Grantee is hereby granted the right to use a portion of the right of way area of the 2500 block of Two Notch Road adjacent to their property located at 2508 Two Notch Road, Richland County TMS #11511-07-04 for installation and maintenance of concrete sidewalk approximately ten (10') feet in length, five (5') feet in width and four (4") inches in diameter, as shown on the attached drawings.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all costs and repair of the improvements within the right of way area should the City have to dig in the area or remove any part thereof for maintenance to City water and or sewer lines.
3. All ADA requirements must be met and maintained.
4. South Carolina Department of Transportation encroachment permit is required.
5. Existing sign will need to be removed as it is in the way of the sidewalk.
6. New sign or relocated sign will need to be located on private property and not in the public right of way.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, his successors and assigns.

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998

Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at his expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

**CITY COUNCIL
ENCROACHMENT SUMMARY
2016-114**



**2500 BLOCK OF TWO NOTCH ROAD
ADJACENT TO 2508 TWO NOTCH ROAD
WALKWAY**

Subject Property:	Adjacent to 2508 Two Notch Road, TMS#11511-07-04
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a concrete sidewalk
Property Owner:	Jennifer McKissick, F.O. McKissick, Richard C. McKissick and H.B. McKissick
Applicant:	Capital Supply
Staff Recommendation:	Approval with staff comments.

Detail:	The applicant is requesting an encroachment for the installation and maintenance of a concrete walkway approximately five (5') feet in width, four (4") inches in depth ten (10') feet in length, as shown on the attached drawings. Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting driveways or parking spaces, or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all costs and repair of the improvements within the right of way area should the City have to dig in the area or remove any part thereof for maintenance to City water and or sewer lines. 3. All ADA requirements must be met and maintained. 4. South Carolina Department of Transportation encroachment permit is required. 5. Existing sign will need to be removed as it is in the way of the sidewalk. 6. New sign or relocated sign will need to be located on private property and not in the public right of way.
----------------	--

CITY AGENCY COMMENTS FOR ENCROACHMENT

Planning & Development Services	Recommend approval.
Streets	Recommend approval.
Utilities and Engineering	Recommend approval.
Traffic Engineering	Recommend approval.
Forestry	Recommend approval.
Land Development	Recommend approval.
Fire	Recommend approval.

City of Columbia

2508 Two Notch Rd. Capital Supply Encroachment

63.a



Monday, September 19, 2016



CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Packet Pg. 756

REQUEST FOR A PERMANENT COMMERCIAL ENCROACHMENT ORDINANCE (INCLUDING OUTDOOR DINING/LANDSCAPING/STUDENT HOUSING)

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches). Business signs are NOT permitted via an encroachment. Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

Please complete and submit this form along with photographs and drawings or site plan drawn to scale (including a 8-1/2 x11) to Johnathan Chambers by e-mail at jechambers@columbiasc.net; fax at 803-343-8779; or mail to Johnathan Chambers, Development Services, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager. Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Date: 09/1/2016

Property Owner:

Applicant's Name if different from Property Owner:

Contact Information: Telephone Number:

(803) 256-8318

Fax Number:

None

Mailing address: 2508 Two Notch Road, Columbia, SC 29204

E-mail address: info@capitalsupplysc.com

Business Name/Development Name for Encroachment: Capital Supply

Encroachment type: ☐ Wall ☐ Fence ☐ Columns ☐ Steps ☐ Irrigation System ☐ Landscaping ☐ Driveway ☒ Pavers ☒ Sidewalk/Walkway
☐ Planters ☐ Awning ☐ Underground Utilities ☐ Other:

Dimensions (height/width/length): Sidewalk = 10' L x 5' W x 4" D
 (i.e. 6'x42' wooden privacy fence;
 two 12'x4'x3' concrete steps)

Construction material: Concrete

☐ **OUTDOOR DINING:** The Fire Marshal's posted capacity allowed within the business at the time of enactment of the outdoor dining encroachment ordinance shall include the total number of patron seating approved for the outdoor dining encroachment area, if not already included in the posted capacity allowance, so that patrons relocating from inside to the outside or from outside to the inside do not cause the posted capacity to be exceeded.

Hours/days of operation for outdoor dining:

Posted Maximum Capacity Allowance (inside/outside combined):

No. of chairs outdoors:

No. of Tables Outdoors:

Do you serve: ☐ Wine ☐ Beer ☐ Liquor SCDOR ABL No.:

If not, do you intend to apply for an ABL license?

I acknowledge that the adjoining property owners and businesses have been contacted and approve the addition of outdoor dining at this location to include the service of beer, wine and/or liquor if applicable during the business hours noted above, and that any changes made to the business hours, use of the encroachment area or items allowed within the encroachment area will require an amendment to the encroachment ordinance.

Name/Title:

Date:

I acknowledge that any changes made to the business, hours, use of the encroachment area, or items allowed within the encroachment area, to include obtaining a license to sell beer, wine and/or liquor will require an amendment to the encroachment ordinance.

Name/Title:

Date:

President

9/1/2016

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

CONTACT

Johnathan Chambers
 John Fellows
 Brian Cook
 Jerry Thompson
 Fanessa Pinckney
 Amy Moore
 Robert Markins
 Denny Daniels
 Robert Anderson
 Robert Sweat
 David Brewer
 Sara Hollar
 John Hooks
 Chip Timmons
 David Koon
 John David Spade
 LR: 7/2014

DEPARTMENT

Development Services (Land Development)
 Development Services (Planning)
 Development Services (Zoning)
 Development Services (Building Inspections)
 Development Services (Permits)
 Development Services (Historic Preservation)
 Development Services (Plans Review)
 Utilities & Engineering (Construction Management)
 Public Works (Administration)
 Public Works (Street Division)
 Public Works (Traffic Engineering)
 Public Works (Forestry & Beautification)
 Public Works (Solid Waste)
 Risk Management
 Fire Department
 Parking Services

PHONE

803-545-3333
 803-545-3222
 803-545-3332
 803-545-3420
 803-545-3420
 803-545-3222
 803-545-3420
 803-545-3400
 803-545-3780
 803-545-3790
 803-545-3850
 803-545-3860
 803-545-3800
 803-733-8306
 803-545-3701
 803-545-3070

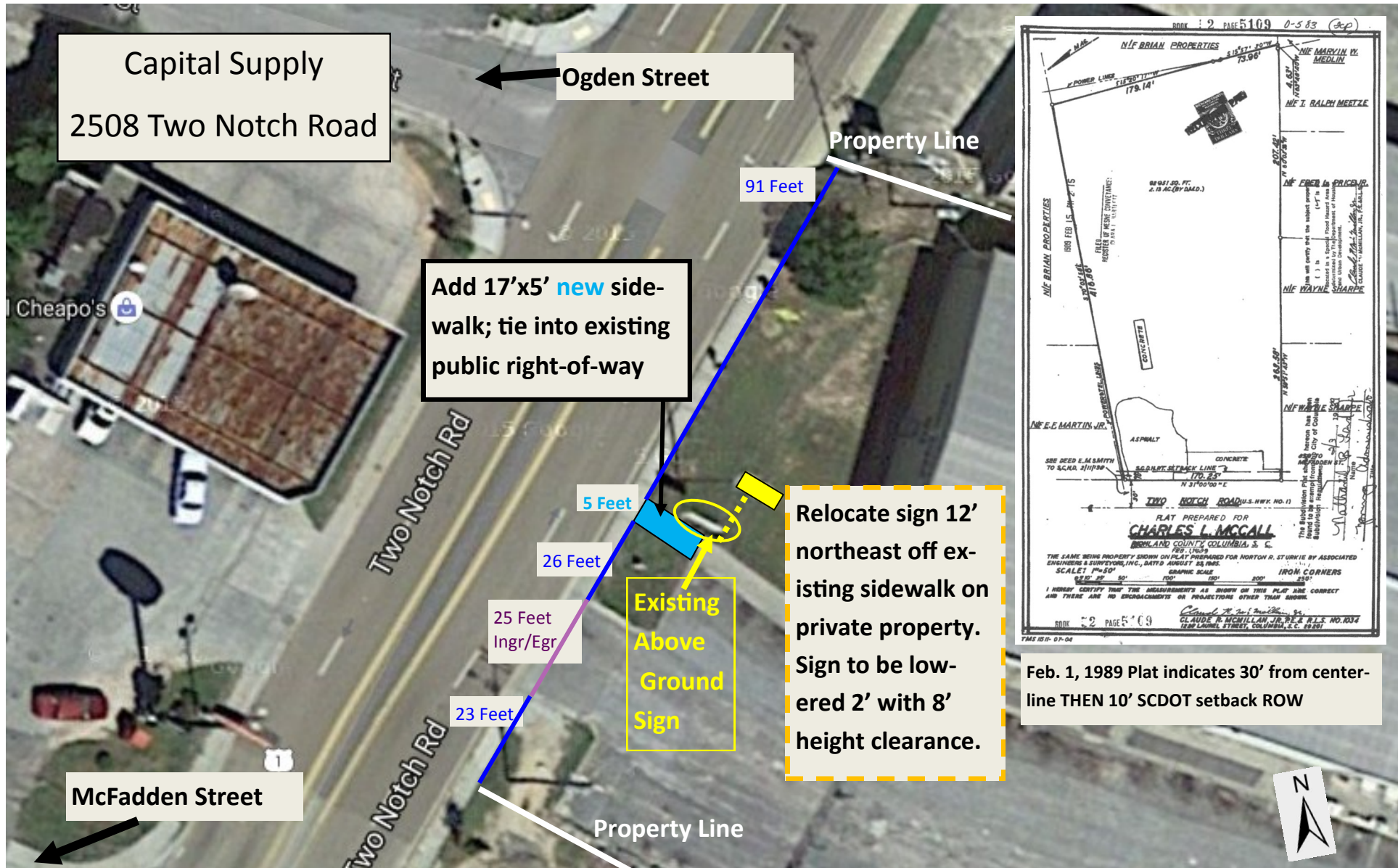
FAX

803-343-8779
 803-733-8647
 803-733-8647
 803-733-8699
 803-733-8699
 803-733-8647
 803-733-8647
 803-988-8199
 803-733-8648
 803-545-3785
 803-733-8648
 803-733-8648
 803-733-8648
 803-733-8245
 803-401-8839
 803-733-8523

E-MAIL

jechambers@columbiasc.net
 jsfellows@columbiasc.net
 kbcook@columbiasc.net
 jthompson@columbiasc.net
 fcpinckney@columbiasc.net
 aemoore@columbiasc.net
 rmarkins@columbiasc.net
 jddaniels@columbiasc.net
 raanderson@columbiasc.net
 rgweatt@columbiasc.net
 ddbrewer@columbiasc.net
 sehollar@columbiasc.net
 jphooks@columbiasc.net
 catimmons@columbiasc.net
 cdkoon@columbiasc.net
 spade@columbiasc.net

Encroachment Request for **2508 Two Notch, Capital Supply**, to extend existing sidewalk to tie into existing public sidewalk.



Existing Site Conditions







CERTIFICATE OF LIABILITY INSURANCE

CAPISUP-01

NMARTINEZ

DATE (MM/DD/YYYY)

6/6/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Greater South Agency - SC 5309 N Trenholm Columbia, SC 29260	CONTACT NAME: Janet Thomas PHONE (A/C, No, Ext): (803) 787-9722 FAX (A/C, No): (803) 738-9568 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">INSURER A: Westfield Insurance Company</td> <td style="width: 20%;">NAIC # 24112</td> </tr> <tr><td>INSURER B:</td><td></td></tr> <tr><td>INSURER C:</td><td></td></tr> <tr><td>INSURER D:</td><td></td></tr> <tr><td>INSURER E:</td><td></td></tr> <tr><td>INSURER F:</td><td></td></tr> </table>	INSURER A: Westfield Insurance Company	NAIC # 24112	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER A: Westfield Insurance Company	NAIC # 24112												
INSURER B:													
INSURER C:													
INSURER D:													
INSURER E:													
INSURER F:													
INSURED Capital Supply Of Columbia, Inc. Attn Ms Jennifer McKlassick PO Box 4610 Columbia, SC 29240													

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			CWP1015816	04/01/2016	04/01/2017	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:		MED EXP (Any one person) \$				
			PERSONAL & ADV INJURY \$ 1,000,000				
	AUTOMOBILE LIABILITY						GENERAL AGGREGATE \$ 2,000,000
	☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS	☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS					PRODUCTS - COM/PROP AGG \$ 2,000,000
	UMBRELLA LIAB						COMBINED SINGLE LIMIT (Ea accident) \$
	EXCESS LIAB						BODILY INJURY (Per person) \$
	☐ OCCUR						BODILY INJURY (Per accident) \$
	☐ CLAIMS-MADE						PROPERTY DAMAGE (Per accident) \$
	DED RETENTION \$						AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						EACH OCCURRENCE \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

For Insurance Verification Only
 City of Columbia

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION Encroachment Permit

Permit No : 195447

Permit Decision Date :
8/25/2016

Expiration Date : 8/25/2017

Type Permit : OTHER

Location:

<u>District</u>	<u>Work County</u>	<u>Type</u>	<u>Route</u>	<u>Aux</u>	<u>Begin MP</u>	<u>End MP</u>
1	Richland, SC	US	1	None	3.966	3.966

Contact Information

Applicant: GLHall

Phone:

Contact: Gerry Lynn Hall

Address: 1225 Lady Street, 1st
Fl,

City: Columbia

State: SC

Zip: 29201

Comments

Attached

Special Provisions:

9999 - See Attached for Additional Special Provisions

0004 - SCDOT SHALL BE NOTIFIED WHEN WORK DEFINED IN THE PERMIT STARTS AS WELL AS WHEN THE WORK IS COMPLETED. REFERENCE SHALL BE MADE BY PERMIT NUMBER.

0101 - SHOULDER SOD DESTROYED BY THIS INSTALLATION TO BE REPLACED FOR THE ENTIRE AREA. THE AREA SHALL BE RE-SHAPED AND ROLLED TO THE CROSS SECTION EXISTING PRIOR TO THIS WORK.

0209 - DISTURBED VEGETATION SHALL BE RESEEDING ACCORDING TO THE SPECIFICATION FOR HIGHWAY CONSTRUCTION.

0210 - ALL SIDEWALKS TO INCLUDE AT DRIVEWAY RADIUS SHALL MEET (ADAAG) AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

0301 - THE DITCHES AND/OR SHOULDERS DISTURBED DURING THE INSTALLATION SHALL BE RE-ESTABLISHED TO PROPER GRADE, ORIGINAL CROSS SECTION, STABILIZED, AND ALL DRAIN PIPES CLEARED.

0310 - FIELD CHANGES, IF NECESSARY, MUST BE APPROVED IN WRITING BEFORE ACTUAL CONSTRUCTION OF PROPOSED CHANGES.

0311 - SEDIMENT AND EROSION CONTROL DEVICES SHALL BE USED TO MINIMIZE THE MOVEMENT OF SEDIMENT.

0312 - THE PERMITTEE SHALL HOLD THE DEPARTMENT HARMLESS FOR DAMAGES TO BOTH UPSTREAM AND DOWNSTREAM PROPERTIES.

0317 - THE APPLICANT IS TO PROVIDE ALL THE NECESSARY MAINTENANCE

COPY

TO THE AREA BEAUTIFIED.

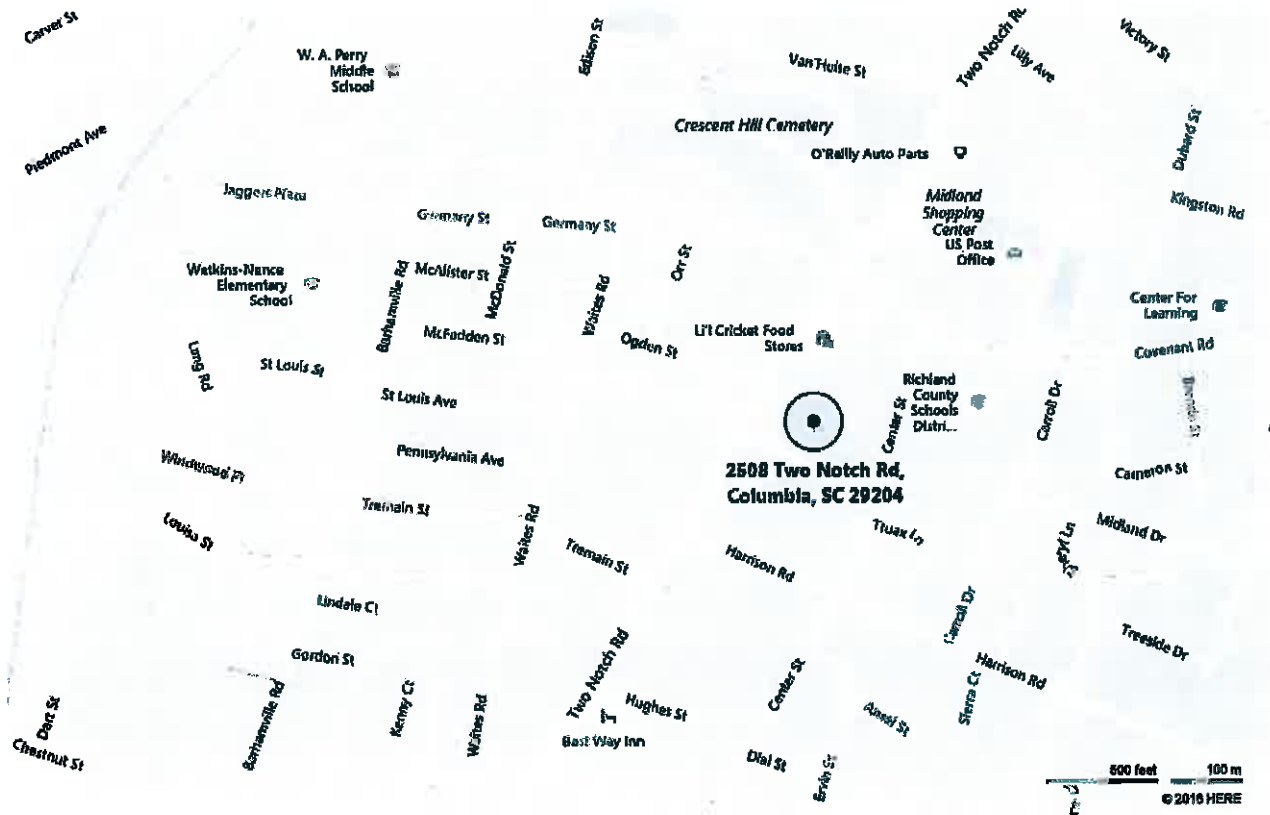
0318 - THE APPLICANT SHALL BE RESPONSIBLE FOR IMMEDIATE REMOVAL OF SUCH TRAFFIC HAZARDS AS MUD, DEBRIS, LOOSE STONE, AND TRASH AS MAY BE WASHED OR SPILLED ON THE TRAVELED ROADWAY AS A RESULT OF THE PROPOSED WORK.

COPY



2508 Two Notch Rd, Columbia, SC 29204

35772



COPY

SCDOT

http://info.scdot.org/encpermits/_layouts/SCDOT_EncPerAppAnonymous/SCDOT_EncPa...

200035772

Applicant's Sign: Application for Encroachment Permit Title:

S.C. Department of Transportation
Form 637 (Rev 10/2015)

195447

Contact Information

Applicant: ~~GL Hall~~ City of Columbia, Office of Business Opportunities
 Street: 1225 Lady Street, 1st Fl
 City: Columbia
 State: SC Zip Code: 29201
 Phone: (803)545-3381 Fax:
 Email: glhall@columbiasc.net
 Contact: Gerry Lynn Hall

Project Location

Primary County: Richland

County	Road Name
Richland	Two Notch Rd US-1

1. Type of ~~TRAFFIC CONTROL SPECIAL EVENT~~ Other
 Encroachment:
 Tie into existing public sidewalk

COPY

SCDOT

http://info.scdot.org/encpermits/_layouts/SCDOT_EncPerAppAnonymous/SCDOT_EncPa...**2. Description of Location:****Attached**

(Attach sketch indicating roadway features such as: pavement width, shoulder width, sidewalk and curb and gutter location, significant drainage structure, north arrow, right of way width, and location of the proposed encroachment with respect to the roadway centerline and the nearest intersecting road on the State system.)

COPY

SCDOT

http://info.scdot.org/encpermits/_layouts/SCDOT_EncPerAppAnonymous/SCDOT_EncPe..**Customer Agreement**

3. The undersigned applicant hereby requests the SCDOT to permit encroachment on the SCDOT right of way as described herein. It is expressly understood that the encroachment, if and when constructed, shall be installed in accordance with the sketch attached hereto and made a part hereof. The applicant agrees to comply with and be bound by the SCDOT's "A Policy for Accommodating Utilities on Highways Rights of way", "Standard Specifications for Highway Construction", the "General Provisions" and "Special Provisions", attached hereto or made a part hereof by reference, during the installation, operation and maintenance of said encroachment within the SCDOT's Right of Way. **DISCHARGES OF STORM WATER AND NON-STORM WATER:** Work within State Highway right-of-way shall be conducted in compliance with all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit(s) issued to the Department of Transportation (Department), to govern the discharge of storm water and non-storm water from its properties. Work shall also be in compliance with all other applicable Federal, State and Local laws and regulations, and with the Department's Encroachment Permits Manual and encroachment permit. The encroachment permit will not be issued until the applicant has received an NPDES construction permit from SC Department of Health and Environmental Control.

The applicant agrees to comply with all current SCDOT Standards Specifications for Highway Construction including all Supplemental Technical Specifications. The applicant hereby further agrees, and binds his/her/its heirs, personal representatives, successors, assigns, to assume any and all liability for accidents or injuries to persons, or damage to property, including the highway, that may be caused by the construction, maintenance, use, moving or removing of the physical appurtenances contemplated herein, and the applicant agrees to indemnify and hold SCDOT harmless from and against any and all claims for personal injury and/or property damage which may be sustained by reason of the construction, maintenance or existence of said encroachment on the SCDOT's right of way.

COPY

SCDOT

http://info.scdot.org/encpermits/_layouts/SCDOT_EncPerAppAnonymous/SCDOT_EncPe...

Applicant's Name: GL Hall

Date: 8/15/2016

(Please print or type)



For Office Use Only

For Office Use Only

In accordance with your request and subject to all the provisions, terms, conditions, and restrictions stated in the application and the general and special provisions attached hereto, the SCDOT hereby approves your application for an encroachment permit. This permit shall become null and void unless the work contemplated herein shall have been completed prior to: **8-24-17**

See Attached Special Provision and/or Permit Requirements

NPDES Permit

Nbr:

(Date received by res. Maint. Engr.)

(SCDOT Approval)

**8/24/16**
(Date)

COPY

Print this form for signature and upload.

General Provisions

Application for Encroachment Permit
General Provisions

1. **DEFINITIONS:** The word "Permittee" used herein shall mean the name of the person, firm, or corporation to whom this permit is addressed, his, her, its, heirs, personal representatives, successors and assigns. The word "DEPARTMENT" shall mean the South Carolina Department of Transportation.
2. **NOTICE PRIOR TO STARTING WORK:** Before starting the work contemplated herein within the limits of the highway right of way, the Department's Resident Maintenance Engineer in the county in which the proposed work is located shall be notified 24 hours in advance so that he may be present while the work is under way.
3. **PERMIT SUBJECT TO INSPECTION:** This permit shall be kept at the site of the work at all times while said work is under way and must be shown to any representative of the Department or law enforcement officer on demand.
4. **PROTECTION OF HIGHWAY TRAFFIC:** The applicant shall be responsible for the protection of the highway traffic at all times during the construction, maintenance, removing or moving of the encroachment permitted herein. Detours, barricades, warning signs and flagmen, as necessary, shall be provided by and at the expense of the Permittee and shall be in accordance with the "Manual on Uniform Traffic Control Devices" (MUTCD). The work shall be planned and carried out so that there will be the least possible inconvenience to the motoring public. The Permittee agrees to observe all rules and regulations of the Department while carrying on the work contemplated herein and take all other precautions that circumstances warrant.
5. **STANDARDS OF CONSTRUCTION:** All work shall conform to the Department's standards of construction and shall be performed in a workman-like manner. The applicant shall make adequate provisions for maintaining the proper drainage of the highway as it may be affected by the encroachment permitted herein. All work shall be subject to the supervision and satisfaction of the Department.
6. **FUTURE MOVING OF PHYSICAL APPURTENANCES:** If, in the opinion of the State Highway Engineer, it should ever become necessary to move or remove the physical appurtenances, or any part thereof contemplated herein, on account of change in location of the highway, widening of the highway, or for any other sufficient reason, such moving shall be done on demand of the Department at the expense of the Permittee.
7. **RESTORATION OF HIGHWAY FACILITIES UPON MOVING OR REMOVING OF PHYSICAL APPURTENANCES:** If, and when, the physical appurtenances contemplated herein shall be moved or removed, either on the demand of the Department or at the option of the Permittee, the highway and facilities shall immediately be restored to their original condition at the expense of the Permittee.
8. **COSTS:** All work in connection with the construction, maintenance, moving or removing of the physical appurtenances contemplated herein shall be done by and at the expense of the Permittee.
9. **ADDITIONAL PERMISSIONS:**
 - (a) It is distinctly understood that this permit does not in any way grant or release any rights lawfully possessed by the abutting property owners. The Permittee shall secure any such rights, as necessary, from said abutting property owners.
 - (b) The Permittee shall be responsible for obtaining all other approvals or permits necessary for installation of the encroachment from other government entities.

COPY

- (c) There shall be no excavation of soil nearer than two feet to any public utility line or appurtenant facility except with the consent of the owner thereof, or except upon special permission of this Department after an opportunity to be heard is given the owner of such line or appurtenant facility.
10. **ADDITIONAL WORK PERFORMANCE:**
- (a) All crossings over the highway shall be constructed in accordance with "Specifications for Overhead Crossings of Light and Power Transmission Lines and Telegraph Lines over each other and over Highway Rights of Way in South Carolina," as approved by the Public Service Commission of South Carolina and effective as of date of this permit.
- (b) All tunneling, boring, or jacking shall be done in such a way as not to disturb the highway surfacing.
- (c) No pavement shall be cut unless specifically authorized herein.
- (d) No excavation shall be nearer than three feet to the edge of pavement unless specifically authorized herein.
- (e) Underground facilities will be located at minimum depths as defined in the "Utility Accommodations Manual" for the transmittant, generally as follows: 4 feet minimum for hazardous or dangerous transmittant, 3 feet minimum for other lines. The Department may approve shallower depths if adequate protection is provided. Such approval must be obtained in writing.
- (f) Service and other small diameter pipes shall be jacked, driven, or otherwise forced underneath the pavements on any surfaced road without disturbing the pavement. The section under the highway pavement and within a distance of three (3) feet on either side shall be continuous without joints.
11. **ACCESS:**
- (a) Permittee is responsible for maintaining reasonable access to private driveways during construction.
- (b) It is expressly provided that, with respect to any limited access highway, the Permittee shall not have or gain access from the main traveled way of the highway, or the on or off ramps to such facility, except upon approval by the Department.
12. **DRIVEWAYS:**
- (a) The existing crown of the highway shall be continued to the outside shoulder line of the highway.
- (b) If the driveway or approach is concrete pavement, the pavement shall be constructed at least 6 inches thick and with a minimum of class 2500 concrete. There shall be a bituminous expansion joint, not less than 3/4 inches in thickness, placed between the highway paving and the paving of the approach for the full width of the approach.
13. **BEAUTIFICATION:**
- (a) All trees, plants, flowers, etc. shall be placed in accordance with the provisions specifically stipulated herein.
- (b) All trees, plants, flowers, etc. shall be maintained by, and at the expense of, the Permittee and the provisions of this permit shall become null and void, if and when said Permittee ceases to maintain said trees, plants, flowers, etc.
14. **AS-BUILT PLANS:**
- (a) The applicant shall provide the Department with survey-quality as-built plans in accordance with the requirements set forth in the Department's "A Policy for Accommodating Utilities on Highway Rights of Way".

COPY



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Administration

FROM: *Teresa Wilson, City Manager*

SUBJECT: Council is asked to approve the re-appointment of one (1) individual to the COMET Board of Directors.

FINANCIAL IMPACT:

Council is asked to approve the re-appointment of one (1) individual to the board.

ATTACHMENTS:

- **#a:** CMRTA Memo 112016 (PDF)



We Are Columbia

TO: Ms. Teresa Wilson, City Manager

FROM: Chanique J. Belton, City Manager Office

DATE: November 7, 2016

SUBJECT: Central Midlands Regional Transit Authority Board

Purpose: The purpose of this board is to promote transportation opportunities for all citizens within the service area which shall initially consist of Richland County and limited service into Lexington County. This shall be done by providing transportation services and encouraging the cooperation and coordination of existing transportation providers. The Authority shall utilize revenues from the Authority's transportation system, government grants, contracts for services, intergovernmental agreements, franchising contracts, and any other source, and such funds as may be appropriated by the governing bodies of the Members of the Authority, in accordance with Article IV, Section 2 of the Second Amended Agreement.

Composition: This board is composed of representatives from regional municipalities with the City appointing three (3) individuals to serve a three (3) year term.

Action: Council is asked to re-appoint one (1) member to a third term.

District Representation:

District 1 – 0
 District 2 – 1
 District 3 – 1
 District 4 – 0
 Outside City Limits – 1

There are eight **(8)** applications for consideration.

Marsha Johnson
 177 Preston Green Drive
 Columbia, SC 29209
District 3

**Has worked w/board since 2013
 as a MTRA member**

Derek Riley
 810 Heidt Street
 Columbia, SC 29205
District 3

Derrick Huggins
 202 Cypress Ridge Circle
 Columbia, SC 29229
Outside City Limits

Associate Vice President
 University of South Carolina

Thomas Spittle
 2220 Superior Street
 Columbia, SC 29205
District 3



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Operations Supervisor
OLH Inc.

Assistant Technology Instructor
National Federation of the Blind

Micheline Bell
19 Landmark Drive, Apt. 18G
Columbia, SC 29210
Outside City Limits

Walter Durst
744 Zimalcrest Drive #C1
Columbia, SC 29210
Outside City Limits

Semi-Retired Caregiver

Retired/ Past Pres. Midlands Transit Riders Assoc.

Raquell Scott
255 Seabiscuit Lane
Columbia, SC 29045
Outside City Limits

Keith Terry
6720 Frost Avenue
Columbia, SC 29203
Outside City Limits

Owner
Scott's Transportation

Manager of Safety and Training
Richland County School District 1

City of Columbia Appointees	<u>DATE APPOINTED</u>	<u>TERM STARTS</u>	<u>TERM ENDS</u>
Derrick Huggins- RE-APPOINT 202 Cypress Ridge Circle Columbia, SC 29229 Outside City Limits	11/01/2011 10/20/2015	11/01/2011 11/01/2015	11/01/2014 11/30/2016
Ronald Anderson 2907 Wheat St. Columbia, SC 29205 District 3	11/01/2011 10/20/2015	11/01/2011 11/01/2015	11/01/2014 11/01/2017
Carolyn Gleaton 1909 St. Louis Avenue Columbia, SC 29204 District 2	02/16/2016	02/16/2016	11/30/2018



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Administration

FROM: *Teresa Wilson, City Manager*

SUBJECT: Council is asked to approve the re-appointment of one (1) individual and the appointment of three (3) individuals to the Design/Development Review Commission.

FINANCIAL IMPACT:

Council is asked to approve the re-appointment of one (1) individual and the appointment of three (3) individuals that represent the following: Architectural Historian; an Architect; and an Attorney admitted to practice before the SC Supreme Court.

ATTACHMENTS:

- **#a:** DDRC MEMO 112016 (PDF)



We Are Columbia

TO: Teresa Wilson, City Manager

FROM: Chanique J. Belton

DATE: November 7, 2016

SUBJECT: Design/Development Review Commission

Purpose: The purpose of this commission is to advise the city council upon the designation of landmarks, landmark districts, architectural conservation districts, and protection areas; carry out those regulatory duties relating to subsection (b)(1) of this section as set forth in this section; plan and direct continuing studies of areas, physical features and improvements in the city relating to urban design, historic preservation, beautification, civic improvement and other considerations in furtherance of this article, and in doing so, properly coordinate such plans and studies with the various departments and agencies of the city; engage in educational activities related to the furtherance of this article in order to promote appropriate urban design, historic preservation and conservation of historic or aesthetic features of the city; advise, assist and represent the best interest of the city in matters relating to coordination of and assistance to other public bodies and private interests in activities related to this article; advise and assist the city council in acquisition of any gift, grant, purchase, bequest, device, lease, fee simple or lesser interest, development right, easement (including scenic easement), covenant or other contractual right which may accrue to the furtherance of the purposes of this article; advise the city council in actions of eminent domain taken in furtherance of the purposes of this article; upon request of the city council, manage, control and maintain any property related to the purpose of this article or to the purposes of the commission.

Composition: This commission is comprised of nine (9) members, of whom at least one shall be an architect registered in the state, at least one shall be a lawyer admitted to practice before the supreme court of the state, at least one shall be experienced as an architectural historian, at least one shall be experienced as a city planner, at least one shall be a real estate developer or licensed real estate broker, and one shall be an architect with historic preservation experience and the remainder, if any, shall be persons who, by reason of other experience or education, shall be qualified for service on such commission. Appointees serve a three (3) year term with the possibility of one (1) re-appointment.

Action: Council is asked to re-appoint one (1) and appoint three (3) individuals that represent the following: Architectural Historian; an Architect; and an Attorney admitted to practice before the SC Supreme Court.

District Representation:

District 1 – 2
 District 2 – 2
 District 3 – 3
 District 4 – 2
 Outside City Limits – 0

District Representation of Applicants:

There are eight **(8)** applications for consideration.

District 1 – 2
 District 2 – 0
 District 3 – 4
 District 4 – 1
 Outside City Limits – 1

Applicants

Architect

Lydie Mattice Brandt
 2807 Webster Street
 Columbia, SC 29205
District 3

Robert Broom
 3507 Monroe Street
 Columbia, SC
District 3

Assistant Art Professor
 University of South Carolina

Architectural/Construction Administrator
 JHS Architectural Integrated Design

Realtor

James M. Daniel III
 1 Rice Court
 Columbia, SC 29205
District 3

Frank Cason
 4615 Limestone Street
 Columbia, SC 29206
District 3

Real Estate Broker/Attorney
 Catawba Properties

Commercial Real Estate
 Cason Development Corp.

listed in Community Representative

Community Representative

Angi Fuller Wildt
 3409 Keenan Drive
 Columbia, SC 29201
District 1

James M. Daniel III
 1 Rice Court
 Columbia, SC 29205
District 3

Director of Development
 University of South Carolin

Real Estate Broker/Attorney
 Catawba Properties

listed in Realtor

Ed Greenleaf
 1501 Dearborn Road
 Columbia, SC 29204
District 3

Vice President
 Scarlett Surveys International

Attorney

Ashleigh Wilson
 149 Whitwood Court
 Columbia, SC 29212
Outside City Limits

Attorney
 Bowman and Brooke LLP

Planner

LaToya Grate
 903 Muller Avenue
 Columbia, SC 29203
District 1

Grants Administration Manager
 SC Department of Safety

CURRENT MEMBERS

	<u>APPROVED</u>	<u>STARTS</u>	<u>ENDS</u>
Bob Wynn 1717 Wayne Street Columbia, SC District 2	11/12/2013	02/01/2014	02/28/2017

Community Representative

Harris Cohn 110 Old Hampton Loop Columbia, SC 29209 District 4	11/12/2013	02/01/2014	02/28/2017
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Real Estate Broker/Developer

Tom Savory 129 South Sluda Avenue Columbia, SC 29205 District 3	04/14/2015	05/01/2015	04/30/2018
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Architect

	<u>APPROVED</u>	<u>STARTS</u>	<u>ENDS</u>
Paul Bouknight 1324 Confederate Avenue Columbia, SC 29201 District 1	04/14/2015	05/01/2015	04/30/2018
Community Representative			
Ryan Hylar 1824 Bristol Drive Columbia, SC 29204 District 3	04/14/2015	05/01/2015	04/30/2018
Realtor			
LaToya Grate-RE-APPOINT 903 Muller Avenue Columbia, SC 29203 District 1	11/12/2013	11/12/2013	11/30/2016
Planner			
Bowen Horger-VACANT 2147 Shady Lane Columbia, SC 29206 District 4	11/12/2013	11/12/2013	11/30/2016
Attorney			
Ashby Gressette-VACANT 19 Governor's Hill Columbia, SC 29201 District 2	11/12/2013	11/12/2013	11/30/2016
Architectural Historian			
John Powell-VACANT 1731 Greene Street Columbia, SC 29206 District 3	11/12/2013	11/12/2013	11/30/2016
Architect			



We Are Columbia

MEETING DATE: December 6, 2016

DEPARTMENT: Administration

FROM: *Teresa Wilson, City Manager*

SUBJECT: Council is asked to approve the appointment of six (6) individuals to the Parks and Recreation Foundation.

FINANCIAL IMPACT:

Council is asked to appoint six (6) individuals to fill vacated seats.

ATTACHMENTS:

- **#a:** PRF Memo 112016 (PDF)



We Are Columbia

TO: Ms. Teresa Wilson, City Manager

FROM: Chanique J. Belton, City Manager Office

DATE: November 21, 2016

SUBJECT: Parks and Recreation Foundation

Purpose: The purpose of this foundation is to enhance the leisure service opportunities in the City of Columbia by improving the scope and quality of educational and human development programs. It encourages, recruits, receives, and administers gifts, devises, and donations by deed, will or otherwise, for the advancement of the City of Columbia Parks & Recreation Department.

Composition: This foundation is comprised of fifteen (15) to twenty-five (25) members. City Council appoints seven (7) of those members. Appointees serve a three (3) year term with the possibility of one (1) re-appointment.

Action: Council is asked to appoint six (6) individuals to replace vacated seats.

District Representation:

- District 1 – 3
- District 2 – 0
- District 3 – 4
- District 4 – 2
- Outside City Limits – 1

District Representation of Applicants:

There are six **(6)** applications for consideration.

- District 1 – 0
- District 2 – 2
- District 3 – 1
- District 4 – 1
- Outside City Limits – 2

APPLICANTS

Aimee Edwards
3108 Chinaberry Drive
Columbia, SC 29204
District 2

Mary-Elisabeth Grigg
15 Governor's Hill
Columbia, SC 29201
District 2

Small Business Owner
Rosie Girl Bakery

Vice President
DiGennaro Communications

Justin Waites
6941 Shelley Road
Columbia, SC 29209
District 3

Sue Erwin Harper
1526 Deans Lane
Columbia, SC 29205
District 4

Benefits Counselor
Public Employee Benefit Authority

Attorney
Nelson Mullins Riley & Scarborough, LLP

Maudra Brown
167 Rossmore Drive
Columbia, SC 29033
Outside City Limits

Keith Terry
6720 Frost Avenue
Columbia, SC 29203
Outside City Limits

Public Information
SC Dept. of Health and Human Services

Manager of Safety and Training
Richland County School District One

CURRENT MEMBERS**APPOINTED****EXPIRES**

Shawn Eubanks
District 1

11/06/2014

11/06/2017

Perrin Brunson
District 1

11/17/2015

12/31/2018

**Second Term*

Virginia Bedford
District 1

03/17/2012

03/17/2018

Thomas "Tige" Howie III
District 3

11/06/2014

11/06/2017

Robert Flagler
District 3

11/06/2014

11/06/2017

Mary Kessler
District 3

09/09/2014

09/08/2017

<u>CURRENT MEMBERS</u>	<u>APPOINTED</u>	<u>EXPIRES</u>
Travis Wheeler- VACANT District 3	03/13/2012	03/12/2015
<i>*Second Term</i>		
Helen Munnerlyn- VACANT District 4	05/15/2012	05/31/2015
Derek Raper District 4	09/09/2014	09/08/2017
Mammie Price- VACANT Outside City Limits		