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, November 15, 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

ADOPTION OF THE AGENDA

CITY COUNCIL DISCUSSION

1. Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise Utilization Policy - Ms. Ayesha Driggers, Compliance Administrator

2. Water Quality Update - Mr. Joey Jaco, Director of Utilities and Engineering and Mr. Clint Shealy, Water Works Superintendent **Updated**

3. Community Redevelopment Projects - Ms. Diane E. Sumpter, Owner of DESA, Inc. **Updated**

EXECUTIVE SESSION

4. Discussion of negotiations incident to the proposed sale of property §30-4-70(a)(2)

   Farrow Road

5. Discussion of negotiations incident to the proposed purchase of property pursuant to §30-4-70(a)(2) **Updated**

   Main Street Business District

6. Discussion of negotiations incident to proposed contractual arrangements pursuant to §30-4-70(a)(2) **Revision**

   DESA, Inc.
   Landmark Consulting

7. The receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim **Updated**

   Project SS7258

   Panarello v. City of Columbia

8. Discussion of matters relating to the proposed location, expansion or the 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)

   Pineview Industrial Park

COUNCIL MEETING - 6:00 P.M.

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

PUBLIC INPUT RELATED TO AGENDA ITEMS

APPROVAL OF MINUTES

9. November 1, 2016 Work Session & Council Meeting Minutes

10. November 8, 2016 Special Called Meeting Minutes

CONSENT AGENDA ITEMS 11 THROUGH 27

CONSIDERATION OF BIDS & AGREEMENTS

11. Council is asked to approve a Professional Services Agreement for Strategic Planning for the Parks and Recreation Department. Award to PROS Consulting, Inc., in an amount not to exceed $24,500.00. This firm is located in Houston, TX.

    Funding Source: 1015104-638500 - This is the final phase for developing the Parks and Recreation Master Plan.

12. Council is asked to approve a Professional Services Agreement for the Creation of a K-12 Educational Program Related to Watershed Protection and Storm Water Pollution, as requested by the Utilities and Engineering Department. Award to Sustainable Midlands in the amount of $31,956.92. This firm is located in Columbia, SC.

    Funding Source: 1011107-636600

13. Council is asked to approve an Agreement for Water Quality Consulting Services for Fiscal Year 2016/2017, as requested by the Utilities and Engineering Department. Award to Black & Veatch Corporation in an amount not to exceed $50,000.00. This firm is located in Columbia, SC.

    Funding Source: 511706-WM4263(16)-638305. The original budgeted amount is $50,000.00.

14. Council is asked to approve Residential and Commercial Demolition Services for the Code Enforcement Division, as requested by the Community Development Department. Award $39,353.00 to Corley Construction, a Local Business Enterprise and a Disadvantaged Business Enterprise located in Irmo, SC and $35,250.00 to Complete Demolition Services of Carrollton, GA, the lowest responsible bidders in the total amount of $74,603.00.

    Funding Source: Community Development Control - Professional Services 2519999-636600. The original budgeted amount is $152,172.34.

15. Council is asked to approve a Professional Services Agreement for the Promotion of Cultural Affairs. Award to One Columbia for Arts and History in the amount of $83,800.00. This firm is located in Columbia, SC.

    Funding Source: 2035205-688200

16. Council is asked to approve the Purchase of IAPro Police Integrity Software License, Training and Support Services, as requested by the Police Department. Award to CI Technologies Inc., as a Sole Source in the amount of $64,800.00. This vendor is located in Townsend, MA.

    Funding Source: Police Administrative Services: Computer License,1012402-627510. The original budgeted amount is $64,800.00. Sec 1.16 of Appendix G, Finance Department, Procurement Regulation authorizes to Sole Source procurement of goods where there is only a single supplier (1) where the compatibility of equipment, accessories, or replacement parts is paramount.

17. Council is asked to approve the Purchase of Forty-Seven (47) Utility Rocket Vehicle Routers and Hardware, as requested by the Fleet Services Division. Award to Anixter Inc., using the General Services Administration Contract in the amount of $81,876.39. This vendor is located in Glenview, IL.

Funding Source: General Services: Capital Replacement - Computer Equipment/Hardware, 6308972-627500. The original budgeted amount is $81,876.39. 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.

18. Council is asked to approve the Purchase of Forty-Seven (47) Edge In Car Camera Systems as requested by the Fleet Services Division. Award to COBAN Technologies, using the SC State Contract in the amount of $255,247.17. This vendor is located in Houston, TX.

    Funding Source: General Services: Capital Replacement - Video/Photograp Equip-Capt 6308972-658610. The original budgeted amount is $255,247.17. Sec. 2-204.-Item (9) - 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 provided in this article: When purchasing through state contracts.

19. Council is asked to approve the Purchase of Eighty (80) Sets of Bunker Gear, as requested by the Fire Department. Award to Newton's Fire and Safety Equipment, Inc., in the amount of $181,008.00. This vendor is located in Graham, NC.

    Funding Source: Fire Suppression, Safety Clothing and Supplies 1012303–625900. The original budgeted amount is $181,008.00.

20. Council is asked to approve a two (2) year Contract for Uniform Rental Services, as requested by the Support Services Division. Award to UniFirst Corporation, using the National Joint Powers Alliance Contract in the amount of $200,880.00. This firm is located in Lexington, SC.

    Funding Source: Central Stores/Supplies– Uniforms and Clothing, 6208956 –624100 - Sec. 2-204.-Item (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 provided in this article: When purchasing through cooperative purchasing.

21. Council is asked to approve the Purchase of a Tandem Dump Truck, as requested by Fleet Services for the Water Distribution Division. Award to Shealy's Truck Center, Inc. as a Local Business Enterprise, in the amount of $141,086.00. This vendor is located in Columbia, SC.

    Funding Source: Utilities & Engineering: Water Distribution & Maintenance/Auto, Truck, Heavy Equip-Capital, 5516203 -658500. The original budgeted amount is $141,086.00.

22. Council is asked to approve the Purchase of Six (6) Ford F-250 XL Work Trucks, as requested by the Fleet Services Division for the Parks and Recreation Department. Award to Benson Ford, using the SC State Contract in the amount of $176,340.00. This vendor is located in Easley, SC.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment Capital 6308972-658500. The original budgeted amount is $176,340.00. 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.

23. Council is asked to approve Project WM4375; an Agreement for Water Quality Engineering Consulting Services for the Booker T. Washington Heights Neighborhood, as requested by the Utilities and Engineering Department. Award to Chao & Associates, in an amount not to exceed $367,710.00. This firm is a Local Business Enterprise and a Minority Business Enterprise located in Columbia, SC

Funding Source: 5529999-658650. The original budgeted amount is $500,000.

Sub-consulting services will be $7,000.00 (1.9%) of the total contract value.

$5,000.00 (1.4%) - Terracon Consultants, Inc. of Columbia, SC will provide subsurface investigation services.

$2,000.00 (0.5%) - Michael Baker International of Columbia, SC will provide right-of-way/easement services.

24. Council is asked to approve Project WM3923; an Agreement for Water Quality Engineering Consulting Services in the Earlewood Neighborhood, as requested by the Utilities and Engineering Department. Award to Hussey Gay Bell in an amount not to exceed $800,000.00. This firm is located in Columbia, SC. **Updated**

Funding Source: 5529999-658650. The original budgeted amount is $800,000.00.

Sub-consulting services will be $160,008.00 (21%) of the total contract value.

$35,500.00 (4.4%) - MA Engineering Consultants, Inc. of Cary, NC a Minority Business Enterprise will provide subsurface utility engineering services.

$44,500.00 (5.6%) - 4D Engineering, a Woman Owned Business Enterprise of Lexington, SC will provide design, permitting and bidding services.

$80,000.00 (10%) - HPG & Co. Consulting Engineers of West Columbia, SC will provide construction observations and preparation of record drawing services.

$8,000.00 (1%) - Terracon Consultants, Inc. of Columbia, SC will provide geotechnical services.

25. Council is asked to approve an Annual Contract for the Rehabilitation of Sanitary Sewer Manholes, as requested by the Utilities and Engineering Department. Award to Prism Contractors & Engineers, Inc., a Small Business Enterprise in the amount of $847,945.00. This firm is located in Williamsburg, VA.

Funding Source: Sanitary Sewer Improvement Fund, 5529999-658650-SS6786. This is a Clean Water 2020 Program Project.The original budgeted amount is $998,275.00.

Sub-consultant services will be $724,230.75 (85%) of the total contract value.

$673,360.00 (79%) - Reconology of Greenville, SC will provide various materials.

$21,195.65 (2.5%) - Madewell Products Corp. of Alpharetta, GA will provide cementitious materials.

$21,195.65 (2.5%) - Sherwin-Williams of Newport News, VA will provide cementitous materials.

$8,479.45 (1%) - Ferguson Waterworks of Williamsburg, VA will provide pipe fittings and frame and covers.

26. Council is asked to approve Contract Amendment 1 for Project WM4374; Columbia Canal Head Gates Repair Engineering Services, as requested by the Procurement and Contracts Department. This Amendment is at no cost. Award to Kleinschmidt Associates.

This Amendment is a No Cost Amendment.

27. Council is asked to approve Contract Amendment 1 for Project WM4348; Columbia Canal Embankment Repair Services, as requested by the Procurements and Contracts Department. This Amendment is at no cost. Award to Michael Baker International.

This Amendment is a No Cost Amendment.

COMPREHENSIVE PLAN AMENDMENT - SECOND READING

28. 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

29. 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)

PRESENTATIONS

30. 2016 International Association of Business Communicators / South Carolina Palmetto Award Recipient (City of Columbia Public & Media Relations Department) - Ms. Leshia Utsey, Public & Media Relations Department Director

30. 2016 International Association of Business Communicators / South Carolina Palmetto Award Recipient (City of Columbia Public & Media Relations Department) - Ms. Leshia Utsey, Public & Media Relations Department Director

32. Recognition of Ms. Stephanie Johnson, Second Grade Educator at HB Rhame Elementary School as a Recipient of the 2017 Horace Mann Award for Teaching Excellence - The Honorable Mayor Stephen K. Benjamin

33. Recognition of Rise Gourmet Goods & Bakeshop as the Business Spotlight Program Honoree - Mr. Angelo McBride, Office of Business Opportunities Administrator

34. World Pancreatic Cancer Day Proclamation - The Honorable Mayor Stephen K. Benjamin

FAST TRACK ANNEXATIONS - FIRST READING

35. Ordinance No.: 2016-101 - Annexing 513 Cordgrass Road, 13 79 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)

36. 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)

ZONING PRESENTATION

Zoning Presentation - Ms. Krista Hampton, Planning & Development Services Director
Addition

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - FIRST READING

37. 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)

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)

38. 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)

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)

39. 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)

40. 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)

ZONING PUBLIC HEARING - 7:00 P.M.

AMENDMENT TO THE GUIDELINES - FIRST READING

41. 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)

ZONING MAP & TEXT AMENDMENT - FIRST READING

42. 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)

43. 2150 Harden Street (P), Babcock Building Wings; TMS #11501-01-01(P)

Ordinance No.: 2016-108 - 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 4, Landmarks, Sec. 17-691 Buildings and sites list, (b), to add 2150 Harden Street (Babcock Building wings), TMS #11501-01-01 (p)

Council District: 2

Proposal: Rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 - Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark

Applicant:Robert Lewis, Agent

Staff Recommendation: Approval

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

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

ZONING MAP AMENDMENT - FIRST READING

44. 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)

45. 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)

46. 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 - FIRST READING

47. 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

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

48. 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)

49. 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)

50. 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

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)

51. 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

52. 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

53. 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

RESOLUTIONS

54. Resolution No.: R-2016-079 - Repealing Resolution No.: 1986-010 Establishing a minority and female business enterprise program and Adopting a Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy into the City of Columbia Procurement Regulations

55. Resolution No.: R-2016-081 Authorizing the City Manager to execute an Agreement for In-Contract Utility Relocation, Water Line WM4281 Relocation along Hard Scrabble Road for the South Carolina Department of Transportation (SCDOT) Hard Scrabble Road Widening Project

OTHER MATTERS

56. Council is asked to approve the proposed 2017 City Council Meeting Schedule.

57. Council is asked to approve a Certificate of Convenience and Necessity, as requested by the Business License Division. Award to Mr. Oliver Punchihewa doing business as Angel Taxi, LLC located at 1601 Longcreek Drive, Columbia, SC 29210.

The applicant is planning to place one (1) taxi into service and will add additional taxis at a later date.

APPOINTMENTS

58. Council is asked to approve the appointment of one (1) individual to the Columbia Parking Facilities Corporation.

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

APPEARANCE OF THE PUBLIC

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Office of Business Opportunities**

FROM: ***Tina Herbert,***

SUBJECT: **Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise Utilization Policy - Ms. Ayesha Driggers, Compliance Administrator**

FINANCIAL IMPACT:

BUSINESS PROGRAM: **Minority Business Enterprise**

CLEAN WATER 2020?: **No**

ATTACHMENTS:

- **#a:** R-2016-079 repeal 1986-010-adopt Commercial Non-Discrimination Utilization Policy (PDF)

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-079

Repealing Resolution No.: 1986-010 Establishing a minority and female business enterprise program and Adopting a Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy into the City of Columbia Procurement Regulations

WHEREAS, the Mayor and City Council by Resolution No.: R-1986-010 enacted on June 5, 1986 established a Minority and Female Business Enterprise Program; and,

WHEREAS, the City of Columbia ("City") is determined to establish and firmly enforce a clear policy against discrimination in City-related business on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age, or disability. Additionally, the City shall establish a policy not to engage in City-related business with firms that discriminate in their solicitation, selection, or treatment of vendors, suppliers, contractors, subcontractors, or business customers; and,

WHEREAS, the South Carolina General Assembly has declared that business firms owned and operated by minority persons have been historically restricted from full participation in the free enterprise system to a degree disproportionate to other businesses, and that it is in the State's best interest to assist minority-owned businesses to develop fully as a part of the State's policies and programs designed to promote balanced economic and community growth; and,

WHEREAS, the State of South Carolina defines a minority person as one that is socially and economically disadvantaged, and includes women in its definition of socially disadvantaged business enterprises; and,

WHEREAS, the City had a Disparity Study completed in 2006 that found that minority and women owned businesses (MWBEs) were substantially underutilized in prime contracting in a majority of procurements in (1) construction, (2) architecture and engineering consultants, (3) professional services, (4) goods and supplies, and (5) other services; and,

WHEREAS, the 2006 Disparity Study also found that MWBEs were substantially underutilized in subcontracting in a majority of procurements in (1) construction, (2) architecture and engineering consultants, (3) professional services, (4) goods and supplies, and (5) other services; and,

WHEREAS, the City implemented the Subcontracting Outreach Program (SOP) in 2003 as a race and gender neutral method to increase the utilization of MWBE subcontractors. However, the program has not met suggested aspirational goals of the 2006 Disparity Study; and,

WHEREAS, the City implemented a Mentor Protege Program (MPP) 2008 as a race and gender neutral method to increase the utilization of MWBE prime contractors. However, the program has not met the suggested aspirational goals of the 2006 Disparity Study; and,

WHEREAS, the City implemented a Local Business Enterprise Program in 2010 as a race and gender neutral method to show its commitment to utilizing local businesses in the procurement process; and,

WHEREAS, the City has implemented many of the recommendations outlined in the 2006 Disparity Study to increase MWBE utilization including, but not limited to, setting aspirational goals, changing insurance requirements so that smaller firms can be more competitive, requiring prime contractors to make good faith efforts to utilize MWBEs in their fulfillment of City contracts, and providing technical assistance to firms; and,

LEGAL DEPARTMENT DRAFT

WHEREAS, despite the City's extensive efforts to implement race and gender neutral methods to increase MWBEs utilized in city procurement, the City has not met the aspirational goals recommended by the 2006 Disparity Study; and,

WHEREAS, the City recognizes that it has a particular responsibility to promote participation of local MWBEs in the Columbia-Orangeburg-Newberry Metropolitan Statistical Area in furtherance of the State policy; and,

WHEREAS, the City of Columbia desires to repeal Resolution No.: R-1986-010 and adopt a clearer policy that will ensure that MWBEs are afforded the opportunity to fully participate in the overall procurement process of the City; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that Resolution No.: R-1986-010 is hereby repealed in its entirety and that the attached Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy is hereby adopted and incorporated into the City of Columbia Procurement Regulations.

Requested by:

Assistant City Manager Palen

Approved by:

City Manager

Approved as to form:

Senior Assistant City Attorney

Introduced:
Final Reading:

_____
Mayor

ATTEST:

_____
City Clerk

Last revised: 11/4/2016
1617100877

Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy
(Last Revised: November, 2016)

1. Commercial Non-Discrimination Policy. It is the policy of the City of Columbia to prohibit and discourage commercial discrimination on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age, disability or any other form of unlawful discrimination in any City procurement or contract.

2. CDBE Policy. It is the policy of the City of Columbia that DBEs shall be afforded the opportunity to participate fully in its overall procurement process. Objectives. The objectives of the CDBE Policy are to: (a) take specific steps to ensure non-discriminatory results and practices in the future and (b) fully involve CDBEs in the City's procurement process.

3. Applicability. Except as otherwise provided herein or prohibited by federal or state law, this policy shall also apply to any federally-assisted activity with subcontracting possibilities.

4. Columbia Disadvantaged Business Enterprise defined.

a. A Columbia Disadvantaged Business Enterprise (CDBE) is defined as (1) a certified business (2) that has an office in the Columbia-Orangeburg-Newberry Metropolitan Statistical Area for one year; and (3) is a socially and/or economically disadvantaged business.

b. Certified Business: Any businesses having the following certifications shall qualify as certified under the City of Columbia DBE Utilization Policy upon submission and verification of such certification:

i. Historically Underutilized Business Zone (HUBZone) – *Small Business Administration*
ii. Woman Owned Business Enterprise (WOBE) - *Small Business Administration*
iii. 8(a) Business Development Program - *Small Business Administration*
iv. DBE Program – *SC Department of Transportation*
v. Service-Disabled Veteran-Owned Business Enterprise (SDVOBE)– *Small Business Administration*
vi. Minority Business Enterprise (MBE) – *SC Office of Small and Minority Business Contracting and Certification*
vii. Women Business Enterprise (WBE) – *Women's Business Enterprise National Council BENC*
viii. Minority Business Enterprise (MBE) – *National Minority Supplier Diversity Council*

c. -Orangeburg-Newberry Metropolitan Statistical Area includes the following counties: Calhoun, Fairfield, Kershaw, Lexington, Newberry, Orangeburg, Richland, and Saluda.

d. Socially and/or Economically Disadvantaged Individuals.

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i. Socially disadvantaged individuals are those who have been subjected to racial or ethnic prejudice or cultural bias within American society because of their identities as members of groups and without regard to their individual qualities.

ii. Economically disadvantaged individuals are those whose ability to compete in the free enterprise system has been impaired due to diminished capital and credit opportunities.

e. A Socially and/or economically disadvantaged enterprise is any business concern that:

i. Is at least fifty-one (51%) percent owned and controlled by one or more citizens of the United States who are determined to be socially and/or economically disadvantaged.

ii. In the case of a concern that is a corporation, fifty-one (51%) percent of all classes of voting stock of such corporation must be owned and controlled by an individual determined to be socially and/or economically disadvantaged.

iii. In the case of a concern which is a partnership, fifty-one (51%) of the partnership interest must be owned by an individual or individuals determined to be socially and/or economically disadvantaged and whose management and daily business operations are controlled by individuals determined to be socially and/or economically disadvantaged. Such individuals must be involved in the daily management and operations of the business concerned.

f.. Minority and women-owned businesses are presumed socially disadvantaged. "Minority" means a person who is a citizen or lawful permanent resident of the United States and who is:

(a) Black (a person having origins in any of the black racial groups of Africa);

(b) Hispanic (a person of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race);

(c) Asian American (a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands); and/or,

(d) American Indian and Alaskan Native (a person having origins in any of the original peoples of North America).

5. Responsible Department. The City Manager shall designate the Office of Business Opportunities (OBO) to administer this policy. OBO shall be responsible for developing, managing and implementing the CDBE Utilization Policy and such other responsibilities as set forth in this policy.

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6. Policies to Ensure that CDBE's have an Equitable Opportunity to Compete for Contracts and Subcontracts. The City shall use the following techniques to facilitate CDBE utilization in contracting activities:

a. Arrange bid solicitations and times for the submission of bids/bid specifications to ensure equitable participation.

b. Break down larger contracts into smaller contracts to include the participation of smaller business to the extent economically and legally feasible.

c. Provide specifications in a timely manner to CDBEs, majority contractors and business associations.

d. Provide technical assistance to CDBEs.

e. Hold seminars or workshops to acquaint the business community with the requirements and scope of City procurement activities. These sessions will be coordinated with organizations that are familiar with and willing to reduce problems experienced by CDBEs.

f. Utilize local minority owned banks wherever feasible.

g. Maintain accurate records of the utilization of CDBEs.

h. Aid such businesses in the Columbia-Orangeburg-Newberry Metropolitan Statistical Area that meet the definitions of DBE and ensure that they shall be afforded full opportunity to participate in procurement through the goals and procedures established herein, provided that the integrity of the bidding procedures and process of awarding contracts to the low acceptable bidders is maintained.

i. Impose the following requirements for Prime Contractors of the City on procurements that have CDBE Utilization goals:

A. All prime contractors bidding on procurements estimated at $200,000 or more will be required to provide a complete listing of all subcontractors.

B. All prime contractors bidding on procurements estimated at $200,000.00 or more will be required to complete a certification listing all CDBE or certified contractors contacted and results thereof.

C. All bid specifications will require prime contractors to make good faith efforts to utilize CDBEs. Good faith efforts can be demonstrated by the following:

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(1) Attending pre-solicitation meetings, pre-bid meetings and outreach events that are scheduled by the City to inform CDBEs of contracting, subcontracting, and supply opportunities.

(2) Advertising in general circulation, trade association, and/or small minority women business enterprise (SMWBE) focused media outlets concerning subcontracting opportunities.

(3) Providing written notice to a reasonable number of relevant CDBEs that their interest in the contract is being solicited, in sufficient time to allow the CDBEs to participate.

(4) Following up with initial solicitations of interest by contacting CDBEs to determine with certainty whether they are interested.

(5) Identifying and selecting portions of the work to be performed by CDBEs in order to increase the likelihood of CDBE participation (including, where appropriate, breaking down contracts into economically feasible units).

(6) Providing interested CDBEs with equal access to specifications, plans, and requirements of the contract.

(7) Negotiating fairly with interested CDBEs (not rejecting CDBEs as unqualified without sound reasons based on a thorough investigation of their capabilities).

(8) Using the services of available SMWBE community organizations, majority contractors groups, local, state and federal SMWBE business assistance offices, and other organizations that provide assistance in the recruitment and placement of SMWBEs.

(9) Assisting interested CDBE and certified enterprises in obtaining bonding, lines of credit or insurance.

(10) Utilizing certified businesses as defined under Sec.4b of this policy that have not had an office in the Columbia-Orangeburg-Newberry Metropolitan Statistical Area for one year prior to submitting response.

7. Directory. The City shall have available resources, including directories and/or lists, to facilitate in the identification of CDBEs with capabilities needed in the performance of City contracts. The City shall make such resources available to bidders in their efforts to meet the DBE requirements.

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8. Overall City Procurement Goals. The City Manager, based on the City's methodology of calculating procurement goals, shall recommend suggested levels of CDBE utilization to City Council for consideration and approval annually.

9. Contract Goals. The City Manager also has the authority to determine contract goals for CDBE participation on any prime contract estimated at $200,000.00 or more. Bidders or proposers must make a good faith effort to meet the stated goal, or demonstrate why the goal was not met.

10. Records and Reports. The OBO shall maintain such records and provide such reports quarterly to the City Manager and City Council to ensure full compliance with the CDBE Program.

11. Complaints. Any complaint received by the City concerning the CDBE Policy will be investigated by OBO, or designee(s) of the City Manager, and reported to the City Manager with a recommendation for resolution. This information shall be included in quarterly reports to City Council.

12. Additional Rules and Regulations. The City may, with the approval of the City Manager, promulgate additional rules and regulations not inconsistent with this policy or any Federal or State law, regulation or grant requirement, as needed

13. CDBE Policy Period. This CDBE Policy shall be effective for the remainder of the current fiscal year and shall continue for four (4) subsequent fiscal years unless extended or rescinded by City Council. The council shall annually review the CDBE Utilization Policy and its overall goals. This policy shall be in full force and effect immediately upon passage thereof.

14. Severability Clause. In the event any provision or part of this policy is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire policy will be inoperative.

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APPROVED AS TO FORM

Legal Department City of Columbia, SC

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Utilities and Engineering**

FROM: ***Joey Jaco, Director of Utilities and Engineering***

SUBJECT: **Water Quality Update - Mr. Joey Jaco, Director of Utilities and Engineering and Mr. Clint Shealy, Water Works Superintendent**

FINANCIAL IMPACT:

CLEAN WATER 2020?: **No**

FEMA DR-SC4241?: **No**

ATTACHMENTS:

- **#a:** 2016-11-15-WaterQuality-v7 (PPTX)

Water Quality

City of Columbia Council Presentation

November 15, 2016

We Are Columbia

Only Columbia Tap Water **Delivers!**

BUILD COLUMBIA
Run. Grow. Transform.

Overview

- Water Quality Monitoring & Reporting
- Emerging Issues
- Capital Project Update
  - Distribution System Water Quality Improvements

Water Quality Monitoring & Reporting

Water Quality Monitoring & Reporting

- Routine Water Quality Monitoring
  - Daily, Weekly, Monthly, Quarterly, Annually
  - Source, Treatment Plant, Distribution
  - Internal SCDHEC Certified Laboratory
  - Outside certified laboratories for specialized sample analysis

- Testing more frequently than required for many parameters
- Analyze over 200,000 samples per year to ensure compliance
- **Our water meets or is better than all drinking water quality standards and is safe for our customers**

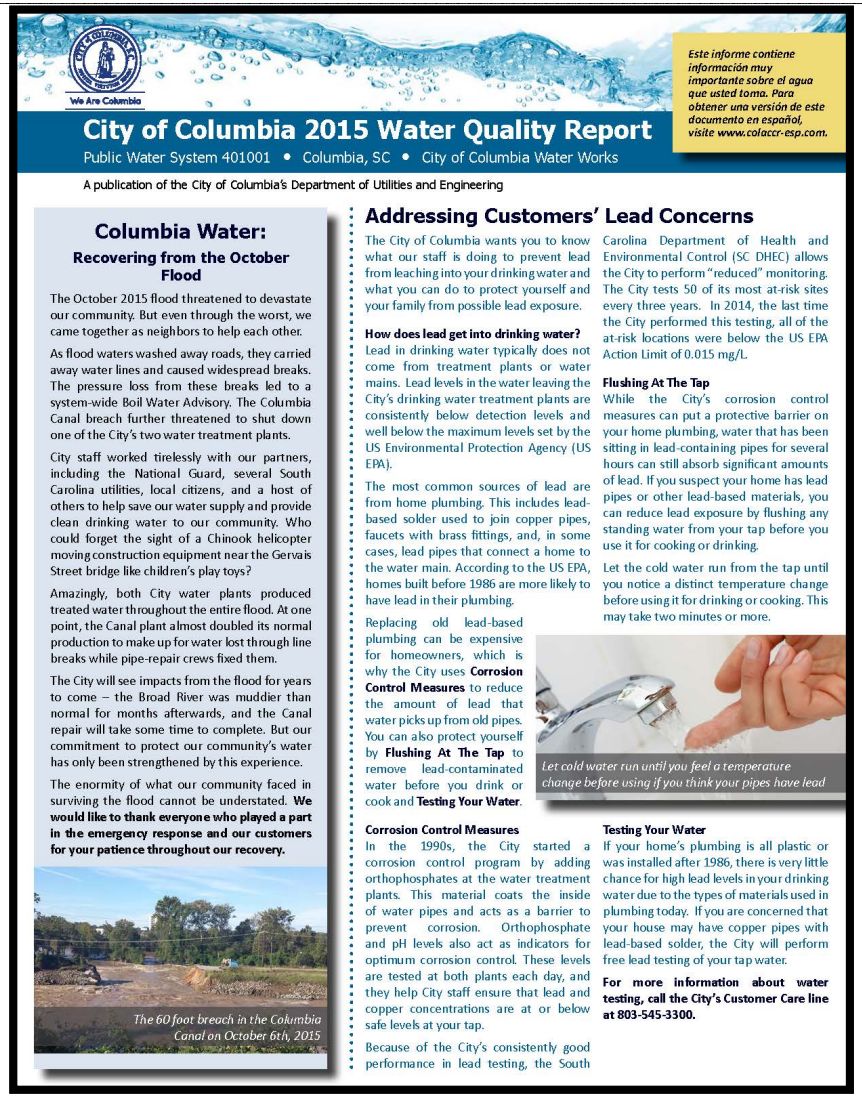
We Are Columbia

Only Columbia Tap Water **Delivers!**

BUILD COLUMBIA
Run. Grow. Transform.

Water Quality Monitoring & Reporting

- Annual Water Quality Report released each summer - www.COLACCR.com



We Are Columbia

City of Columbia 2015 Water Quality Report

Public Water System 401001 • Columbia, SC • City of Columbia Water Works

Este informe contiene información muy importante sobre el agua que usted toma. Para obtener una versión de este documento en español, visite www.colaccr-esp.com.

A publication of the City of Columbia's Department of Utilities and Engineering

Columbia Water:

Recovering from the October Flood

The October 2015 flood threatened to devastate our community. But even through the worst, we came together as neighbors to help each other.

As flood waters washed away roads, they carried away water lines and caused widespread breaks. The pressure loss from these breaks led to a system-wide Boil Water Advisory. The Columbia Canal breach further threatened to shut down one of the City's two water treatment plants.

City staff worked tirelessly with our partners, including the National Guard, several South Carolina utilities, local citizens, and a host of others to help save our water supply and provide clean drinking water to our community. Who could forget the sight of a Chinook helicopter moving construction equipment near the Gervais Street bridge like children's play toys?

Amazingly, both City water plants produced treated water throughout the entire flood. At one point, the Canal plant almost doubled its normal production to make up for water lost through line breaks while pipe-repair crews fixed them.

The City will see impacts from the flood for years to come – the Broad River was muddier than normal for months afterwards, and the Canal repair will take some time to complete. But our commitment to protect our community's water has only been strengthened by this experience.

The enormity of what our community faced in surviving the flood cannot be understated. **We would like to thank everyone who played a part in the emergency response and our customers for your patience throughout our recovery.**

The 60 foot breach in the Columbia Canal on October 6th, 2015

Addressing Customers' Lead Concerns

The City of Columbia wants you to know what our staff is doing to prevent lead from leaching into your drinking water and what you can do to protect yourself and your family from possible lead exposure.

How does lead get into drinking water?

Lead in drinking water typically does not come from treatment plants or water mains. Lead levels in the water leaving the City's drinking water treatment plants are consistently below detection levels and well below the maximum levels set by the US Environmental Protection Agency (US EPA).

The most common sources of lead are from home plumbing. This includes lead-based solder used to join copper pipes, faucets with brass fittings, and, in some cases, lead pipes that connect a home to the water main. According to the US EPA, homes built before 1986 are more likely to have lead in their plumbing.

Replacing old lead-based plumbing can be expensive for homeowners, which is why the City uses **Corrosion Control Measures** to reduce the amount of lead that water picks up from old pipes. You can also protect yourself by **Flushing At The Tap** to remove lead-contaminated water before you drink or cook and **Testing Your Water**.

Corrosion Control Measures

In the 1990s, the City started a corrosion control program by adding orthophosphates at the water treatment plants. This material coats the inside of water pipes and acts as a barrier to prevent corrosion. Orthophosphate and pH levels also act as indicators for optimum corrosion control. These levels are tested at both plants each day, and they help City staff ensure that lead and copper concentrations are at or below safe levels at your tap.

Because of the City's consistently good performance in lead testing, the South Carolina Department of Health and Environmental Control (SC DHEC) allows the City to perform "reduced" monitoring. The City tests 50 of its most at-risk sites every three years. In 2014, the last time the City performed this testing, all of the at-risk locations were below the US EPA Action Limit of 0.015 mg/L

Flushing At The Tap

While the City's corrosion control measures can put a protective barrier on your home plumbing, water that has been sitting in lead-containing pipes for several hours can still absorb significant amounts of lead. If you suspect your home has lead pipes or other lead-based materials, you can reduce lead exposure by flushing any standing water from your tap before you use it for cooking or drinking.

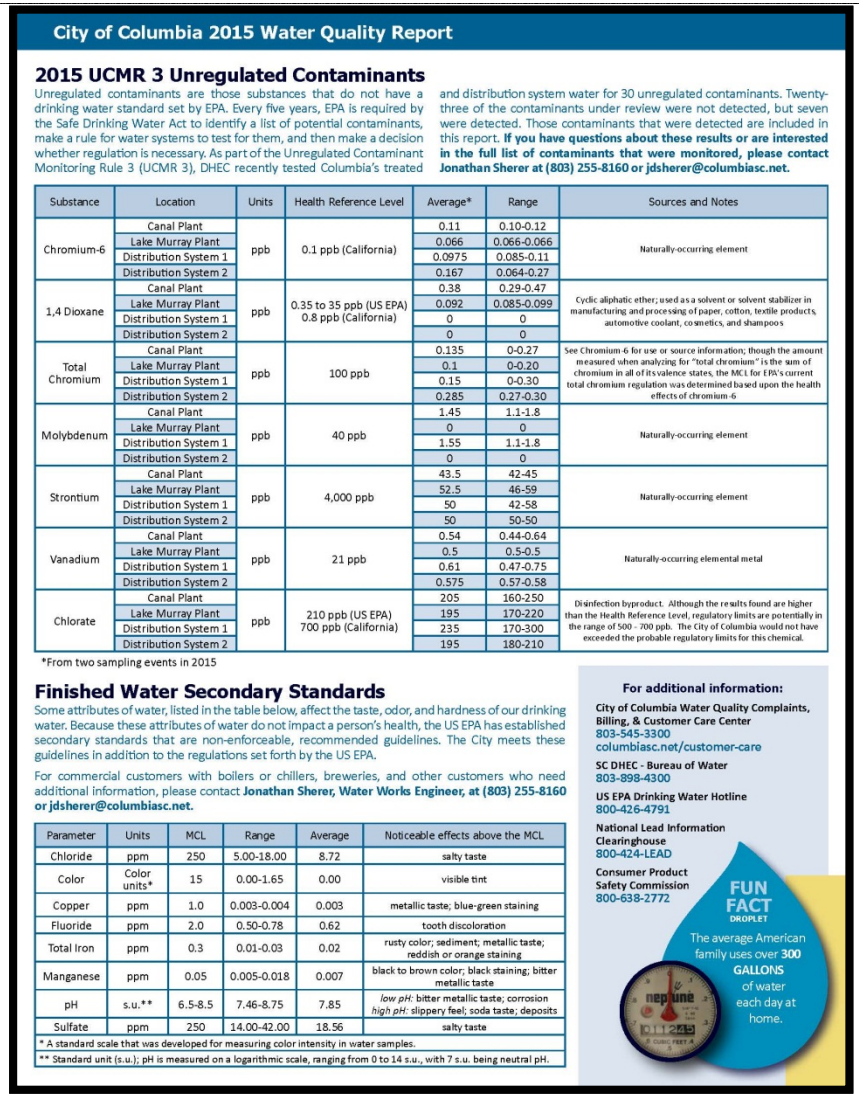
Let the cold water run from the tap until you notice a distinct temperature change before using it for drinking or cooking. This may take two minutes or more.

Let cold water run until you feel a temperature change before using if you think your pipes have lead

Testing Your Water

If your home's plumbing is all plastic or was installed after 1986, there is very little chance for high lead levels in your drinking water due to the types of materials used in plumbing today. If you are concerned that your house may have copper pipes with lead-based solder, the City will perform free lead testing of your tap water.

For more information about water testing, call the City's Customer Care line at 803-545-3300.



City of Columbia 2015 Water Quality Report

2015 UCMR 3 Unregulated Contaminants

Unregulated contaminants are those substances that do not have a drinking water standard set by EPA. Every five years, EPA is required by the Safe Drinking Water Act to identify a list of potential contaminants, make a rule for water systems to test for them, and then make a decision whether regulation is necessary. As part of the Unregulated Contaminant Monitoring Rule 3 (UCMR 3), DHEC recently tested Columbia's treated and distribution system water for 30 unregulated contaminants. Twenty-three of the contaminants under review were not detected, but seven were detected. Those contaminants that were detected are included in this report. **If you have questions about these results or are interested in the full list of contaminants that were monitored, please contact Jonathan Sherer at (803) 255-8160 or jdsherer@columbiasc.net.**

Substance	Location	Units	Health Reference Level	Average*	Range	Sources and Notes
Chromium-6	Canal Plant	ppb	0.1 ppb (California)	0.11	0.10-0.12	Naturally-occurring element
	Lake Murray Plant			0.066	0.066-0.066	
	Distribution System 1			0.0975	0.085-0.11	
	Distribution System 2			0.167	0.064-0.27	
1,4 Dioxane	Canal Plant	ppb	0.35 to 35 ppb (US EPA) 0.8 ppb (California)	0.38	0.29-0.47	Cyclic aliphatic ether; used as a solvent or solvent stabilizer in manufacturing and processing of paper, cotton, textile products, automotive coolant, cosmetics, and shampoos
	Lake Murray Plant			0.092	0.085-0.099	
	Distribution System 1			0	0	
	Distribution System 2			0	0	
Total Chromium	Canal Plant	ppb	100 ppb	0.135	0-0.27	See Chromium-6 for use or source information; though the amount measured when analyzing for "total chromium" is the sum of chromium in all of its valence states, the MCL for EPA's current total chromium regulation was determined based upon the health effects of chromium-6
	Lake Murray Plant			0.1	0-0.20	
	Distribution System 1			0.15	0-0.30	
	Distribution System 2			0.285	0.27-0.30	
Molybdenum	Canal Plant	ppb	40 ppb	1.45	1.1-1.8	Naturally-occurring element
	Lake Murray Plant			0	0	
	Distribution System 1			1.55	1.1-1.8	
	Distribution System 2			0	0	
Strontium	Canal Plant	ppb	4,000 ppb	43.5	42-45	Naturally-occurring element
	Lake Murray Plant			52.5	46-59	
	Distribution System 1			50	42-58	
	Distribution System 2			50	50-50	
Vanadium	Canal Plant	ppb	21 ppb	0.54	0.44-0.64	Naturally-occurring elemental metal
	Lake Murray Plant			0.5	0.5-0.5	
	Distribution System 1			0.61	0.47-0.75	
	Distribution System 2			0.575	0.57-0.58	
Chlorate	Canal Plant	ppb	210 ppb (US EPA) 700 ppb (California)	205	160-250	Disinfection byproduct. Although the results found are higher than the Health Reference Level, regulatory limits are potentially in the range of 500 - 700 ppb. The City of Columbia would not have exceeded the probable regulatory limits for this chemical.
	Lake Murray Plant			195	170-220	
	Distribution System 1			235	170-300	
	Distribution System 2			195	180-210	

*From two sampling events in 2015

Finished Water Secondary Standards

Some attributes of water, listed in the table below, affect the taste, odor, and hardness of our drinking water. Because these attributes of water do not impact a person's health, the US EPA has established secondary standards that are non-enforceable, recommended guidelines. The City meets these guidelines in addition to the regulations set forth by the US EPA.

For commercial customers with boilers or chillers, breweries, and other customers who need additional information, please contact **Jonathan Sherer, Water Works Engineer, at (803) 255-8160 or jdsherer@columbiasc.net.**

Parameter	Units	MCL	Range	Average	Noticeable effects above the MCL
Chloride	ppm	250	5.00-18.00	8.72	salty taste
Color	Color units*	15	0.00-1.65	0.00	visible tint
Copper	ppm	1.0	0.003-0.004	0.003	metallic taste; blue-green staining
Fluoride	ppm	2.0	0.50-0.78	0.62	tooth discoloration
Total Iron	ppm	0.3	0.01-0.03	0.02	rusty color; sediment; metallic taste; reddish or orange staining
Manganese	ppm	0.05	0.005-0.018	0.007	black to brown color; black staining; bitter metallic taste
pH	s.u.**	6.5-8.5	7.46-8.75	7.85	*low pH:* bitter metallic taste; corrosion *high pH:* slippery feel; soda taste; deposits
Sulfate	ppm	250	14.00-42.00	18.56	salty taste

* A standard scale that was developed for measuring color intensity in water samples.

** Standard unit (s.u.); pH is measured on a logarithmic scale, ranging from 0 to 14 s.u., with 7 s.u. being neutral pH.

For additional information:

City of Columbia Water Quality Complaints, Billing, & Customer Care Center
803-545-3300
columbiasc.net/customer-care

SC DHEC - Bureau of Water
803-898-4300

US EPA Drinking Water Hotline
800-426-4791

National Lead Information Clearinghouse
800-424-LEAD

Consumer Product Safety Commission
800-638-2772

FUN FACT
DROPLET

The average American family uses over **300 GALLONS** of water each day at home.

Emerging Issues

Emerging Issues

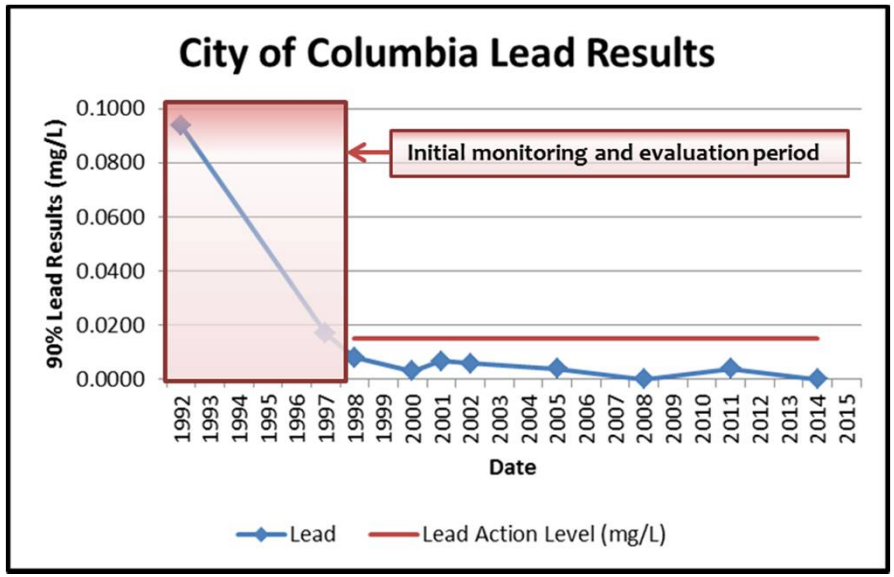
- Planning for Emerging Issues
  - Keeping abreast of drinking water issues
  - Developing plans to communicate public
  - Active participation in
    - Water Research Foundation
    - American Water Works Association.
- EPA efforts examine emerging contaminants through Candidate Contaminant List
  - Third Unregulated Contaminant Monitoring Rule (UCMR 3)
  - City participates in monitoring key candidate contaminants

Emerging Issues: In The News

- Hexavalent Chromium
  - Widespread at low levels in South Carolina
  - Levels below future regulatory limits, but continuing to follow
- Fluorinated Compounds
  - None detected, minimal occurrence in South Carolina
- Cyanotoxins
  - Produced by cyanobacteria (a photosynthetic bacteria similar to algae)
  - Recently an issue in Toledo, Ohio
  - Unlikely to be an issue here
  - Addressed in pending large capital project upgrade to Canal WTP
- 1,4 Dioxane
  - Widespread occurrence in South Carolina
  - At levels much lower than EPA health guidance

Emerging Issues: Future Lead/Copper Rule

- Columbia's water below USEPA action level for lead
  - **NO sites above the action level in last round of sampling**
- City staff on SCDHEC Task Force
- Considerations for future
  - More aggressive removal of lead piping.
  - Improved corrosion control
  - Efforts to reduce exposure to lead containing elements
  - Education for customers about risks

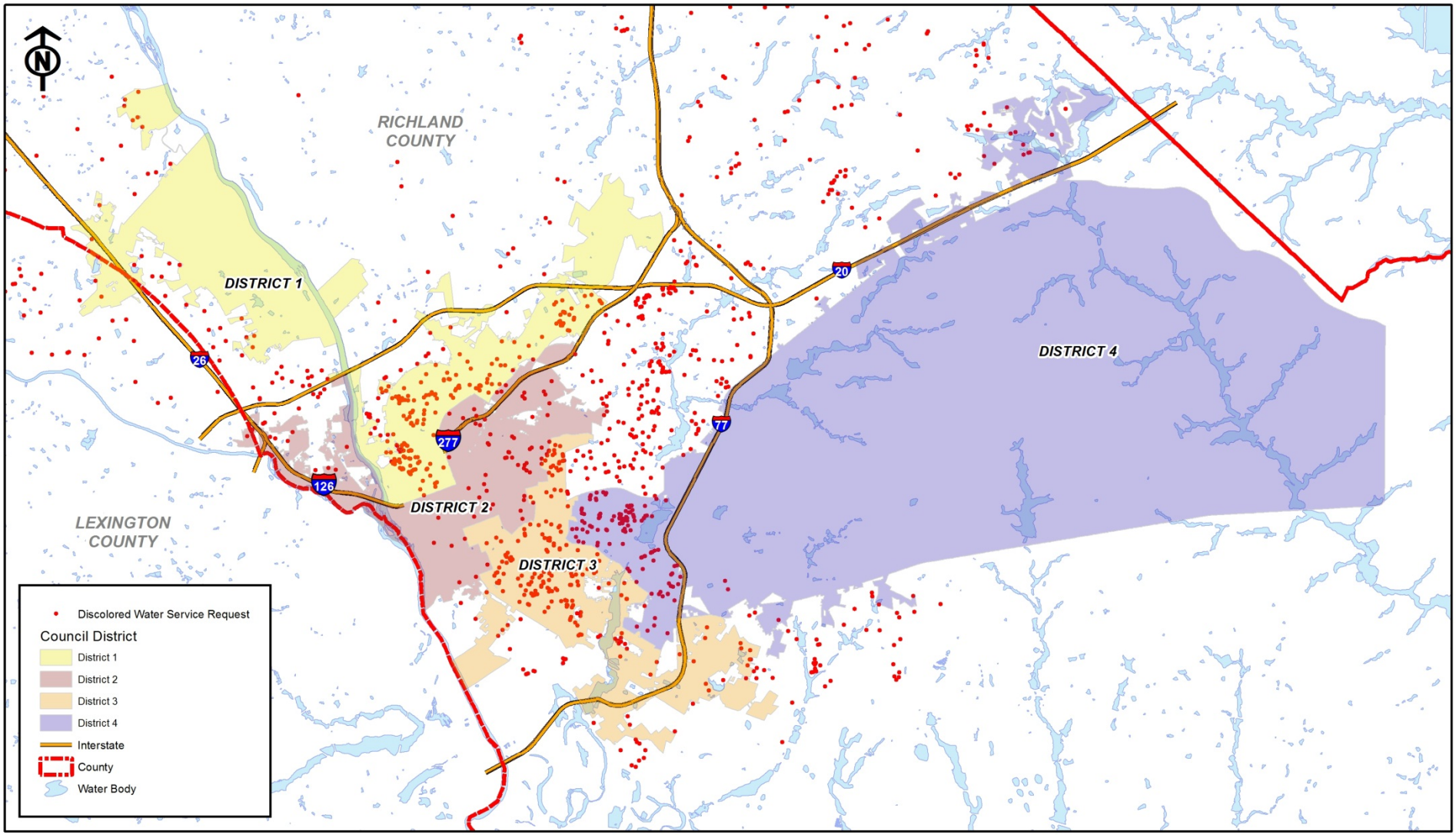


Capital Project Update

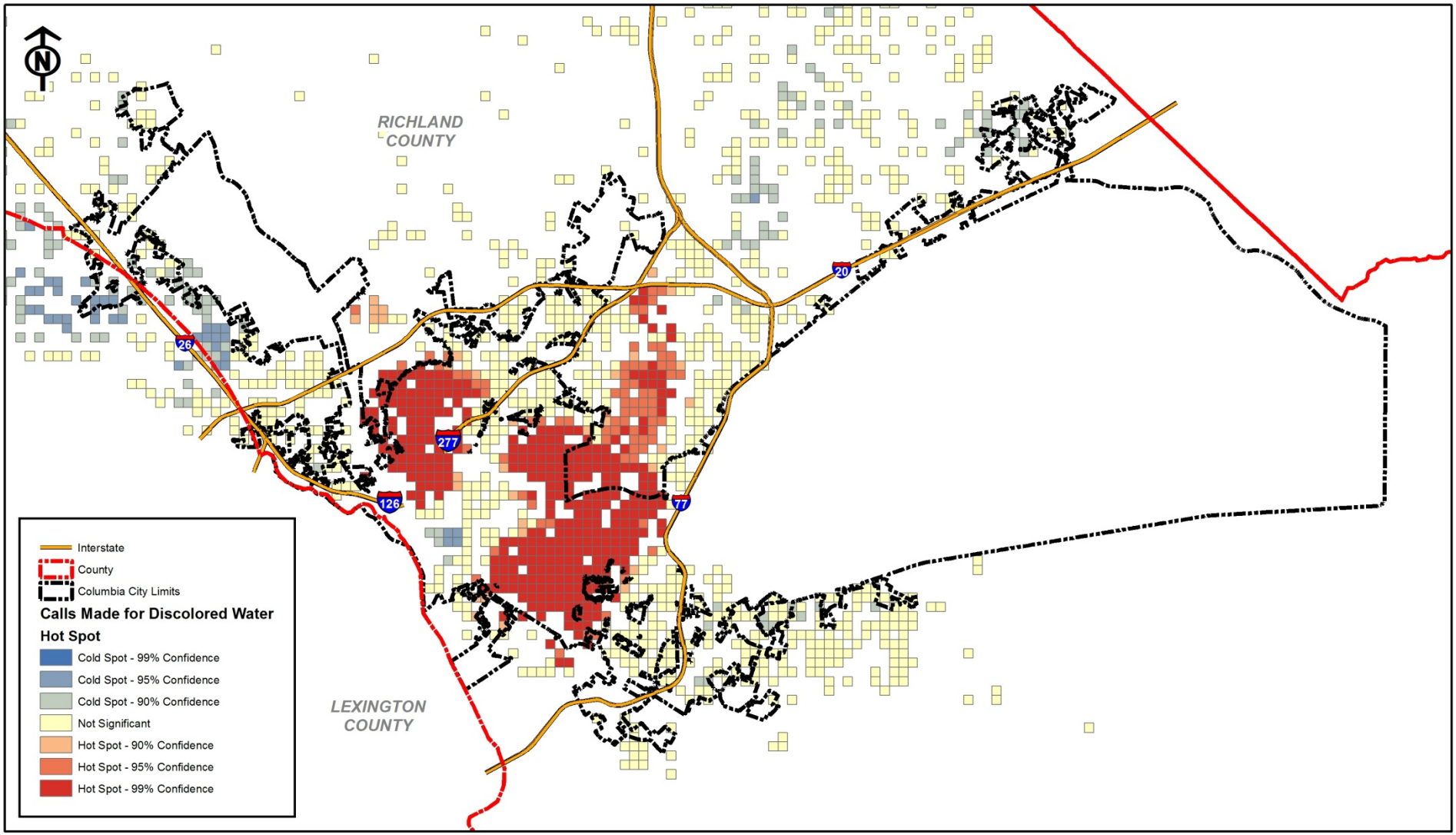
Capital Project Update

- Red or brown water
  - Indicates iron in the water
  - Not an indicator of lead
  - Objectionable color and taste
  - Not typically a health concern
  - From older galvanized lines in portions of the distribution system
- Efforts to address
  - Short term flushing efforts
  - Long term yearly investments in CIP water quality projects

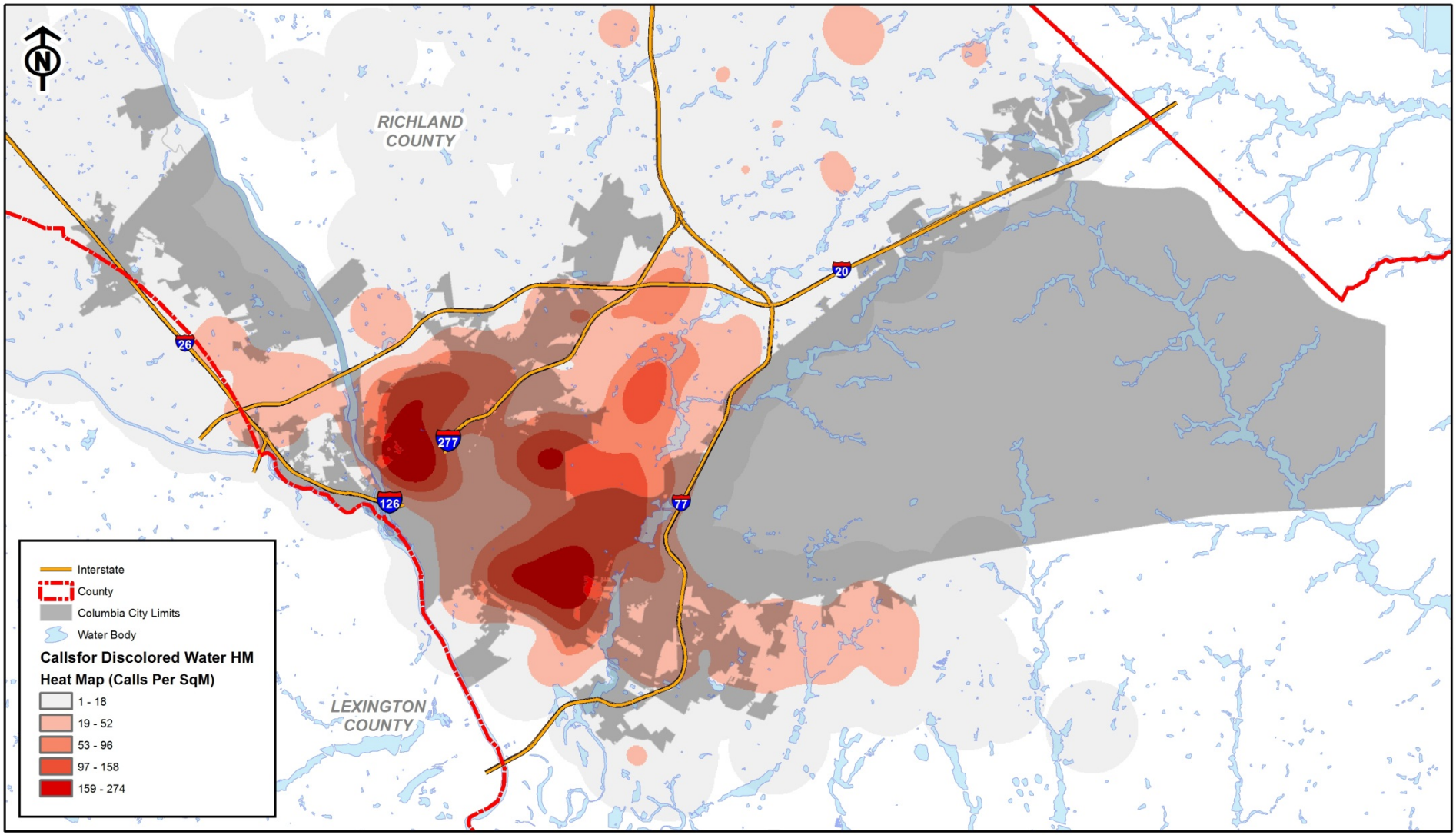
Capital Project Update: System-Wide Calls



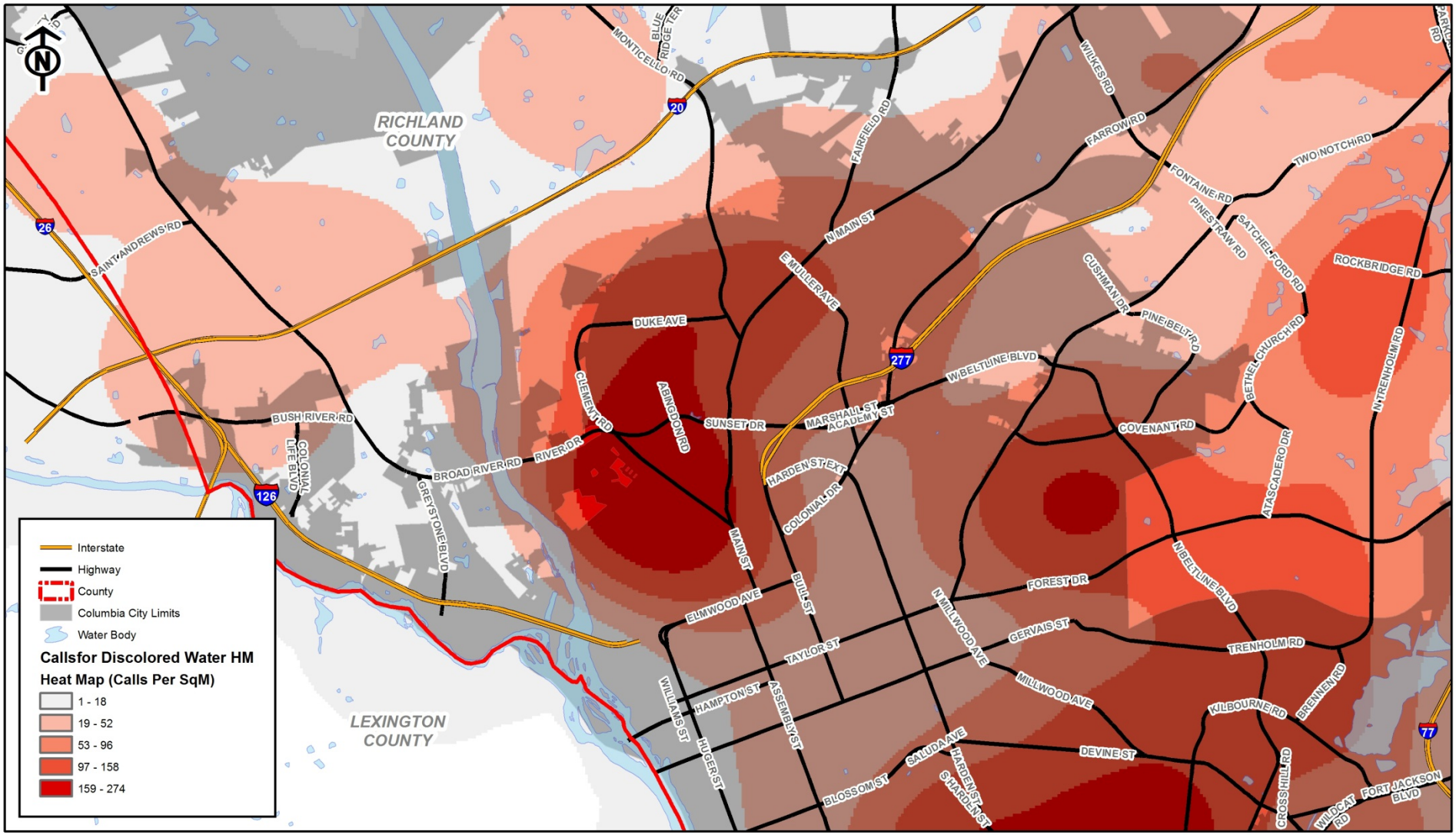
Capital Project Update: System-Wide Calls



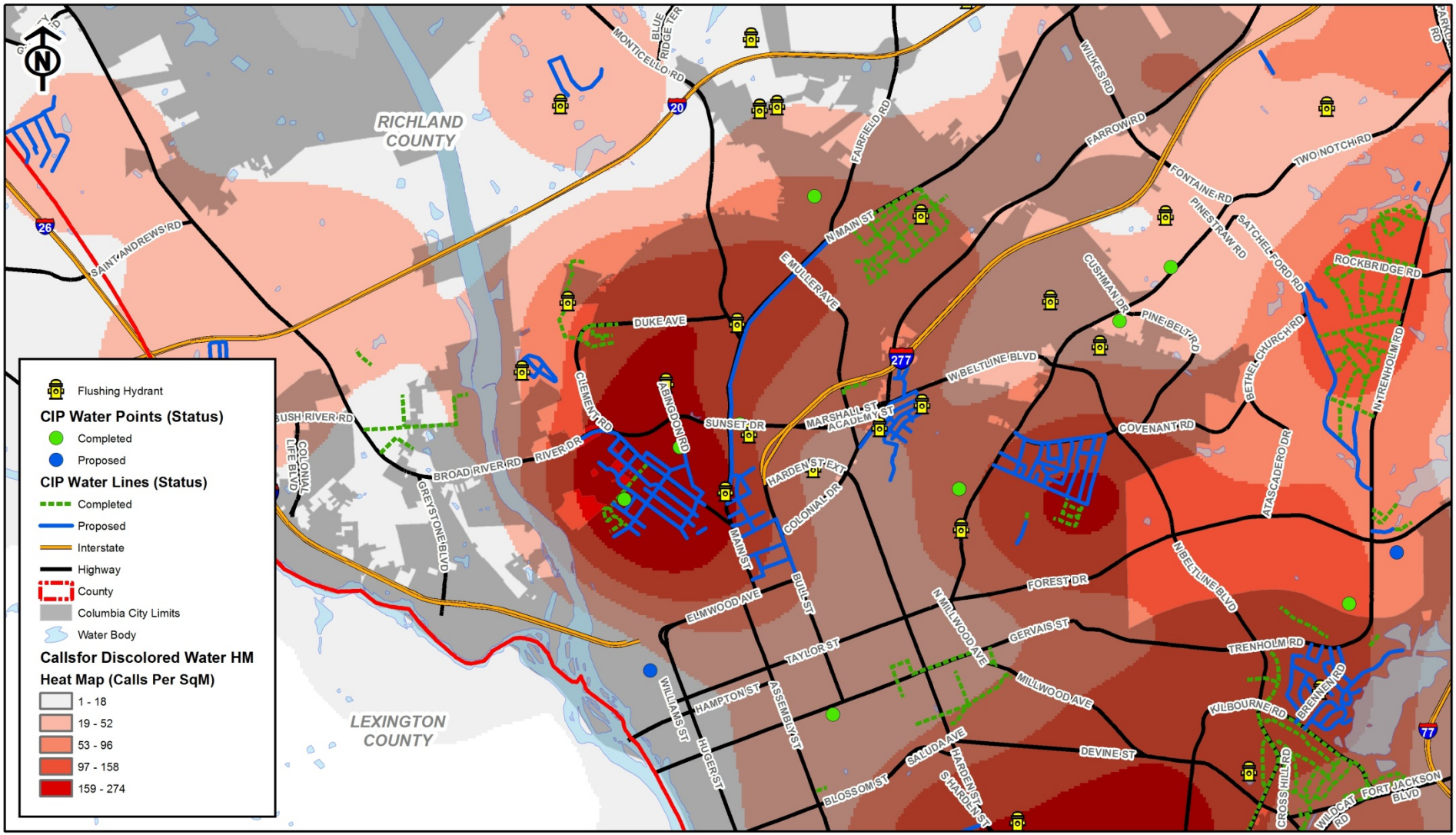
Capital Project Update: System-Wide Calls



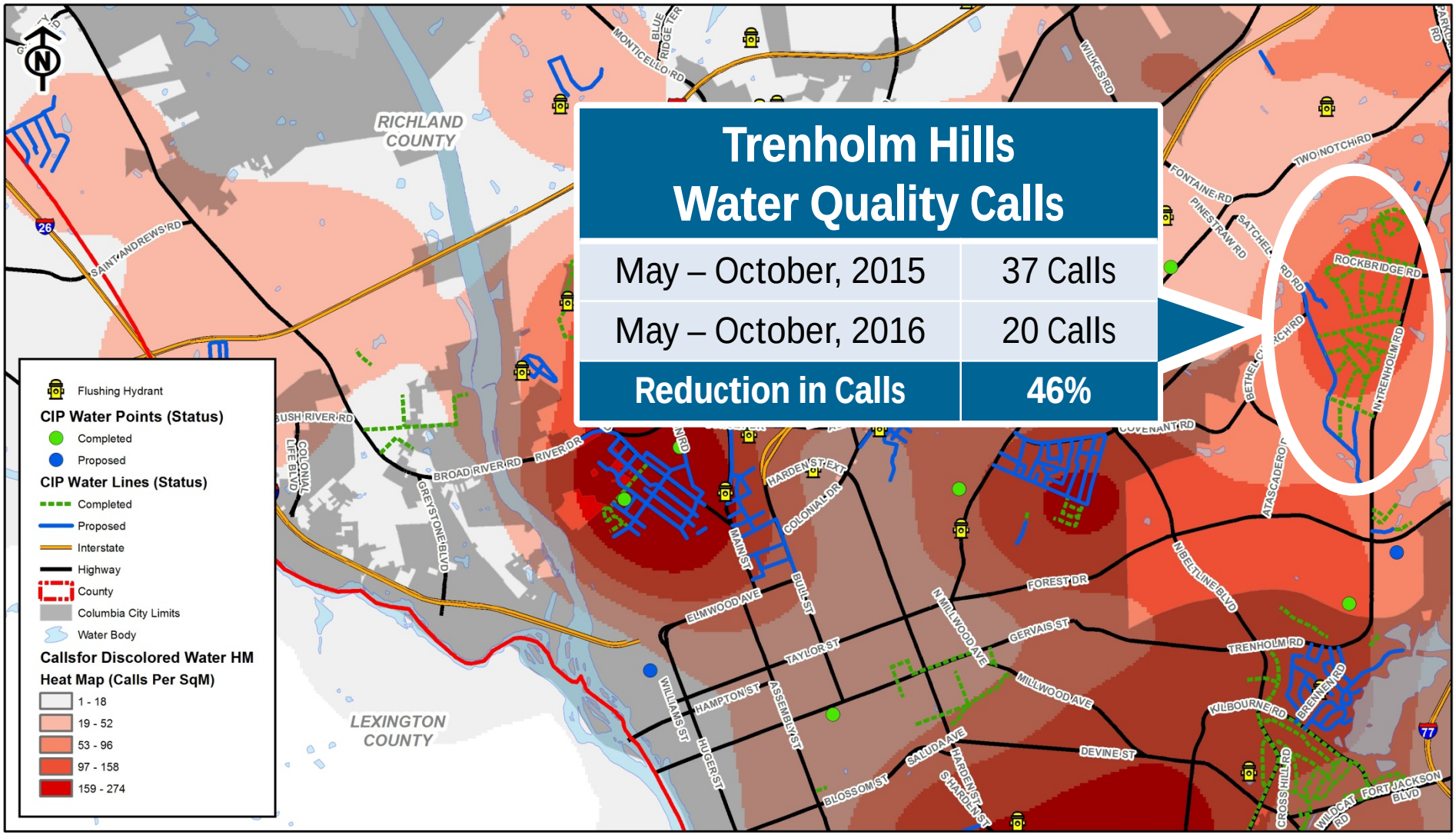
Capital Project Update: Hotspot Example



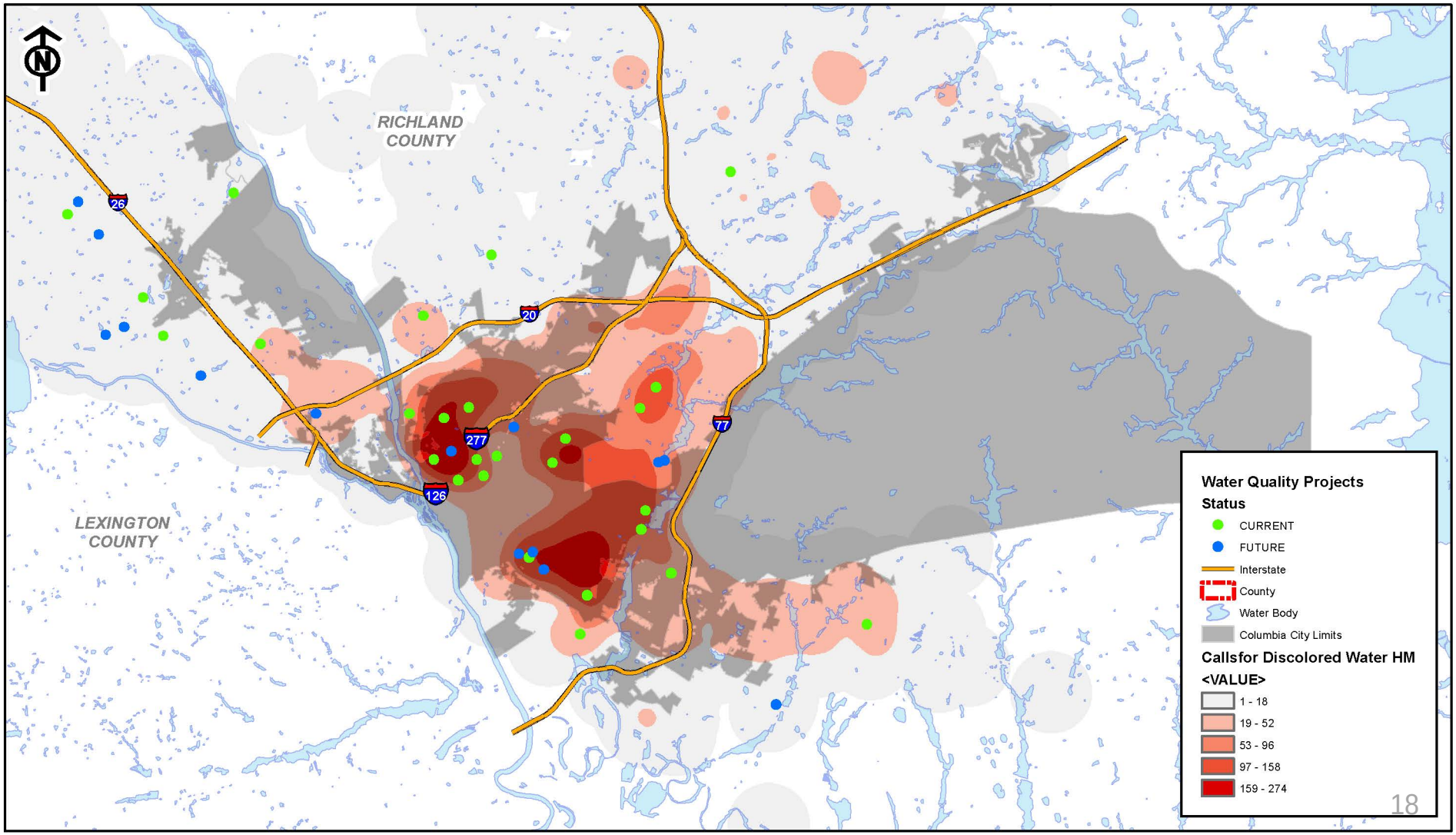
Capital Project Update: Hotspot Example



Capital Project Update: Hotspot Example



Capital Project Update: Completed & Proposed Projects



Capital Project Update: Path Forward

- Project Planning
  - System mapping with locations of galvanized and unlined cast iron pipe
  - RFQ pending for water distribution system mapping and asset management project
  - Projected water quality expenditure for next 5 years: $69 M
- Public Education Efforts
  - Public Drop-Ins Underway
    - Nov 7 – First After Hours Billing Drop-In
    - **Dec 7, 6-8PM – Eau Claire Print Building** – Billing, Earlewood Water Quality Project & Booker-Washington Heights Water Quality Project Joint Drop-In
  - Information available to public on Water Billing, Water Testing, Capital Improvement, Leak Detection, Water Conservation

Water Quality

City of Columbia Council Presentation

November 1, 2016

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Community Redevelopment Projects - Ms. Diane E. Sumpter, Owner of DESA, Inc.**

PRESENTER: **Ms. Diane E. Sumpter, Owner**

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** DESA Final Report (PDF)
- #b: DESA economic community presentation - FINAL (PDF)

BELTLINE CORRIDOR/BOOKER WASHINGTON HEIGHTS COMMUNITY

MILLWOOD CORRIDOR/MELROSE HEIGHTS-LYON STREET COMMUNITY

FARROW ROAD COMMERCIAL DEVELOPMENT

PHASE I ECONOMIC DEVELOPMENT PLAN
November 15, 2016

We Are Columbia

DESA
Exceeding Expectations

City of Columbia
Economic and Community Development Project
FINAL REPORT

A Final Report of the Assessments and Recommendations for:
Beltline Corridor/Booker Washington Heights Community
Millwood Corridor/Melrose Heights-Lyon Street Community
Farrow Road Business Corridor

TABLE OF CONTENTS

I. INTRODUCTION 2

II. BELTLINE CORRIDOR/BOOKER WASHINGTON HEIGHTS COMMUNITY 3
Beltline Corridor 3
Assessment 3
Recommendation 3
Booker Washington Heights Community 4
Assessment 4
Crime and Safety 4
Recommendation 4

III. MILLWOOD CORRIDOR/MELROSE HEIGHTS-LYON STREET COMMUNITY 7
Millwood Corridor 7
Assessment 7
Traffic Concerns 7
Retention Pond 7
Crime and Safety 8
Recommendation 8
Melrose Heights-Lyon Street Community 9
Assessment 9
Recommendation 9

IV. FARROW ROAD COMMERCIAL DEVELOPMENT 11
Assessment 11
Recommendation 11

V. ESTABLISHING AN ECONOMIC & COMMUNITY DEVELOPMENT FUND 14

VI. SUMMARY 15

I. INTRODUCTION

DESA, Inc. is pleased to present an economic and community development strategy for Columbia's Beltline Corridor/Booker Washington Heights Community, Millwood Corridor/Melrose Heights-Lyon Street Community, and Farrow Road Business Corridor. Also included are options for the establishment of an economic/community development fund.

Overview. The overall objective of this project is to develop an economic and community development strategy that would lead to the creation of jobs, housing and commercial development for the City of Columbia. The strategy will support a healthy economy by supporting entrepreneurship and encouraging the use of skilled labor; connecting neighborhoods and business districts through simultaneous and complementary development; and fostering a healthy quality of life by promoting safety, culture, and recreation. To do that, DESA's strategy included completing the following tasks:

1. Outline a plan of action to commercially develop the Beltline Corridor.
2. Outline a plan of action for the development of the Booker Washington Heights Community.
3. Outline a plan of action to commercially develop the Millwood Corridor.
4. Outline a plan of action for the development of the Melrose Heights-Lyon Street Community.
5. Identify potential light manufacturing or other businesses suitable for the Farrow Road Business Development project.
6. Review the North Columbia/East Central Master Plan to determine what can be included in this process.
7. Develop options for the establishment of an Economic/Community Development Fund.

DESA's strategy evaluated the current condition of the areas and outlined steps necessary for job creation and meaningful community/business development. Several factors have contributed to the disinvestment and declining of the project area.

The strategy, as described in this report, consists of the basic elements necessary to provide an action plan for implementing the redevelopment of the project area and eliminating blighting influences. This will not only accommodate residents, but also those residing in others areas of the city. DESA outlined this strategy based on sound economic principles. It recognizes the problems characteristic of blighted residential areas within an inner-city neighborhood.

DESA's strategy also provides the foundation for initial catalyst projects, which will serve as the development generators needed to bring about the changes to the environment. Finally, this strategy will constitute the "road map" for further development of the project area.

Following you will find the assessments, recommendations and plan for the Beltline Corridor/Booker Washington Heights Community, Millwood Corridor/Melrose Heights-Lyon Street Community, and Farrow Road Business Corridor.

II. BELTLINE CORRIDOR/BOOKER WASHINGTON HEIGHTS COMMUNITY

The Beltline Corridor/Booker Washington Heights community is a mixture of single-family homes and multi-family concrete block units. There is a concentration of single-family homes that provides a stable fabric to encourage the commercial development of the Beltline Corridor.

Beltline Corridor

Commercial Development

Assessment

Acquiring the homes necessary for the success of this project will create a stable fabric that will encourage the commercial development for this corridor. DESA has met with several developers who have an interest for this site; three have explored the site as a potential location for their businesses. Obtaining the residential properties is critical for this development to occur.

Recommendation

The commercial catalyst for this area will focus on bringing job-creating businesses to the Beltline Corridor.

It is recommended that this area continues to be a part of the overall redevelopment plan for the area. This would allow the residents to have input on the type of development they would like to have as a part of their community.

Beltline Corridor Commercial Development Process
Major Milestones

1. Acquire Property
2. Construct Building 1
3. Construct Building 2
4. Construct Building 3

BEFORE

AFTER

II. BELTLINE CORRIDOR/BOOKER WASHINGTON HEIGHTS COMMUNITY

Booker Washington Heights Community

Residential Development

Assessment

The Booker Washington Heights Community is one of rich history. It is so named because Booker T. Washington visited the area and headed up the community celebration when the first homes were being established for upwardly mobile African-Americans.

In its prime, the area consisted of professionals, like school teachers and social workers, as well as skilled and trade workers, like masons, plumbers, painters and electricians. The area was also home to entrepreneurs and clergymen.

Today, the project area consists of 51 properties. There are numerous vacant lots and homes that need demolition or extensive renovation. The area needs a catalyst project to help return the area to its previous, more celebrated condition.

Crime and Safety

The Booker Washington Heights Community has been identified by the City of Columbia Police Department as an area with elevated crime levels. During DESA's initial meeting with key residents of the community association, members expressed concerns over the Colony/Bethel-Bishop area "activities". DESA suggested that once the redevelopment process begins, measures will be put in place to control the neighboring areas. During a subsequent meeting, Deputy Chief Melron Kelly stated that Booker Washington Heights is already included in a list of 10 areas of interest identified by Columbia Police Department.

Recommendations

DESA has determined that the residential catalyst for the Booker Washington Heights Community will focus on the redevelopment of single-family homes in the area. New single-family homes would fill existing vacant lots and remove homes designated for demolition, creating a more stable residential environment.

1. DESA recommends the Community Development Department partner with a development corporation to obtain the 51 properties within the project area. The development corporation's role will be to develop the identified properties. This process can be carried out by straight sale or condemnation.

II. BELTLINE CORRIDOR/BOOKER WASHINGTON HEIGHTS COMMUNITY

BEFORE **AFTER**

2. DESA proposes the Community Development Department provide the development corporation with a revolving loan of $2.5 million. This is a process similar to that utilized for the Burton Housing Development on Farrow Road. The funds will be used to acquire the properties and the construction of new homes. Funds have also been allotted for appraisals, surveys, Phase 1 environmental studies and contingencies.

3. DESA also recognizes the importance of code enforcement and zoning in the redevelopment process. Therefore, DESA recommends the residents work with the City to establish an overlay district. A coalition between residents and the zoning and code enforcement departments will make sure that all new homes are suitable for the area and in keeping with look and feel of the development plan. The overlay district would help incorporate restrictions that would preserve the uniformity of the neighborhood.

II. BELTLINE CORRIDOR/BOOKER WASHINGTON HEIGHTS COMMUNITY

Booker Washington Heights Residential Development Process
Major Milestones

1. Acquire Property
2. Perform Necessary Professional Tasks
    a. Surveying
    b. Appraisals
    c. Environmental Studies
3. Develop Sites – Demolish as Needed
4. Construct New Homes

BEFORE **AFTER**

III. MILLWOOD CORRIDOR/MELROSE HEIGHTS-LYON STREET COMMUNITY

The Millwood Corridor/Melrose Heights-Lyon Street Community is a neighborhood with a mixture of single family homes and multi-family concrete block units. A mixture of quality housing styles will allow the area to gain a broader range of mixed incomes. A larger range of mixed incomes in the community is ideal as it provides financial resources and stability while fostering an environment suitable for diverse residents.

Millwood Corridor

Commercial Development

Assessment

DESA completed an assessment of the Millwood Corridor for commercial development. It has been deemed to be prime property for commercial development. However, there are several unsightly buildings and vacant lots that may have a negative impact on commercial development.

Traffic Concerns. During the initial meeting with Councilman Baddourah, two of his constituents expressed concerns with the pedestrian foot-traffic along the Millwood and House streets intersection; they indicated that it is a serious hazard. In addition, crosswalks and intersection traffic lights have been determined to be attractive features for commercial development.

A vehicular traffic study was completed for the Millwood and House St. intersection. The study showed 741 vehicles within a three-day period, averaging 247 per day. Per David Brewer, this was not substantial enough to warrant a traffic light. A second traffic study is underway to determine if the traffic numbers are higher during the school year.

Retention Pond: An area of concern for Councilman Baddourah was the possibility of a retention Pond at the intersection of Millwood and Gervais St. (directly across the street from First Nazareth Church). Per Assistant City Manager, Missy Gentry, Nazareth, LLC purchased the property as part of a bankruptcy sale. The City previously performed a drainage study and the area was identified as a site for a potential retention pond to alleviate flooding from the Five Points area. The study showed that the volume is 370,000 cubic feet and pipes are located underground.

Nazareth, LLC sought utility information from the City. To date, no commitment regarding relocating utility lines have been made. DESA requested a plat of the property for the corner of Millwood and Gervais streets which outlines the location of the sewer line that runs through the property.

In addition, DESA met with two of the three partners from Nazareth, LLC. They confirmed their interest in developing a housing corporation to include a voucher system. They also shared their design plan.

Crime and Safety. During its many site visits and ride-throughs, DESA noted issues with crime and safety that could deter commercial development. During a meeting with the City of Columbia employees and officials, Deputy Chief Melron Kelly stated that the area is included in a list of 10 areas of interested identified by Columbia Police Department. The department is reviewing data to determine if crime is being committed by residents, visitors or transients. The area behind the Orange Party Shop is a known problem area. Area businesses include a liquor store, bar, laundromat and El Cheapo convenience store. They all have valid and active business licenses.

Recommendations

1. DESA hosted site tours with representatives from retail and fast food corporations in consideration for locating a business within Millwood Corridor. Concerns were raised about the appearance of several buildings and lots. DESA proposes that the City use its Façade Program to assist with exterior beautification of the buildings along the corridor.

   A well-known discount retailer has expressed an interest in locating a retail store in the area. The corporation is in the evaluation process.

BEFORE

AFTER

2. DESA suggests acquiring two businesses, to be identified later, along the Millwood Corridor. Those businesses would be relocated to the Beltline Corridor, where there is currently a great deal of development in progress. The City can then use the acquired property to help spur the development of Millwood Corridor.

3. To address concerns over the broken windows and unkempt vacant lots, DESA recommends use of the City's Facade Improvement Program.

III. MILLWOOD CORRIDOR/MELROSE HEIGHTS-LYON STREET COMMUNITY

Melrose Heights/Lyon Street Community

Residential Development

Assessment

DESA completed an initial assessment of the Melrose Heights/Lyon Street Community. The complete residential project area consists of two blocks. The area is a mixture of single family homes and multi-family concrete block units. The blighted area is nestled within more progressive, better-maintained, and financially and racially diverse areas.

Recommendations

After its assessment, DESA makes the following recommendations for residential and commercial development.

1. DESA recommends that the Community Development Department partner with a development corporation. The development corporation's role will be to develop the identified properties. This process can be carried out by straight sale or condemnation.

2. DESA proposes that the Community Development department provide the development corporation with a revolving loan of $1.7 million. This process is similar to that utilized for the Burton Housing Development on Farrow Road. The funds will be used to acquire of the properties and the construction of new homes. Funds have also been allotted for appraisals, surveys, Phase 1 environmental studies and contingencies

3. DESA suggests a collaborative effort with Columbia Housing Authority to relocate residents during the sale/condemnation/rebuilding process. Every effort should be made to return citizens back to the community after the restoration process is complete.

4. DESA has provided concept drawings of homes that are consistent with the look, feel and cost of the surrounding neighborhoods. DESA strongly recommends that the community and resident are consulted when determining the type and number of housing units to be built and integrated back in the community.

III. MILLWOOD CORRIDOR/MELROSE HEIGHTS-LYON STREET COMMUNITY

Melrose Heights/Lyon Street Community Residential Development Process – Major Milestones

1. Acquire Property
2. Perform Necessary Professional Tasks
    a. Surveying
    b. Appraisals
    c. Environmental Studies
3. Resident Relocation
4. Develop Sites – Demolish as Needed
5. New Home Construction

BEFORE **AFTER**

IV. FARROW ROAD COMMERCIAL DEVELOPMENT

The proposed property for development is located at 5406 Farrow Road in Columbia, SC. Farrow Road is a north/south artery connecting the popular NE Columbia area to downtown Columbia.

DESA obtained an appraisal report, Summary Report of a 9.90 Acre Parcel of Land Located at 5406 Farrow Road Columbia, SC 29203, from which it made its assessment.

Assessment

According to a 2013 appraisal report prepared by Carter Commercial Appraisal Group, LLC, the property is a 9.90-acre tract of road front property that extends back to touch the 1-277 right-of-way. The subject property has PUD-C zoning and is served by all public utilities. It is irregular in shape and is surrounded by a church, a housing development and roads. Per FEMA maps, it does not sit within a flood plain.

Along this stretch of Farrow Road are a mix of mostly smaller and older commercial properties, mixed in with older residences, churches and vacant land. Off Farrow to either side are residential neighborhoods that include both single family and multifamily residences. Most of the homes tend to be modest and pockets of blight can be found.

DESA shared information on the proposed property with several retailers to discuss the suitability of the area for their business.

Shoppes of Farrow Development

Item	Cost
Building One 17,500 sq. ft.	$2,187,500
Building Two 10,000 sq. ft.	$1,250,000
Building Three 3,000 sq. ft.	$375,000
Building Four 2,500 sq. ft.	$312,500
Building Five 2,500 sq. ft.	$312,500
Contingency	$443,750
Total	**$4,881,250**

* These cost are estimates for planning purposes only

Recommendations

DESA proposes a complete redevelopment of the Farrow Road business corridor with several key residential and commercial outposts. The development should assemble parcels of land to create a destination point for services from which the community can benefit. This would include light manufacturers, Mom and Pop-style retailers and other service providers. Adding attractive residential development is also important to attract commercial development.

VII. FARROW ROAD COMMERCIAL DEVELOPMENT

To get the effort off to a positive start, DESA recommends beginning with process by developing the 10-acre tract of land for a commercial shopping area with the suggested name, Shoppes of Farrow Road. The commercial center will be owned by the development corporation and be leased to tenant (s), which makes it a taxable entity by the City.

This commercial center will serve as a destination for local neighborhoods. The proposed Center will include a grocery store that will act as an anchor and draw other retailers. The development may also include a restaurant, medical facility and various retail shops.

The project is designed to address the need for pedestrian access that will serve the large number of residential communities in the area knowing that many patrons may walk to the center. To encourage foot traffic from the surrounding neighborhoods, there is a need for adequate sidewalks and attractive streetscaping.

BEFORE

IV. FARROW ROAD COMMERCIAL DEVELOPMENT

AFTER

V. ESTABLISHING AN ECONOMIC & COMMUNITY DEVELOPMENT FUND

Neighborhoods undergo cycles of birth, growth, stabilization, decline and rejuvenation. Redevelopment is a mechanism that can reduce the time an area is in decline and spur the process of revitalization. Redevelopment can provide incentives for a developer to build in a community that may benefit from the improvements. Redevelopment positions a city to address and diminish the blighting influences within districts by (1) identifying strategic economic development opportunities, (2) insuring the existence of adequate infrastructure for current and future development, (3) promoting diverse commercial and residential development, (4) encouraging context sensitive development, (5) preserving open space, and (6) preserving and enhancing community character.

DESA proposes the following options for an economic/community development incentive fund options to foster redevelopment within its districts.

1) Community Improvement Districts

A community Improvement District (CID) is a tool used by communities to form (within a specified area) either a not-for-profit corporation or a political subdivision. CISs can raise revenue via special assessments and taxes to fund transportation infrastructure improvements.

2) Neighborhood Improvement Districts

A Neighborhood Improvement District (NID) may be created in an area that seeks to build, maintain or improve transportation (as well as other public) infrastructure. These activities are paid for by special tax assessments levied on property owners in the area in which the improvements are made. Projects funded through an NID must be public in nature and be beneficial to the property within the NID. NIDs are authorized by a resolution of the governing body of the municipality in which the NID is proposed.

3) Tax Increment Financing

Tax Increment Financing, commonly called a TIF, is a way cities and counties can offer incentives for projects to make public improvements, such as roads and utility upgrades, by using a portion (increment) of the improved property tax collections on a piece of property after the construction is finished. Using a TIF attracts new business development and allows communities to thrive creating a better environment for all residents.

4) Economic Development Sales Tax

An Economic Development Sales Tax is a relatively new alternative. This option allows communities to enact a voter-approved tax of up to one-half of one percent tax on retail sales made in the community. These funds can be used for a variety of purposes, including transportation infrastructure.

5) Section 108

A loan which guarantees provision of the Community Block Grant Program. This option provides states and communities with a source of financing for economic development, housing rehabilitation, public facilities and large scale physical development projects.

VI. SUMMARY

To promote and protect the health, safety, morals and welfare of the public, blighted conditions need to be eradicated and conservation measures instituted and redevelopment of the areas undertaken. To remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in the target areas through redevelopment. The eradication of blighted areas, and the treatment and improvement of these areas by redevelopment projects are essential to the public interest.

DESA's goal for this project was to create a plan that will ultimately provide safe, decent, affordable housing, a stable living environment, and economic opportunities, especially for low-to moderate income individuals and communities.

With this plan, DESA has, in effect, outlined a strategy for which the City can accomplish the revitalization goals outlined in its 5-Year Consolidated Plan. The three project target areas all are part of either the City's Community Development Block Grant area (CDBG) or Neighborhood Revitalization Strategy Area (NRSA). Therefore, the tools and intention to carry out this plan already exist. DESA's Economic and Community Development Strategy are not only in keeping with the City's goals, but provide a direct path to achieving them.

In conclusion, Columbia's Booker Washington Heights Community, Melrose Heights/Lyons Street Community, and Farrow Road business corridor are all in conditions less than their potential. With a sound plan, diligent actions, and the necessary funds, these areas can be transformed from unsightly and crime-ridden to areas that residents can enjoy, promote and be proud of. This plan is the catalyst to connect the community, empower the residents, and enhance the neighborhoods while offering economic prosperity that will result in endless possibilities for all the citizens of Columbia.

Economic and Community Development Strategy

PHASE I ECONOMIC DEVELOPMENT PLAN
November 15, 2016

Economic and Community Development Objectives

Create...

Housing

Commercial Development

Jobs

Target Project Areas

Area 1

- Beltline Corridor – Commercial
- Booker Washington Heights Community – Residential

Area 2

- Millwood Corridor – Commercial
- Melrose Heights-Lyon Street Community – Residential

Area 3

- Farrow Road Business Corridor – Commercial

Beltline Corridor – Commercial

- Consider the stakeholders and give them a voice in the process
- Identify a commercial catalyst for the area
  - A significant business to serve as an anchor
- Focus on job creation
- Meet with developers
- Acquire the necessary land/properties

Booker Washington Heights - Residential

- Assessed existing housing stock
- Character of the neighborhood i.e. single family homes or senior cottages
- Vacant lots
- Homes that are in need of demolishing or extensive renovation
- Elevated crime levels in the area

Booker Washington Heights - Residential

- Developed a block by block plan of action
- Create a more stable residential environment
- The importance of code enforcement and zoning in the redevelopment process
- Sustainability

Millwood Corridor

- Great potential for commercial development; A lot of interest
- Concerns were raised about the appearance of several buildings and lots
- Fixes: Use the Façade Program to assist with exterior beautification of the buildings along the corridor
- Acquire two businesses; relocated to the Beltline Corridor
- Use the acquired property to help spur the development of Millwood Corridor

Melrose Heights/Lyon Street Community

- Community Development Department partner with a development corporation
- Provide the development corporation with a revolving loan
  - Funds will be used to acquire of the properties
  - Construction of new homes
  - Appraisals, Surveys, Phase 1 Environmental Studies
- Collaborate with Columbia Housing Authority to relocate residents during the sale/condemnation/rebuilding

Concept Homes

Farrow Road Commercial Development

- 9.90-acre tract of road front property that extends back to touch the 1-277 right-of-way
- Mix of smaller and older commercial properties, mixed in with older residences, churches and vacant land

Farrow Road Commercial Development

Shoppes of Farrow Road

- Owned by the development corporation and be leased to tenant (taxable)
- Grocery store Eateries Retail shops
- Medical practice Healthcare facility

Incentives & Funding Options

Redevelopment can provide incentives for a developer to build a community that may benefit from the improvements.

- Community Improvement Districts (CID)
- Neighborhood Improvement Districts (NID)
- Tax Increment Financing (TIF)
- Economic Development Sales Tax
- New Market Tax Credits (NMTC)
- Section 108

Summary

- In keeping with City's 5-Year Consolidated Plan
  - Community Development Block Grant area (CDBG)
  - Neighborhood Revitalization Strategy Area (NRSA)

- The overall attempt of this initiative is to connect our community, empower our residents, and enhance our neighborhoods while offering economic prosperity that will result in endless possibilities for all of the citizens of Columbia.

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Discussion of negotiations incident to the proposed sale of property §30-4-70(a)(2)**

FINANCIAL IMPACT: **Farrow Road**

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Discussion of negotiations incident to the proposed purchase of property pursuant to §30-4-70(a)(2)**

FINANCIAL IMPACT: **Main Street Business District**

We Are Columbia

MEETING DATE:	**November 15, 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:	**DESA, Inc.**
	Landmark Consulting

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **The receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim**

FINANCIAL IMPACT: **Project SS7258**

Panarello v. City of Columbia

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Discussion of matters relating to the proposed location, expansion or the 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: **Pineview Industrial Park**

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **November 1, 2016 Work Session & Council Meeting Minutes**

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** MN_11_01_2016_D (PDF)

We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 1, 2016
CITY HALL ▪ 1737 MAIN STREET ▪ COUNCIL CHAMBERS ▪ 3RD FLOOR

The Columbia City Council conducted a Work Session on Tuesday, November 1, 2016 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:13 p.m. and the following members of Council were present: The Honorable Sam Davis, District I, The Honorable Tameika Isaac Devine, At-Large, The Honorable Howard Duvall, Jr., At-Large and The Honorable Edward McDowell, Jr., District II. The Honorable Moe Baddourah, District III arrived at 3:48 p.m. 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. The minutes are numbered to coincide with the order of the meeting.

INVOCATION

The Honorable Edward H. McDowell, Jr. offered the Invocation.

Ms. Teresa Wilson, City Manager presented service pins to Ms. Ashley Jenkins, Senior Executive Assistant to the City Manager for five years; Ms. Pamela Benjamin, Human Resources Director for five years; and Ms. Erika Moore, City Clerk for fifteen years.

CITY COUNCIL DISCUSSION

1. Gateway to the Army Centennial Park Project Update - Retired Command Sergeant Major Marty Wells, President of the Gateway to the Army Association

Retired Command Sergeant Major Marty Wells, President of the Gateway to the Army Association announced that next year will be the 100th Anniversary of Fort Jackson, the largest initial entry training center for the United States Army. He noted that Camp Jackson was established by the City of Columbia and the Association feels that Centennial Park will stand as a concrete testament to the support that City leaders give to Fort Jackson. He explained that access to Centennial Park would be handled like the golf club and water park. He renewed the request for funding in the amount of $400,000 for the Centennial Park Project.

Councilor Duvall asked if approval is needed from the Department of the Army.

Retired Command Sergeant Major Marty Wells, President of the Gateway to the Army Association said for any organization to present a gift to a military installation they must have approval from the Secretary of the Army.

Councilor Devine asked if the City's financial contribution can be structured over a couple of years.

Retired Command Sergeant Major Marty Wells, President of the Gateway to the Army Association said yes; the Association is prepared to apply for a bridge loan.

Mayor Benjamin said it is important for us to be able to do this over several funding cycles and give staff the authority to structure this. He said less than 20% of the overall funding is coming from the City of Columbia. He moved to approve the request for funding based on the plan that staff will come back with. This matter will be voted on during the evening meeting.

Councilor Davis inquired about the Army's contribution.

Retired Command Sergeant Major Marty Wells, President of the Gateway to the Army Association said the Army will maintain the park.

2. Business License Update – Ms. Melissa Carter, Research and Legislative Liaison for the Municipal Association of South Carolina

Ms. Melissa Carter, Research and Legislative Liaison for the Municipal Association of South Carolina explained that in 2015 a dramatic bill was introduced to the Legislature that would have impacted cities and towns by $300 million by capturing the business license tax at a flat rate of $100. MASC quickly engaged its advocacy personnel and avenues to meet with Representative Rick Quinn and other stakeholders. As a result, one standard form has been developed and at least 100 cities are using it. She said a standard due date, calendar for calculating gross revenue and the definition of gross revenue are also needed. She said allowances for economic development incentives have been made. The model business license ordinance groups like businesses into one of eight classes. She explained that MASC will have a live portal by 2018.

Councilor Davis inquired about the legislative barriers.

Ms. Melissa Carter, Research and Legislative Liaison for the Municipal Association of South Carolina explained that there are issues with the portal and the mandate for all cities to adopt the ordinance. She noted that cities would maintain full control over the rates.

***Amendment to the Agenda*

Councilor Duvall said the City of Columbia needs to do this and he hopes that we would adopt the model ordinance while recognizing that there will be winners and losers.

Councilor Devine asked what changes are needed for the City of Columbia to adopt the model ordinance and the timeframe for implementation.

Mr. Roger Myers, Business License Administrator said it's an intensive process and we've started preliminary work. We would reduce the present code system into the eight categories, determine the rates for the eight categories and determine how to make this revenue neutral.

Councilor Devine asked if additional staff would be needed to help make the conversion and are there costs associated with the changes.

Mr. Roger Myers, Business License Administrator said we would have to convert the rates and properly convert over 10,000 businesses.

3. Report on Disadvantaged and Local Business Enterprises - Ms. Tina Herbert, Executive Director of the Office of Business Opportunities and Ms. Sandra Wright, Purchasing Agent

Ms. Sandra Wright, Purchasing Agent explained that the Local Business Enterprise Policy was adopted in September 2010 and updated in June 2015. Now additional changes are needed to further clarify three sections of the policy. She recommended removing all preference points on all Requests for Qualifications (RFQ); cap the Local Business Enterprise (LBE) Preference policy for all potential awards under $10 million unless the City Manager authorizes a higher amount per contract; and add Orangeburg County to the Combined Statistical Area (CSA) for a total of eight counties. She reported that over the past six years, the Utilities and Engineering Department has only awarded ten projects costing more than $10 million; seven of which were awarded to Local Business Enterprises as the lowest bidders; one project was awarded due to the policy; and two projects were awarded to non-LBEs.

Ms. Teresa Wilson, City Manager explained that this is about expanding opportunities with larger projects for Disadvantaged Business Enterprises.

Ms. Sandra Wright, Purchasing Agent explained that under the LBE preference policy a certified LBE whose bid is within 5% of the lowest non-local bidder is given the opportunity to match that bid. For a Request for Qualifications, we allow up to five additional points for the best proposal. She said there has been confusion with the price preference for formal procurements.

Mayor Benjamin recalled that Council passed this policy in 2010 when we were coming out of the recession. We saw a number of opportunities where out of state contractors were successfully landing business to the peril of the success of local businesses. We've awarded projects to LBEs in excess of the numbers we are seeing here today. He inquired about how these projects are tracked and reported.

Ms. Teresa Wilson, City Manager explained that bidders may have come to the table with opportunities for local, small and minority business enterprises; potentially more than the responses we've received. She stated that it gives her pause to bring forth a $40 million project without small and minority business involvement.

Ms. Tina Herbert, Executive Director of the Office of Business Opportunities said other LBE programs have caps and having more responses will provide a better indicator of the market. She said outside firms see the LBE program as a disadvantage.

Ms. Sandra Wright, Purchasing Agent reported that $71 million was awarded to LBEs for capital projects during fiscal year 2015/2016. She continued to explain that adding Orangeburg County would increase the CSA to eight counties. She sought Council's approval to no longer offer points during prequalification processes. She noted that points will be applied once the firm is qualified.

Ms. Tina Herbert, Executive Director of the Office of Business Opportunities said there is a need to develop a more enforceable policy relating to DBE participation. She presented the proposed Columbia Disadvantaged Enterprise (CDBE) Policy which is designed to ensure that the City and its contractors adhere to the Commercial Non-Discrimination Policy. The City adopted a Minority and Female Business Enterprise Program in 1986; a Subcontractor Outreach Program in 2003; a Disparity Study in 2006; a Mentor Protégé Program in 2008; and a Citywide 10% DBE goal in 2015. In fiscal year 2015/2016, 2.88% was awarded to minority subs and 6.06% to non-minority women subs under the Subcontractor Outreach Program; 9.89% was awarded to non-minority women and 3.45% to minorities under the Mentor Protégé Program; and we are currently at 3.85% participation in architecture and engineering and 13.30% in construction under the DBE utilization. She noted that the DBE goal for architecture and engineering is 11% and 21% for construction. She explained that under the CDBE policy, the City will accept government and reputable private certifications, but the City will not certify businesses. She noted that the CSA will be expanded. This policy will give the City Manager the authority to set the overall procurement DBE utilization goals and requirements for contracts over $200,000. She reviewed the required response documents for projects with goals. She presented the good faith efforts that they would like to see from contractors and these efforts will be reviewed by a committee. She stated that no responses will be deemed as non-responsive.

Mayor Benjamin said until we create a true culture of inclusion and it is made clear to any and all prospective offerors who want to do business with the City, we will keep getting what we've gotten. The numbers we've seen are wholly unacceptable. As one of the largest purchasers of goods and services in this state, we have the moral authority and responsibility to do much better. Until we give the City Manager the clear authority to make these very difficult decisions, we will keep getting what we've gotten. As we are measuring the contractors, we also must measure ourselves; our line managers have to understand that these goals are a priority.

4. Community Redevelopment Projects Update - Ms. Diane E. Sumpter, Owner of DESA, Inc.

Ms. Diane E. Sumpter, Owner of DESA, Inc. asked to present the update in Executive Session due to the information pertaining to the acquisition of property and other legal matters.

There was a consensus of Council to deliver the presentation in compliance with the South Carolina Freedom of Information Act and to discuss any issues that require legal guidance in Executive Session.

Ms. Diane E. Sumpter, Owner of DESA, Inc. presented the City of Columbia Economic and Community Development Strategy to create housing, commercial development and jobs. As it relates to housing, DESA developed a block by block plan of action. The feedback received from stakeholders and developers was integrated into the proposal for commercial development. She recommended a cooperative enterprise concept for the completion of the Busby Street project. She suggested various incentives and funding options.

Councilor Devine inquired about a potential development partner and the next steps.

Ms. Diane E. Sumpter, Owner of DESA, Inc. said there are several options for the tract of land in question. We have a letter of commitment, but they are waiting to hear back from us. She said the closing of Piggly Wiggly and the restaurant on Beltline left a void and we are seeing how we can meet that need.

EXECUTIVE SESSION

Upon a motion made by Ms. Devine and seconded by Mr. Duvall, Council voted five (5) to one (1) to enter into Executive Session at 4:37 p.m. for the discussion of **Items 5** through **7**, as amended. Voting aye were Mr. McDowell, Mr. Duvall, Mr. Baddourah, Mr. Davis and Ms. Devine. Mayor Benjamin voted nay.

***Amendment to the Agenda*

5. Discussion of negotiations incident to proposed contractual arrangements pursuant to §30-4-70(a)(2)
   - *Horizon Garage*
   - *DESA, Inc.*
   - ***Columbia Metropolitan Convention Center*

6. Discussion of matters relating to the proposed location, expansion or the 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)
   - *Barbershop*
   - ***Community Redevelopment Projects as proposed by DESA*

7. Receipt of legal advice which relates to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2)
   - *West Gevais District Plan*
   - *Canalside Deed Restriction*

7a. **Discussion of negotiations incident to the proposed sale or purchase of property pursuant to §30-4-70(a)(2)
   - *Community Redevelopment Projects as proposed by DESA*

Upon a motion made by Mr. Davis and seconded by Mr. Baddourah, Council voted unanimously to adjourn the Executive Session at 6:17 p.m.

The Columbia City Council conducted a Meeting on Tuesday, November 1, 2016 at City Hall, 1737 Main Street, Columbia, SC 29201. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:17 p.m. and the following members of Council were present: 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 and The Honorable Edward McDowell, Jr., District II. 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.

PLEDGE OF ALLEGIANCE

INVOCATION

Mr. S. Allison Baker, Senior Assistant City Manager offered the Invocation.

***Amendment to the Agenda*

Mayor Benjamin recognized Ms. Angie Stone as a songstress and an accomplished global performer. He also recognized Mayor Bob Coble.

ADOPTION OF THE AGENDA

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

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

8. January 19, 2016 Council Meeting Minutes – *Approved*

9. September 20, 2016 Work Session and Council Meeting Minutes – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to approve the January 19, 2016 Council Meeting Minutes and the September 20, 2016 Work Session and Council Meeting Minutes.

CONSENT AGENDA

Upon a single motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to approve the **Consent Agenda Items 10** through **17**.

CONSIDERATION OF BIDS & AGREEMENTS

10. Council is asked to approve an Annual Maintenance Agreement for Mobile Area Routing and Vehicle Location Information System Software Support, as requested by the Police Department. Award to Bradshaw Consulting Services, Inc. in the amount of $56,879.86. This firm is located in Aiken, SC. - *Approved*

Funding Source: Police Administrative Services- Maintenance and Service Contract,1012402-638200. The original budgeted amount is $56,879.86.

***Amendment to the Agenda*

11. Council is asked to approve the Purchase of Energov Software for Stormwater Migration, as requested by the Utilities and Engineering Department. Award to Tyler Technologies, Inc. located in Duluth, GA as a Sole Source in the amount of $88,343.00. - *Approved*

Funding Source: Storm Water Engineering/Computer License, 5534202-627510. The original budgeted amount is $90,000.00.

12. Council is asked to approve the Banner CIS Annual Support Renewal, as requested by the Budget and Program Management Office. Award to Hansen Technologies in the amount of $144,089.53. This vendor is located in Atlanta, Georgia with offices in Columbia, SC. - *Approved*

Funding Source: 6218950-638200. The original budgeted amount is $150,000.00.

13. Council is asked to approve Contract Amendment #2 for Project SS7300; Engineering Services Agreement for the Metro Gap Analysis Implementation for Fiscal Year 2016/2017, as requested by the Utilities & Engineering Department. Award to Atlantic South Consulting Services, LLC, a Minority Business Enterprise in the amount of $267,000.00. This firm is located in Columbia, SC. - *Approved*

Funding Source: Metro Wastewater Treatment Plant Operations & Management Budget, 5516208-638305. This is a Clean Water 2020 Program Project and a Protégé Led Project. The original budgeted amount is $500,000.00.

Sub consulting services will be $120,150.000 (45.0%) of the contract value; awarded to EMA of St. Paul, MN to provide support to the project.

14. Council is asked to approve an Engineering Services Agreement for Force Main Condition Assessment and SCADA Improvements, as requested by the Utilities and Engineering Department. Award to Brown & Caldwell in an amount not to exceed $1,632,000.00. This firm is located in Columbia, SC. - *Approved*

Funding Source: 29999-SS733301-658650. This is a Clean Water 2020 Program Project. The original budgeted amount is $1,800,000.00.

The following subcontractors will provide additional services at $843,750.00 (51.7%) of the contract value.

$210,750.00 (12.9%) - M.B. Kahn Construction Company, Inc., of Columbia, SC, will provide civil contractor support services.

$633,000.00 (38.8%) - Pure Technologies of Atlanta, GA, will provide Broad River Force Main Assessment and Saluda River Force Main Assessment services.

***Amendment to the Agenda*

ORDINANCES - SECOND READING

15. Ordinance No.: 2016-067 - Amending Ordinance No.: 2016-029 Granting an encroachment to the Knights of Columbus for installation and maintenance of brick pavers and sod within the right of way area of the 1600 block of Marion Street adjacent to its building at 1623 Marion Street, Richland County TMS #09014-05-05 changing the Grantee's name to 1623 Marion St., Inc. – *Approved*

16. Ordinance No.: 2016-094 - Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and Jarvais Javon Jackson for the property known as 5301 Holmes Avenue, Richland County TMS #11705-12-18 – *Approved*

EVENT RESOLUTIONS

17. Resolution No.: R-2016-080 - Authorizing consumption of beer and wine beverages only at the Five Points Farm to Table Dinner at the Fountain on November 1, 2016 – *Approved*

PRESENTATIONS

18. Recognition of the September 2016 Employee of the Month - Mr. Robert Anderson, Public Works Director

Mr. John Hooks, Solid Waste Superintendent introduced Ms. Samantha Yager, Recycling Coordinator for the Public Works Department as the September 2016 Employee of the Month. Ms. Yager was instrumental in the rollout of over 35,000 recycling roll carts over two weeks and she helped the City to receive over $130,000 in grants.

Mr. Robert Anderson, Public Works Director added that Ms. Yager handled all social media posts and press communications for the Columbiana Drive project; she built a bridge of communication with the residents of Lost Creek Plantation after the flood; and the department has received awards for her recycling efforts.

Mayor Benjamin and City Manager Teresa Wilson presented Ms. Samantha Yager, Recycling Coordinator with a plaque and a token of appreciation for being selected as the City of Columbia September 2016 Employee of the Month.

***Amendment to the Agenda*

19. Recognition of the October 2016 Employee of the Month - Mr. William "Skip" Holbrook, Columbia Police Chief

Mr. William "Skip" Holbrook, Columbia Police Chief introduced Officer Jason VanValkenburg, West Region Community Response Team as the October 2016 Employee of the Month. Officer VanValkenburg has quite a reputation for following up and completing fundamental investigative tasks; he writes exceptional reports; and he exemplifies the expectations of a 21st century police officer.

Mayor Benjamin and City Manager Teresa Wilson presented Officer Jason VanValkenburg, West Region Community Response Team with a plaque and a token of appreciation for being selected as the City of Columbia October 2016 Employee of the Month.

20. City LIGHTs Employee Recognition - Ms. Teresa Wilson, City Manager

Mr. William "Skip" Holbrook, Columbia Police Chief recognized Master Police Officer Michael Blackmore for stopping a distraught citizen from jumping off of a bridge. Officer Blackmore encountered a similar situation in August where he and his partner stopped a man from jumping off a parking garage. Chief Holbrook said that Officer Blackmore represents everything we expect from police officers and I am proud of him.

City Manager Teresa Wilson presented Master Police Officer Blackmore with a plaque, lapel pin and a token of appreciation for being a true City LIGHT.

21. Justice 360 Event - Ms. Mandy Medlock, Executive Director of Justice 360

Ms. Mandy Medlock, Executive Director explained that Justice 360 is a local non-profit staffed by lawyers and paralegals who provide legal representation and advocacy in capital cases and for juveniles facing mandatory life sentences. In 2017, Justice 360's mission will include the investigation of innocence claims. She announced that on November 17, 2016 at 6:00 p.m., Justice 360 will host Civil Rights and justice activist Mr. Bryan Stevenson at the Township Auditorium. This event is free and open to the public.

***Amendment to the Agenda*

ORDINANCES - FIRST READING

22. Ordinance No.: 2016-065 - Granting encroachment to Judy H. Tighe for installation and maintenance of a slag parking area and two stone knee walls within the right of way area of the 1700 block of Bannockburn Drive adjacent to her property located at 1729 Bannockburn Drive, Richland County TMS#13911-08-02 – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to give second reading approval to Ordinance No.: 2016-065 - Granting encroachment to Judy H. Tighe for installation and maintenance of a slag parking area and two stone knee walls within the right of way area of the 1700 block of Bannockburn Drive adjacent to her property located at 1729 Bannockburn Drive, Richland County TMS#13911-08-02.

23. Ordinance No.: 2016-095 - Authorizing the City Manager to execute a Partial Release of Right of Reverter by the City of Columbia to allow for the transfer of 0.870 acre (37,893 SF) of the SC State Fairgrounds Property Identified as Richland County TMS #11207-03-01 along Rosewood Drive and Bluff Road (SC Hwy. 48) to Richland County for Sidewalk Improvements – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to Ordinance No.: 2016-095 - Authorizing the City Manager to execute a Partial Release of Right of Reverter by the City of Columbia to allow for the transfer of 0.870 acre (37,893 SF) of the SC State Fairgrounds Property Identified as Richland County TMS #11207-03-01 along Rosewood Drive and Bluff Road (SC Hwy. 48) to Richland County for Sidewalk Improvements.

24. Ordinance No.: 2016-102 - Authorizing consumption of beer and wine beverages only at the 2017 Famously Hot New Year Event – *Approved on first reading as amended.*

Upon a motion made by Mr. McDowell and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to Ordinance No.: 2016-102 - Authorizing consumption of beer and wine beverages only at the 2017 Famously Hot New Year Event as amended to reflect the 2016/2017 Famously Hot New Year Event.

25. Ordinance No.: 2016-111 - Adopting Amendments to the Commercial Revolving Loan Fund ("CRLF") Code – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2016-111 - Adopting Amendments to the Commercial Revolving Loan Fund ("CRLF") Code.

***Amendment to the Agenda*

26. Ordinance No.: 2016-113 - Authorizing the City Manager to execute a Termination of Restriction to Beach Canalside, LLC – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2016-113 - Authorizing the City Manager to execute a Termination of Restriction to Beach Canalside, LLC.
There was a consensus of Council to schedule a special called meeting on Tuesday, November 8, 2016 at a time to be determined by staff.

COMPREHENSIVE PLAN AMENDMENT - FIRST READING

27. West Gervais District Plan – *Approved on first reading.*

Ordinance No.: 2016-081 - Adopting the West Gervais District Plan as an addendum to The Columbia Plan 2018 – *Approved on first reading.*

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)

Councilor Devine said she supports the plan and she will support the amendment. She expressed concerns about removing the parcel and the message it conveys. It is important to maintain the zoning and character of the Vista and to inform developers about the guidelines.

Councilor Baddourah asked why we would remove one parcel. He supports the staff recommendation and not the Planning Commission recommendation to remove that parcel.

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted five (5) to one (1) to give first reading approval to the *Comprehensive Plan Amendment* for the West Gervais District Plan, as modified by the Planning Commission. Voting aye were Mr. McDowell, Mr. Duvall, Ms. Devine, Mr. Davis and Mayor Benjamin. Mr. Baddourah voted nay.

***Amendment to the Agenda*

AMENDMENT TO THE GUIDELINES - FIRST READING

28. 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)) – *Approved on first reading.*

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)

Upon a motion made by Mr. Duvall and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to the *Amendment to the Guidelines* for the West Gervais Historic Commercial District (§17-681(D)(1)) and the West Gervais Historic Protection Area District (§17-681(C)(6)).

OTHER MATTERS

29. Council is asked to approve ten (10) additional street lights in the Olympia Neighborhood and one (1) additional street light on Jennings Court for a year-to-date total expenditure in the amount of $2,575.56, as requested by the Traffic Engineering Division. – *Approved*

Upon a motion made by Mayor Benjamin and seconded by Mr. Baddourah, Council voted unanimously to approve ten (10) additional street lights in the Olympia Neighborhood and one (1) additional street light on Jennings Court for a year-to-date total expenditure in the amount of $2,575.56, as requested by the Traffic Engineering Division.

APPEARANCE OF THE PUBLIC

Mr. Bart Walrath, Vista resident said we've been involved with staff on the development of the plan and the design guidelines for years. He said we were disappointed to see two proposed revisions at the end of the process. It is not a good precedent to start chipping away at the plan before it is implemented.

Mr. Steve Hinson, Vista resident said he understands that it is a balancing act. He said this has gone on for years; the DDRC approved the plan as it was; and the Planning Commission took the First Citizens parcel out.

APPOINTMENTS

30. Council is asked to approve the appointment of two (2) individuals to the Board of Zoning Appeals.

Upon a motion made by Mayor Benjamin and seconded by Mr. Baddourah, Council voted unanimously to approve the appointment of Mr. Gene Dinkins and Ms. April Jones to the Board of Zoning Appeals.

31. Council is asked to approve the appointment of one (1) individual to the Midlands Authority for Conventions, Sports and Tourism Board.

Upon a motion made by Mr. Baddourah and seconded by Mayor Benjamin, Council voted unanimously to approve the appointment of Mr. Andrew Lucas to the Midlands Authority for Conventions, Sports and Tourism Board.

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

32. Gateway to the Army Centennial Park Project

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to ask staff to look at a $300,000 contribution over a three year period for the Gateway to the Army Centennial Park Project.

33. Economic & Community Development Strategy

Councilor Devine clarified that the City contracted with DESA to look at redevelopment along the Farrow Road corridor around Beltline, Millwood, and Gervais. She asked City Manager Wilson to ask Ms. Sumpter to redact the individual parcels from her presentation and then present that information to the Council again in an open session so that the community can be aware of the potential areas we are looking at. She asked that additional details on the potential development of City-owned property on Farrow Road be presented at a future meeting for action.

Councilor Baddourah said we are trying to be as transparent as we can be while protecting the properties; we will share information publicly as soon as we can.

Councilor Davis agreed that the intent was to be transparent, but also to air on the side of caution to protect future projects.

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to appoint The Honorable Tameika Isaac Devine and The Honorable Howard Duvall to an ad-hoc committee along with members of the Richland County Council for the purpose of exploring the concept of a joint courthouse.

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted unanimously to appoint The Honorable Mayor Stephen K. Benjamin, The Honorable Sam Davis and The Honorable Edward McDowell, Jr. to an ad-hoc committee along with members of the Richland County Council for the purpose of exploring the concept of a joint Civil Rights Museum.

APPEARANCE OF THE PUBLIC

No one appeared at this time.

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted unanimously to enter into Executive Session at 7:11 p.m. for the discussion of items as outlined during the Work Session. *Please refer to Items 5 through 7a.*

Upon a motion made by Mr. Baddourah and seconded by Mayor Benjamin, Council voted unanimously to adjourn the meeting at 7:57 p.m.

Respectfully submitted by:

Erika D. Moore, CMC
City Clerk

***Amendment to the Agenda*

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **November 8, 2016 Special Called Meeting Minutes**

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** MN_11_08_16_D (PDF)

We Are Columbia

COLUMBIA CITY SPECIAL CALLED MEETING MINUTES
TUESDAY, NOVEMBER 8, 2016 ▪ 10:00 A.M.
CITY HALL ▪ 1737 MAIN STREET ▪ CONFERENCE ROOM ▪ 2ND FLOOR

The Columbia City Council held a Special Called Meeting on Tuesday, November 8, 2016 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 10:11 a.m. and the following members of Council were present: The Honorable Sam Davis, District I, The Honorable Howard Duvall, Jr., At-Large and The Honorable Edward McDowell, Jr., District II. The Honorable Tameika Isaac Devine, At-Large and The Honorable Moe Baddourah, District III 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. The minutes are numbered to coincide with the order of the meeting.

ORDINANCE - SECOND READING

Upon a single motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to give second reading approval to **Items 1** through **5**.

1. Ordinance No.: 2016-095 - Authorizing the City Manager to execute a Partial Release of Right of Reverter by the City of Columbia to allow for the transfer of 0.870 acre (37,893 SF) of the SC State Fairgrounds Property Identified as Richland County TMS #11207-03-01 along Rosewood Drive and Bluff Road (SC Hwy. 48) to Richland County for Sidewalk Improvements – *Approved on second reading.*

2. Ordinance No.: 2016-065 - Granting encroachment to Judy H. Tighe for installation and maintenance of a slag parking area and two stone knee walls within the right of way area of the 1700 block of Bannockburn Drive adjacent to her property located at 1729 Bannockburn Drive, Richland County TMS#13911-08-02 – *Approved on second reading.*

3. Ordinance No.: 2016-102 - Authorizing consumption of beer and wine beverages only at the 2017 Famously Hot New Year Event – *Approved on second reading.*

4. Ordinance No.: 2016-111 - Adopting Amendments to the Commercial Revolving Loan Fund ("CRLF") Code – *Approved on second reading.*

5. Ordinance No.: 2016-113 - Authorizing the City Manager to execute a Termination of Restriction to Beach Canalside, LLC – *Approved on second reading.*

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to adjourn the meeting at 10:12 a.m.

Respectfully submitted by:

Erika D. Moore, CMC
City Clerk

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Parks & Recreation**

FROM: ***Randy Davis, Director***

SUBJECT: **Council is asked to approve a Professional Services Agreement for Strategic Planning for the Parks and Recreation Department. Award to PROS Consulting, Inc., in an amount not to exceed $24,500.00. This firm is located in Houston, TX.**

FINANCIAL IMPACT: **Funding Source: 1015104-638500 - This is the final phase for developing the Parks and Recreation Master Plan.**

The Parks and Recreation Department request to proceed with updating its Master Plan in order to proceed toward National Accreditation.

Phase I of this project was completed in April 2016 and it consisted of the following:

- Developed Department Strengths, Weaknesses, Opportunities and Threats Analysis
- Developed Recreation and Leisure Trends Analysis

Phase II was not linked to the original contract. Phase II will consist of the following deliverables:

- Develop Vision, Mission, Key Department Goals and Objectives
- Develop Strategic Organizational Priorities
- Create Balanced Score Sheet
- Develop Long Term Goals and Action Plan

ATTACHMENTS:

- **#a:** PROs Consulting Agreement (PDF)

AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

THIS AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES ("Amendment") made and entered into this __ day of _____, 2016, by and between **City of Columbia**, a South Carolina municipal corporation ("Owner") and **PROS Consulting, Inc.** ("Consultant").

WHEREAS Owner and Consultant made and entered into that certain Agreement for Professional Services effective as of November 24, 2015 (the "Agreement"); and

WHEREAS, Owner and Consultant now desire to execute this Amendment in order to make certain modifications to the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the premises herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Owner and Consultant do hereby agree to amend the Agreement and the Agreement is hereby amended as follows:

1. The Agreement is hereby amended by deleting the section entitled "The Consultants' Compensation" in its entirety and inserting the following in lieu thereof:

For and in consideration of the services to be rendered by the CONSULTANT, the OWNER shall pay, and the CONSULTANT shall receive the compensation hereinafter set forth for the Tasks as described in Exhibit A, Scope of Services. Compensation shall be $14,500 for Phase 1 and $24,500 for Phase 2, which compensation includes travel expenses for tasks as presented in Exhibit A, Scope of Services. CONSULTANT shall submit monthly statements for services rendered paid within 30 days, based upon hours of work completed for the major work elements identified in the Scope contained in EXHIBIT A attached to and made part of this AGREEMENT. It is agreed by both the OWNER and the CONSULTANT that the fees paid under this "Agreement for Professional Consulting Services" shall not exceed $39,000 which includes travel expenses, as presented In Exhibit A.

2. Exhibit A to the Agreement is hereby amended by deleting Exhibit A to the Agreement and inserting REVISED Exhibit A, which is attached hereto.

Except as herein modified, the Agreement shall remain unchanged and in full force and effect. Each and every term, covenant and condition of the Agreement is hereby incorporated herein such that the Agreement and this Amendment shall be read and construed as one instrument.

Owner and Consultant have executed this Amendment as of the date first above written.

CONSULTANT:	OWNER:
PROS Consulting, Inc.	City of Columbia
By:_____	By:_____
Name:_____	Teresa K. Wilson, City Manager
Title:_____	

APPROVED AS TO FORM

Legal Department City of Columbia, SC

Accreditation Tasks

The following proposal is reflective of the conversations with the City of Columbia, SC Parks and Recreation Department leadership

Outcome

To update the Master Plan and Strategic Plan currently in place to ensure its these documents will serve as key components for agency accreditation (CAPRA) that the Department is also pursuing.

Core Elements

- Define levels of service for future improvements
- Focus the use of limited resources on defined priorities
- Improve decision making, and enhance responsiveness and performance

Key Planning tasks

- Develop Recreation and Leisure Trends Analysis to document their impact on the population
- Updating the SWOT analysis as part of the Master Plan process
- Update action and implementation plan and recommendations

Process Steps

Brief Task Description

Project Kick-Off

A. **Project Initiation Meeting and Management** – A project initiation meeting will be conducted by key staff members and PROS Consulting Team members to confirm project goals, objectives, and expectations that will help guide actions and decisions of the PROS Consulting Team. Detailed steps of this task include:

- Confirmation – The project goals, objectives, scope, and schedule will be confirmed
- Outcome Expectations – Discuss expectations of the project along with a presentation on different management models.

- Data Requests - The Consulting Team will work with the staff to develop data requests for planning documents and gather information to be used for building the stakeholder and key leader meeting list in the study

Update SWOT Analysis

The Consulting team will review and update the Strength, Weaknesses, Opportunities and Threats analysis to reflect the existing situation and integrate that in the Strategic Plan document.

Develop Recreation and Leisure Trends Analysis

The Consulting Team will develop detailed trends analysis for a variety of recreational activities per national and local trends. For the data, the Consulting Team utilizes the Sports & Fitness Industry Association's (SFIA) 2015 Study of Sports, Fitness and Leisure Participation, ESRI local market potential, and participation trends from the Outdoor Foundation on outdoor recreation trends. These will serve as the basis for future program recommendations and participation and revenue projections.

Develop Vision, Mission, Key Agency Goals and Objectives

The Consulting team will review develop the vision, mission and key agency goals / objectives for the Department as a part of the Master Plan. This will include a visioning session with key leadership staff followed by feedback solicited from department-wide staff as well.

Develop Strategic Organizational Priorities

This includes developing organizational priorities for internal and external operations, both strategic and tactical and letting these priorities guide the Strategic Plan.

Develop Service Classification –PROS will conduct a work session with key management staff on what they consider to be core essential services, important services, and value-added services based on observations, individual interviews, focus group interviews and operating practices. The outcomes of these work sessions will be:

- All services and functions of the agency are classified as (a) Core, (b) important, or (c) Value Added based on definitions and criteria agreed upon with the leadership and staff
- Appropriate ranges of cost recovery for each classification of service will be determined and applied to all functions and services.
- The Consultant Team will compile the results of the work session into a summary of services and functions by classification. Additionally, broad performance standards for each service and function that align with their classification will be developed. An example of how these performance standards can be applied is illustrated in the table below.

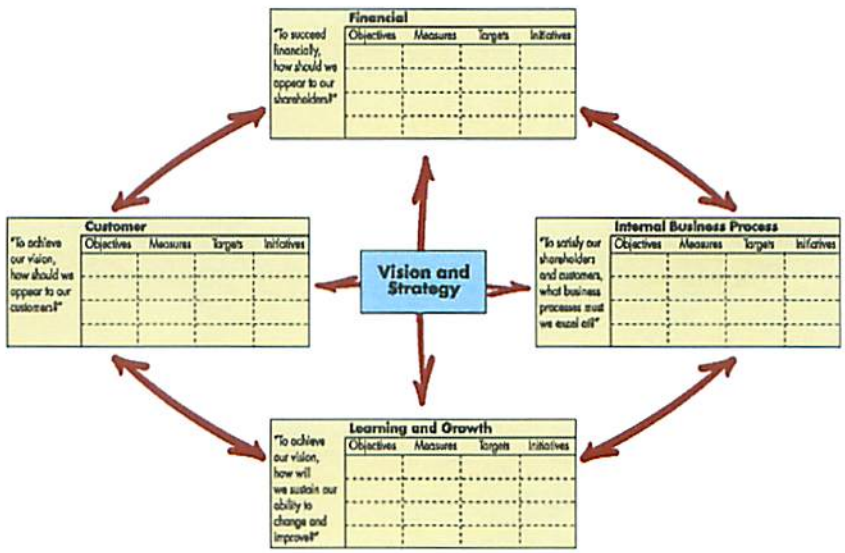
Service Category	Description	Cost-Recovery Expectations
Core	Services the agency must provide to meet its mission, and statutory and/or regulatory obligations; maintains valuable assets and infrastructure investments; essential to protect visitor safety; preserves the integrity of natural and cultural resources; reasonably expected and supported (or demanded) by visitors	Largely supported by taxes with little or no cost-recovery

Important	Services the agency <u>should</u> provide or are important to effectively serve visitors; may expand or enhance provision of core services; broadly supported and utilized by visitors, although support may be conditional upon the perceived benefit, quality, and pricing of the services	Supported by a balance of taxes & earned revenues
Value Added	Services the agency <u>may</u> provide when they are fiscally sustainable through visitor support; add value above and beyond what is required or expected of the agency's core functions; are easy opportunities to integrate alternative providers and operators into providing services at one or more sites	Heavily or fully supported by earned revenues

Create a Balanced Scorecard

This will be a roadmap for how to implement the action plan developed in the Needs Assessment. It will include an updated action plan with goals and objectives that reflect the agency's values and strategic priorities. It includes four key perspectives: financial, customer, learning and growth and internal business process. Developing the objectives, measures, targets and initiatives for implementation will help the agency answer the following critical questions:

Translating Vision and Strategy: Four Perspectives



- Where are we now?
- Where do we want to be?
- How do we get there?
- How do we measure progress?
- How do we do this in a timely manner?
- What is our Process for evaluating and planning revision
  - Support program goals and objectives
  - Lead to program improvement
  - Develop evaluation capacity, and understanding among participants

Develop Long-Term Goals to complement existing Needs Assessment Goals

In a work session with key leadership staff, the Consulting team will update the goals established as a part of the Needs Assessment to include long-term goals. Additionally, the consulting team will ensure all existing work such as demographics reports, trends analysis, community inventory and levels of service standards accurately reflect existing conditions in Columbia.

Final Deliverable:

Updated Master Plan with SWOT and recreation and leisure trends analysis.. Strategic Planning document for the Parks and Recreation Department in Columbia.

Fees / Expenses

Estimated Combined Fees: $39,000

Phase 1 approved SOW $14,500

Phase 2 - Additional Fees - $24,500

Expenses: Reimbursable at actuals

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Council is asked to approve a Professional Services Agreement for the Creation of a K-12 Educational Program Related to Watershed Protection and Storm Water Pollution, as requested by the Utilities and Engineering Department. Award to Sustainable Midlands in the amount of $31,956.92. This firm is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: 1011107-636600**

ATTACHMENTS:

- **#a:** My River Starts Here Campaign Funding Agreement (PDF)

RECEIVED
NOV 07 2016
BY: (D)

We Are Columbia

Utilities & Engineering Department
Contracts Division
1136 Washington Street, Columbia, SC 29201 · Phone 803-545-3372 · Fax 803-545-3322

INTER OFFICE MEMORANDUM

TO: Teresa Wilson, City Manager

FROM: Kimberley R. Roof, Contracts Specialist II

SUBJECT: **REQUEST FOR SIGNATURE:** Professional Services Agreement between the City of Columbia and Sustainable Midlands regarding My River Starts Here Campaign Funding has been identified as 101-1107-636600.

DATE: October 31, 2016

The above referenced Agreement between the City of Columbia and Sustainable Midlands is in the amount of $31,956.92 to assist the City of Columbia in creating a K-12 educational programming to compliment the My Rivers Starts Here Campaign. The amount of the Agreement was determined based on the balance of funds spent last year with Sustainable Midlands regarding storm water outreach. Deliverables for this Agreement is to develop K-12 educational program(s) related to watershed protection, storm water pollution, reporting on storm water outreach and to provide additional data on storm water efforts.

The Legal Department has reviewed and approved the Agreement the Purchasing Agent, Director of Utilities & Engineering and the Assistant City Manager for Operations recommend approval.

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT made this _____ day of _____, 20__, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Sustainable Midlands (hereinafter referred to as the "Consultant"), for Consultant to render services in creating a K-12 educational programming to compliment the My River Starts Here Campaign more fully described in Exhibit A, attached hereto. Funding for this project has been identified as: 101-1107-636600.

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 Consultant shall complete the scope of services more fully described in Exhibit A, attached hereto. The Consultant 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 Consultant by the City or recommended by the Consultant and approved by the City in writing.

The Consultant must obtain written approval from the City for any Supplemental or Additional Services prior to the work being performed. If the Consultant fails to obtain prior written approval to perform the work, the City is under no obligation to compensate the Consultant for services performed.

III. Term of Agreement

This Agreement shall expire, unless terminated earlier as provided for herein, on September 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 Consultant shall complete any and all services performed under this Agreement within the timeframes as outlined in Exhibit A, attached hereto.

V. Compensation

A. The total compensation paid by the City to the Consultant under this Agreement shall not exceed Thirty One Thousand Nine Hundred and Fifty Six Dollars and No/100 ($31,956.92).

B. The Consultant 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 the Project Funding Source and the Purchase Order. Each invoice shall bear the signature of the Consultant, 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 Consultant 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 Consultant 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 Consultant and any subcontractor of the Consultant commencing any services under this Agreement. The City of Columbia shall be the Certificate Holder and shall be named as an Additional Insured.

C. The Consultant shall hold harmless, defend and indemnify the City from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Consultant's performance or nonperformance of the services or subject matter called for in this Agreement.

VII. Permits and Licenses

A. The Consultant shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Consultant in performing the services required under this Agreement. The Consultant shall be responsible for any costs relating to same.

B. The Consultant 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 Consultant 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 Consultant and pay any costs relating to same.

C. The Consultant 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 Consultant shall procure a City of Columbia business license while performing services under this Agreement.

VIII. Duties upon Termination

At termination of this Agreement, the Consultant shall immediately provide the City with all records and data in any format the Consultant is capable of producing and at no cost to the City, which were generated, created or received by the Consultant 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 Consultant's successor.

All records shall be free from any proprietary claims or interest. The Consultant agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

IX. 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 Consultant 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 Consultant 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 Consultant 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 Consultant. In no event shall the Consultant be entitled to anticipatory profit or damages for any termination under this Agreement. In no event shall the Consultant be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

X. Ownership of Project Documents

All data, documents or other information of any description generated by or used by the Consultant or any subcontractor retained by the Consultant and related to the services required by this Agreement shall be the property of the City and shall not be used by the Consultant for any purpose whatsoever except to perform the services required by this Agreement.

XI. 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, City of Columbia, Post Office Box 147, Columbia, South Carolina 29217.

B. Written notice to the Consultant shall be made by placing such notice in the United States Mail, postage prepaid and addressed to: Sustainable Midlands, Attention: Marie Stallworth, 701 Whaley Street, Suite 209, Columbia, SC 29201.

XII. Miscellaneous

A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

B. The Consultant shall be responsible for performance of all services required by this Agreement. The Consultant does not act as the City's agent or employee.

C. The Consultant 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 Consultant with regard to any of the requirements, specifications or interpretation of this Agreement, the Consultant 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 Consultant 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 Consultant 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 Consultant.

F. This Agreement represents the entire agreement between the City and the Consultant and supersedes all prior communications, negotiations, representations or agreements, either written or oral. Only written Contract Amendment signed by both the City and the Consultant may amend this Agreement.

G. The failure of either the Consultant 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.

Witness the parties' respective hands and seals on the date first written above.

CITY OF COLUMBIA, SOUTH CAROLINA

_____ By: _____
Witness City Manager

SUSTAINABLE MIDLANDS

_____ By: _____
Witness Title: Executive Director

RECOMMENDED BY: _____
Joseph D. Jaco, P.E., Director of Utilities and Engineering

RECOMMENDED BY: _____
Sandra A. Wright, Purchasing Agent

RECOMMENDED BY: _____
Melissa Gentry, P.E., Assistant City Manager for Operations

APPROVED AS TO FORM

Legal Department, City of Columbia, SC

Exhibit A
Page 1 of 3

1. Assist the City in creating a K-12 educational programming to compliment the My River Starts Here campaign:

    a. Develop K-12 educational program(s) related to watershed protection and stormwater pollution.

        i. Develop educational materials and hands-on teaching activities geared toward elementary school age children to address stormwater pollution and prevention. Activities and lessons should be age appropriate and address topics that apply to elementary age students. The design and branding must be approved by City staff tasked with stormwater outreach.

        ii. Develop educational materials and hands-on teaching activity for middle- and/or high-school age children to address watershed awareness and its association with stormwater pollution and prevention. Topics should be more advanced and include watershed information specific to the school location. The design and branding must be approved by City staff tasked with stormwater outreach.

        iii. Develop a means to track effectiveness of the programming.

        iv. All materials should meet South Carolina State Education Standards for science based on the grade level and activity.

        v. All developed material and activities must be approved by City staff tasked with stormwater outreach prior to any use or presentation.

        vi. Hands-on activities should be incorporated into the lessons to reinforce topics and themes.

    b. Pilot any K-12 educational programs developed as part of 1.a.

        i. Identify appropriate classroom or school-age groups as subjects for a pilot of these lessons. City staff tasked with stormwater outreach must approve selection of any classroom or group before the program pilot begins.

        ii. Coordinate with the lead educator(s) for these groups to deliver the age-appropriate program and evaluate its impact on students.

        iii. Activities should take place within City of Columbia corporate limits.

        iv. Report on impact of program to City staff tasked with stormwater outreach.

2. Report on work routinely to City staff tasked with stormwater outreach.

    a. Meet with City staff tasked with stormwater outreach outside of organization's regularly scheduled meetings bi-monthly to update staff on status of work to date.

Exhibit A
page 2 of 3

b. Provide the City with activity reports for the dates as follows:
    i. Start of contract – End of reporting period for Stormwater annual report (currently: January 25, 2017)
    ii. Beginning of reporting period for Stormwater annual report (currently: January 26, 2016) – June 30, 2017
    iii. Reports are due 2 calendar weeks after the end of the period.
    iv. Reports must follow the format provided by City staff tasked with stormwater outreach.

c. Provide additional data on efforts as requested by City staff tasked with stormwater outreach. The City reserves the right to make any payments contingent upon delivery of any requested data, documents, other program details, or program activities at a level deemed satisfactory by City staff tasked with stormwater outreach.

Exhibit A
Page 3 of 3

Sustainable Midlands

City of Columbia,
Attn: Contracts Division
1136 Washington Street
Columbia, SC 29201

RE: Pay Rate Structure for City of Columbia Contract through June 30, 2017

Executive - $39/hr
Staff - $26/hr
Intern - $20/hr
*Pay rates include 30% uplift for overhead

701 Whaley Street, Suite 209 Columbia, SC 29201
803-470-4302 www.sustainablemidlands.org

PROFESSIONAL SERVICES AGREEMENT

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identify the Project Funding Source and the Purchase Order. Each invoice shall bear the signature of the Consultant, 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.

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B. The Consultant 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 Consultant and any subcontractor of the Consultant commencing any services under this Agreement. The City of Columbia shall be the Certificate Holder and shall be named as an Additional Insured.

C. The Consultant shall hold harmless, defend and indemnify the City from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Consultant's performance or nonperformance of the services or subject matter called for in this Agreement.

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B. The Consultant 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 Consultant 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 Consultant and pay any costs relating to same.

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D. The Consultant shall procure a City of Columbia business license while performing services under this Agreement.

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All records shall be free from any proprietary claims or interest. The Consultant agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

IX. 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 Consultant 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 Consultant 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 Consultant 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 Consultant. In no event shall the Consultant be entitled to anticipatory profit or damages for any termination under this Agreement. In no event shall the Consultant be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

X. Ownership of Project Documents

All data, documents or other information of any description generated by or used by the Consultant or any subcontractor retained by the Consultant and related to the services required by this Agreement shall be the property of the City and shall not be used by the Consultant for any purpose whatsoever except to perform the services required by this Agreement.

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B. Written notice to the Consultant shall be made by placing such notice in the United States Mail, postage prepaid and addressed to: Sustainable Midlands, Attention: Marie Stallworth, 701 Whaley Street, Suite 209, Columbia, SC 29201.

XII. Miscellaneous

A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

B. The Consultant shall be responsible for performance of all services required by this Agreement. The Consultant does not act as the City's agent or employee.

C. The Consultant 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 Consultant with regard to any of the requirements, specifications or interpretation of this Agreement, the Consultant 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 Consultant 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 Consultant 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 Consultant.

F. This Agreement represents the entire agreement between the City and the Consultant and supersedes all prior communications, negotiations, representations or agreements, either written or oral. Only written Contract Amendment signed by both the City and the Consultant may amend this Agreement.

G. The failure of either the Consultant 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.

Witness the parties' respective hands and seals on the date first written above.

CITY OF COLUMBIA, SOUTH CAROLINA

_____ By: _____
Witness City Manager

SUSTAINABLE MIDLANDS

_____ By: _____
Witness Title: Executive

RECOMMENDED BY: _____
Joseph D. Jaco, P.E., Director of Utilities and Engineering

RECOMMENDED BY: _____
Sandra A. Wright, Purchasing Agent

RECOMMENDED BY: _____
Melissa Gentry, P.E., Assistant City Manager for Operations

APPROVED AS TO FORM

Legal Department City of Columbia, SC

Exhibit A
Page 1 of 3

1. Assist the City in creating a K-12 educational programming to compliment the My River Starts Here campaign:

    a. Develop K-12 educational program(s) related to watershed protection and stormwater pollution.

        i. Develop educational materials and hands-on teaching activities geared toward elementary school age children to address stormwater pollution and prevention. Activities and lessons should be age appropriate and address topics that apply to elementary age students. The design and branding must be approved by City staff tasked with stormwater outreach.

        ii. Develop educational materials and hands-on teaching activity for middle- and/or high-school age children to address watershed awareness and its association with stormwater pollution and prevention. Topics should be more advanced and include watershed information specific to the school location. The design and branding must be approved by City staff tasked with stormwater outreach.

        iii. Develop a means to track effectiveness of the programming.

        iv. All materials should meet South Carolina State Education Standards for science based on the grade level and activity.

        v. All developed material and activities must be approved by City staff tasked with stormwater outreach prior to any use or presentation.

        vi. Hands-on activities should be incorporated into the lessons to reinforce topics and themes.

    b. Pilot any K-12 educational programs developed as part of 1.a.

        i. Identify appropriate classroom or school-age groups as subjects for a pilot of these lessons. City staff tasked with stormwater outreach must approve selection of any classroom or group before the program pilot begins.

        ii. Coordinate with the lead educator(s) for these groups to deliver the age-appropriate program and evaluate its impact on students.

        iii. Activities should take place within City of Columbia corporate limits.

        iv. Report on impact of program to City staff tasked with stormwater outreach.

2. Report on work routinely to City staff tasked with stormwater outreach.

    a. Meet with City staff tasked with stormwater outreach outside of organization's regularly scheduled meetings bi-monthly to update staff on status of work to date.

Exhibit A
Page 2 of 3

b. Provide the City with activity reports for the dates as follows:
   i. Start of contract – End of reporting period for Stormwater annual report (currently: January 25, 2017)
   ii. Beginning of reporting period for Stormwater annual report (currently: January 26, 2016) – June 30, 2017
   iii. Reports are due 2 calendar weeks after the end of the period.
   iv. Reports must follow the format provided by City staff tasked with stormwater outreach.

c. Provide additional data on efforts as requested by City staff tasked with stormwater outreach. The City reserves the right to make any payments contingent upon delivery of any requested data, documents, other program details, or program activities at a level deemed satisfactory by City staff tasked with stormwater outreach.

Exhibit A
Page 3 of 3

Sustainable Midlands

City of Columbia,
Attn: Contracts Division
1136 Washington Street
Columbia, SC 29201

RE: Pay Rate Structure for City of Columbia Contract through June 30, 2017

Executive - $39/hr
Staff - $26/hr
Intern - $20/hr
*Pay rates include 30% uplift for overhead

701 Whaley Street, Suite 209 Columbia, SC 29201
803-470-4302 www.sustainablemidlands.org

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Utilities and Engineering**

FROM: ***Joey Jaco, Director of Utilities and Engineering***

SUBJECT: **Council is asked to approve an Agreement for Water Quality Consulting Services for Fiscal Year 2016/2017, as requested by the Utilities and Engineering Department. Award to Black & Veatch Corporation in an amount not to exceed $50,000.00. This firm is located in Columbia, SC.**

PRESENTER: **Joey D. Jaco P.E.**

FINANCIAL IMPACT: **Funding Source: 511706-WM4263(16)-638305. The original budgeted amount is $50,000.00.**

ORIGINAL BUDGET: **$50,000.00**

CLEAN WATER 2020?: **No**

FEMA DR-SC4241?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

The proposed Agreement for Engineering Services is requested for Black & Veatch Corporation to provide Water Quality Consulting services for the City's drinking water system for FY16-17. Services to be performed will impact all City Council Districts.

The Legal Department has reviewed the Agreement. The Director of Utilities and Engineering and the ACM for Operations recommend its approval.

ATTACHMENTS:

- **#a:** WaterQualityConsultingFY16.17 (PDF)
- #b: map (PDF)

AGREEMENT FOR ENGINEERING SERVICES

THIS AGREEMENT made this _____ day of _____, 20__, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Black & Veatch Corporation (hereinafter referred to as the "Engineer"), for Engineer to render certain services required for Water Quality Consulting for Fiscal Year 2016 -2017 . Project Funding: 5529999-WM4355-658650.

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 B, Project Schedule, attached hereto.

V. Compensation (Exhibit C)

A. The compensation paid by the City to the Engineer under this Agreement for Items 1 and 2, shall be based on an hourly rate fee schedule as provided for in Exhibit C, and shall not exceed Fifty Thousand Dollars and No/100 ($50,000.00).

B. The total compensation paid by the City to the Engineer under this Agreement shall not exceed Fifty Thousand Dollars and No/100 ($50,000.00).

C. 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 subcontracted services, including any such services that are specified in the Summary of Proposed Sub-consultants shown on Exhibit D hereto, and identify if the subcontractor 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, Section 11.71, 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. 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. Permits and Licenses

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.

VIII. 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.

IX. 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.

X. 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.

XI. Notice

A. Written notice to the City shall be made by placing such notice in the United States Mail, postage prepaid and addressed to: Director of Utilities and Engineering, 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: Black & Veatch Corporation, 1411 Gervais Street, Suite 402, Columbia, SC 29201.

XII. 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. The Engineer is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, as amended). Under this Act, City employees are prohibited from accepting anything of value from any person. "Anything of value" includes, but is not limited to, lodging, transportation, entertainment, food, meals, beverages, money, gifts, honorariums, discounts and interest-free loans.

Witness the parties' respective hands and seals on the date first written above.

CITY OF COLUMBIA, SOUTH CAROLINA

_____ By: _____
Witness City Manager

BLACK & VEATCH CORPORATION

_____ By: _____
Witness Title: Associate Vice President

RECOMMENDED BY: _____ Director of Utilities and Engineering

RECOMMENDED BY: _____ Assistant City Manager for Operations

APPROVED AS TO FORM
Legal Department City of Columbia, SC

EXHIBIT A

SCOPE OF SERVICES
BLACK & VEATCH CORPORATION
WATER QUALITY CONSULTING FOR FISCAL YEAR 2016-2017 (WM4355)

Project Description: Black & Veatch (Engineer) will serve as the City of Columbia's (City's) professional engineering representative in those phases of the Project to which this Agreement applies and will provide consultation and advice to the City during the performance of their services. The Engineer will provide routine water quality consulting services as requested by the City's staff for the Canal and Lake Murray Water Treatment Plants and the distribution system.

Scope of Work: Specific tasks associated with this work include the following:

Task 1: Meeting Attendance

Attendance at monthly Water Quality Committee meetings. These meetings will include a review of monthly water quality data from the treatment facilities and in the distribution system, as well as a discussion of operational issues, regulatory responsibilities, and associated water quality items. A total of twelve (12) meetings are anticipated.

Task 2: Update to Process Optimization Evaluation Recommendations

These services will include the following subtasks:

- Review of Water Production Information and Update of Database – The water production information for the previous year will be reviewed and the existing database of water production will be updated. This information will be compared to the demand projections developed as part of the 2014 Process Optimization Evaluations for the Canal and Lake Murray Water Treatment Plants. Observations and recommendations will be provided addressing the timing and priority of current capacity driven Capital Improvement Program projects.

- Review of Water Quality and Current / Pending Regulatory Issues – Engineer will review the previous year's water quality data and provide comments on compliance status with current and future or potential regulatory requirements. The current Capital Improvement Program project will be reviewed with respect to regulatory or water quality driven projects and recommendations provided to reflect and any necessary adjustments.

- Documentation - A Technical Memorandum will be developed to document the results of the review and evaluation of water production and water quality and regulatory issues. A review meeting will be held with City staff following submission of a draft Technical Memorandum. Comments will be incorporated into a final Technical Memorandum.

Deliverables

Deliverables for the project will include a draft Technical Memorandum and final Technical Memorandum documenting the results of the review and evaluation of water production and water quality and regulatory issues as part of Task 2.

Additional Services

Additional services are not in the scope of work for this Agreement. These services will be performed at City's request with compensation adjustments. Additional services that City might choose to add to the scope of services include, but are not limited to, the following items.

1. General:

   a. Safety Assessments (Safety issues regarding the design of new facilities and equipment related to this Project are included in the scope of services and compensation for this Agreement).

   b. Security Assessments.

   c. Renderings or photo realistic drawings.

   d. Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.

   e. Preparation for litigation, arbitration, or other legal or administrative proceedings; and appearances in court or at arbitration sessions in connection with bid protests, change orders, or construction incidents.

2. Environmental Assessment:

   a. Environmental assessment reports and/or environmental impact statements.

   b. Cultural resources and/or archaeological study and reports.

   c. Archaeological consultations regarding artifacts that may be uncovered during construction.

3. Testing:

   a. Observing factory tests and/or field retesting of equipment that fails to pass the initial test.

4. Hazardous Environmental Conditions:

   a. Remedial investigation/feasibility study or Phase I environmental site assessment to determine the quantity and location of contamination.

   b. Conduct asbestos or lead based paint abatement or other hazardous material abatement of existing facilities.

5. Conducting pilot plant studies and tests.

City Responsibilities

The City will furnish, as required by the work and not at the expense of the Engineer, the following items:

1. All maps, drawings, reports, records, audits, annual reports, and other data that are available in the files of the City and which may be useful in the work involved under this Agreement.

2. Access to public and private property when required in performance of the Engineer's services.

3. Manage the performance of other consultants under direct contract to City necessary for the Project. (Coordination and sharing of information with other consultants for the purpose of related Project issues is included in this scope of services and compensation).

4. Notwithstanding anything to the contrary contained herein, City assumes sole responsibility and waives all rights and claims against Engineer for all loss of or damage to property owned by or in the custody of City and any items at the jobsite or in transit thereto (including, but not limited to, construction work in progress), whether such loss or damage results from tortious or non-tortious causes. (Engineer shall be held responsible for repair/replacement of any loss of or damage to property, structure, equipment, etc., specifically caused by the Engineer or a subcontractor of the Engineer).

EXHIBIT B

PROJECT SCHEDULE
BLACK & VEATCH CORPORATION
WATER QUALITY CONSULTING FOR FISCAL YEAR 2016-2017 (WM4355)

Engineer proposes to perform the services as detailed in this Scope of Services per the schedule below.

- Meeting Attendance – Meetings will be attended monthly, from July 2016 through June 2017, typically held on the first Thursday of each month at the Canal Water Treatment Plant.

- Technical Memorandum – The draft Technical Memorandum will be developed and submitted in February of 2017 and be based on 2016 calendar year data. The review meeting will be held in March of 2017 and the final Technical Memorandum submitted in May of 2017.

EXHIBIT C

COMPENSATION
BLACK & VEATCH CORPORATION
WATER QUALITY CONSULTING FOR FISCAL YEAR 2016-2017 (WM4355)

For the services outlined in this Contract, the City agrees to pay the Engineer as follows:

A. Compensation shall be based on the attached hourly rate schedule, plus subcontractor billings times 1.0 and reimbursable expenses, with a total amount not to exceed fifty thousand dollars ($50,000.00). Reimbursable expenses shall include such items as telephone, fax, computers, reproduction, postage, mileage, equipment, and supplies. Work shall begin upon written notification by the City to proceed.

B. For supplemental services, a lump sum amount, or based on the attached hourly rate schedule, plus reimbursable expenses times 1.10, except airfare and travel expenses, which will be billed at cost; plus subcontract billings times 1.05. Reimbursable expenses shall include such items as telephone, fax, computers, reproduction, postage, mileage, equipment, and supplies.

   Each item of supplemental services shall be established and approved in writing before the work is started. The amount billed for each item of supplemental services shall not exceed the amount established and approved for it without further authorization from the City. Additional amounts for supplemental services may be authorized, if necessary, as the work progresses.

C. Monthly payments shall be made to the Engineer by the City based on the Engineer's statement. For payroll multiplier items, the statement shall be itemized to indicate the amount of work performed and the associated reimbursable expenses and subcontract costs. The entire amount of each statement shall be due and payable upon receipt by the City.

Attachment I
Page 1 of 1

Hourly Billing Rates for Personnel	
Category of Personnel	**Billing Rate / Hour**
Client Director	$265
Project Manager	$220
Senior Process Engineer	$220
Engineering Manager	$180
Lead Project Engineer	$140
Design Engineer	$125
Associate Engineer	$105
Senior Design Technician	$125
Design Technician	$82
Structural Engineer	$150
Electrical Engineer	$150
Accountant	$95
Senior Administrative Assistant	$105
Administrative Assistant	$78

The above listed hourly payroll rates are valid for the period of July 1, 2016 through June 30, 2017.

EXHIBIT D

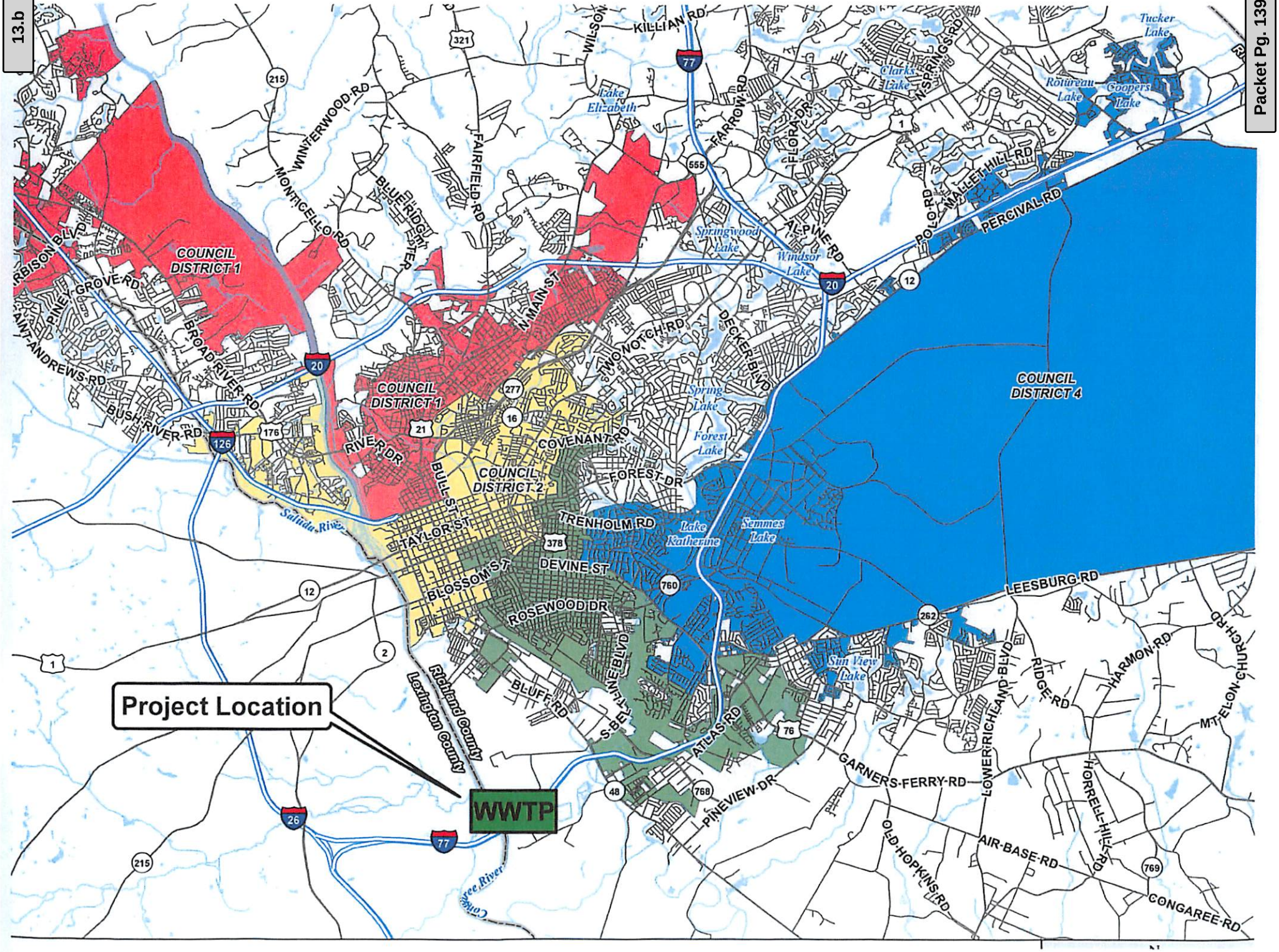
SUBCONSULTANT FIRM INFORMATION RECORDS

The Engineer shall list all firms, including minority and female owned firms, providing sub-consulting services under this Agreement. The list shall be submitted in the format provided below. Any proposed changes must be submitted in writing to the City, including the reason(s) for the proposed changes, prior to initiation of any action by the Engineer. Any invoices submitted for payment under this Agreement must include the dollar amount to be paid to each firm listed below for the invoice period.

Firm Name and Address	Contact Name and Telephone Number	Group (MBE, WBE SBE, LBE, Non M/W/S/LBE)	Services to be Provided	Dollar Value of Services
None				

KEY:

MBE- Minority Business Enterprise
WBE- Woman Owned Business Enterprise
SBE- Small Business Enterprise
LBE- Local Business Enterprise (per City's definition)


Project Location
WWTP
COUNCIL DISTRICT 1
COUNCIL DISTRICT 1
COUNCIL DISTRICT 2
COUNCIL DISTRICT 4
Richland County
Lexington County
Saluda River
Congaree River
Lake Elizabeth
Springwood Lake
Windsor Lake
Spring Lake
Forest Lake
Lake Katherine
Semmes Lake
Sun View Lake
Clarks Lake
Rotureau Lake
Coopers Lake
Tucker Lake
KILLIAN RD
WILSON
WINTERWOOD RD
MONTICELLO RD
BLUE RIDGE TER
FAIRFIELD RD
FARROW RD
FLORA DR
N SPRINGS RD
ALPINE RD
POLO RD
MALLET HILL RD
PERCIVAL RD
DECKER BLVD
TWO NOTCH RD
N MAIN ST
PINEY GROVE RD
BROAD RIVER RD
SAINT ANDREWS RD
BUSH RIVER RD
RIVER DR
COVENANT RD
FOREST DR
BULL ST
TAYLOR ST
TRENHOLM RD
DEVINE ST
BLOSSOM ST
ROSEWOOD DR
BLUFF RD
S BELTLINE BLVD
ATLAS RD
PINEVIEW DR
GARNERS FERRY RD
LOWER RICHLAND BLVD
OLD HOPKINS RD
AIR BASE RD
HORRELL HILL RD
CONGAREE RD
LEESBURG RD
RIDGE RD
HARMON RD
MT ELON CHURCH RD

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve Residential and Commercial Demolition Services for the Code Enforcement Division, as requested by the Community Development Department. Award $39,353.00 to Corley Construction, a Local Business Enterprise and a Disadvantaged Business Enterprise located in Irmo, SC and $35,250.00 to Complete Demolition Services of Carrollton, GA, the lowest responsible bidders in the total amount of $74,603.00.**

FINANCIAL IMPACT: **Funding Source: Community Development Control - Professional Services 2519999-636600. The original budgeted amount is $152,172.34.**

ORIGINAL BUDGET: **$152,172.34**

BUSINESS PROGRAM: **Local Business Enterprise Program**

CLEAN WATER 2020?: **No**

I respectfully request City Council's approval for this service from the two (2) lowest responsive and responsible vendors, Corley Construction and Complete Demolition Services at the costs listed below.

Corley Construction two (2) lots Total:	$39,353.00
Complete Demolition Services one (1) lot Total:	$35,250.00
Total for three (3) lot Demolition services:	$74,603.00

ATTACHMENTS:

- **#a:** Corley Construction Lot Cost (PDF)
- #b: Complete Demolition Services Lot Cost (PDF)
- #c: BID025-16-17-TAP Tabulation Report (PDF)

Submit Responses Online using the City of Columbia's Bid Online Phone Number: (803)545-3470	CITY OF COLUMBIA INVITATION FOR BID BIDDER ACKNOWLEDGEMENT
Date: September 30, 2016	Bids will be opened at 10:00 A.M. on Tuesday 10/18/2016 and may not be withdrawn within 60 days after such date and time. BID025-16-17-TAP
Bid Title: Residential and Commercial Demolition Services	Reason For No Bid:
Vendor Name: Corley Construction LLC	
Vendor Mailing Address: 360 Firetower Road	
City-State-Zip: Irmo SC 29063	
Telephone No: 803-781-3127	
Fax No: 803-781-5171	

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of the bid and certify that I am authorized to submit this bid. In submitting a bid to an agency of the City of Columbia, the bidder offers and agrees that if the bid is accepted, the bidder will convey, sell, assign or transfer to the City of Columbia all rights, title, interest in and to all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of South Carolina for price fixing relating to the particular commodities or services purchased or acquired by the City of Columbia. At the discretion of the City of Columbia, such assignment shall be made and become effective at the time the purchasing agency tenders final payment to the bidder.

Todd S. Corley

AUTHORIZED SIGNATURE (MANUAL)

Todd S. Corley Co-owner

AUTHORIZED SIGNATURE TITLE (TYPED)

Corley Const@bellsouth.net

E-MAIL ADDRESS

General Conditions

Electronic Bids: All bids must be submitted using the Bid Online System. Bids not submitted on the Bid Online System may be rejected. All bids are subject to the conditions specified herein. Those which do not comply with these conditions are subject to rejection.

1. EXECUTION OF BID: Bid must be submitted online by an authorized representative.

2. NO BID: If not submitting a bid, respond by indicating no-bid using bid online and explain the reason in the space provided for comments.

3. BID OPENING: Shall be public on the date and at the hour specified on the bid. It is the bidder's responsibility to assure that his bid is submitted. Bids which for any reason are not so submitted may not be considered. Offers by telegram or telephone are not acceptable. A bid may not be altered after the opening of the bids. NOTE: Bid tabulation will be posted online under the tabulations section of bid online. Bid tabulations will not be provided by telephone.

4. PRICES, TERMS, & PAYMENT: Firm prices shall be bid and shall include all packing, handling and shipping or delivery charges.

A. Discounts: Bidders may offer a cash discount for prompt payment. However, such discounts shall not be considered in determining the lowest net cost for bid evaluation purposes. Discount time will be computed from the date of satisfactory delivery at place of acceptance or from receipt of correct invoice at the office specified, whichever is later.

B. Mistakes: Bidders are expected to examine the specifications, delivery schedule, bid prices and all instructions pertaining to supplies and services. Failure to do so will be at bidder's risk. In case of mistake in extension, the unit price will govern.

C. Condition & Packaging: It is understood and agreed that any item offered or shipped as a result of this bid shall be new (current model at the time of this bid). All containers shall be suitable for storage or shipment, and all prices shall include standard commercial packaging.

D. Safety Standards: Unless otherwise stipulated in the bid, all manufactured items and fabricated assemblies shall comply with applicable requirements of the Occupational Safety and Health Act, and any standards there under, as well as bearing Underwriters Laboratories labels where appropriate.

E. Invoicing & Payment: The contractor shall be paid upon submission of properly certified invoices to the City of Columbia Accounting Division, P.O. Box 147, Columbia, S.C. 29217. At the prices stipulated on the contract at the time the order is placed, after delivery and acceptance of goods, less deductions if any, as provided. Invoices shall contain the Contract Number and Purchase Order Number. The City of Columbia will not pay invoices submitted from a third party. Invoices shall be submitted by the company shown on the Purchase Order.

5. MANUFACTURER'S NAME & APPROVED EQUIVALENTS: Any manufacturers names, trade names, brand names, information and or catalogue numbers listed in a specification are for information and are not intended to limit competition. The bidder may offer any brand for which he is an authorized representative, which meets or exceeds the specification for any item(s). If bids are based on equivalent products, indicate on the bid form the manufacturer's name and number. Bidder shall submit with his bid, cuts, sketches and descriptive literature and or complete specifications. Reference to literature submitted with a previous bid will not satisfy this provision. The bidder shall also explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. The City Columbia reserves the right to determine acceptance of item(s) as an approved equivalent. Bids, which do not comply with these requirements, are subject to rejection. Bids lacking any written indication of intent to bid an alternate brand will be received and considered in complete compliance with the specifications as listed on the bid form. The Division of Purchasing is to be notified of any proposed changes in (a) materials used, (b) manufacturing process, or (c) construction. However, changes shall not be binding upon the City unless evidenced by a Change Notice issued and signed by the City Purchasing Agent.

PURCHASING DIVISION
1136 WASHINGTON STREET 4TH Floor
COLUMBIA, S.C. 29201

I N V I T A T I O N F O R B I D S

Sealed bids for **Residential and Commercial Demolition Services** are subject to the conditions, and all provisions, etc., set forth herein and attached, will be received electronically using Bid Online until 10:00 A.M. October 18, 2016 then publicly opened and read. The commodities and/or services must be furnished as described and specified. All prices must include the cost of transportation.

Bid No. 025-16-17-TAP

By: Tonya A Payne Buyer
Tonya A Payne

QUANTITIES/COMMODITIES, OR SERVICES	UNIT PRICE DOLLAR CENTS*
Residential and Commercial Demolition Services 5400 Mauldin Avenue, Columbia, SC	$* 13,755.00
Residential and Commercial Demolition Services 5412 Mauldin Avenue, Columbia, SC	$* 25,598.00
Residential and Commercial Demolition Services 2739 Covenant Road, Columbia, SC	$* 40,398.00

* Cost from Page 10
(Per described specifications)

*Prices are to be entered onto Bid Online. Bidder will provide, furnish, and install all equipment, labor and materials required to complete this project. DO NOT include the sales tax in the price.

Award will be made by lot to the lowest responsive and responsible bidder.

There is a mandatory work completion date of November 21, 2016 for all sites. Contractors proposed completion dates, responsive cost proposals and past performance work history will determine the City's option for single lot and or multiple lot vendor awards.

Contractor must have a City of Columbia Business License before an award will be made. If Contractor has a City of Columbia Business License, list here: # 27833

DUNNS #, list here: # 004134175

This is a federal funded project and special attention should be made to the terms and conditions referenced on pages 23 through 27.

IV. Cost Proposal

Please breakout your bid to provide your costs and completion dates as described below:

LOT	ADDRESS	# DAYS TO COMPLETE	UNITS	COST FOR DEMOLITION SERVICES	COMPLETION DATE
1	5400 Mauldin Avenue, Columbia, SC		4	$ 13,755.00	11/25/2016
2	5412 Mauldin Avenue,Columbia, SC		10\2	$ 25,598.00	11/25/2016
3	2739 Covenant Road, Columbia, SC		1	$ 40,398.00	11/25/2016

No contractor is authorized to commence any work listed above before receiving a written Notice to Proceed from the City of Columbia.

The anticipated work start date is November 3, 2016 pending Council approval.

Submit Responses Online using the City of Columbia's Bid Online Phone Number: (803)545-3470	CITY OF COLUMBIA INVITATION FOR BID BIDDER ACKNOWLEDGEMENT

Date: September 30, 2016	Bids will be opened at 10:00 A.M. on Tuesday 10/18/2016 and may not be withdrawn within 60 days after such date and time.	BID025-16-17-TAP

Bid Title: Residential and Commercial Demolition Services

Reason For No Bid:

Vendor Name:	Complete Demolition Services, LLC.
Vendor Mailing Address:	81 Castleman Road
City-State-Zip:	Carrollton, Georgia 30116
Telephone No:	770-830-9996
Fax No:	770-836-8848

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of the bid and certify that I am authorized to submit this bid. In submitting a bid to an agency of the City of Columbia, the bidder offers and agrees that if the bid is accepted, the bidder will convey, sell, assign or transfer to the City of Columbia all rights, title, interest in and to all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of South Carolina for price fixing relating to the particular commodities or services purchased or acquired by the City of Columbia. At the discretion of the City of Columbia, such assignment shall be made and become effective at the time the purchasing agency tenders final payment to the bidder.

AUTHORIZED SIGNATURE (MANUAL)

James Morehead/Managing Member
AUTHORIZED SIGNATURE/TITLE (TYPED)

james.cds@att.net
E-MAIL ADDRESS

General Conditions

Electronic Bids: All bids must be submitted using the Bid Online System. Bids not submitted on the Bid Online System may be rejected. All bids are subject to the conditions specified herein. Those which do not comply with these conditions are subject to rejection.

1. EXECUTION OF BID: Bid must be submitted online by an authorized representative.

2. NO BID: If not submitting a bid, respond by indicating no-bid using bid online and explain the reason in the space provided for comments.

3. BID OPENING: Shall be public on the date and at the hour specified on the bid. It is the bidder's responsibility to assure that his bid is submitted. Bids which for any reason are not so submitted may not be considered. Offers by telegram or telephone are not acceptable. A bid may not be altered after the opening of the bids. NOTE: Bid tabulation will be posted online under the tabulations section of bid online. Bid tabulations will not be provided by telephone.

4. PRICES, TERMS, & PAYMENT: Firm prices shall be bid and shall include all packing, handling and shipping or delivery charges.

A. Discounts: Bidders may offer a cash discount for prompt payment. However, such discounts shall not be considered in determining the lowest net cost for bid evaluation purposes. Discount time will be computed from the date of satisfactory delivery at place of acceptance or from receipt of correct invoice at the office specified, whichever is later.

B. Mistakes: Bidders are expected to examine the specifications, delivery schedule, bid prices and all instructions pertaining to supplies and services. Failure to do so will be at bidder's risk. In case of mistake in extension, the unit price will govern.

C. Condition & Packaging: It is understood and agreed that any item offered or shipped as a result of this bid shall be new (current model at the time of this bid). All containers shall be suitable for storage or shipment, and all prices shall include standard commercial packaging.

D. Safety Standards: Unless otherwise stipulated in the bid, all manufactured items and fabricated assemblies shall comply with applicable requirements of the Occupational Safety and Health Act, and any standards there under, as well as bearing Underwriters Laboratories labels where appropriate.

E. Invoicing & Payment: The contractor shall be paid upon submission of properly certified invoices to the City of Columbia Accounting Division, P.O. Box 147, Columbia, S.C. 29217. At the prices stipulated on the contract at the time the order is placed, after delivery and acceptance of goods, less deductions if any, as provided. Invoices shall contain the Contract Number and Purchase Order Number. The City of Columbia will not pay invoices submitted from a third party. Invoices shall be submitted by the company shown on the Purchase Order.

5. MANUFACTURER'S NAME & APPROVED EQUIVALENTS: Any manufacturers names, trade names, brand names, information and/or catalogue numbers listed in a specification are for information and are not intended to limit competition. The bidder may offer any brand for which he is an authorized representative, which meets or exceeds the specification for any item(s). If bids are based on equivalent products, indicate on the bid form the manufacturer's name and number. Bidder shall submit with his bid, cuts, sketches and descriptive literature and/or complete specifications. Reference to literature submitted with a previous bid will not satisfy this provision. The bidder shall also explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. The City Columbia reserves the right to determine acceptance of item(s) as an approved equivalent. Bids, which do not comply with these requirements, are subject to rejection. Bids lacking any written indication of intent to bid an alternate brand will be received and considered in complete compliance with the specifications as listed on the bid form. The Division of Purchasing is to be notified of any proposed changes in (a) materials used, (b) manufacturing process, or (c) construction. However, changes shall not be binding upon the City unless evidenced by a Change Notice issued and signed by the City Purchasing Agent.

PURCHASING DIVISION
1136 WASHINGTON STREET 4TH Floor
COLUMBIA, S.C. 29201

I N V I T A T I O N F O R B I D S

Sealed bids for **Residential and Commercial Demolition Services** are subject to the conditions, and all provisions, etc., set forth herein and attached, will be received electronically using Bid Online until 10:00 A.M. October 18, 2016 then publicly opened and read. The commodities and/or services must be furnished as described and specified. All prices must include the cost of transportation.

Bid No. 025-16-17-TAP

By: *Tonya A Payne* Buyer
Tonya A Payne

QUANTITIES/COMMODITIES, OR SERVICES	UNIT PRICE DOLLAR CENTS*
Residential and Commercial Demolition Services 5400 Mauldin Avenue, Columbia, SC	$* 21,950.00
Residential and Commercial Demolition Services 5412 Mauldin Avenue, Columbia, SC	$* 48,928.00
Residential and Commercial Demolition Services 2739 Covenant Road, Columbia, SC	$* 35,250.00

* Cost from Page 10
(Per described specifications)

*Prices are to be entered onto Bid Online. Bidder will provide, furnish, and install all equipment, labor and materials required to complete this project. **DO NOT** include the sales tax in the price.

Award will be made by lot to the lowest responsive and responsible bidder.

There is a mandatory work completion date of November 21, 2016 for all sites. Contractors proposed completion dates, responsive cost proposals and past performance work history will determine the City's option for single lot and or multiple lot vendor awards.

Contractor must have a City of Columbia Business License before an award will be made. If Contractor has a City of Columbia Business License, list here: # _____

DUNNS #, list here: # 078393651

This is a federal funded project and special attention should be made to the terms and conditions referenced on pages 23 through 27.

IV. Cost Proposal

Please breakout your bid to provide your costs and completion dates as described below:

LOT	ADDRESS	# DAYS TO COMPLETE	UNITS	COST FOR DEMOLITION SERVICES	COMPLETION DATE
1	5400 Mauldin Avenue, Columbia, SC	21	4	$ 21,950.00	TBD
2	5412 Mauldin Avenue,Columbia, SC	21	10\2	$ 48,928.00	TBD
3	2739 Covenant Road, Columbia, SC	21	1	$ 35,250.00	TBD

No contractor is authorized to commence any work listed above before receiving a written Notice to Proceed from the City of Columbia.

The anticipated work start date is November 3, 2016 pending Council approval.

REVISED Bid Tabulation Report

BID025-16-17-TAP Residential and Commercial Demolition Services

Vendor:	Description	Location: 5400 Mauldin Ave.	Location: 5412 Mauldin Ave.	Location: 2739 Covenant Rd.
Bidder ID: B002325 Faber Enterprises, LLC. P.O. Box 435 Columbia, SC 29203	Residential and Commercial Demolition Services	$38,500.00	$63,500.00	No Bid
Bidder ID: B002301 Complete Demolition Services, LLC. 81 Castleman Rd. Carrollton, GA 30116	Residential and Commercial Demolition Services	$21,950.00	$48,928.00	$35,250.00
Bidder ID: B002303 Carolina Wrecking, Inc. 141 Cort Rd. Columbia, SC 29223	Residential and Commercial Demolition Services	$25,600.00	$45,700.00	$45,000.00
Bidder ID: B002324 Corley Construction, LLC. 3607 Firetower Rd. Irmo, SC 29063	Residential and Commercial Demolition Services	$13,755.00	$25,598.00	$40,398.00
Bidder ID: B002323 Eastern Environmental, Inc. 233 Sloop Point Loop Rd. Hampstead, NC 28443	Residential and Commercial Demolition Services	$18,975.00	$41,500.00	$39,975.00

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.

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Council is asked to approve a Professional Services Agreement for the Promotion of Cultural Affairs. Award to One Columbia for Arts and History in the amount of $83,800.00. This firm is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: 2035205-688200**

ATTACHMENTS:

- **#a:** One Columbia Agreement (PDF)

ONE COLUMBIA
ARTS AND HISTORY

June 30, 2016

City of Columbia
Attn: City Manager Teresa Wilson
1737 Main Street
Columbia, SC 29201

Deliverables
July 1, 2016 to June 30, 2017

One Columbia will advise, amplify and advocate for strengthening and unifying the arts and history community by supporting arts and historic preservation tourism, promoting collaboration, coordinating advertisements, celebrating the role of arts and history in this community, and will continue to serve in the role of an office of cultural affairs for the City of Columbia.

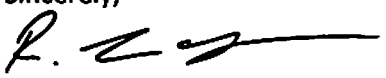
Deliverables include:

- Maintain a comprehensive calendar of the arts and amplify cultural events through email and social media campaigns that reach over 10,000 citizens and tourists weekly
- Developing arts audiences through programs that engage the community, demonstrate the breadth of arts activities and provide access to new cultural experiences
- Conduct public art initiatives for commissioning new works of public art on the City's behalf and maintain a directory of the Midlands' public art
- Promote the City of Columbia through participation in national celebrations of the arts, such as National Poetry Month and International Make Music Day
- Encourage development of busking and street performance as a method for making Columbia more livable and a creative destination for tourists
- Facilitate inclusive thematic celebrations of Columbia's creativity and history through partnerships among arts organizations
- Manage the Gallery at City Hall, which provides a public space for visitors to freely encounter art
- Coordinate the collection and archival of video footage available for arts organizations and promotional groups to utilize when marketing the City's arts community
- Provide meeting space and other services for artists and arts organizations
- Conduct data collection for an update to the *Arts and Economic Prosperity V* economic impact study in partnership with Americans for the Arts and disseminate data

One Columbia for Arts & History is very grateful for your recognition of the enduring value of the arts and historic preservation in advancing Columbia's standing as a vibrant and livable community where creativity and preservation can be fostered to the benefit of residents and visitors alike. With your support, we will continue to utilize artistic expression and creativity in

ways that solve problems, create economic incentives and make Columbia a vibrant and unique place to live and work. Thank you for this opportunity.

Sincerely,



R. Lee Snelgrove
Executive Director
One Columbia for Arts & History

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is entered into this _____ day of _____, 2016, by and between The City of Columbia (hereinafter called the "City") and OneColumbia for Arts and History (hereinafter called the "Contractor") to provide the services herein described.

For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. CONTRACT FOR SERVICES

The City hereby engages the Contractor and the Contractor hereby agrees to perform the services hereafter set forth.

2. SCOPE OF SERVICES AND TIME OF PERFORMANCE

The Contractor shall in a satisfactory and proper manner as determined by the City perform tasks necessary to complete the projects as outlined in Appendix A, attached hereto. The Contractor has specialized knowledge to complete the projects without any training from the City and shall perform the tasks in the order and in the manner that he or she determines is most effective and efficient without any City control over the details of Contractor's performance.

The Term of this Agreement commenced on July 1, 2016 and shall expire on June 30, 2017.

3. METHOD OF PAYMENT

It is agreed that in no event will the total compensation to be paid hereunder exceed Eighty-Three Thousand, Eight Hundred Dollars and No/100 ($83,800.00).

Payment shall be made for work performed every four weeks and no later than by Thursday of the following week after the fourth week.

4. FINDINGS CONFIDENTIAL

All of the reports, information, data, records or documents of any kind, prepared or assembled by the Contractor under this Contract are confidential and the Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the City.

5. ACCESS TO RECORDS

The Contractor shall make available for examination all of its records with respect to all matters covered by this contract and shall maintain such records for a period not less than three (3) years after receipt of final payment under this Contract.

6. COPYRIGHT

No reports or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the Contractor.

7. AMENDMENTS

The parties may amend this Agreement at any time provided that such amendments are executed in writing, signed by a duly authorized representative of both parties, and approved, where applicable, by the City's governing body.

The City may, in its discretion, amend this Agreement to conform with federal, state, or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of, the activities to be undertaken as part of the Agreement, such modifications will be incorporated only by written amendment signed by both parties.

8. ASSIGNABILITY/SUBCONTRACTING

The Contractor shall not assign or subcontract any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of the City. The Contractor shall be as fully responsible to the City for the acts and omission of its sub-contractors, as it is for the acts and omissions of persons directly employed by the Contractor.

The Contractor shall furnish and cause each of its subcontractors to furnish all information and reports required hereunder.

9. INDEPENDENT CONTRACTOR

Nothing contained in this agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Contractor shall at all times remain an independent contractor with respect to the services to be performed under this agreement. The City shall be exempt from payment of all unemployment compensation, FICA, retirement, life and/or medical insurance and workers' compensation insurance.

10. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner these obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the City shall thereupon have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data studies, surveys and reports prepared under this Contract shall become the property of the City.

Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Contract by the Contractor and the City may withhold any payments to the Contractor until such time as the exact amount of damages due to the City from the Contractor is determined.

11. TERMINATION FOR CONVENIENCE OF THE CITY

The City may terminate this Contract at any time by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. In that event, all finished or unfinished documents and other material as described in Paragraph 5 above shall, at the option of the City, become its property.

12. INTEREST OF CONTRACTOR

The Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract or which is adverse to the interests of the City of Columbia. The Contractor further covenants that in the performance of this Contract no person having such interest shall be employed.

The Contractor is expected to make its services available to other entities but agrees to refrain from representing other entities in matters where the position of the City conflicts with that of the other entity. The City may at its discretion, waive this provision. The Contractor has provided a list of all of its clients with whom there may be potential conflicts with the City. This list shall be supplemented throughout the duration of this contract.

13. EQUAL EMPLOYMENT OPPORTUNITY

In carrying out the program, the Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor shall take affirmative action to insure that applicants for employment, without regard to their race, creed, color, religion, ancestry, sex, sexual orientation, gender identity, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. Such action shall include, but not be limited to, the

following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the government setting forth the provisions of this nondiscrimination clause. The Contractor will incorporate these requirements in all subcontracts for program work.

14. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of Applicable law.

15. COMPLIANCE WITH LOCAL LAWS

The Contractor shall comply with all applicable laws, ordinances, and codes of the state and local government in performing the work provided under this Contract.

16. PERSONNEL

All of the services required hereunder shall be performed by the Contractor and all personnel engaged in the work will be fully qualified and shall be authorized or permitted under state and local law to perform the services identified in Appendix A, Scope of Services.

The Contractor represents that he/she has, or will secure at his/her own expense, all personnel required in performing the services under the Contract.

17. GOVERNING LAW

This Agreement shall be interpreted, construed, and enforced in accordance with the laws of South Carolina. Any dispute arising between any of the parties hereto regarding the subject matter of this Agreement shall be subject to the exclusive jurisdiction of the federal and state courts within the State of South Carolina.

IN WITNESS WHEREOF, the City and the Contractor have entered into this Agreement as of the date first above written.

WITNESSES AS TO CITY: CITY OF COLUMBIA

_____ BY: Teresa Wilson

_____ TITLE: City Manager

WITNESSES AS TO CONTRACTOR: ONECOLUMBIA FOR ARTS AND HISTORY

_____ BY: _____

_____ TITLE: _____

APPROVED AS TO FORM

Legal Department City of Columbia, SC

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of IAPro Police Integrity Software License, Training and Support Services, as requested by the Police Department. Award to CI Technologies Inc., as a Sole Source in the amount of $64,800.00. This vendor is located in Townsend, MA.**

FINANCIAL IMPACT: **Funding Source: Police Administrative Services: Computer License,1012402-627510. The original budgeted amount is $64,800.00. Sec 1.16 of Appendix G, Finance Department, Procurement Regulation authorizes to Sole Source procurement of goods where there is only a single supplier (1) where the compatibility of equipment, accessories, or replacement parts is paramount.**

ORIGINAL BUDGET: **$64,800.00**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

ATTACHMENTS:

- **#a:** CI Technologies Inc Quote (PDF)
- #b: CI Technologies Sole Source (PDF)

IAPRO

The Leading Police Integrity Software Worldwide

September 24, 2016

Captain G. A. Drafts
Columbia Police Department
Office of Professional Standards
#1 Justice Square
Columbia, SC 29201
(803) 545-3589 Office
gadrafts@columbiasc.net

Dear Captain Drafts:

Thank you for your interest in our IAPro software at the Columbia Police Department. I have prepared the below price quote covering costs for our IAPro software.

IAPro Price Quote

Item	Purchase costs
IAPro Professional Standards software includes: • Unlimited-use Site License • Unlimited number of users • Unlimited number of workstations • Installation • Pre-Load of employee information	$16,000.00
3 Days On-Site Training • IAPro User training • System Configuration with core users	$3,600.00
Travel Expenses for Trainer	$1,000.00
Training discount	**$1,200.00**
BlueTeam Field Support Services Software • Unlimited-use Site License • Unlimited number of users • Unlimited number of workstations • Installation	$12,000.00
2 Days On-Site BlueTeam training	$ 1,200.00
Travel Expenses for Trainer	$ 600.00
Training discount	**$ 600.00**
EIPro Field Support Services Software • Unlimited-use Site License • Unlimited number of users • Unlimited number of workstations • Installation	$2,400.00
1 Day Virtual Training – Remote - EIPro	Included

IAPRO

The Leading Police Integrity Software Worldwide

Total with Optional EIPro	**$35,000.00**
Data Migration - 7 MS Access databases ***Please see notes below on details regarding the data migration estimate.**	**$20,000.00**
HR Integration - Offsite – ***Please see notes below on details regarding the HR Integration estimate.**	**$ 5,000.00**
Total with Optional Items at Highest estimates	**$60,000.00**

Annual Maintenance Commencing the 2nd Year of Ownership		
IAPro	$	3,200.00
BlueTeam	$	2,400.00
HR Integration	$	1,000.00
EIPro	$	2,400.00
Maintenance Totals	**$**	**9,000.00**

Annual Maintenance

The first year of annual maintenance is provided free of charge. Thereafter annual maintenance is provided on a year-to-year basis and can be discontinued at any time.

The agency's annual maintenance cycle will not commence until training occurs. The first twelve (12) months of annual maintenance is provided free of charge.

Unless requested otherwise by the agency, the first maintenance invoice will be prorated to bring the agency's invoice cycle up to a January thru December calendar year. Thereafter, annual maintenance is invoiced on a calendar year basis, and will be disseminated each year in January.

Annual maintenance is calculated based upon 20% of the initial license cost for both IAPro, EIPro and BlueTeam.

Annual maintenance includes all end user and technical support via our 800 # and our online support website as well as any associated technical or user documentation. Annual maintenance also includes all new versions of the software.

Important Note

The purchase of the IAPro system does not include hardware, OS licensing or SQL Server licensing. Most agencies that purchase IAPro have an existing server with existing Microsoft SQL Server licensing. IAPro can be installed on your existing hardware and within your existing SQL Server instance.

BlueTeam Field Support Service application

The BlueTeam Field Support Service application is an adjunct application that is used by some IAPro customers. It is designed for entry of use-of-force, complaint, vehicle accident and pursuit incident types by field and supervisory level personnel. It supports the review and approval

process with routing up the chain of command. **Note: BlueTeam software is a separate and additional cost.*

Officer Preload

CI Technologies offers a free service whereby we will import your employee information into the IAPro database, prior to installing IAPro at your agency. This is a one-time service offered at no additional cost.

Optional Human Resource Database Interface

We also offer a separate service whereby we will create a batch process to update your IAPro employee information on a routine basis. If this option is preferred, please contact us so that we can learn more about your existing HR database and possible output formats in order to provide a price quote for this service.

***HR Integration – Based on discussion with representatives of the Columbia Police, it has been determined that the Columbia Police supports their own HR data source containing employee information. The data source containing this data is an MS Access database.**

CI Technologies has not reviewed this data source and would need a full review of the data to determine if this source is viable for use as the daily HR integration data source. This database should contain the unique employee id present in IAPro for each employee record, in addition to other key data fields such as title, current assignment, status etc…

This HR data source must also be accessible from the SQL Server where the IAPro database will reside.

Pricing for this service can ***only*** be provided after analysis of your existing human resources database.

Optional Data Migration Services

CI Technologies offers a data migration service whereby we will obtain data from your Department's existing internal affairs database and CI Technologies will convert that data into the IAPro database prior to the installation of IAPro at your agency. If you are interested in this option, please contact us so that we can evaluate your existing database data and provide you with a price.

***Data Migration - CI Technologies has spoken with representatives of the Columbia Police and have determined that there are 7 MS Access databases being considered for one-time offsite data migration by CI Technologies.**

The MS Access databases identified for one-time migration are:
Citizen Complaints
Use of Force
Accidents
Pursuits
Discipline

Subpoenas
Freedom of Information Act

CI Technologies has not reviewed the actual data needing to be migrated. Since final costs and feasibility of any data migration is determined by detailed analysis of the databases, CI Technologies has provided maximum cost for performing this work. Upon further review of the data, it may be determined that some or all databases may not be viable to migrate.

Given the current volume of cases in each database, the Columbia Police may want to give consideration to manually entering this data for one or all of the databases identified. This would guarantee that quality historical data is being entered into IAPro from the start. As with any data migration, there is manual cleanup and refinement of the migrated data. In some cases, it is best to look at a manual back-keying of this data instead of a migration.

Pricing for this service can ***only*** be provided after an analysis of your existing database.

Training

IAPro training is conducted by an IAPro training specialists…each IAPro training specialist is a current or former law enforcement Detective with extensive investigative experience.

IAPro training is heavily oriented towards hands-on usage. To this end, a special "training" version of IAPro is installed on each workstation used for training. This is a full-featured version of IAPro with demo/training database installed on the workstation hard drive. It is strongly recommended that there be one trainee per training workstation. An LCD projector is also needed for training.

If the optional BlueTeam software is purchased, training is typically coordinated subsequent to the IAPro training to allow agency staff ample time to become familiar with IAPro prior to deploying BlueTeam for agency wide use.

Considerations Regarding our Solution

Four aspects of our solution are distinctive, and set us apart from our competitors:

- Unlimited use licensing – there are no additional or hidden additional licensing costs: IAPro and BlueTeam pricing is for unlimited use licensing in terms of both the number of users that can run the software concurrently, and the number of workstations the applications can be run on. Our pricing model ensures maximum flexibility for the customer, with all licensing costs paid at point of initial purchase. The customers will never have to purchase additional licensing based on increased or unforeseen future usage requirements. This is important since the participation of front-line personnel – especially supervisors – is crucial in upholding the integrity of the organization, and to constrain their use of the software would greatly limit, if not cripple, its effectiveness.

- Oracle compatibility of software: Although SQLServer is our preferred environment, IAPro and BlueTeam both run against Oracle databases, and our data integration team has experience creating integration and migration processes using Oracle databases.

- A three-day conference: Each year since 2004, CI Technologies has hosted an Annual Users

Conference for our IAPro and BlueTeam customers. Please visit our website for further details.

- Our Growing Customer Base: Over 550 public safety agencies in 5 countries currently run IAPro and IAPro with BlueTeam. These agencies range in size from major customers such as CHP, NYPD, Toronto Police Service, and Western Australia Police, down to one person IA Units in smaller departments. The size and breadth of our customer base reflects our leading position in the Professional Standards software marketplace.

Important Note

The purchase of the IAPro system does not include hardware, OS licensing or SQL Server licensing. Most agencies that purchase IAPro have an existing server with existing Microsoft SQL Server licensing. IAPro can be installed on your existing hardware and within your existing SQL Server instance.

Purchase Orders

Training and installation are scheduled on a first-come-first-served basis. Please be sure to fax any purchase orders to us at 800.620.8504 for expeditious handling of your order.

This price quote will remain in-effect through December 31, 2016. Please call or email if you need additional information or have any questions. Thank you again for your interest and consideration!

Best Regards,

Jerri Elaine Kelly
CI Technologies, Inc.
Phone: 800.620.8504 ext. 711
jkelly@ci-technologies.com
cc: CI Technologies

Requisition # R17:7918

JUSTIFICATION FOR SOLE SOURCE PROCUREMENT

Based upon the following determination, the proposed procurement action described below is being procured pursuant to the authority of Section 1.16 of the City of Columbia, S.C. Procurement Regulation.

This Department proposes to procure for the Police Department, software specifically designed for the Office of Professional Standards as a sole source procurement from CI Technologies, Inc.

Based upon the following justifications: The software, IAPro provides (3) system components, IAPro Platform, Blue Team, and IEPro. This software system will enhance the Police Department's ability to track incidents related to police operations and after actions. The system will allow for individual incident monitoring whereby specific data can be flagged for immediate review. Furthermore, the system allows for specific required documents to be accessed and forwarded through the required chain of command by all supervisory staff as well as a component for staff inspections.

This sole source is valid through December 31, 2016 **Amount** $ 69,000

		10/13/16
Department	Signature of Department Head	Date
		10/25/16
	Signature of Purchasing Agent	Date
Form must be routed in the order of the signatures		10/25/16
	Signature of Finance Director	Date
	Signature of Asst. City Manager	Date
	Teresa Wilson	10-26-16
	Signature of City Manager	Date

Notes: (1) Enter Division Name
(2) Enter description of goods or services to be procured
(3) Enter name of sole source contractor
(4) Enter the basis of sole source procurement

Distribution: Original attached to requisition (Form PUR 108201) Copy retained in Department's file (Rev. 06/2016)

This agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement, and shall become a binding agreement when one or more counterparts have been signed by and delivered to each of the parties. Such delivery may occur by facsimile or email/pdf and any counterparts exchanged in this manner shall be considered originals.

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of Forty-Seven (47) Utility Rocket Vehicle Routers and Hardware, as requested by the Fleet Services Division. Award to Anixter Inc., using the General Services Administration Contract in the amount of $81,876.39. This vendor is located in Glenview, IL.**

FINANCIAL IMPACT: **Funding Source: General Services: Capital Replacement - Computer Equipment/Hardware, 6308972-627500. The original budgeted amount is $81,876.39. 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.**

ORIGINAL BUDGET: **$81,876.39**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

Qty.	Description	Unit Price	Extended Amount	Request Total
47	Utility Rocket Vehicle Router and Hardware	$1,613.01	$75,811.47	
	Sales Tax		$6,064.92	
				$81,876.39

Anixter GSA contract number is GS-07F-6060R.

ATTACHMENTS:

- **#a:** Anixter Quote (PDF)

- #b: Anixter GSA Contract(PDF)

ANIXTER

QUOTATION

See attached Anixter Terms and Conditions of Sale

Date: 9/22/2016
Quote #: 00566
Customer #: 174118

CHARLENE MAFFETT
COLUMBIA, CITY OF (GSASL)

Anixter Inc.
Corporate Headquarters
2301 Patriot Blvd.
Glenview, IL 60026

Phone:
Fax:

Item	Quantity	Anixter Catalog Number and Description	Unit	Unit Price	Extended Price
01	47	687173 UTILITY ROKT-HB-1001 ROCKET VEHICLE ROUTER, ANTENNA LCKER W/1YR RCKET RMOTE CONFIG #GS-07F-6060R CALL FOR DETAIL DESC GS-07F-6060R	EA	1014.60	$47,686.20
02	47	N/S UTILITY SER-I-2202 ROCKET RCM ACTIVATION AND CONF OPEN MARKET	EA	45.51	$2,138.97
03	47	687214 UTILITY COM-H-1305 5 PORT RJ-45 INDUSTRIAL ETHERNET SWITCH #GS-07F-6060R GS-07F-6060R	EA	146.30	$6,876.10
04	47	687243 UTILITY COM-H-1370 CAT6 NETWORK CABLE- 25 FT GS-07F-6060R #GS-07F-6060R	EA	14.25	$669.75
05	47	687245 UTILITY COM-H-1372 CAT6 NETWORK CABLE- 7 FT GS-07F-6060R #GS-07F-6060R	EA	4.75	$223.25

Page Total: $57,594.27
Quote Total: $75,811.47

TERMS NET30, subject to credit approval
F.O.B. SHIP.PT., PPD/CHARGE
SHIPMENT:
NOTES:

Please refer all inquiries to:
NEAL HUEY

ANIXTER-CHARLOTTE
2301 PATRIOT BLVD

GLENVIEW, IL 60026

Phone: 704-814-6315
Fax:

COMMENTS:

ANIXTER

QUOTATION

See attached Anixter Terms and Conditions of Sale

Date: 9/22/2016
Quote #: 00566
Customer #: 174118

CHARLENE MAFFETT
COLUMBIA, CITY OF (GSASL)

Anixter Inc.
Corporate Headquarters
2301 Patriot Blvd.
Glenview, IL 60026

Phone:
Fax:

Item	Quantity	Anixter Catalog Number and Description	Unit	Unit Price	Extended Price
06	47	687205 UTILITY SER-I-5201 ROCKET HARDWARE INSTALLATION STANDARD VEHICLE #GS-07F-6060R GS-07F-6060R	EA	227.05	$10,671.35
07	47	687181 UTILITY SS-120 AVAIL WEB - 1YR GS-07F-6060R #GS-07F-6060R	EA	160.55	$7,545.85

Page Total: $18,217.20
Quote Total: $75,811.47

TERMS NET30, subject to credit approval
F.O.B. SHIP.PT., PPD/CHARGE
SHIPMENT:
NOTES:

Please refer all inquiries to:
NEAL HUEY

ANIXTER-CHARLOTTE
2301 PATRIOT BLVD

GLENVIEW, IL 60026

Phone: 704-814-6315
Fax:

COMMENTS:

GSA eLibrary

GSA Federal Acquisition Service

Home | eBuy - quotes | GSA Advantage - online shopping | Help

Search: all the words GO

Contractor Information

(Vendors) How to change your company information

Contract #:	GS-07F-6060R
Contractor:	ANIXTER INC.
Address:	4775 VIEWRIDGE AVE SAN DIEGO, CA 92123-1641
Phone:	703-318-2347
E-Mail:	lola.randall@anixter.com
Web Address:	http://www.clarksecurity.com
DUNS:	049910649
NAICS:	315999

Socio-Economic : Other than small business

EPLS : Contractor not found on the Excluded Parties List System

Govt. Point of Contact:
Joe L. Moore
Phone: 817-850-5559
E-Mail: joe.moore@gsa.gov

Contract Clauses/Exceptions:
View the specifics for this contract

Source	Title	Contract Number	Contractor T&Cs /Pricelist	Contract End Date	Category		View Catalog
84	TOTAL SOLUTIONS FOR LAW ENFORCEMENT, SECURITY, FACILITIES MANAGEMENT, FIRE, RESCUE, CLOTHING, MARINE CRAFT AND EMERGENCY/DISASTER RESPONSE	GS-07F-6060R		Aug 31, 2020	246 20 3	COOP PURCH DISAST PURCH	GSA Advantage!
					246 35 1	COOP PURCH DISAST PURCH	GSA Advantage!
					246 36	COOP PURCH DISAST PURCH	GSA Advantage!
					246 42 1	DISAST PURCH	GSA Advantage!
					426 4S	COOP PURCH DISAST PURCH	GSA Advantage!

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of Forty-Seven (47) Edge In Car Camera Systems as requested by the Fleet Services Division. Award to COBAN Technologies, using the SC State Contract in the amount of $255,247.17. This vendor is located in Houston, TX.**

FINANCIAL IMPACT: **Funding Source: General Services: Capital Replacement - Video/Photograp Equip-Capt 6308972-658610. The original budgeted amount is $255,247.17. Sec. 2-204.-Item (9) - 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 provided in this article: When purchasing through state contracts.**

ORIGINAL BUDGET: **$255,247.17**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

Qty.	Description	Unit Price	Extended Amount	Request Total
47	Edge In Car Camera Systems	$5,028.51	$236,339.97	
	Sales Tax		$ 18,907.20	
				$255,247.17

COBAN Technologies SC State contract number is 4400002942.

ATTACHMENTS:

- **#a:** SC State Contract - Coban Technologies (PDF)
- #b: COBAN Quote (PDF)

PROCUREMENT SERVICES

Contract 4400002942

Validity Start 10/26/2010 **Validity End** 04/25/2017
Target Value $ 1,500,000.00 **FEIN** 01-0593612
Bid Invitation 5400002114 - In-Car/In-Bus Digital Recording Systems
Contract Notes

Vendor 7000047167

Vendor Address COBAN TECHNOLOGIES INC
11375 WEST SAM HOUSTON PARKWAY SOUTH SUITE 800
HOUSTON TX 77031

District
E-mail pmo@cobantech.com
Telephone (281) 925-0488 ext 131 **Fax Number** (281) 277-8256
Minority Status Not Applicable
Home Page http://www.cobantech.com **Other URL**

Vendor Contacts

4 Contacts found, displaying all Contacts.

Contact Name	Function	Phone	E-mail
CHANG, CINDY	NATIONAL SALES SUPPORT MANAGER	(281) 325-3706	cindy.chang@cobantech.com
CHIANG, WILLIAM	BID & QUOTATION ANALYST	(281) 925-0452 ext 177	pmo@cobantech.com
MARR, LARRY	Primary Contact	(281) 925-0488 ext 131	larrym@cobantech.com
MARR, LARRY	NATIONAL TECHNICAL SALES SUPPORT	(281) 277-8288 ext 131	larrym@cobantech.com

Attachments

One Attachment found.

Attachment Title	attachmentDate
Award.doc	11/14/2013

Contract Items

3 Items found, displaying all Items.

Item Pricing

00061 TOTAL - COBAN TECHNOLOGIES MODELS

Material Group: 80368 - Recorders, Digital, Voice to CD

18.a

Packet Pg. 170

Agency: Statewide

00062 INSTALLATION - COBAN TECHNOLOGIES UNIT

Material Group: 80368 - Recorders, Digital, Voice to CD

Agency: Statewide

00063 MAINTENANCE - COBAN TECHNOLOGIES UNIT

Material Group: 80368 - Recorders, Digital, Voice to CD

Agency: Statewide

COBAN Technologies, Inc.
11375 W. Sam Houston Pkwy S., Suite 800
Houston, TX 77031-2348
TEL: 281-925-0488, FAX: 281-925-0535

SALES QUOTE

Quote No.: 355039
Date: 9/21/2016
Page: 1 of 2

Bill to: Attn: Frieda M. Bates
Columbia Police Department (Columbia, SC)
1401 Main Street
10th Floor
Columbia, SC 29201

Ship to: Attn: Frieda M. Bates
Columbia Police Department (Columbia, SC)
1401 Main Street
10th Floor
Columbia, SC 29201

Account No.: 4022	Your P/O No.: 47 EDGE W/BWC CRADLE	Terms: Net 30
Sales Rep : SD1	Shipping Via: GROUND	Due Date: 12/21/16

Line	Item Number	Description	Quantity	Unit Price	Extended	
1	SYSED-06-A	EDGE HiDef SYSTEM - SD CAM - A EDGE SD IN-CAR SYSTEM 5.7" touchscreen monitor GPS Smart Power Module (SPM) w/ UPS 8 GB internal SSD OS drive 64 GB internal SSD Fail-Safe drive 64 GB removable SSD Front facing SD color camera Wireless microphone Covert backseat microphone Internal 802.11 a/g/n/ac wireless card Three year limited hardware warranty	47	4,449.38 /EA	209,120.86	T
2	SCOPT-56	OPT- BACKSEAT IR CAMERA In lieu of SCOPT-31	47	171.25 /UT	8,048.75	T
3	MZZ-01	MIS- ADAPTER PLATE (required for all cars, except for Ford Crown Victoria and 2012 Dodge Charger)	47	97.50 /UT	4,582.50	T
4	WLIC-01	DVMS SOLUTION LICENSE Software License with First Year Technical Support (per in-car unit) In lieu of WDVMS-LC1	47	154.10 /UT	7,242.70	
5	ECHO-05	ECHO SINGLE BAY DOCK w/ USB CABLE	47	100.28 /UT	4,713.16	T
6	LFEE-050	SHIPPING- In-Car Equipment In lieu of LSHIP-01	47	56.00 /UT	2,632.00	T

*** State Contract No. 4400002942
** The quote is valid for 90 days. **

11/03/2016 9:08 AM

COBAN Technologies, Inc.
11375 W. Sam Houston Pkwy S., Suite 800
Houston, TX 77031-2348
TEL: 281-925-0488, FAX: 281-925-0535

SALES QUOTE

Quote No.: 355039
Date: 9/21/2016
Page: 2 of 2

Bill to: Attn: Frieda M. Bates
Columbia Police Department (Columbia, SC)
1401 Main Street
10th Floor
Columbia, SC 29201

Ship to: Attn: Frieda M. Bates
Columbia Police Department (Columbia, SC)
1401 Main Street
10th Floor
Columbia, SC 29201

Account No.: 4022	Your P/O No.: 47 EDGE W/BWC CRADLE	Terms: Net 30
Sales Rep : SD1	Shipping Via: GROUND	Due Date: 12/21/16

Line	Item Number	Description	Quantity	Unit Price	Extended

(Total Taxable Amount: $229,097.27)

Sub Total:	236,339.97
Sales Tax:(8.00%)	18,327.78
Total Amount:	254,667.75

Balance:	254,667.75

11/03/2016 9:08 AM

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of Eighty (80) Sets of Bunker Gear, as requested by the Fire Department. Award to Newton's Fire and Safety Equipment, Inc., in the amount of $181,008.00. This vendor is located in Graham, NC.**

FINANCIAL IMPACT: **Funding Source: Fire Suppression, Safety Clothing and Supplies 1012303–625900. The original budgeted amount is $181,008.00.**

ORIGINAL BUDGET: **$181,008.00**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

One bid (BID023-16-17-CAT) was received for Morning Pride Bunker Gear as requested by the Fire Department. I respectfully request City Council's approval for this purchase from Newton's Fire and Safety Equipment, Inc., at the quantity and cost plus S.C. sales tax listed below.

Qty.	Description	Unit Price	Extended Amount	Request Total
80	Morning Pride PBI Max Gear	$2,095.00	$167,600.00	
	Sales Tax		$ 13,408.00	
				$181,008.00

ATTACHMENTS:

- **#a:** BID023-16-17-CAT Bid Tabulation (PDF)
- #b: Newton's Fire and Safety Equipment Response (PDF)

Bid Tabulation Report

BID023-16-17-CAT: MORNING PRIDE BUNKER GEAR REBID

Monday, October 31, 2016

Item #	Product Code	Product Description	Quantity	Unit Price	Extended
Bidder ID: B002328 - GILBERT EMERGENCY VEHICLE SALES AND SERVICE, INC.					
703 HAYES CROSSING ROAD GILBERT, SC 29054-9220			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	34034	Morning Pride PBI Max Gear, Black per described specificatio	80.00	0.00	0.00
		Total GILBERT EMERGENCY VEHICLE SALES			**0.00**
Bidder ID: V002118 - NEWTONS FIRE AND SAFETY EQUIPMENT INC					
PO BOX 13 GRAHAM, NC 27253			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	34034	Morning Pride PBI Max Gear, Black per described specificatio	80.00	2,095.00	167,600.00
		Total NEWTONS FIRE AND SAFETY			**167,600.00**

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.*

Submit Responses Online using the City of Columbia's Bid Online Phone Number: (803)545-3470	CITY OF COLUMBIA INVITATION TO BID BIDDER ACKNOWLEDGEMENT

Date: October 17, 2016	Bids will be opened at 1:00 P.M. on 10/31/16 and may not be withdrawn within 60 days after such date and time.	Bid No: 023-16-17-CAT

Bid Title: Morning Pride Bunker Gear REBID

Vendor Name: Newton's Fire & Safety Equipment, Inc.
Vendor Mailing Address: 2724 Darrell Newton Dr
City-State-Zip: Graham, NC 27253
Telephone No: 800-672-5918
Fax No: 336-578-1982

Reason For No Bid:

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of the bid and certify that I am authorized to submit this bid. In submitting a bid to an agency of the City of Columbia, the bidder offers and agrees that if the bid is accepted, the bidder will convey, sell, assign or transfer to the City of Columbia all rights, title, interest in and to all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of South Carolina for price fixing relating to the particular commodities or services purchased or acquired by the City of Columbia. At the discretion of the City of Columbia, such assignment shall be made and become effective at the time the purchasing agency tenders final payment to the bidder.

Seth Newton
AUTHORIZED SIGNATURE (MANUAL)

Seth Newton, Vice President
AUTHORIZED SIGNATURE/TITLE (TYPED)

seth@newtonsfire.com
E-MAIL ADDRESS

General Conditions

Electronic Bids: All bids must be submitted using the Bid Online System. Bids not submitted on the Bid Online System may be rejected. All bids are subject to the conditions specified herein. Those which do not comply with these conditions are subject to rejection.

1. EXECUTION OF BID: Bid must be submitted online by an authorized representative.

2. NO BID: If not submitting a bid, respond by indicating no-bid using bid online and explain the reason in the space provided for comments.

3. BID OPENING: Shall be public on the date and at the hour specified on the bid. It is the bidder's responsibility to assure that his bid is submitted. Bids which for any reason are not so submitted may not be considered. Offers by telegram or telephone are not acceptable. A bid may not be altered after the opening of the bids. NOTE: Bid tabulation will be posted online under the tabulations section of bid online. Bid tabulations will not be provided by telephone.

4. PRICES, TERMS, & PAYMENT: Firm prices shall be bid and shall include all packing, handling and shipping or delivery charges.

A. Discounts: Bidders may offer a cash discount for prompt payment. However, such discounts shall not be considered in determining the lowest net cost for bid evaluation purposes. Discount time will be computed from the date of satisfactory delivery at place of acceptance or from receipt of correct invoice at the office specified, whichever is later.

B. Mistakes: Bidders are expected to examine the specifications, delivery schedule, bid prices and all instructions pertaining to supplies and services. Failure to do so will be at bidder's risk. In case of mistake in extension, the unit price will govern.

C. Condition & Packaging: It is understood and agreed that any item offered or shipped as a result of this bid shall be new (current model at the time of this bid). All containers shall be suitable for storage or shipment, and all prices shall include standard commercial packaging.

D. Safety Standards: Unless otherwise stipulated in the bid, all manufactured items and fabricated assemblies shall comply with applicable requirements of the Occupational Safety and Health Act, and any standards there under, as well as bearing Underwriters Laboratories labels where appropriate.

5. MANUFACTURER'S NAME & APPROVED EQUIVALENTS: Any manufactures names, trade names, brand names, information and/or catalogue numbers listed in a specification are for information and are not intended to limit competition. The bidder may offer any brand for which he is an authorized representative, which meets or exceeds the specification for any item(s). If bids are based on equivalent products, indicate on the bid form the manufacturer's name and number. Bidder shall submit with his bid, cuts, sketches and descriptive literature and/or complete specifications. Reference to literature submitted with a previous bid will not satisfy this provision. The bidder shall also explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. The City Columbia reserves the right to determine acceptance of item(s) as an approved equivalent. Bids, which do not comply with these requirements, are subject to rejection. Bids lacking any written indication of intent to bid an alternate brand will be received and considered in complete compliance with the specifications as listed on the bid form. The Division of Purchasing is to be notified of any proposed changes in (a) materials used, (b) manufacturing process, or (c) construction. However, changes shall not be binding upon the City unless evidenced by a Change Notice issued and signed by the City Purchasing Agent.

6. INTERPRETATIONS: Any questions concerning conditions and specifications shall be directed in writing to this office for receipt no later than ten (10) days prior to the bid opening. Inquiries must reference the date of bid opening and bid number. No interpretation shall be considered binding unless provided in writing by the City of Columbia in response to requests in full compliance with this provision

PROCUREMENT AND CONTRACTS DEPARTMENT
1136 WASHINGTON STREET 4TH FL.
COLUMBIA, S.C. 29201

I N V I T A T I O N F O R B I D S

Sealed bids for a Morning Pride Bunker Gear REBID is subject to the conditions, and all provisions, etc., set forth herein and attached, will be received electronically using Bid Online until 1:00 (P.M.) October 31, 2016 then publicly opened and read. The commodities must be furnished as described and specified and delivered to Fire Department Headquarters, 1901 Harden Street, Columbia, SC 29201.

All bid prices must include all costs of transportation and lodging to the required destination.

Bid No. 023-16-17-CAT

By: Charise A. Thompson, Buyer
Charise A. Thompson

QUANTITIES/COMMODITIES, OR SERVICES	UNIT PRICE DOLLAR CENTS	TOTAL PRICE DOLLAR CENTS
80 Sets: Honeywell Morning Pride Bunker Gear Per specifications herein	$ 2,095.00	$ 167,600.00

*** Price is to be entered onto Bid Online. DO NOT include sales tax in the price.**

Bid as specified, no substitutions allowed.

Note:

1. **Bid response shall be submitted using Bid Online to include price and attachments. Vendor shall also mail and/or hand deliver pages 1 and 4-25 of bid package as well as all literature and specifications before bid opening. Package must clearly be marked BID# 023-16-17-CAT Morning Pride Bunker Gear R E B I D delivered to City of Columbia, Procurement & Contracts Department, 1136 Washington Street, 4th Floor, Columbia, SC 29201.**
2. **All questions must be submitted to Bid Online by October 25, 2016 at 1:00 P.M.**
3. **All bids (pricing) must be submitted through Bid Online.**

NOTICE TO BIDDERS: Bids must be submitted online. Bids made otherwise will be subject to rejection. All taxes on any item that the City may be required to pay must be shown separately, not included in the price bid.

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve a two (2) year Contract for Uniform Rental Services, as requested by the Support Services Division. Award to UniFirst Corporation, using the National Joint Powers Alliance Contract in the amount of $200,880.00. This firm is located in Lexington, SC.**

FINANCIAL IMPACT: **Funding Source: Central Stores/Supplies– Uniforms and Clothing, 6208956 –624100 - Sec. 2-204.-Item (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 provided in this article: When purchasing through cooperative purchasing.**

Two (2) cooperative pricing were received for the Services of Uniform Rental for City Employees as requested by the Support Services Division. This will be a 2 ½ year contract that will terminate June 30, 2019.

We respectfully request approval for this service using the National Joint Powers Alliance (NJPA) Contract #062415-UFC vendor, UniFirst Corporation, at the amount not to exceed $33,480 per month.

ATTACHMENTS:

- **#a:** UniFirst Corporation (NJPA Contract #062415-UFC) (PDF)

UniFirst U1st
Uniforms • Services • Solutions

Overview

Contract Documentation

Pricing

Marketing Materials

NJPA Contact Information

HOW TO PURCHASE
Our step-by-step guide ?

Vendor Contact Info

Jesse Daggett
Direct Phone: 800-934-8641 x 754
mailto:jesse_daggett@unifirst.com
http://www.unifirst.com/

UniFirst Corporation

NJPA AWARDED CONTRACT

Contract#: 062415-UFC
Category: Uniforms & Apparel
Description: Employee Uniforms
Maturity Date: 08/18/2019

UniFirst has over 200 local service centers and serves over 225,000 customer locations throughout the United States and Canada. Our 10,000 employees, known as Team partners, provide superior quality occupational garments, career apparel, imagewear programs, and Facility Service programs to businesses and organizations of all sizes in virtually all industries. UniFirst specializes in helping our customers reduce their costs while improving their health, safety, and image. Our service programs are customized to fit the unique needs of your business, staff, and facility.

For New Account Inquires: *Jesse Daggett*
800-934-8641 x754
jesse_daggett@unifirst.com

Current Customer Inquires: *Find your local UniFirst Location for assistance (http://www.unifirst.com/contact/locations/)*
Call national UniFirst Customer Service at (800) 794-2706

Cost Comparison: Current Rental vs Proposed	Current Rental- Cost Per employee per week (11 sets)		NJPA/Unifirst	US Communities/Cintas
Comfort Work Shirt/ Comfort Pants	$3.74		$3.41	$4.23
Comfort Work Shirt/ Cargo Pants	$4.00		$3.94	$5.17
Comfort Work Shirt/ 100% Cotton Pants (CARGO)	$5.10		$4.42	$5.50
100% Cotton shirt/ 100% Cotton Pants (CARGO)	$5.98		$5.46	$6.16
Polo/ Comfort Pants	$4.62		$3.55	$5.18
Polo/ Cargo Pants	$4.88		$4.07	$6.11
Executive shirt/ Pants	$4.66		$3.85	$5.06
Executive shirt/ Cargo Pants	$4.66		$4.38	$6.00
Comfort Work Shirt/ Cargo Shorts	$3.30		$3.50	$5.17
100% Cotton Shirt/ Cargo Shorts	$4.18		$4.58	$5.83
Polo/ Cargo Shorts	$4.18		$3.91	$6.11
Women's Comfort Shirt/ Women's Comfort Pant	$4.00		$3.78	$4.23
Jackets	$0.35		$0.35	$0.41
SERVICE CHARGE				
Emblem Charges -Initial installation				
Emblem Charges (WAIVED $0.00)				

Garments		Replacement Cost	Replacement Cost
		NJPA/Unifirst	US Communities/Cintas
Comfort Work Shirt/ Comfort Pants		$8.54 / 13.72	$15.21/18.08
Comfort Work Shirt/ Cargo Pants		$8.54 / 17.60	$15.21/27.00
Comfort Work Shirt/ 100% Cotton Pants		$8.54 / 17.52	$15.21/24.20
100% Cotton shirt/ 100% Cotton Pants		$12.78 / 17.52	$17.32/24.20
Polo/ Comfort Pants		$11.87 / 13.72	$20.12/18.08
Polo/ Cargo Pants		$11.87 / 17.60	$20.12/27.00
Executive shirt/ Pants		$12.06 / 13.72	$21.39/18.08
Executive shirt/ Cargo Pants		$12.06 /17.60	$21.39/27.00
Comfort Shirt/ Cargo Shorts		$8.54 / 15.93	$15.21/$27.00
100% Cotton Shirt/ Cargo Shorts		$12.78 / 15.93	$17.32/27.00
Polo/ Cargo Shorts		$11.87 / 15.93	$20.12/27.00
Women's Comfort Shirt/ Women's Comfort Pant		$8.94 / 14.04	$16.40/21.39
Jackets		$25.16	$31.00

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of a Tandem Dump Truck, as requested by Fleet Services for the Water Distribution Division. Award to Shealy's Truck Center, Inc. as a Local Business Enterprise, in the amount of $141,086.00. This vendor is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: Utilities & Engineering: Water Distribution & Maintenance/Auto, Truck, Heavy Equip-Capital, 5516203 -658500. The original budgeted amount is $141,086.00.**

ORIGINAL BUDGET: **$141,086.00**

BUSINESS PROGRAM: **Local Business Enterprise Program**

Five (5) bids were received for the purchase of one (1) Tandem Dump Truck.

We respectfully request City Council's approval for this purchase from Shealy's Truck Center, Inc.

Shealy's Truck Center Inc., was not the low bidder but met the local preference and agreed to match the lowest cost plus S.C. sales tax.

Qty.	Description	Unit Price	Extended Total	Request Total
1	Tandem Dump Truck	$140,786.00	$140,786.00	
	Sales Tax	300.00		
				$141,086

ATTACHMENTS:

- **#a:** BID020-16-17-TAP Tande Dump Truck (PDF)

REVISED Bid Tabulation Report

BID0020-16-17-TAP Tandem Dump Truck with a Steerable Drop Axle

Thursday, October 13, 2016

Bidder ID	Vendor	Item	Qty	Unit Price	Total
B000304	**Shealy Truck Center Inc.** 1340 Bluff Road Columbia, SC 29201	Tandem Dump Truck with a Steerable Drop Axle	1	$142,360.00	$142,360.00
B001351	**Carolina International Truck** 1619 Bluff Road Columbia, SC 29202	Tandem Dump Truck with a Steerable Drop Axle	1	$151.488.42	$151,488.42
B001403	**The Pete Store** 2065 River Drive Greenville, SC 29601	Tandem Dump Truck with a Steerable Drop Axle	1	$157,631.00	$157,631.00
B001785	**Worldwide Equipment** 707 Cherokee Lane West Columbia, SC 29169	Tandem Dump Truck with a Steerable Drop Axle	1	$152,300.00	$152,300.00
B001860	**Excel Truck Group** 2790 Shop Road Columbia, SC 2920	Tandem Dump Truck with a Steerable Drop Axle	1	$140,786.00	$140,786.00

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.

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 # 020-16-17-TAP

DATE: 11/4/16

After reviewing the bids on the Tandem dump truck, we have come to the conclusion to award Shealy's Truck Center Inc with the bid. They were not the lowest bid turned in, but they meet the LBE requirements. Thank you for your help with this bid.

Edgar Heustess

Maffett, Charlene P

From: David Shealy <David@ShealyTruck.com>
Sent: Friday, November 04, 2016 2:32 PM
To: Maffett, Charlene P
Subject: Re: BID020-16-17-TAP City of Columbia (LBE)

Yes, I will at accept the low bid offer.

Thanks,

David Shealy

Sent from my iPhone

On Nov 4, 2016, at 2:28 PM, Maffett, Charlene P <cpmaffett@columbiasc.net> wrote:

> **From:** Maffett, Charlene P
> **Sent:** Friday, November 04, 2016 2:02 PM
> **To:** christy@shealytruck.com
> **Subject:** FW: BID020-16-17-TAP City of Columbia (LBE)
> Please see the email below.
>
> **From:** Maffett, Charlene P
> **Sent:** Friday, November 04, 2016 1:45 PM
> **To:** 'david@shealytruck.com'
> **Cc:** christy@shealytruck.com
> **Subject:** BID020-16-17-TAP City of Columbia (LBE)
> Good Afternoon Mr. Shealy,
> On October 13, 2016 you submitted a bid response to BID020-16-17-TAP for a tandem dump truck. You were not the low bidder, but you meet the qualifications as outlined in the Local Business Enterprise (LBE) Preference Policy. The lowest responsive and responsible bid was $140,786.00 and according to the policy, the LBE bidder shall be offered the opportunity to accept the contract award at the same dollar amount bid by the lowest non-Local Business Enterprise bidder. As a reminder, the unit needs to be the same as the one specified in your bid submitted on October 13, 2106. There cannot be any changes made to the unit. Would you like to accept this opportunity? Please let me know by 3:00PM today. Thank you and have a good day.
> Best Regards,
> ***Charlene Pelzer Maffett,*** Buyer
> Department of Procurement & Contracts
> 1136 Washington Street, 4th Floor;
> Columbia, SC 29201
> Phone: 803-545-3468
> Fax: 803-733-8408
> cpmaffett@columbiasc.net
>
> FOIA Disclaimer:
> You are hereby advised that, pursuant to the South Carolina Freedom of Information Act, written correspondence (including, but not limited to, letters, e-mails and faxes) from and to the City of Columbia and its officials and employees, and others acting on its behalf, may be subject to disclosure as

being a public record. This includes the e-mail address(es) and other contact and identifying information for parties involved in the correspondence.

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of Six (6) Ford F-250 XL Work Trucks, as requested by the Fleet Services Division for the Parks and Recreation Department. Award to Benson Ford, using the SC State Contract in the amount of $176,340.00. This vendor is located in Easley, SC.**

FINANCIAL IMPACT: **Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment Capital 6308972-658500. The original budgeted amount is $176,340.00. 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.**

ORIGINAL BUDGET: **$176,340.00**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

I respectfully request City Council's approval for this purchase using the SC State Contract number 4400014152 vendor, Benson Ford, at the following quantity and cost plus S.C. sales tax.

Qty.	Description	Unit Price	Extended Amount	Request Total
6	Ford F-250 XL Work Truck	$29,090.00	$174,540.00	
	Sales Tax	$300.00	$1,800.00	
				$176,340.00

ATTACHMENTS:

- **#a:** SC State Contract (PDF)

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

Materials Management Office
1201 Main Street, Suite 600
Columbia, South Carolina 29201

CC-1: Cab/Chassis, 8,600 GVWR

Contract Number:	**4400014152**	Contractor:	**Benson Ford**
Initial Contract Term:	11/1/2016 - 10/31/2017	Address:	P.O. Box 649, Easley, SC 29641
Contract Rollover Dates:	TBD - TBD	Vendor #:	70000216941
Order Cuttoff Date:	TBD	Contact:	**Pete Dawley**
Model:	**Ford F-250 XL**	Email:	group3race@aol.com
Commodity Code:	07210	Telephone:	**864-855-5383**
Delivery Days ARO:	16	Fax:	**864-850-6431**

BASE PRICE $22,543.00

*Click on the link above for an itemized listing of items included in the base price.

Optional Additions

Body Installation Fee The Body Installation Fee is a charge based on the dealer arranging for bodies to be installed on this cab & chassis from the State contract vendor.	$300.00
Diesel Engine (Specify Make & HP)	$8,398.00
Mirrors, Manual, Extending, Trailer Towing (Min. 9.50" x 6.75")	Factory Standard
Operators Manual	No Charge
Operator Training	No Charge
Posi-Traction/Limited Slip/Locking Differential Rear Axle	$379.00
Repair Technician Training	No Charge
Shop Manual (For All Components - CD or DVD Preferred)	$159.00

Optional Deductions

Auxiliary Power Connection-Standard State Spec	$50.00
Step Bar Entry / Egress - (Standard State Specification)	$265.00

Truck # 22,843.00
Body # 6,247.00
TAX # 300.00
29,390.00
x 6
60 → # 176,340.00

Ext - white
int - Grey

EM
11-2-16

Return to Index

LEE TRANSPORT EQUIPMENT INC.
POST OFFICE BOX 26 • COLUMBIA • SOUTH CAROLINA 29202

Lee Transport Equipment State Contract Service Bodies

Contract Number 4400011642

November 1, 2015 through October 31, 2018

Utility body, low profile for a 3/4 ton Chassis Cab w/ 56" C/A single rear wheel. Knapheide 696LPJ	**Per unit:**	$3,590.00
	Installation add:	$892.00
	Total Installed:	**$4,482.00**

***Options*:**

Full height body in lieu of low profile add:	$395.00 -
Flip lid body in lieu of low profile add:	$949.00
FMVSS approved safety kit (fire ext., first aid kit, triangle kit) loose add:	$85.00 -
Ball hitch bumper, 5,000# capacity add:	$59.00
Interior compartment lights add:	$450.00
Single additional leaf spring each side, recommend for heavy applications:	$585.00
Kevlar spray in bed liner in cargo area add:	$575.00 -
Kevlar spray in liner on compartment tops add:	$200.00
Ladder bow set or side mount ladder rack add:	$500.00
Cab over deluxe ladder/pipe/material rack add:	$1,185.00
10,000# capacity (Class V) receiver hitch w/7-prong light plug add:	$325.00
Multi hitch combination hitch installed w/7-prong light plug add:	$325.00 -
Solid state digital electronic brake controller to SCDOT specs. installed add:	$225.00
4 way flashing strobe light system installed, front and rear add:	$625.00
Pedestal mounted flashing amber strobe light installed add:	$485.00
Master locking system, dual slide rods that lock each side with your pad lock add:	$385.00 -
Tommy Gate (1,000 lb. capacity) installed add:	$2,285.00
Flip extension for Tommy Gate (adds 11" plus 4" taper)	$200.00
Enclosed Body (Requires full height add)	
45" high (inside) with dome lamp add:	$3,500.00
51" high (inside) with dome lamp add:	$3,600.00

Other Options are Available Under The Terms of This Contract!

Visit Lee Transport Equipment on the web at www.leetransport.net
E Mail Address:
Bill Cecil: bcecil@leetransport.net
Greg Stowers: gstowers@leetransport.net
Lee Transport Equipment
P.O. Box 26
Columbia, SC 29202
Phone: (803) 799-7860, Toll Free: (877) 799-7860, Fax: (803) 765-0535

We Are Columbia

MEETING DATE:	**November 15, 2016**
DEPARTMENT:	**Procurement and Contracts**
FROM:	***Sandra Wright, Purchasing Agent***
SUBJECT:	**Council is asked to approve Project WM4375; an Agreement for Water Quality Engineering Consulting Services for the Booker T. Washington Heights Neighborhood, as requested by the Utilities and Engineering Department. Award to Chao & Associates, in an amount not to exceed $367,710.00. This firm is a Local Business Enterprise and a Minority Business Enterprise located in Columbia, SC**
PRESENTER:	**Joseph D. Jaco, P.E.**
FINANCIAL IMPACT:	**Funding Source: 5529999-658650. The original budgeted amount is $500,000.** **Sub-consulting services will be $7,000.00 (1.9%) of the total contract value.** **$5,000.00 (1.4%) - Terracon Consultants, Inc. of Columbia, SC will provide subsurface investigation services.** **$2,000.00 (0.5%) - Michael Baker International of Columbia, SC will provide right-of-way/easement services.**
ORIGINAL BUDGET:	**$500,000.00**
CLEAN WATER 2020?:	**No**
STRATEGIC GOALS:	**Invest in Infrastructure**

The referenced Agreement is to provide water quality engineering and consulting services for the Booker T. Washington Heights neighborhood. The purpose of this project is to reduce water quality concerns due to aging water distribution infrastructure, reduce the number of water main

repairs, and increase the available fire protection within the project area. The Scope of Services is more fully described in the attached package.

Chao & Associates was selected from the Water Quality Engineering and Consulting Services RFQ for Earlewood and Booker T. Washington Heights Water System Improvements (RFQ001-16-17).

The term of the project will be for an initial term of two (2) year(s) from award and contract execution, with the option to renew or continue with work for two (2) additional one-year periods at the mutual pleasure of both parties.

This item is not a Mentor Protégé Program project.

This project impacts all City Council Districts. The Legal Department has reviewed and approved the Agreement language and the Procurement & Contracts Director, Utilities & Engineering Director and ACM for Operations recommend its approval.

ATTACHMENTS:

- **#a:** BookerWashingtonHeights.WM4375.agr (PDF)
- #b: Booker.Map (PDF)

AGREEMENT FOR ENGINEERING SERVICES

THIS AGREEMENT is made by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Chao and Associates, Inc., (hereinafter referred to as the "Engineer"), for Engineer to render services for the replacement of aging water distribution infrastructure in the Booker Washington Heights neighborhood within the City limits of the City of Columbia. The purpose of this project is to reduce water quality complaints due to aging water distribution infrastructure, reduce the number of water main repairs, and increase the available fire protection within the proposed project area. The approximate amount of replacement includes 6200 LF of 8-inch ductile iron pipe and 8900 LF of 6-inch ductile iron pipe. (WM4375).

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, December 31, 2018, or at such time the total compensation provided for herein is reached, whichever is earlier.

The term of the project will be for an initial term of two (2) year(s) from award and contract execution, with the option to renew or continue with work for two (2) additional one-year

periods at the mutual pleasure of both parties.

The decision whether to extend the contract, upon written request, shall be in the sole and exclusive discretion of the party receiving the request and neither party shall be under any obligation to agree to an extension of the initial term or any additional term.

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 A, attached hereto.

V. Compensation

A. The compensation to be paid by the City to the Engineer under this Agreement shown on Exhibit A attached hereto, for Task 1 – Field Survey shall not exceed a lump sum fee of Fifty-Nine Thousand Six Hundred Seventy Dollars and No/100 ($59,670.00).

B. The compensation to be paid by the City to the Engineer under this Agreement shown on Exhibit A attached hereto, for Task 2 – Pipeline Design shall not exceed a lump sum fee of Two Hundred Three Thousand One Hundred Eighty Dollars and No/100 ($203,180.00).

C. The compensation to be paid by the City to the Engineer under this Agreement shown on Exhibit A attached hereto, for Task 3 – Pipeline Permitting shall not exceed a lump sum fee of Eleven Thousand Nine Hundred Ninety Dollars and No/100 ($11,990.00).

D. The compensation to be paid by the City to the Engineer under this Agreement shown on Exhibit A attached hereto, for Task 4 – Pipeline Bidding Assistance shall not exceed a lump sum fee of Eight Thousand Four Hundred Sixty Dollars and No/100 ($8,460.00).

E. The compensation to be paid by the City to the Engineer under this Agreement shown on Exhibit A attached hereto, for Task 5 – Construction Administration Services shall be a not to exceed fee of Forty-Four Thousand Six Hundred Twenty Dollars and No/100 ($44,620.00).

F. The compensation to be paid by the City to the Engineer under this Agreement shown on Exhibit A attached hereto, for Task 6 – Construction Observation Services shall be a not to exceed fee of Twenty-Four Thousand Dollars and No/100 ($24,000.00).

G. The compensation to be paid by the City to the Engineer under this Agreement shown on Exhibit A attached hereto, for Task 7 – Reimbursable Expenses shall be a not to exceed fee of Fifteen Thousand Seven Hundred Ninety Dollars and No/100 ($15,790.00).

H. The total compensation to be paid by the City to the Engineer under this Agreement shall not exceed Three Hundred Sixty-Seven Thousand Seven Hundred and Ten Dollars and No/100 ($367,710.00).

I. 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 subcontracted services, including any such services that are specified in the Summary of Proposed Sub-consultants shown on Exhibit B hereto.** 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.

J. 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 .

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

The Engineer must comply with the terms and conditions as outlined herein. The Engineer, shall, in the performance of the contract/agreement, make constructive efforts to assist the City in complying with best practices in contracting as it relates to meeting affirmative action objectives.

K. SUBCONTRACTING GOALS

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

SB Goals	___0___%
MBE	___0___%
WBE	___0___%
LSA	___0___%

The Engineer 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.

VI. Indemnification, Hold Harmless And Insurance

A. The Engineer shall procure and shall maintain during the life of this contract, whether such operation be by himself or by a subcontractor or anyone directly or indirectly employed by either of them, such insurance as required by statute, ordinance, or this contract, to adequately protect the owner from any claims or damages including bodily injury or death, which may arise from them during operations under this contract.

Each insurance policy required by these instructions shall be endorsed to state that coverage shall not be suspended, voided, OR cancelled by either party, reduced in coverage or in limits, unless thirty (30) days prior written notice, by certified mail, return receipt requested, has been given to the City.

Liability: The successful applicant shall provide to the City evidence of General Liability insurance in an amount not less than one million and no/100 ($1,000,000) per occurrence and two million and no/100 ($2,000,000) dollars aggregate 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 indemnify, defend, hold harmless and reimburse the City, its agents, and employees from and against any and all losses, liabilities, expenses, and all claims for damages of any nature whatsoever relating to or arising out of any action or failure to act by Engineer, its subcontractors, officers, agents and employees of any of the obligations under the contract. Losses, liabilities, expenses and claims for damages shall include, but will not be limited to, civil and criminal fines and penalties, loss of use or services, bodily injury, death, personal injury, or injury to real or personal property, defense costs, legal fees and costs, and attorney's fees for an appeal.

The Engineer will also agree to promptly notify the City of any civil or criminal actions filed against the Engineer or of any notice of violation from any federal or state agency, or of any claim as soon as practical as relates to the services provided. The City, upon receipt of such notice, shall have the right at its election to defend any and all actions or suits or to join in

defense

VII. Permits and Licenses

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.

VIII. 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.

IX. 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; In the event that the contract is wrongfully terminated under any of the other grounds enumerated herein, termination shall be treated as a termination for convenience. If the contract is terminated for convenience, or wrongfully terminated upon any of the other grounds enumerated herein, the Engineer shall be entitled to payment as follows: the actual cost of the work completed in conformity with the agreement plus ten percent (10%) for overhead and profit. There shall be deducted from such sums as provided in this subparagraph the amount of any payments made to the Engineer prior to the date of termination of the agreement. The Engineer shall not be entitled to any claim against the City for any additional compensation or damages in the event of such termination and payment.

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.

X. 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.

XI. Notice

A. Written notice to the City shall be made by placing such notice in the United States Mail, postage prepaid and addressed to: Director of Utilities and Engineering, 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: Chao and Associates Inc., 7 Clusters Court, Columbia, SC 29210.

XII. 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. The Engineer is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, 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 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. In carrying out the program, the Engineer shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation or national origin. The Engineer shall take affirmative action to ensure equal employment opportunities for all applicants for employment, without regard to their race, creed, color, religion, ancestry, sex, sexual orientation, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Engineer shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the government setting forth the provisions of this nondiscrimination clause. The Engineer will incorporate these nondiscrimination requirements in all subcontracts for program work.

L. 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 last signature below.

CITY OF COLUMBIA, SOUTH CAROLINA

_____ By: _____ Date:_____
Witness Teresa Wilson, City Manager

Chao and Associates Inc.,

_____ By: _____ Date: _____
Witness Title:

RECOMMENDED BY:_____ Date: _____
Joseph D. Jaco, P.E., Director of Utilities and Engineering

RECOMMENDED BY: _____ Date: _____
Melissa A. Gentry, P.E., Assistant City Manager for Operations

RECOMMENDED BY: _____ Date: _____
Sandra A. Wright, CPPB, Purchasing Agent/
Director of Procurement and Contracts

APPROVED AS TO FORM

Legal Department, City of Columbia, SC

Chao.2016.BookerWashingtonHeights.WM4375.agr.doc

Exhibit A

CHAO AND ASSOCIATES, INC.
CONSULTING ENGINEERS

October 26, 2016

Mr. Jason Shaw, PE
Water Engineer, Utilities and Engineering
City of Columbia
1136 Washington Street
Columbia, SC 29217

Re: Booker Washington Heights Area Water System Improvements (WM4375)

PROJECT BACKGROUND, PURPOSE, AND SCOPE OF SERVICES

Project Description: This project consists of replacement of aging water distribution infrastructure in the Booker Washington Heights neighborhood within the city limits of the City of Columbia. The purpose of this project is to reduce water quality complaints due to aging water distribution infrastructure, reduce the number of water main repairs, and increase the available fire protection within the proposed project area. The approximate amount of replacement includes 6,200 LF of 8-inch ductile iron pipe and 8,900 LF of 6-inch ductile iron pipe. Refer to project map attached.

Project Owner:	**The City of Columbia** (City)
Prime Consultant:	**Chao and Associates, Inc**. (C&A), Local LBE, SBE and DBE.
Sub consultants:	**Michael Baker**
	Terracon

I. SCOPE OF SERVICES

Task 1: Field Survey

1.1 Conduct one (1) kick-off meeting with the City, collect all the pertinent information including record drawings, hydraulic modeling information, property records, and utility documents.

1.2 Develop Preliminary Layout
a. Prepare a comprehensive property owners map and existing utilities map. Parcel lines and owner information will be as shown on Richland County's GIS website.
b. Evaluate possible layouts for proposed pipeline based upon the following criteria:
i. Construction Cost
ii. Pipe Length

iii. Traffic Control
iv. Utility Congestion
v. Rights-of-way Requirements
vi. Wetlands and Environmental Impacts
vii. Community and Local Business Impacts
viii. Permitting Requirements
ix. Access, Operating and Maintenance Requirements

c. Prepare preliminary opinion of probable cost and project schedule. This information shall be presented to the City for consideration.

1.3 In accordance with all rules and regulations regarding land surveying in South Carolina, collect all necessary field boundary, planimetric, and topographic survey data necessary to make appropriate engineering decisions concerning the project layout. Proposed horizontal controls will be tied to SC State Plane NAD 83 and the vertical datum will be NAVD 88. The survey will include all marked utility locations. C&A will coordinate with the utility location services to have all existing utilities marked 'painted' prior to field surveying. For the basis of this Scope of Services, it is assumed the survey will be confined to the full-width of the existing roadway rights-of-way or a 30-foot width across open spaces and extend approximately 25-feet beyond the proposed tie-in locations.

1.4 Identify and delineate any wetlands along the proposed route. Wetlands disturbance and permitting are to be avoided. C&A will advise the City if they anticipate the need to pursue a wetlands permit.

Task 2: Pipeline Design

2.1 **C**onduct four (4) design status update meetings with City personnel. The purpose of these meetings will be to keep the City up-to-date on the project's progress, resolution of design conflicts, and address questions and concerns regarding the final design minimizing the potential for delays from subsequent changes. Additionally, City staff can confirm the project incorporates the ideas of both the City and C&A.

2.2 All construction drawings will be prepared in AutoCAD 2015 and be complete in all detail necessary to construct the project. Construction drawings will include cover sheet, index sheet, plan and profile sheets, traffic control plans, sedimentation and erosion control, City standard details, and project specific connection details. Plan and profile drawings will be prepared at a standard 20-foot/4-foot horizontal/vertical scale. Project specific drawings and connection details will be prepared at an appropriate scale to clearly indicate the required design information.

2.3 Provide technical specifications covering all aspects of the project design, materials and construction.

2.4 Design Submittal Schedule

30% Preliminary Design Submittal

a. 30% construction drawings
b. Identify areas where easements may be required
b. Revised opinion of probable construction cost
c. Revised project schedule
d. Review team objectives to be accomplished for next submittal.

60% Intermediate Design Submittal

a. 60% construction drawings including details
b. All easement plats (if needed) drawn and presented to City
c. Preliminary Project Technical Specifications
d. Revised opinion of probable construction cost
e. Revised project schedule
f. Review objectives to be accomplished for next submittal.

90% Substantial Design Submittal

a. 90% construction drawings including details
b. Technical specification sections in final formatted form.
c. Final opinion of probable construction cost
d. All design calculations and permit forms completed signed and sealed
e. Revised project schedule
f. Review objectives to be accomplished for next submittal.

100% Design Submittal

a. One (1) set of signed /sealed drawings (mylar)
b. One (1) unbound set of technical specifications (single sided)
c. Final opinion of probable construction cost
d. Bid form
e. Digital images (.pdf) of final drawings and specs on CD

2.5 Easements and Rights-of-way – it is assumed due to congestion and constructability that this work will be performed within existing public access rights-of-way and easements. In the event that acquisition of additional rights-of-way and/or easements are necessary Chao has retained the services of Michael Baker International on an as needed basis.

2.6 Geotechnical – in the event that it is determined subsurface investigation may be needed Chao has retained the services of Terracon, Inc. on an as needed basis.

Task 3: Pipeline Permitting

3.1 Submit for construction permitting all necessary plans, forms, calculations, and supporting documents for review and approval by all authorities having jurisdiction. The City will be responsible for all permit fees.

Permit applications anticipated, but not limited to, are:

SCDHEC Form 1970, *Construction Permit Application, Water/Wastewater Facilities.*

SCDHEC Form 2617, Notice of Intent (NOI) for Stormwater Discharges from Large and Small Construction Activities, NPDES General Permit SCR 100000.

City of Columbia Notice of Intent (NOI) for Stormwater Discharges from Construction Activities SCR100000

Richland County Land Disturbance Permit

SCDOT Form 637, Application for Encroachment Permit.

USACOE Section 404 Nationwide 12 General Permit, Joint Federal and State Application Form for Activities Affecting the Waters of the United States or Critical Areas of the State of South Carolina. (if needed)

3.2 Incorporate agency review comments from first application and resubmit revised plans, applications, calculations, and supporting documentation. Additional permitting or more than one resubmittal is considered beyond the scope of this project.

3.3 Conduct final review of the completed design and documents incorporating final review comments from the City and furnish the requested number of construction documents to the City for use in permitting, bidding and departmental use.

3.4 Update the preliminary opinion of probable construction cost based on the final design and more concise engineering quantities and specifications.

Task 4: Pipeline Bidding Assistance

4.1 Bidding Assistance – Included under this task are the following specific activities:

a. Assist in preparation of the advertisement.
b. Conduct a pre-bid conference.
c. Prepare written addenda to interpret, clarify, and amend the contract documents.
d. Answer technical questions from contractors during the bidding period.
e. Assist with the bid opening, if required
f. Prepare a certified bid tabulation
g. Make written recommendation of award.

Task 5: Construction Administration Services

Fees associated with the following identified tasks shall be based upon a Contract Time of **270**

consecutive calendar days to Substantial Completion and **300 consecutive calendar days** to Final Completion.

5.1 Conduct two (2) public information meetings. The first prior to start of design and the second prior to start of construction.

5.2 Review the progress schedule, schedule of Shop Drawing submittals, and schedule of values prepared by the Contractor and consult with City concerning acceptability.

5.3 Attend meetings with Contractor, such as the preconstruction meeting, monthly progress meetings, and other Project-related meetings, and prepare and distribute minutes thereof.

5.4 Make recommendations to City concerning the disapproval or rejection of Contractor's work while it is in progress if C&A believes that such Work does not conform to the Contract Documents.

5.5 Review and approve or take other appropriate action with respect to Shop Drawings, samples and other data which Contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews or other action shall not include means, methods, techniques, sequences, or procedures of construction or safety programs and precautions incident thereto.

5.6 Requests for Information (RFI's)**:** Issue clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of the work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. C&A may issue Field Orders authorizing minor variations from the requirements of the Contract Documents. Field Orders shall not involve change in Contract Price or Contract Time. For the purpose of this Scope of Service, up to 100 clarifications, responses to RFI's, and Field Orders have been included.

5.7 Recommend Change Orders and Work Change Directives to City as appropriate, and shall review Change Orders and Work Change Directives as required. Consultant shall not issue such Change Orders and Work Change Directives until the City has approved and accepted Contractor's cost and schedule change to implement such Change Orders and Work Change Directives.

5.8 Evaluate and determine the acceptability of substitute materials and equipment proposed by Contractor.

5.9 Receive and review certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Contract Documents.

5.10 Act as initial interpreter of the requirements of the Contract Documents, judge the acceptability of the Work and make decisions on all claims of City and Contractor relating to the acceptability of the Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Work.

5.11 Review Contractor Payment Requests based on C&A's observations and inspections at the site and the data comprising the Application for Payment, and the accompanying data and schedules, and recommend in writing payments to Contractor in such amounts. Such recommendations of payment will constitute a representation to City that the Work has progressed to the point indicated and that, to the best of C&A's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents. The issuance of a recommendation will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a recommendation for payment will not be a representation that C&A is responsible for construction means, methods, techniques, sequences or procedures or has ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Price.

5.12 Receive, review, and transmit to City with written comments, maintenance and operating instructions, schedules, guarantees, certificates of insurance, marked-up Record Drawings (including shop drawings, and samples), bonds, certificates of inspection and tests and approvals of equipment which are to be provided by Contractor in accordance with the Contract Documents. Determine that their content complies with the requirements of the Contract Documents.

5.13 Following notice from Contractor that Contractor considers the entire Work ready for its intended use, C&A and the City, accompanied by Contractor, will conduct an inspection to determine if the Work is substantially complete. Based on a positive outcome of the inspection, C&A will deliver a "Notice of Substantial Completion" to the City and Contractor. A punch list will be prepared of outstanding items remaining to complete for Final Completion.

5.14 Assist the City in start-up and operation check out of facilities.

5.15 Prior to final payment to the Contractor, and in company with the City, C&A will visit the Project to observe any apparent defects in the completed work, assist the City in consultations and discussions with Contractor concerning correction of such defects, and make recommendations as to replacement or correction of defective Work. The punch list will be reviewed for completion of all outstanding items.

5.16 Conduct a construction review to determine if the completed Work is acceptable to C&A and the City so that C&A may recommend, in writing, final payment to Contractor and may give written notice to the City and Contractor that the Work is acceptable, subject to any conditions therein expressed. Accompanying the recommendation for final payment, C&A will indicate that the Work is acceptable to the best of C&A's knowledge, information, and belief and based on the extent of

the services performed and furnished by Consultant under this Scope of Services.

5.17 Compile a complete set of Record Drawings that reflect the finished project including all revisions and field changes with an emphasis on locations of buried facilities. Deliverables will include a mylar copy and a digital copy in AutoCAD and .pdf format on a CD.

Task 6: Construction Observation Services*

*Fees associated with the following identified tasks shall be based upon part-time observations (8 hours per week) for a Contract Time of **300 consecutive calendar days** to Substantial Completion and **330 consecutive calendar days** to Final Completion.

6.1 Conduct monthly progress meeting and on-site field inspection for duration of construction.

6.2 Report to City any substandard Work that does not conform to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise City on whether the Work should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.

6.3 Verify that tests, equipment and systems start-ups and operating and maintenance training are conducted in the presence of appropriate personnel and that Contractor maintains adequate records thereof; and observe, record, and report to C&A appropriate details relative to the test procedures and start-ups.

6.4 Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections, and document.

6.5 Coordinate and review the results of tests made by the independent soils and materials testing laboratory.

6.6 Record names, addresses and telephone numbers of all Contractors, subcontractors and major suppliers of materials and equipment.

6.7 Before issuance of a Certificate of Substantial Completion, prepare a punchlist of observed items requiring completion or correction.

6.8 Conduct a final inspection in the company of C&A, City and Contractor and assist with the preparation of a final punchlist of items to be completed or corrected.

6.9 Observe whether all items on final punchlist have been completed or corrected.

Reimbursable Expenses

The Owner shall compensate Chao and Associates for incidental expenses incurred in connection with this project including mileage, printing, duplication, telephone, postage and other out-of-pocket expenses in accordance with the attached billing rate schedule.

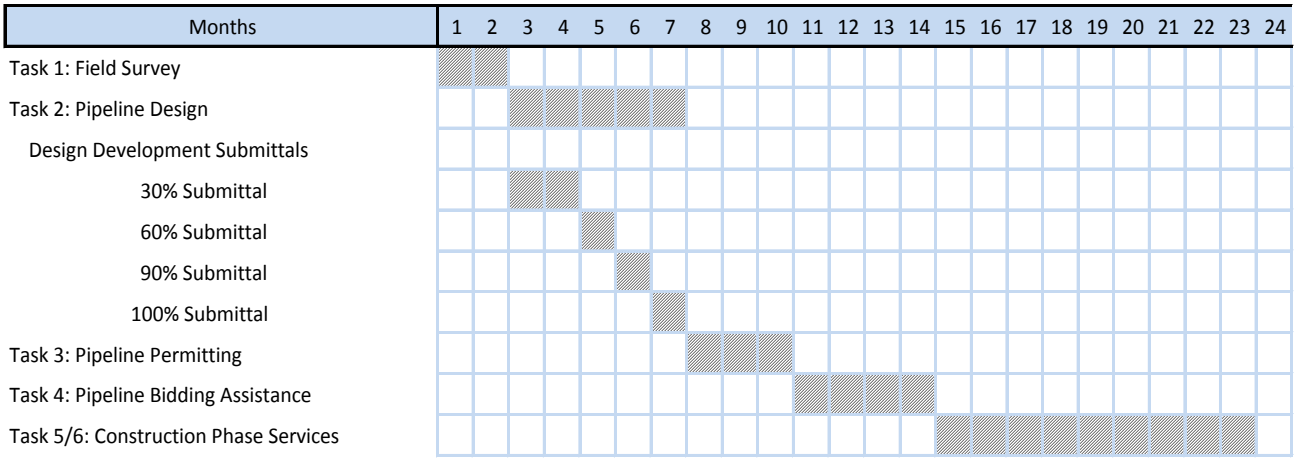
II. ADDITIONAL SERVICES

The following items of Work are Scope Exceptions, and are not included in the above Scope of Services but can be provided by Chao and Associates as Additional Services, if required:

a. Level A and B Subsurface Utility Engineering services for utility locations.
b. Preparation of more than one (1) Bidding to construction contractors
c. Surveying services required for the preparation and recordation of easement maps, staking or flagging of easements, boundary surveys, or the installation of iron pins, deed research, establishing existing property lines, rights-of-way, or easements, or collection of data required for the preparation of Record Drawings
d. Subsurface Geotechnical Investigation
e. Construction materials and quality control testing
f. Additional construction observation services
g. Environmental Permitting Services
    1. Surveying services required for the delineation of species trees
    2. Environmental/Arborist services required for the identification and delineations of species trees
    3. Environmental Data Resource (EDR) Report
    4. Cultural resources surveys/investigations (historical/archaeological)
    5. Protected species surveys and/or record review
    6. Provide quantitative analysis of indirect and cumulative impacts
    7. Section 404/401 Permitting/Pre-Construction Notification (PCN) application
    8. Section 404 – Individual Permits
    9. Flood Impact Assessment (FIA)
    10. Wetland and stream delineations
    11. USACE/DWQ field verification of wetlands/streams
    12. Wetland/stream mitigation site selection and design
    13. HEC-Studies/HEC-RAS modeling
    14. CLOMR/No-Rise Certification
    15. SEPA Environmental Assessment (EA) or Environmental Impact Statements (EIS)
    16. Preparation and submittal of Jurisdictional Determination (JD) map to USACE
    17. USFWS coordination for protected species assessments within the project corridor
h. Preparation and submittal of Special Use Permit(s).
i. Application fees for permit and regulatory submission, plan approval, and construction permits.

j. Legal advertisement fee (usually billed directly to client)
k. Redesigns of facilities after approval of 60% review Drawings.
l. Court appearances for litigation, or preparation of same.
m. Engineering services beyond the original construction contract completion date (if applicable).
n. Extended engineering services related to the default of the construction contractor(s) and subsequent efforts associated with Surety companies of their contractors.
o. Additional services not included in the above.

III. PROJECT SCHEDULE



IV. COMPENSATION

BASIS FOR COMPENSATION		
Services	**Maximum Amount Not-to-Exceed**	**Lump Sum**
Task 1 – Field Survey	N/A	$59,670
Task 2 – Pipeline Design	N/A	$203,180
Task 3 – Pipeline Permitting	N/A	$11,990
Task 4 – Pipeline Bidding Assistance	N/A	$8,460
Task 5 – Construction Administration Services (Hourly)	$44,620*	N/A
Task 6 – Construction Observation Services (Hourly)	$24,000*	N/A

Reimbursable Expenses	$15,790	N/A
Total Fee = $367,710		

*See attached hourly breakdown

These fees shall be modified only if the Scope of Services is changed. Payment will be as specified in Article IV COMPENSATION.

C&A shall submit periodic invoices to the City, and City shall pay invoices in accordance with Article IV COMPENSATION. Periodic billing shall be determined by C&A and approved by City.

Engineering services will be billed monthly based on the percentage of the amount if Work completed.

If you should have any questions, please do not hesitate to call us.

Sincerely,
Chao & Associates, Inc.

C. Jimmy Chao, PE
President

Attachments: Chao Standard Rate Schedule
Task 4 and 5 Hourly Breakdown
Project Map

CHAO AND ASSOCIATES, INC.
CONSULTING ENGINEERS

Standard Rate Schedule

Principal	$190/hr.
Vice Principal	$150/hr.
Senior Associate	$135/hr.
Project Manager	$130/hr.
Project Engineer	$125/hr.
Engineer	$110/hr.
Senior Cadd Technician	$ 85/hr.
Designer	$ 85/hr.
Inspector	$ 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.

7 Clusters Court, Columbia, South Carolina 29210 TEL: (803) 772-8420 FAX: (803) 772-9120 EMAIL: consult@chaoinc.com

Booker Washington Heights Waterline Improvements WM4375
Hourly Fees Task Breakdown

Task 5 - ConstructionAdmin	Principal	PM	SA	Inspect	DE	Surveyor	Two Man Survey w/robot	Tech	AA	VP	Total
Public Information Meeting	8	16	16					4	4	16	56
Construction Administration			32	20						100	152
Testing	4			32							32
Record Drawings/Closeout Documents	2	8			8	10	40	40			106
Manhour Totals:	14	24	48	52	8	10	40	44	4	116	**346**
Hourly Payroll Rate:	$190.00	$135.00	$130.00	$80.00	$110.00	$90.00	$130.00	$85.00	$50.00	$150.00	
TOTAL DL + OH:	$2,660.00	$3,240.00	$6,240.00	$4,160.00	$880.00	$900.00	$5,200.00	$3,740.00	$200.00	$17,400.00	

Total Task 5 **$44,620.00**

Task 6 - Construction Observ	Principal	PM	SA	PDE	Inspect	Surveyor	Two Man Survey w/robot	Tech	AA	VP	Total
Construction Observation					300						300
											0
											0
											0
Manhour Totals:	0	0	0	0	300	0	0	0	0	0	**300**
Hourly Payroll Rate:	$190.00	$135.00	$130.00	$125.00	$80.00	$90.00	$130.00	$85.00	$50.00	$150.00	
TOTAL DL + OH:	$0.00	$0.00	$0.00	$0.00	$24,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	

Total Task 6 **$24,000.00**

RFQ001-16-17-NMJ Water Quality Engineering Consulting Services for Earlewood and Booker Washington Heights Water System Improvements

Exhibit B - SUBCONSULTANT BUSINESS INFORMATION RECORD

Project: Water Quality Engineering Consulting Services for Booker Washington Heights Water System Improvements (WM4375)

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishings 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	Disadvantaged Business Enterprise Information (MBE, WBE SBE) If applicable	Services/Materials to be Provided	Cost of Service/Mat ($ Value)
Terracon Consultant, Inc. 521 Clemson Road Columbia, SC 29229 DUNS: 078681916 CAGE: 7GFU8	Phillip Morrison 803-212-0062	Non-M/W/SBE	Subsurface Investigation Services	Not To Exceed $5,000.00
Michael Baker International 700 Huger Street Columbia, SC 29201 DUNS: 080232628 CAGE:	Robert Moser 803-231-3992	Non-M/W/SBE	Right-of-Way / Easement Services	Not To Exceed $2,000.00

TOTAL: $ 7,000

Chao and Associates, Inc.
Consultant

By _____
I certify this information is true and correct.

11/3/16
Date

Rev Contracts Div_08/26/16

Please check any certifications the prime has:
SBE ☐ MBE ■ WBE ☐ LBE ■

SMALL, MINORITY, WOMEN-OWNED BUSINESS OBJECTIVES

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____%

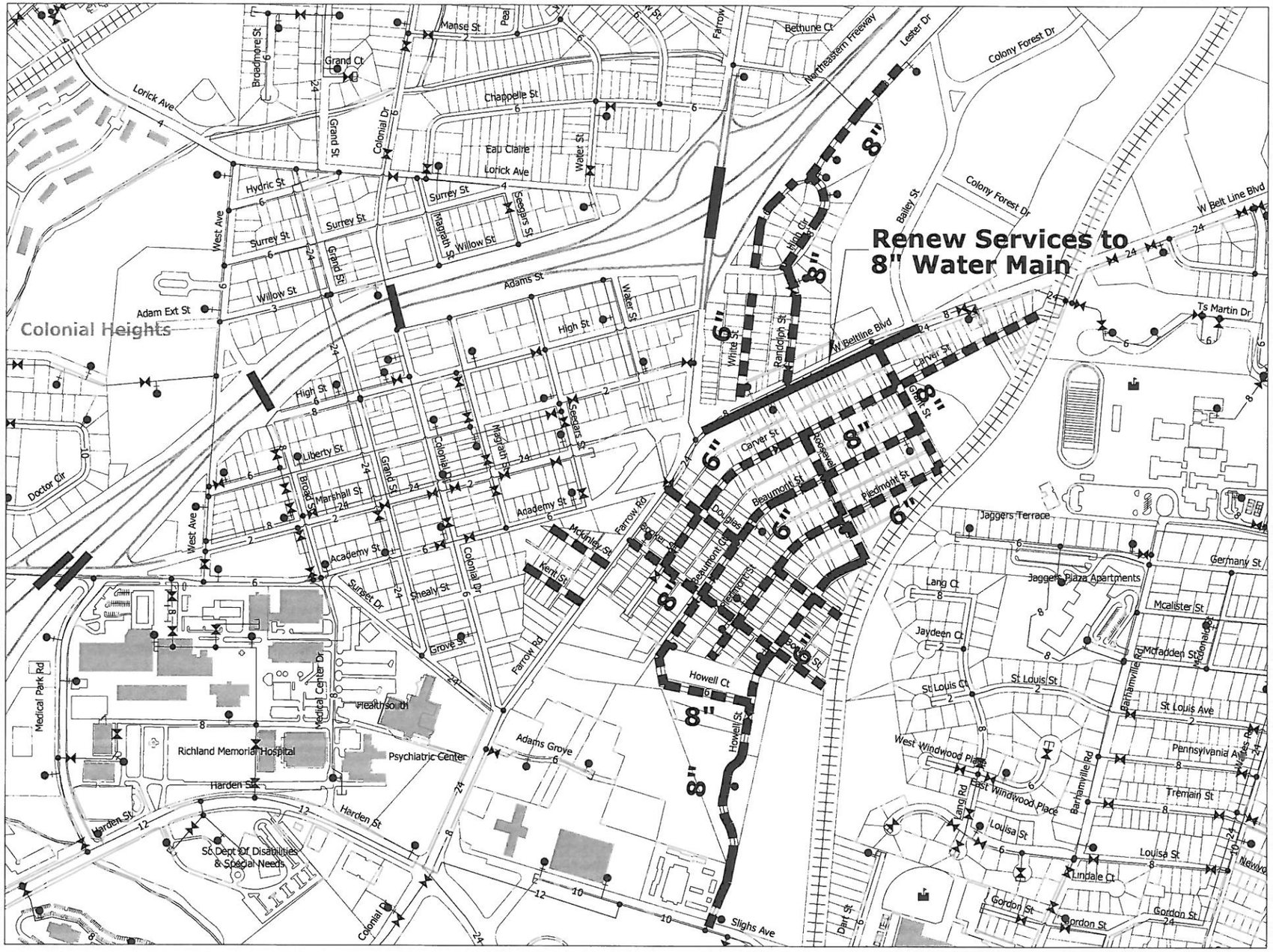
2. If you are not a SBE, MBE, or WBE and you do not plan to utilize such firms in this agreement, please state your reasons and use an additional page if needed:

_____

_____

_____

_____



WM4375

Renew and replacement of 6" and 8" Water Main in Booker Washington Heights Area.

6" = 8,900 LF
8" = 6,200 LF

LEGEND:

Proposed Project or Proposed Project Area

Renew Services

DESIGN BY: Consultant
CONSTRUCTION: Contract

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve Project WM3923; an Agreement for Water Quality Engineering Consulting Services in the Earlewood Neighborhood, as requested by the Utilities and Engineering Department. Award to Hussey Gay Bell in an amount not to exceed $800,000.00. This firm is located in Columbia, SC.**

PRESENTER: **Joseph D. Jaco, P.E.**

FINANCIAL IMPACT: **Funding Source: 5529999-658650. The original budgeted amount is $800,000.00.**

Sub-consulting services will be $160,008.00 (21%) of the total contract value.

$35,500.00 (4.4%) - MA Engineering Consultants, Inc. of Cary, NC a Minority Business Enterprise will provide subsurface utility engineering services.

$44,500.00 (5.6%) - 4D Engineering, a Woman Owned Business Enterprise of Lexington, SC will provide design, permitting and bidding services.

$80,000.00 (10%) - HPG & Co. Consulting Engineers of West Columbia, SC will provide construction observations and preparation of record drawing services.

$8,000.00 (1%) - Terracon Consultants, Inc. of Columbia, SC will provide geotechnical services.

ORIGINAL BUDGET: $800,000.00

CLEAN WATER 2020?: No

STRATEGIC GOALS: Invest in Infrastructure

The referenced Agreement is to provide water quality engineering and consulting services for the Earlewood neighborhood. The purpose of this project is to reduce water quality concerns due to aging water distribution infrastructure, reduce the number of water main repairs, and increase the available fire protection within the project area. The Scope of Services is more fully described in the attached package.

Hussey, Gay, Bell was selected from the Water Quality Engineering and Consulting Services RFQ for Earlewood and Booker T. Washington Heights Water System Improvements (RFQ001-16-17).

The term of the project will be for an initial term of two (2) year(s) from award and contract execution, with the option to renew or continue with work for two (2) additional one-year periods at the mutual pleasure of both parties.

This item is not a Mentor Protégé Program project.

This project impacts all City Council Districts. The Legal Department has reviewed and approved the Agreement language and the Procurement & Contracts Director, Utilities & Engineering Director and ACM for Operations recommend its approval.

ATTACHMENTS:

- **#a:** HusseyGayBell.2016.Earlewood.WM3923.agr (2) (PDF)
- #b: Earlewood.Map (PDF)

HUSSEY GAY BELL

Established 1958

1219 Assembly St., Suite 300, Columbia, SC 29201 / T:803.799.0444

EARLEWOOD NEIGHBORHOOD WATER DISTRIBUTION SYSTEM IMPROVEMENTS

CITY OF COLUMBIA, SC

EXHIBIT A

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve an Annual Contract for the Rehabilitation of Sanitary Sewer Manholes, as requested by the Utilities and Engineering Department. Award to Prism Contractors & Engineers, Inc., a Small Business Enterprise in the amount of $847,945.00. This firm is located in Williamsburg, VA.**

FINANCIAL IMPACT: **Funding Source: Sanitary Sewer Improvement Fund, 5529999-658650-SS6786. This is a Clean Water 2020 Program Project.The original budgeted amount is $998,275.00.**

Sub-consultant services will be $724,230.75 (85%) of the total contract value.

$673,360.00 (79%) - Reconology of Greenville, SC will provide various materials.

$21,195.65 (2.5%) - Madewell Products Corp. of Alpharetta, GA will provide cementitious materials.

$21,195.65 (2.5%) - Sherwin-Williams of Newport News, VA will provide cementitous materials.

$8,479.45 (1%) - Ferguson Waterworks of Williamsburg, VA will provide pipe fittings and frame and covers.

ORIGINAL BUDGET: **$998,275.00**

BUSINESS PROGRAM: Small Business Enterprise

CLEAN WATER 2020?: Yes

STRATEGIC GOALS: Invest in Infrastructure

Four (4) bids were received for the construction service of the Annual Contract for Rehabilitation of Sanitary Sewer Manholes (BID#024-16-17-DS) as requested by Utilities and Engineering.

The projected construction time for completion is June 30, 2017. I respectfully request City Council's approval of these services from Prism Contractors & Engineers, Inc. at an amount not to exceed $847,945.00.

ATTACHMENTS:

- **#a:** Attachment 1 Cover Sheet (PDF)
- #b: Attachment 2 Bid Tabulation(PDF)
- #c: Attachment 3 Project Engineer.Recommendation and Compliance Review Approval (PDF)
- #d: Attachment 4 Business Subcontractor Information Record (PDF)
- #e: Attachment 5 Site Map (PDF)

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: Robert Judy, Superintendent, Wastewater Maintenance Division

Project Number: Bid#024-16-17-DS

Project Description: Annual Contract for Rehabilitation of Sanitary Sewer Manholes (SS6786-16)

Name of firm or contractor award is being recommended for: Prism Contractors & Engineers, Inc.

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

List subcontractors of project: See Attachment 4 (List subcontractors and % of Contract Value)

Compliance Programs Associated with project: None

Is this Clean Water 2020 related? No

Amount of Compensation: $847,945.00 (NO ASSOCIATED CONTINGENCY

Original Budgeted Amount: $998,275.00

Funding Source: 5529999-658650-SS678616 CIP Improvement Fund---Sanitary Sewer

City Council Districts this project impacts: City Wide

Map of Project Area Attached? See Attachment 5

Bid Tabulation Report

BID024-16-17-DS: SS Manhole Annual Contract

Monday, October 24, 2016

Item #	Product Code	Product Description	Quantity	Unit Price	Extended
Bidder ID: B001938 - Improved Technologies Group, LLC					
2640 Byington-Solway Rd.					
Knoxville, TN 37931-					
		NonCollusion Stmt: I Agree			
		NONCOLLUSION AFFIDVT: Y			
		Local Bus Preference: No			
		ADDENDUMS: Y			
		BIDDING DOCUMENTS: Yes			
		Certified Local Vendor: N			
1	91300	Annual Contract for Rehabilitation of Sanitary Sewer Manhole	1.00	960,074.00	960,074.00
		Total Improved Technologies Group, LLC			**960,074.00**
Bidder ID: B001990 - McClam & Associates, Inc.					
1642 Holy Trinity Church Road					
Little Mountain, SC 29075-					
		NonCollusion Stmt: I Agree			
		NONCOLLUSION AFFIDVT: Y			
		Local Bus Preference: Yes			
		ADDENDUMS: Y			
		BIDDING DOCUMENTS: Yes			
		Certified Local Vendor: N			
1	91300	Annual Contract for Rehabilitation of Sanitary Sewer Manhole	1.00	898,942.00	898,942.00
		Total McClam & Associates, Inc.			**898,942.00**
Bidder ID: B002297 - North American Pipeline Management, Inc.					
12 Montclair Ave					
Greenville, SC 29206-					
		NonCollusion Stmt: I Agree			
		NONCOLLUSION AFFIDVT: Y			
		Local Bus Preference: No			
		ADDENDUMS: Y			
		BIDDING DOCUMENTS: Yes			
		Certified Local Vendor: N			
1	91300	Annual Contract for Rehabilitation of Sanitary Sewer Manhole	1.00	957,897.00	957,897.00
		Total North American Pipeline Management			**957,897.00**
Bidder ID: B002327 - Prism Contractors & Engineers, Inc.					
1568 Manufacture Drive					
Williamsburg, VA 23185-					
		NonCollusion Stmt: I Agree			
		NONCOLLUSION AFFIDVT: Y			
		Local Bus Preference: No			
		ADDENDUMS: Y			
		BIDDING DOCUMENTS: Yes			
		Certified Local Vendor: N			
1	91300	Annual Contract for Rehabilitation of Sanitary Sewer Manhole	1.00	847,945.00	847,945.00
		Total Prism Contractors & Engineers, Inc			**847,945.00**

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

We Are Columbia

October 25, 2016

Ms. Debbie Scott
Construction Procurement Specialist
Department of Procurement & Contracts
City of Columbia
1136 Washington Street
Columbia, SC 29201

Subject: Annual Contract for Rehabilitation of Sanitary Sewer Manholes
Recommendation of Award
City of Columbia Project No. SS6786(17)

Dear Ms. Scott:

Bids were publicly opened and read aloud at the City of Columbia (1136 Washington Street, 7th Floor Conference Room, Columbia, SC) on October 20, 2016 at 2:00 pm for the SS6786(17) Annual Contract for Rehabilitation of Sanitary Sewer Manholes project. Four bids were received from the following contractors: Improved Technologies Group, LLC; McClam & Associates, Inc; North American Pipeline Management, Inc; and Prism Contractors & Engineers, Inc.

I have reviewed the bid analysis computed by the City's procurement department for the four bids received for this project. Based on a review of this analysis, Prism Contractors & Engineers, Inc is the lowest bidder with a total bid value of $847,945.00. I have also completed an initial review of the bid documents provided by Prism Contractors & Engineers, Inc and verified that the bid appears to be acceptable.

Pending a final review of all other bid documents submitted by Prism Contractors & Engineers, Inc for compliance with the City's Contract requirements, I recommend City Council award the Annual Contract for Rehabilitation of Sanitary Sewer Manholes project to Prism Contractors & Engineers, Inc in the amount of $847,945.00. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Robert Judy
Superintendent, Wastewater Maintenance Division
Department of Utilities & Engineering
City of Columbia

cc: File

CITY OF COLUMBIA

INTER-OFFICE MEMORANDUM

TO: Ayesha Driggers, Compliance Administrator

FROM: Debbie Scott, Procurement Contract Specialist,
Department of Procurement and Contracts

DATE: October 24, 2016

SUBJECT: BID024-16-17-DS SS MANHOLE ANNUAL CONTRACT (SS6786-17)

Bids for this project were opened publicly at 2:00 p.m., October 20, 2016 in the seventh 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 Prism Contractors & Engineers, Inc. of Williamsburg, VA at $847,945.00.

Please review and verify the percentages listed on the Business Information Record and check for consistency to the noted dollar amount.

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

Thank You.

Review Approved: Ayesha Driggers **Date:** 11-2-16

Ayesha Driggers,
Compliance Administrator

Project: #Bid#024-16-17-DS
Annual Contract For Rehabilitation Of Sanitary Sewer Manholes (SS6786-17)

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

* MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE "NO LINE STRIKE THROUGH"

Business w/ Address	Contact w/Phone	Services / Materials	$ VALUE AND % * * *	IF APPLICABLE DBE, SWaM	IF APPLICABLE MBE, WBE, SBE
Reconology 28 Global Dr., Suite 100 Greenville, SC 29607	Jeff Hargett (864) 395-6809	Item No. C - 128 C - 130, C - 131 C - 132, C - 134 C - 135, C - 148	$673,360.00 79%	N/A	N/A
Madewell Products Corp. 7561 Industrial Ct Alpharetta, GA 30004	Jon Stelele (770) 475-8199	Cementitous Material	$21,195.65 2.5%	N/A	N/A
Sherwin-Williams 11006 Warwick Blvd Newport News VA 23601	John Williams (757) 593-0654	Cementitous Material	$21,195.65 2.5%	N/A	N/A
Ferguson Waterworks 6540-A Mooretown Road Williamsburg, Va. 23188-5707	Chad Townsend (757) 220-0556	Pipe fittings and frame and covers	$8,479.45 1%	N/A	N/A

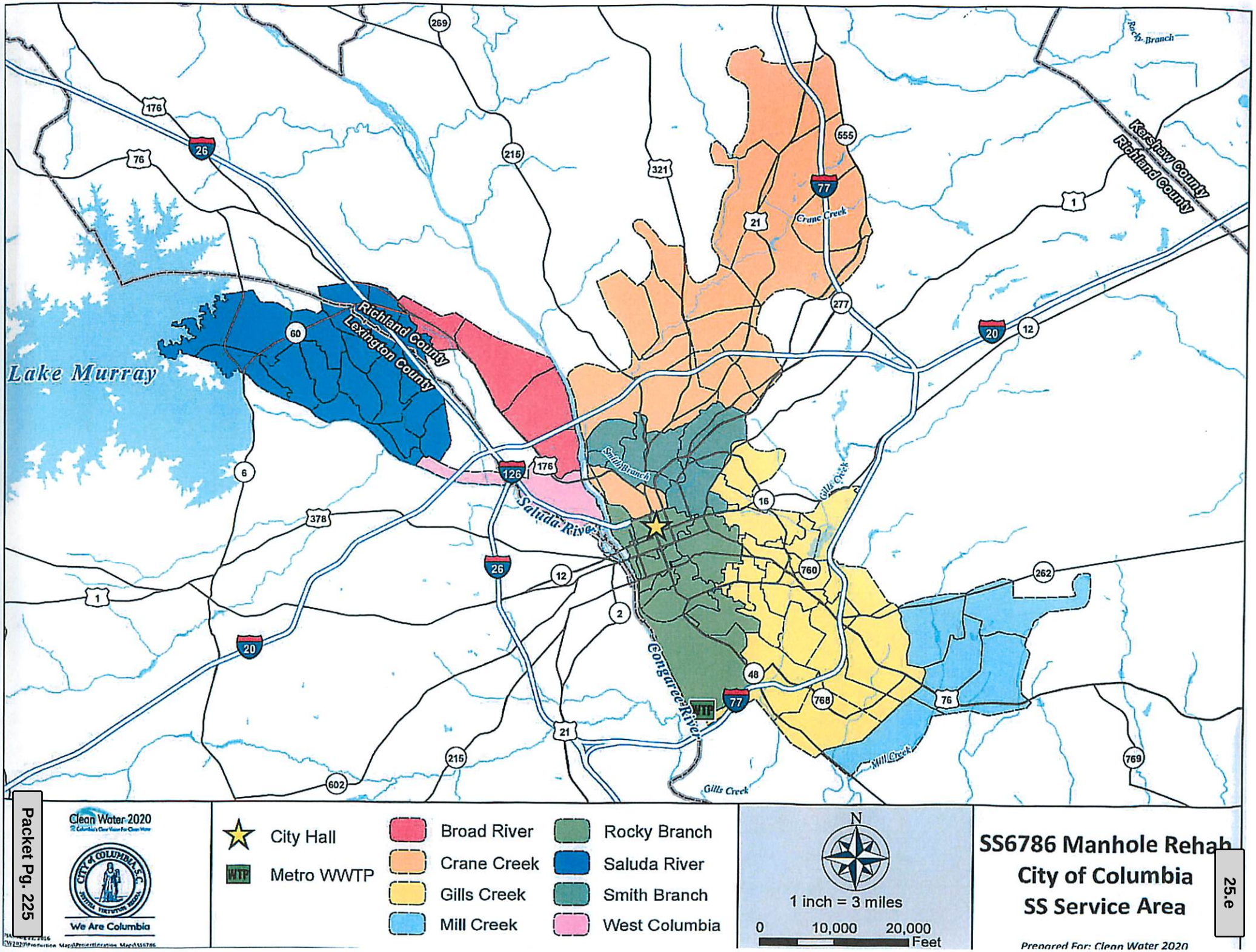
TOTAL: $ 724,230.75

Prism Contractors & Engineers, Inc.
Contractor

By _____
I certify this information is true and correct.

10/20/2017
Date

Form 710


Lake Murray
Richland County
Lexington County
Kershaw County
Richland County
Saluda River
Gills Creek
Smith Branch
Crane Creek
Rocky Branch
Mill Creek
Congaree River
WTP
City Hall
Metro WWTP
Broad River
Crane Creek
Gills Creek
Mill Creek
Rocky Branch
Saluda River
Smith Branch
West Columbia
N
1 inch = 3 miles
0
10,000
20,000
Feet
Clean Water 2020
We Are Columbia
SS6786 Manhole Rehab
City of Columbia
SS Service Area
Prepared For: Clean Water 2020

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve Contract Amendment 1 for Project WM4374; Columbia Canal Head Gates Repair Engineering Services, as requested by the Procurement and Contracts Department. This Amendment is at no cost. Award to Kleinschmidt Associates.**

PRESENTER: **Gregory Tucker**

FINANCIAL IMPACT: **This Amendment is a No Cost Amendment.**

ORIGINAL BUDGET: **$957,112.00**

BUSINESS PROGRAM: **Subcontracting Outreach Program**

CLEAN WATER 2020?: **Yes**

STRATEGIC GOALS: **Invest in Infrastructure**

Attached is Contract Amendment 1 for Council approval for the Columbia Canal Head Gates Repair Engineering Services. This Amendment is to work through differences between standard City contracts and contracts that involve Federal Emergency Management Agency (FEMA) reimbursement. We have identified modifications needed to better reflect or define several parameters included in the Agreement. These changes have been identified and approved by Landmark Consulting and will help ensure the best success in maximizing the reimbursement associated with this project. The attached Amendment identifies the changes being recommended for approval. There are no changes in funding our costs associated with these changes. The Amendment is in contract language only.

ATTACHMENTS:

- **#a:** CA1 Columbia Canal Head Gates Repair Services DR4241 WM4374. (PDF)
- #b: Columbia Canal Head Gates Repair DR4241 WM4374. Map (PDF)

Agreement for Engineering Services
For DR 4241 Columbia Canal Head Gates Repair Engineering Services

Kleinschmidt Associates and City of Columbia, SC

Contract Amendment # 1
No Cost Change Amendment

November 8, 2016

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Kleinschmidt Associates (Engineer) dated September 6, 2016 (Agreement).

Page 1, Section A, Paragraph 1, second sentence. Add the following after the word "rate": "for the services that the City will be requesting reimbursement."
Page 1, Section A, Paragraph 1, third sentence. Remove the word "all".
Page 3, Section F, Paragraph 1, first sentence. Delete the word "prior".
Page 3, Section F, Paragraph 1, last sentence. Add the words "first tier" after the word "of".
Page 5, Section J, Paragraph 1. Delete the all the words following the word "project".
Page 8, Section L, Subsection 3, Second sentence. Change the word "owner's" to "contracting officer".
Page 8, Section L, Subsection 3, Fourth sentence. Change the word "owner" to "contracting officer".
Page 8, Section L, Subsection 3, Fourth sentence. Delete the words after "contracting officer".
Page 8, Section L, Subsection 3, Last sentence. Add the words "first tier" after the word "of".
Page 14, Section Q, Subsection 2, First sentence. Delete the words "and any sub-contractor of the Engineer".
Page 16, Section Y, Paragraph 2, First sentence. Delete the words "thirty (30) days prior".
Page 16, Section Y, Paragraph 2, First sentence. Change the words "Utility & Engineering Department" to "Project Manager".

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:	**$**
Previous Change Orders:	**$ -0-**
This Change (addition/deletion):	**$**
Revised Contract Price:	**$**

Additional funds are to be provided in the following manner: This is a no cost change amendment.

This Change is Acceptable:

By:_____ Kleinschmidt Associates
Title:

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

Recommended for Approval: _____ Purchasing Agent
Sandra A. Wright

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

Approval of Change: _____ City Manager
Teresa Wilson

Sample

APPROVED AS TO FORM
Legal Dept. City of Columbia, SC

Latitude, longitude and address of any point on Google Maps

Click directly on the map to get an address and its GPS coordinates. The latitude coordinate and the longitude coordinate are displayed on the left column and on the map

Address Three Rivers Greenway, Columbia, SC 2

Get GPS Coordinates

DD (decimal degrees)*

Latitude 33.99721720000001

Longitude -81.04927599999996

Get Address

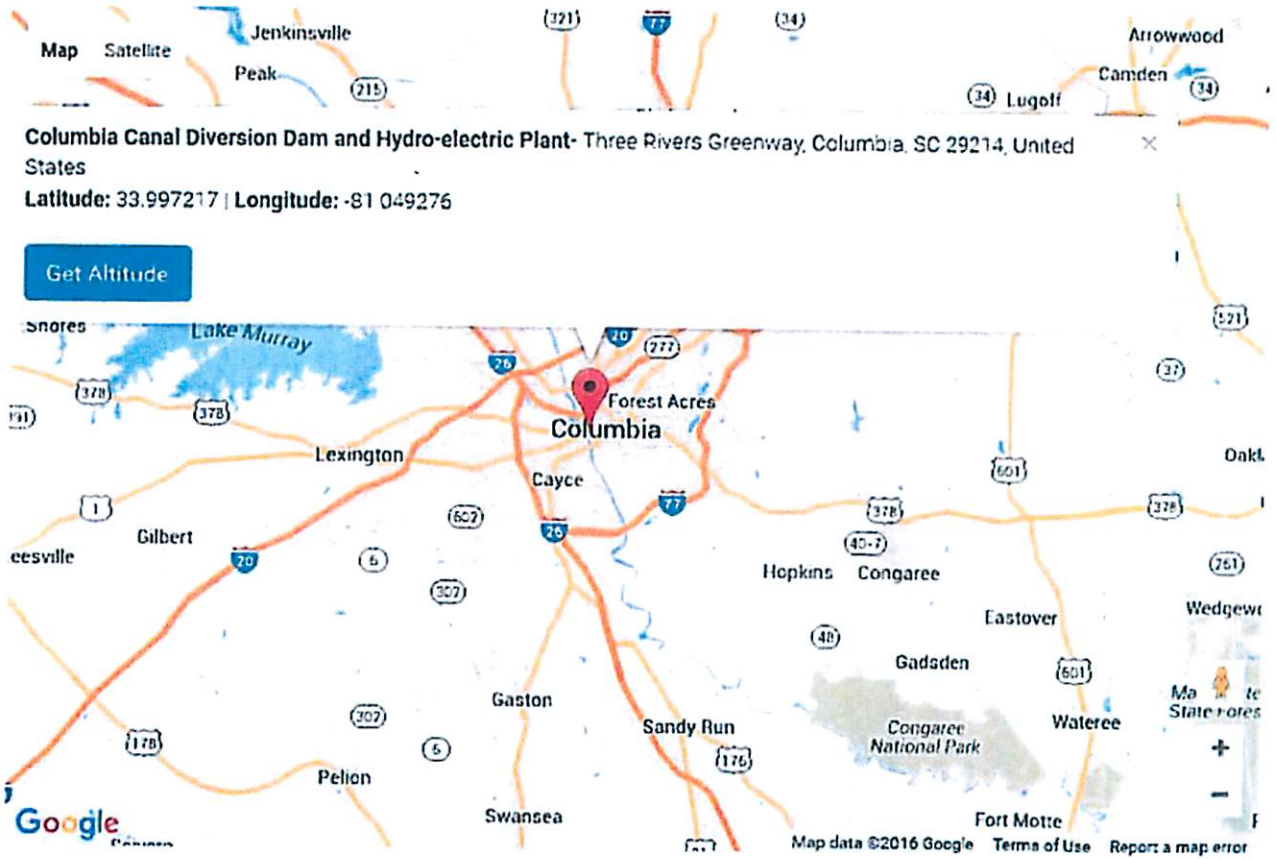
DMS (degrees, minutes, secondes)*

Latitude (•) N ( ) S 33 ° 59 ' 49.982 "

Longitude ( ) E (•) W 81 ° 2 ' 57.393 "

Get Address

* World Geodetic System 84 (WGS 84)



Columbia Canal Map

August 24, 2007

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve Contract Amendment 1 for Project WM4348; Columbia Canal Embankment Repair Services, as requested by the Procurements and Contracts Department. This Amendment is at no cost. Award to Michael Baker International.**

PRESENTER: **Gregory Tucker**

FINANCIAL IMPACT: **This Amendment is a No Cost Amendment.**

ORIGINAL BUDGET: **$4,938,139.00**

BUSINESS PROGRAM: **Subcontracting Outreach Program**

CLEAN WATER 2020?: **Yes**

STRATEGIC GOALS: **Invest in Infrastructure**

Attached is Contract Amendment 1 for Council approval for the Columbia Canal Embankment Project. This Amendment is to work through differences between standard City contracts and contracts that involve Federal Emergency Management Agency (FEMA) reimbursement. We have identified modifications needed to better reflect or define several parameters included in the Agreement. These changes have been identified and approved by Landmark Consulting and will help ensure the best success in maximizing the reimbursement associated with this project. The attached Amendment identifies the changes being recommended for approval. There are no changes in funding our costs associated with these changes. The Amendment is in contract language only.

ATTACHMENTS:

- **#a:** Columbia Canal Embankment DR4241 WM4348 & WM4323. CA1. (PDF)
- #b: Columbia Canal Embankment DR4241 WM4348 & WM4323. Map (PDF)

Agreement for Engineering Services
For DR 4241 Columbia Canal Embankment Repair Services

Michael Baker International, LLC and City of Columbia, SC

Contract Amendment # 1
No Cost Change Amendment

November 8, 2016

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Michael Baker International, LLC (Engineer) dated August 22, 2016 (Agreement).

Page 1, Section A, Paragraph 1, second sentence. Add the following after the word "rate": "for the services that the City will be requesting reimbursement."
Page 1, Section A, Paragraph 1, third sentence. Remove the word "all".
Page 3, Section E, Paragraph 1, first sentence. Delete the word "prior".
Page 3, Section E, Paragraph 1, last sentence. Add the words "first tier" after the word "of".
Page 5, Section I, Paragraph 1, third sentence. Delete the all the words following the word "project".
Page 5, Section K, Paragraph 1, first sentence. After the word "fund" insert the words "a portion of"
Page 5, Section K, Paragraph 1, first sentence. Delete the last word "only".
Page 6, Section K, Subsection 1, Stage B, Second sentence. Delete this sentence in its entirety.
Page 6, Section K, Subsection 1, Stage C, Second sentence. Delete this sentence in its entirety..
Page 8, Section K, Subsection 4, Second sentence. Change the word "owner's" to "contracting officer".
Page 8, Section K, Subsection 4, Fourth sentence. Change the word "owner" to "contracting officer".
Page 8, Section K, Subsection 4, Fourth sentence. Delete the words following "contracting officer.
Page 8, Section K, Subsection 4, Fourth sentence. Add the words "first tier" after the word "of".
Page 15, Section P, Subsection 2, First sentence. Delete the words "and any sub-contractor of the Engineer".
Page 15, Section R, Paragraph 1, First sentence. Change the word "he" to "they".
Page 15, Section R, Paragraph 2, First sentence. Change the word "has" to "have".
Page 15, Section R, Paragraph 2, First sentence. Change the word "her" to "their".
Page 17, Section X, Paragraph 2, First sentence. Delete the words "thirty (30) days prior".
Page 17, Section X, Paragraph 2, First sentence. Change the words "Utility & Engineering Department" to "Project Manager".

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:	$
Previous Change Orders:	$ -0-
This Change (addition/deletion):	$
Revised Contract Price:	$

Additional funds are to be provided in the following manner: This is a no cost change amendment.

This Change is Acceptable:

By:_____ Michael Baker International, LLC
Title:

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

Recommended for Approval: for Sandra Wright Purchasing Agent
Sandra A. Wright

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

Approval of Change: _____ City Manager
Teresa Wilson

Sample

APPROVED AS TO FORM
_____
Legal Department, City of Columbia, SC

Latitude, longitude and address of any point on Google Maps

Click directly on the map to get an address and its GPS coordinates. The latitude coordinate and the longitude coordinate are displayed on the left column and on the map

Address Three Rivers Greenway, Columbia, SC 2

Get GPS Coordinates

DD (decimal degrees)*

Latitude 33.99721720000001

Longitude -81.04927599999996

Get Address

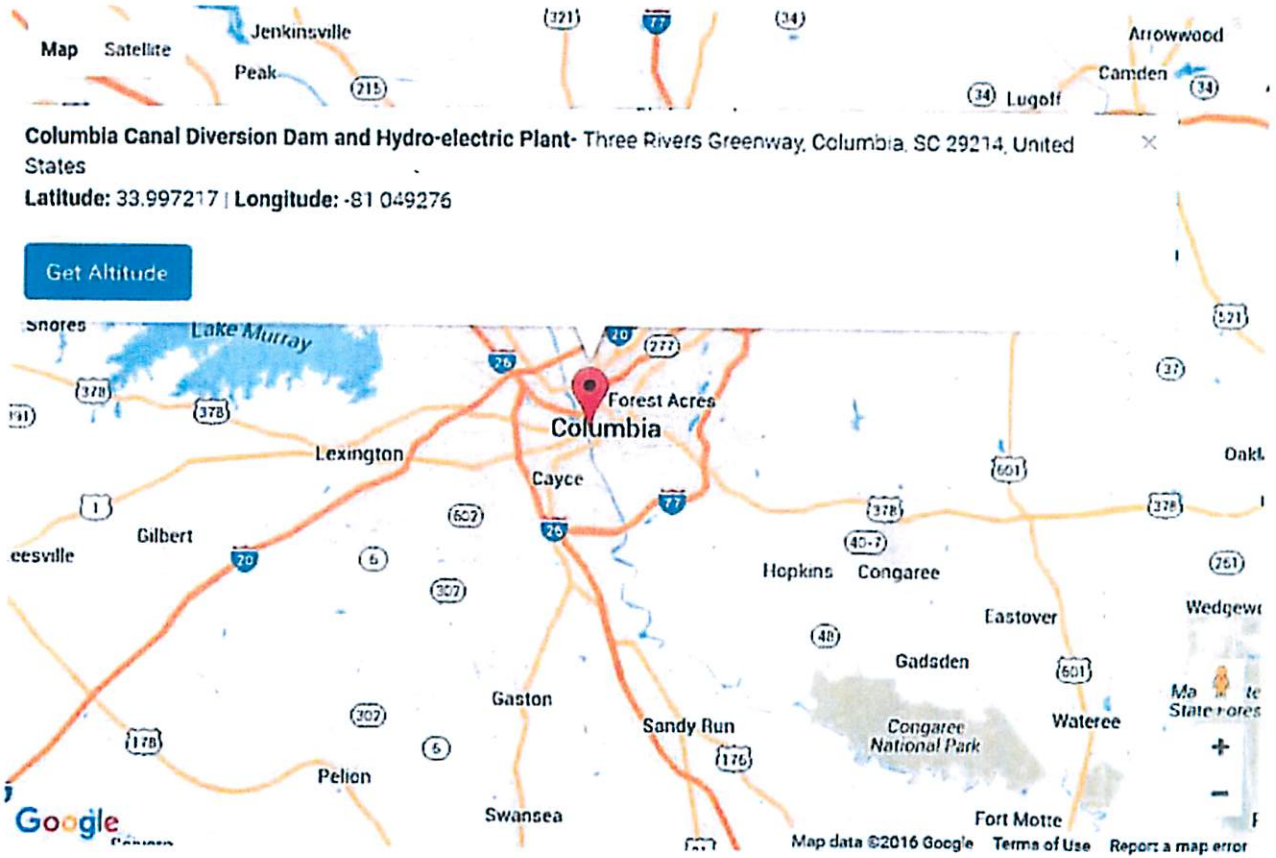
DMS (degrees, minutes, secondes)*

Latitude (•) N ( ) S 33 ° 59 ' 49.982 "

Longitude ( ) E (•) W 81 ° 2 ' 57.393 "

Get Address

* World Geodetic System 84 (WGS 84)



Columbia Canal Map

August 24, 2007

We Are Columbia

MEETING DATE: **November 15, 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**

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, 1st Reading:	09/20/2016; Pending
Public Hearing, 2nd 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.

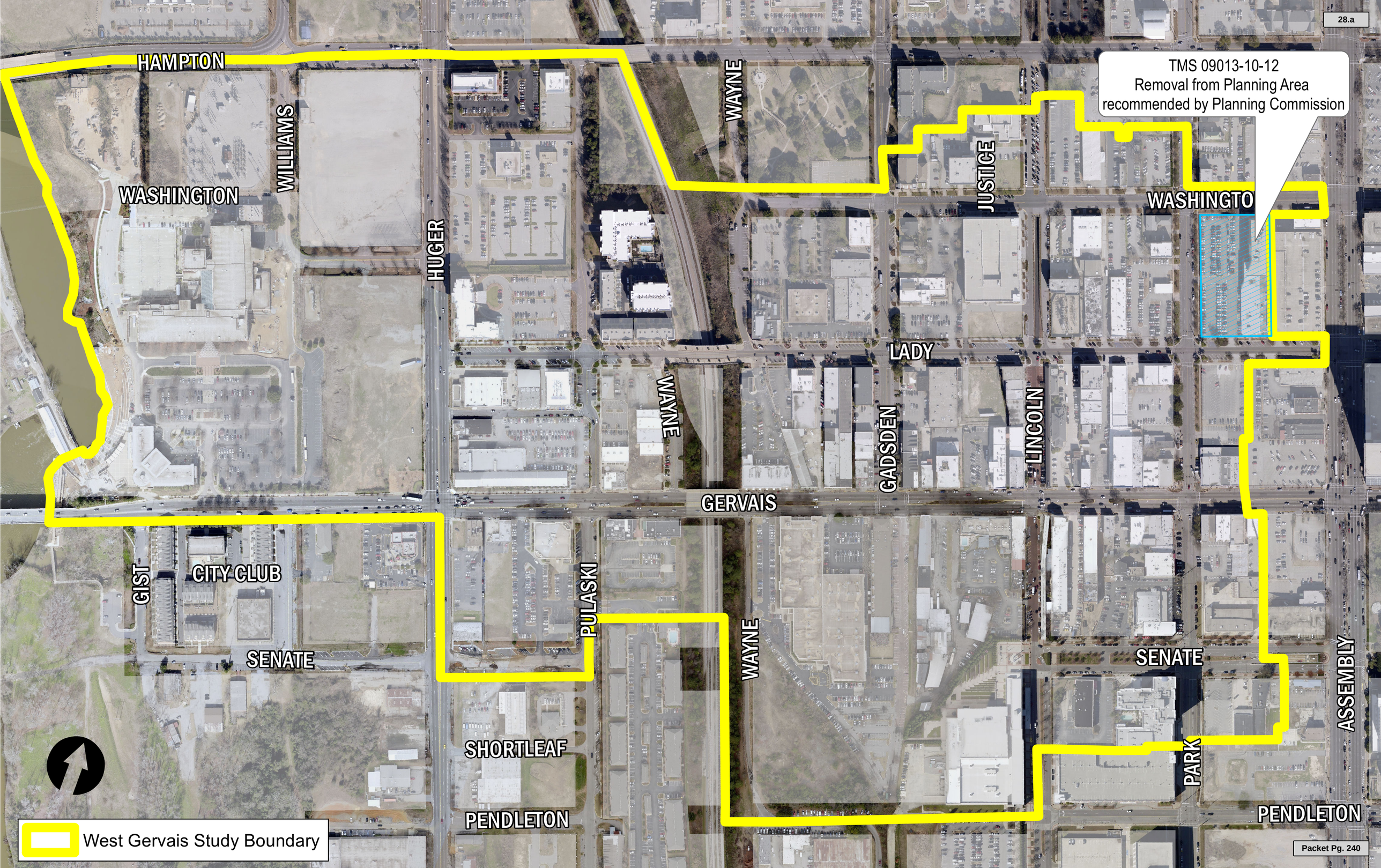
Future Steps:
The document, if adopted by City Council, will serve as guidance for elected and appointed officials and City staff when making decisions about infrastructure improvements, amendments to local ordinances, and development reviews where applicable. The policy recommendations related to zoning 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.


HAMPTON
WILLIAMS
WAYNE
JUSTICE
WASHINGTON
WASHINGTO
HUGER
LADY
WAYNE
GADSDEN
LINCOLN
TMS 09013-10-12
Removal from Planning Area
recommended by Planning Commission
GERVAIS
GIST
CITY CLUB
PULASKI
WAYNE
SENATE
SENATE
ASSEMBLY
SHORTLEAF
PARK
PENDLETON
PENDLETON
West Gervais Study Boundary

West Gervais
DISTRICT PLAN

DRAFT 12.16

WEST GERVAIS DISTRICT PLAN

Columbia, South Carolina

2016

ACKNOWLEDGEMENTS

CITY ADMINISTRATION
Teresa Wilson, City Manager
S. Allison Baker, Senior Assistant City Manager
Melissa Gentry, Assistant City Manager
Jeff Palen, Assistant City Manager, CFO

CITY STAFF
Krista Hampton, Planning & Dev. Services Director
John Fellows, Planning Administrator
Lucinda Statler, Urban Design Planner
Amy Moore, Preservation Planner
Staci Richey, Preservation Planner
Stephen Zigmund, Comprehensive Planner
Leigh DeForth, Comprehensive Planner
David Eisenbraun, Community Planner

CITY COUNCIL
Stephen K. Benjamin, Mayor
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Prepared for the City of Columbia and the Vista Guild.

Thank you to the citizens who participated throughout the process.

DRAFT 1.2.16

Contents

1 Introduction
3 Vision
4 Process

10 Plan Context
11 Historic West Gervais Area
12 Existing Zoning Districts
13 Design & Preservation Overlays

16 Future Land Use
18 West Gervais Future Land Use Map
20 Proposed Height Districts

23 Connectivity
25 Proposed Bikeway Improvements
26 Proposed Pedestrian Improvements

29 Public Realm
31 Public Realm Plan
32 Public Realm Case Studies

34 Recommendations

DRAFT 11.2.16

Introduction

DRAFT 11.2.16

INTRODUCTION

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.

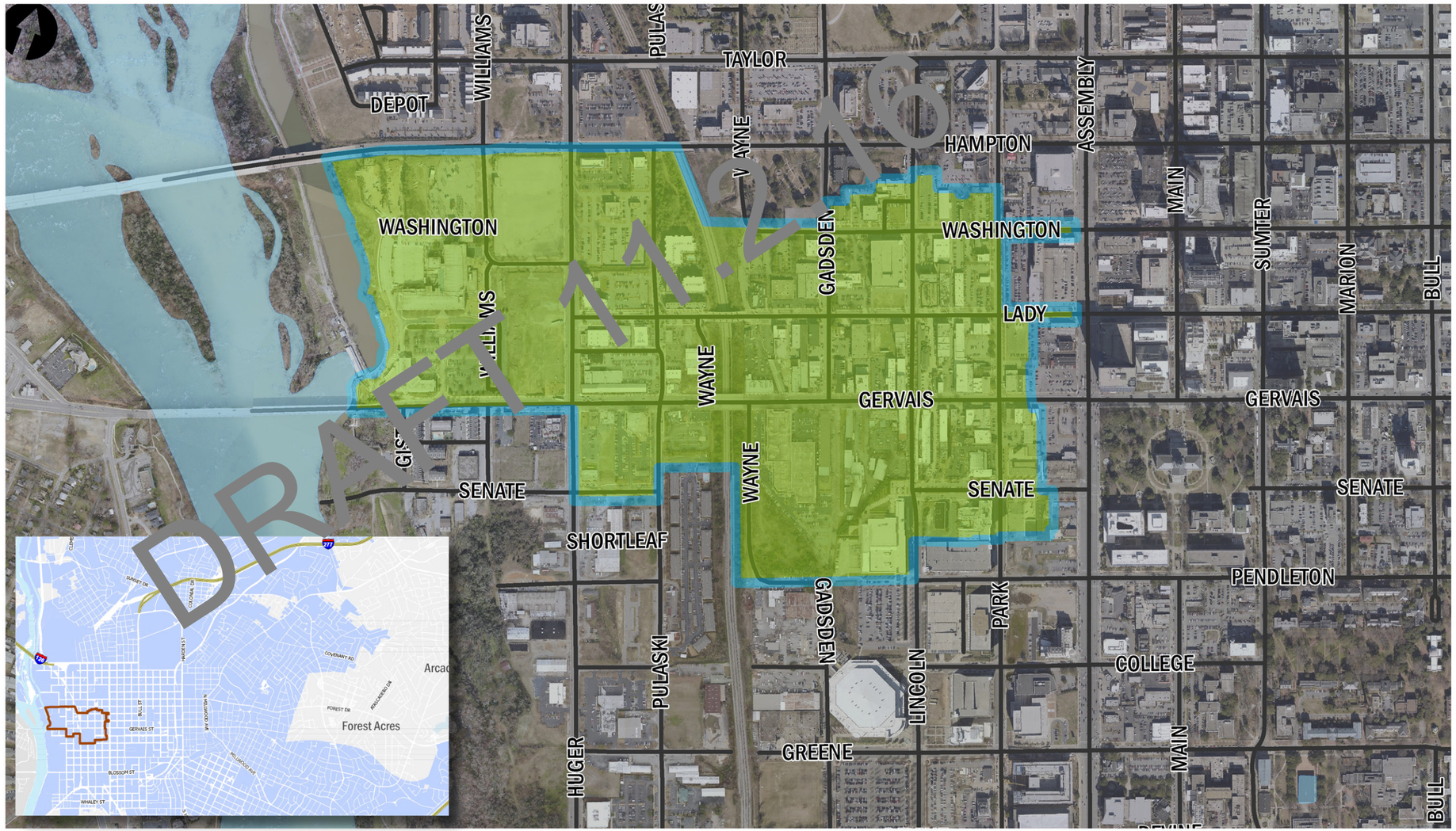
INTRODUCTION

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 commerical 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.

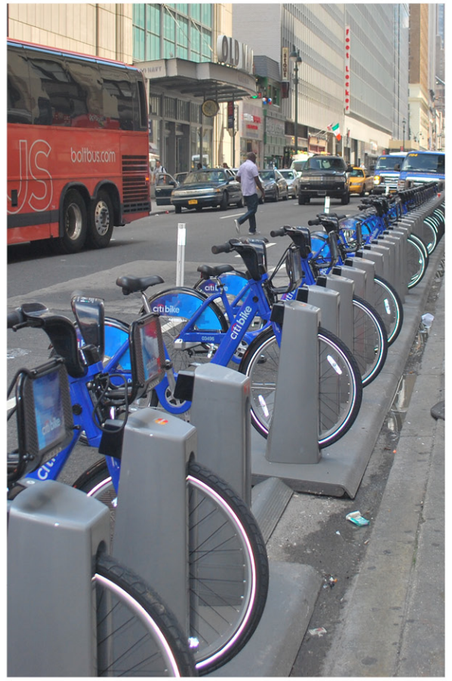
2

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.

Photo Credit: www.pedbikeimages.org/laurasandy/2009

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.

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INTRODUCTION

PROCESS

The West Gervais District Plan is the official policy for the future growth and development of the Vista.

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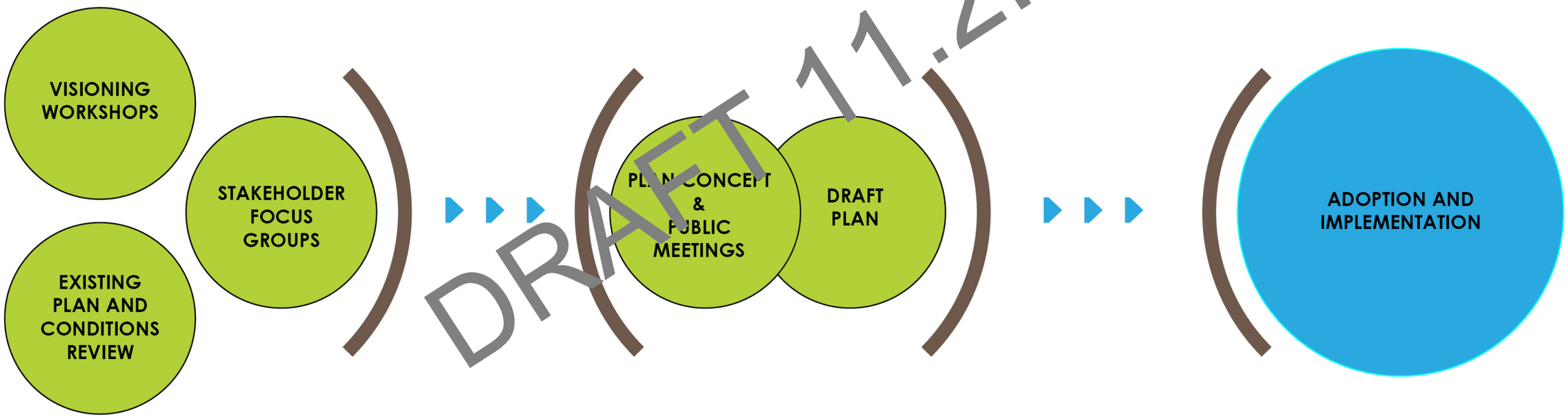

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PROJECT HIGHLIGHTS

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.

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VISTA 2016

INTRODUCTION

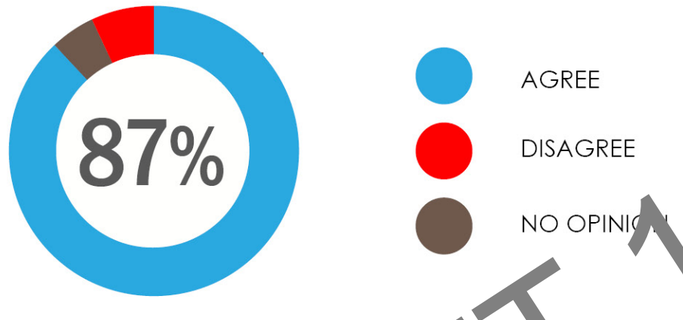
PUBLIC SURVEY

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.

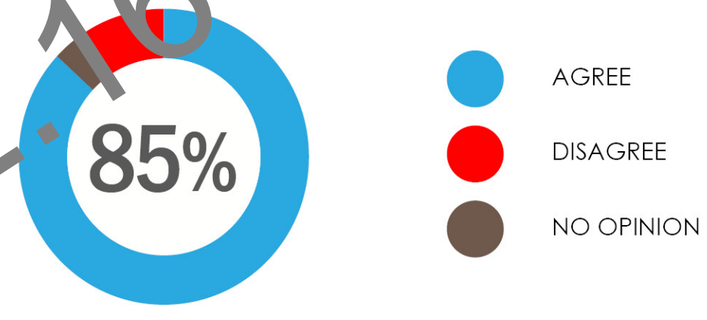
An overarching theme which emerged from this survey was a desire to see the area become more accessible. Better sidewalk connections, slower traffic speeds, and increased space for outdoor dining were supported by over 80% of respondents. There was also strong support for more housing options, provided 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 availablity is largely due to a lack of public awareness.

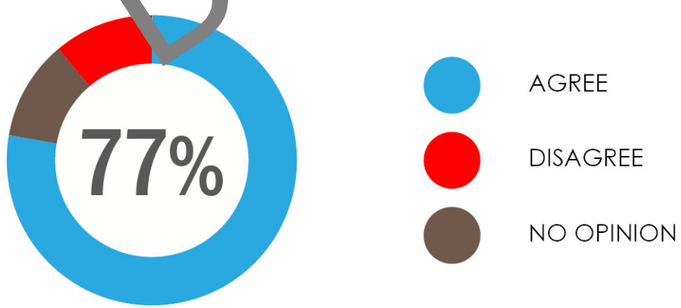
Q I would like more space on sidewalks for outdoor dining options.



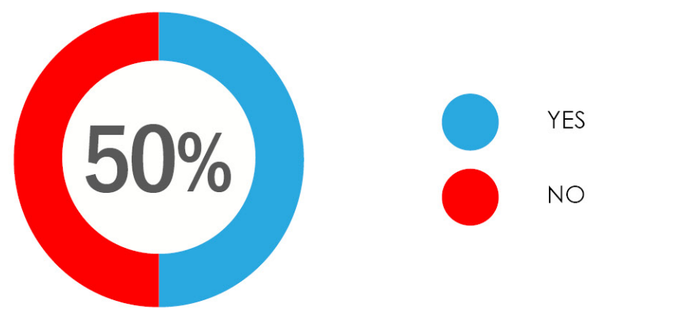
Q Preserving the unique character and architecture of the neighborhood should be a priority.



Q I would support the installation of traffic calming devices within the area.



Q Did you know the Vista has 1,525 parking spaces within two city parking garages?



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INTRODUCTION

WISH WALL

A "Wish Wall" was created nearby on the storefront window of Regions Bank by asking passers-by to write down on index cards things they would like to see in The Vista and post them on the window.

Gervais
store
Better
retail
shop
Vista
Assembly
Bicycle
theater
Stronger
Develop
Parks
venue
results
Specific
restaurants
shops
bars
field
sidewalks
Busters
stores
new
traffic
free
Development
Historic
Restaurants
Safety
Finlay
Names
Park
Types
Results
parking
Musical
Movie
book
lighting
Retail
Traffic
Dinner
Free
Wish
Entertainment
Musician
transportation
movie/bistro
pointe
windows
preferred
smoking
Carousel
Fresh
colleges
October
Post
coffeehouse
exercise
Amphitheater
Cigar
anything
signs
house
Planning
Company
nightlife
Requesting
Wi-Fi
ENFORCE
underage
Survey
Streets
lot
Amenities
arrows
near
Clothing
Walking
Burger
cost
consignment
monkey
garden
Krystal
Ferris
amenities
ups
music
coffee/tea
generated
trucks
soccer
historic
Requests
Movies
Public
Bicycles
lane
high
Ampitheater
Study
West
DJ
gyms
generate
experience
Bank
Soccer
Wall
Anor
box
pedestrian
swings
Noodles
Big
corners
change
guidelines
concert
wheel
park
Mixed
fun
Shopping
Bikes
variety
Apple
barber
events
turn
Sidewalks
lanes
Hookah
along
shown
responses
Requests
Clower
Dave
Vista
Better
retail

Plan Context

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PLAN CONTEXT

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 occuring 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.

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HISTORIC WEST GERVAIS AREA

The current development pattern of the West Gervais Area can be traced back to beggining 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 Gervias 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 commerical 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.

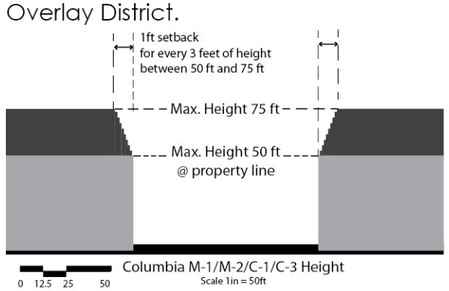
1919 Sanborn Fire Insurance Map

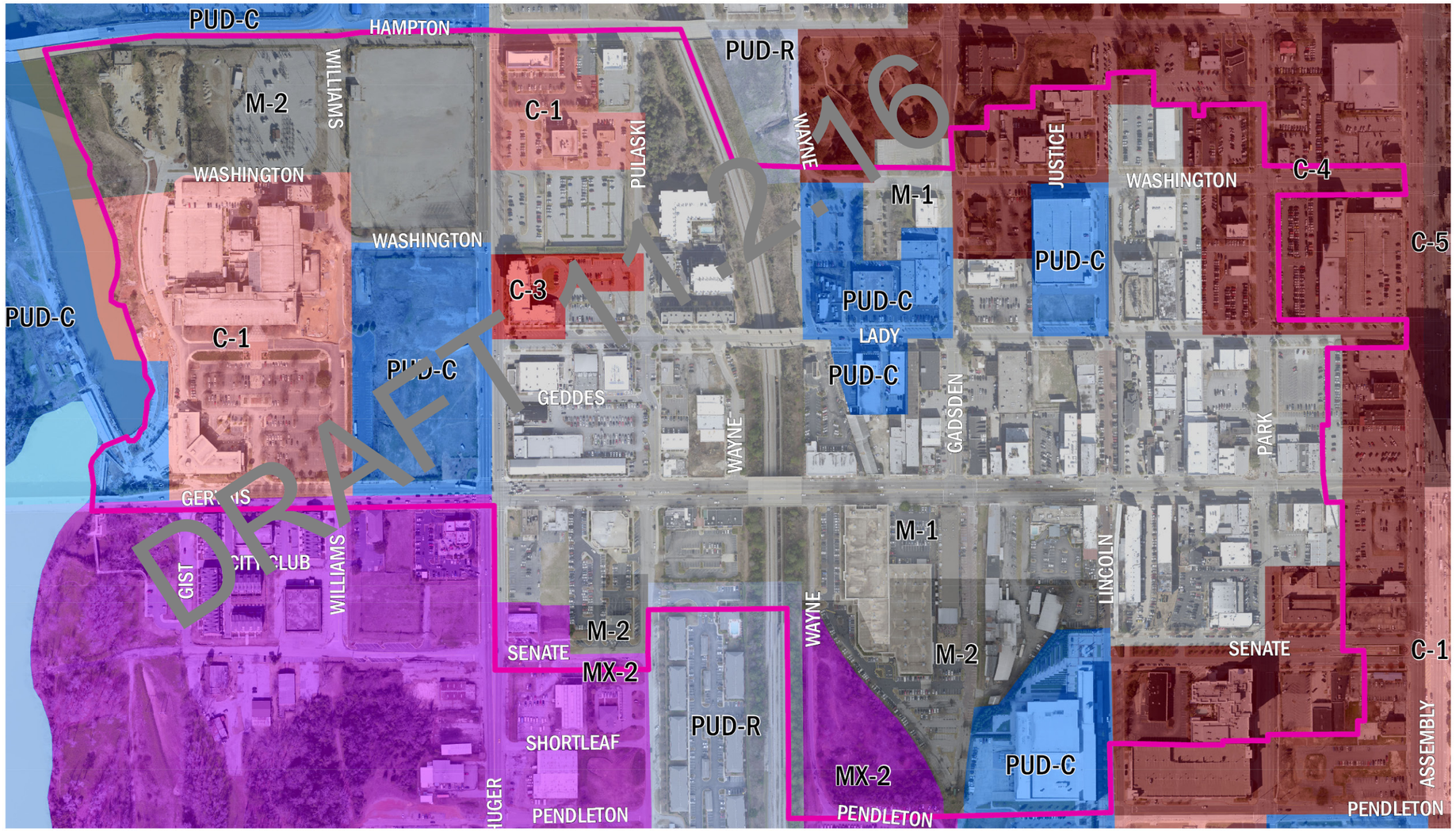
Image Source: South Caroliniana Library, Digital Collection

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.

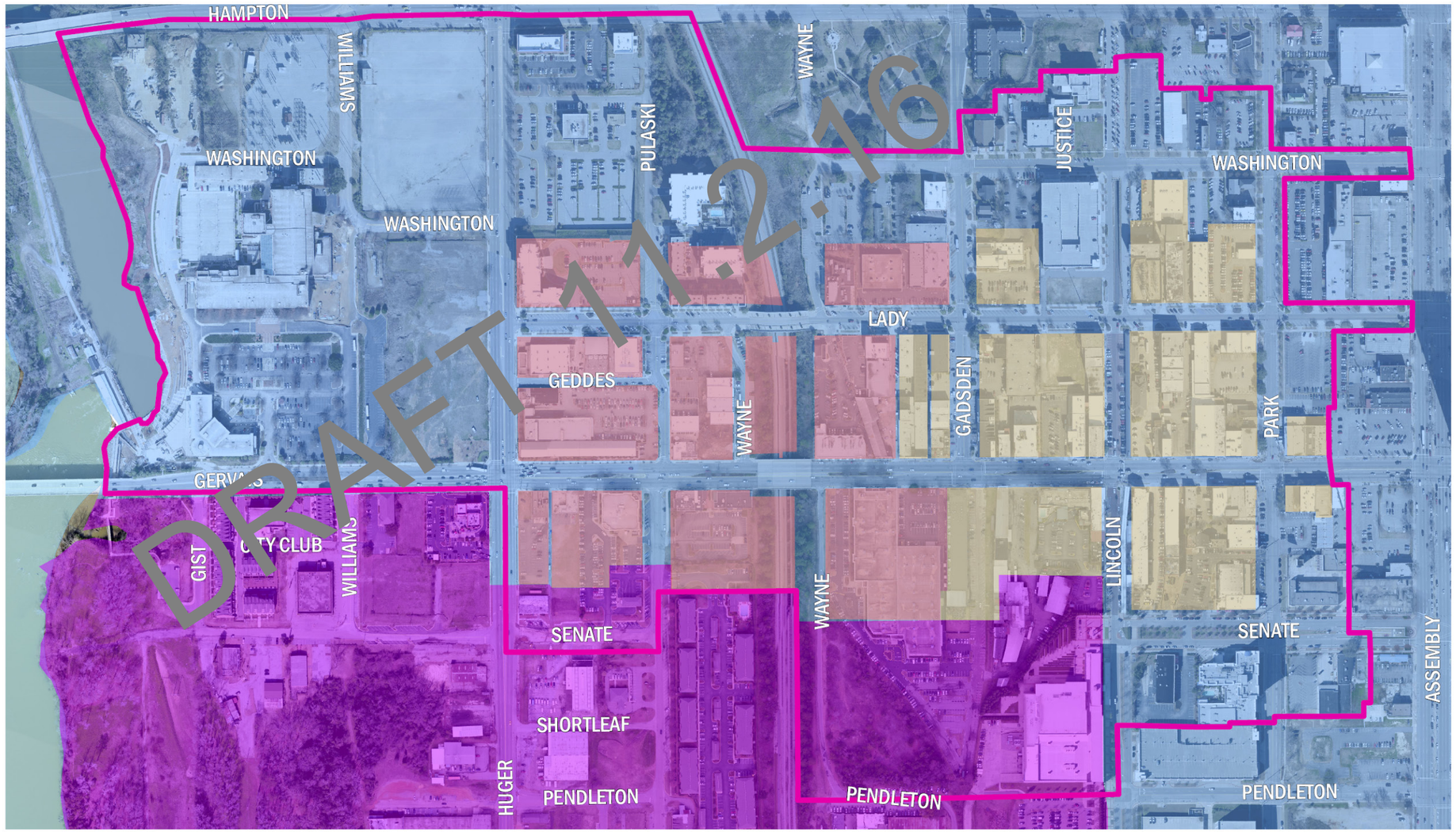




PLAN CONTEXT

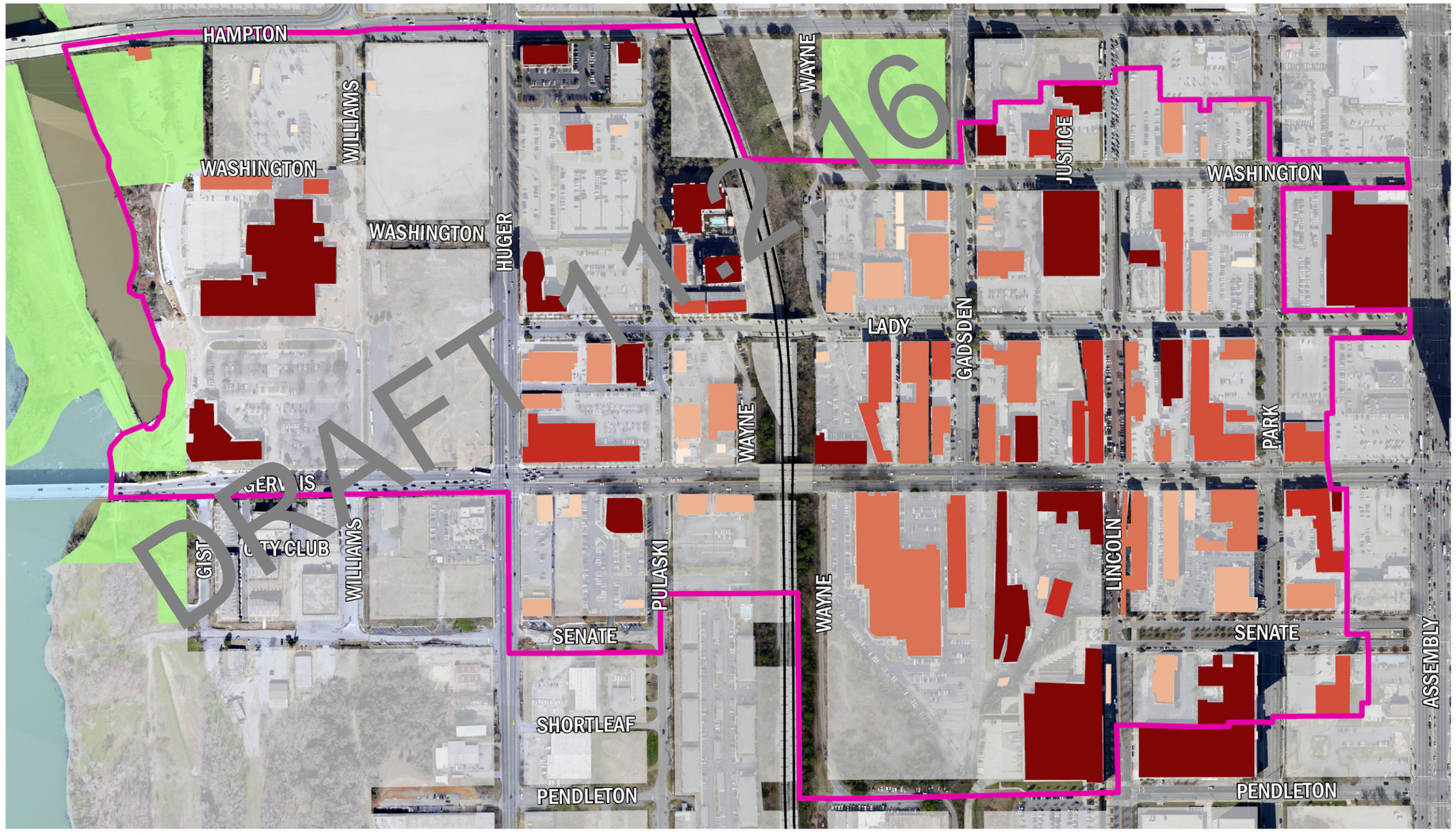
Existing Design & Preservation Overlays

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

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FUTURE LAND USE

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

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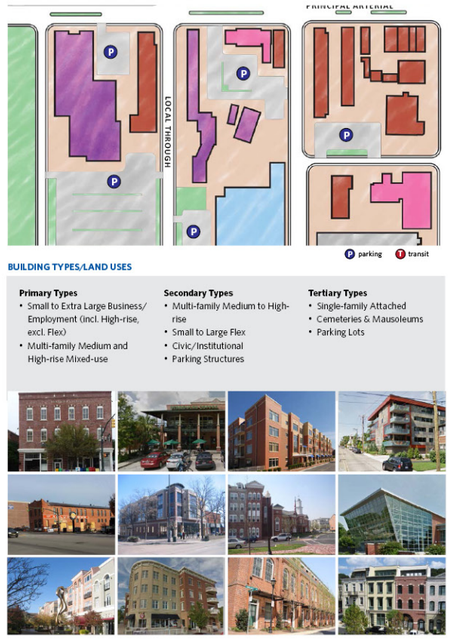
UCAC-3 Urban Core Regional Activity Center

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.

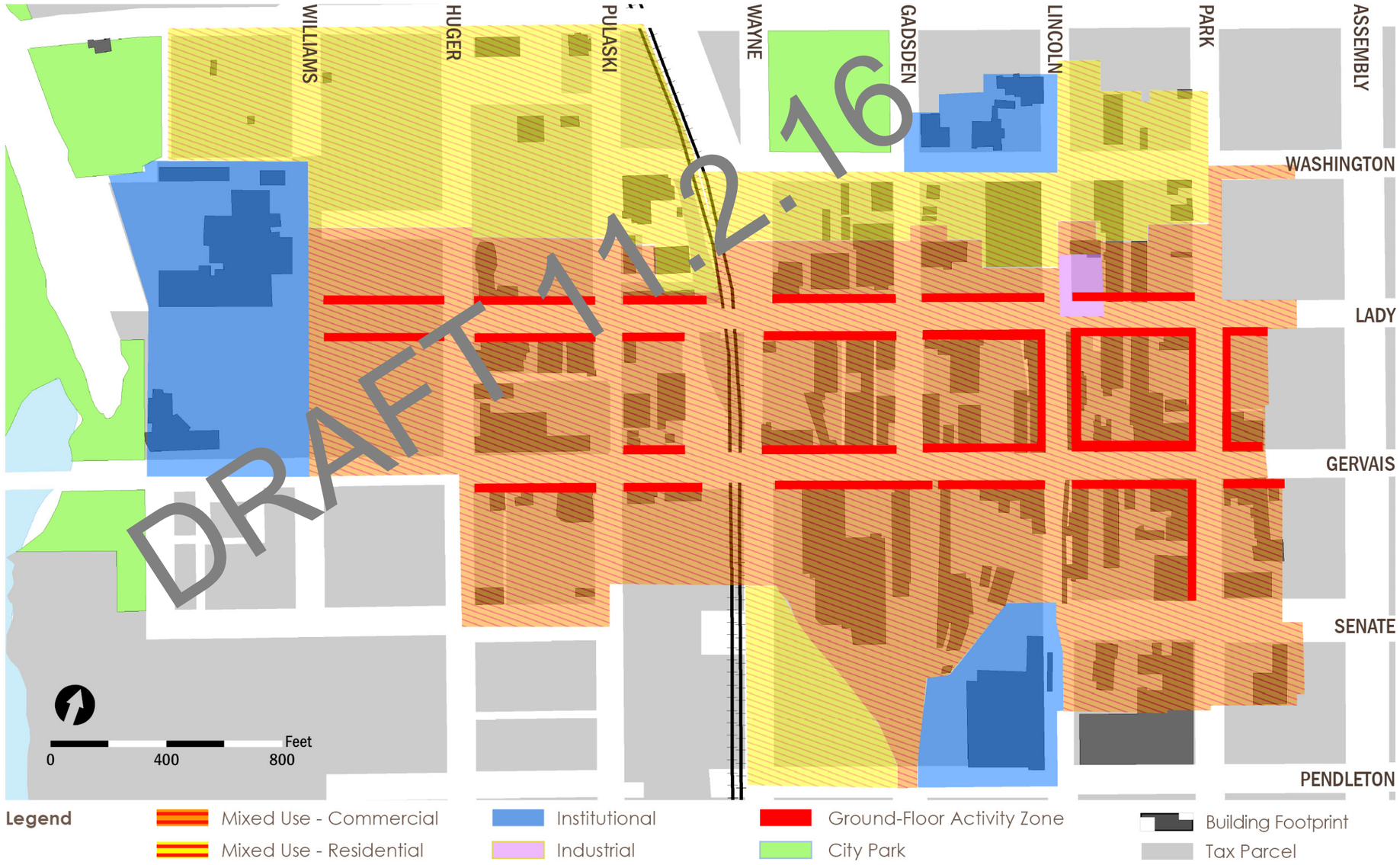


FUTURE LAND USE

West Gervais District Future Land Use

Columbia's downtown is currently experiencing high rates of residential and commercial growth, and the West Gervias 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 recommend to be comprised of of predominantly commercial uses that add to the District's existing entertainment focus by encouraging the development of employement corridors, thereby reinforcing West Gervais' function historically as a workplace as well as a commercial destination.

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FUTURE LAND USE

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 easliy 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 diagarms.

HEIGHT DISTRICTS

1 HEIGHT OVERLAY

Along Gervais, Lady, and other marked streets, there shall be a zoning overlay district which further governs height.

2 BASE ZONING AREAS

These areas would have the height of a buidling determined by the base zoning district requirements.

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 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.

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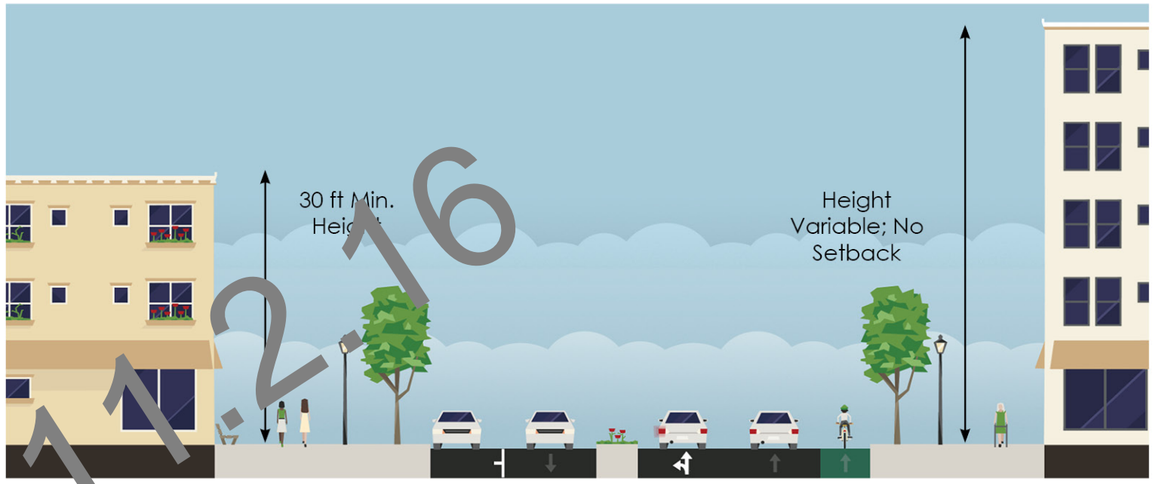
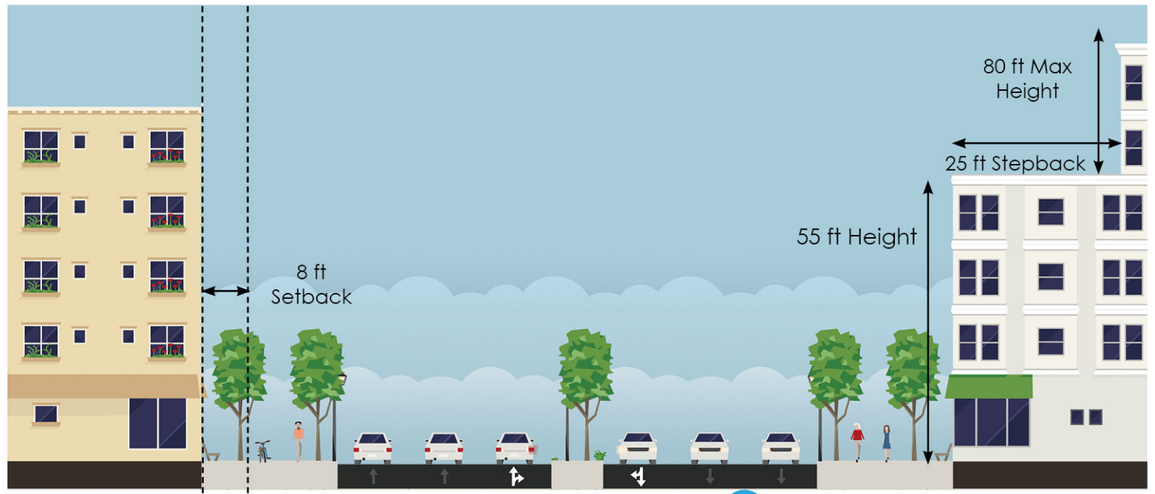


1 HEIGHT OVERLAY: MINIMUM HEIGHT

2 BASE ZONING AREAS



1.1 HEIGHT OVERLAY: 8' SETBACK AREA - HUGER

1.2 HEIGHT OVERLAY: 25' STEP-BACK

Connectivity

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CONNECTIVITY

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.

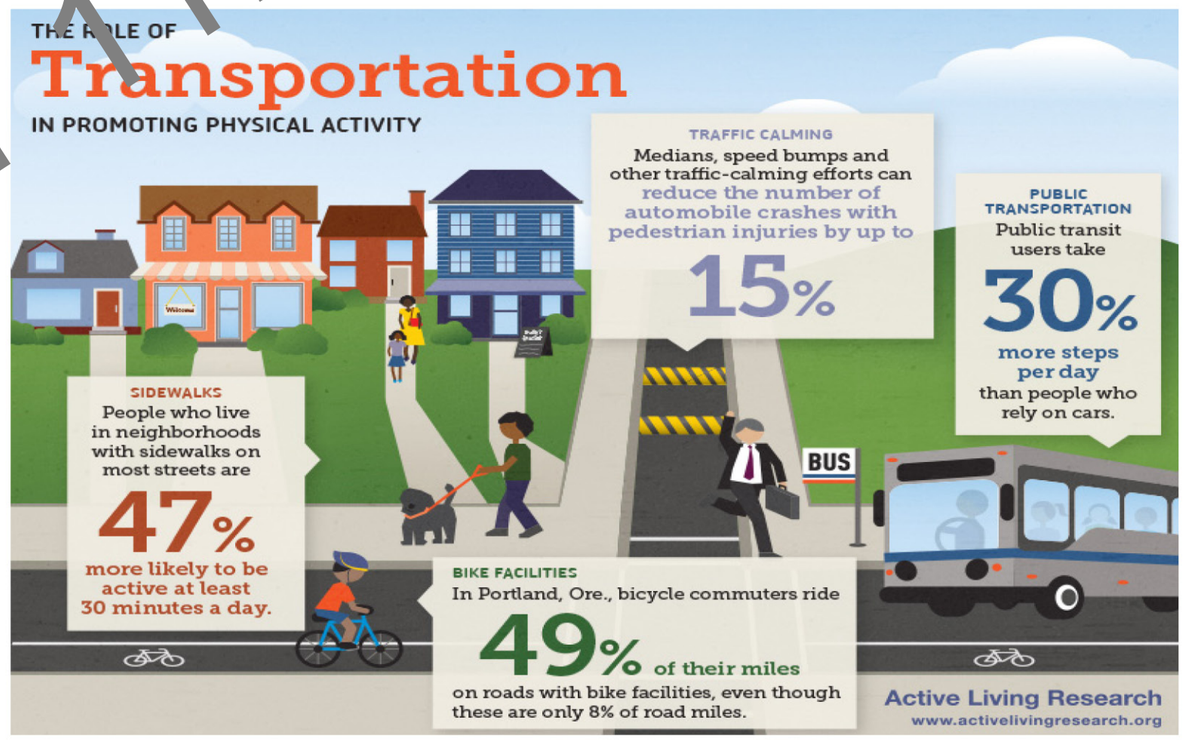
BICYCLE IMPROVEMENTS
The proposed bicycle network includes several types of on-street facilities, including on Gervais and Lady Streets. These East-West facilities will provide a needed connection for cyclists between the North-South connecting Vista Greenway and the Three Rivers Greenway.

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



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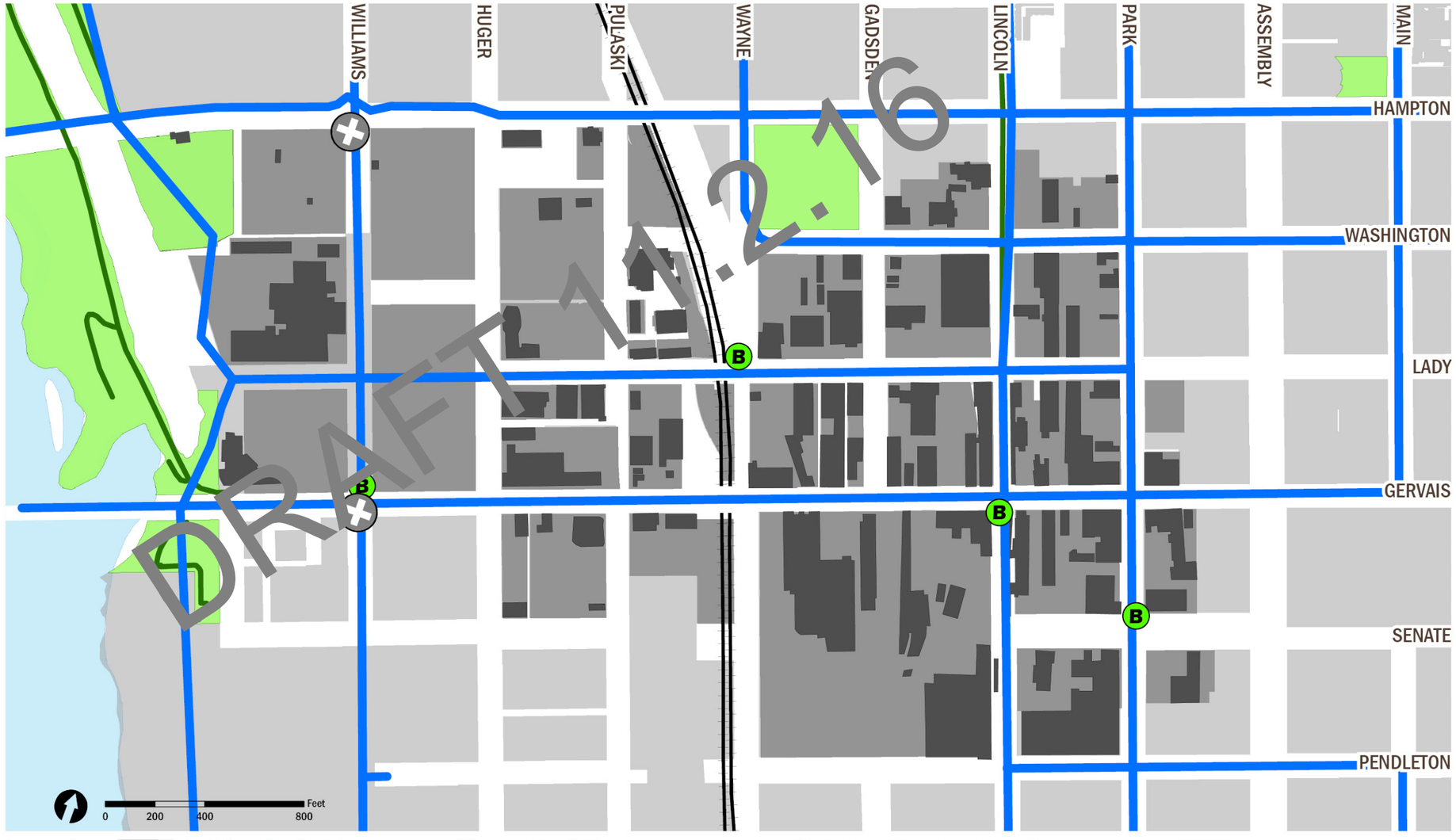
Proposed Bikeway Improvements

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.

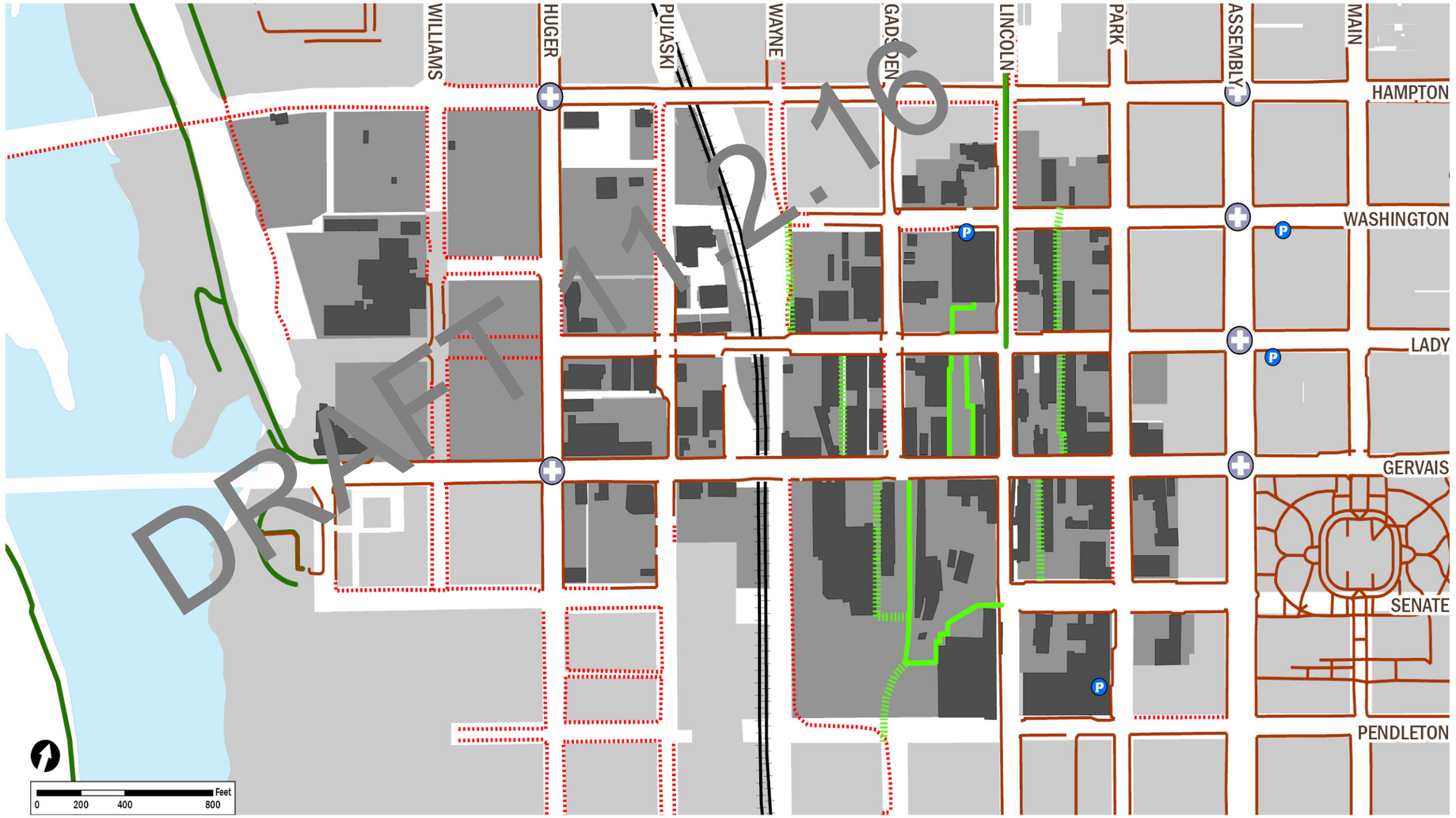
The challenges to connectivity in this District include high-volume, high-speed corridors such as Huger, Assembly, and Gervais which are difficult to cross for pedestrians and cyclists. Additionally, the large blocks which make up Columbia's street grid can be cumbersome to traverse to some destinations 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.

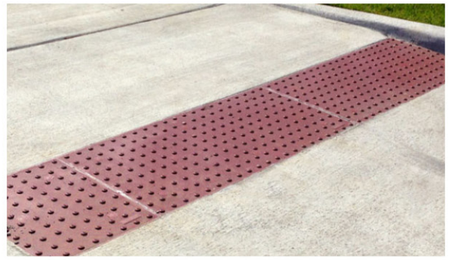


CONNECTIVITY

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 bee implemented in some areas.



BICYCLE FACILITIES

The long-term vision for bicycle connectivity in the District includes a cycle trac 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 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 eleme t in providing a truly bicycle friendly environment.

BIKE SHARE

The bike share recommend tions in the Walk Bike Columbia Plan include a 25 station system with four of those stat ns 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 strategi 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.

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Public Realm

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PUBLIC REALM

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 mild 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.

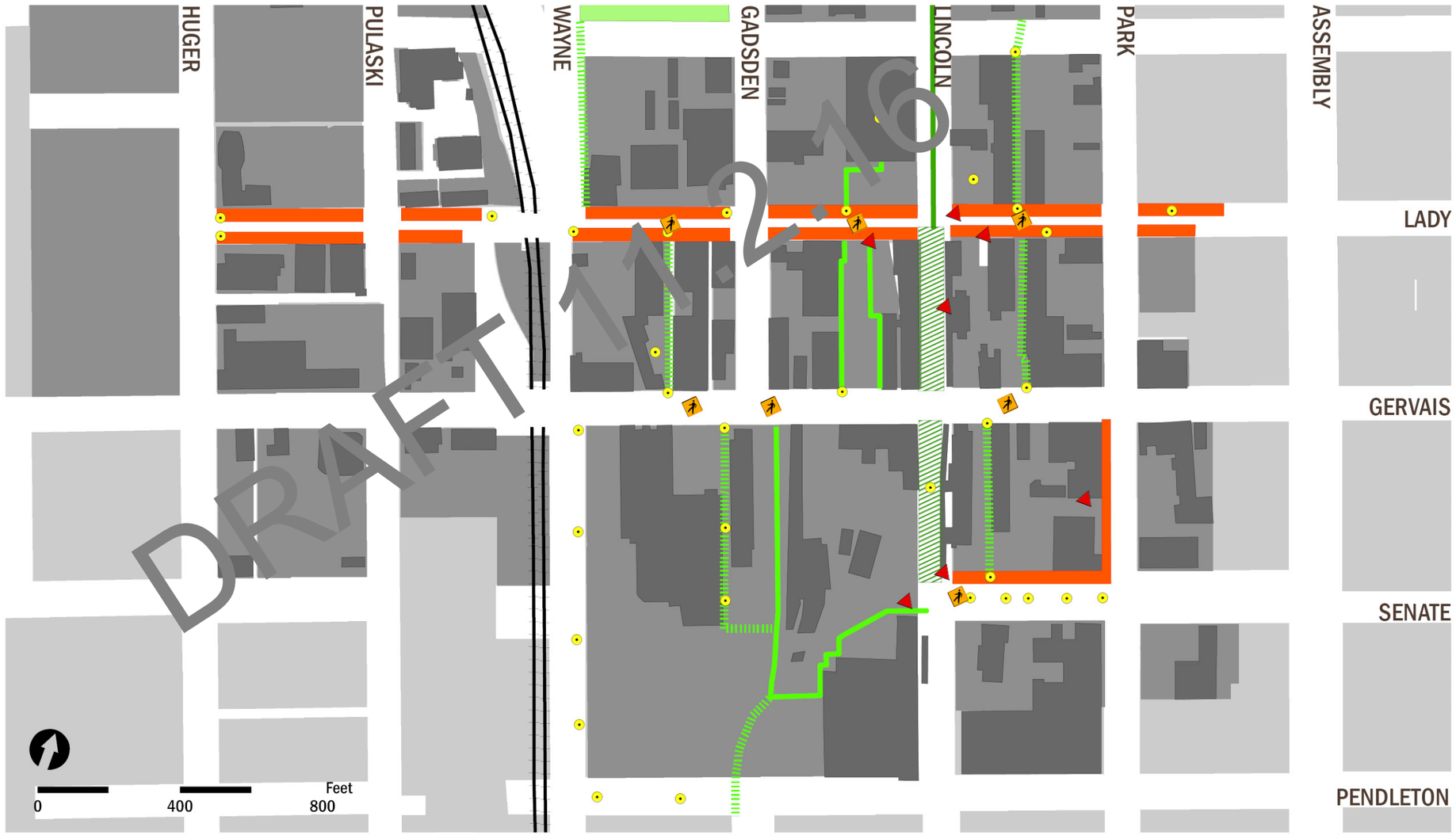
PUBLIC ART
In addition to historic buildings, public art can define what is unique about a place and draw people to it. The West Gervais District has a history of local art studios and galleries and celebrates with art-related events throughout the year. There are several pieces of public art within the District and many opportunities for more.

DRAFT 11.2.16

West Gervias 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 Gervias 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 pedestrain 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.

Kelly Wilson 2015 American Planning Assocation

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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.

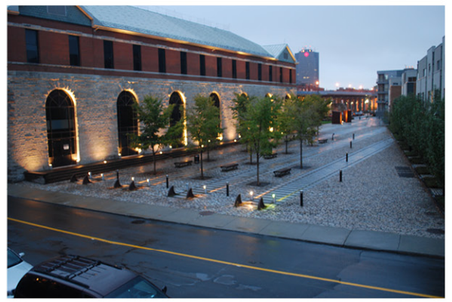
Over the years there have been many proposals for development of a plaza at the trail head of the Vista Greenway. Each of these plans calls for a flexible space, high quality materials, a water feature, opportunities for unique lighting features, and most importantly, a space for public gathering and links to other parts of the City.

Flexible seating locations in the shade

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

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PUBLIC REALM

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 Ciclovia event (Ciclovia 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

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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 Cyclovia. This was the first Cyclovia in South Carolina.

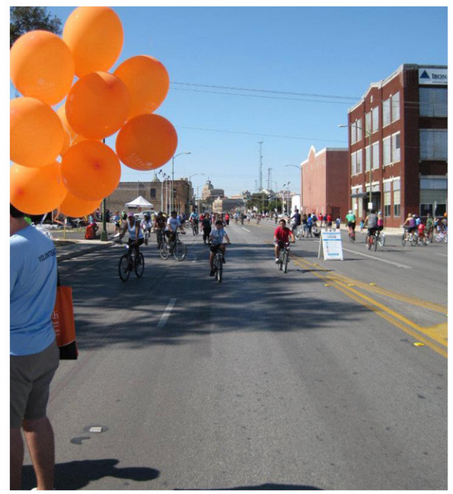
CYCLOVIA
OPEN STREETS • MYRTLE BEACH
Walk • Ride • Shop • Fun

Durham, NC Summer Street Event 1 mile Closed loop
Image: PBIC Image Library 2010 Laura Sandt

LA Ciclovia
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 desiged to actively encourage physical activity, increase community engagement, and build support for transportation choices.
www.openstreetsproject.org

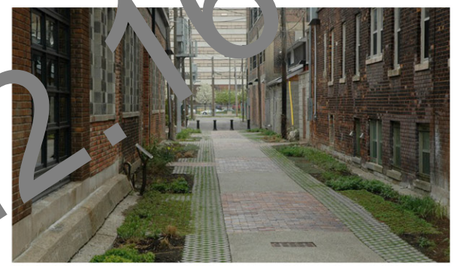


San Antonio Ciclobia Event 2011
Image: PBIC Image Library Julia Diana

CASE STUDIES

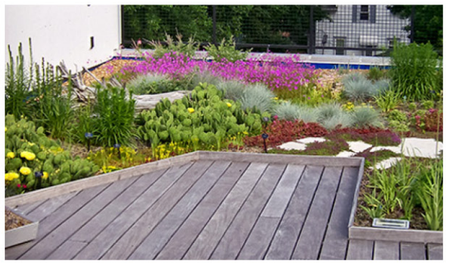
GREEN ALLEYS

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.

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Recommendations

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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 Captial Improvment 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

DRAFT 11.2.16

IMPLEMENTATION

2 Land Use Recommendations

2.1 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.downtownonthego.com/live/live-close-to-work.

Responsibility: Community Development, Economic Development Departments.

Timeframe: Short-term

2.2 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

2.3 Office

Develop programs and policies to encourage a variety of creative professionals such as those within the industries of art, design, computer programing, 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

3 Public/Private Investment Recommendations

3.1 Incentivizing 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

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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

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4 Urban Design and Placemaking Recommendations

4.1 Accessibility and Programing of Convention Center Open Space

This area at 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

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 15 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 Dinning
- 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.

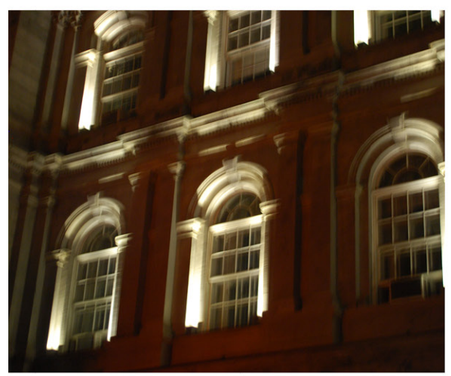
Timeframe: Mid-term

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

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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 assocation 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-swales 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.

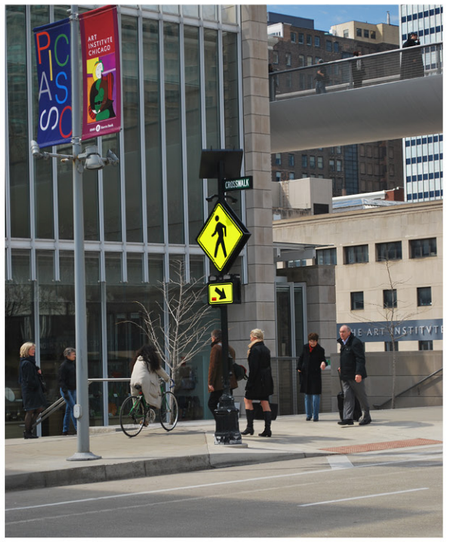
Pedestrian Improvements.

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

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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

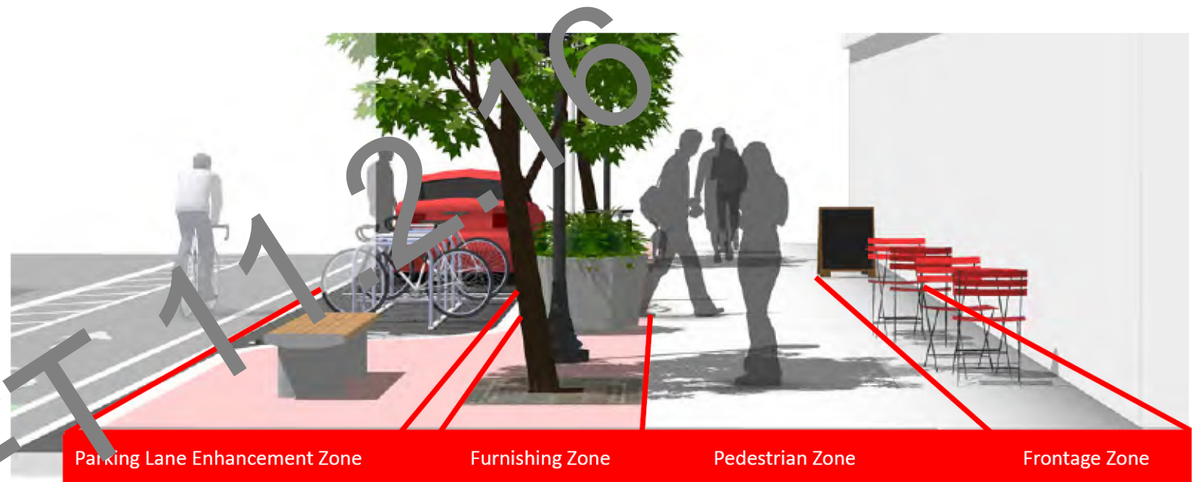
Signalized intersections are typically preferred crossing locations for pedestrians since traffic is typically stopped in one direction and motorists generally expect pedestrians to be crossing. However, vehicular turning speed, visibility, crossing distance and signal timing can be great barriers for 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, signag 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



Parking Lane Enhancement Zone	Edge Zone	Furnishing Zone	Pedestrian Zone	Frontage Zone
The parking lane can act as a flexible space to further buffer the sidewalk from moving traffic. Curb extensions and bike corrals may occupy this space where appropriate. In the edge zone there should be a 6 inch wide curb.		The furnishing zone buffers pedestrians from the adjacent roadway, and is also the area where elements such as street trees, signal poles, signs, and other street furniture are properly located.	The through zone is the area intended for pedestrian travel. This zone should be entirely free of permanent and temporary objects. Wide through zones are needed in downtown areas or where pedestrian flows are high.	The frontage zone allows pedestrians a comfortable "shy" distance from the building fronts. It provides opportunities for window shopping, to place signs, planters, or chairs. Not applicable if adjacent to a landscaped space.

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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 roadways 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 improvements they correspond to. Due to the wide variation in improvement types and subsequent costs, 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

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LEGAL DEPARTMENT DRAFT

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

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 11/2//2016
1617080284

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 exits, 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: **November 15, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **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))**

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**

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, 1st Reading:	09/20/2016; Pending
2nd 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).

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6/21/16

WEST GERVAIS STREET HISTORIC COMMERCIAL DISTRICT

design guidelines

DRAFT
6/21/16

TABLE OF CONTENTS

4 Introduction
District Principles and Goals
Underlying Basis
History
10 Review Process and Administration
Review of Projects
12 Design/Development Review Commission
Other Reviews
14 Guidelines for New Construction
24 Guidelines for Rehabilitation and Maintenance
31 Demolition
32 Signage
42 Site Design
48 Other Resources

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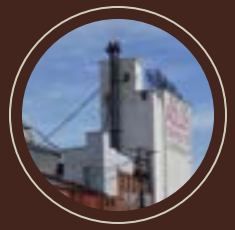
6/21/16

WEST GERVAIS STREET HISTORIC COMMERCIAL DISTRICT

design guidelines



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.

DRAFT 6/21/16

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.

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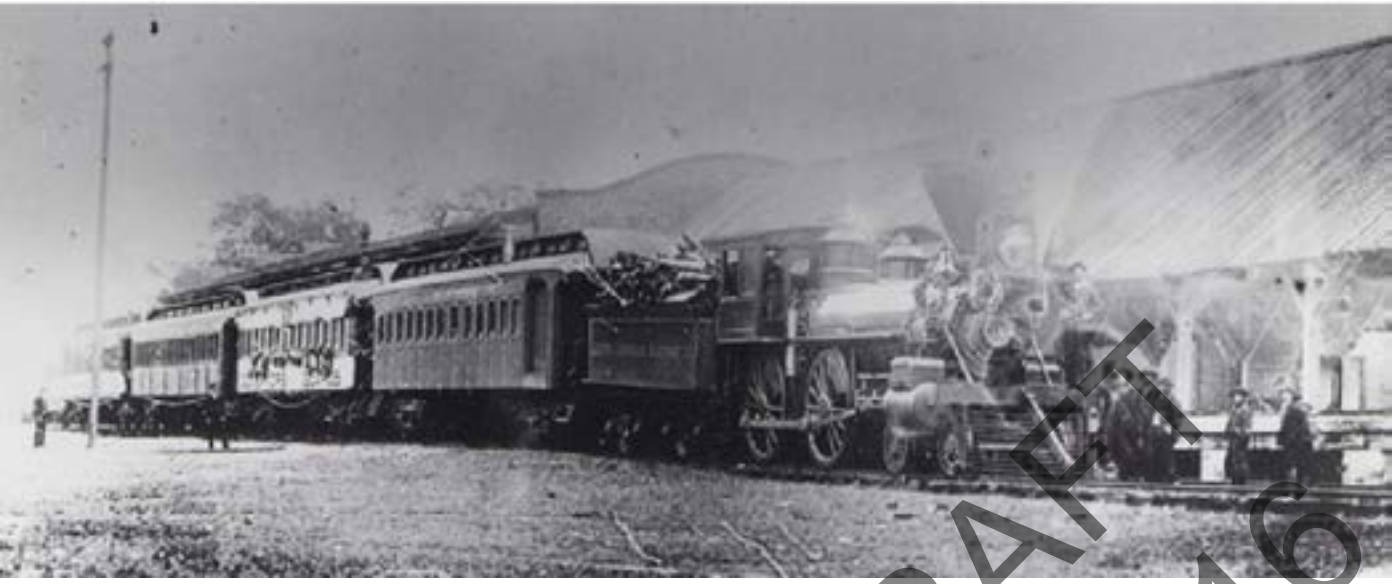

1880s image of the wood-burning South Carolina Railway Company train in the Vista (Image courtesy Richland Library)

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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 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.

Nineteenth-century buildings in the 700 block of Gervais Street - ca. 1905 photograph. (Courtesy Richland Library)

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 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)

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.

DRAFT 6/21/16

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.

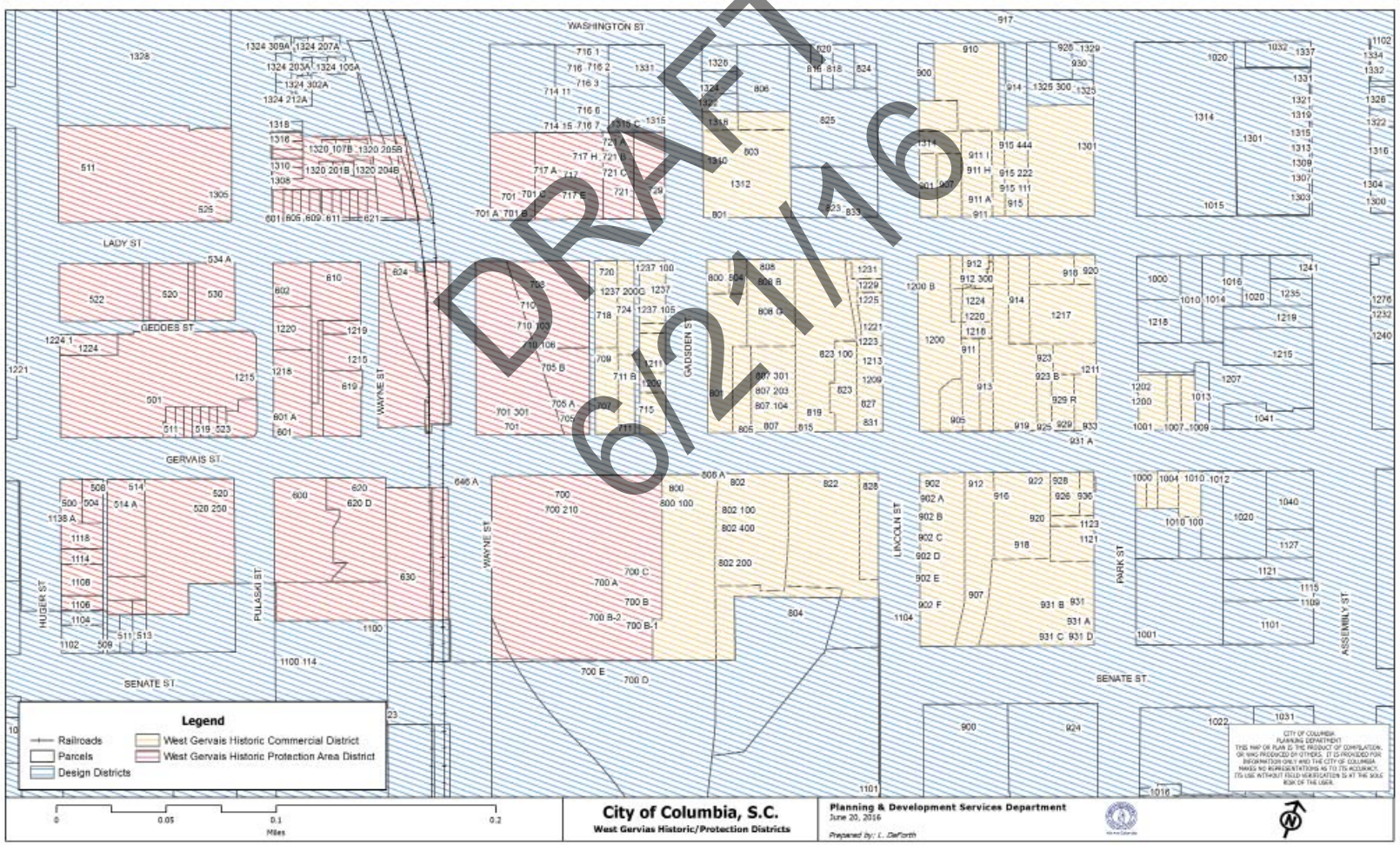
- *Large expanses of glass on the first floor to display merchandise*
- *Recessed entries*
- *Brick corbeling*
- *Projecting cornices contrasts in materials or brick designs in upper floors*
- *Upper floors typically have vertical windows*

DRAFT 6/21/16

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

DRAFT 6/21/16

**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.

DRAFT 6/21/16

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

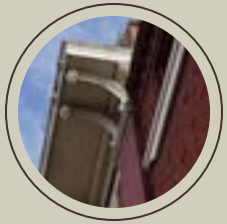
Projects located in the district that fall under the review purview of these guidelines must obtain a Certificate of Design Approval (CDA) issued by Planning Staff. The CDA is a written description of the project and includes any conditions of approval as determined by Staff or the D/DRC.

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.

DRAFT 6/21/16

DESIGN/DEVELOPMENT REVIEW COMMISSION MEETINGS

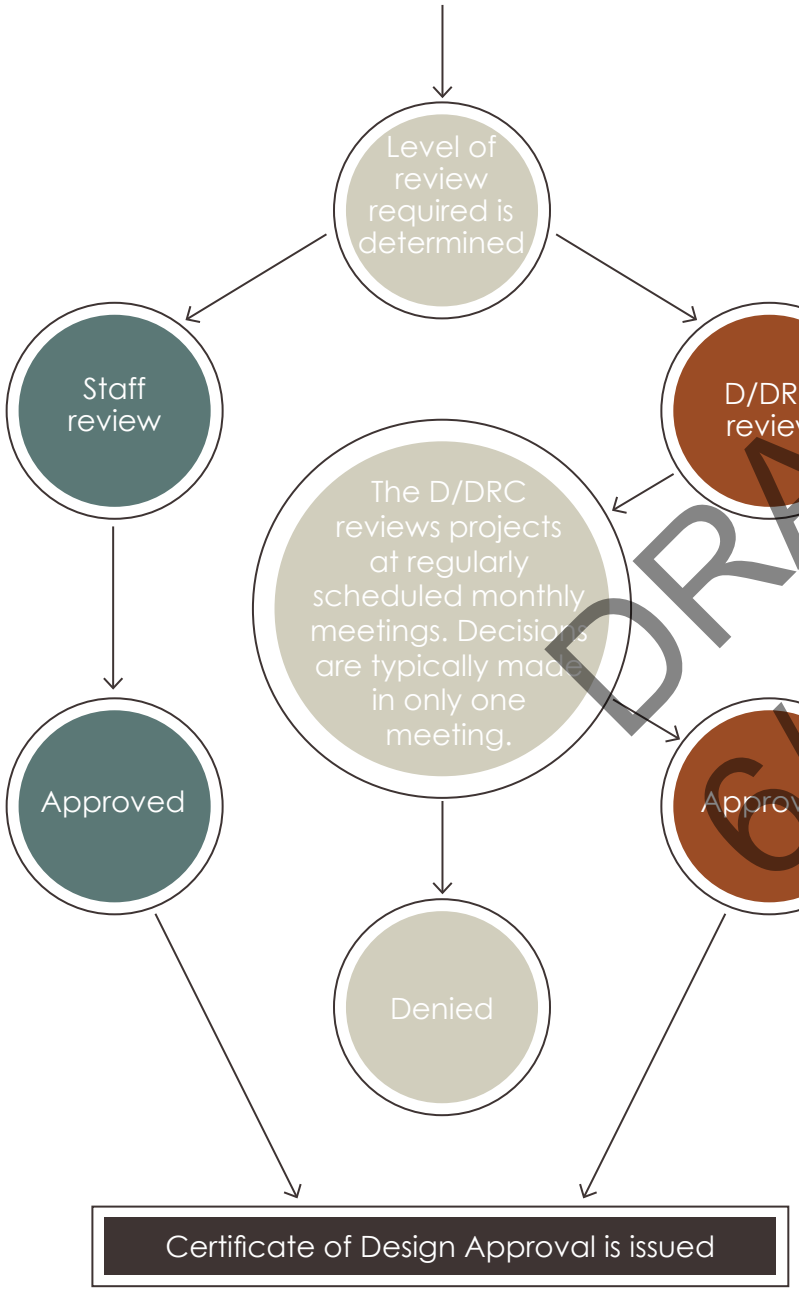
D/DRC meetings are held monthly. Projects on the agendas for these meetings are required to be publicly noticed, so a blue D/DRC public hearing notification sign will be placed on the property 15 days prior to the meeting. Staff will remove the sign after the meeting, usually within 1-2 business days.

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



DRAFT 6/21/16

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.

DRAFT 6/21/16

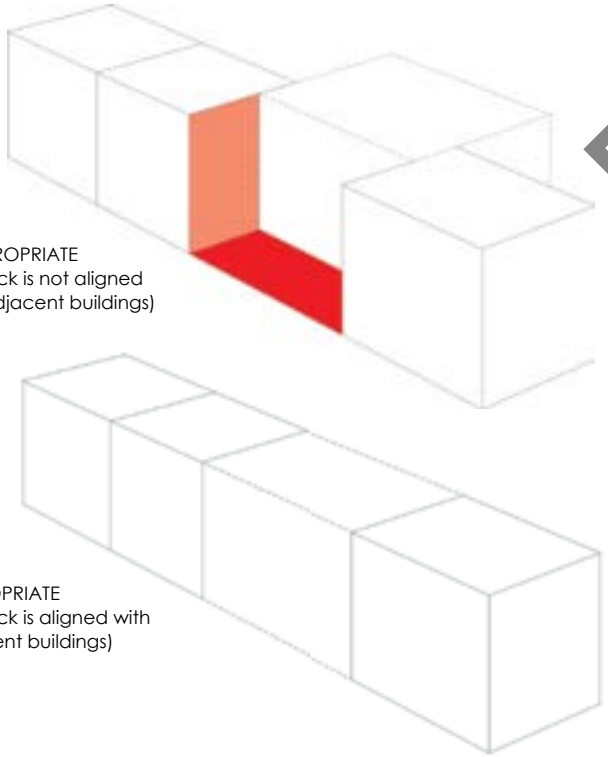
3 Setbacks

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.

a. *Situate buildings along the front lot line so that there is no setback on the lot.*

b. *Buildings on corners should be situated with a zero lot line setback on all street facing elevations.*

c. *All exterior walls should be parallel to the street they address.*



INAPPROPRIATE
(setback is not aligned with adjacent buildings)

APPROPRIATE
(setback is aligned with adjacent buildings)

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.

a. *Massing should reflect the simple historic exteriors that have single-plane exterior walls and should refrain from recessed or projecting single bays.*

b. *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.*

c. *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.*

d. *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.*

DRAFT 6/21/16

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

DRAFT 6/21/16

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 near-by in size and pattern.*

b. *Entries should reference historic openings near-by 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

DRAFT 6/21/16

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.*

DRAFT 6/21/16

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.*

DRAFT 6/21/18

Additions

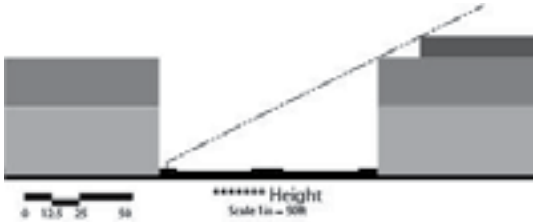
Additions are appropriate to the rear of structures in the district, particularly on historic buildings. In some cases, where setbacks may allow, additions may be permitted on the side of a building if the side is not a significant elevation for that particular building.

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 facades of non-historic buildings.*
7. *Additions are also subject to the guidelines for new construction.*

DRAFT 6/21/16

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.*

DRAFT 6/21/16

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.*

DRAFT 6/21/16

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.*

DRAFT 6/21/16

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.*

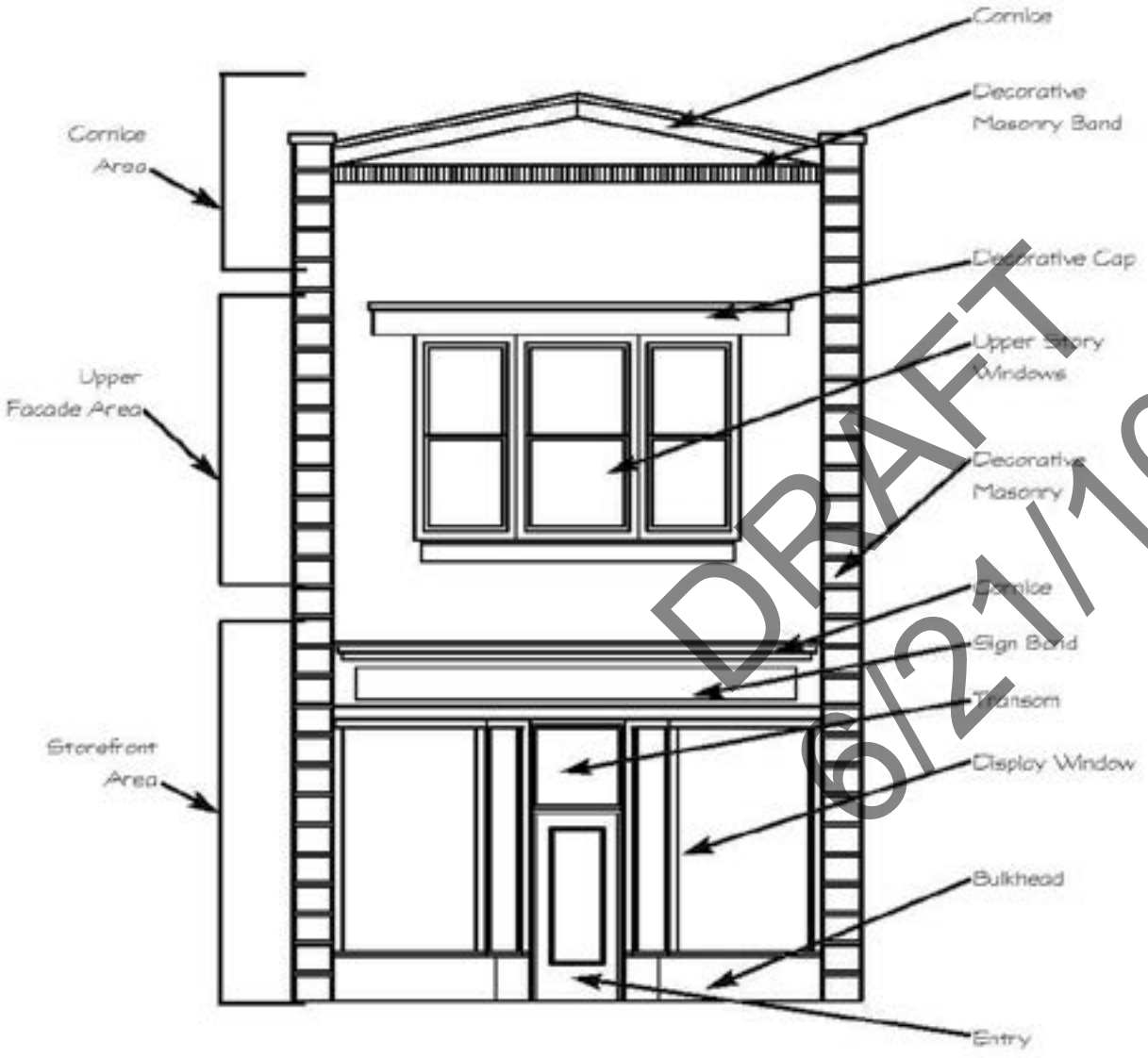
e. *Clean historic storefronts using the gentlest methods possible. See addendum for more information.*

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.*

DRAFT 6/21/16



Elements of a typical commercial facade

DRAFT 6/21/16

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, ¾ 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.

DRAFT 6/21/16

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.

DRAFT 6/21/16

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.*

DRAFT 6/21/16

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.*

DRAFT 6/21/16

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.

DRAFT 6/21/16

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.

DRAFT 6/21/16

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.

DRAFT 6/21/16

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.

DRAFT 6/21/16

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*

DRAFT
6/21/16

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*

DRAFT 6/21/16

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.

DRAFT 6/21/16

DRAFT
6/21/16

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.

DRAFT
6/21/16

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.

DRAFT 6/21/16

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.*

DRAFT 6/21/16

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.*

DRAFT
6/21/16

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 accomodate 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.

DRAFT 6/21/16

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

DRAFT 6/21/16

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.

D. OPEN SPACES

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

DRAFT 6/21/16

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 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;

DRAFT 6/21/16

- 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.

DRAFT 6/21/16

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.

DRAFT 6/21/16

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 & REPOINTINING

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.

DRAFT 6/21/16

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

DRAFT 6/21/16

- 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.

DRAFT 6/21/16

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).

DRAFT 6/21/16

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

DRAFT 6/21/16

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.

DRAFT 6/21/16

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.

DRAFT
6/21/16

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Public & Media Relations**

FROM: ***Leshia Utsey, Director***

SUBJECT: **2016 International Association of Business Communicators / South Carolina Palmetto Award Recipient (City of Columbia Public & Media Relations Department) - Ms. Leshia Utsey, Public & Media Relations Department Director**

FINANCIAL IMPACT:

ORIGINAL BUDGET: **0**

CLEAN WATER 2020?: **No**

The Public and Media Relations Department will be presented with the **2016 IABC/SC Palmetto Award** for the #KnowYourCity Instagram Trivia Challenge.

Public Education Campaign

IABC 2016
Palmetto Awards

"Award of Merit"

"Multi-Audience Communication"

About #KnowYourCity

- The Public and Media Relations Department began this new public education campaign by sharing some basics about our most frequently asked questions; however, their efforts to keep the community informed did not stop there.
- Every month, the Public and Media Relations Department focused on a specific topic of interest about the City of Columbia and shared facts, statistics and details that the citizens of Columbia may not be aware of.
- **#KnowYourCity** is featured on the City's Instagram every Wednesday at 12 p.m. The first person that comments the correct answer wins a prize from the Public and Media Relations Department.

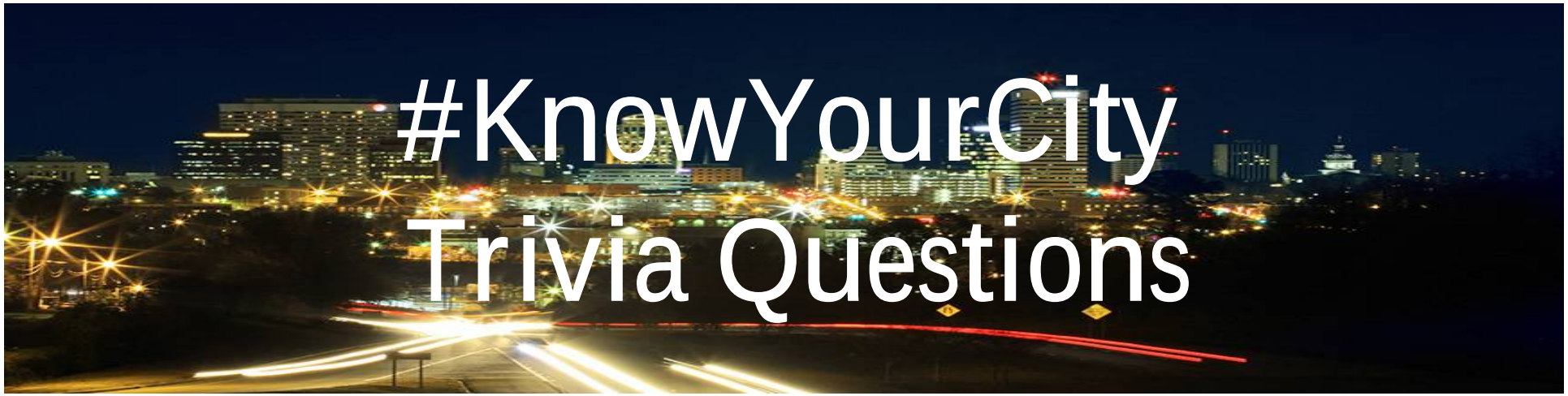
#KnowYourCity

Weekly Trivia Challenge

When: Wednesdays at 12 p.m.

Where: Instagram (@WeAreColumbia)

We Are Columbia



wearecolumbia It's trivia time #knowyourcity
First person who comments the correct answer wins a prize!

South Carolina is ranked what in the nation for Domestic Violence?

A) one
B) second
C) fourth
D) fifth
#WeAreColumbia #KnowYourCity

3w

zakiya_esper A. ONE unfortunately 😉
3w

mrstarlycucker D
3w

qdeedoubleu C
3w

photographcolumbia A
3w

Add a comment...

wearecolumbia It's trivia time #knowyourcity
First person who answers the multiple choice question correctly wins a prize today!

When is the last day the Flood Documentary film will be available online?

A) Friday, October 28, 2016
B) Saturday, October 29, 2016
C) Sunday, October 30, 2016
D) Monday, October 31, 2016

#WeAreColumbia #ColumbiaStrong

2w

melanie_505 It's option D - 10/31
2w

Add a comment...

wearecolumbia It's #KnowYourCity trivia challenge time!

First participant that comments the correct answer wins a prize today!

How many years has the City of Columbia held the Veterans Day Parade?

A) 12 years
B) 38 years
C) 45 years
D) 50 years

#WeAreColumbia #KnowYourCity

1w

carrsk B! 38 years
1w

wearecolumbia Congratulations @carrsk you have won the #knowyourcity trivia challenge for today. Check your direct messages for more information about your prize!

1w

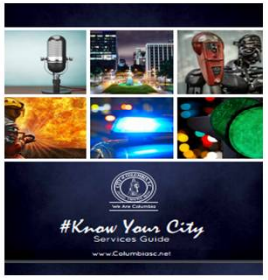
Add a comment...

- Instagram
- Public and Media Relations #KnowYourCity Service Guides
- Twitter
- Benedict College Tigers 2016 Football Program features #KnowYourCity
- City Weekly

City Weekly

Your weekly City News Bulletin

❤ fivepointssc and 3 others



City of Columbia @CityofColumbia · Nov 3
If you know your City join us on IG every Wednesday for your chance to win a prize #KnowYourCity #WeAreColumbia

1

Join Our Winning #KnowYourCity Team

@Ubergeorgesc

@mpa_strategies

@vistaguild

Troy Browder
@troybrowderphoto

Chelsea Dause
@crdause

Carly Burns
@mrstarlycucker

@fivepoints

Charlton Goodwin
@cmg803

Melanie Morse
@melanie_505

Samantha Carr
@carrsk

Joshua Tuck
@what_the_tuck_184

@tgcitsmeyousee

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Recognition of Ms. Stephanie Johnson, Second Grade Educator at HB Rhame Elementary School as a Recipient of the 2017 Horace Mann Award for Teaching Excellence - The Honorable Mayor Stephen K. Benjamin**

PRESENTER: **The Honorable Mayor Stephen K. Benjamin**

FINANCIAL IMPACT:

WASHINGTON, DC (September 12, 2016) - "Implementing and creating customized lessons, differentiating instruction using technology, I provide students with opportunities to use digital media to communicate and work collaboratively," Stephanie Johnson said of her teaching philosophy.

Johnson, a second grade educator at HB Rhame Elementary School in Columbia, South Carolina, will receive the NEA Foundation's prestigious Horace Mann Award for Teaching Excellence, recognition as one of the nation's top educators, and $10,000. The award honors educators for their diligence and dedication to students, colleagues, community, and profession.

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Office of Business Opportunities**

FROM: ***Tina Herbert,***

SUBJECT: **Recognition of Rise Gourmet Goods & Bakeshop as the Business Spotlight Program Honoree - Mr. Angelo McBride, Office of Business Opportunities Administrator**

PRESENTER: **Angelo McBride**

FINANCIAL IMPACT:

BUSINESS PROGRAM: **Local Business Enterprise Program**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Business Growth & Investment**

ATTACHMENTS:

- **#a:** OBO Business Spotlight Memo - RISE (DOC)
- #b: RISE Spotlight Proclamation Oct 26. PRdoc (DOC)
- #c: Business Spotlight - RISE1 (Video) (MP4)

Office of Business Opportunities

Everybody Counts, Everybody Contributes, Everybody Benefits

MEMORANDUM

To: **Erika Moore, City Clerk**

From: **Angelo McBride, Small Business Program Administrator**

CC: **Tina N. Herbert, Executive Director**

Date: **November 2, 2016**

Re: **Business Spotlight Honoree Recognition**

The Office of Business Opportunities would like to be placed on the City Council agenda for Tuesday, November 18, 2016 to formally recognize Rise Gourmet Goods & Bakeshop as the Quarter Business Spotlight Honoree.

Rise Gourmet Goods & Bakeshop was established on October 4, 2015 in Columbia, South Carolina. They are known as Columbia's premiere gourmet takeaway spot for breakfast, lunch and weekend family meals.

Rise Gourmet Goods & Bakeshop was named Columbia's 2015 Best New Restaurant by the readers of Free Times and maintained exceptional social media ratings.

Because of their community involvement and contribution, reputation, and innovation, Rise Gourmet Goods & Bakeshop was selected as this Quarter's Business Spotlight Honoree.

The Honoree:
Sarah Simmons
Rise Gourmet Goods & Bakeshop
8926 Harden Street
Columbia, SC 29205

City of Columbia
A Proclamation

WHEREAS, *Rise Gourmet Goods & Bakeshop* established on October 4, 2015 is known as *Columbia's premiere gourmet takeaway spot for breakfast, lunch and weekend family meals; and*

WHEREAS, Rise Gourmet Goods & Bakeshop is a "Southern Boulangerie" serving breads, pastries, and gourmet goods you'd find in a Paris bakery with a southern spin; and

WHEREAS, Sarah Simmons, owner, has made significant contributions to the No Kid Hungry Campaign, neighbors, and provided thousands of dollars to schools and charitable organizations; and

WHEREAS, Rise Gourmet Goods & Bakeshop has been widely recognized and named Columbia's 2015 Best New Restaurant by the readers for Free Times, maintains exceptional social media ratings; and

WHEREAS, the City of Columbia and the Greater Columbia Chamber of Commerce recognizes Rise Gourmet Goods & Bakeshop as Business Spotlight Honoree for 2016 and congratulate them on their success.

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 the fourth quarter Business Spotlight Honoree of 2016 as

Rise Gourmet Goods & Bakeshop Quarter

in the 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*
Leona Plaugh *District IV, Council Member*	*Moe Baddourah* *District II, Council Member*
Howard E. Duvall, Jr. *At-Large, Council Member*	*Edward H. McDowell, Jr.* *District III, Council Member*

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **World Pancreatic Cancer Day Proclamation - The Honorable Mayor Stephen K. Benjamin**

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** World Pancreatic Cancer Day(PDF)

A Proclamation

WHEREAS, in 2016, an estimated 53,070 people in the United States will be diagnosed with pancreatic cancer, one of the deadliest cancers, and 41,780 will die from the disease; and

WHEREAS, pancreatic cancer surpassed breast cancer this year to become the third leading cause of cancer death in the United States, and it is projected to become the second leading cause by 2020; and

WHEREAS, pancreatic cancer is the only major cancer with a five-year relative survival rate in the single digits at just eight percent; and

WHEREAS, when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 71 percent of pancreatic cancer patients die within the first year of their diagnosis; and

WHEREAS, even the shortest lives are still valuable and the grief of those who mourn the loss of these lives should not be trivialized; and

WHEREAS, approximately 730 deaths will occur in SC in 2016; and

WHEREAS, pancreatic cancer is the seventh most common cause of cancer-related death in men and women across the world; and

WHEREAS, there will be an estimated 418,451 new pancreatic cancer cases diagnosed worldwide in 2020; and

WHERAS, the good health and well-being of the residents of Columbia are enhanced as a direct result of increased awareness about pancreatic cancer and research into early detection, causes and effective treatments.

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 November 17 as

World Pancreatic Cancer 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: **November 15, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **Ordinance No.: 2016-101 - Annexing 513 Cordgrass Road, 13 79 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)

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, 1st Reading: PH	11/15/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Annexation, 2nd Reading	12/06/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Comp Plan Amendment: 1st Reading: PH	01/17/17: Confirmation of Land Use Classification	PENDING
Comp Plan Amendment: 2nd Reading	02/06/17: Confirmation of Land Use Classification	PENDING
Map Amendment: 1st Reading: ZPH	01/17/17: Zoning Confirmation	PENDING
Map Amendment: 2nd 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.

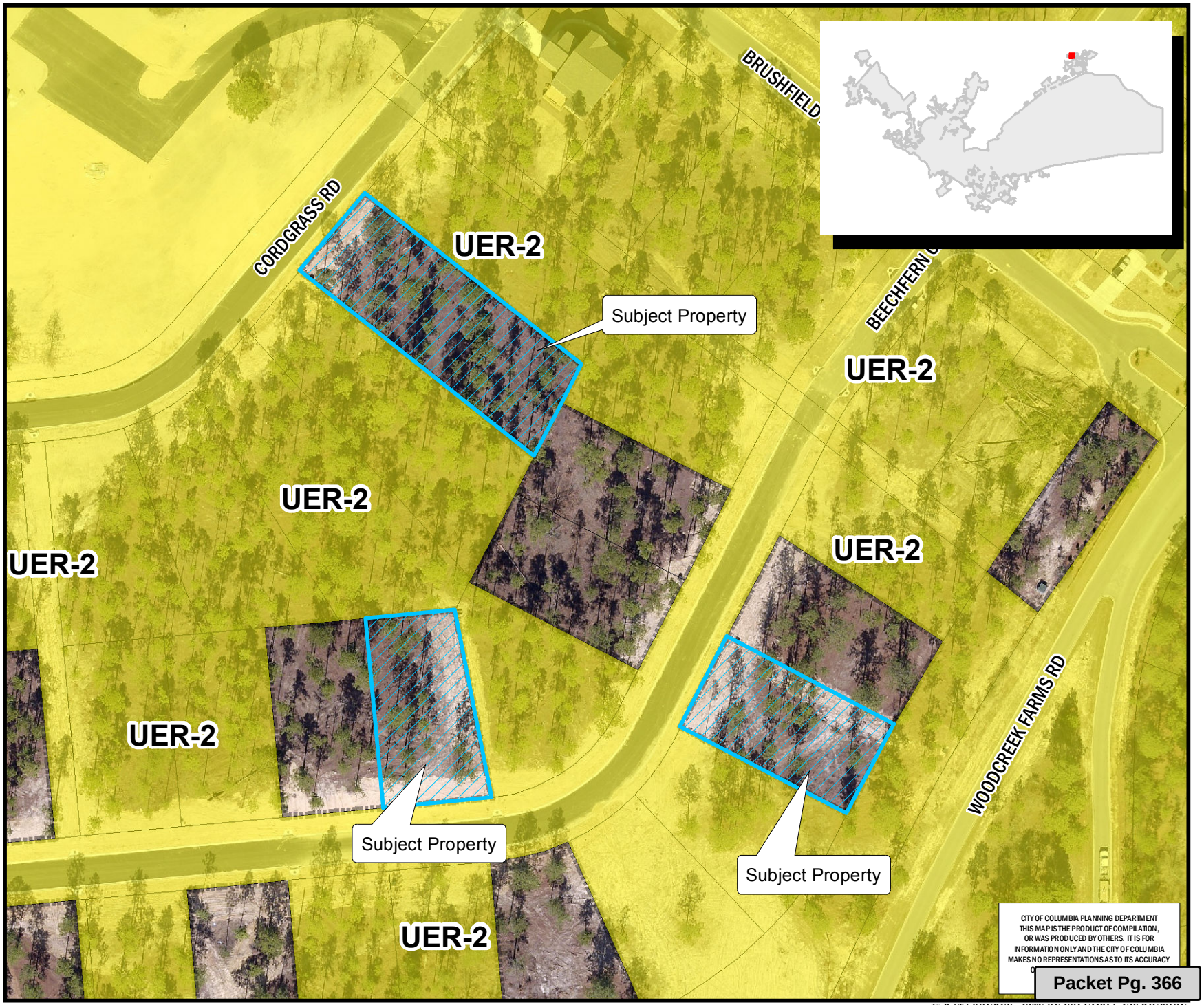
02/18/2013

© 2013 Pictometry

Future Land Use Map

513 Cordgrass Road, 1379 Beechfern Circle, 1398 Beechfern Circle; TMS# 25815-02-07, 25815-02-20, 25
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
October 20, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

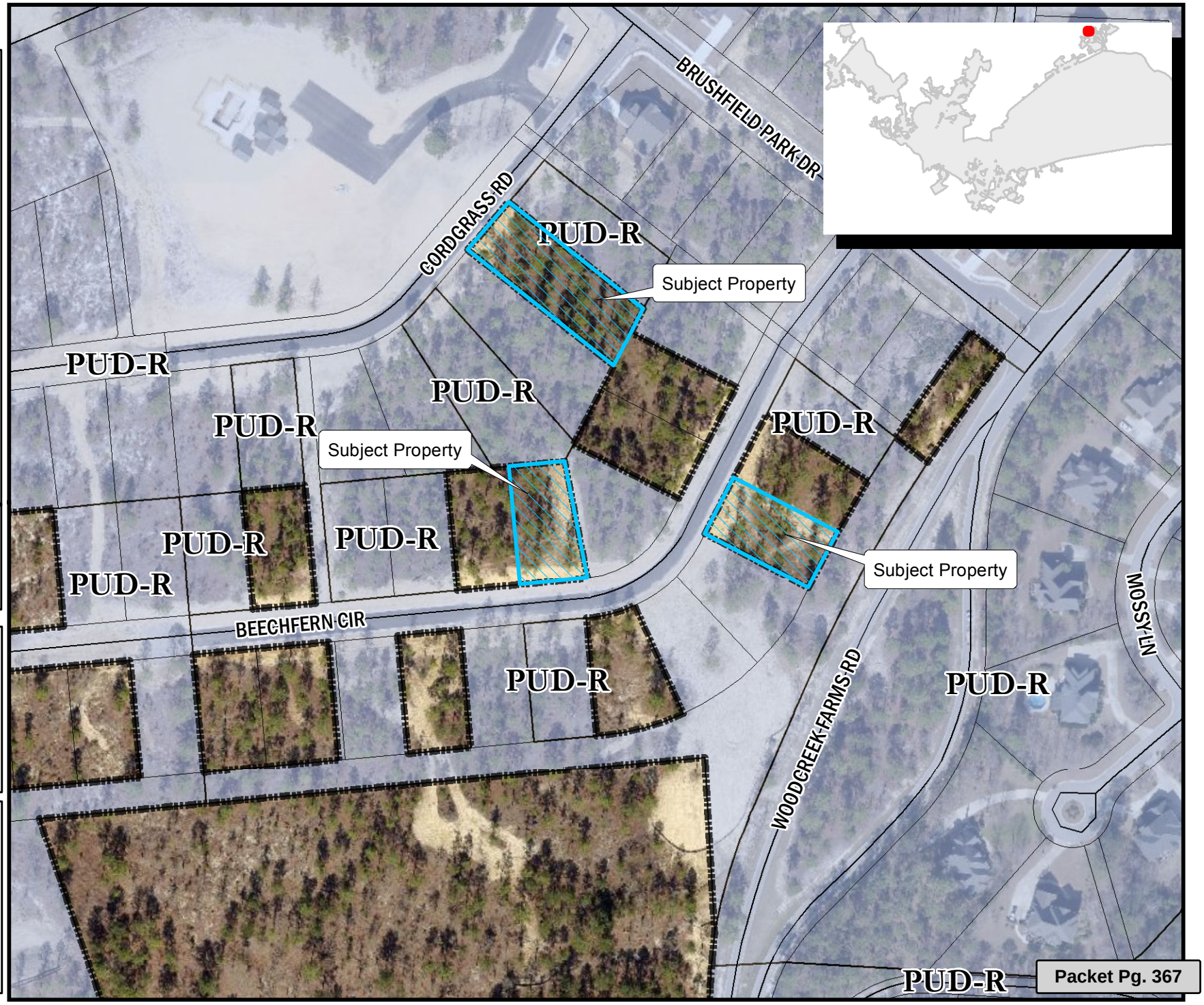
We Are Columbia

*** 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, 2581
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-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
October 20, 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

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

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:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 10/19/2016
1617090754

LEGAL DEPARTMENT DRAFT

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.

Last revised: 10/19/2016
1617090754

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, 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

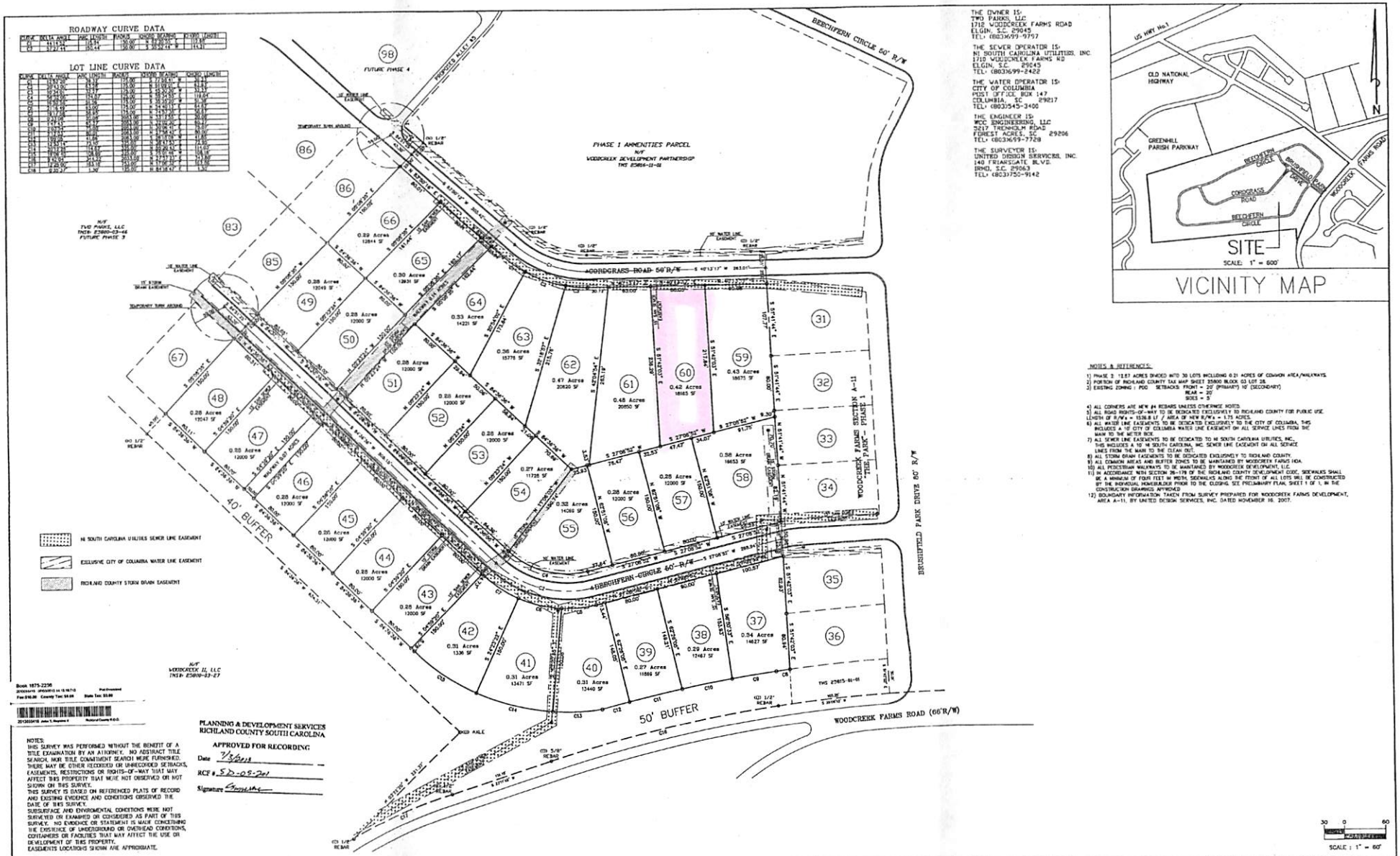
MARTIN J. KEANEY

Date: 27 MAY 16

SUSAN C. KEANEY

Date: 27 May 2016

Book 2122-2324
2016045063 06/20/2016 13:40:48.000 Notice
Fee: $0.00 County Tax: $0.00 State Tax: $0.00
2016045063 John T. Hopkins II Richland County R.O.D.


ROADWAY CURVE DATA
LOT LINE CURVE DATA
BEECHFERN CIRCLE 50' R/W
PHASE 1 AMMENITIES PARCEL
N/F
WOODCREEK DEVELOPMENT PARTNERSHIP
TMS #25816-11-01
COCKSPUR ROAD 50' R/W
BRUSHFIELD PARK DRIVE 60' R/W
WOODCREEK FARMS SECTION A-11
"THE PARK" PHASE 1
40' BUFFER
50' BUFFER
WOODCREEK FARMS ROAD (66'R/W)
FUTURE PHASE 4
FUTURE PHASE 3
TWO PARKS, LLC
TMS# 25800-03-46
N/F
WOODCREEK II, LLC
TMS# 25800-03-27
SC WATER LINE EASEMENT
SC STORM DRAIN EASEMENT
TEMPORARY TURN AROUND
SEWER LINE EASEMENT
SC WATER LINE EASEMENT
SC

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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Richland County TMS: 25815-02-07

Property Address: 513 Cordgrass Road

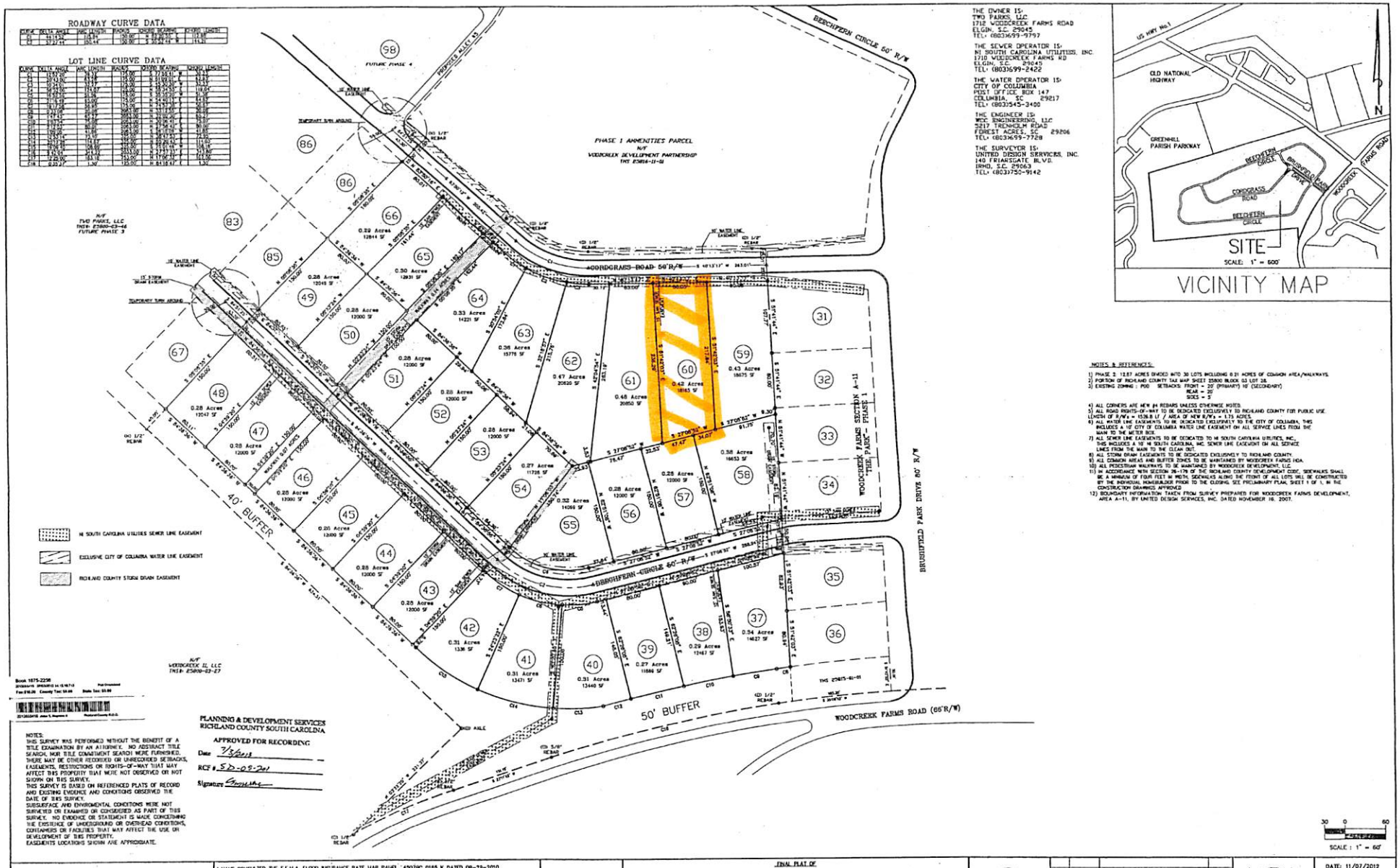
Martin J Keaney

Date: 27 AUG 16

MARTIN J. KEANEY

_____ Date: _____

SUSAN C. KEANEY



UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRIARSGATE BLVD., BWD, SC 29063 (803)600-6359

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C 0165 K DATED 09-29-2010 AND FLOOD INSURANCE RATE MAP PANEL 45079C 0165 K DATED 09-29-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 S SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BULLINGTON, PROFESSIONAL LAND SURVEYOR — No.11112

SEAL

FINAL PLAT OF
WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 2
RICHLAND COUNTY - near COLUMBIA, S.C.

MAG NORTH

NO.	DATE	REVISION / DESCRIPTION	BY
2	6/24/13	REVISED PER RICHLAND COUNTY	WMB
1	6/05/13	REVISIONS PER CITY OF COLUMBIA	WMB

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION UNITED DESIGN SERVICES, INC. No. C00574

DATE: 11/07/2012
T.M.S.# 25800-03-28 PORTION OF
CITY FILE # 222-22x
DWG.# US-454-PH2
SHEET 1 OF 1

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.

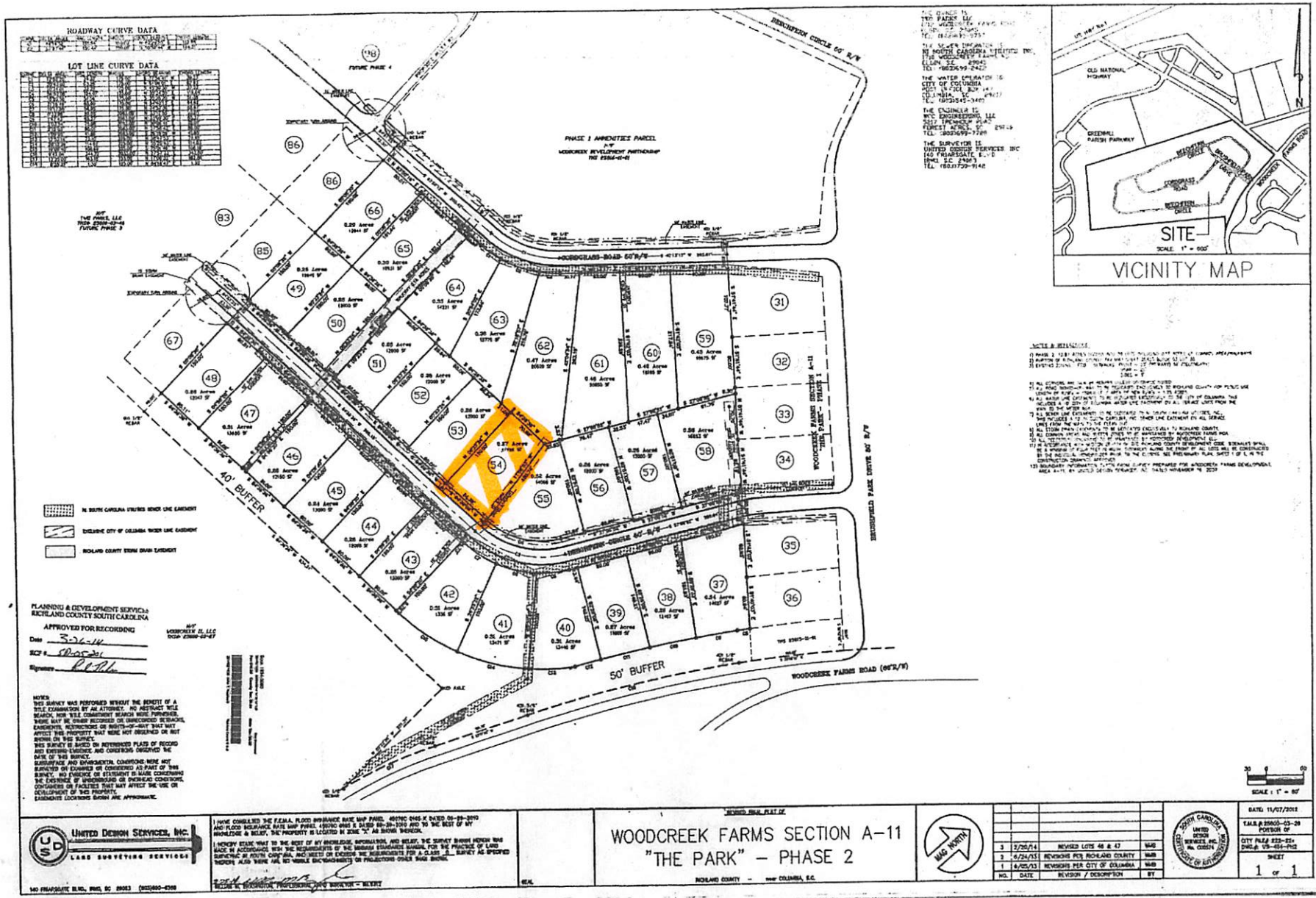
Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 54 on a Final Plat of Woodcreek Farms, Section A-11, "The Park- Phase 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.

Richland County TMS: 25815-02-20
Property Address: 1379 Beechfern Circle

Asuncion Valentin

Asuncion Valentin

Date: 8/31/16


ROADWAY CURVE DATA
LOT LINE CURVE DATA
PHASE 1 AMENITIES PARCEL
HOUSEGRASS ROAD
40' BUFFER
50' BUFFER
WOODCREEK FARMS ROAD
SITE
VICINITY MAP
OLD NATIONAL HIGHWAY
GREENHILL PARISH PARKWAY
PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
WOODCREEK FARMS SECTION A-11
"THE PARK" – PHASE 2
UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
MAG NORTH

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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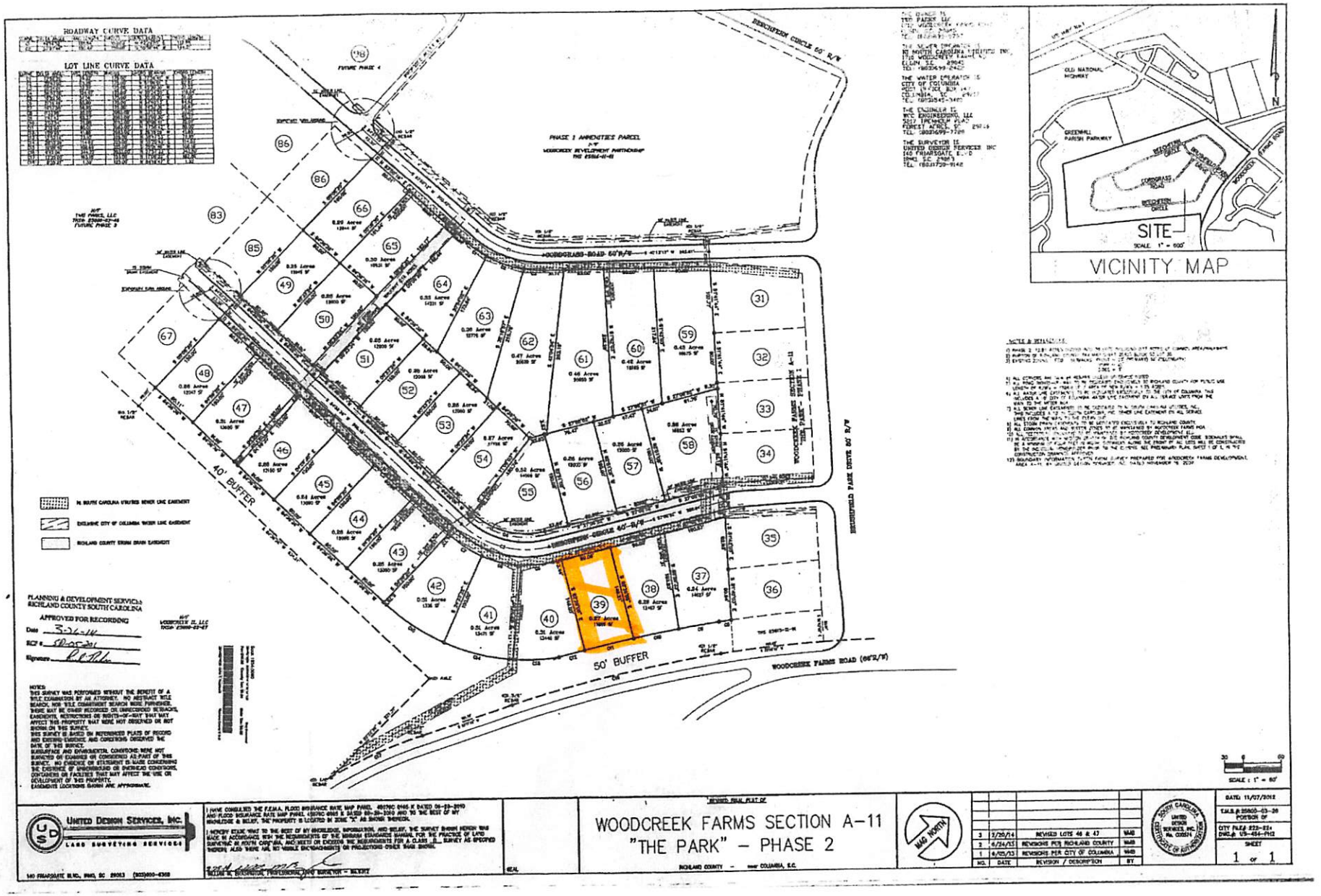
Richland County TMS: 25815-01-07
Property Address: 1398 Beechfern Circle

Date: 08-26-2016

Juan Manuel Flores Moreno

Date: 08-26-2016

Leticia Ceballos Godefroy


ROADWAY CURVE DATA
LOT LINE CURVE DATA
PHASE 1 AMMENITIES PARCEL
WOODCREEK DEVELOPMENT PARTNERSHIP
WOODCREEK FARMS ROAD (66'R/W)
40' BUFFER
50' BUFFER
VICINITY MAP
SITE
PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 2
RICHLAND COUNTY - near COLUMBIA, S.C.
MAG NORTH
REVISED LOTS 46 & 47
REVISIONS PER RICHLAND COUNTY
REVISIONS PER CITY OF COLUMBIA
REVISION / DESCRIPTION
SHEET
1 OF 1

We Are Columbia

MEETING DATE: **November 15, 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)

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

W E S

Thursday, August 18, 2016

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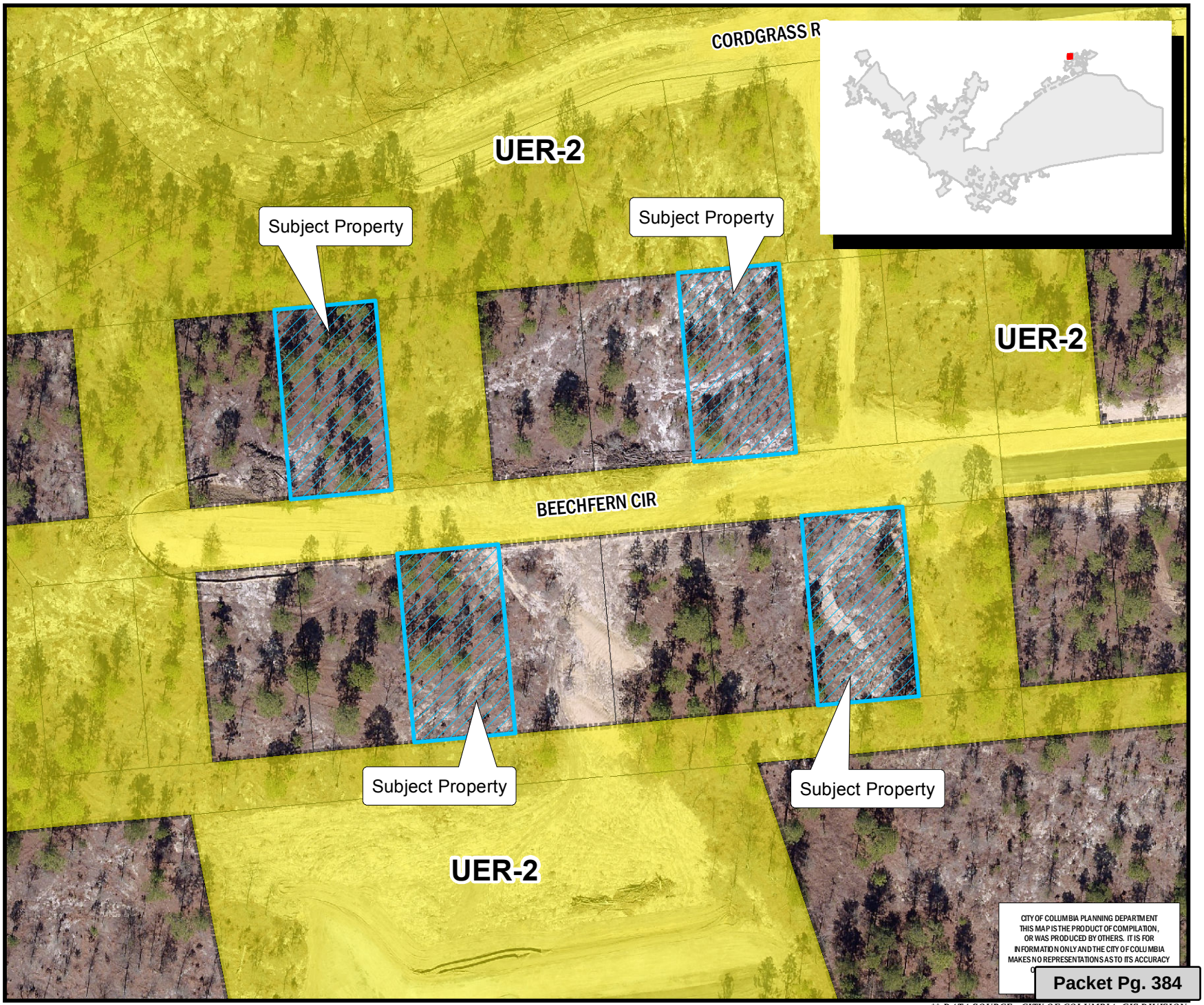
CITY OF COLUMBIA GIS DATA DISCLAIMER

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.

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

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

N

0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
October 20, 2016

CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA

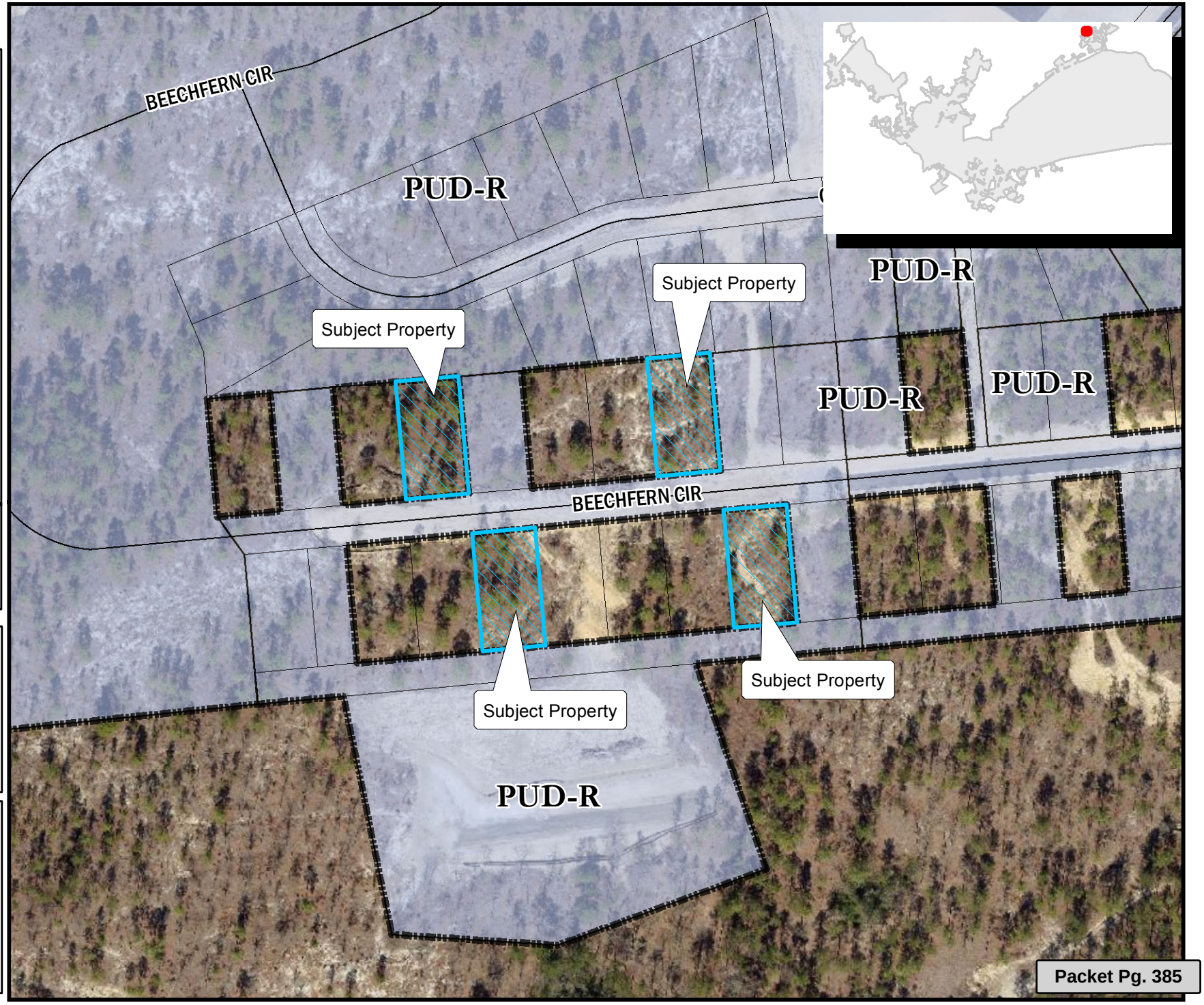
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1303 Beechfern Circle, 1308 Beechfern Circle, 1329 Beechfern Circle, 1334 Beechfern Circle; TMS# 25815-01-25, 25815-01-26, 25815-02-28, 25815-01-22; 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-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
October 20, 2016

DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGAL DEPARTMENT DRAFT

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:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 10/19/2016
1617090752

LEGAL DEPARTMENT DRAFT

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.

Last revised: 10/19/2016
1617090752

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 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.

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

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Richland County TMS: 25815-01-22
Property Address: 1334 Beechfern Circle

Jonathan Ulven

Date: Aug 28, 2016

BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" - PHASE 3 A
BELTER & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
BEECHFERN CIRCLE 50' R/W
SURVEYORS CERTIFICATE
VICINITY MAP
811

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

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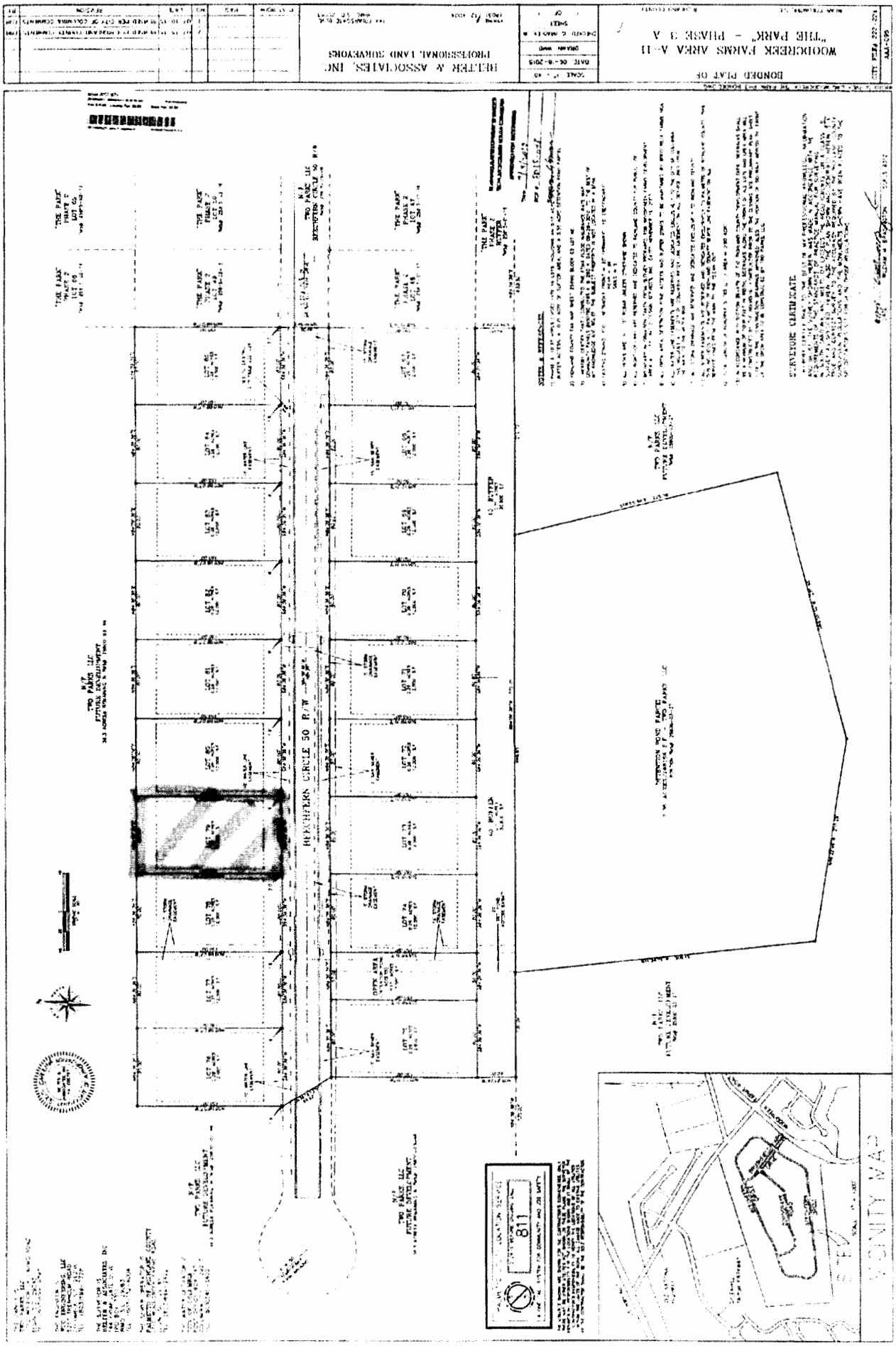
Richland County TMS: 25815-02-32
Property Address: 1303 Beechfern Circle

James Theodore Brown Jr. Date: 5 Sept 16

Shannon Louise Brown Date: 05 Sept 2016


BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" - PHASE 3 A
BEECHFERN CIRCLE 50 R/W
SURVEYOR CERTIFICATE
VICINITY MAP
811

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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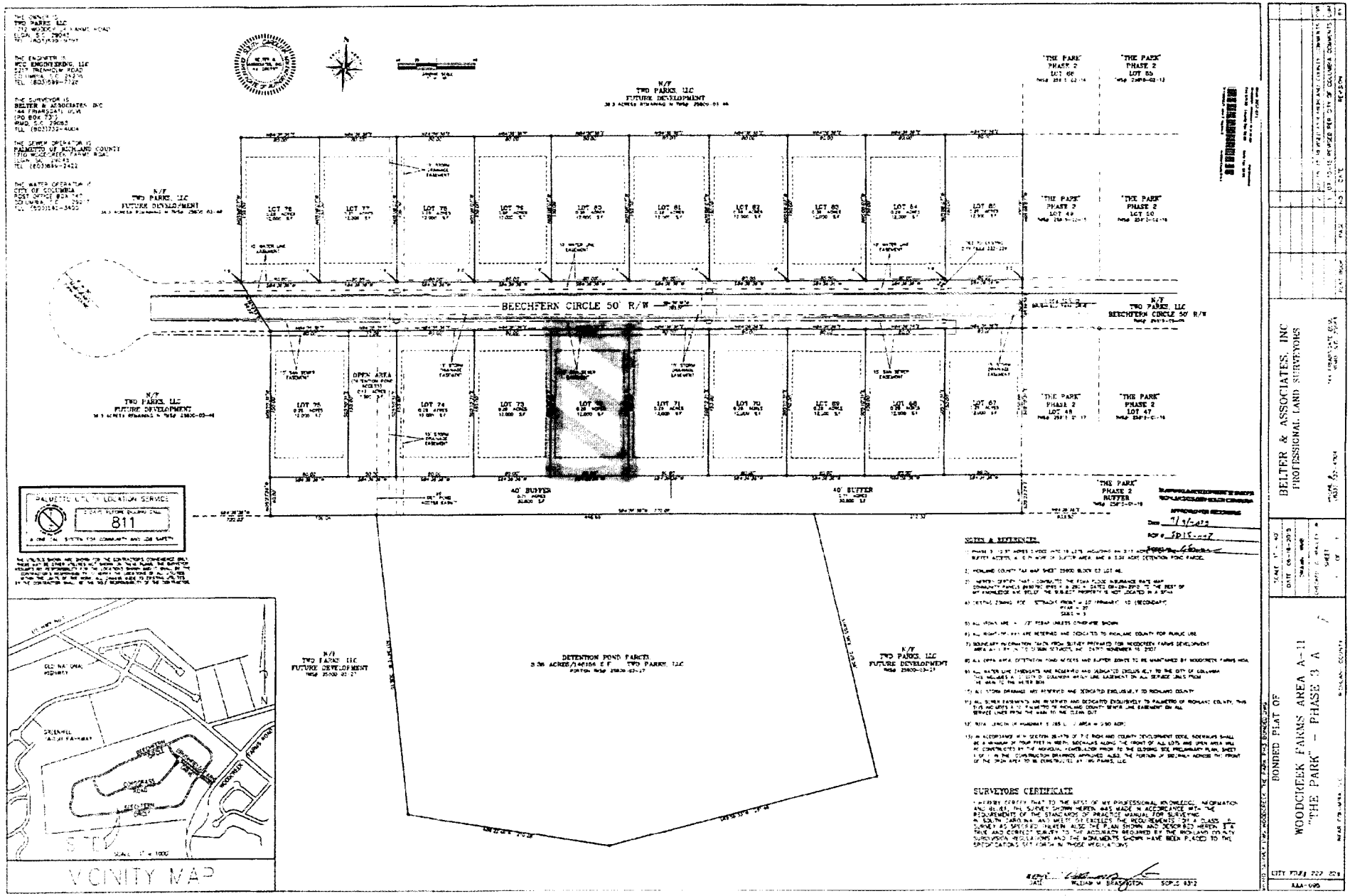
Richland County TMS: 25815-01-26
Property Address: 1308 Beechfern Circle

Date: 9/6/2016

Keddrick D. Brown

Date: 9/6/2016

Curtina L. Brown


BEECHFERN CIRCLE 50' R/W
N/F TWO PARKS, LLC FUTURE DEVELOPMENT
"THE PARK" PHASE 2 LOT 66
"THE PARK" PHASE 2 LOT 65
"THE PARK" PHASE 2 LOT 49
"THE PARK" PHASE 2 LOT 50
"THE PARK" PHASE 2 LOT 48
"THE PARK" PHASE 2 LOT 47
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 75
LOT 74
LOT 73
LOT 72
LOT 71
LOT 70
LOT 69
LOT 68
LOT 67
OPEN AREA
40' BUFFER
DETENTION POND PARCEL
PALMETTO UTILITY LOCATION SERVICE
811
VICINITY MAP
NOTES & REFERENCES
SURVEYORS CERTIFICATE
BELTER & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" - PHASE 3 A
AAA-095

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Zoning Presentation - Ms. Krista Hampton, Planning & Development Services Director**

FINANCIAL IMPACT:

ATTACHMENTS:

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

Public Hearing

City of Columbia

November 15, 2016

We Are Columbia

COMPREHENSIVE PLAN MAP AMENDMENT

Thacher Loop, etc.

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

Assign land use classification of Urban Edge Residential - Small Lot (UER-1).

The property is currently not assigned a land use.

Bramble Rd
Turkey Crossing Rd
Mossy Ln
Deer Crossing Rd
Woodcreek Farms Rd
Jacobs Millpond Rd
Redbay Rd
Jacobs Millpond Rd
Beaver Lake Dr
Beaver Lake Ct
Woodcreek Farms Rd
03/07/2011
© 2011 tometry

Future Land Use Map

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-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
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- AC-2 - Community Activity Corridor
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- IND - Industrial
- TU - Transportation & Utilities
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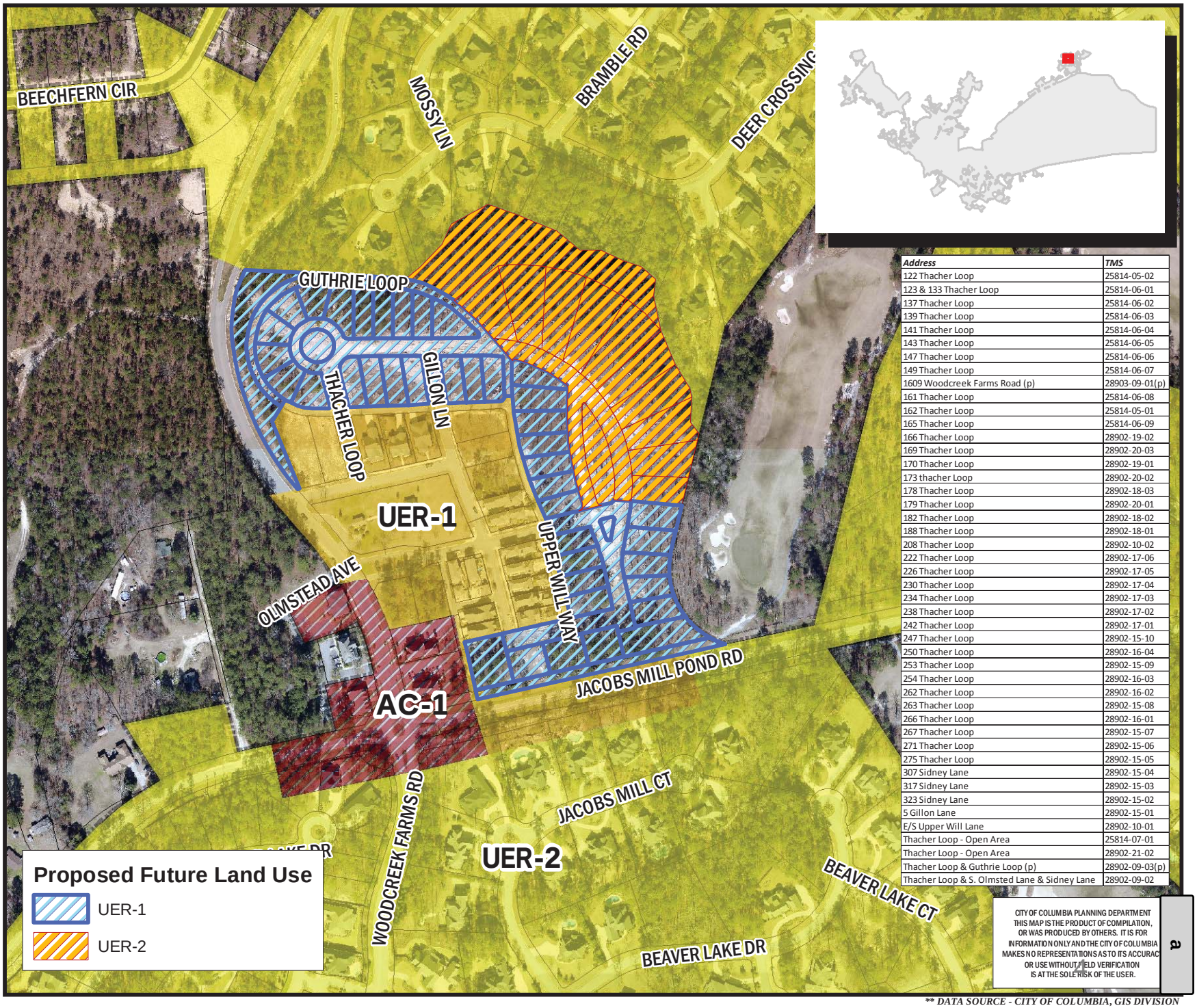
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 100 200 400 Feet



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. Olmsted Lane & Sidney Lane	28902-09-02

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 24, 2016

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 OR USE WITHOUT FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

We Are Columbia

a

COMPREHENSIVE PLAN MAP AMENDMENT

Thacher Loop, etc.

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)

Assign land use classification of Urban Edge Residential - Large Lot (UER-2).

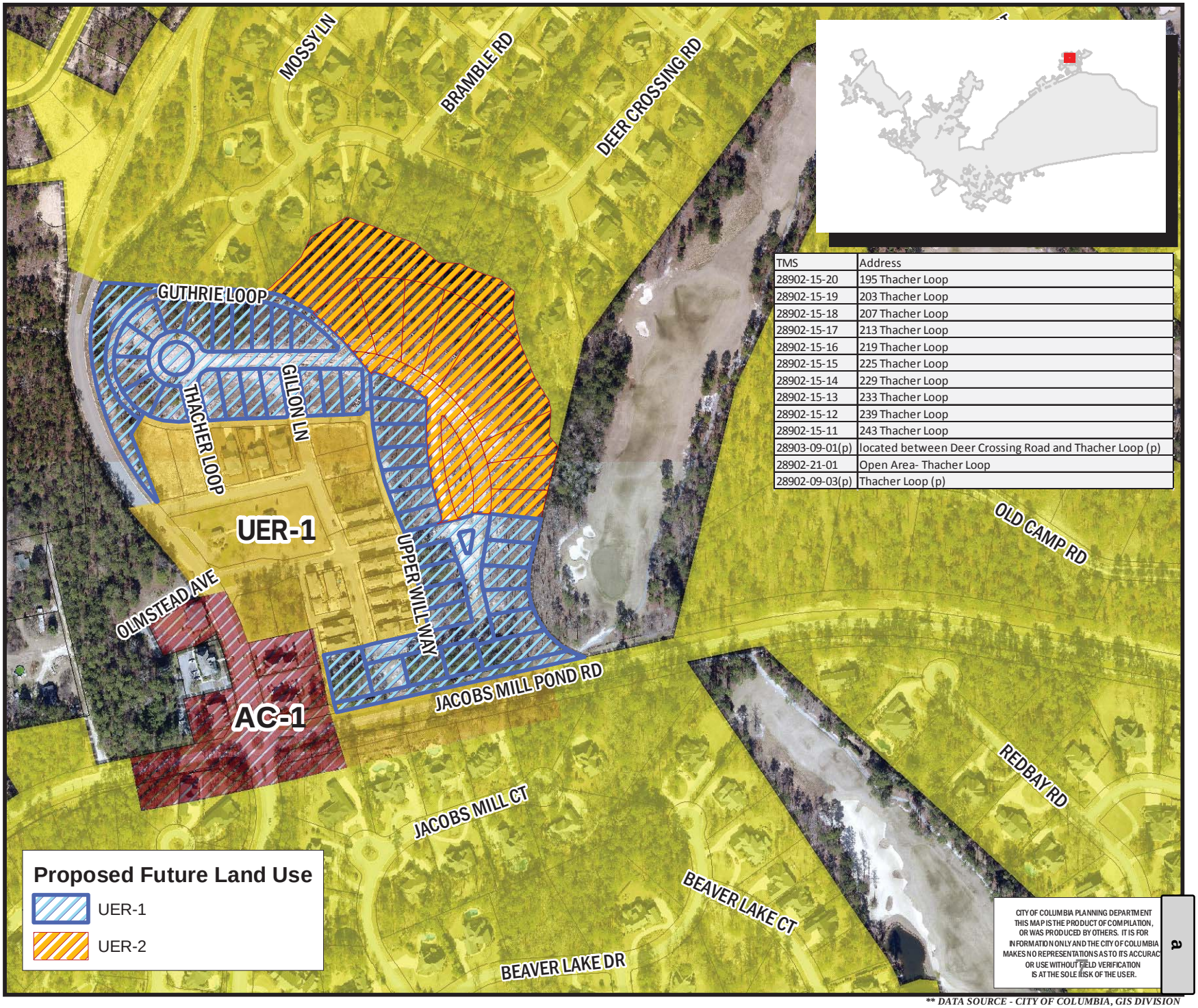
The property is currently not assigned a land use.

N
03/07/2011
© 2011 tometry

Future Land Use Map

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

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

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)

Proposed Future Land Use

- UER-1
- UER-2

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 24, 2016

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

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COMPREHENSIVE PLAN MAP AMENDMENT

1917 Wiley Street

TMS#11212-17-07

Request to modify the land use classification from EC (Employment Campus) to UCR-1 (Urban Core Residential- Small Lot)

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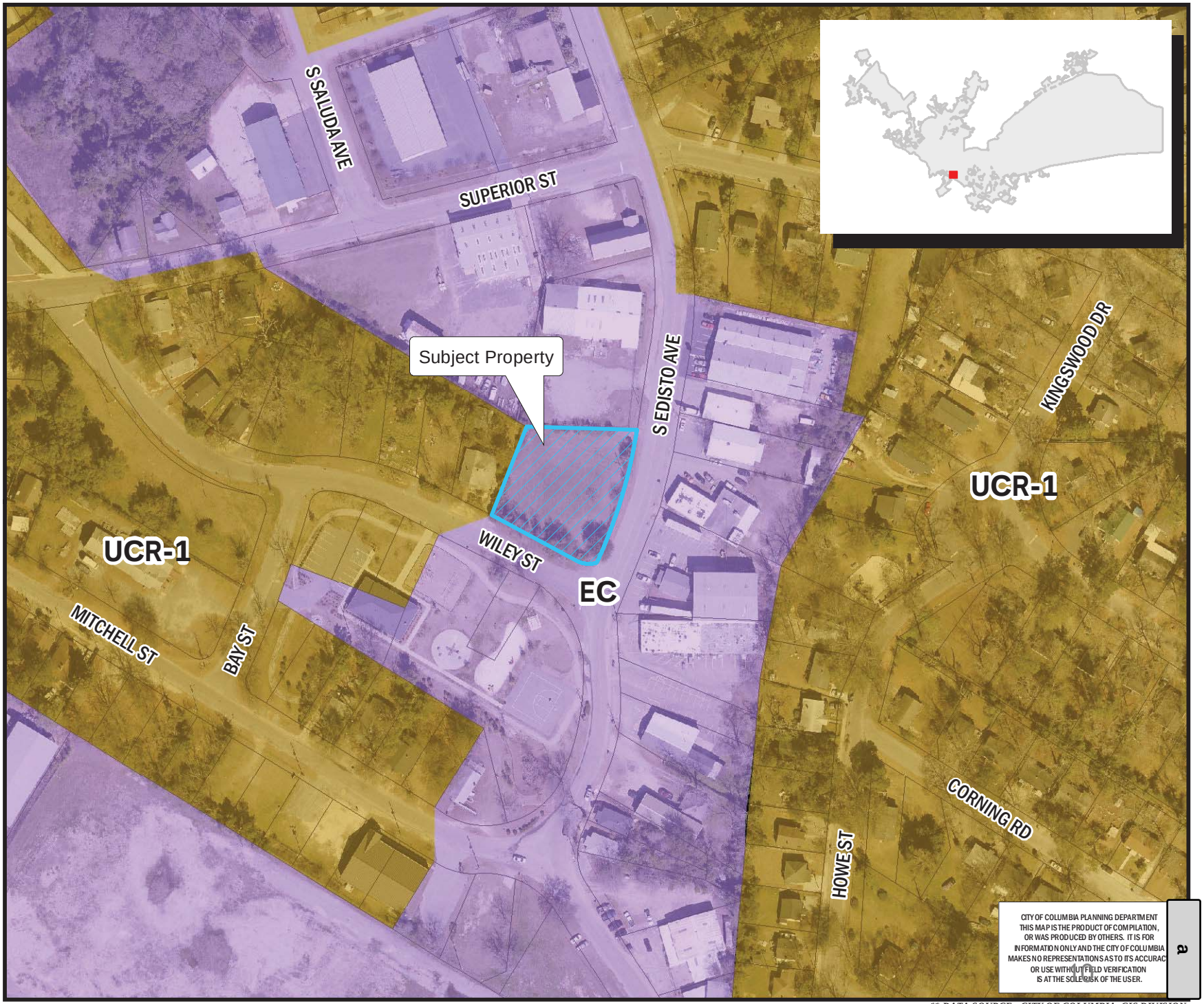
Future Land Use Map

1917 Wiley Street; TMS# 11212-17-07
Existing FLU: EC; Proposed FLU: UCR-1

Department of Planning & Development Services



Legend

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- 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

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COMPREHENSIVE PLAN MAP AMENDMENT

3403 Lyles Street

TMS#09107-13-08

Assign the land use classification of
Urban Core Residential- Small Lot (UCR-1)

The property is currently not assigned a land use.

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a

Future Land Use Map

3403 Lyles Street; TMS# 09107-13-08
Proposed FLU: UCR-1

Department of Planning & Development Services

Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
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- 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

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

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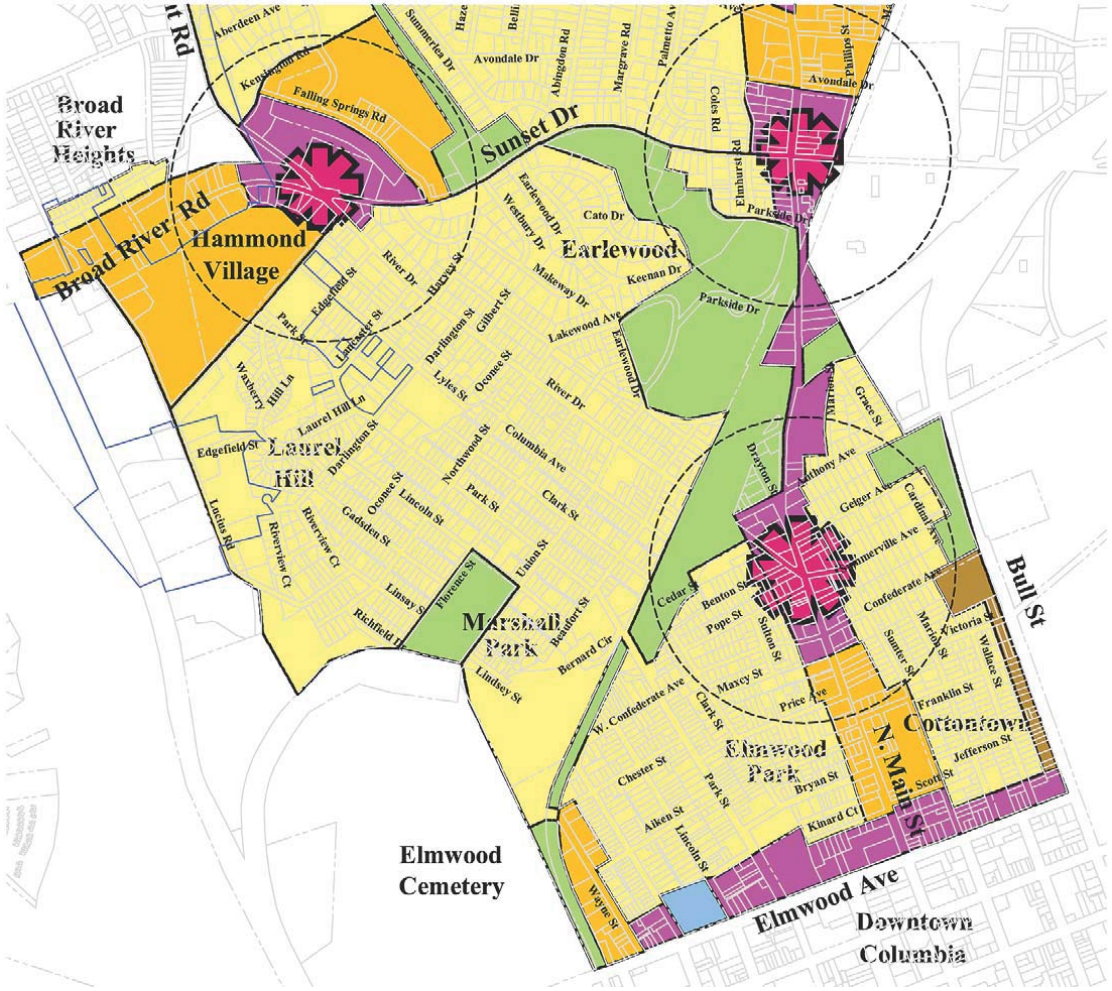

LEGEND:

- 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 COLLEG 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

Zoning Public Hearing

City of Columbia

November 15, 2016

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AMENDMENT TO THE GUIDELINES

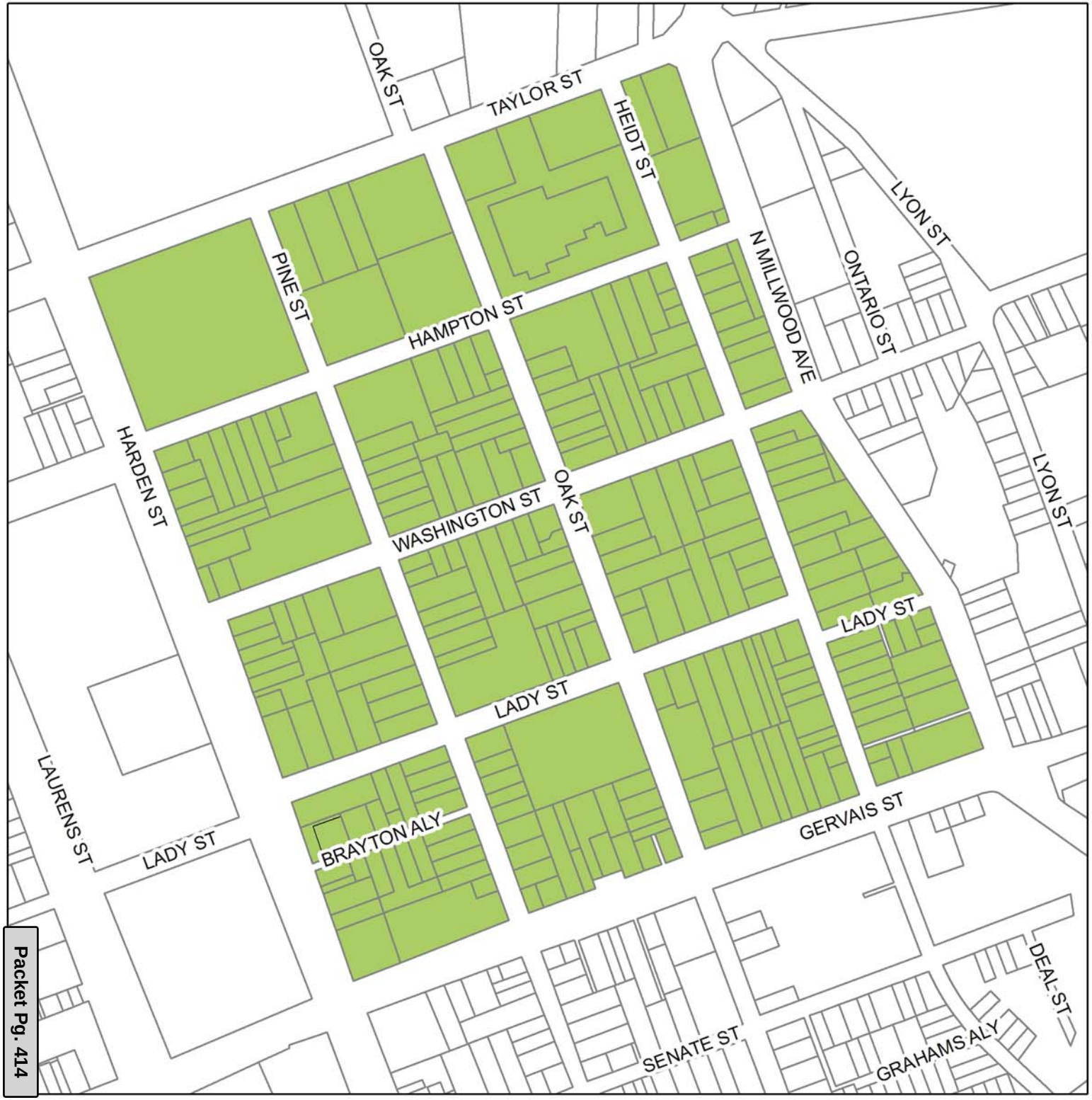
Amend the Design Guidelines for the Waverly Protection Area (§17-681(C)(3))

We Are Columbia

WAVERLY
PROTECTION
AREA
Existing Map
Legend
AREA A
AREA B
Taylor Street
Hampton St.
Millwood Avenue
Harden Street
Washington St.
Pine St.
Oak St.
Holdt St.
Lady St.
Gervais Street
City of Columbia
Planning Department
09/04
KMH

Proposed Map

WAVERLY PROTECTION AREA



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Department of Planning & Development Services

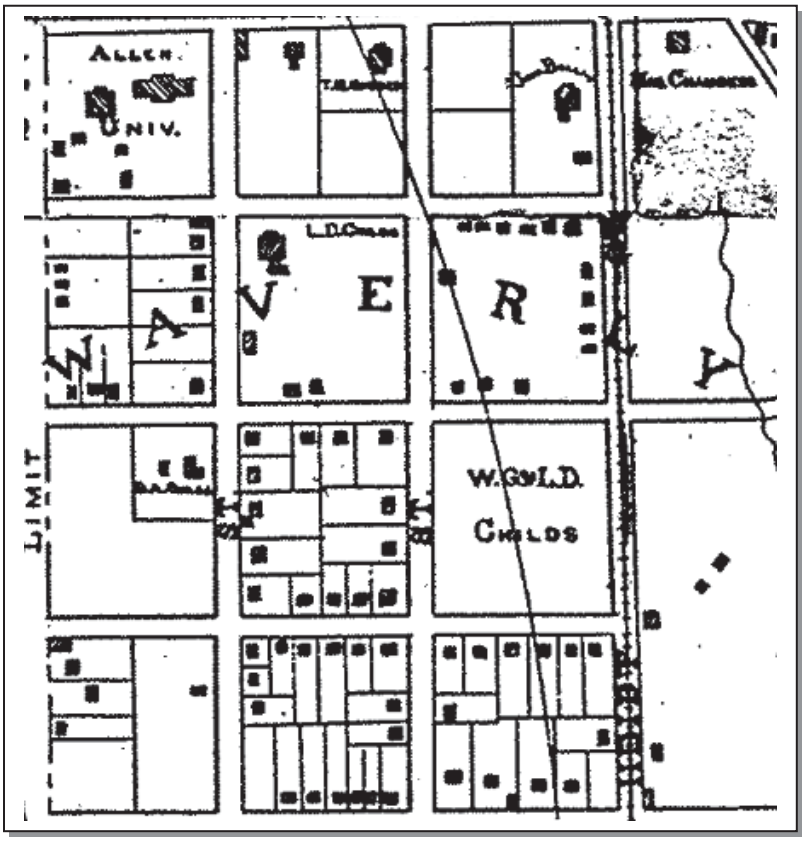
This map was prepared by: ladeforth
Date: August 30, 2018

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

Table of Contents

Section I: Purpose **3**
Section II: District Principles and Goals **3**

Section III: Historic Significance, Design Characteristics and Boundary Description
A. Historic Significance 4
B. Design Characteristics 5
C. Boundary Description 5

Section IV: Administration **6**

Section V: Guidelines for New Construction
A. Principles 7
B. Guidelines
1. Height 7
2. Size and Scale 7
3. Massing 8
4. Setback 8
5. Sense of Entry 8
6. Rhythm of Opening 9
7. Roof Shape 9
8. Outbuildings 9
9. Materials, Texture, Details 9

Section VI: Guidelines for Additions **10**
Section VII: Guidelines for Exterior Changes (roofs, siding, windows, porches) **10**
Section VIII: Guidelines for Fences/Walls **13**
Section IX: Demolition **14**
Section X: Relocation **15**

Section XI: Non-Residential Projects **15**
New Construction and Additions
A. New Construction-Principles 15
B. Architectural Style or Theme 16
C. The Site-Principles/Guidelines 16
D. Building Mass and Height 17
E. Building Façade 18
F. Building Compatibility 18
G. Building Service 19
H. Fences and Walls 19
I. Parking Lots and Structures 19
Section XII: Signs **20**
Section XIII: Definitions **21**

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.

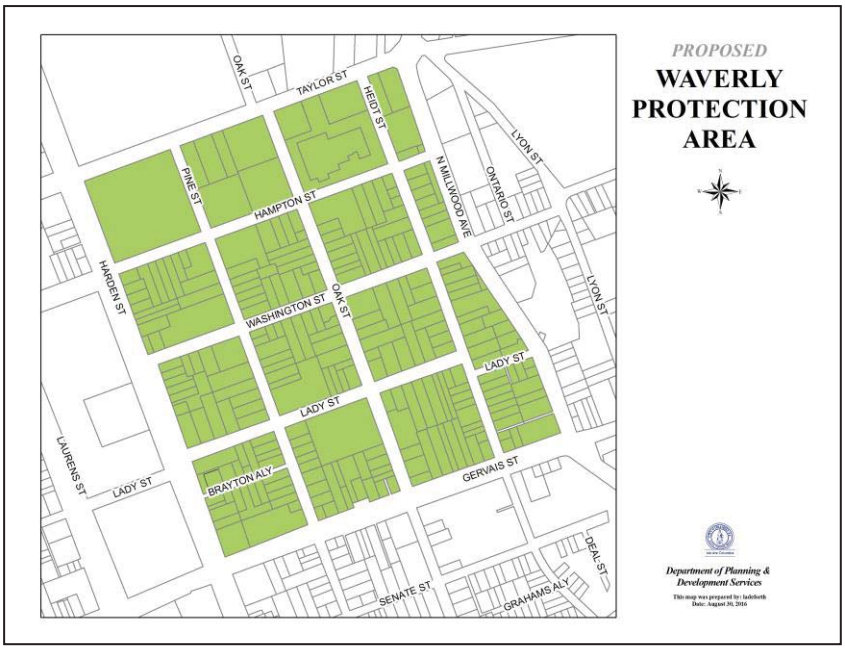
Commercial Corridors

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

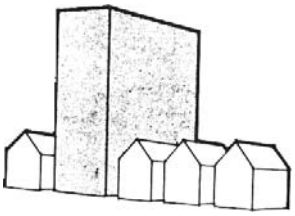
A. PRINCIPLES

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***.

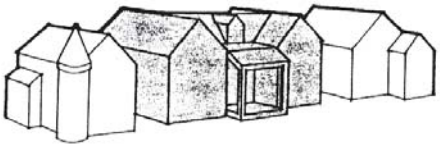
B. GUIDELINES

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.

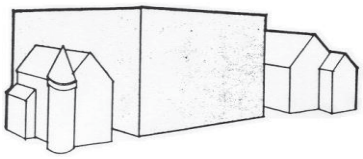


New construction shall not vary greatly in height from older buildings in the vicinity

2. Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings

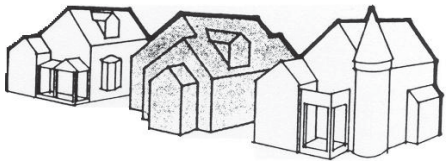


Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

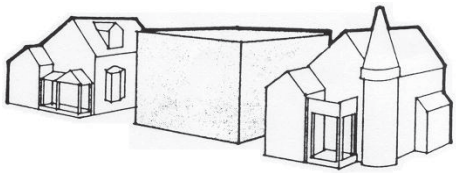


Do not construct buildings that disrupt the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.

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.

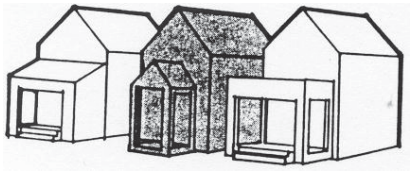


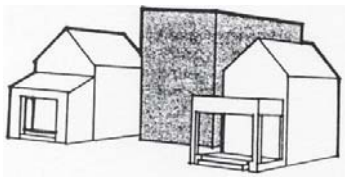
Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.



Do not construct single, monolithic forms that are not relieved by variations in massing.

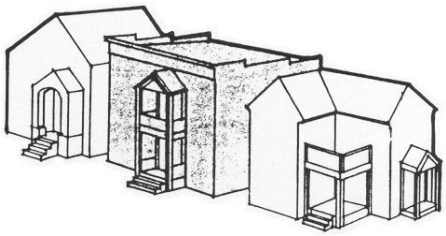
4. Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures. In Waverly, the characteristic setback is between 15 - 25 feet.

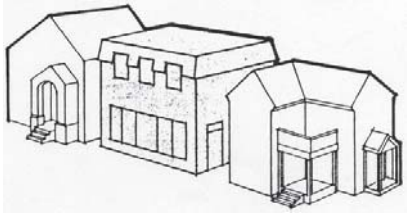




Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.

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.

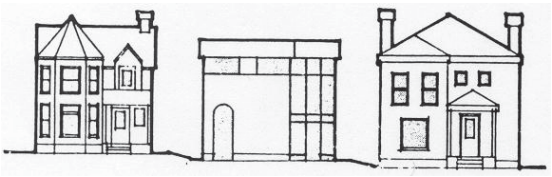




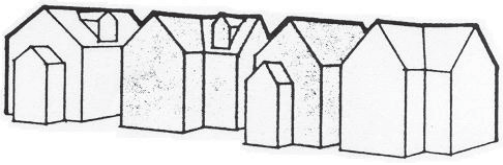
Do not construct facades without a strong sense of entry.

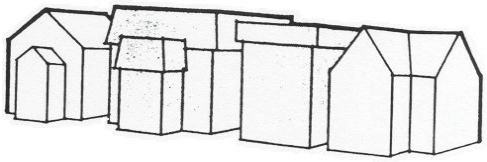
6. Rhythm of Openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (*walls)* to voids (*door & window openings)* is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.

Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.



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

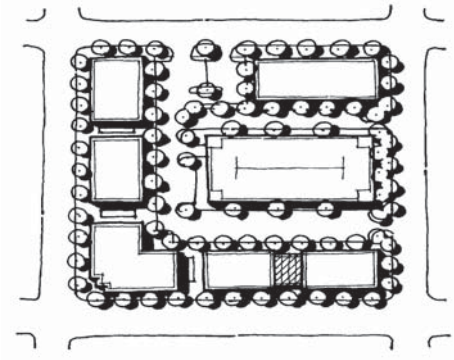
No predetermined architectural style or design theme is required in Waverly; however, the design of a building should be compatible with its function and with its surroundings (context). While many buildings in the Waverly area are traditional, contemporary buildings using principles of good design can 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.

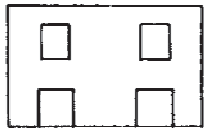
- Design a building so that it can encompass as much of the street wall as possible.
- Minimize curb cuts along a public street.

D. BUILDING MASS AND HEIGHT – PRINCIPLES

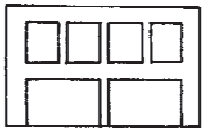
Construct new buildings so that their height and scale compliments surrounding residential areas while also providing a sense of human scale and proportion.

GUIDELINES

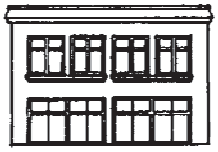
- Long, blank, unarticulated street wall facades are not permitted



Openings too Small Relative to Building Mass



Increase Size of Openings



Articulate Openings

Break-Up Building Mass

- 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

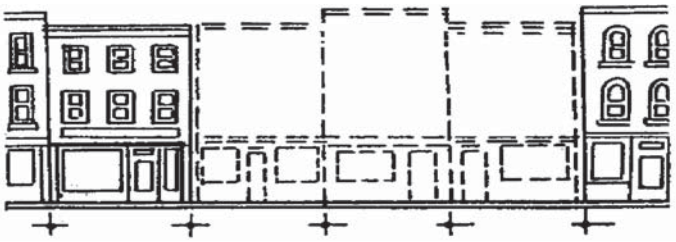
- Plan the principal façade to have a base, middle, and a top.
- Incorporate a greater window area at the storefront or first level for pedestrians.
- Design new structures to provide storefront windows, doors, entries, transoms, awnings, cornice treatments and other architectural features to enhance 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.



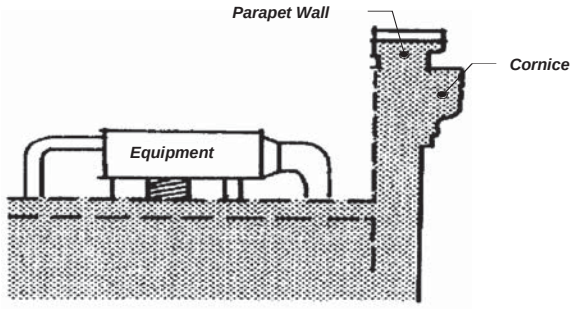
- When designing a new building consider the following to establish compatibility: Building form; spacing between buildings; setback; proportion of openings; proportion of façade; scale; and mass.

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

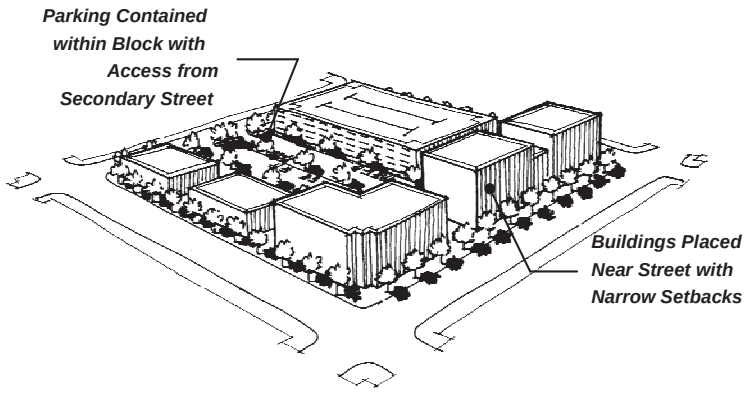
- Design fences and walls to complement the associated architecture
- Chain-link, vinyl, and razor wire fencing is not permitted when visible from the public right-of-way, unless required by law.
- Stockade fencing must have the finished side to the pedestrian or the residence.

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 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 XI II 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.

ZONING MAP AND TEXT AMENDMENT

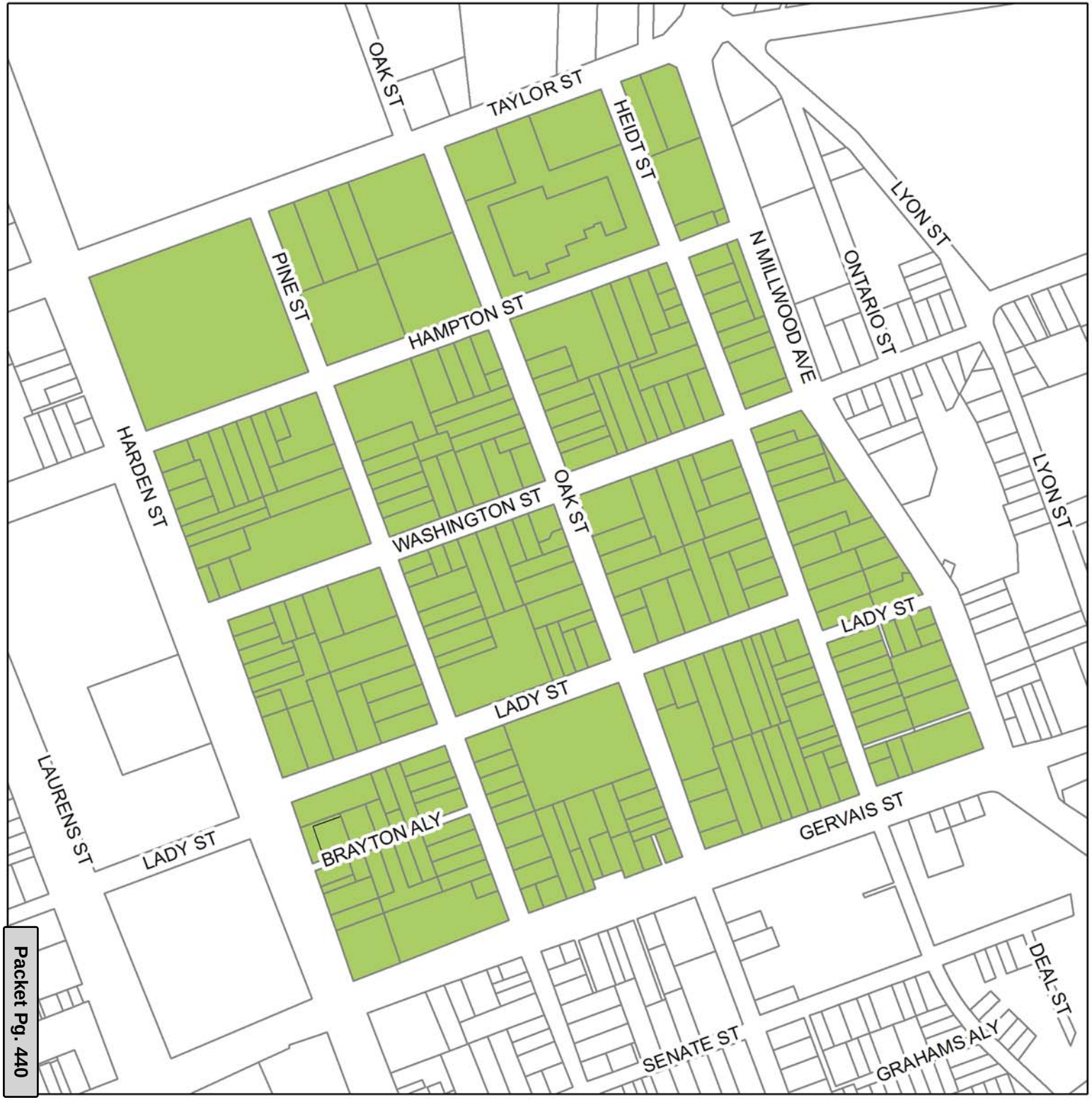
Amend §17-681(C)(3) to Consolidate Waverly Protection Areas A & B into a Singular Waverly Protection Area

We Are Columbia

WAVERLY PROTECTION AREA
Existing Map
Legend
AREA A
AREA B
Taylor Street
Millwood Avenue
Hampton St.
Washington St.
Harden Street
Pine St.
Oak St.
Heidt St.
Lady St.
Gervais Street
City of Columbia
Planning Department
09/04
KMH

PROPOSED MAP

WAVERLY PROTECTION AREA



We Are Columbia

Department of Planning & Development Services

This map was prepared by: ladeforth
Date: August 30, 2016

ZONING MAP AND TEXT AMENDMENT

2150 Harden Street (P), Babcock Building Wings

TMS#11501-01-01(p)

Rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 - Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark

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02/27/2015
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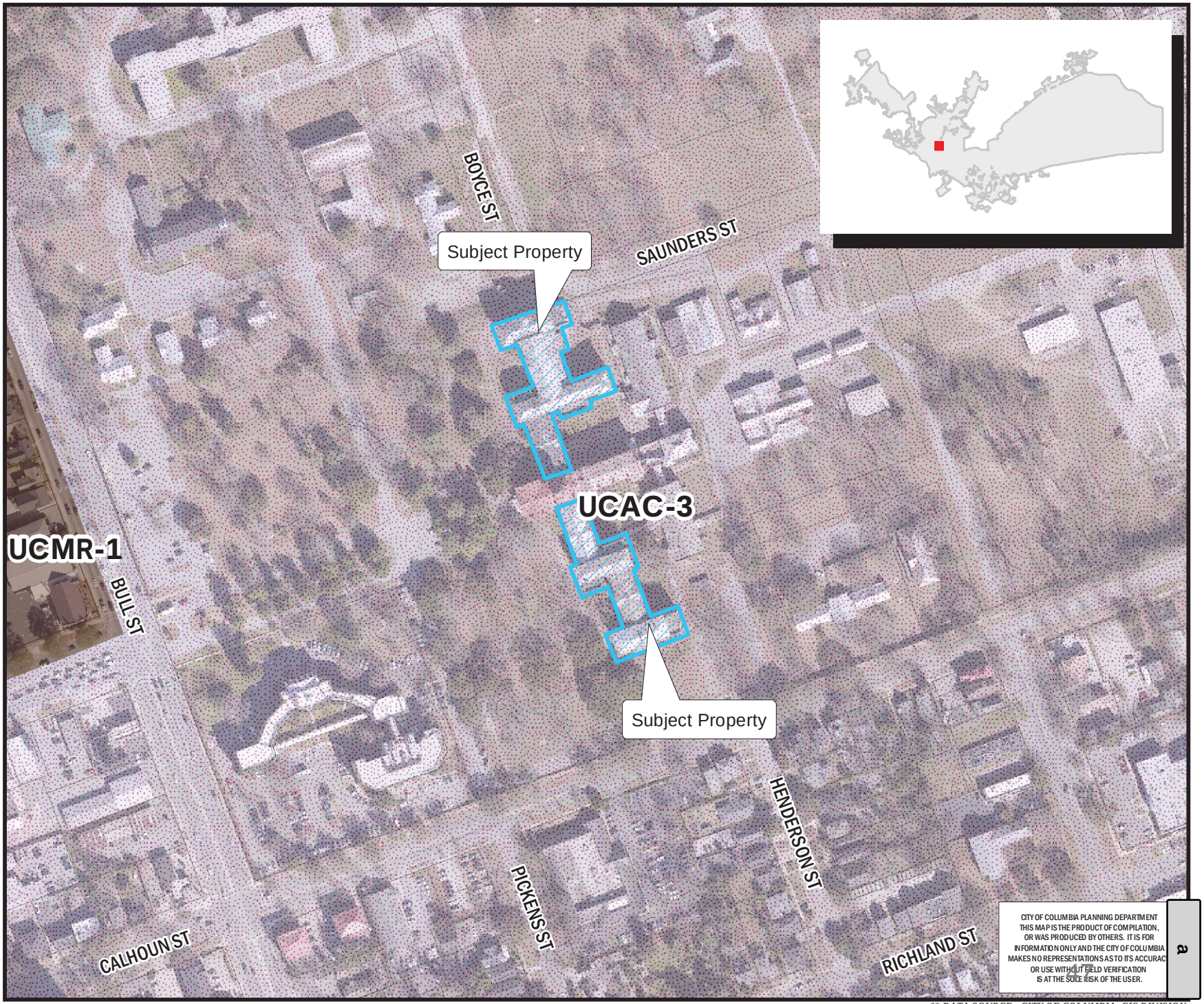
Future Land Use Map

2150 Harden Street (p), TMS# 11501-01-01(p)
FLU: UCAC-3

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 8, 2016

CITY of COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA
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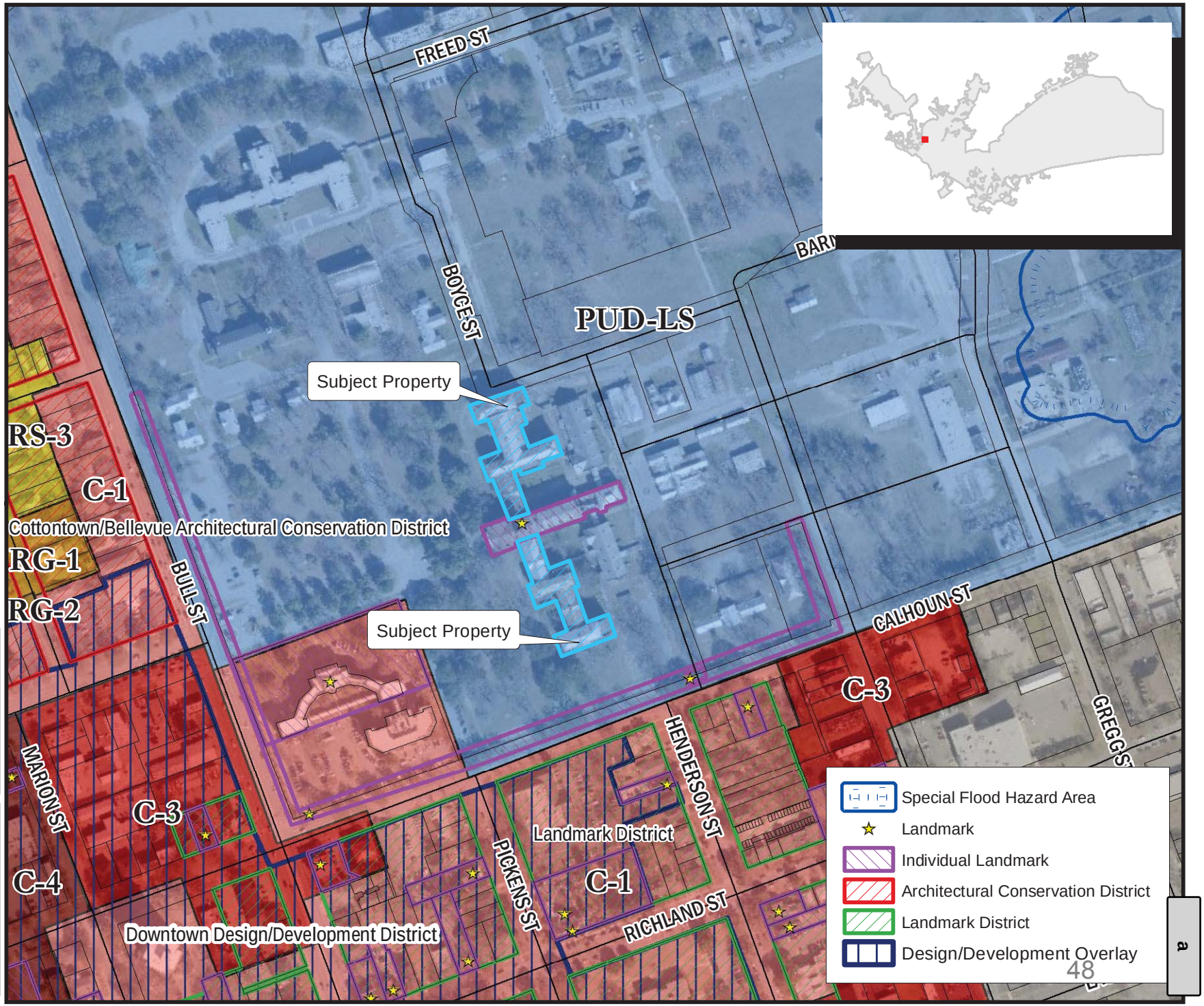
**** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

a

Zoning Map

2150 Harden Street (p), TMS# 11501-01-01(p)
Existing Zoning: PUD-LS; Proposed Zoning: PUD-LS, -DP

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:

Leigh DeForth
September 8, 2016

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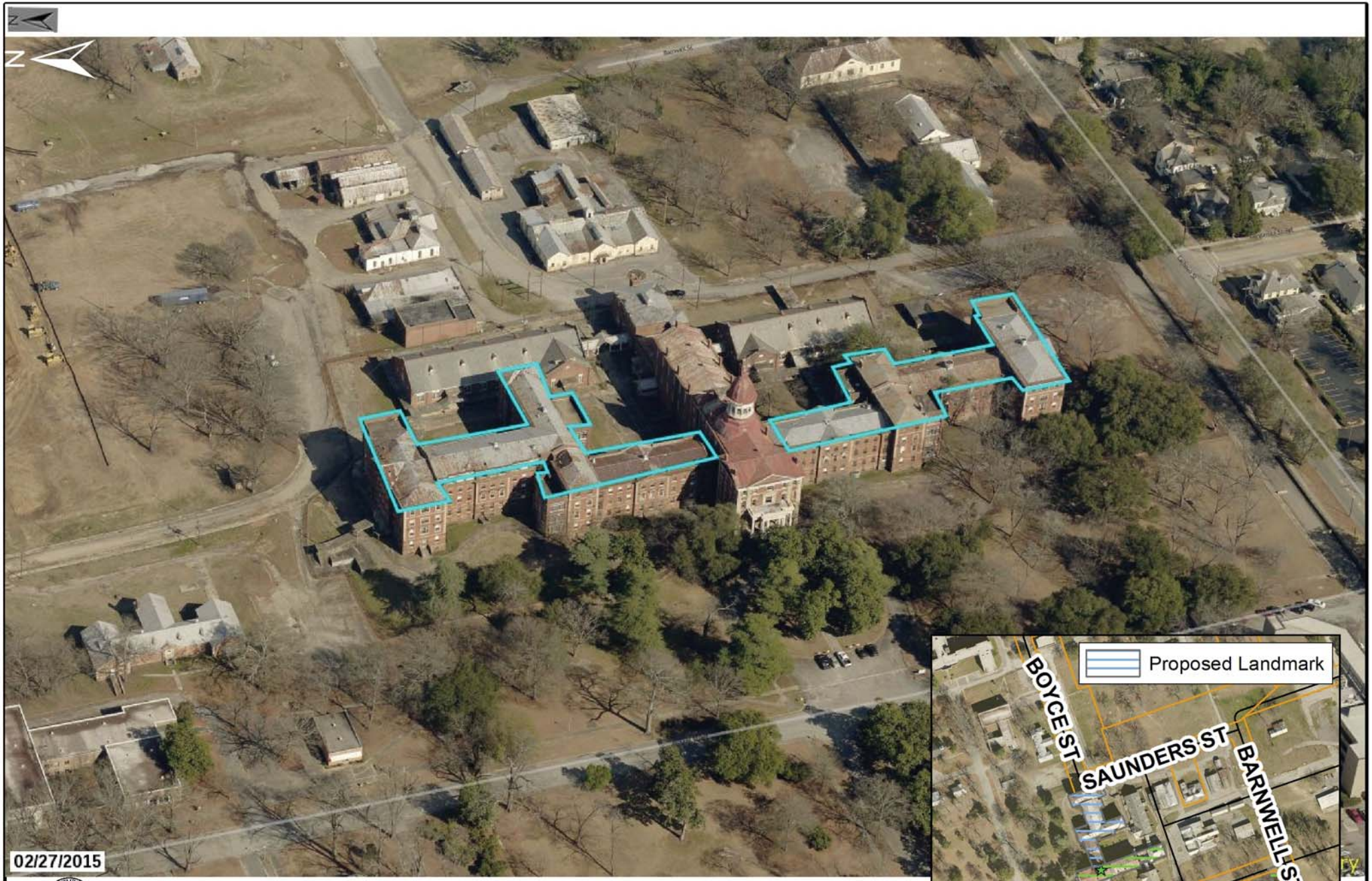
** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



D/DRC Case

2150 Harden Street, Babcock Building

Individual Landmark

TMS: 11501-01-01(p)

Aerial view of the Babcock Building and wings

Back view of the north wing

Back view of the south wing

Red letters refer to the 1880-81 Regents map report

Blue letters designate individual building sections

1 Construction History
SCALE: 1" = 50'

0 20' 50' 100'

Babcock Building
Columbia, SC

project #: 14.38
date: 10/28/15

Construction History

5.

313 N. Adams Street
Richmond, VA 23220
t 804.644.4761
f 804.644.4763
walterPARKS ARCHITECT

a

ZONING MAP AMENDMENT

1917 Wiley Street

TMS#11212-17-07

Rezone the parcel from M-1 (Light Industrial District) to RG-2 (General Residential District)

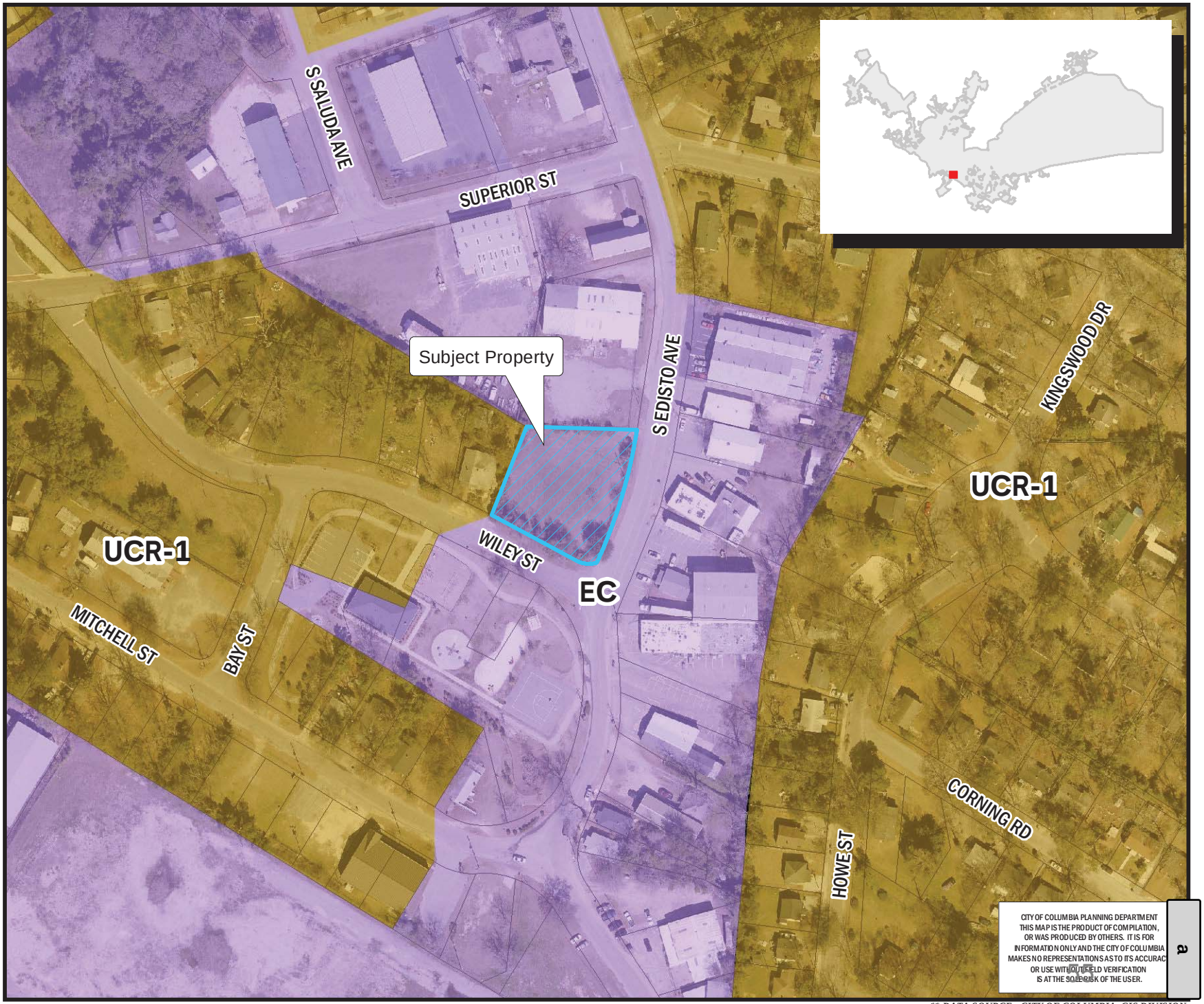
We Are Columbia

a

Future Land Use Map

1917 Wiley Street; TMS# 11212-17-07
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
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- UCAC-2 - Urban Core Community Activity Center
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- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
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- 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

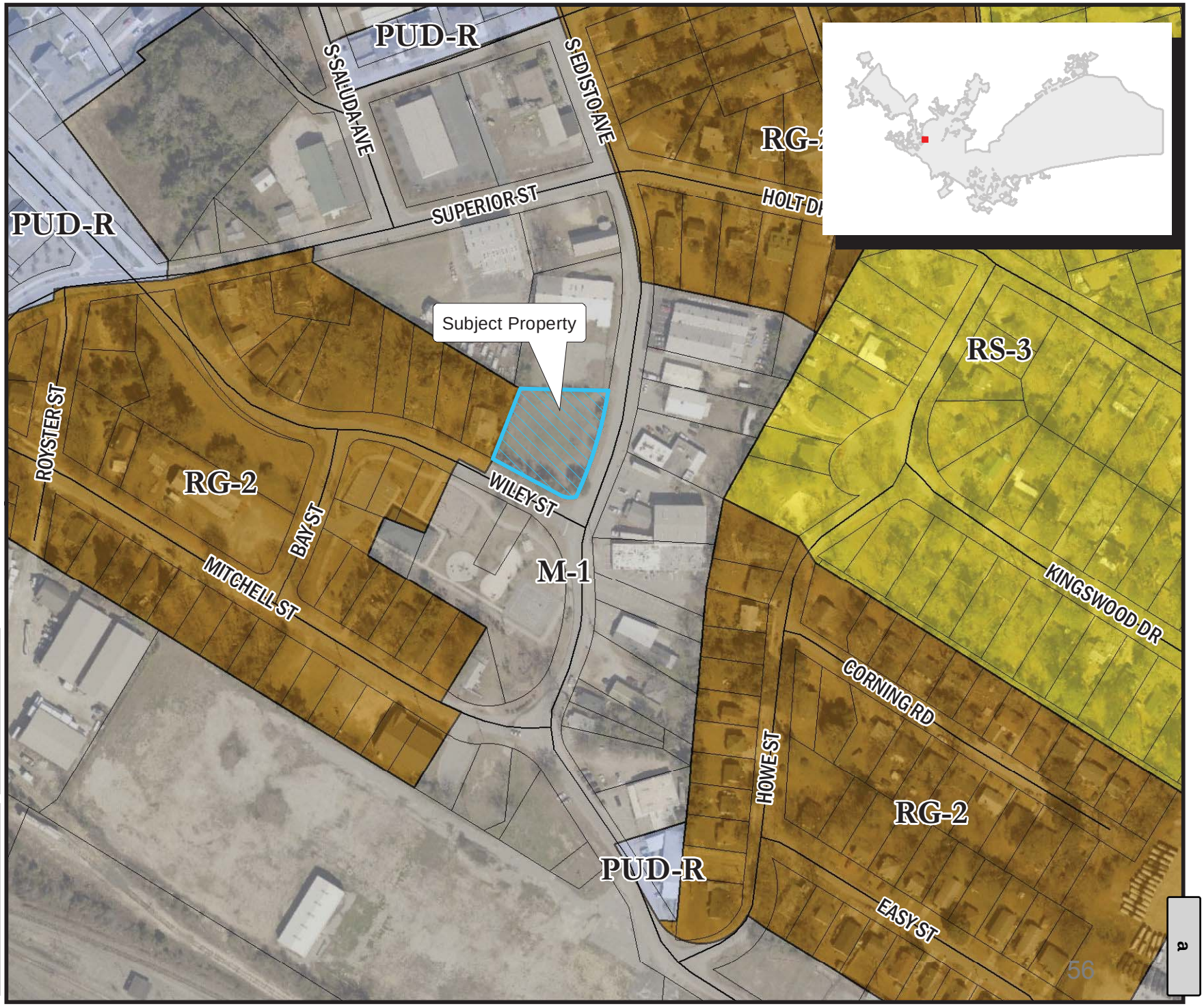
We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1917 Wiley Street, TMS# 11212-17-07
Existing Zoning: M-1; Proposed Zoning: RG-2

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:

Leigh DeForth
September 6, 2016

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

ZONING MAP AMENDMENT

1409 Huger Street and NX409 Gervais Street (P)

TMS #09009-13-01 and #08912-13-01(P)

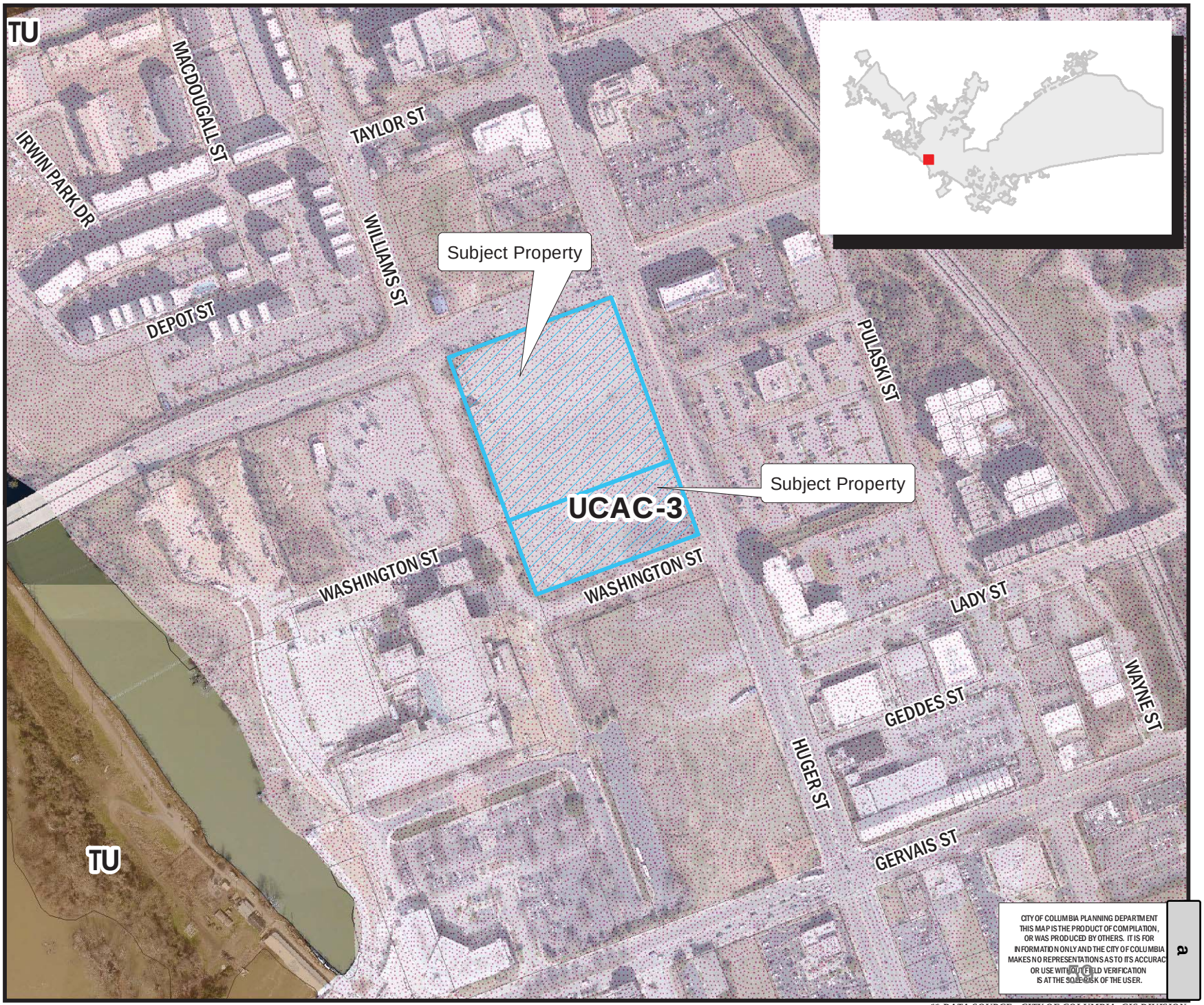
Rezone the parcel from M-2, -DD (Heavy Industrial District, -Design/Development District) to C-3, -DD (General Commercial District, -Design/Development District)

a

Future Land Use Map

1409 Huger Street and NX409 Gervais Street (p), TMS# 09009-13-01 and 08912-13-01(p)
FLU: UCAC-3

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
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- UEMR - Urban Edge Mixed Residential
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- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1409 Huger Street and NX409 Gervais Street (p), TMS# 09009-13-01 and 08912-13-01(p)
Existing Zoning: M-2, -DD; Proposed Zoning: C-3, -DD

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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a

West Gervais District Future Land Use

Columbia's downtown is currently experiencing high rates of residential and commercial growth, and the West Gervias 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.

DRAFT 6.21.16

a

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 easliy 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 diagarms.

DRAFT 6.21.16

a

ZONING MAP AMENDMENT

720 Maple Street, N/S, 2801, 2813 & 2835 Devine Street and 742 Maple Street

TMS #11316-04-19 through -22, 11316-13-12 and
TMS #11316-04-23)

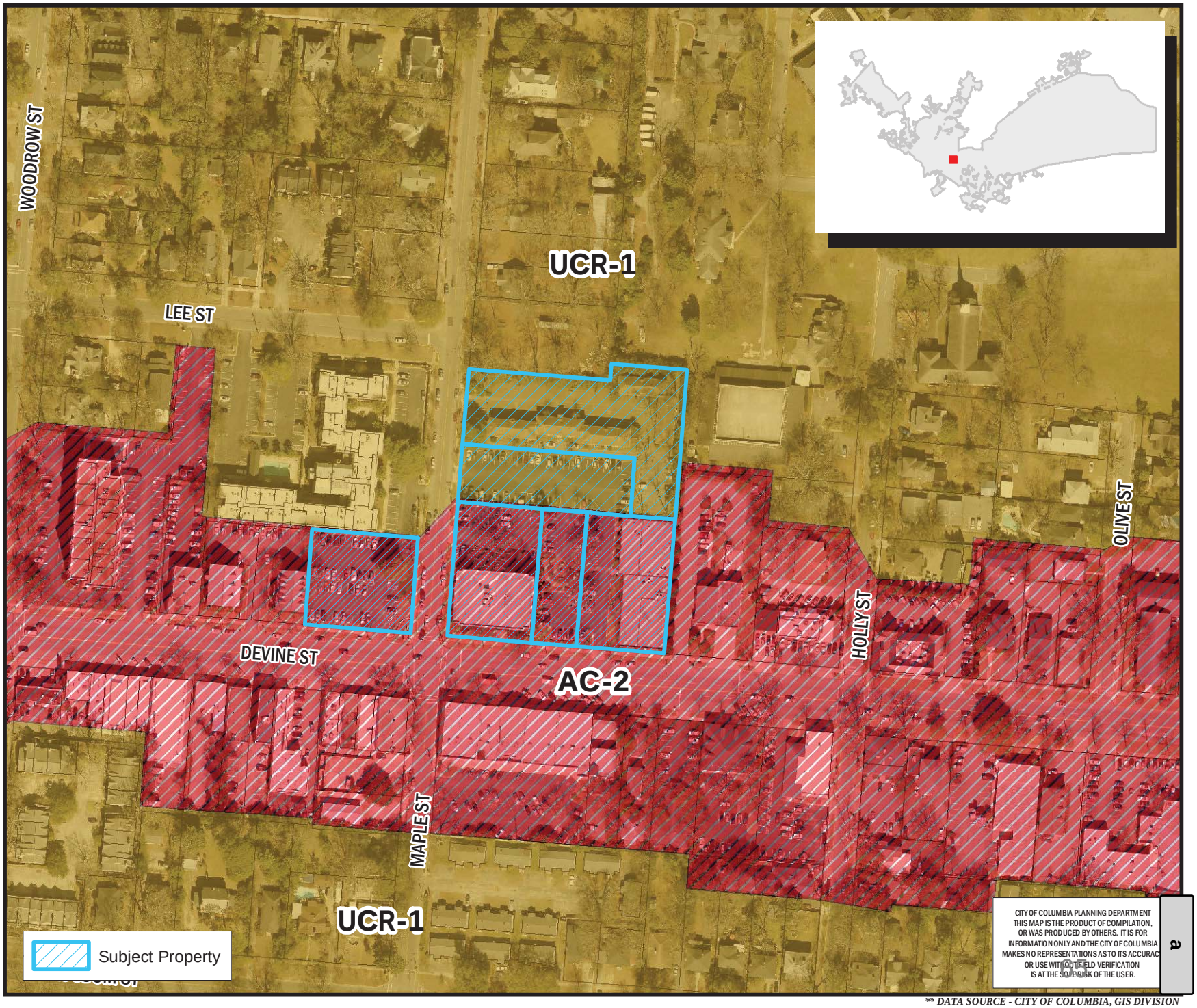
Rezone 720 Maple Street, N/S, 2801, 2813 & 2835 Devine Street from Neighborhood Commercial District & General Residential District (C-2 & RG-1) to PUD-C (Planned Unit Development-Commercial District); and 724 Maple Street from General Residential District, -Design Preservation Area (RG-1, -DP) to Planned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

a

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-1

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 30, 2016

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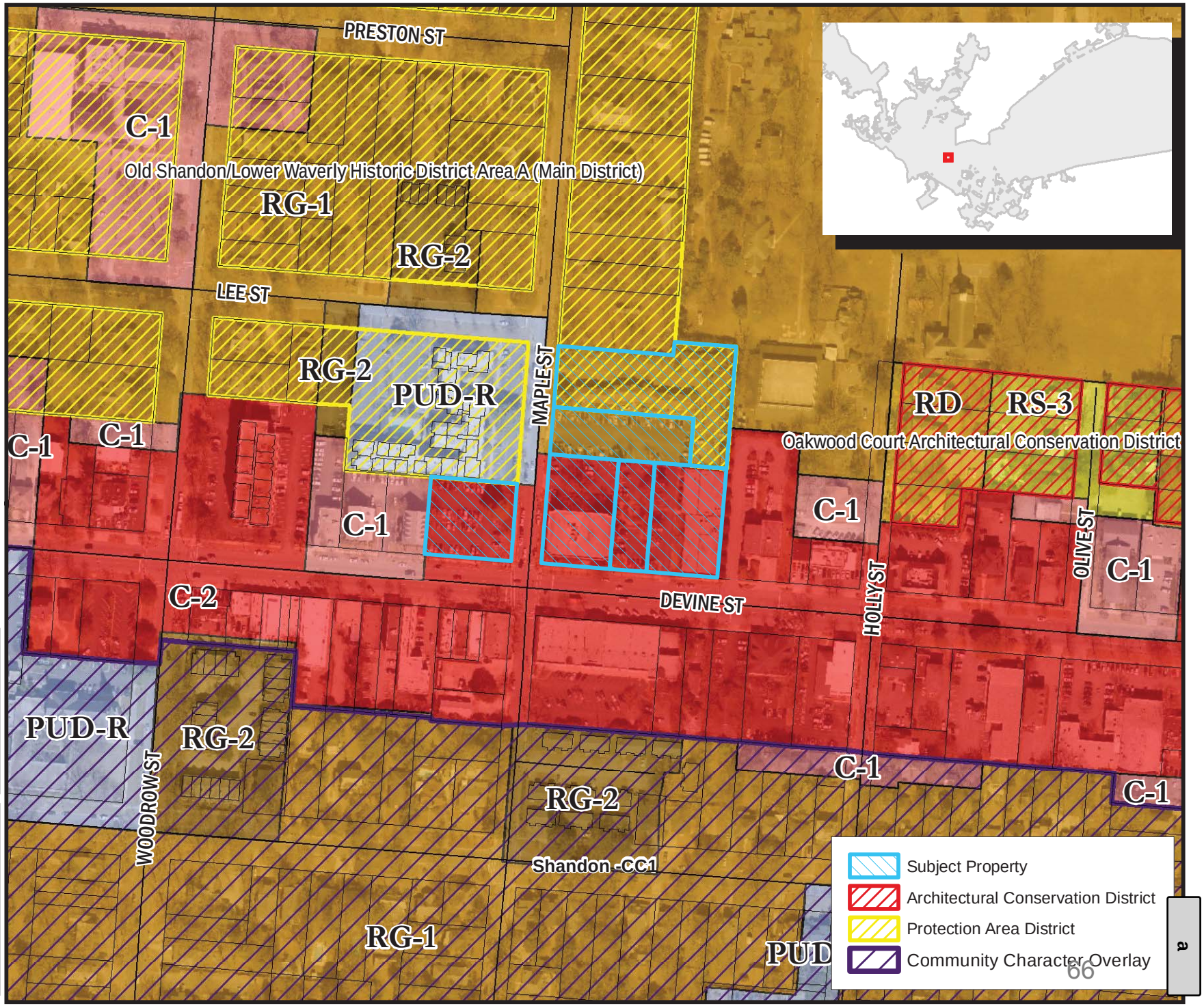
***** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION***

Zoning 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;
Existing Zoning: C-2, RG-1, and RG-1, -DP; Proposed Zoning: PUD-C and PUD-C, -DP

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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Leigh DeForth
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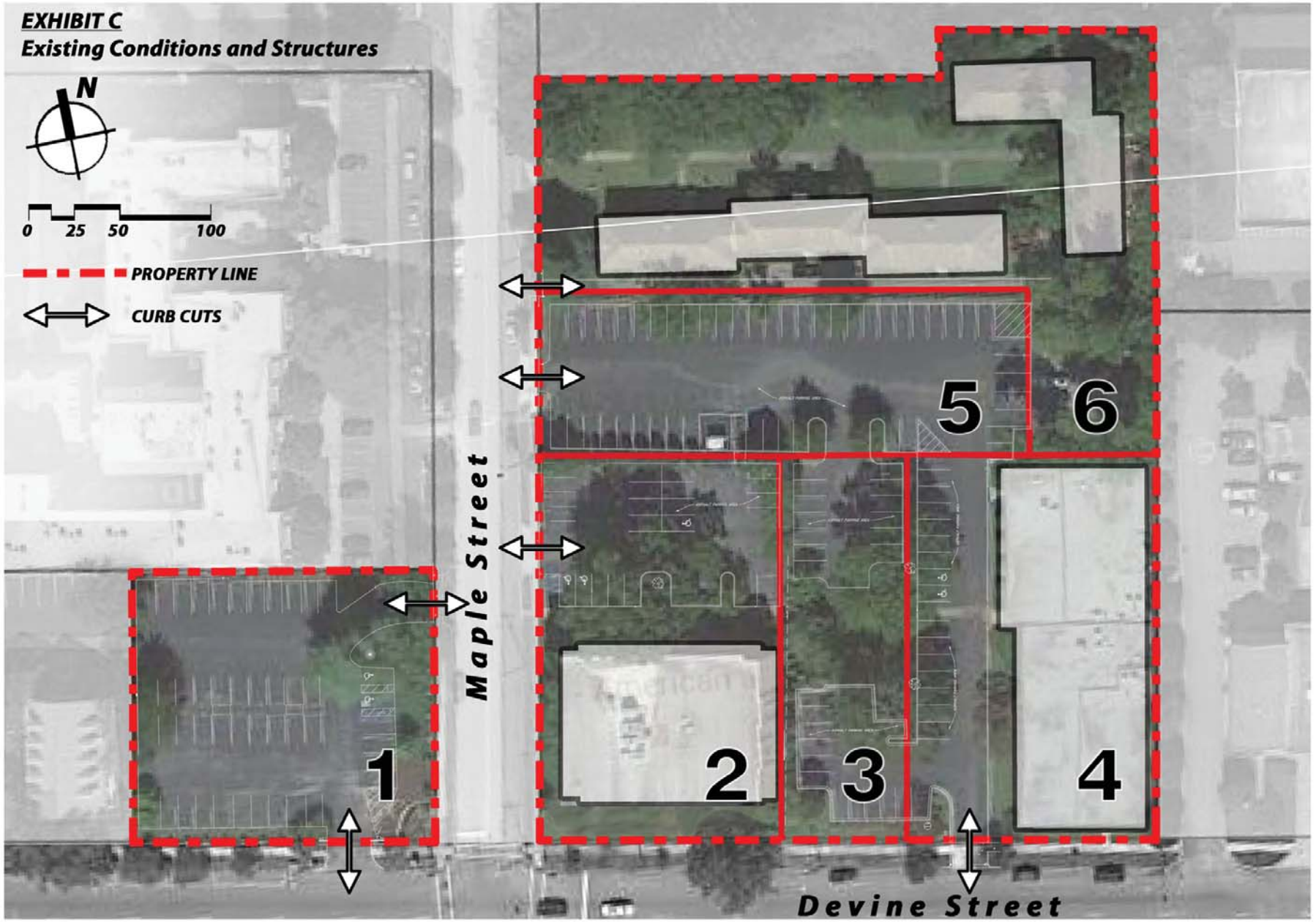


EXHIBIT C
Existing Conditions and Structures
N
0
25
50
100
PROPERTY LINE
CURB CUTS
Maple Street
Devine Street
1
2
3
4
5
6

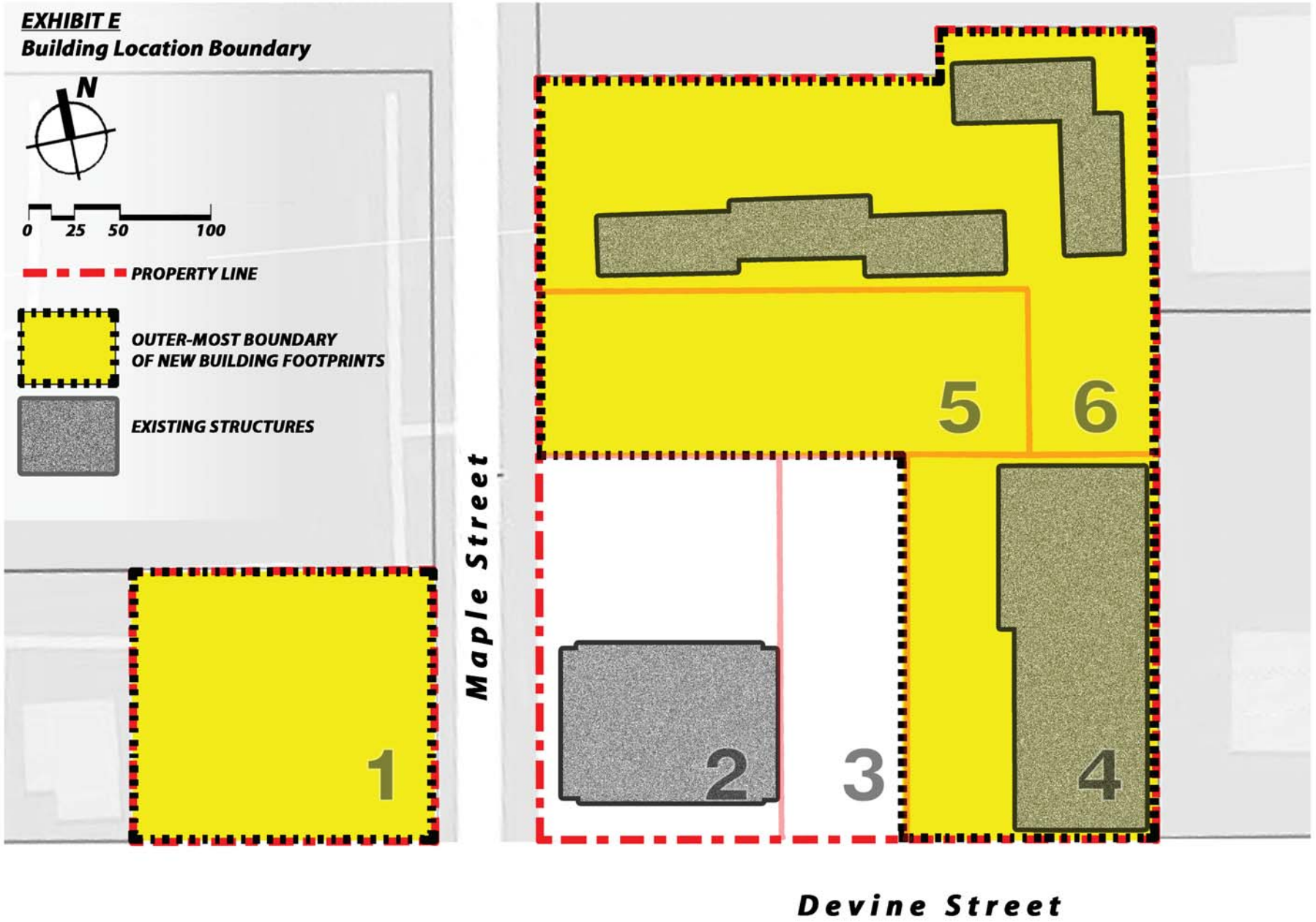


EXHIBIT E
Building Location Boundary
N
0
25
50
100
PROPERTY LINE
OUTER-MOST BOUNDARY
OF NEW BUILDING FOOTPRINTS
EXISTING STRUCTURES
1
2
3
4
5
6
Maple Street
Devine Street

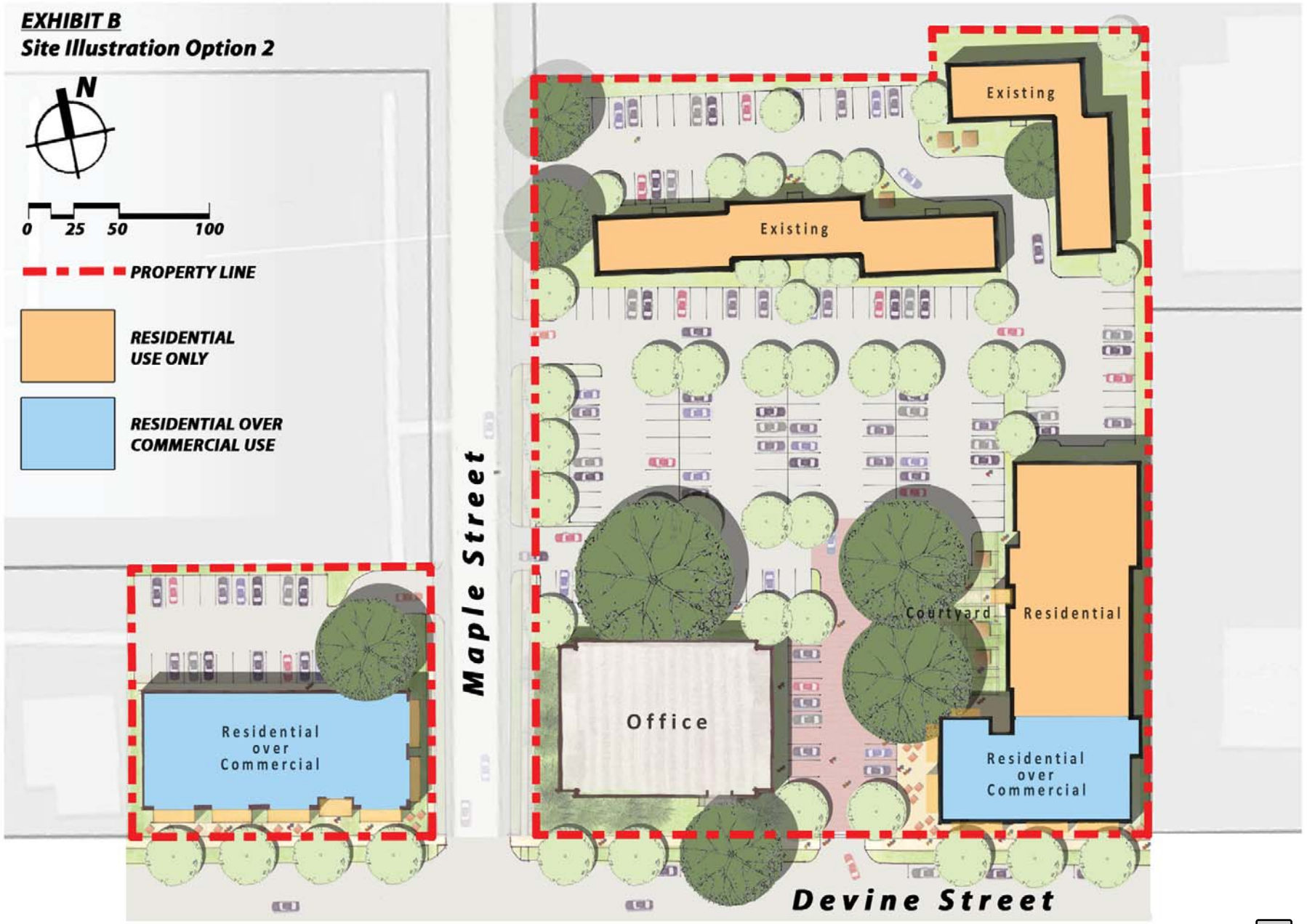


EXHIBIT B
Site Illustration Option 2
N
0
25
50
100
PROPERTY LINE
RESIDENTIAL USE ONLY
RESIDENTIAL OVER COMMERCIAL USE
Existing
Existing
Maple Street
Residential over Commercial
Office
Courtyard
Residential
Residential over Commercial
Devine Street

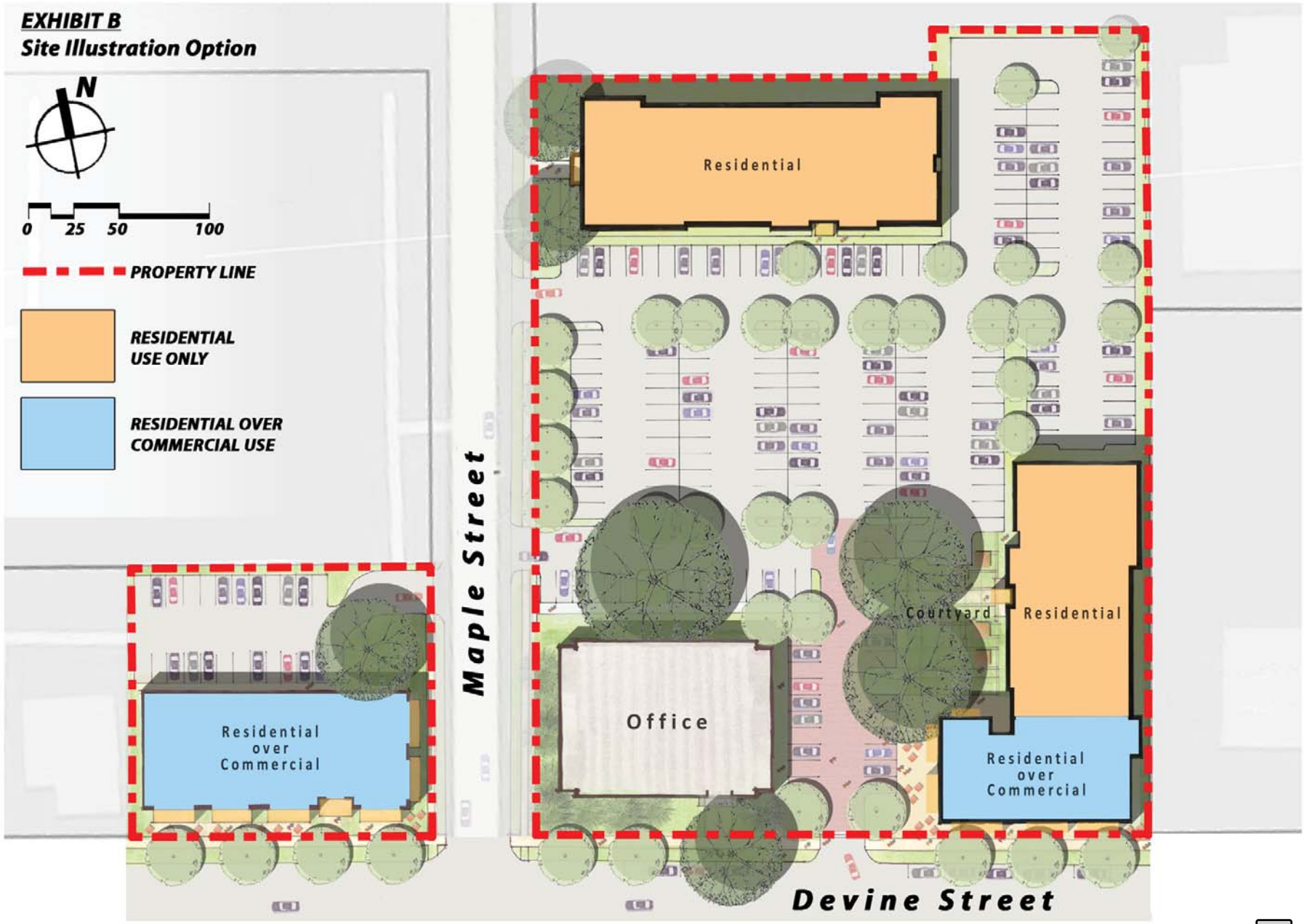


EXHIBIT B
Site Illustration Option
N
0
25
50
100
PROPERTY LINE
RESIDENTIAL USE ONLY
RESIDENTIAL OVER COMMERCIAL USE
Residential
Residential over Commercial
Maple Street
Office
Courtyard
Residential
Residential over Commercial
Devine Street

a

Shared Parking Requirements

ULI Cross-Park Percentages

LAND USE	WEEKDAY		WEEKEND		NIGHTTIME
	DAYTIME	EVENING	DAYTIME	EVENING	
	6am-5pm	5pm-12am	6am-5pm	5pm-12am	12am-6am
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	12am-6am
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**

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT

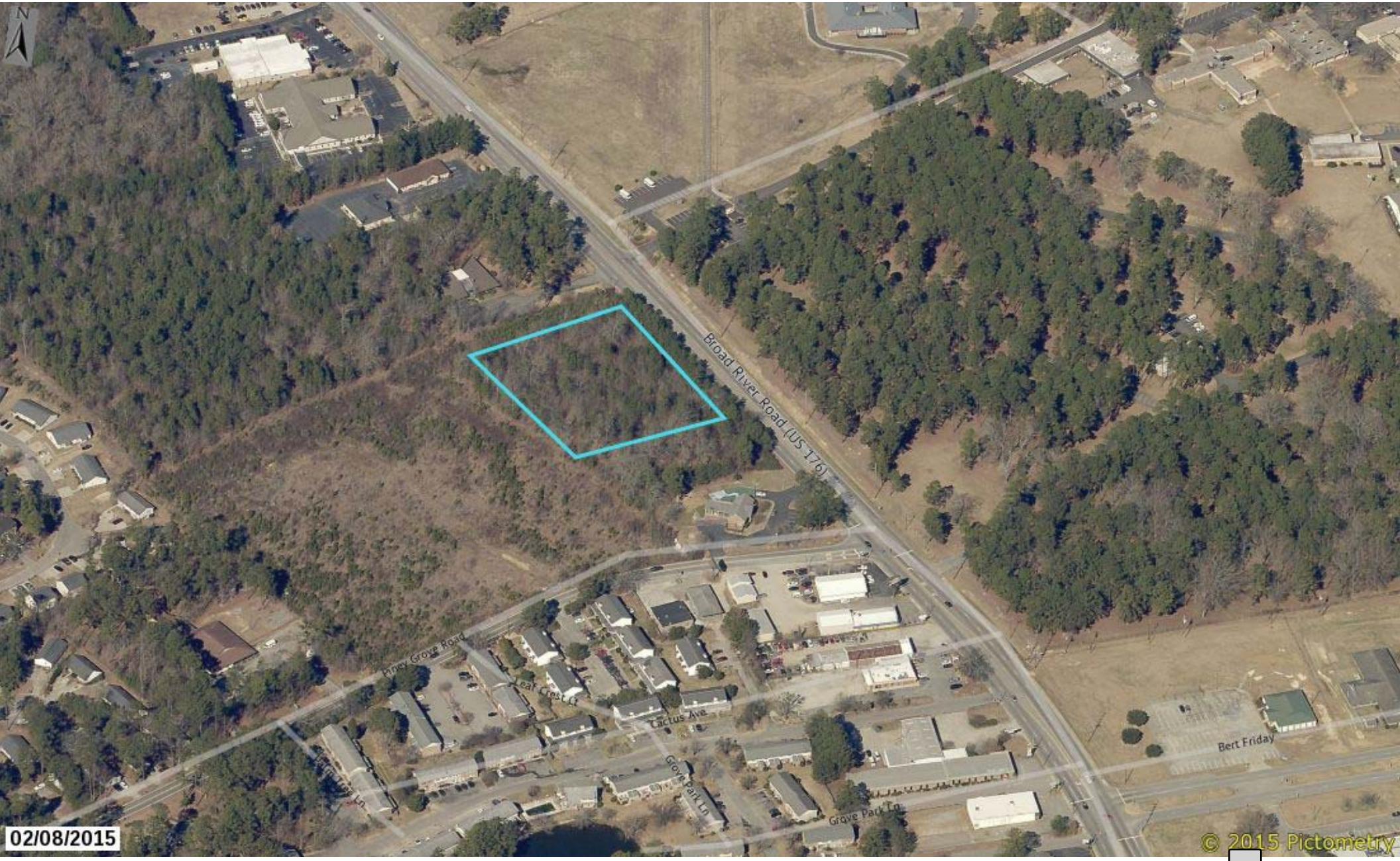
4815 Broad River Road

TMS #06200-01-28

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.

We Are Columbia

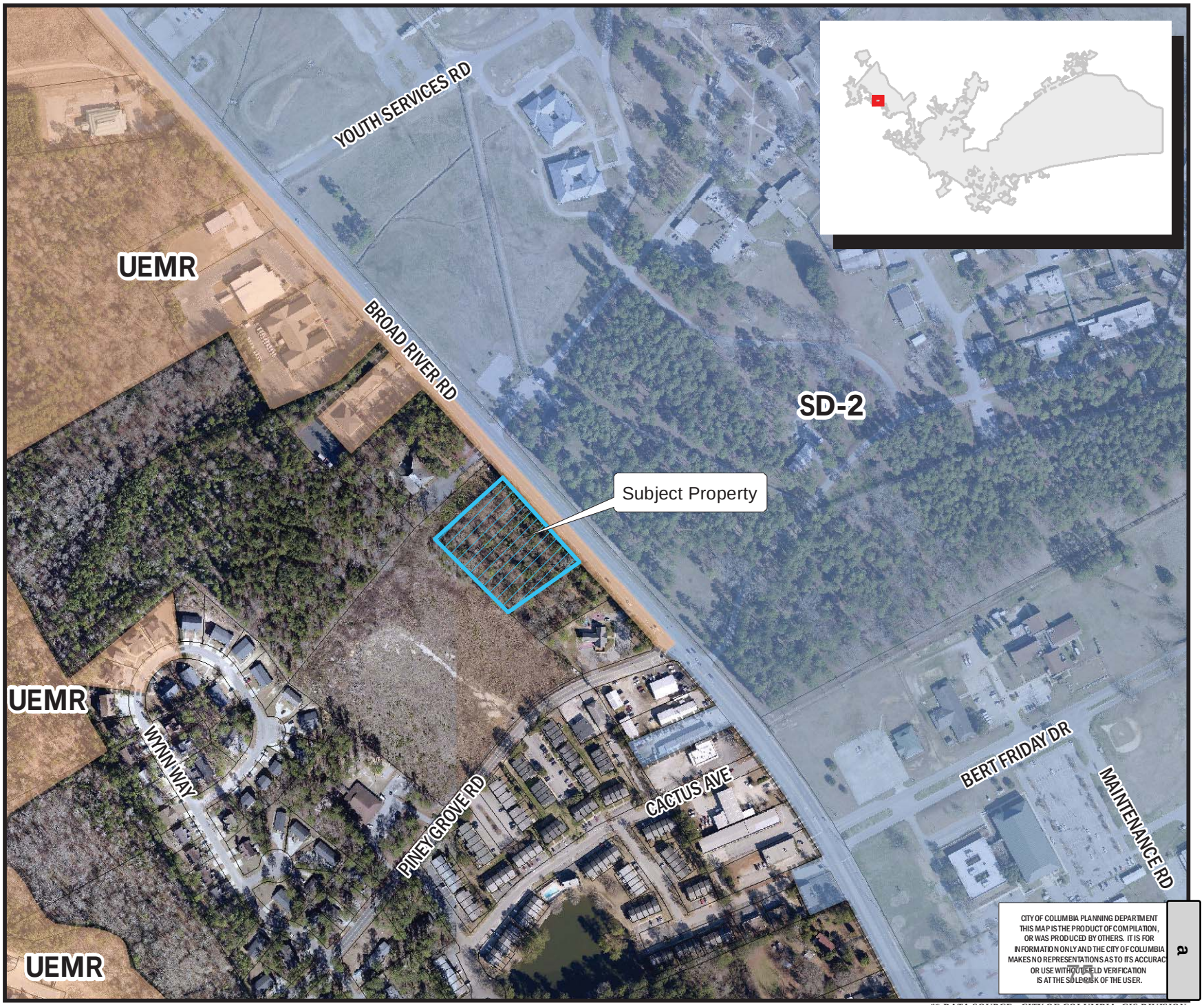

N
Broad River Road (US 176)
Piney Grove Road
Leaf Crest Ct
Cactus Ave
Grove Park Ln
Grove Park Ln
Bert Friday
02/08/2015
© 2015 Pictometry

a

Future Land Use Map

4815 Broad River Road, TMS# 06200-01-28
Existing Richland County FLU: Mixed Use Corridor; Proposed FLU: AC-2

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
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- 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 6, 2016

CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

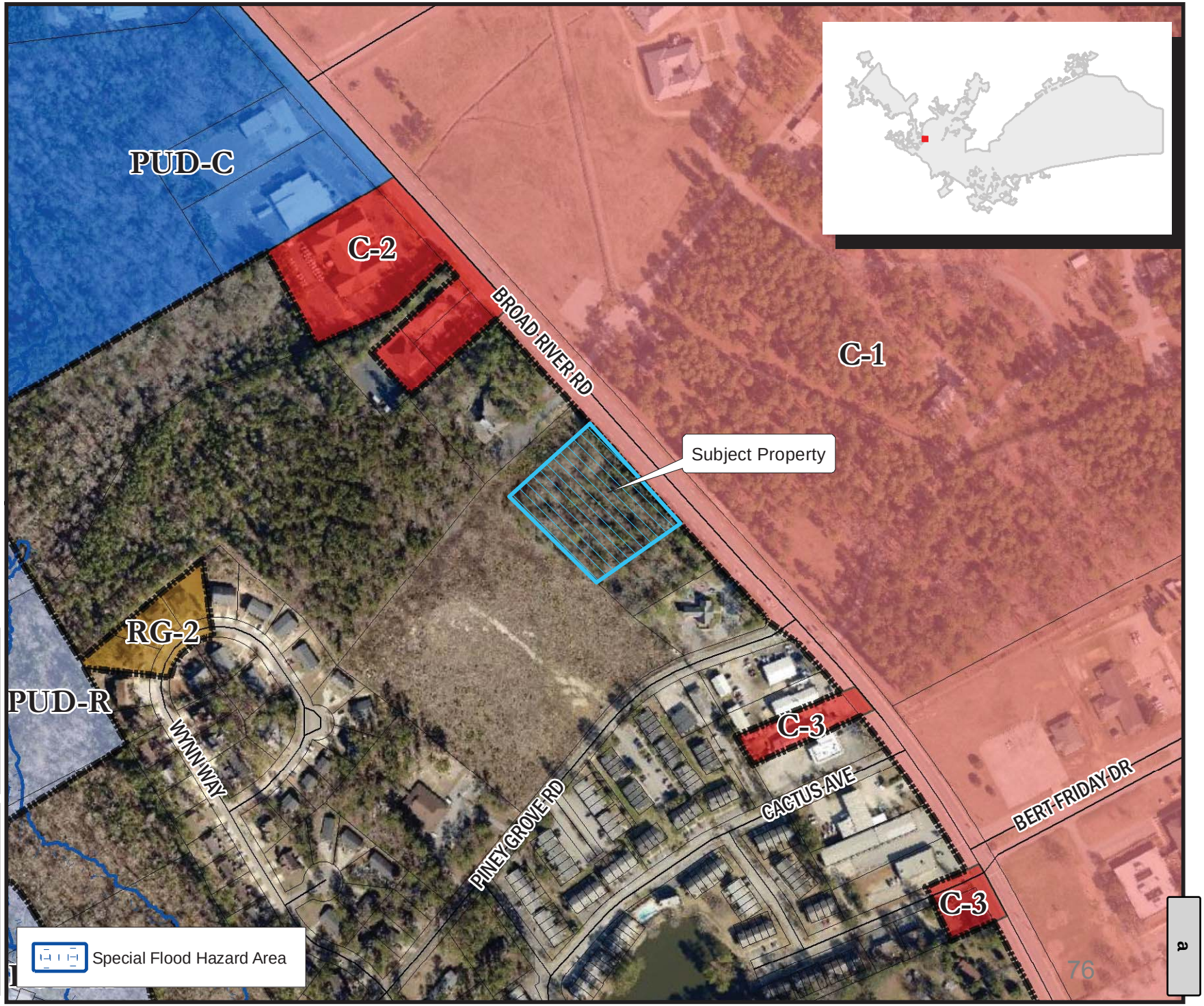
We Are Columbia

a

Zoning Map

4815 Broad River Road, TMS# 06200-01-28
Existing Zoning (Richland County): GC; Proposed Zoning: C-2

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 6, 2016

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CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA

We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT

1630 Browning Road

TMS# 06013-01-26

Annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-3 (General Commercial District).

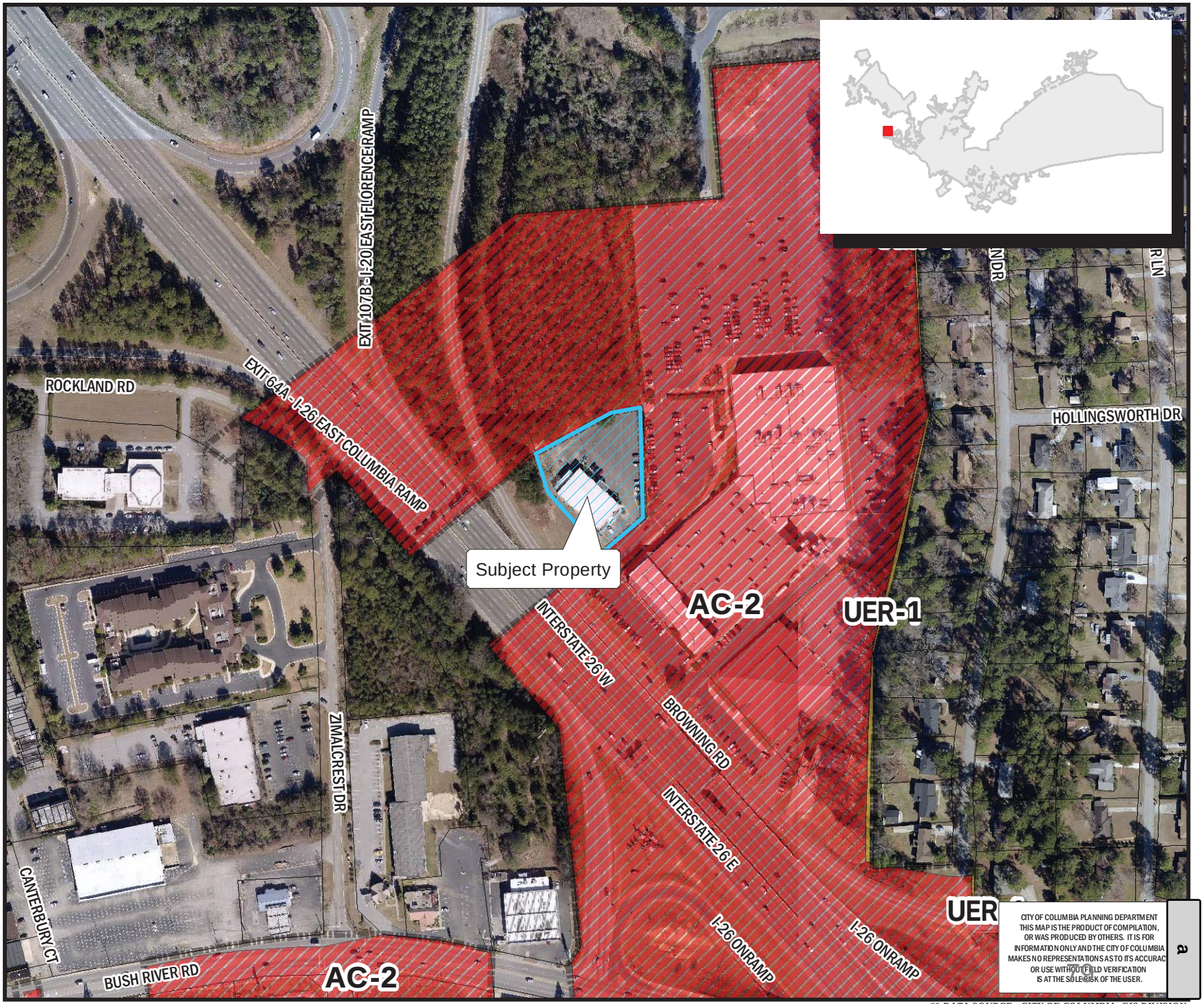
The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RU by Richland County.

a

Future Land Use Map

1630 Browining Road; TMS#: 06013-01-26
Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: AC-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

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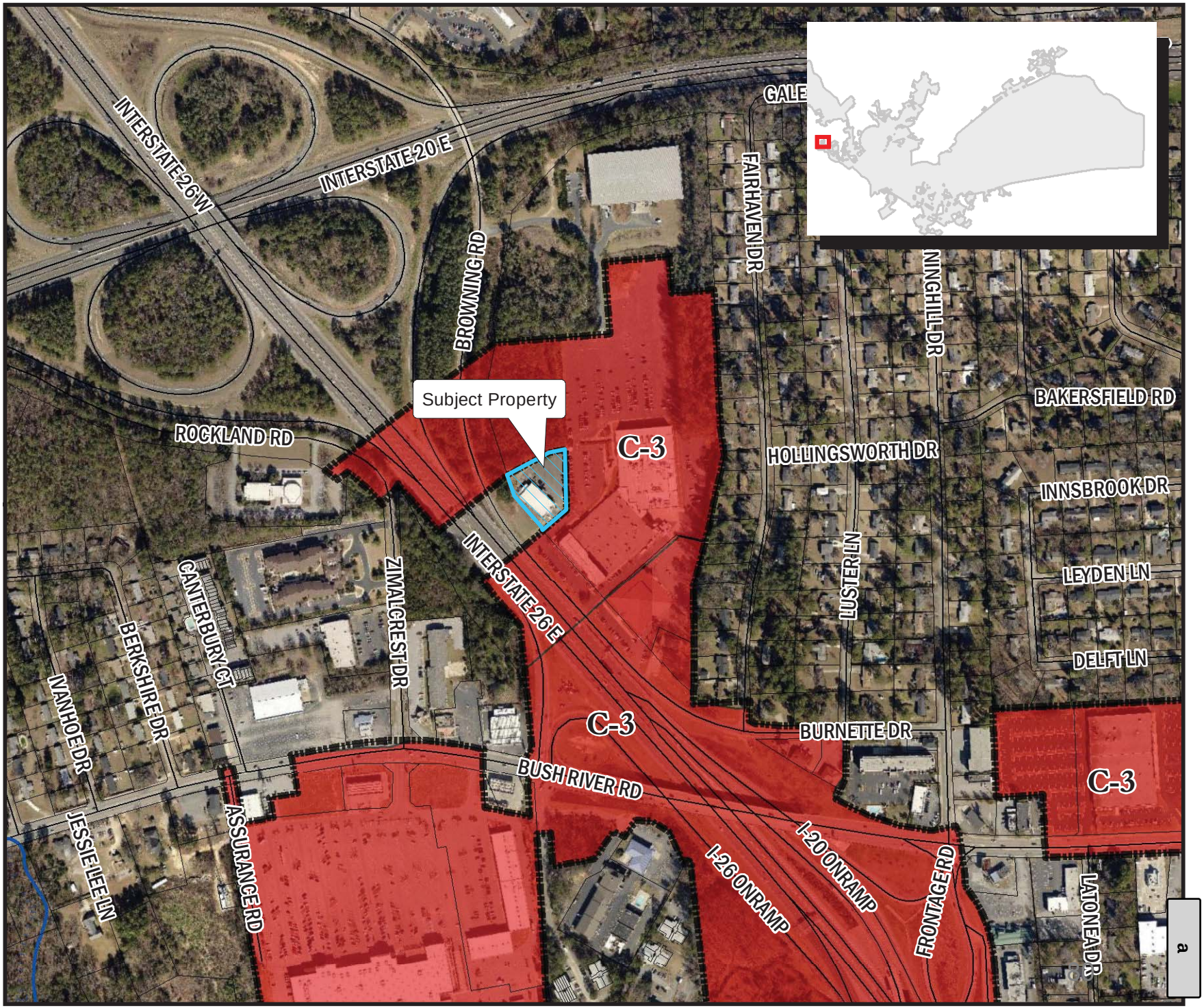
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1630 Browning Road; TMS#: 06013-01-26
Existing Zoning (Richland County): RU; Proposed Zoning: C-3

Department of Planning & Development Services



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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

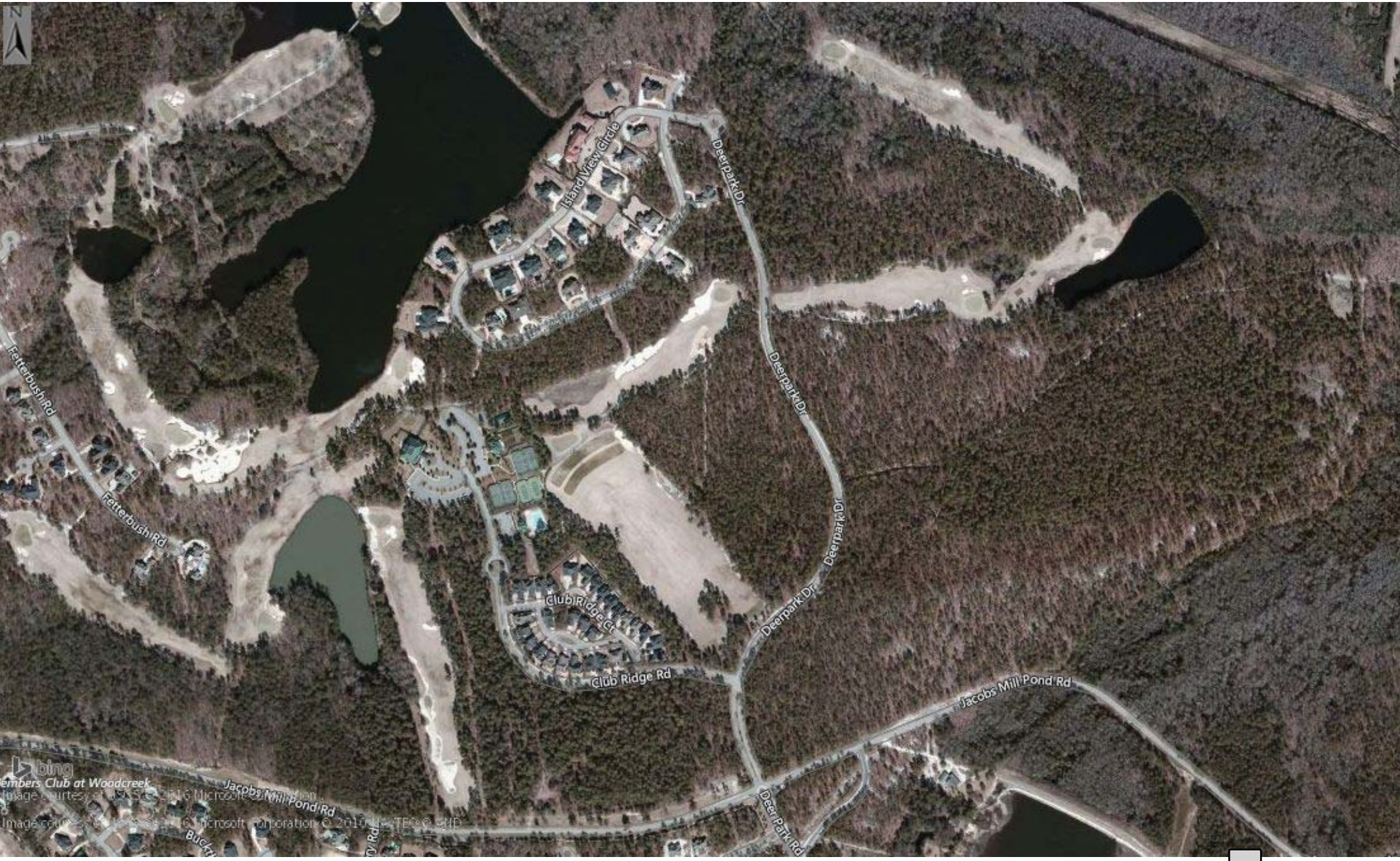
ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT

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

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.

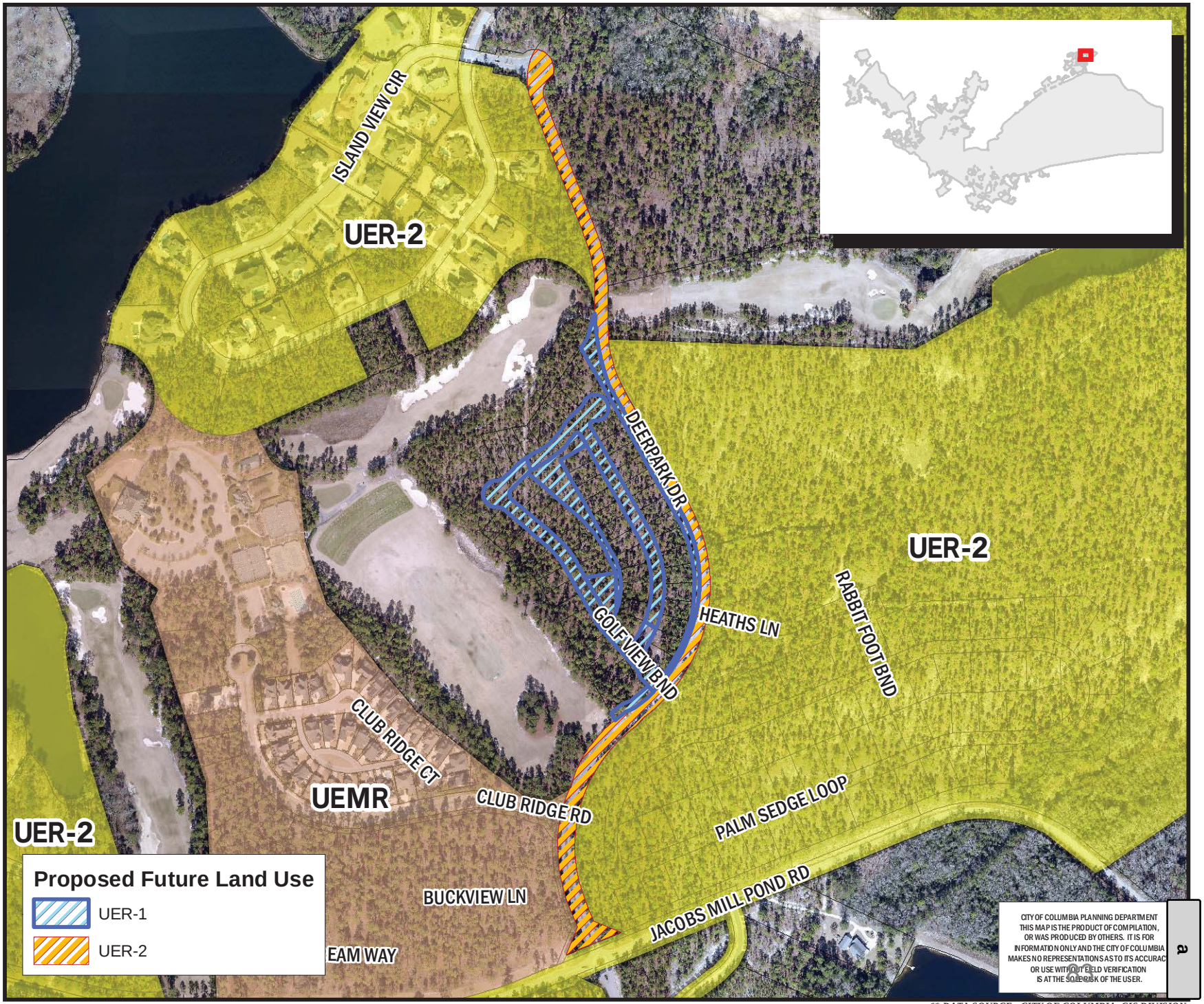

Island View Circle
Deerpark Dr
Deerpark Dr
Deerpark Dr
Deerpark Dr
Fetterbush Rd
Fetterbush Rd
Club Ridge Ct
Club Ridge Rd
Jacobs Mill Pond Rd
Jacobs Mill Pond Rd
Deer Park Rd
bing
embers Club at Woodcreek
Image courtesy of USGS © 2016 Microsoft Corporation
Image courtesy of USGS © 2016 Microsoft Corporation © 2016 DigitalGlobe © CNES

a

Future Land Use Map

10750 Two Notch Road (p), 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; Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-1 & UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 22, 2016

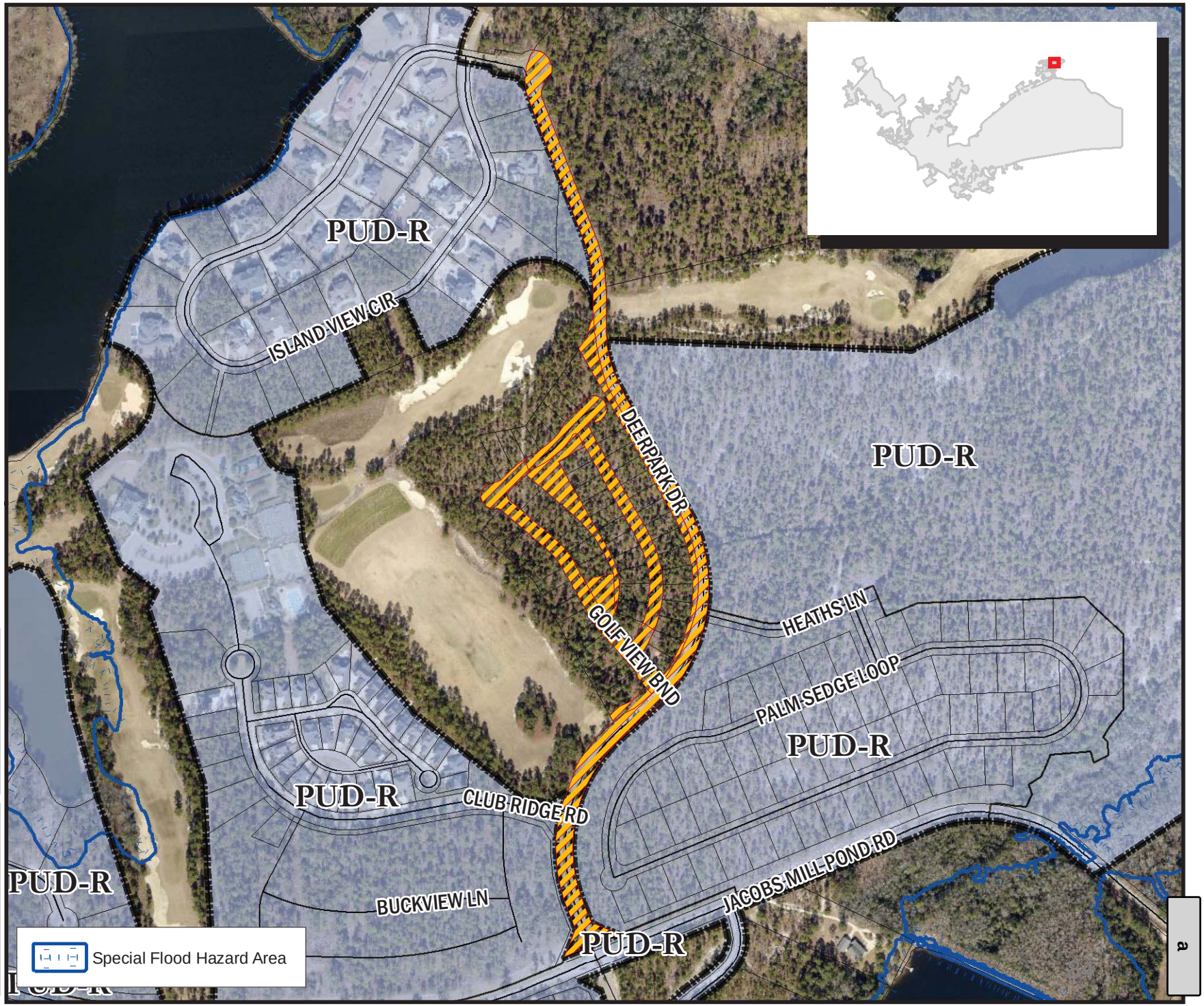
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

10750 Two Notch Road (p), 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; Existing Zoning (Richland County): 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-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

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We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT

N/S Jacobs Mill Pond Road & N/W Woodcreek Farms Road

TMS# 25800-03-27

Annex, assign land use classification of Urban Edge Residential - Large Lot (UER-2) and assign zoning of PUD-R (Planned Unit Development - Residential District).

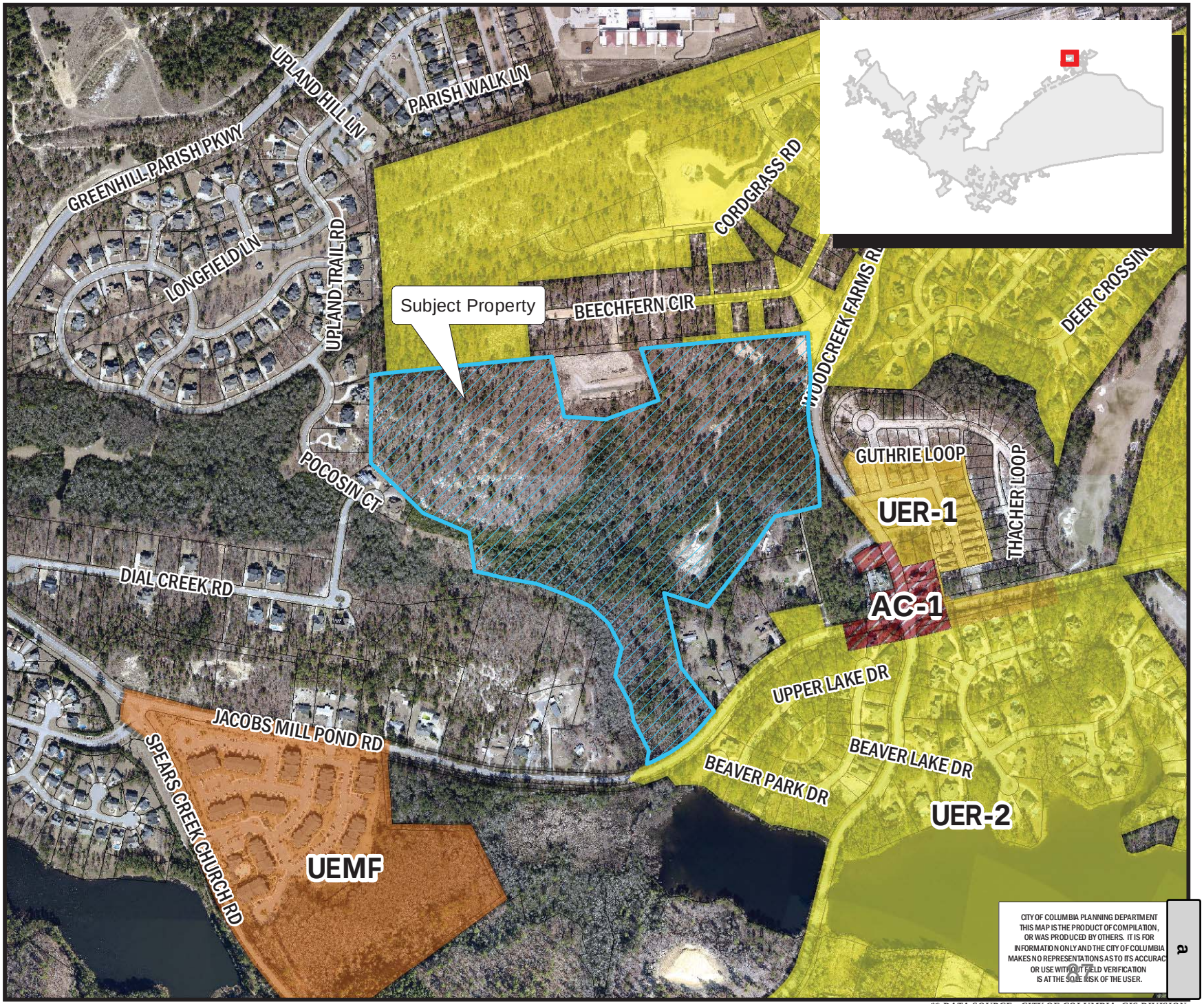
The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD (Planned Development District) by Richland County.

a

Future Land Use Map

N/S Jacobs Mill Pond Road & N/W Woodcreek Farms Road, TMS# 25800-03-27
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 13, 2016

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

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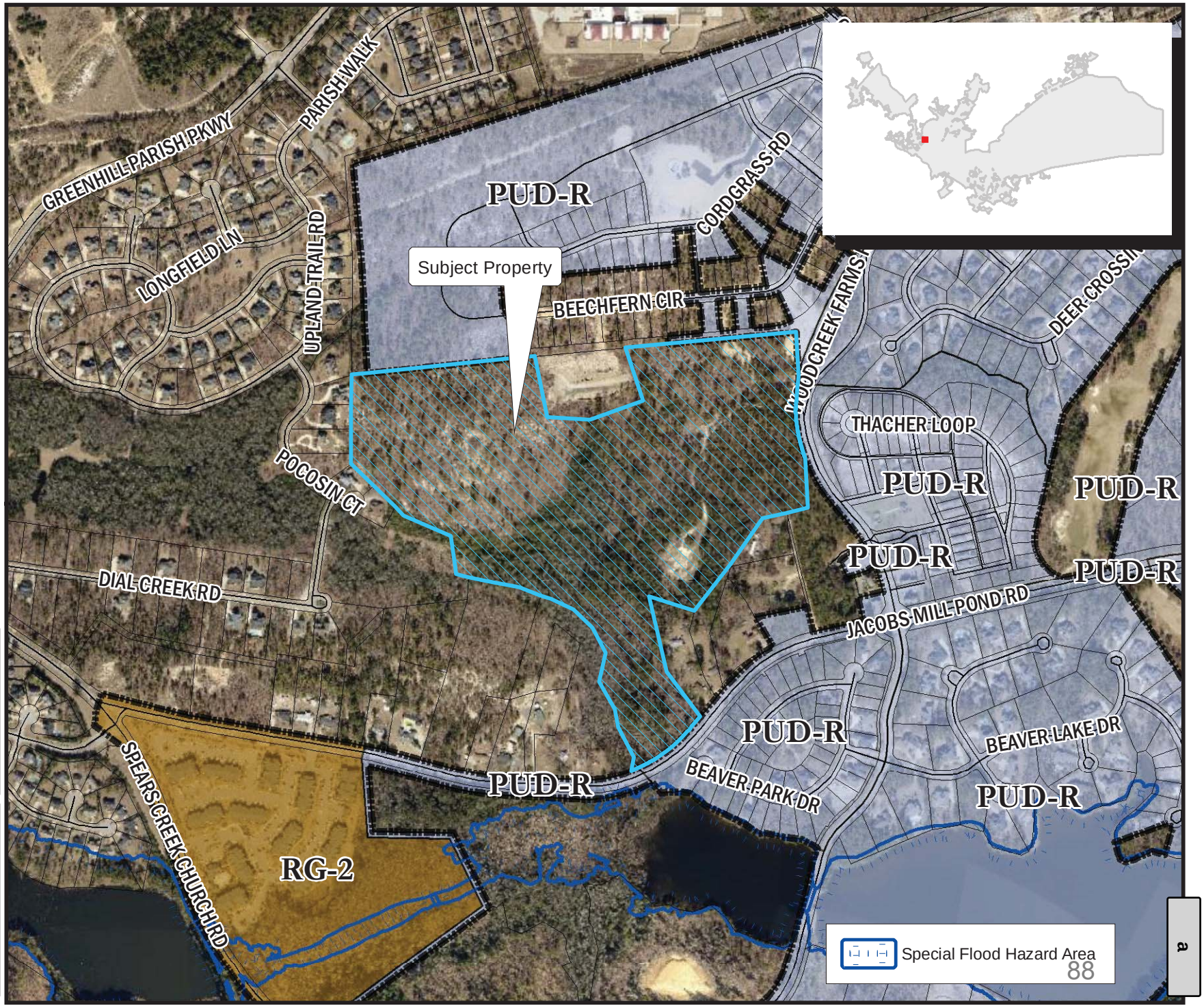
a

Zoning Map

N/S Jacobs Mill Pond Rd & N/W Woodcreek Farms Rd, TMS# 25800-03-27
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-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

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

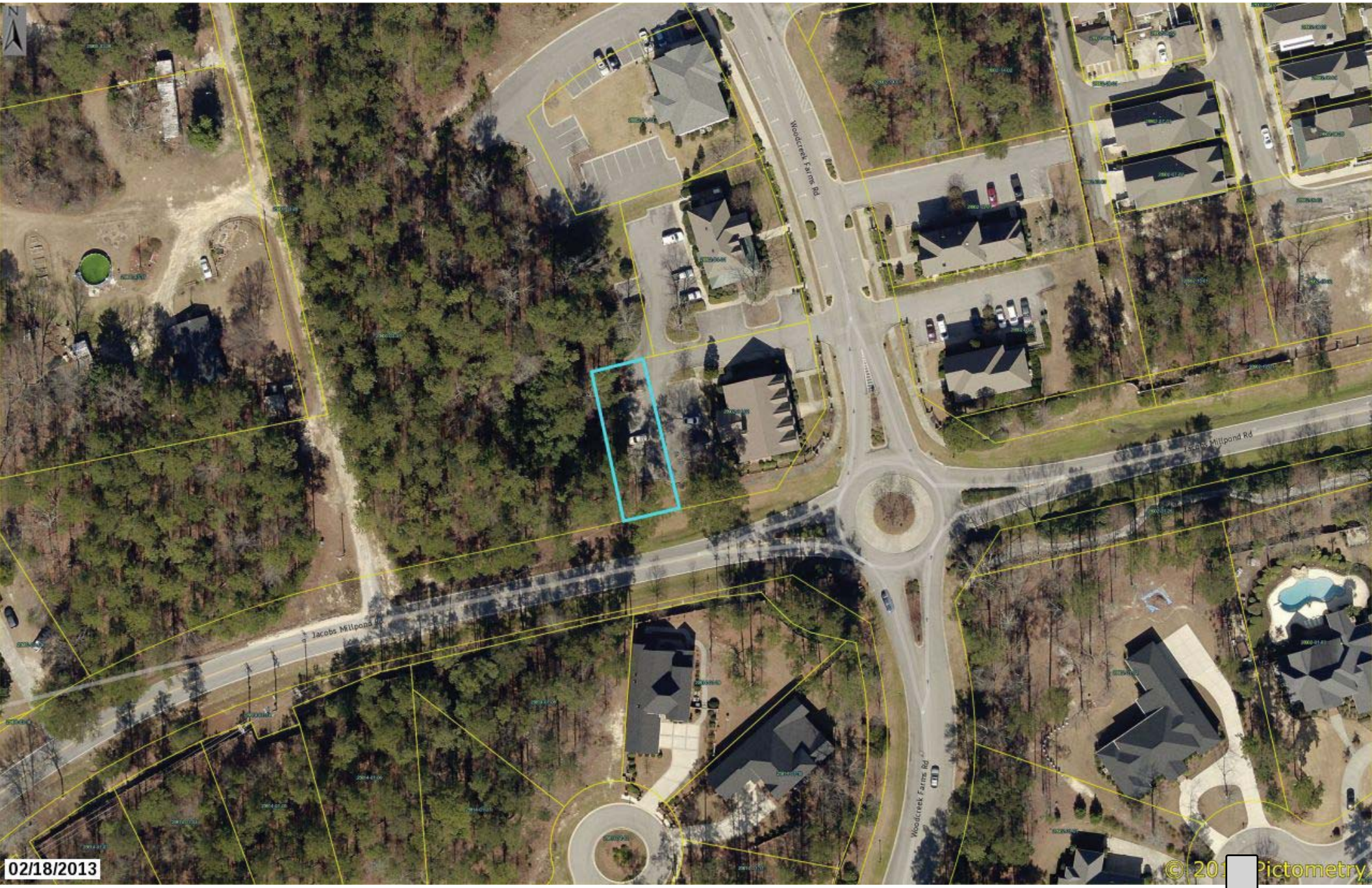
ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT

0.09 acres Woodcreek Farms Road (P)

TMS# 25800-03-47(P)

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.

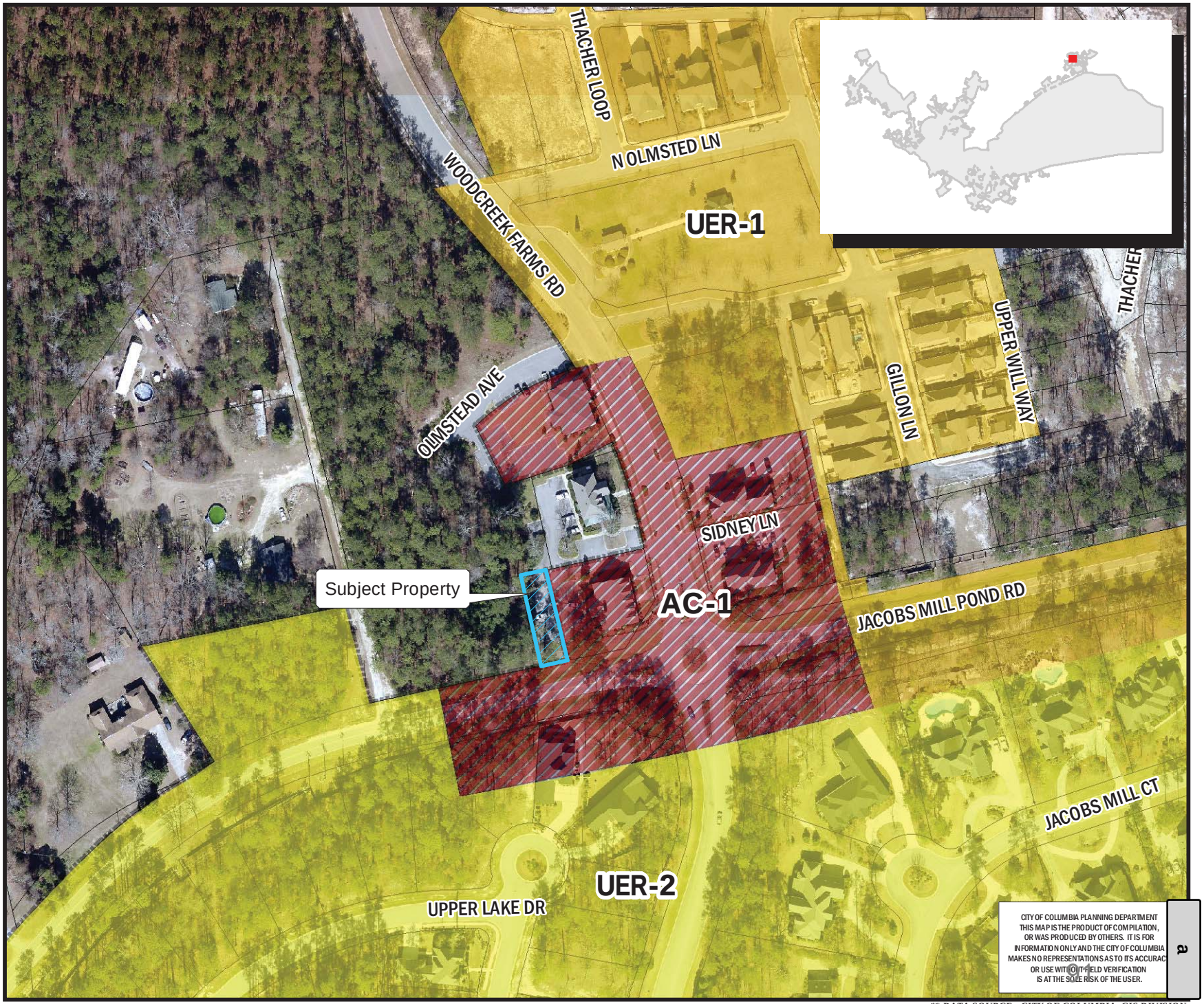

N
Woodcreek Farms Rd
Jacobs Millpond Rd
Jacobs Millpond Rd
Woodcreek Farms Rd
02/18/2013
© 201 Pictometry

a

Future Land Use Map

Woodcreek Farms Road (p), TMS# 25800-03-47(p)
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: AC-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
September 7, 2016

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

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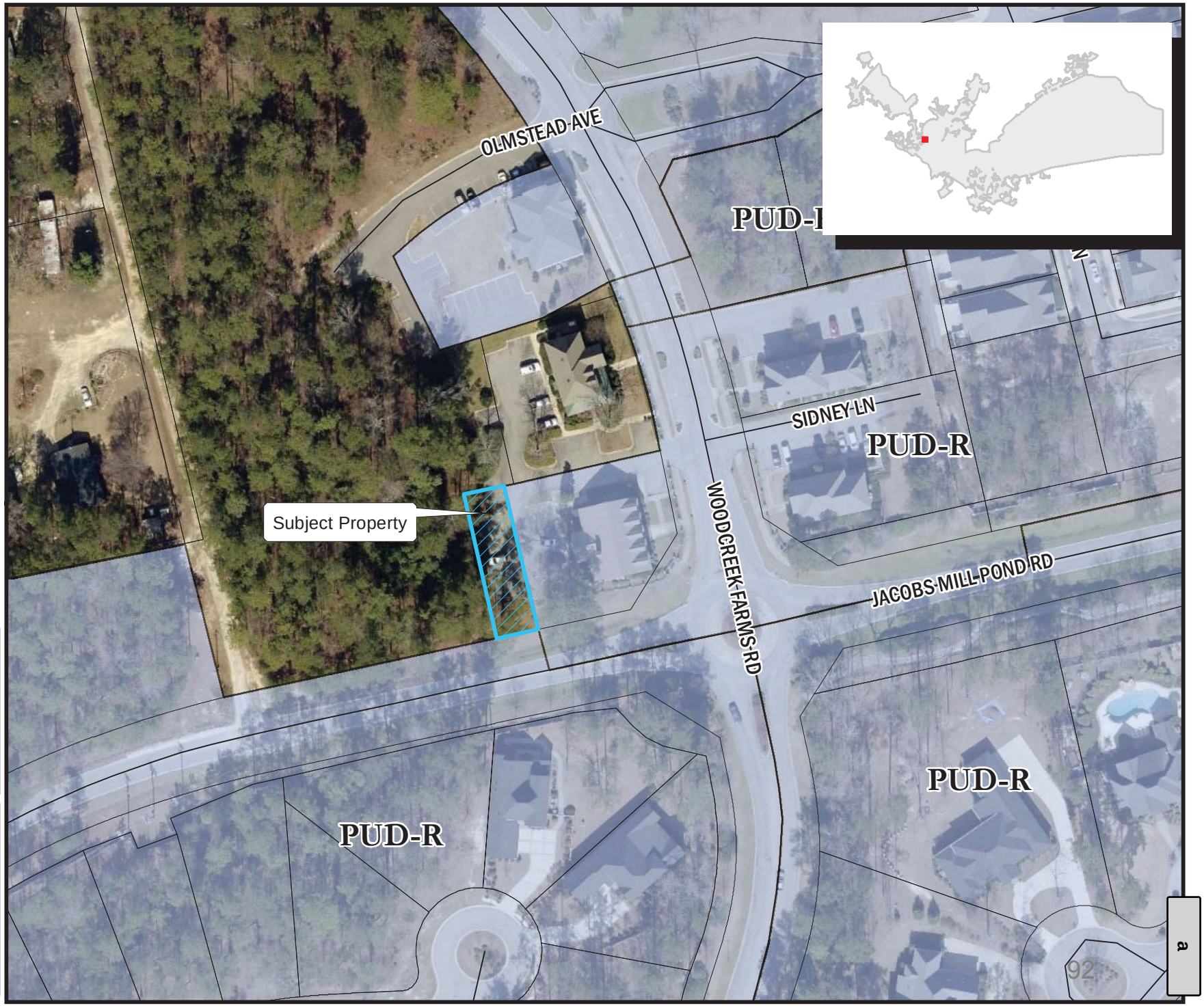
a

Zoning Map

Woodcreek Farms Road (p), TMS# 25800-03-47(p)
Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

Department of Planning & Development Services



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

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Public Hearing

City of Columbia

November 15, 2016

We Are Columbia

We Are Columbia

MEETING DATE: **November 15, 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 Thacher Loop UER-1 to Comprehensive Plan 2018 Future Land Use Map (PDF)

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 *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
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

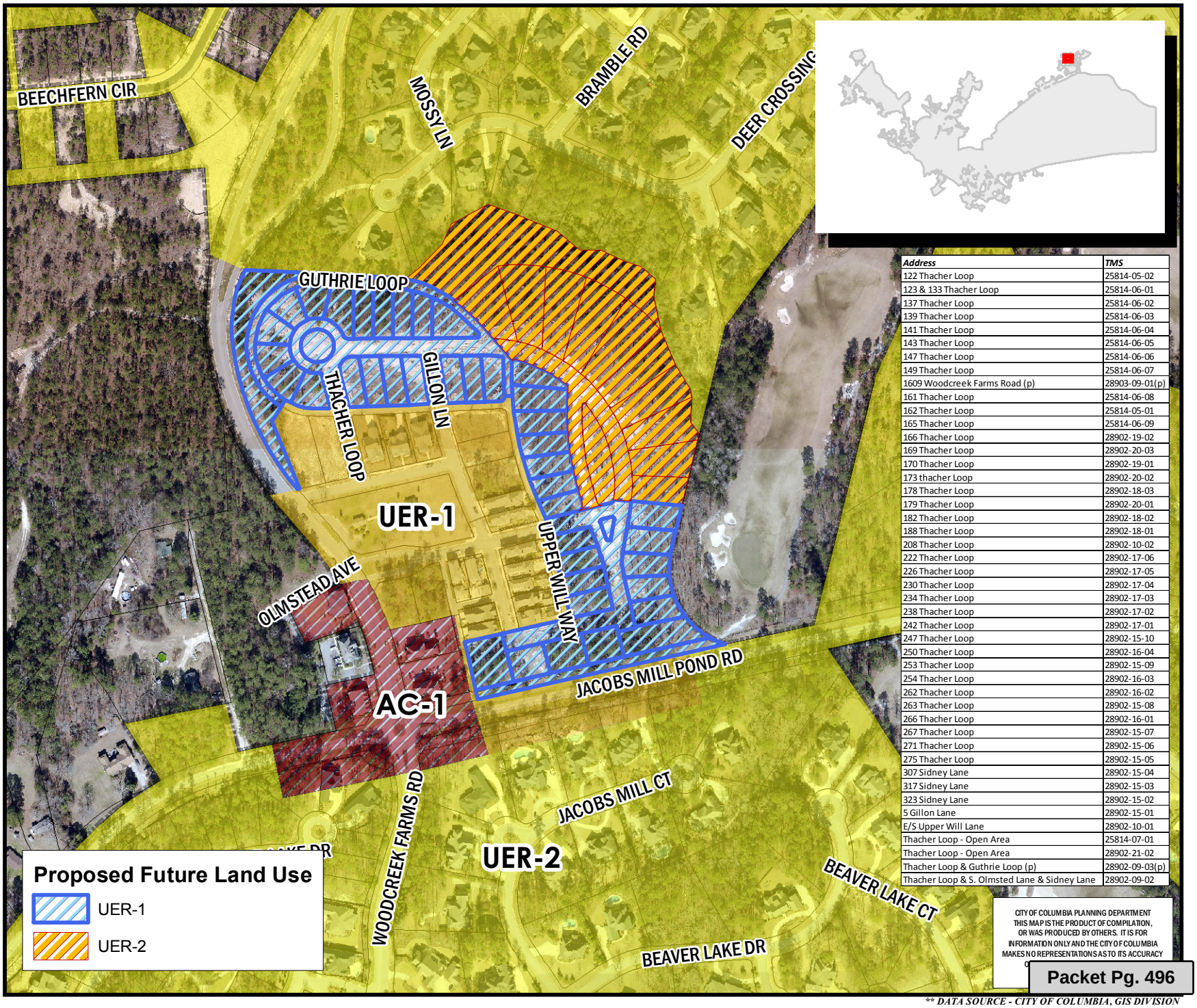
Staff recommends that City Council adopt an ordinance to adopt a land use classification of UER-1 for the property.

N
Bramble Rd
Turkey Crossing Rd
Mossy Ln
Deer Crossing Rd
Woodcreek Farms Rd
Jacobs Millpond Rd
Jacobs Millpond Rd
Redbay Rd
Beaver Lake Dr
Beaver Lake Ct
Woodcreek Farms Rd
03/07/2011
© 2011 Pictometry

Future Land Use Map

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-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

0 100 200 400 Feet

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. Olmsted Lane & Sidney Lane	28902-09-02

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 24, 2016

We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

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,

LEGAL DEPARTMENT DRAFT

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

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

We Are Columbia

MEETING DATE: **November 15, 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)

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

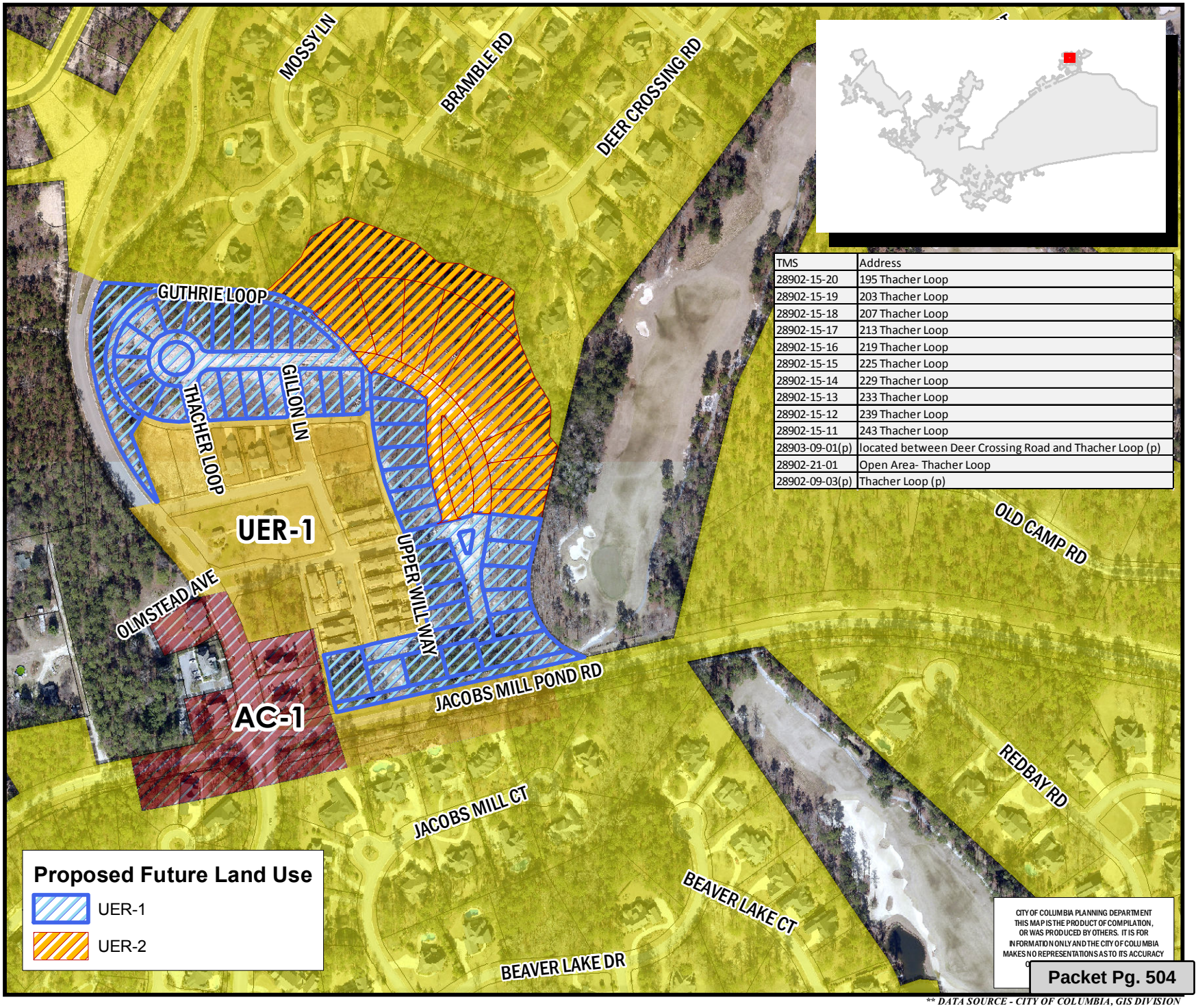
Staff recommends that City Council adopt an ordinance to adopt a land use classification of UER-2 for the property.

N
03/07/2011
© 2011 Pictometry

Future Land Use Map

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services



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)

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

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

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

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

Introduced:
Final Reading:

_____
Mayor

ATTEST:

_____
City Clerk

Last revised: 10/26/2016
1617100809

We Are Columbia

MEETING DATE: **November 15, 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)

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 *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)
Public Hearing, 1st Reading:	11/15/2016; PENDING
Public Hearing, 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)
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.

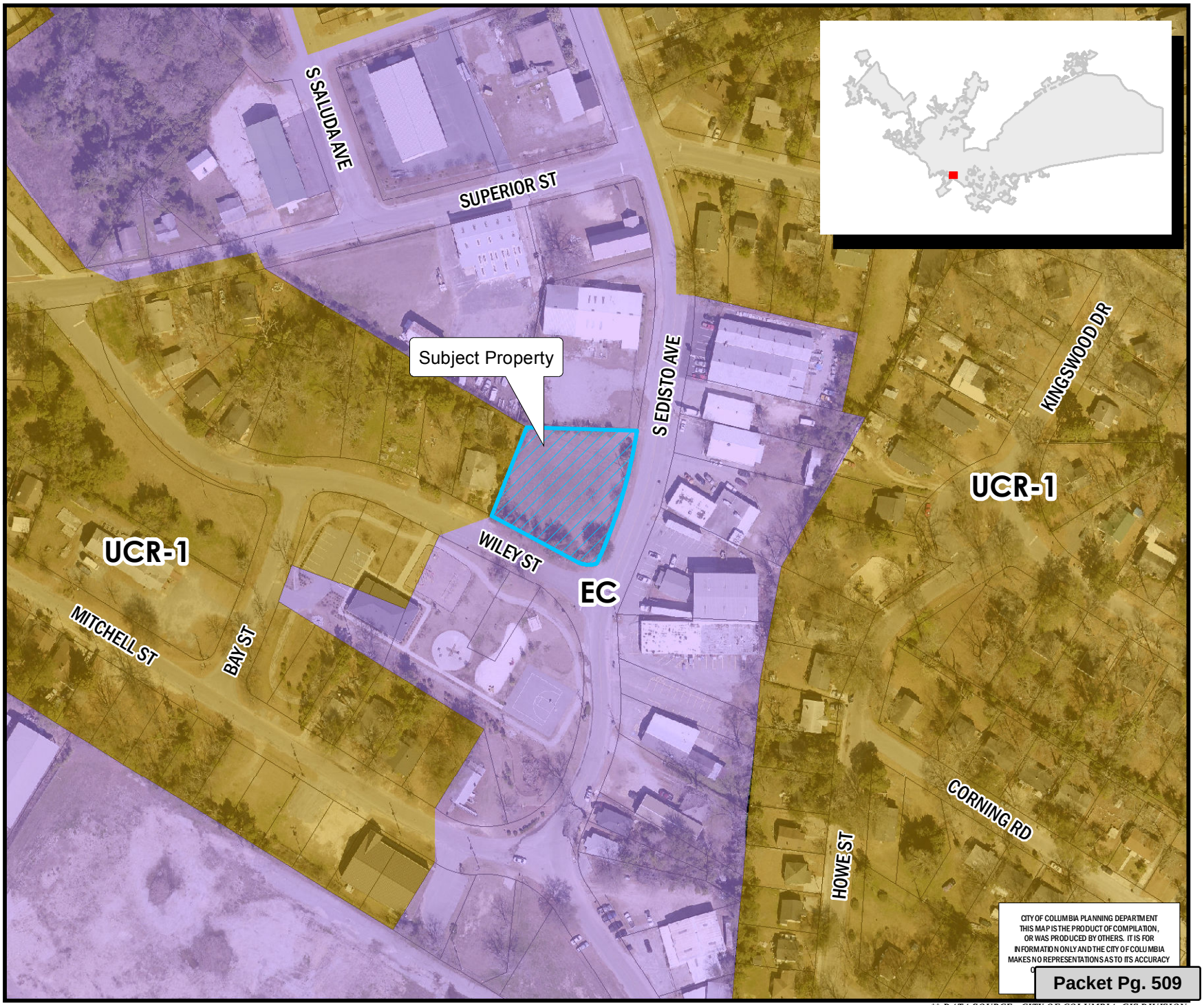
STAFF RECOMMENDATION

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-
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
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- 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
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- 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

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

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:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 10/13/2016
1617100811

We Are Columbia

MEETING DATE: **November 15, 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)

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, 1st Reading:	11/15/2016; PENDING
Public Hearing, 2nd 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.

02/21/2013

© 2013 Pictometry

Future Land Use Map

3403 Lyles Street; TMS# 09
Proposed FLU: UCR-1

39.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

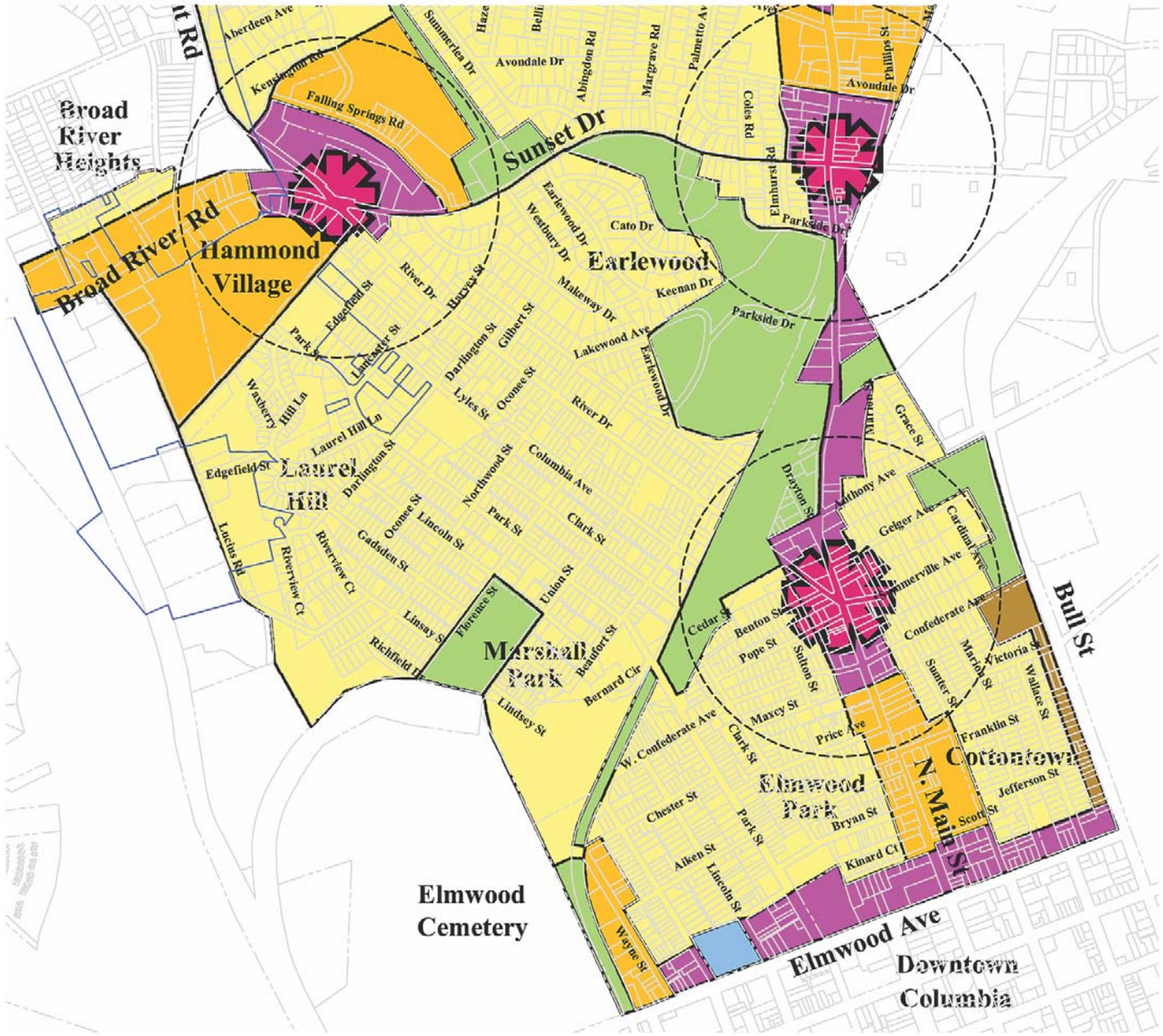
ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 2, 2016

CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA

We Are Columbia

*** 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 COLLEG 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

LEGAL DEPARTMENT DRAFT

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:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

We Are Columbia

MEETING DATE: **November 15, 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)

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.

WAVERLY PROTECTION AREA

Existing Map

Legend

- AREA A
- AREA B

City of Columbia
Planning Department
09/04
KMH

Proposed Map

WAVERLY PROTECTION AREA

We Are Columbia

Department of Planning & Development Services

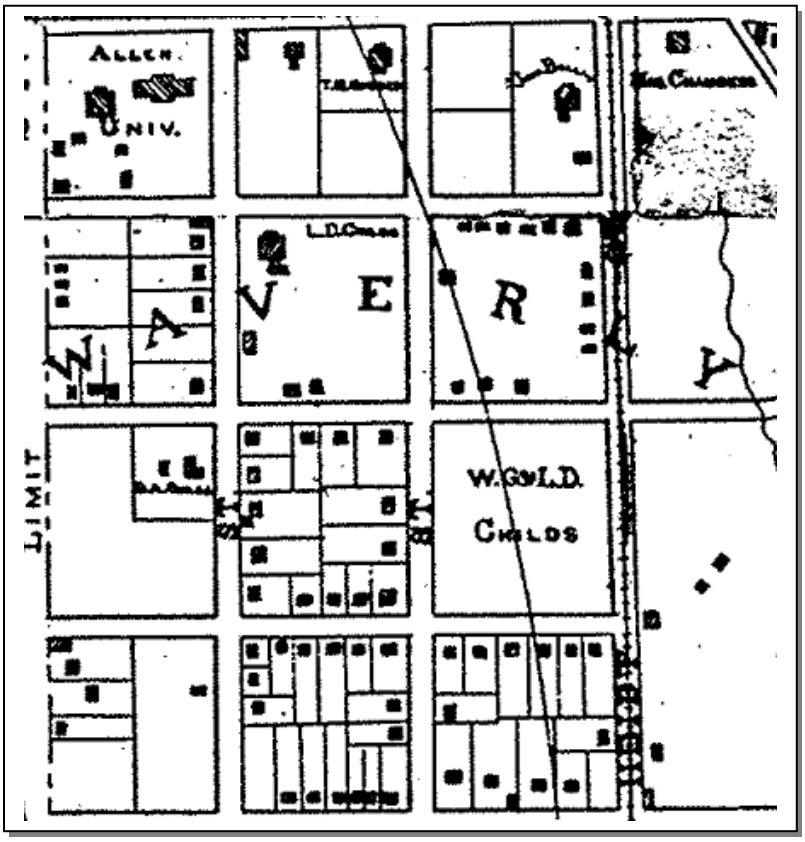
This map was prepared by: ladeforth
Date: Aug

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

Table of Contents

Section I: Purpose **3**
Section II: District Principles and Goals **3**

Section III: Historic Significance, Design Characteristics and Boundary Description
A. Historic Significance 4
B. Design Characteristics 5
C. Boundary Description 5

Section IV: Administration **6**

Section V: Guidelines for New Construction
A. Principles 7
B. Guidelines
1. Height 7
2. Size and Scale 7
3. Massing 8
4. Setback 8
5. Sense of Entry 8
6. Rhythm of Opening 9
7. Roof Shape 9
8. Outbuildings 9
9. Materials, Texture, Details 9

Section VI: Guidelines for Additions **10**
Section VII: Guidelines for Exterior Changes (roofs, siding, windows, porches) **10**
Section VIII: Guidelines for Fences/Walls **13**
Section IX: Demolition **14**
Section X: Relocation **15**

Section XI: Non-Residential Projects **15**
New Construction and Additions
A. New Construction-Principles 15
B. Architectural Style or Theme 16
C. The Site-Principles/Guidelines 16
D. Building Mass and Height 17
E. Building Façade 18
F. Building Compatibility 18
G. Building Service 19
H. Fences and Walls 19
I. Parking Lots and Structures 19
Section XII: Signs **20**
Section XIII: Definitions **21**

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.

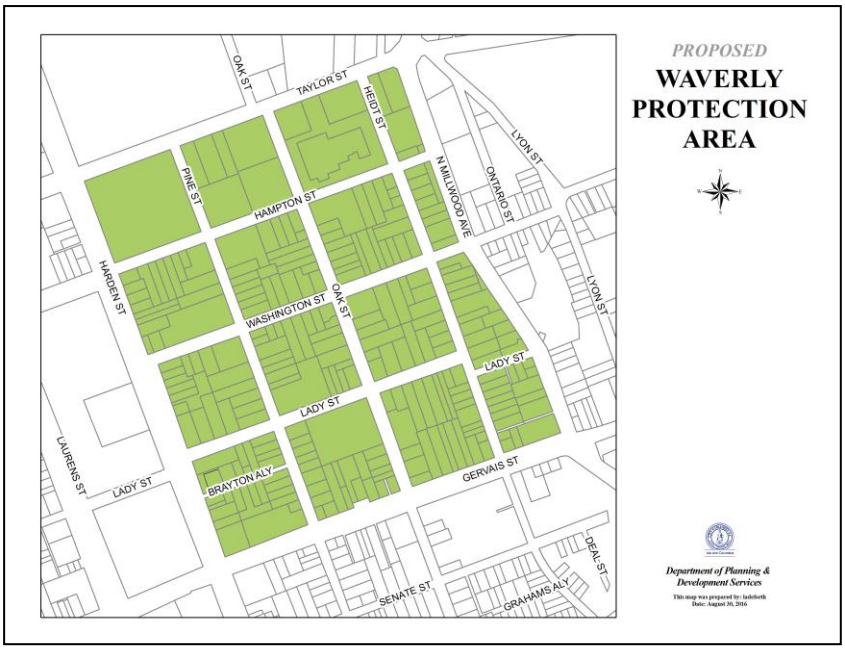
Commercial Corridors

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

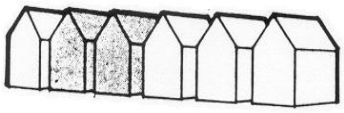
A. PRINCIPLES

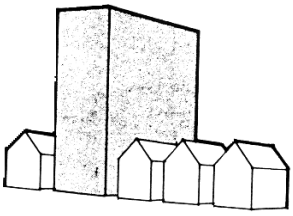
Within the Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with similar 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

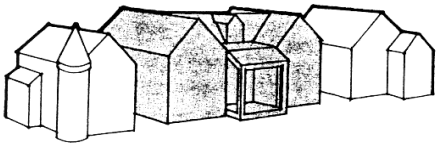
1. Height: The characteristic height of residential structures in Waverly is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings.



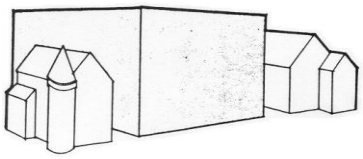


New construction shall not vary greatly in height from older buildings in the vicinity

2. Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings

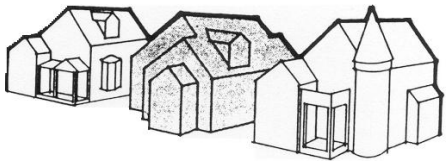


Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

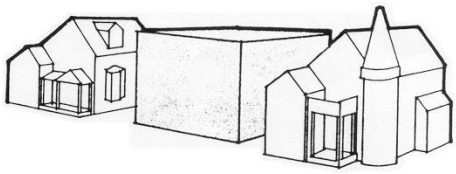


Do not construct buildings that disrupt the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.

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.

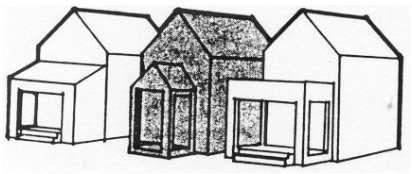


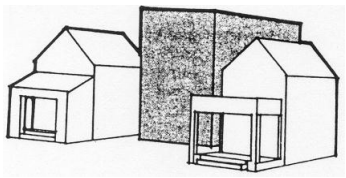
Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.



Do not construct single, monolithic forms that are not relieved by variations in massing.

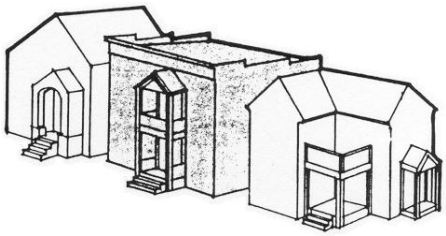
4. Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures. In Waverly, the characteristic setback is between 15 - 25 feet.

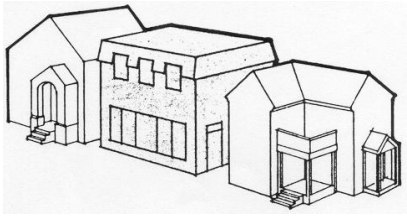




Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.

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.

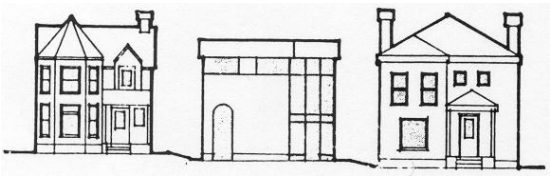




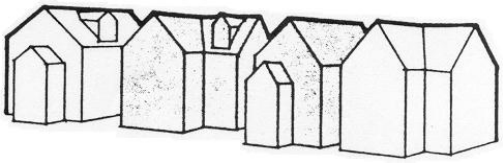
Do not construct facades without a strong sense of entry.

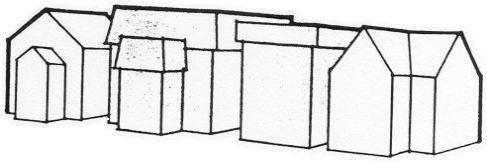
6. Rhythm of Openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (*walls)* to voids (*door & window openings)* is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.

Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.



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

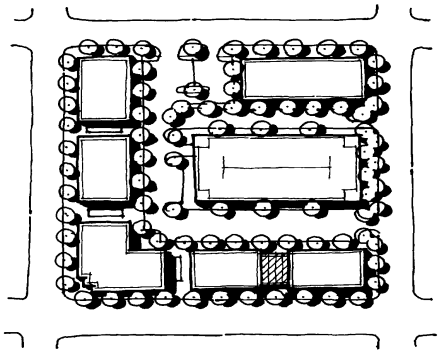
No predetermined architectural style or design theme is required in Waverly; however, the design of a building should be compatible with its function and with its surroundings (context). While many buildings in the Waverly area are traditional, contemporary buildings using principles of good design can 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.

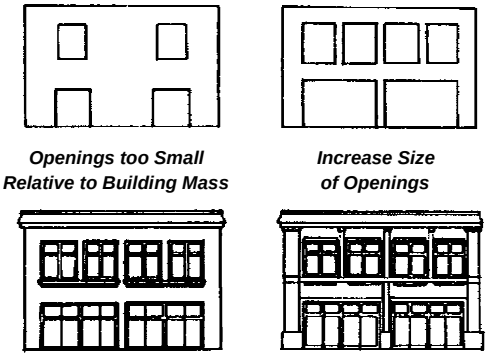
- Design a building so that it can encompass as much of the street wall as possible.
- Minimize curb cuts along a public street.

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



Openings too Small Relative to Building Mass

Increase Size of Openings

Articulate Openings

Break-Up Building Mass

- 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

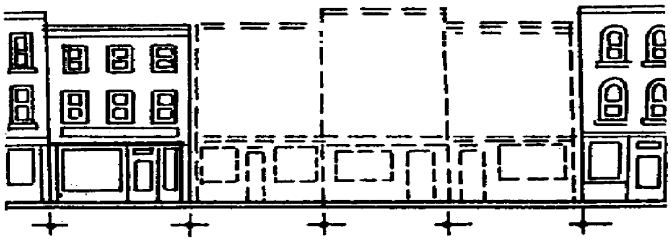
- Plan the principal façade to have a base, middle, and a top.
- Incorporate a greater window area at the storefront or first level for pedestrians.
- Design new structures to provide storefront windows, doors, entries, transoms, awnings, cornice treatments and other architectural features to enhance 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.



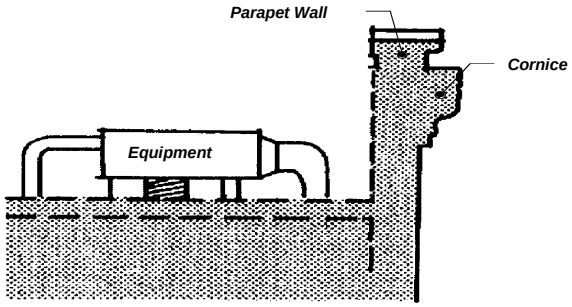
- When designing a new building consider the following to establish compatibility: Building form; spacing between buildings; setback; proportion of openings; proportion of façade; scale; and mass.

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

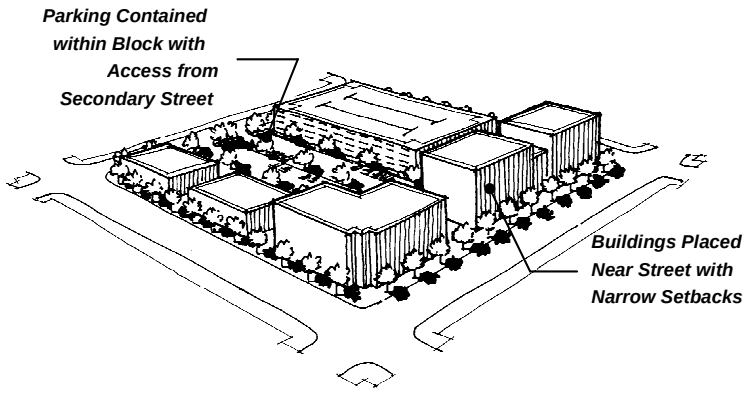
- Design fences and walls to complement the associated architecture
- Chain-link, vinyl, and razor wire fencing is not permitted when visible from the public right-of-way, unless required by law.
- Stockade fencing must have the finished side to the pedestrian or the residence.

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 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 XI II 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.

Distributed at meeting

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

Submitted to DDRC staff

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

Submitted to DDRC staff

40.a

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

--
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:	**November 15, 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)

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.

WAVERLY PROTECTION AREA

Existing Map

Legend

- AREA A
- AREA B

City of Columbia
Planning Department
09/04
KMH

Proposed Map

WAVERLY PROTECTION AREA

We Are Columbia

Department of Planning & Development Services

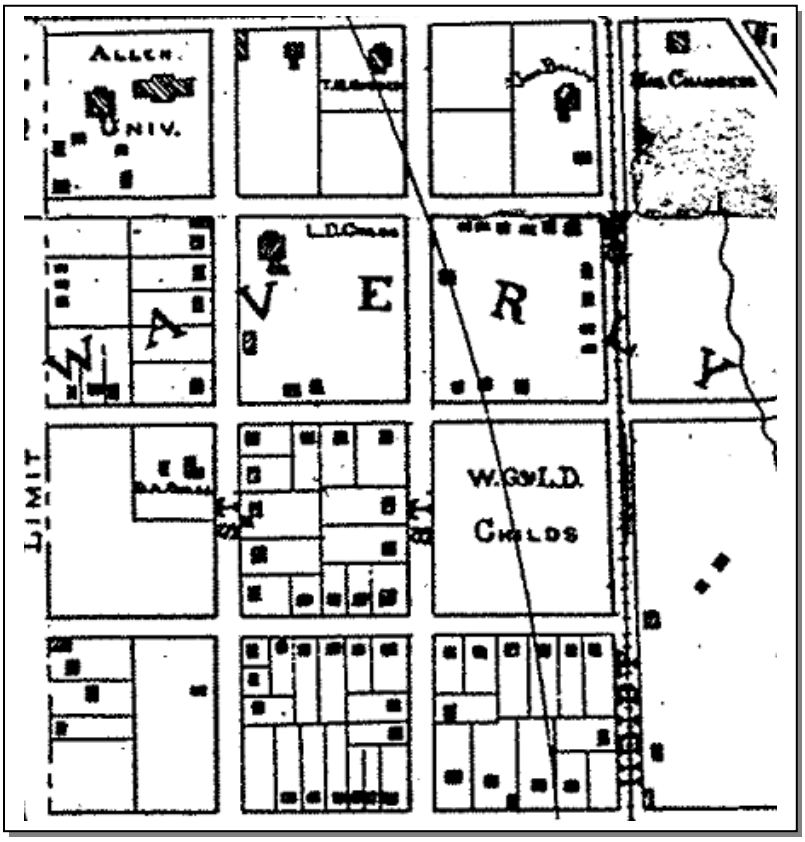
This map was prepared by: ladeforth
Date: Au

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

Table of Contents

Section I: Purpose **3**
Section II: District Principles and Goals **3**

Section III: Historic Significance, Design Characteristics and Boundary Description
A. Historic Significance 4
B. Design Characteristics 5
C. Boundary Description 5

Section IV: Administration **6**

Section V: Guidelines for New Construction
A. Principles 7
B. Guidelines
1. Height 7
2. Size and Scale 7
3. Massing 8
4. Setback 8
5. Sense of Entry 8
6. Rhythm of Opening 9
7. Roof Shape 9
8. Outbuildings 9
9. Materials, Texture, Details 9

Section VI: Guidelines for Additions **10**
Section VII: Guidelines for Exterior Changes (roofs, siding, windows, porches) **10**
Section VIII: Guidelines for Fences/Walls **13**
Section IX: Demolition **14**
Section X: Relocation **15**

Section XI: Non-Residential Projects **15**
New Construction and Additions
A. New Construction-Principles 15
B. Architectural Style or Theme 16
C. The Site-Principles/Guidelines 16
D. Building Mass and Height 17
E. Building Façade 18
F. Building Compatibility 18
G. Building Service 19
H. Fences and Walls 19
I. Parking Lots and Structures 19
Section XII: Signs **20**
Section XIII: Definitions **21**

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.

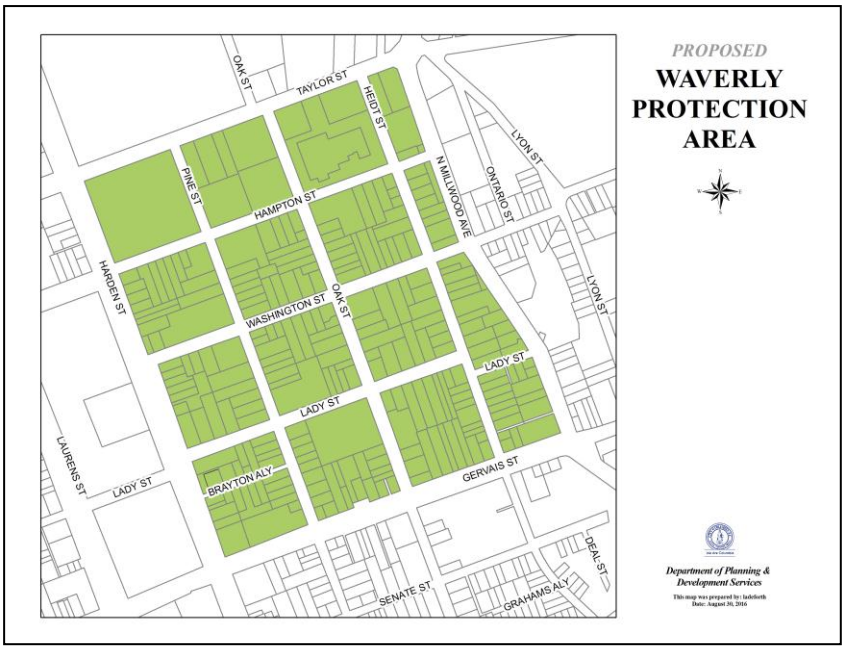
Commercial Corridors

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

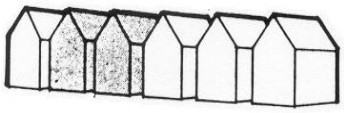
A. PRINCIPLES

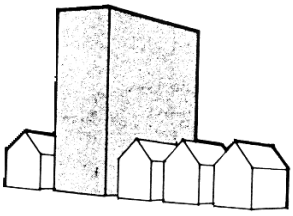
Within the Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with similar 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

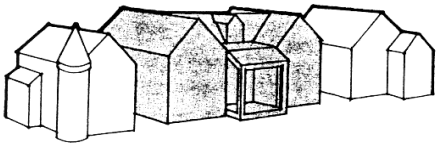
1. Height: The characteristic height of residential structures in Waverly is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings.



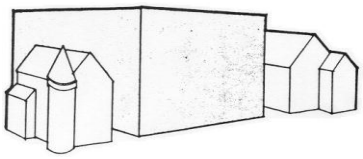


New construction shall not vary greatly in height from older buildings in the vicinity

2. Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings

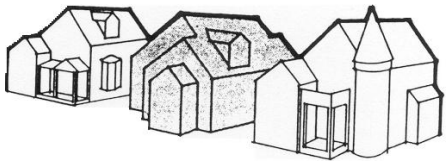


Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

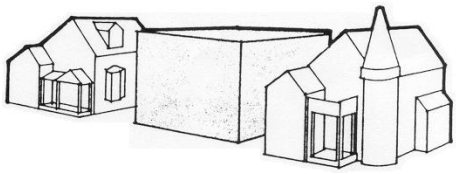


Do not construct buildings that disrupt the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.

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.

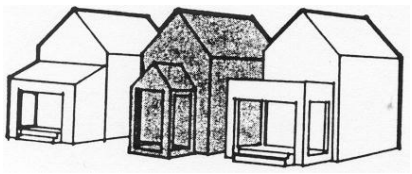


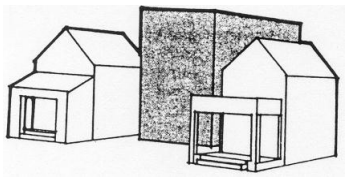
Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.



Do not construct single, monolithic forms that are not relieved by variations in massing.

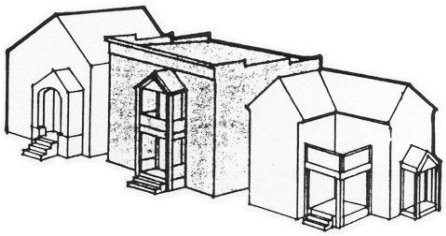
4. Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures. In Waverly, the characteristic setback is between 15 - 25 feet.

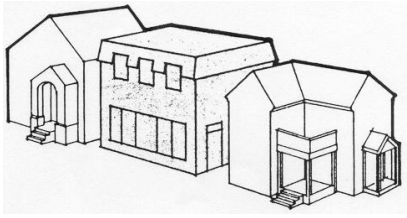




Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.

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.

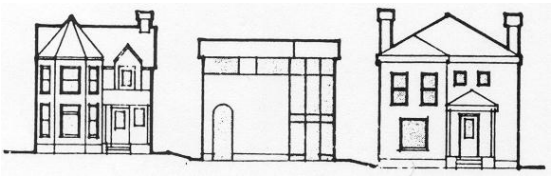




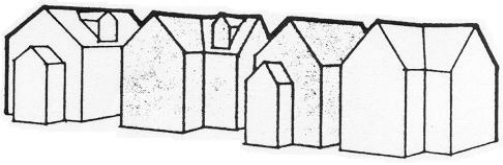
Do not construct facades without a strong sense of entry.

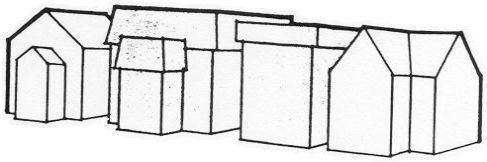
6. Rhythm of Openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (*walls)* to voids (*door & window openings)* is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.

Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.



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

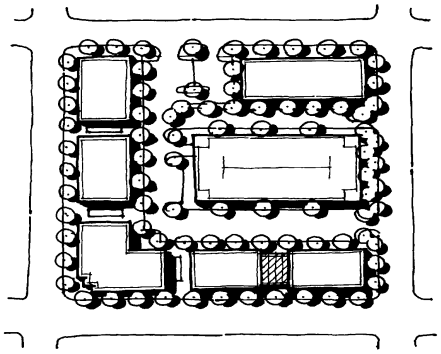
No predetermined architectural style or design theme is required in Waverly; however, the design of a building should be compatible with its function and with its surroundings (context). While many buildings in the Waverly area are traditional, contemporary buildings using principles of good design can 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.

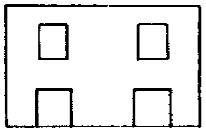
- Design a building so that it can encompass as much of the street wall as possible.
- Minimize curb cuts along a public street.

D. BUILDING MASS AND HEIGHT – PRINCIPLES

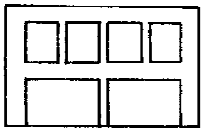
Construct new buildings so that their height and scale compliments surrounding residential areas while also providing a sense of human scale and proportion.

GUIDELINES

- Long, blank, unarticulated street wall facades are not permitted



Openings too Small Relative to Building Mass



Increase Size of Openings

Articulate Openings

Break-Up Building Mass

- 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

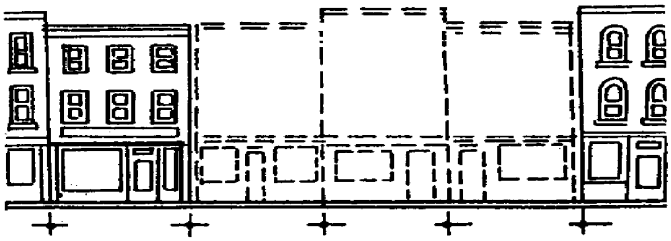
- Plan the principal façade to have a base, middle, and a top.
- Incorporate a greater window area at the storefront or first level for pedestrians.
- Design new structures to provide storefront windows, doors, entries, transoms, awnings, cornice treatments and other architectural features to enhance 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.



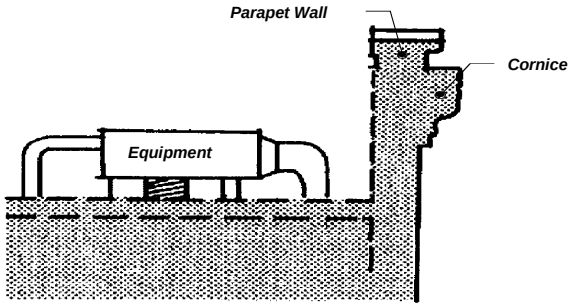
- When designing a new building consider the following to establish compatibility: Building form; spacing between buildings; setback; proportion of openings; proportion of façade; scale; and mass.

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

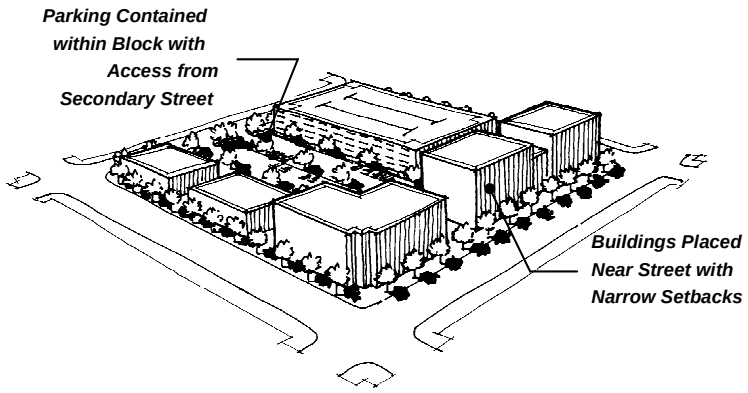
- Design fences and walls to complement the associated architecture
- Chain-link, vinyl, and razor wire fencing is not permitted when visible from the public right-of-way, unless required by law.
- Stockade fencing must have the finished side to the pedestrian or the residence.

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 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 XI II 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.

Distributed at meeting

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

Submitted to DDRC staff

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

Submitted to DDRC Staff

41.a

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

--
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

--
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

LEGAL DEPARTMENT DRAFT

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:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 10/26/2016
1610100832

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **2150 Harden Street (P), Babcock Building Wings; TMS #11501-01-01(P)**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **Ordinance No.: 2016-108 - 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 4, Landmarks, Sec. 17-691 Buildings and sites list, (b), to add 2150 Harden Street (Babcock Building wings), TMS #11501-01-01 (p)**

Council District: 2

Proposal: Rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 - Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark

Applicant:Robert Lewis, Agent

Staff Recommendation: Approval

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

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

ATTACHMENTS:

- **#a:** 11-15-16_ZMA-TA_Landmark_2150 Harden (Babcock Buildilng Wings) (PDF)
- #b: 2016-108 amend Sec 17-691 Buildings and sites list (b) add 2150 Harden Street (Babcock Building wings) (PDF)

CITY COUNCIL

November 15, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ZONING MAP AND TEXT AMENDMENT CASE SUMMARY

2150 HARDEN STREET (P), BABCOCK BUILDING WINGS; TMS# 11501-01-01(P)

Council District:	2
Proposal:	Rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark
Applicant:	Robert Lewis, agent
Staff Recommendation:	Approval
D/DRC Recommendation:	09/08/2016; Approval (6-0)
PC Recommendation:	10/10/2016; Approval (8-0)
Zoning Public Hearing:	11/15/16; PENDING
Zoning Public Hearing:	12/06/16: PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Age of Structure: built between 1858 and 1882
Acreage: Parcel is 263.61 acres, however landmark status is only to be applied to the footprint of the Babcock Building wings.
Current Use: Vacant structure
Proposed Use: Structure is under consideration for an adaptive re-use project which will include multi-family residential.
Land Use Classification: Urban Core Regional Activity Center (UCAC-3)
Current Zoning: PUD-LS (Large Scale PUD)
Proposed Zoning: PUD-LS, -DP (Large Scale PUD, -Design and Preservation Area)
Landmark Status: Group I

HISTORICAL SIGNIFICANCE

It is difficult to overemphasize the importance of the Babcock Building. This stately building has been both the core of the state's mental health campus at Bull Street for over a hundred years and an iconic building within the City of Columbia. The center of the building, featuring the main entry and the cupola, has been a City landmark for many years. Interestingly, the construction of its wings began in 1857 and was completed in stages; these were therefore in place by the time the center of the building was built in 1883. The southern wing housed male patients and the later northern wing housed women. Although less decorative than the center portion, the wings are a foundational part of the architecture and an important component in understanding the evolution of care for patients. An aerial of the building showing the estimated dates of construction is included in your packet. Below is a narrative of the building from the National Register listing.

From the National Register:
The Babcock Building at the South Carolina State Hospital in Columbia was built in four campaigns, between 1857 and 1885, as the new asylum for the South Carolina Lunatic Asylum. The building is significant as the work of two distinguished architects, George E. Walker, a native of Charleston, and Samuel Sloan, a native of Pennsylvania. Actual construction during Walker's lifetime was limited to the three northernmost blocks of the south wing, but these blocks established the composition, scale, and style of the entire building. Gustavus T. Berg, in 1880-82, built the north wing in mirror image of the completed south wing. Sloan's center building united the composition, and provided a focal center for the asylum. The building is also significant as an exceptional example of Italian Renaissance Revival design. The Babcock Building embodies the dedication of the state of South Carolina to the provision of adequate and comfortable care and housing for the mentally ill. The building follows, in overall plan, siting, landscaping and interior arrangements, the "Kirkbride system" for insane asylum design advocated by Dr. Thomas Story Kirkbride of Philadelphia. It is probably that the construction of the new asylum was inspired, in part, by the dramatic crusade in support of improved facilities for the mentally ill, led by Dorothea Lynde Dix, that was then sweeping the country."

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:
- Mutli-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 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 Large Scale PUD (PUD-LS) by the City of Columbia. Surrounding parcels are zoned C-1, C-3, and M-1. There are a number of landmarked structures on the Bull Street property, including the center portion of the Babcock Building, the Mills Building, the wall of the State Hospital Grounds, and the South Gate of the State Hospital Grounds. The Landmark District is located across Calhoun Street from the property.

The proposed City of Columbia zoning district is PUD-LS, -DP (Large Scale PUD, -Design and Preservation Area).

Large Scale PUD (PUD-LS)

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.

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.

Following are the criteria for listing as a Group I Landmark:

> *Section 17-691(b) of the Columbia City Ordinance outlines the criteria for designation as a Group I Landmark. "Group I consists of structures or sites which constitute a primary delineation of Columbia's material visual history; they evidence one or more of the following criteria for selection:*
> *(1) Unique or distinctive characteristics in architectural design.*
> *(2) Rarity of type within Columbia.*
> *(3) Belonging to a family or "genera" of buildings of which it is exemplary.*
> *(4) The work of an architect of national importance.*
> *(5) A superior example of a style or type of building which is becoming, or is in danger of becoming extinct nationally.*
> *(6) The site of events, homes of men, etc., having outstandingly contributed to local or national history."*

Staff finds that the wings of the Babcock building meet items 2, 5, and 6 of the criteria for Group I landmarks.

STAFF RECOMMENDATION

Staff recommends the inclusion of the property as a Group I Landmark as it rounds out the material-visual history of Columbia and meets three of the criteria required for designation. Recommend to City Council the modification of the zoning map and zoning code to designate 2150 Harden Street (the Babcock Building wings) as a Group I Landmark as outlined in Section 17-691(b) of the City of Columbia Code.

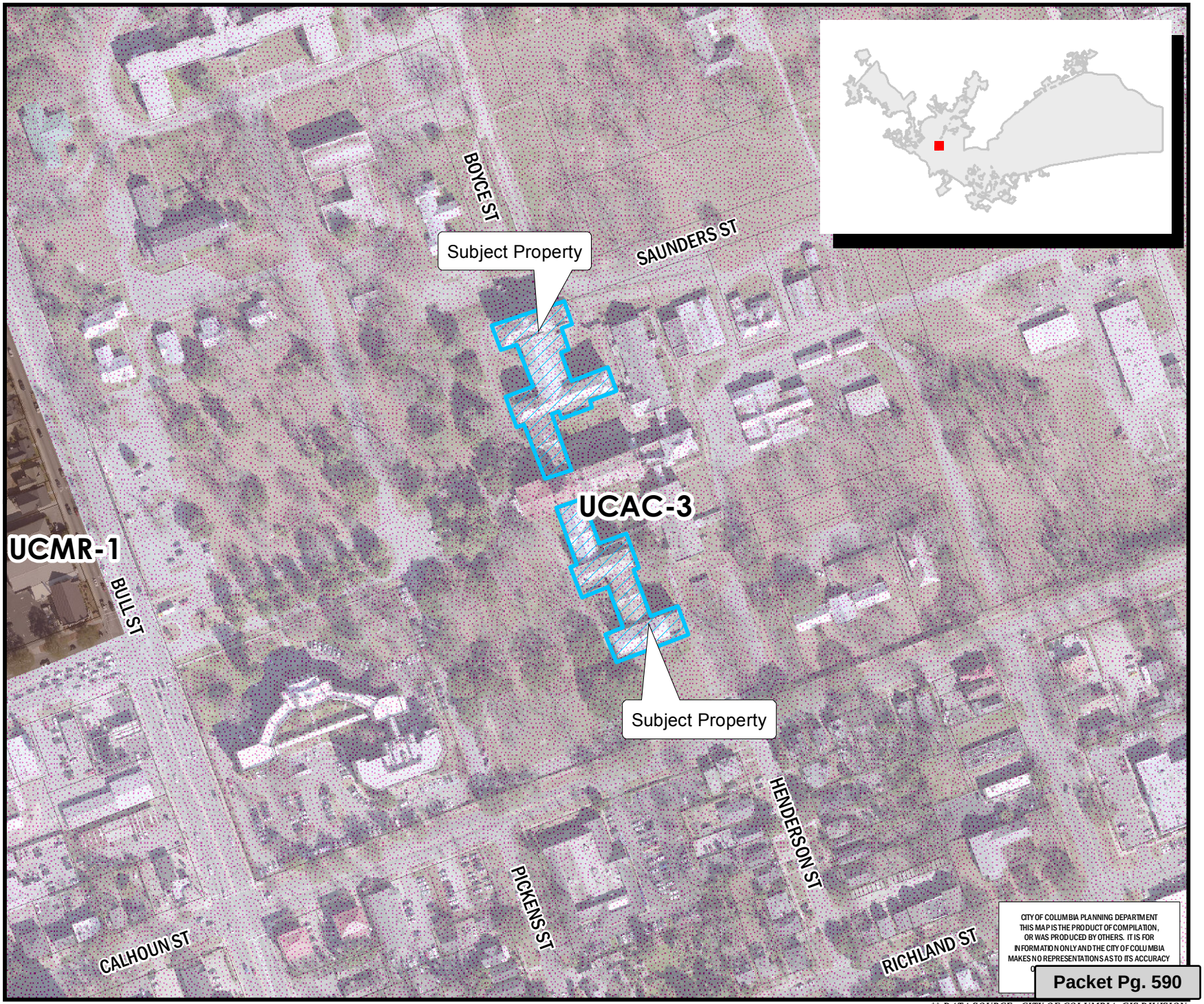
02/27/2015
© 2015 Pictometry

Future Land Use Map

2150 Harden Street (p), TMS# 11501-
FLU: UCAC-3

42.a

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 8, 2016

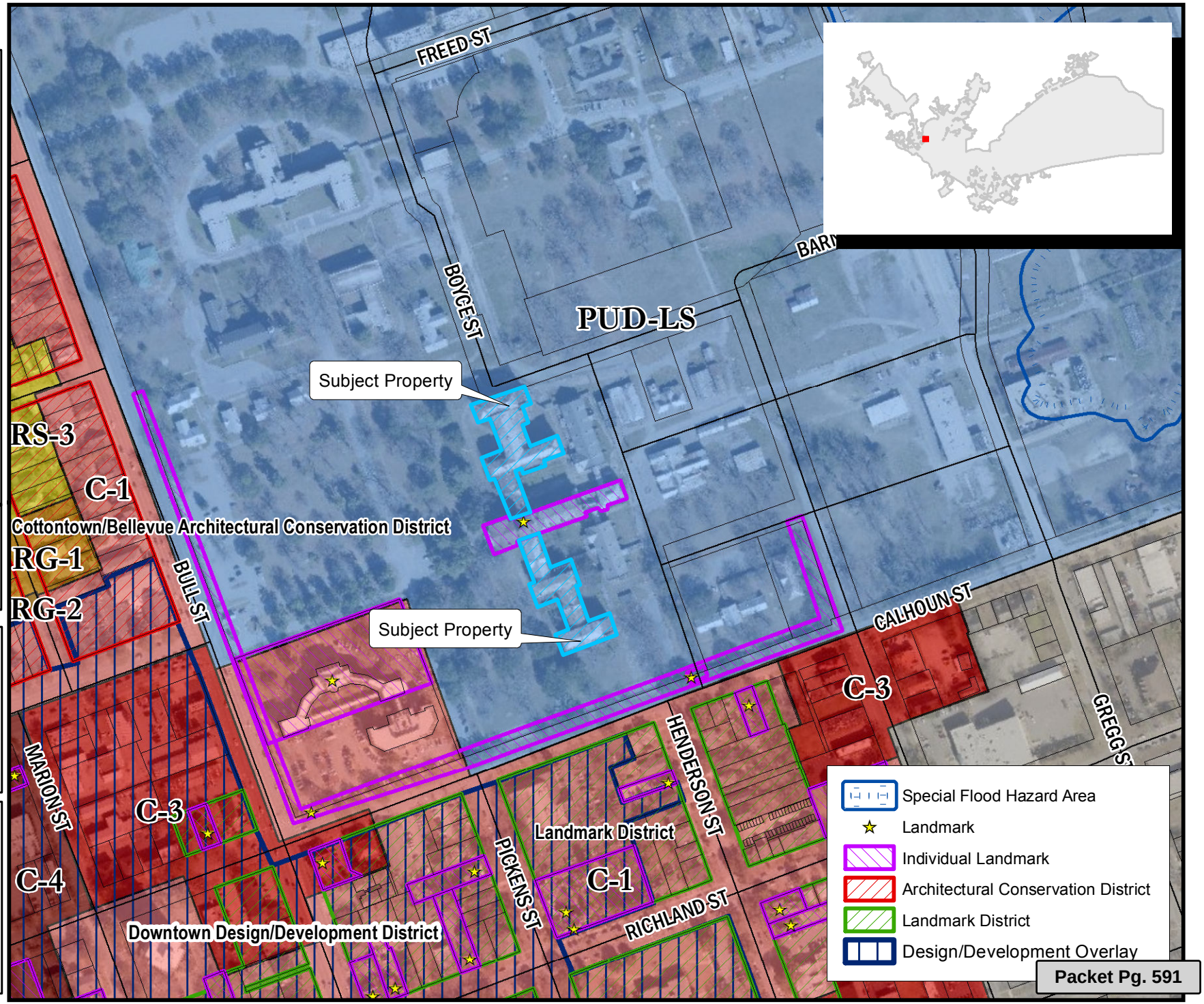
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

2150 Harden Street (p), TMS# 11501-01-01(p)
Existing Zoning: PUD-LS; Proposed Zoning: PUD-LS, -DP

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:

Leigh DeForth
September 8, 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

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Bull Street Development, LLC

August 29, 2016

Ms. Amy Moore and Ms. Staci Richey
Planning and Development Services Department
City of Columbia, SC
1136 Washington Street
Columbia, SC 29201

Dear Ms. Moore and Ms. Richey:

Please allow this letter to confirm Bull Street Development's desire to have the Babcock Building, which is located within the Bull Street Mental Health complex, designated in its entirety as an historic Landmark.

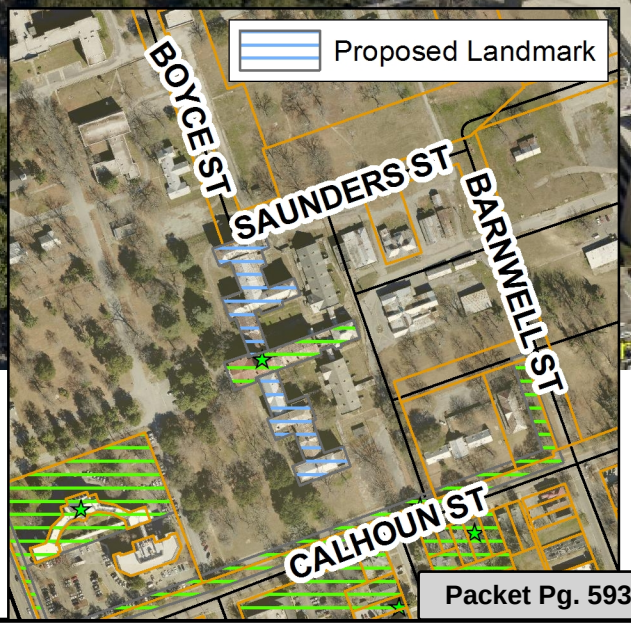
While we support proceeding with the Landmark Approval process, in order to properly sequence the various development approvals for this complex project, we reserve the right to withdraw the Landmark application before final reading if necessary.

Please don't hesitate to contact me directly if you need any additional information.

Yours very truly,

Robert E. Hughes, Jr., President

Bull Street Development, LLC



D/DRC Case

2150 Harden Street, Babcock Building

Individual Landmark

TMS: 11501-01-01(p)

Aerial view of the Babcock Building and wings

Back view of the north wing

Back view of the south wing

Red letters refer to the 1880-81 Regents map

Blue letters designate individual building sections

1 **Construction History**
SCALE: 1" = 50'

0 20' 50' 100'

Babcock Building
Columbia, SC

project #: 14.38
date: 10/28/15

Construction History

5

313 N. Adams Street
Richmond, VA 23220
t 804.644.4761
f 804.644.4763
walterPARKS

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-108

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 4, Landmarks, Sec. 17-691 Buildings and sites list, (b), to add 2150 Harden Street (Babcock Building wings), TMS #11501-01-01 (p)

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 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691, Buildings and sites list (b) to add 2150 Harden Street (Babcock Building wings), TMS #11501-01-01 (p).

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

We Are Columbia

MEETING DATE: **November 15, 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)

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.

02/28/2015

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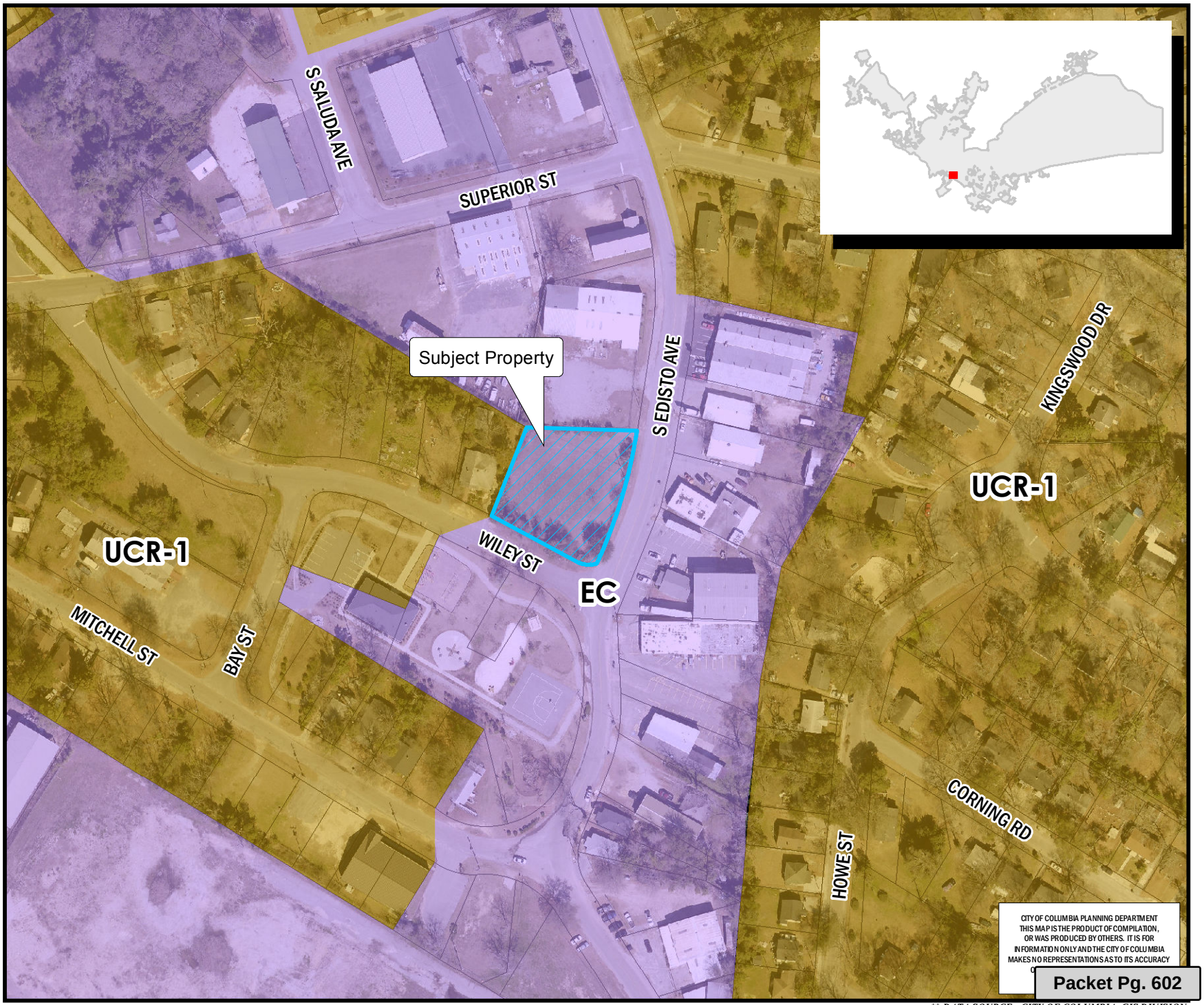
Future Land Use Map

1917 Wiley Street; TMS# 11212-
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

N

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 31, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

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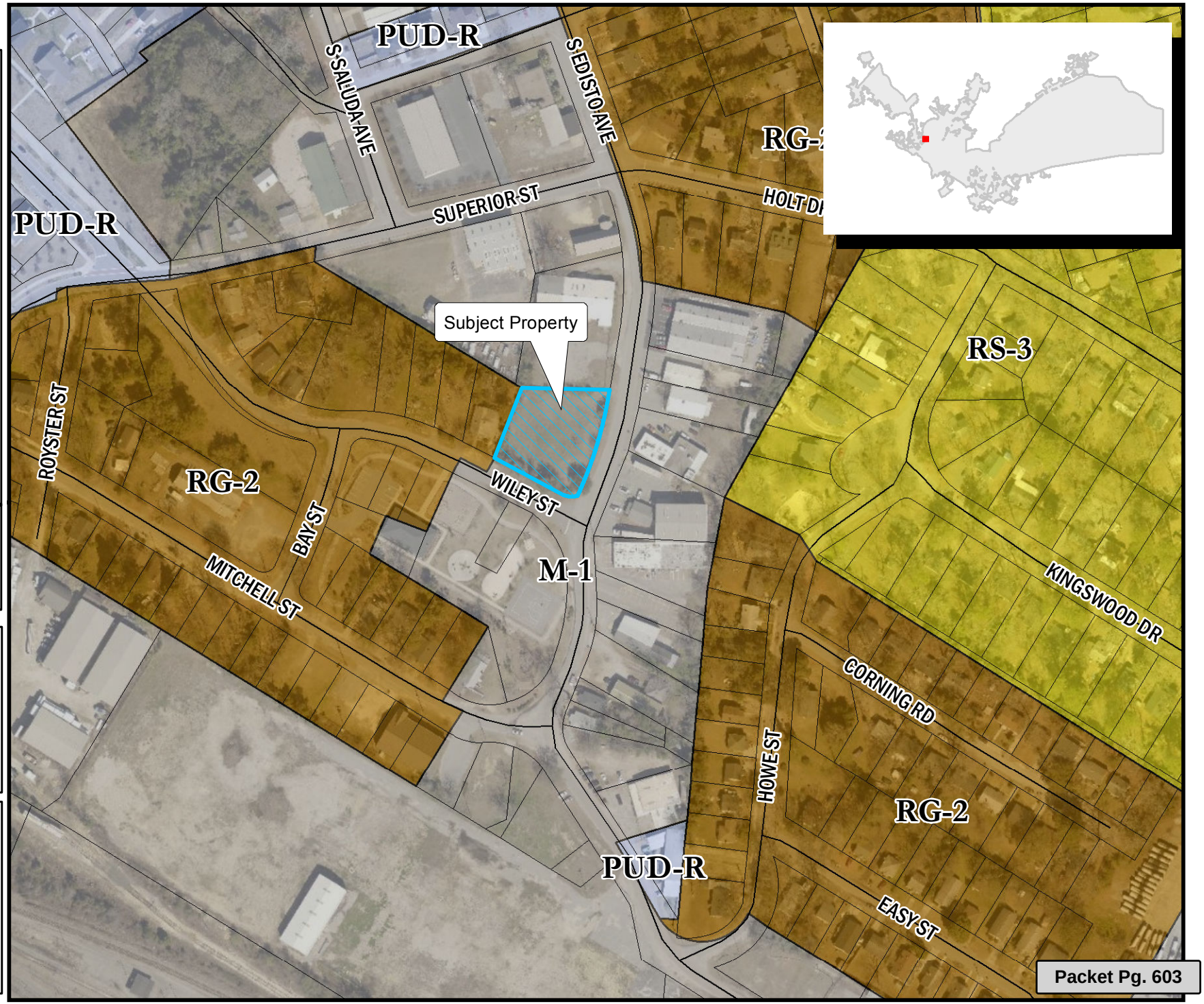
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1917 Wiley Street, TMS# 11212-17-07
Existing Zoning: M-1; Proposed Zoning: RG-2

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:

Leigh DeForth
September 6, 2016

DISCLAIMER:
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We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

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
Cemetary 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 nursuries, 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 retaliers: Automatic merchandising machine operaters
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
Cemetary 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 upolstery cleaning
Industrial launderers
Laundry and garment services not elsewhere classified
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Miscellaneous personal services, except massage parlors and spas
Advertising agences
Outdoor advertising agencies
Consumer credit reporting agences

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 practictioners, 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: **November 15, 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 Hamptom**

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)

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*.

02/08/2015

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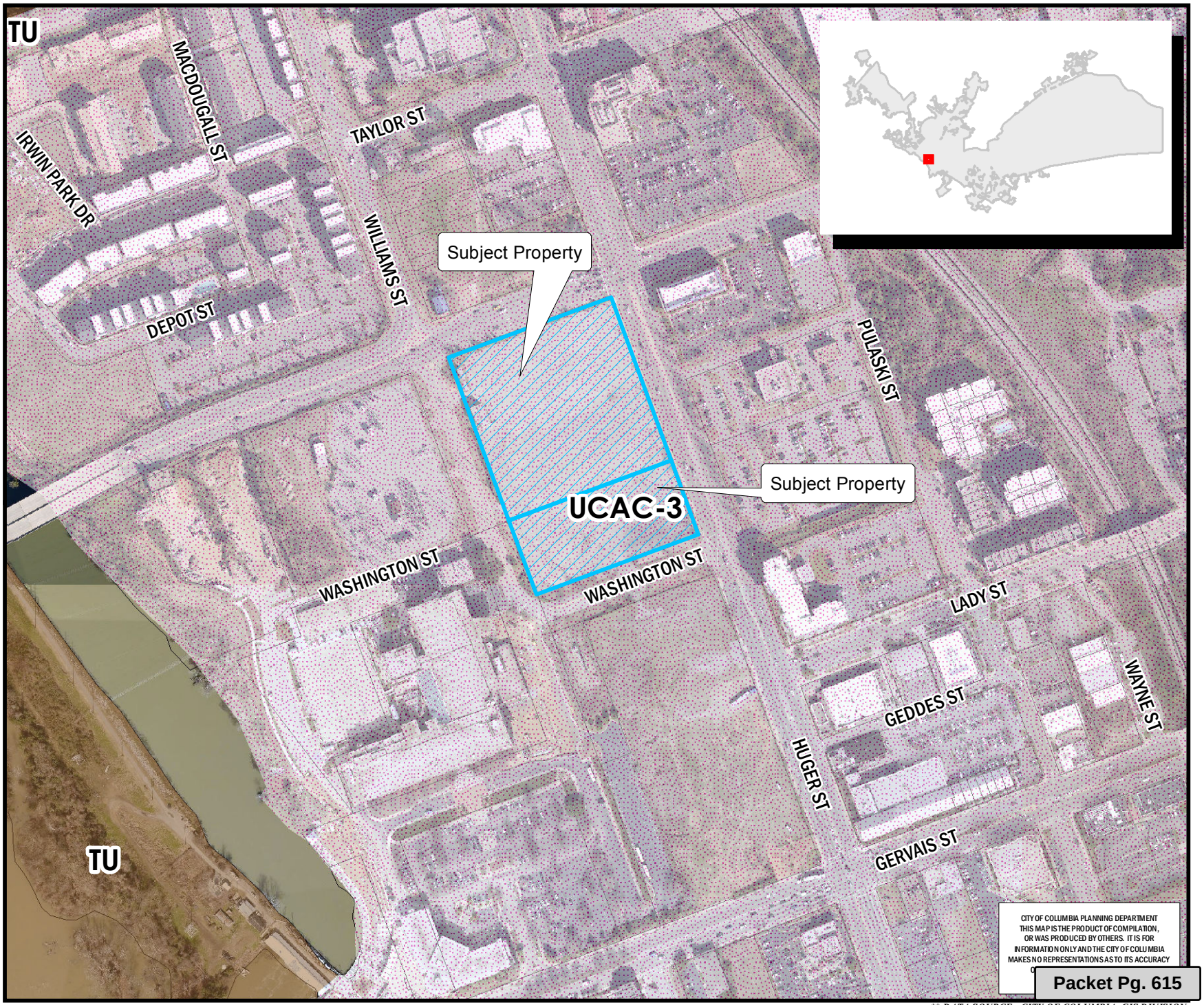
Future Land Use Map

1409 Huger Street and NX409 Gervais Street (p), TMS# 09009-13-01 and 08912-
FLU: UCAC-3

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 8, 2016

We Are Columbia

*** 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

44.a

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 8, 2016

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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 Gervias 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

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 easliy 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 diagarms.

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 classfied
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Retail nursuries, 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 retaliers: Automatic merchandising machine operaters
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 classfied
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
Cemetary 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 agences
Consumer credit reporting agences
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
Cemetary 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 practictioners, 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: **November 15, 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 Hamptom**

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)

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.

Devine St

02/21/2013

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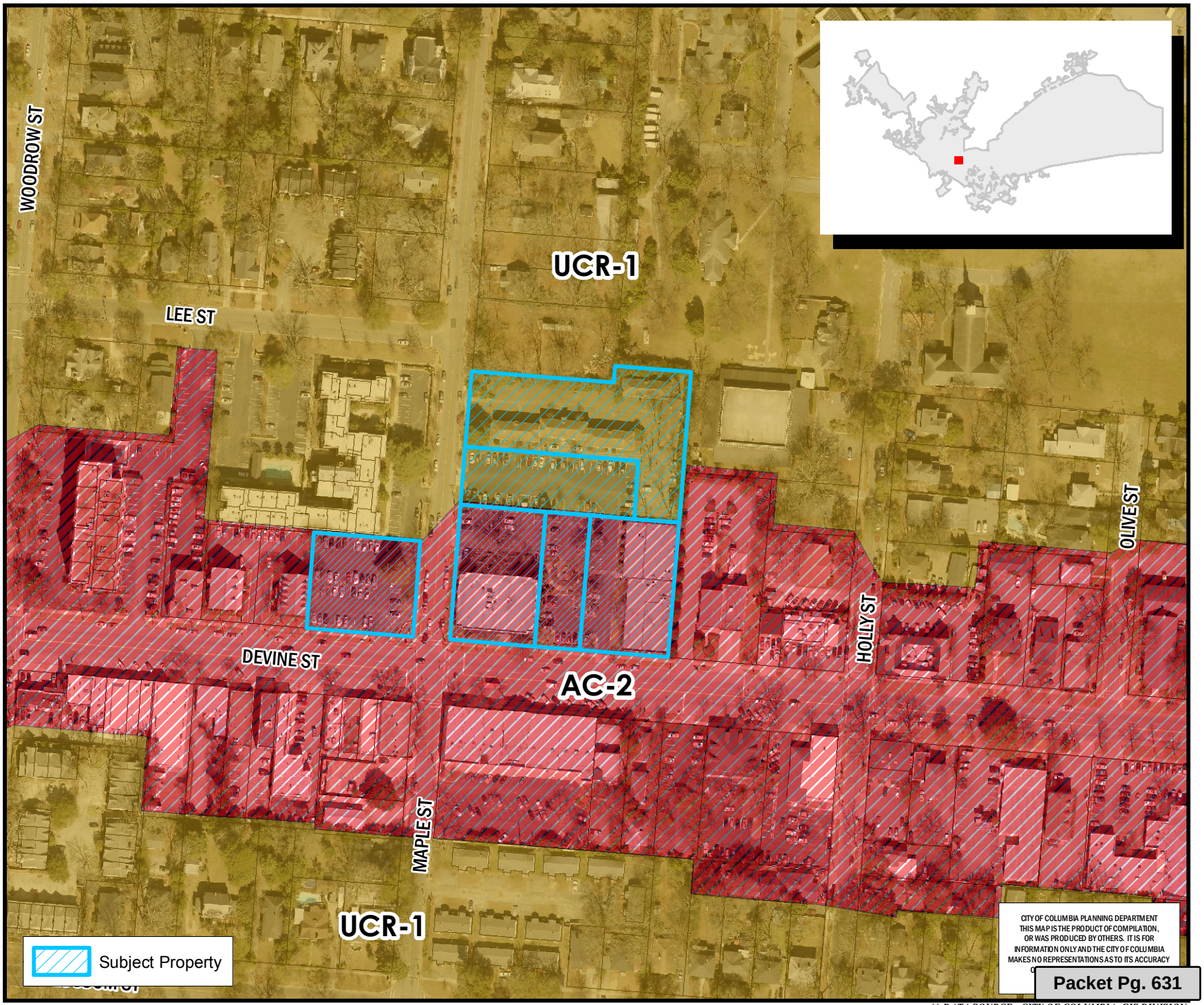
Future Land Use Map

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-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
September 30, 2016

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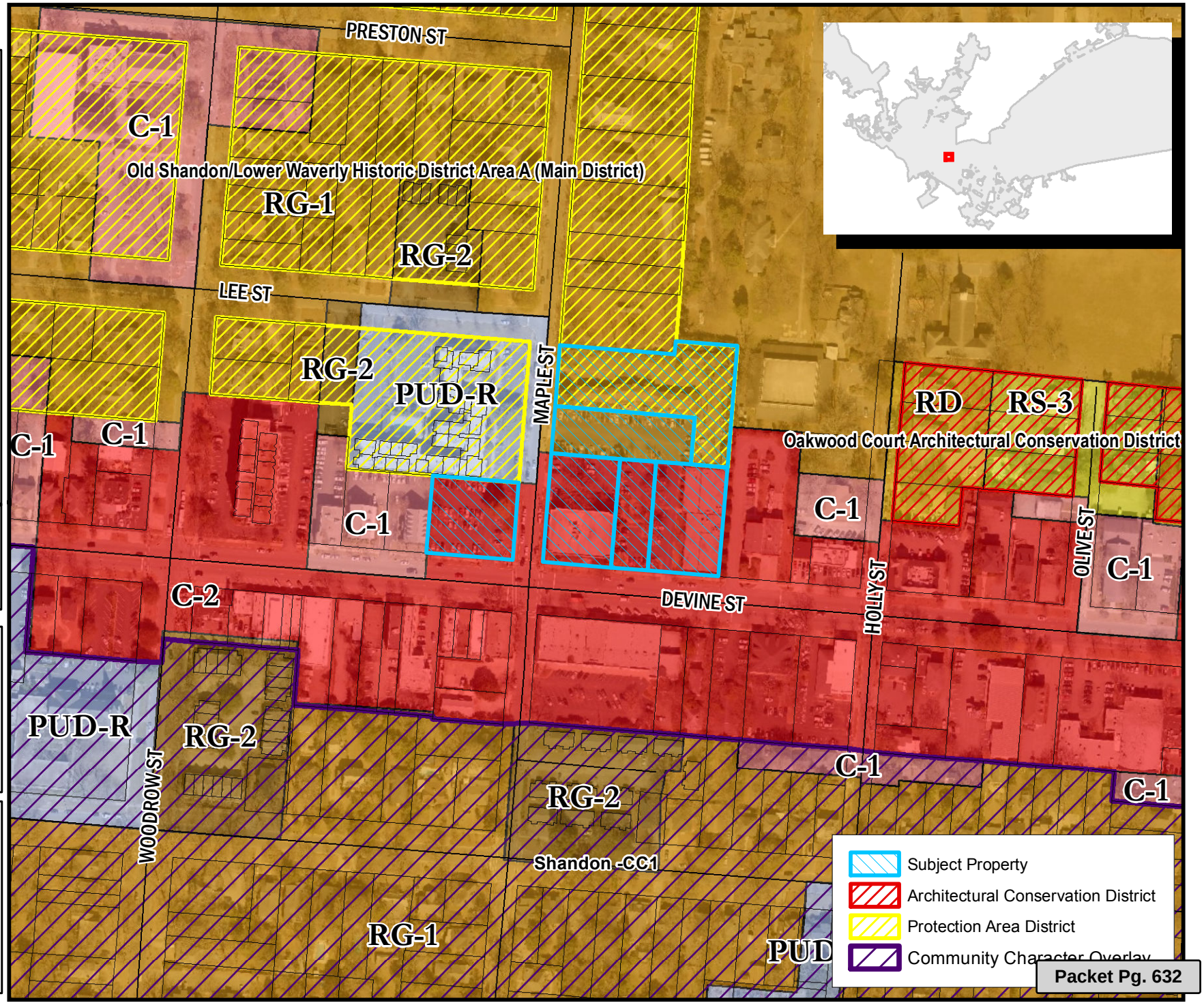
** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

N/S Devine Street, 2801 Devine Street, 2813 Devine Street, 2835 Devine Street, 720 Maple Street, 724 Ma
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

Department of Planning & Development Services



Legend

CITY LIMITS
PARCELS

D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2, RG-1, RG-1A, RG-2, RG-3, UTD, MX-1, MX-2
C-1, C-2, C-3, C-3A, C-4, C-5, M-1, M-2, PUD-C, PUD-LS, PUD-LS-E, PUD-LS-R, PUD-R, OUT OF CITY

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 30, 2016

DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

TABLE OF CONTENTS

I. GENERAL DESCRIPTION OF PROPOSED PROJECT…….3

II. EXISTING ZONING, STRUCTURES, AND CONDITIONS 3

III. PERMITTED LAND USES AND INTENSITIES..... 4

IV. DEVELOPMENT STANDARDS 5

V. PROPERTY OWNERS ASSOCIATION 11

VI. DESIGN REVIEW PROCESS 12

VII. DEVELOPMENT SCHEDULE……12

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 111316-04-22 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 set-backs. 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	12am-6am
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 rock 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 play, 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 play 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 descried 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

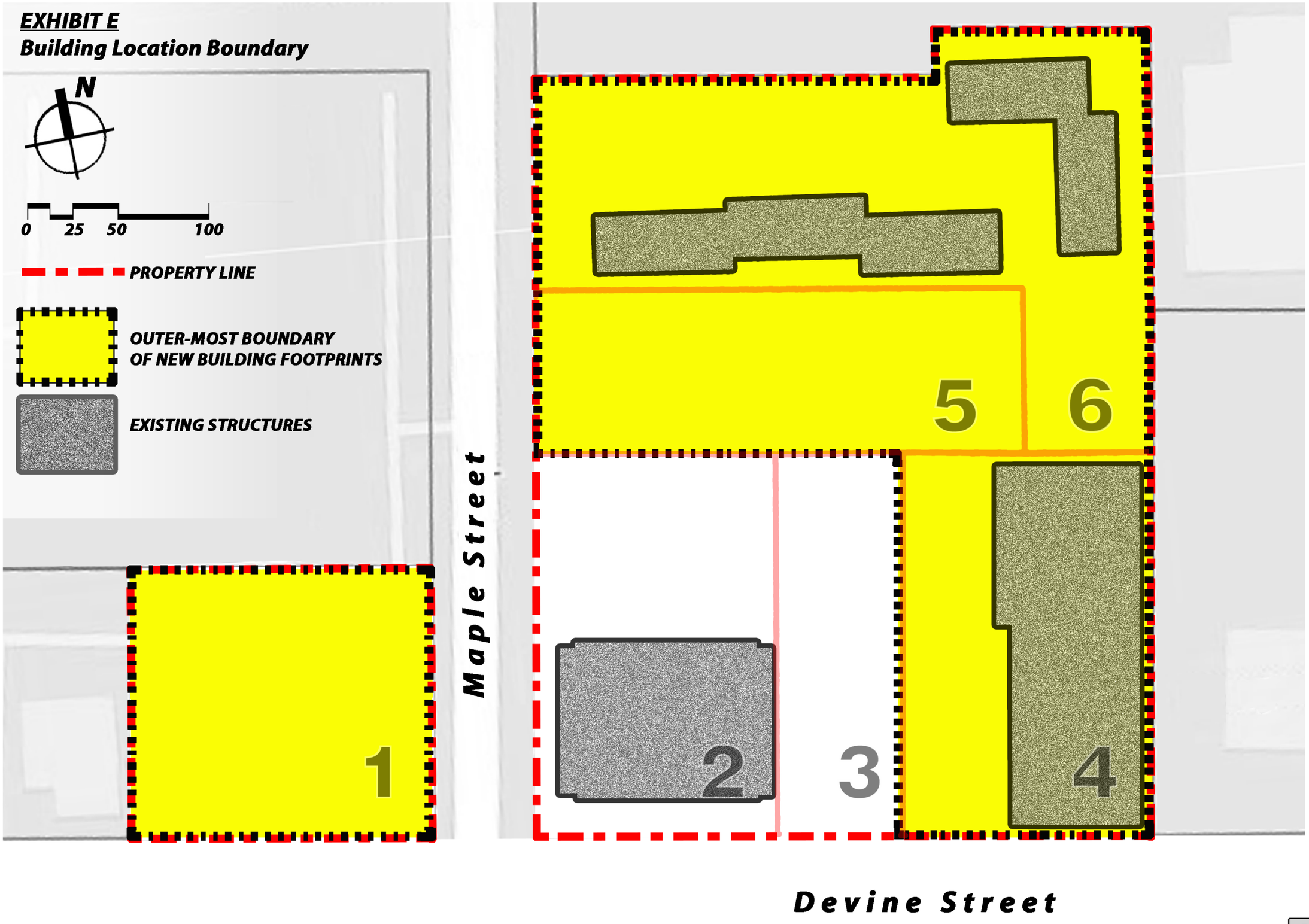


EXHIBIT C

CONCEPTUAL SITE PLAN(S)

EXHIBIT B

Site Illustration Option 2

N

0 25 50 100

PROPERTY LINE

RESIDENTIAL USE ONLY

RESIDENTIAL OVER COMMERCIAL USE

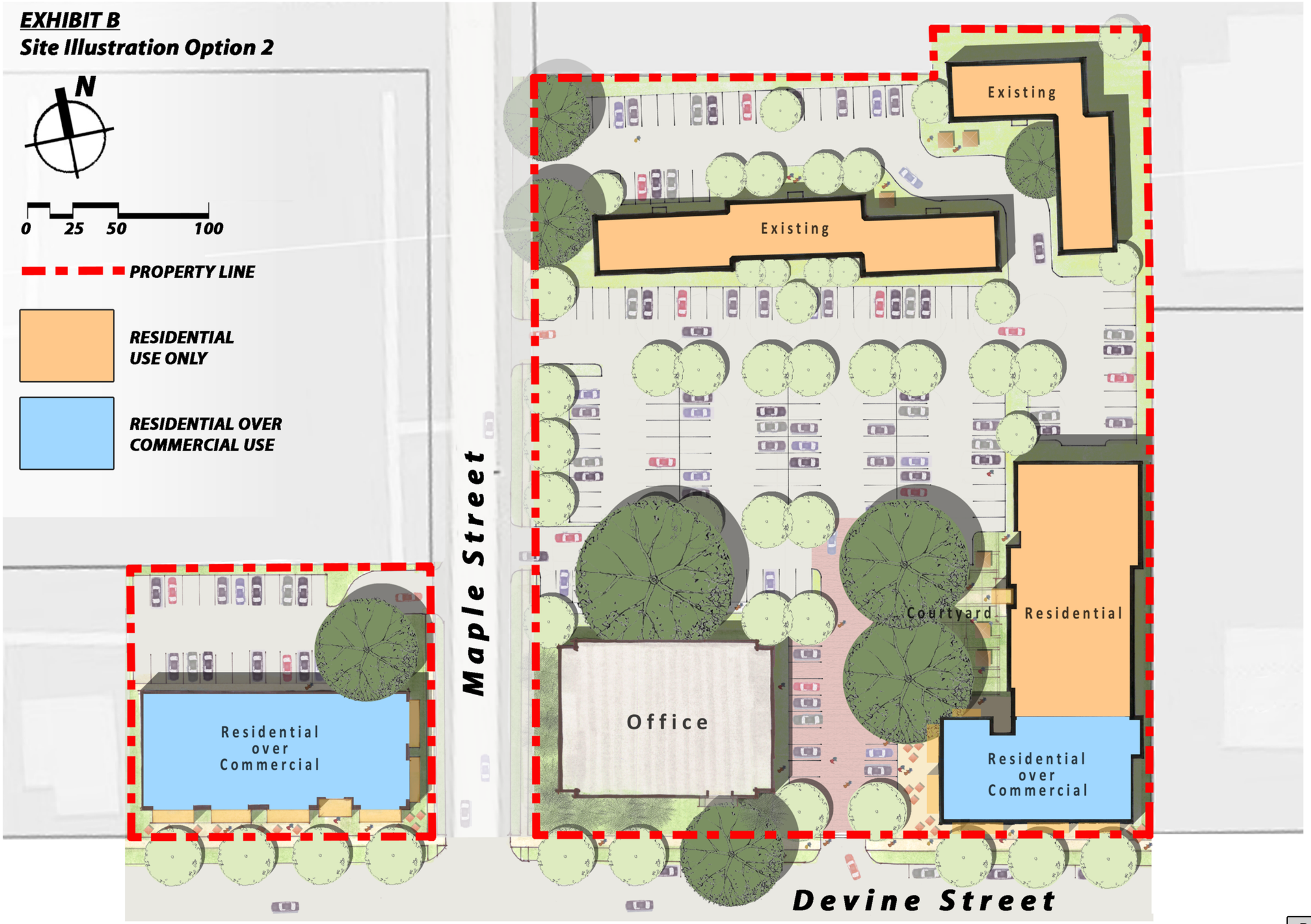


EXHIBIT B

Site Illustration Option

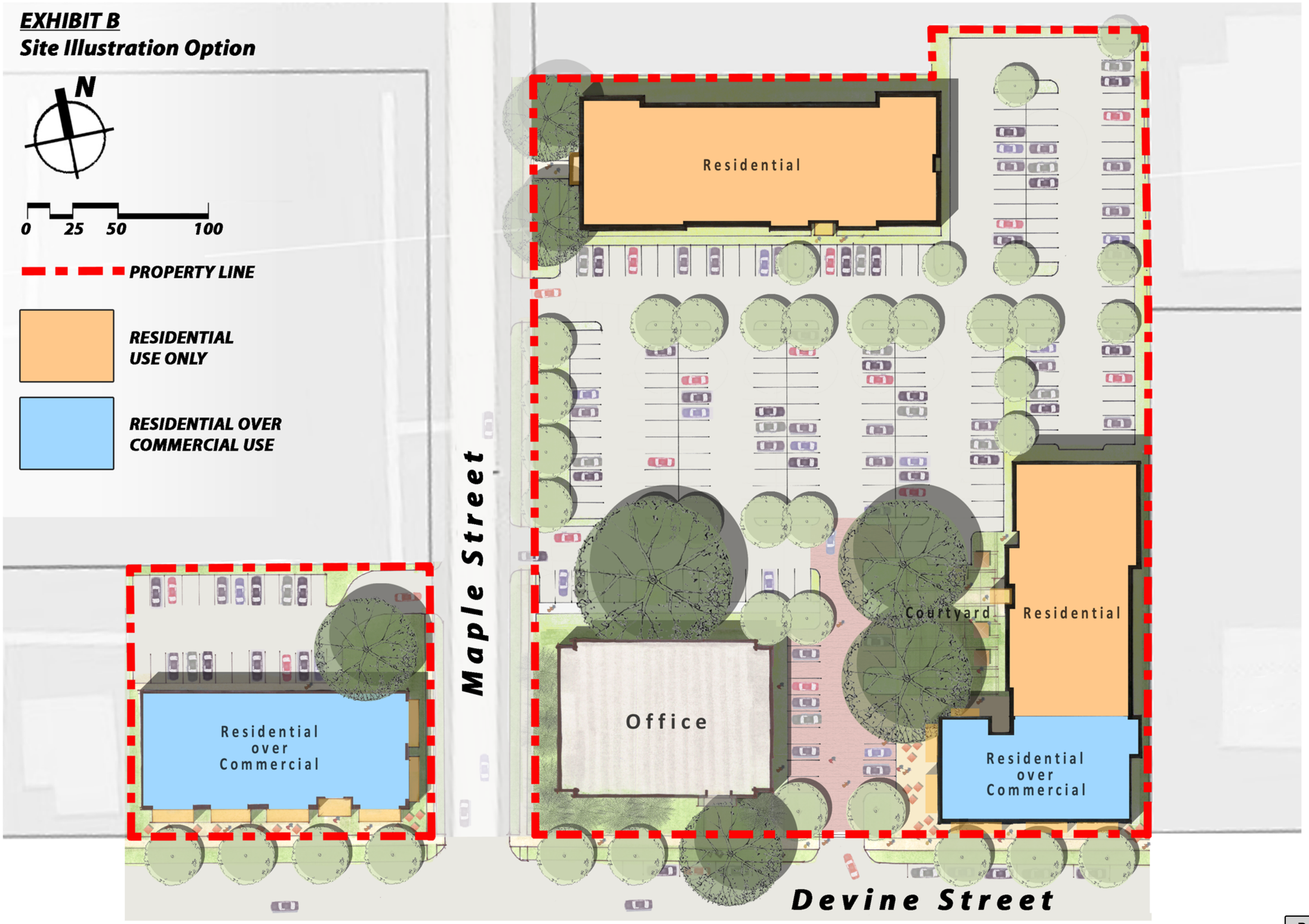


EXHIBIT D

EXISTING CONDITIONS AND STRUCTURES

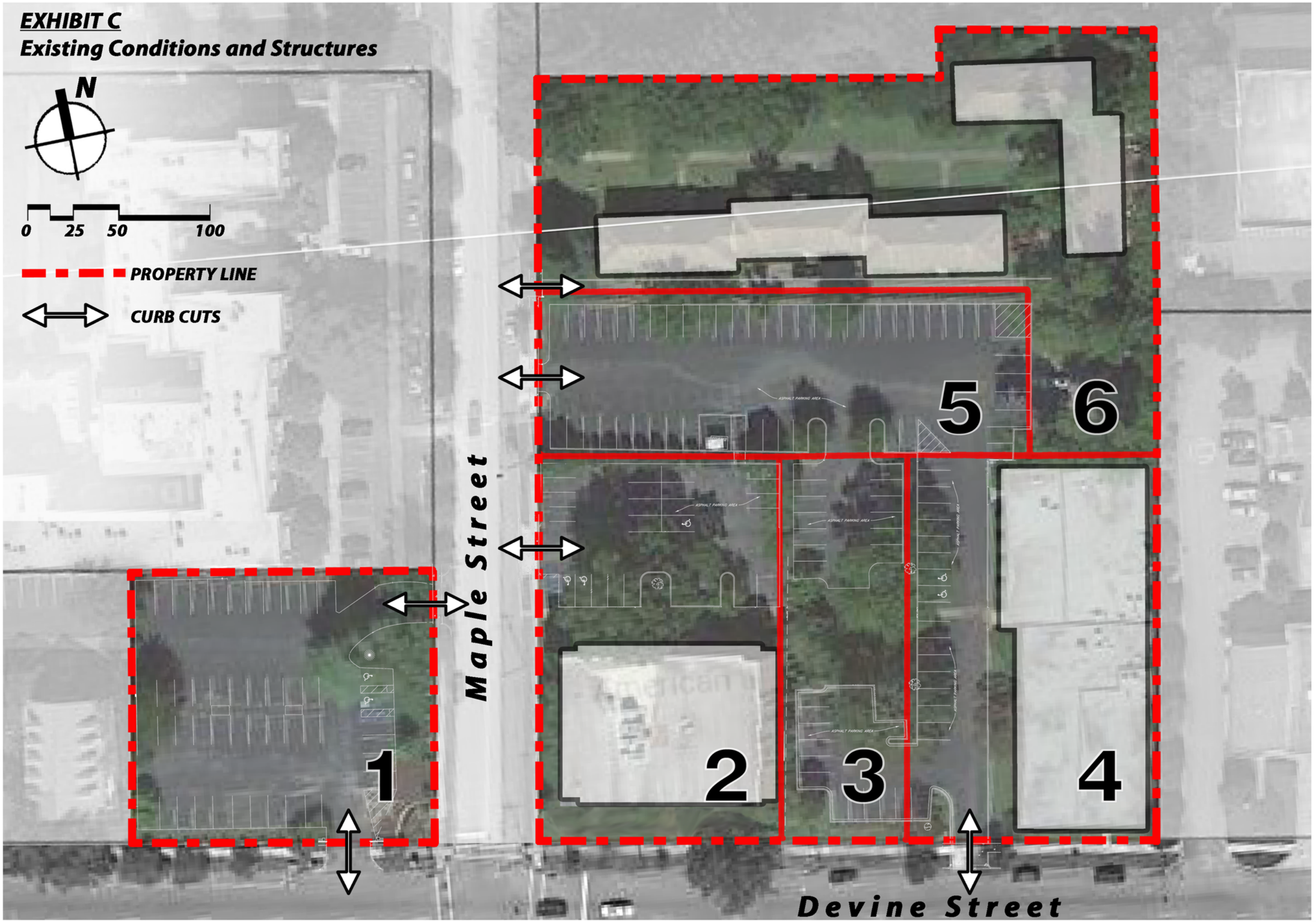


EXHIBIT C
Existing Conditions and Structures
N
0
25
50
100
PROPERTY LINE
CURB CUTS
Maple Street
Devine Street
1
2
3
4
5
6

EXHIBIT E

CITY OF COLUMBIA ZONING ORIDINANCE 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	12am-6am
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	12am-6am
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: **November 15, 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)

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 divers 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

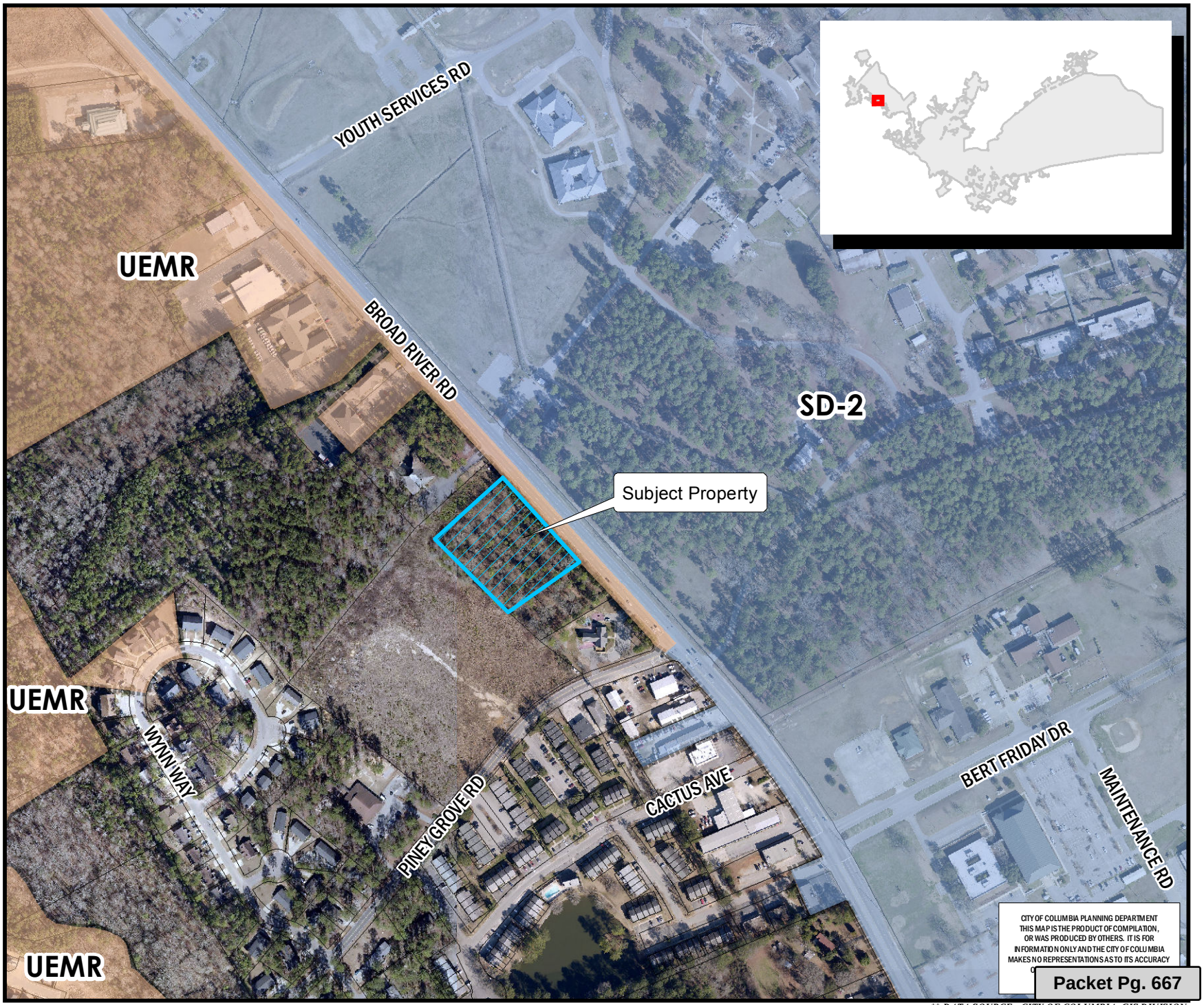
Staff recommends City Council annex the property, adopt an ordinance assigning AC-2 land use classification, and assign zoning of C-2 at the time of annexation.

© 2015 Pictometry

Future Land Use Map

4815 Broad River Road, TMS# 06200-01-28
Existing Richland County FLU: Mixed Use Corridor; Proposed FLU: AC-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 6, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

We Are Columbia

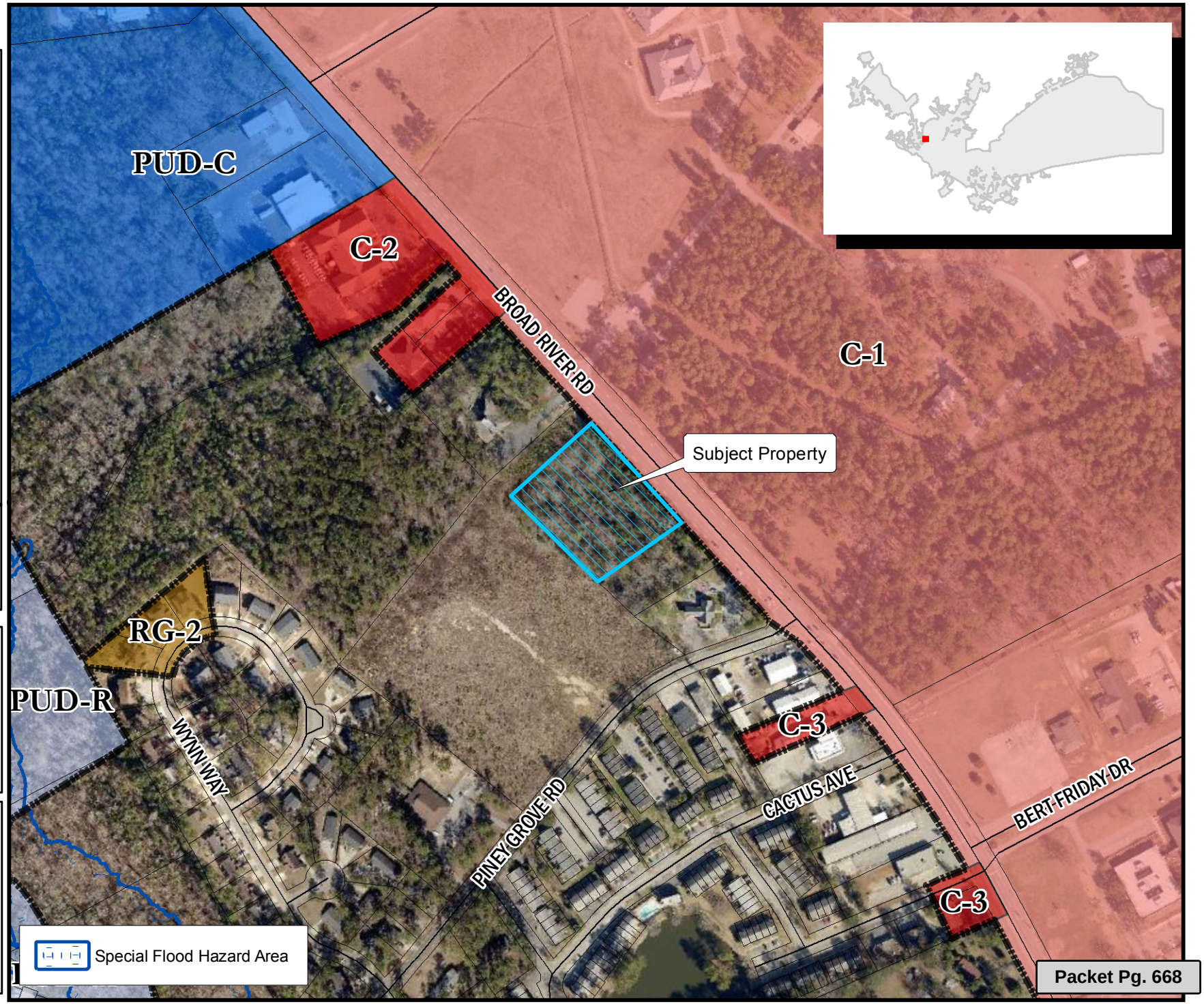
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

4815 Broad River Road, TMS# 06200-01-28
Existing Zoning (Richland County): GC; Proposed Zoning: C-2

46.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:

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.

We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

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:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 10/18/2016
1617090751

LEGAL DEPARTMENT DRAFT

LEGAL DEPARTMENT DRAFT

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.

Last revised: 10/18/2016
1617090751

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

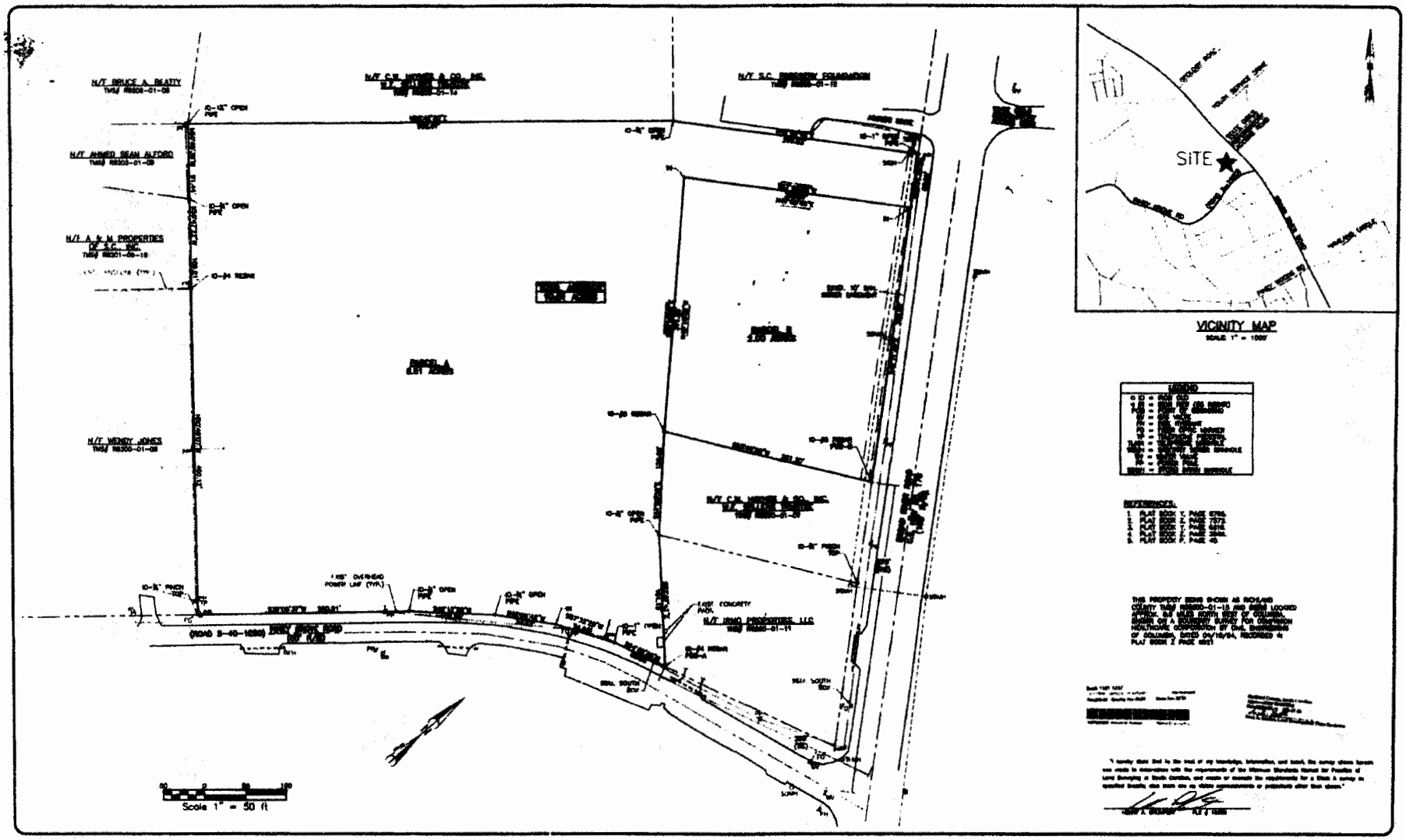
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: ALL that certain piece, parcel or lot of land, 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



AMERICAN ENGINEERING CONSULTANTS, INC.

Final Subdivision Plat

PREPARED FOR

Pine Hills Development Group, LLC

Richland County, South Carolina

Lot Split

We Are Columbia

MEETING DATE: **November 15, 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)

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 divers 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 zoned 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

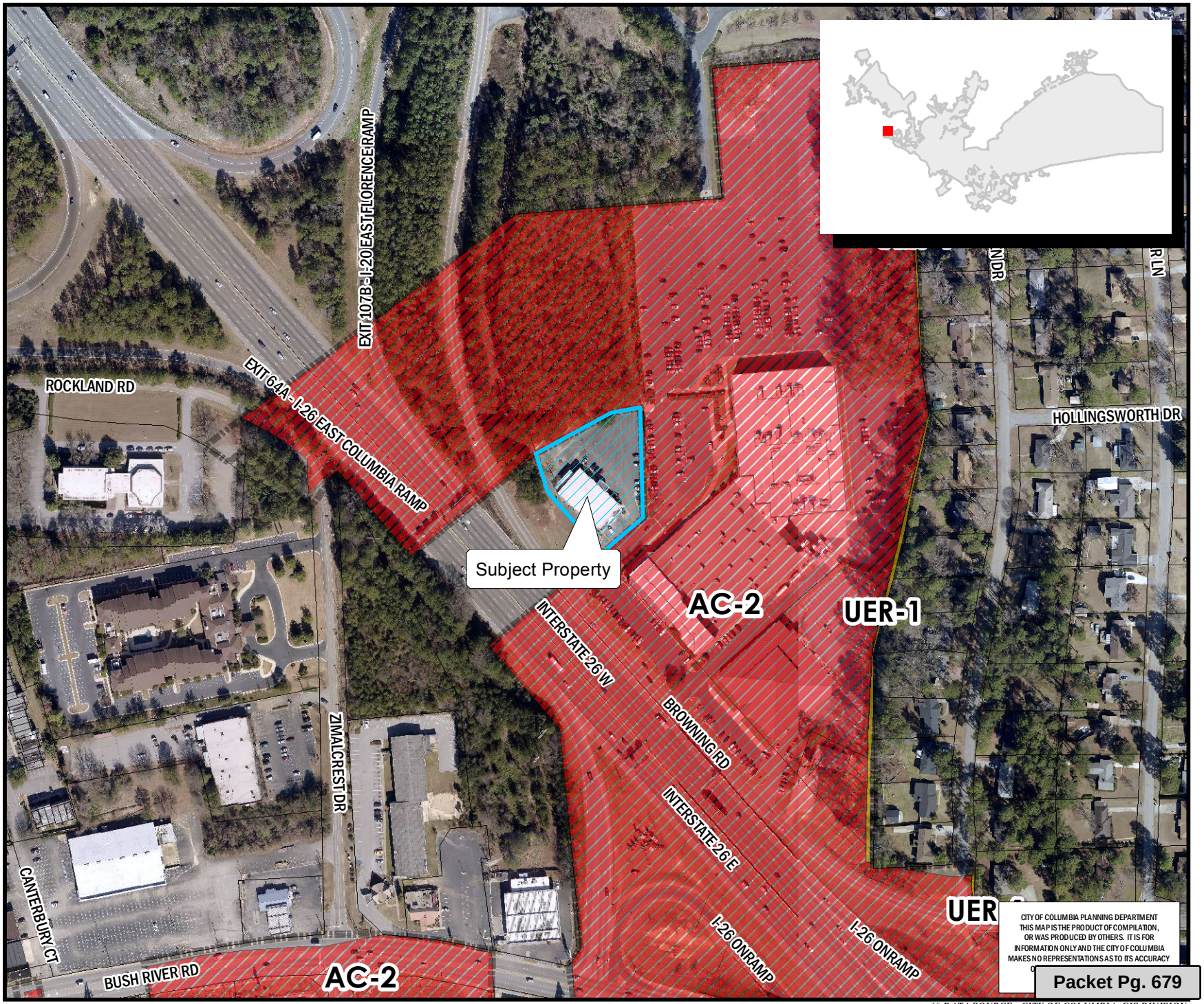
Staff recommends City Council annex the property, adopt an ordinance assigning AC-2 land use classification, and assign zoning of C-3 at the time of annexation.

Bush River Rd
Burnette Dr
Bush River Rd
02/27/2015
© 2015 Pictometry

Future Land Use Map

1630 Browining Road; TMS#: 06013-01-26
Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: AC-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

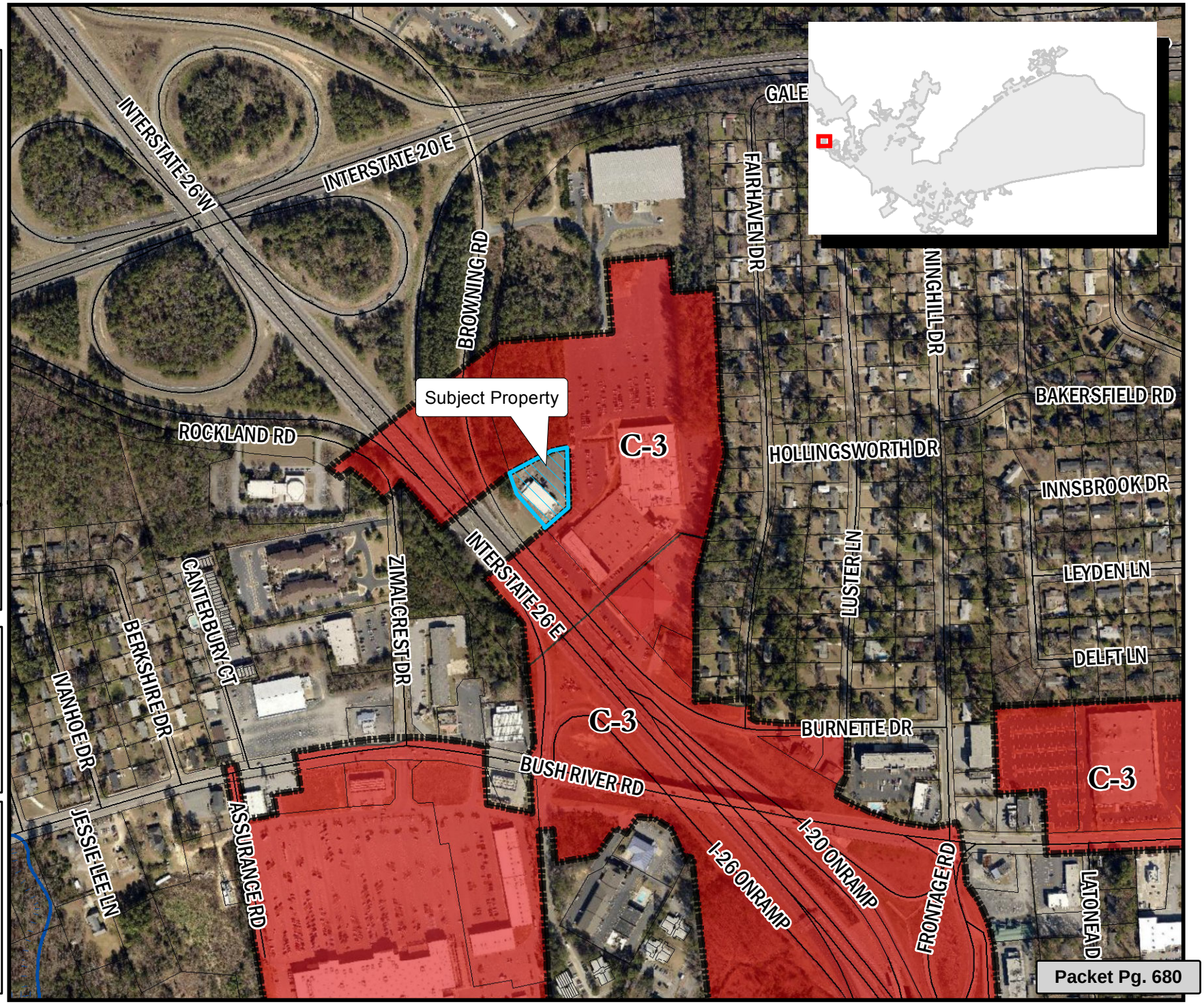
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1630 Browning Road; TMS#: 06013-01-26
Existing Zoning (Richland County): RU; Proposed Zoning: C-3

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

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CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

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:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 10/18/2016
1617090750

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, 20106, 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-acres parcel and Browning Road (S-392) over, across and through that certain 0.11-acres, 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 foresaid 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.

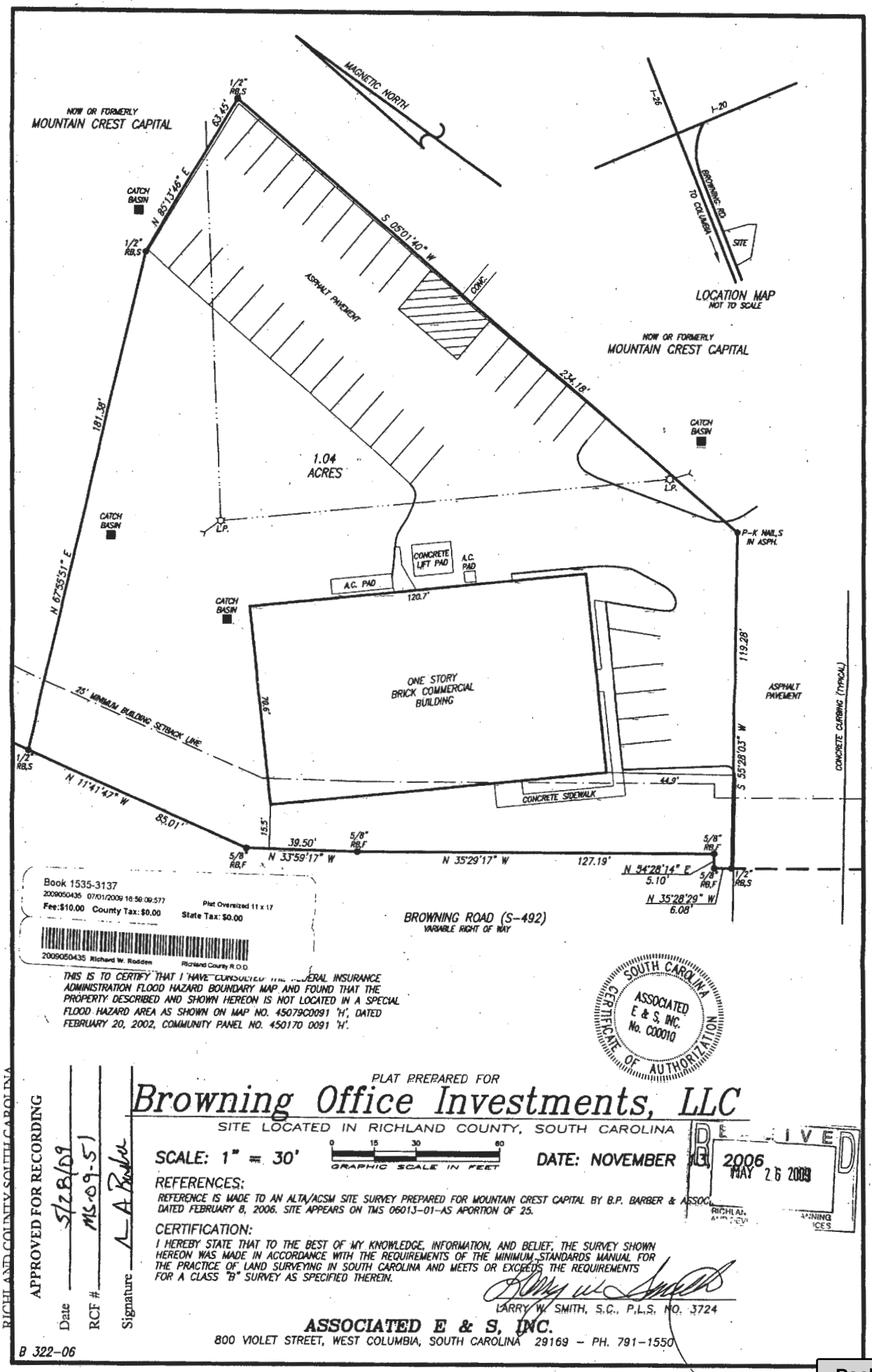
Richland County TMS: 06013-01-26
Property Addresses: 1630 Browning Road

MKS Properties, LLC

BY: _____ Date: 8-5-2016
Signature

Kenneth Shuler Its: President
(Print or Type Name) (Print or Type Title)

Instrument Number: 2009050435 Book/Page: R 1535/3137 Date Time: 07/01/2009 16:59:09:577



Book 1535-3137
2009050435 07/01/2009 16:59:09:577
Fee:$10.00 County Tax: $0.00 Plat Oversized 11 x 17 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'.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ASSOCIATED E & S, INC. No. C00010

PLAT PREPARED FOR

Browning Office Investments, LLC

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' 0 15 30 60 GRAPHIC SCALE IN FEET

DATE: NOVEMBER 8, 2006

RECEIVED MAY 26 2009 RICHLAND COUNTY PLANNING SERVICES

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 APORTION 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, S.C., P.L.S. NO. 3724

ASSOCIATED E & S, INC.
800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 – PH. 791-1550

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date 5/28/09
RCF # MS-09-51
Signature L A Barber

B 322-06

We Are Columbia

MEETING DATE: **November 15, 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)

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:

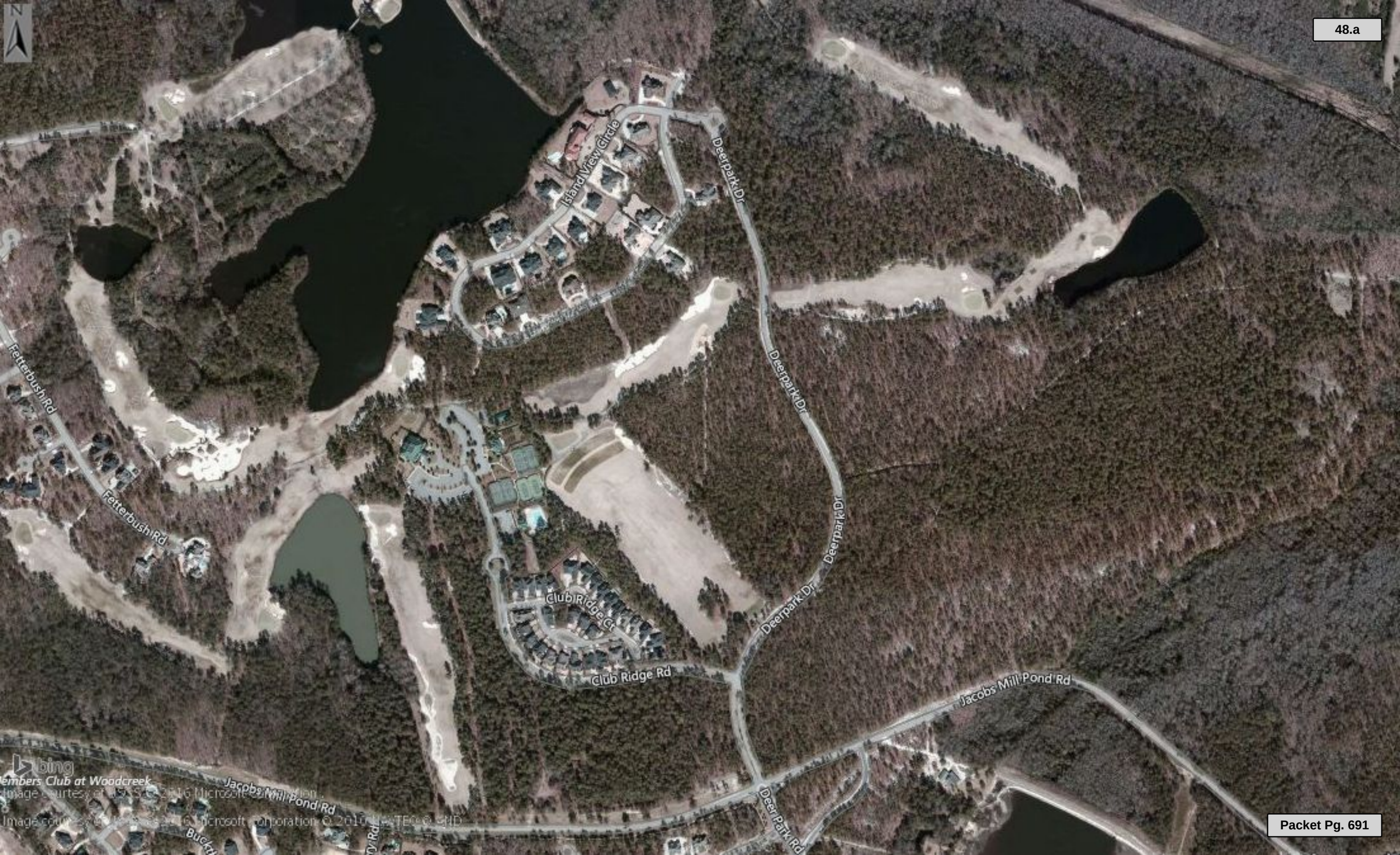
(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(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

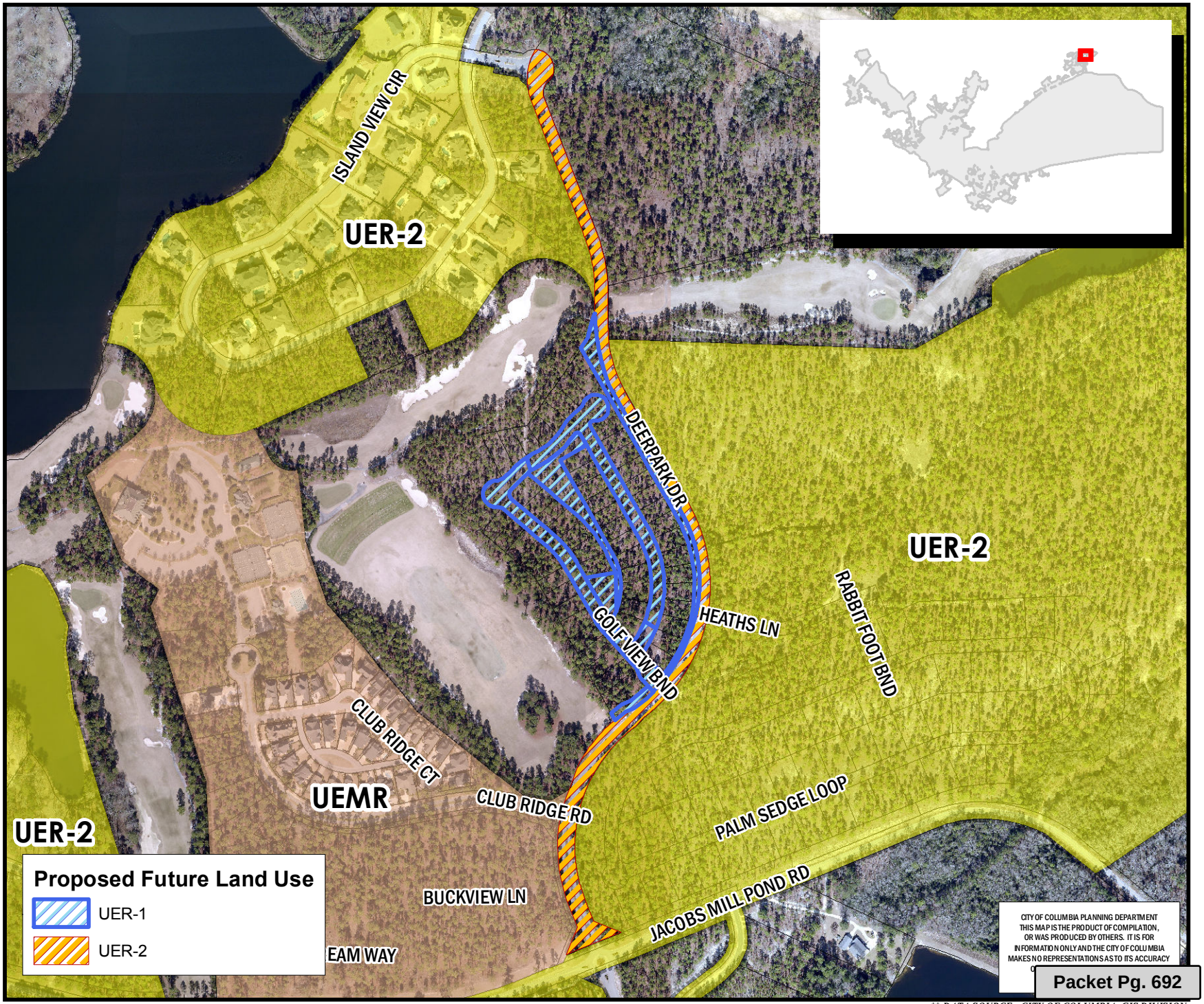
Staff recommends City Council annex the property, adopt an ordinance assigning land use classification Urban Edge Residential – Large Lot (UER-1) to TMS 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) to the remaining parcels, and assign zoning of PUD-R at the time of annexation.


N
Island View Circle
Deerpark Dr
Deerpark Dr
Deerpark Dr
Fetterbush Rd
Fetterbush Rd
Club Ridge Ct
Club Ridge Rd
Jacobs Mill Pond Rd
Jacobs Mill Pond Rd
Deer Park Rd
bing
embers Club at Woodcreek
Image courtesy of USGS © 2016 Microsoft Corporation © 2016 DigitalGlobe © CNES

Future Land Use Map

10750 Two Notch Road (p), S/S Deerpark Drive, 102 Golf View Bend, 197 Golf View Bend, Deerpark Drive, Golf Vi… 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

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 22, 2016

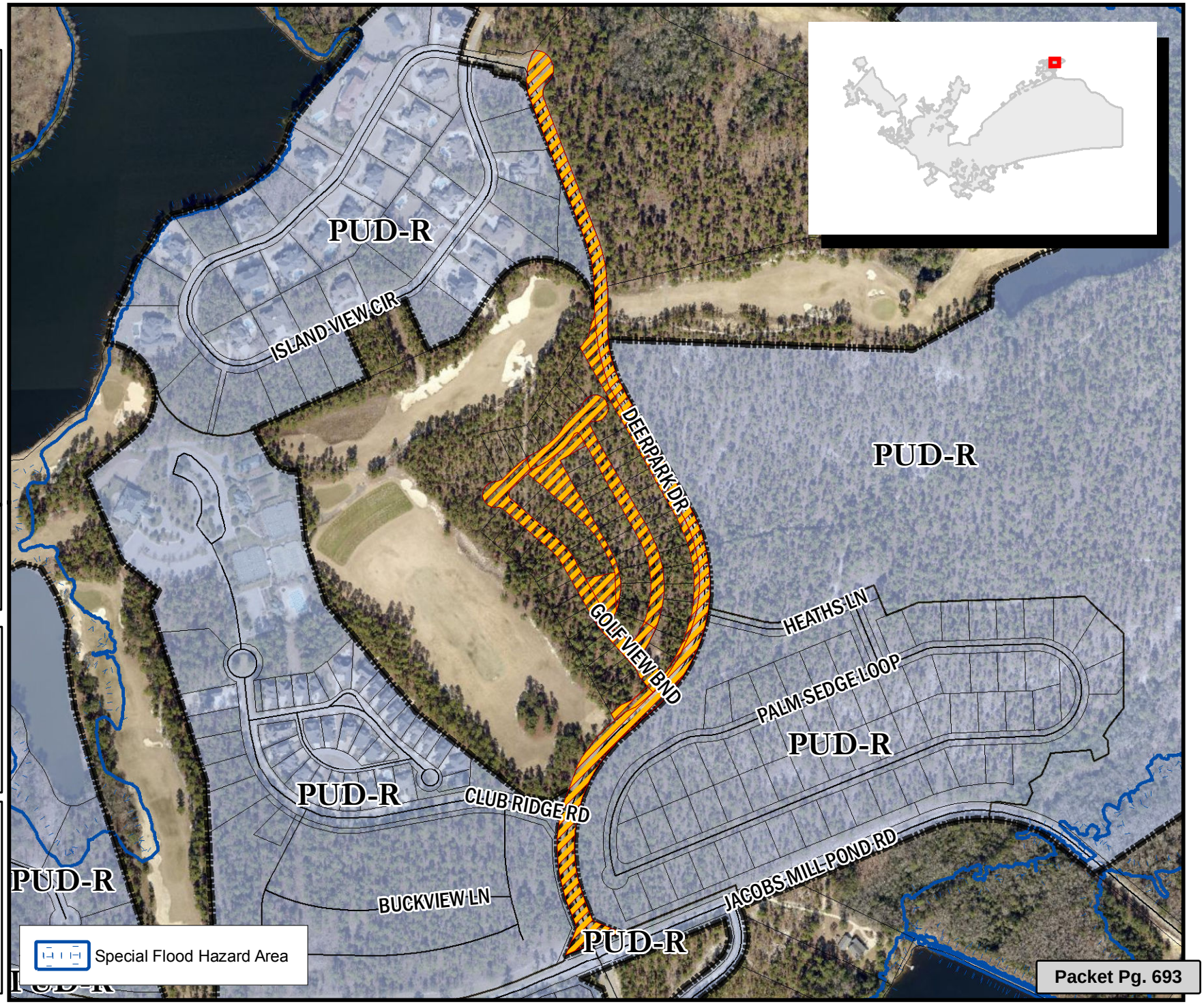
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

10750 Two Notch Road (p), S/S Deerpark Drive, 102 Golf View Bend, 197 Golf View Bend, Deerpark Drive, Golf View Bend, Turnw[illegible]
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[illegible]
Existing Zoning (Richland County): 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-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:
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

** 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:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 10/20/2016
1617090748

LEGAL DEPARTMENT DRAFT

LEGAL DEPARTMENT DRAFT

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)

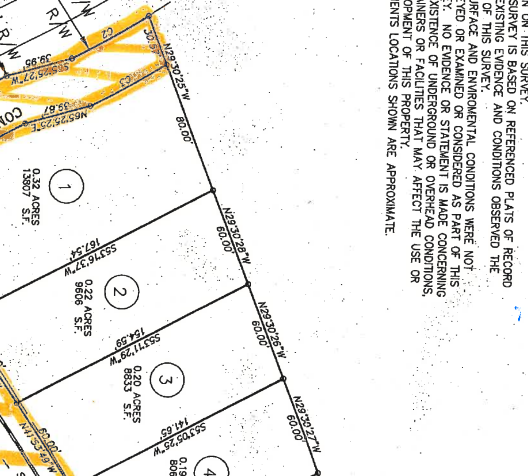
Prime Development, LLC

BY: _____ Date: 9-15-16
Signature

Harold V Pickens
(Print or Type Name)

Its: Manager
(Print or Type Title)

VICINITY MAP



SCALE: 1" = 1000'

NOTES & REFERENCES:

1) PHASE ONE: 6.81 ACRES DIVIDED INTO 26 SINGLE FAMILY RESIDENTIAL LOTS, INCLUDING 0.44 ACRES OF COMMON AREA.
2) RICHLAND COUNTY TAX MAP SHEET 28900 BLOCK 01 LOT 11.
3) I, HEREBY CERTIFY THAT I CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #45079C 0155 K, AND 2850 L, DATED 9/27/07, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) EXISTING ZONING: PUD
M.B.S.L.: FRONT: 25', SIDES: 13' TOTAL (MIN. 4' EACH SIDE), REAR: 20'
5) ALL IRONS ARE (N) 1/2" REBAR UNLESS OTHERWISE SHOWN.
6) ALL RIGHT-OF-WAY TO BE DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
PHASE I: TOTAL LENGTH OF NEW R/W IS 1187 L.F. / TOTAL AREA IS 1.54 ACRES
7) BOUNDARY INFORMATION TAKEN FROM A PLAT PREPARED FOR WOODCREEK DEVELOPMENT, LLC TRACT 4 BY UNITED DESIGN SERVICES DATED 2/27/1995.
8) ALL EASEMENT LOCATIONS TAKEN FROM UTILITY DRAWINGS PROVIDED BY WCC ENGINEERING, LLC. RECEIVED VIA DIGITAL DRAWING AND ARE NOT FIELD VERIFIED BY BELTER & ASSOCIATES, INC.
9) ALL STORM DRAINAGE TO BE DEDICATED TO RICHLAND COUNTY.
10) ALL WATER LINE EASEMENTS TO BE DEDICATED TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
11) 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 FROM THE MAIN TO THE CLEAN OUT.
12) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY LAND DEVELOPMENT CODE, THE SIDEWALK SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING ALL LOTS.
13) COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THEREFORE, ANY RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

THE OWNER IS:
TWO PARKS, LLC.
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797

THE SEWER OPERATOR IS:
NI SOUTH CAROLINA UTILITIES, INC.
1710 WOODCREEK FARMS RD
ELGIN, S.C. 29045
TEL: (803)699-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, SC 29217
TEL: (803)545-3400

THE ENGINEER IS:
WCC ENGINEERING, LLC
5217 TRENHOLM ROAD
FOREST ACRES, SC 29206
TEL: (803)699-7728

THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
140 FRIARSGATE BLVD.
IRMO, S.C. 29063
TEL: (803)750-9142

N/F
MEMBERS CLUB AT
WOODCREEK & WILDEWOOD
TMS# 28900-01-19

N/F
MEMBERS CLUB AT
WOODCREEK & WILDEWOOD
TMS# 28900-01-19
1.72 Acres

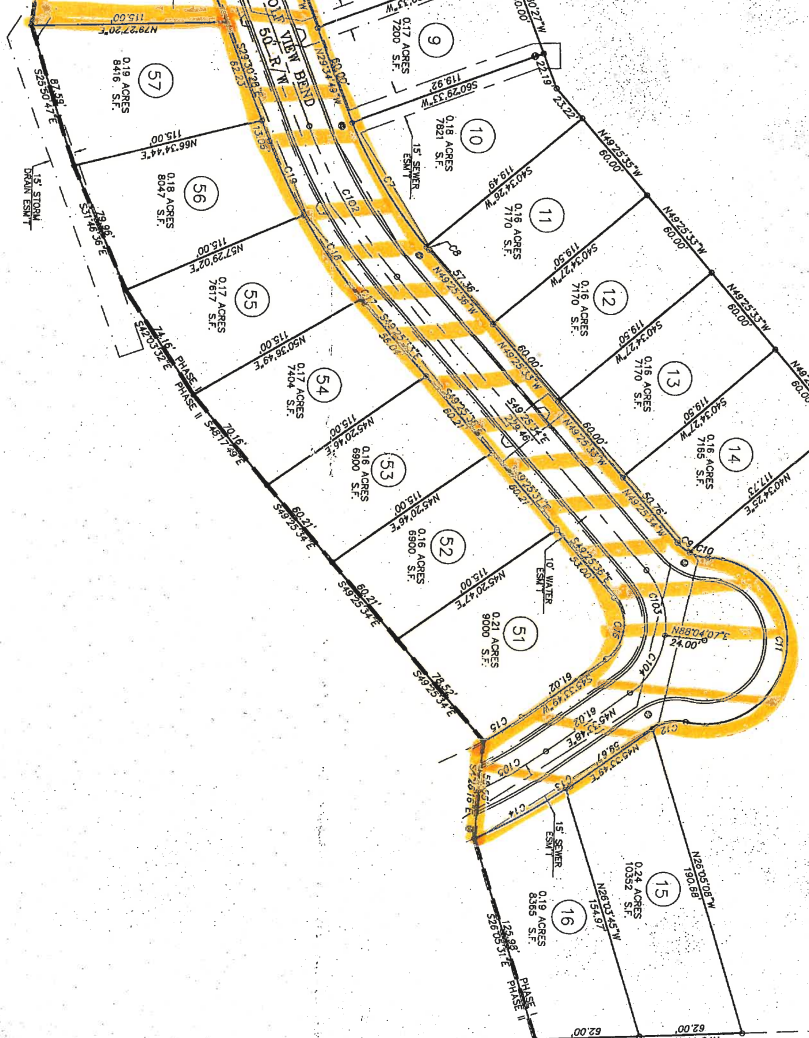
N/F
WOODCREEK DEVELOPMENT, LLC
FUTURE DEVELOPMENT
TMS# 28900-01-11

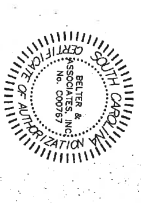
ROAD CENTERLINE CURVE DATA:

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C101	12°23'58"	72.46'	400.00'	N27°02'43"E	72.36'
C102	18°55'07"	64.98'	300.00'	N39°28'00"W	64.71'
C103	47°28'41"	41.45'	300.00'	S33°42'43"E	40.27'
C104	47°28'41"	41.45'	50.00'	S33°42'43"E	40.27'
C105	84°48'48"	46.15'	300.00'	S79°38'12"W	46.10'

LOT LINE CURVE DATA:

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	8°45'10"	88.14'	577.00'	N49°24'44"E	88.44'
C2	4°43'10"	47.54'	577.00'	S53°37'47"W	52.12'
C3	4°27'55"	51.67'	663.00'	S53°30'07"W	51.66'
C4	8°46'47"	83.51'	545.00'	N46°10'08"W	83.43'
C5	10°39'04"	60.42'	325.00'	S38°34'10"E	60.33'
C6	1°44'21"	9.86'	325.00'	S33°23'37"E	9.86'
C7	1°07'12"	85.49'	275.00'	N33°51'54"W	85.13'
C8	2°14'10"	2.64'	275.00'	N49°09'02"W	2.64'
C9	2°14'10"	9.46'	275.00'	N49°09'02"W	9.41'
C10	28°30'12"	13.94'	25.00'	N60°16'09"W	13.79'
C11	191°22'08"	167.08'	25.00'	N89°21'50"W	11.46'
C12	48°11'23"	21.03'	25.00'	S33°53'53"E	20.41'
C13	0°36'00"	3.40'	325.00'	S48°35'49"W	3.40'
C14	10°50'43"	61.52'	325.00'	S53°35'11"W	61.42'
C15	5°38'16"	26.90'	275.00'	S48°21'59"W	26.89'
C16	84°39'22"	41.45'	25.00'	S15°55'53"E	36.89'
C17	10°40'38"	60.56'	325.00'	N49°08'23"W	3.63'
C18	8°38'08"	48.79'	325.00'	N44°26'53"W	60.48'
C19	8°50'03"	42.40'	275.00'	N43°48'30"W	48.75'
C20	33°33'22"	17.07'	275.00'	S40°03'41"E	42.36'
C21	106°46'32"	46.60'	25.00'	N84°41'53"E	40.10'
C22	10°04'00"	65.89'	375.00'	N26°15'37"E	65.80'
C23	10°50'43"	59.22'	325.00'	N26°24'05"E	59.17'
C24	1°39'01"	13.69'	425.00'	N31°19'50"E	13.68'
C25	8°12'08"	59.23'	425.00'	N23°26'39"E	59.17'
C26	7°39'07"	75.24'	565.00'	S13°26'39"E	35.77'
C27	8°21'53"	78.31'	540.00'	N23°25'05"E	78.18'
C28	15°58'49"	180.37'	575.00'	N28°43'58"E	179.74'
C29	7°13'48"	72.55'	575.00'	N41°20'13"E	72.50'





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 FOR SURVEYING IN SOUTH 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 MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

DATE: 9/16/2013
WILLIAM M. BRASSINGTON, SCPLS 9312

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date 9/16/2013
RCF # 3D-12-01
Signature

Book 1895-1023
201307255S 09/17/2013 10:29:26:027
Fee: $10.00 County Tax: $0.00 Rec'd Overstreet
State Tax: $0.00
Richland County R.O.D.
201307255S (Admin 1 Properties 1)

MICRO SURVEY DWG: US-476-PH1BONDED.DWG

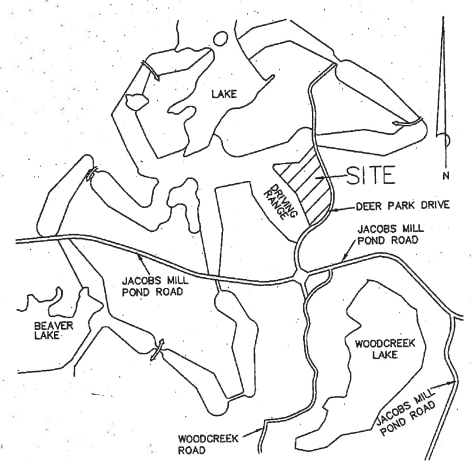
BONDED PLAT OF
THE COURTYARDS AT WOODCREEK
PHASE 1
NEAR COLUMBIA, S.C. RICHLAND COUNTY

COC# 222-22E
TT-062

SCALE: 1" = 50'
DATE: 09-06-2013
DRAWN: C. RAY
CHECKED: W. BRASINGTON
SHEET 1 OF 1

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
PHONE #: (803) 732-4004
144 FRIARSGATE BLVD.
IRMO, S.C. 29063

PLAT BOOK	PAGE	NO.	DATE	REVISION	BY
		1	9-06-13	REVISED PER CITY OF COLUMBIA REDLINE	RAY



SCALE: 1" = 1000'

VICINITY MAP

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED.. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIROMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

NOTES & REFERENCES:

1) PHASE 2: 8.23 ACRES DIVIDED INTO 31 SINGLE FAMILY RESIDENTIAL LOTS, INCLUDING 1.31 ACRES OF COMMON AREA.
2) RICHLAND COUNTY TAX MAP SHEET 28900 BLOCK 01 LOT 40.
3) I HEREBY CERTIFY THAT I CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #450789C 0165 K AND 280 K, DATED 09-28-10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) EXISTING ZONING: PUD
M.B.S.L.: FRONT: 25' / SECONDARY FRONT:12.5', SIDES: 13' TOTAL (MIN. 4' EACH SIDE) , REAR: 20'
5) ALL IRONS ARE (N) 1/2" REBAR UNLESS OTHERWISE SHOWN.
6) ALL RIGHT-OF-WAY TO BE DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
PHASE I: TOTAL LENGTH OF NEW R/W IS 1210 L.F. / TOTAL AREA IS 1.49 ACRES
7) BOUNDARY INFORMATION TAKEN FROM A PLAT PREPARED FOR WOODCREEK DEVELOPMENT, LLC TRACT 4 BY UNITED DESIGN SERVICES DATED 2/27/1996.
8) ALL EASEMENT LOCATIONS TAKEN FROM UTILITY DRAWINGS PROVIDED BY WCC ENGINEERING, LLC. RECEIVED VIA DIGITAL TRANSMISSION AND ARE NOT FIELD VERIFIED BY BELTER & ASSOSCIATES, INC.
9) ALL STORM DRAINAGE TO BE DEDICATED TO RICHLAND COUNTY.
10) ALL WATER LINE EASEMENTS TO BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE THE MAIN TO THE METER BOX.
11) 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 FROM THE THE MAIN TO THE CLEAN OUT.
12) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY LAND DEVELOPMENT CODE SIDEWALK SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING ALL LOTS.
NOTE: DEVELOPER SHALL CONSTRUCT SIDEWALKS ALONG COMMON AREAS
13) COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

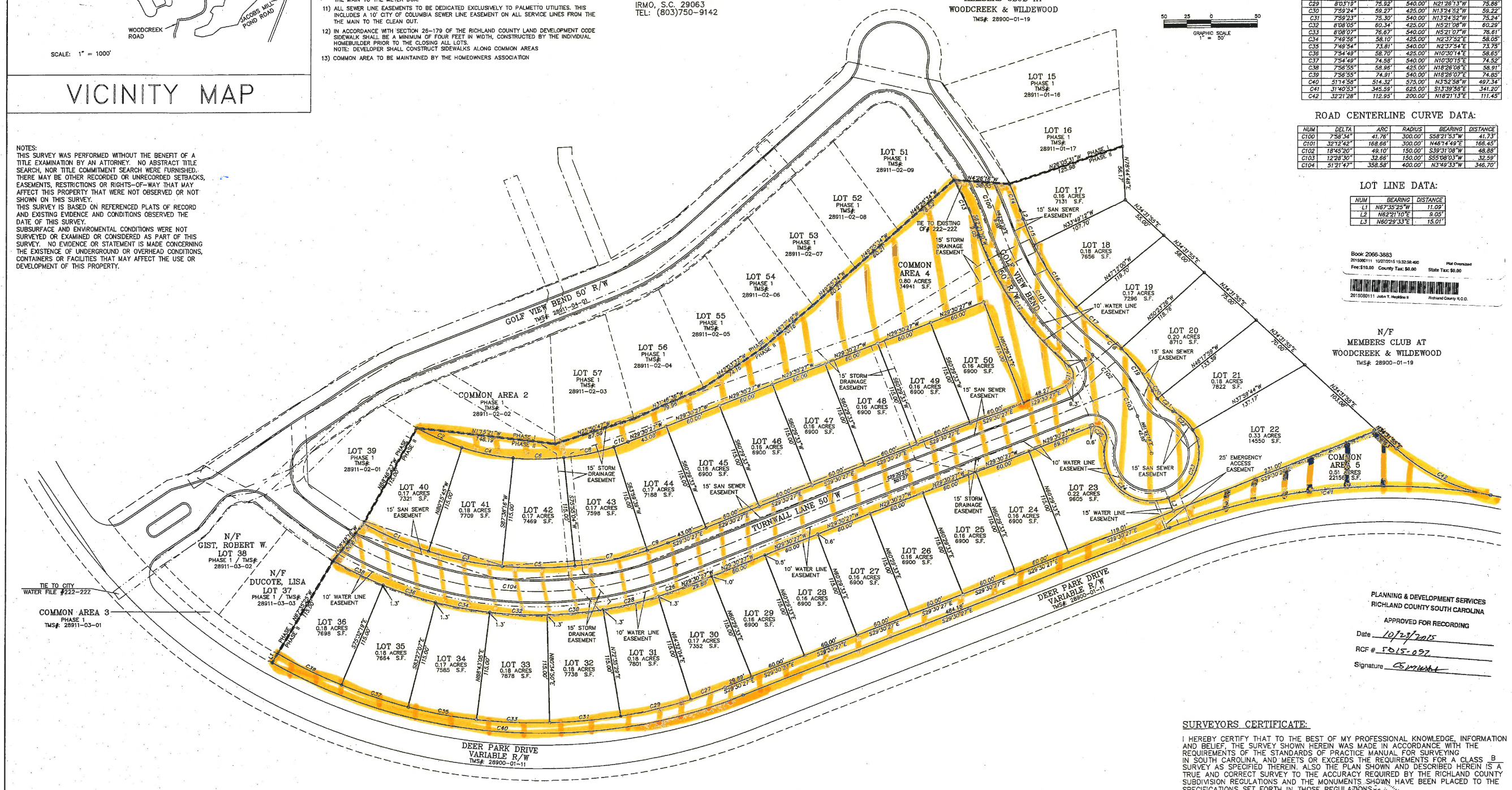
THE OWNER IS:
PRIME DEVELOPMENT, LLC.
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797

THE SEWER OPERATOR IS:
PALMETTO OF RICHLAND COUNTY, LLC
1713 WOODCREEK FARMS RD
ELGIN, S.C. 29045
TEL: (803)699-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, SC 29217
TEL: (803)545-3400

THE ENGINEER IS:
WCC ENGINEERING, LLC
5217 TRENHOLM ROAD
FOREST ACRES, SC 29206
TEL: (803)699-7728

THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
140 FRIARSGATE BLVD.
IRMO, S.C. 29063
TEL: (803)750-9142



LOT LINE CURVE DATA:

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°29'19"	75.19'	375.00'	N15°28'5"E	75.07'
C2	11°29'17"	52.13'	260.00'	N15°28'52"E	52.04'
C3	12°05'53"	79.18'	375.00'	N3°41'21"E	79.03'
C4	12°05'50"	54.90'	260.00'	N3°41'24"E	54.79'
C5	11°43'14"	76.71'	375.00'	N8°13'12"W	76.58'
C6	11°43'15"	53.19'	260.00'	N8°13'08"W	53.09'
C7	11°55'25"	78.04'	375.00'	N20°02'31"W	77.90'
C8	11°56'25"	54.11'	260.00'	N20°02'28"W	54.01'
C9	3°30'13"	22.93'	375.00'	N27°45'20"W	22.93'
C10	3°30'17"	15.90'	260.00'	N27°45'19"W	15.90'
C11	118°14'53"	25.80'	12.50'	N88°37'53"W	21.46'
C12	30°05'29"	170.78'	325.00'	N47°17'53"E	168.83'
C13	11°11'03"	53.68'	275.00'	S56°45'38"W	53.60'
C14	5°20'37"	30.31'	325.00'	S59°40'51"W	30.30'
C15	6°10'28"	29.63'	275.00'	N59°19'58"E	29.62'
C16	16°39'19"	79.94'	275.00'	N47°51'02"E	79.66'
C17	9°22'55"	45.03'	275.00'	N34°49'55"E	44.98'
C18	6°27'44"	19.74'	175.00'	S33°22'20"W	19.73'
C19	16°20'55"	56.04'	175.00'	S45°46'40"W	55.80'
C20	11°18'19"	9.87'	50.00'	N49°17'58"E	9.85'
C21	24°53'33"	21.72'	50.00'	N31°12'02"E	21.55'
C22	33°11'06"	28.96'	50.00'	S35°30'49"W	28.56'
C23	99°25'59"	86.77'	50.00'	N78°20'38"W	76.29'
C24	125°59'25"	109.95'	50.00'	N34°22'04"E	89.10'
C25	126°52'14"	27.68'	12.50'	S33°55'40"W	22.36'
C26	4°02'35"	29.99'	425.00'	N27°29'10"W	29.98'
C27	4°02'34"	38.10'	540.00'	N27°29'10"W	38.10'
C28	8°03'18"	59.75'	425.00'	N21°26'13"W	59.70'
C29	8°03'19"	75.52'	540.00'	N21°26'13"W	75.65'
C30	7°59'24"	59.27'	425.00'	N13°24'52"W	59.22'
C31	7°59'23"	75.30'	540.00'	N13°24'52"W	75.24'
C32	8°08'05"	60.34'	425.00'	N5°21'08"W	60.29'
C33	8°08'07"	76.67'	540.00'	N5°21'07"W	76.61'
C34	7°49'56"	58.10'	425.00'	N2°37'52"E	58.05'
C35	7°49'54"	73.81'	540.00'	N2°37'54"E	73.75'
C36	7°54'49"	58.70'	425.00'	N10°30'14"E	58.65'
C37	7°54'49"	74.58'	540.00'	N10°30'15"E	74.52'
C38	7°56'55"	58.96'	425.00'	N18°26'09"E	58.91'
C39	7°56'55"	74.81'	540.00'	N18°26'07"E	74.85'
C40	51°14'58"	514.32'	575.00'	N33°2'58"W	497.34'
C41	31°40'53"	345.59'	625.00'	S13°39'56"E	341.20'
C42	32°21'28"	112.95'	200.00'	N18°21'13"E	111.45'

ROAD CENTERLINE CURVE DATA:

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C100	7°58'34"	41.76'	300.00'	S58°21'53"W	41.73'
C101	32°12'42"	168.66'	300.00'	N46°14'49"E	166.45'
C102	18°45'20"	49.10'	150.00'	S39°31'08"W	48.88'
C103	12°28'30"	32.66'	150.00'	S55°08'03"W	32.59'
C104	51°21'47"	358.58'	400.00'	N3°49'33"W	346.70'

LOT LINE DATA:

NUM	BEARING	DISTANCE
L1	N67°35'25"W	11.09'
L2	N62°?'0"E	9.09'
L3	N60°29'33"E	15.01'

Book 2066-3683
2015080111 10/27/2015 15:32:38.400
Fee:$10.00 County Tax: $0.00 Plat Oversized State Tax: $0.00
2015080111 John T. Hopkins II Richland County R.O.D.

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date 10/29/2015
RCF # 5015-057
Signature

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 SOUTH 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 MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

9-22-15
DATE
WILLIAM M. BRASINGTON SCPLS 9312

								CBR
								BY
								COMMENTS
								AND
								COUNTY
								CITY
								PER
							09-21-15	REVISED
								REVISION
								DATE
								NO.
							1	PAGE
								BOOK

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
144 FRIARSGATE BLVD.
IRMO, S.C. 29063
PHONE #: (803) 732-4004

SCALE: 1" = 50'
DATE: 08-27-2015
DRAWN: C. RAY
CHECKED: W. BRASINGTON
SHEET 1 OF 1

BONDED PLAT OF
THE COURTYARDS AT WOODCREEK
PHASE 2
NEAR COLUMBIA, S.C.
RICHLAND COUNTY

COC# 222-22Z

BBB-007

MICRO SURVEY DWG: THE COURTYARDS AT WOODCREEK PH2 BONDED.DWG

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, 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.

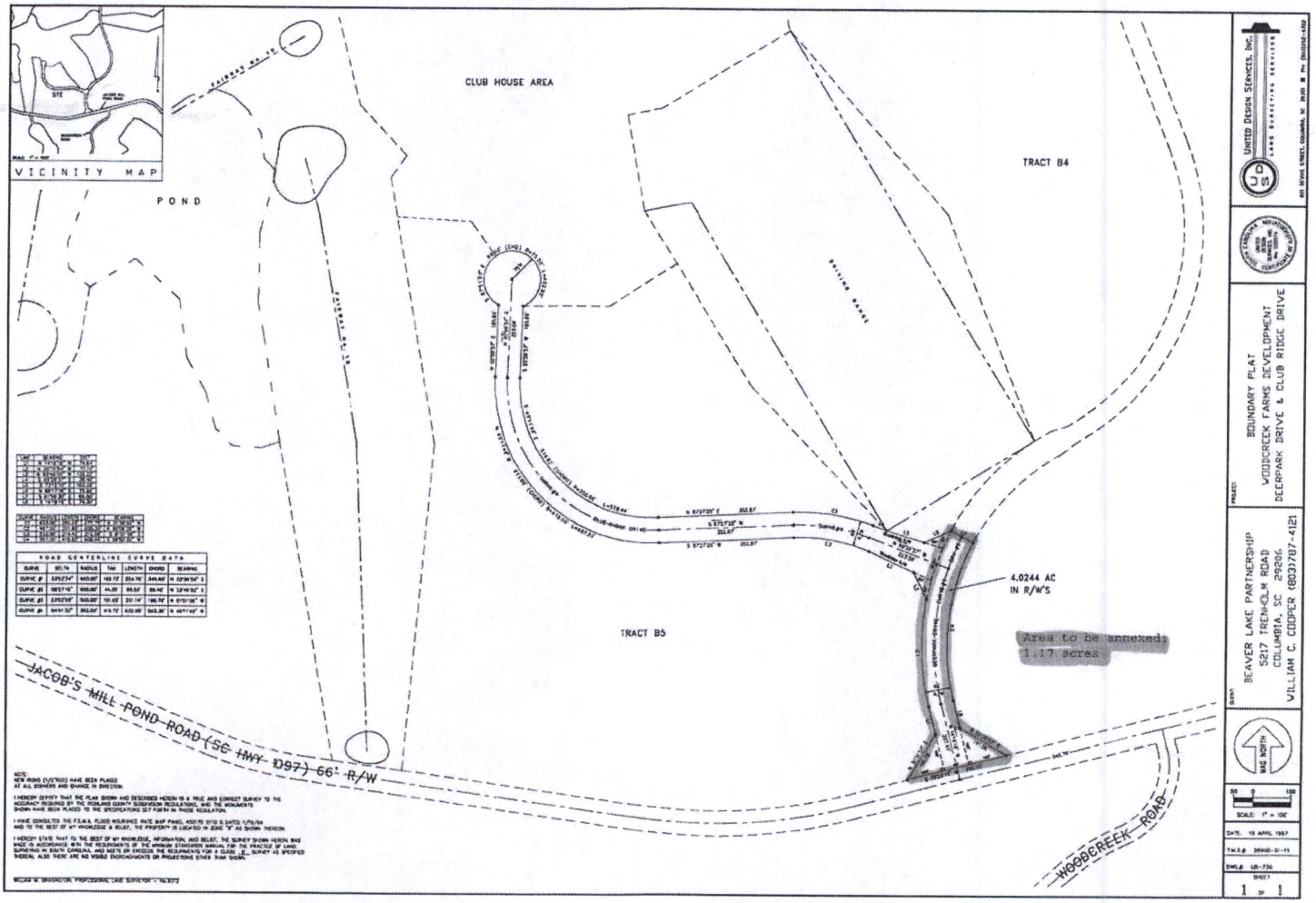
Richland County TMS: 28900-01-11(p)
Property Address: 10750 Two Notch Road

Woodcreek Development, LLC

BY: _____ Date: 9-8-16
Signature

Harold Pickrel III
(Print or Type Name)

Its: Managing Member
(Print or Type Title)


VICINITY MAP
POND
CLUB HOUSE AREA
TRACT B4
TRACT B5
4.0244 AC
IN R/W'S
Area to be annexed:
1.17 acres
JACOB'S MILL POND ROAD (SC HWY 097) 66' R/W
WOODCREEK ROAD
BOUNDARY PLAT
WOODCREEK FARMS DEVELOPMENT
DEERPARK DRIVE & CLUB RIDGE DRIVE
BEAVER LAKE PARTNERSHIP
5217 TRENHOLM ROAD
COLUMBIA, SC 29206
WILLIAM C. COOPER (803)787-4121
UNITED DESIGN SERVICES, Inc.
SCALE: 1" = 100'
DATE: 18 APRIL 1997
SHEET
1 OF 1

We Are Columbia

MEETING DATE: **November 15, 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)

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.

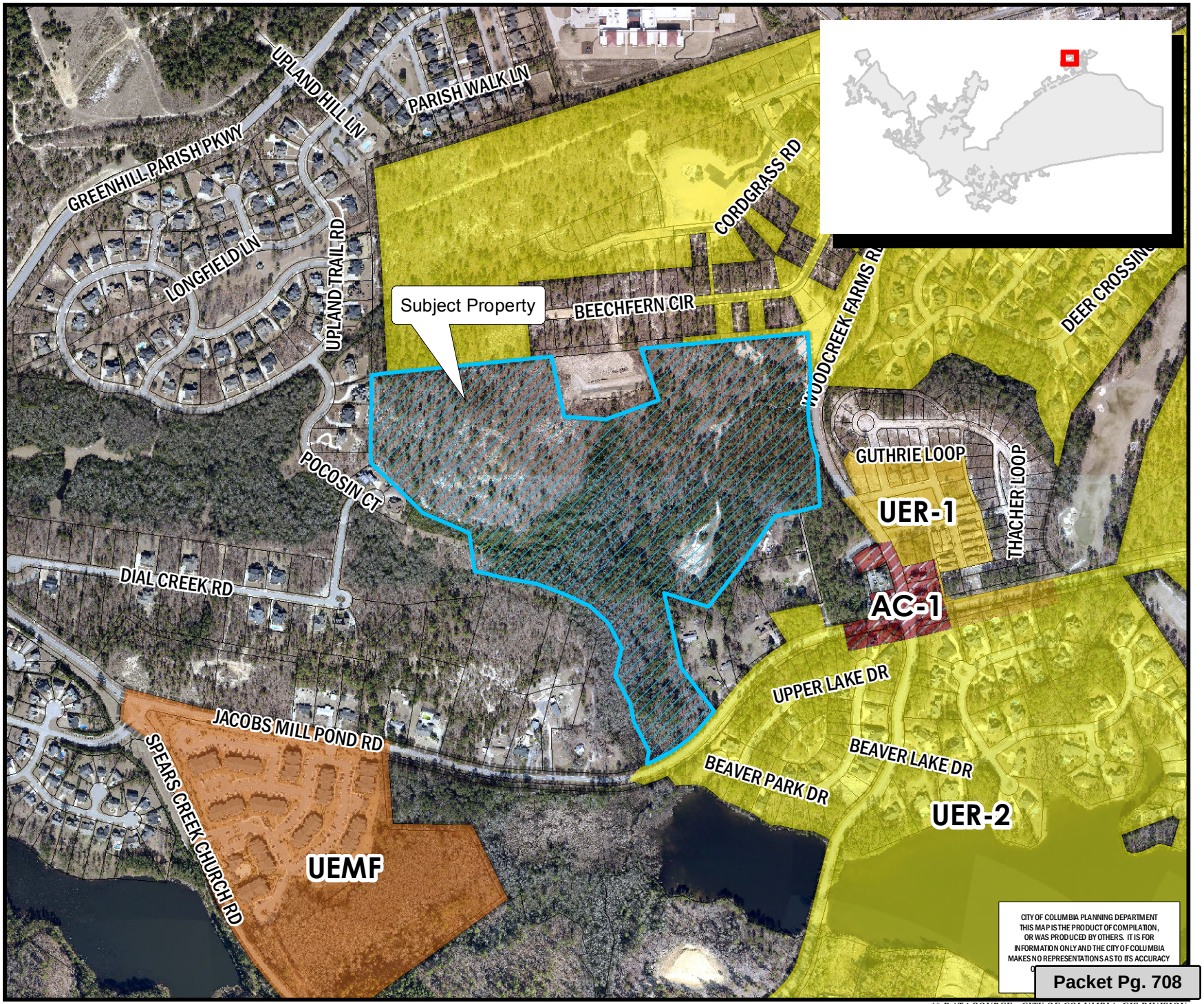
03/07/2011

© 2011 Pictometry

Future Land Use Map

N/S Jacobs Mill Pond Road & N/W Woodcreek Farms Road, TMS# 25800-03-27
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

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

0 200 400 800 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 13, 2016

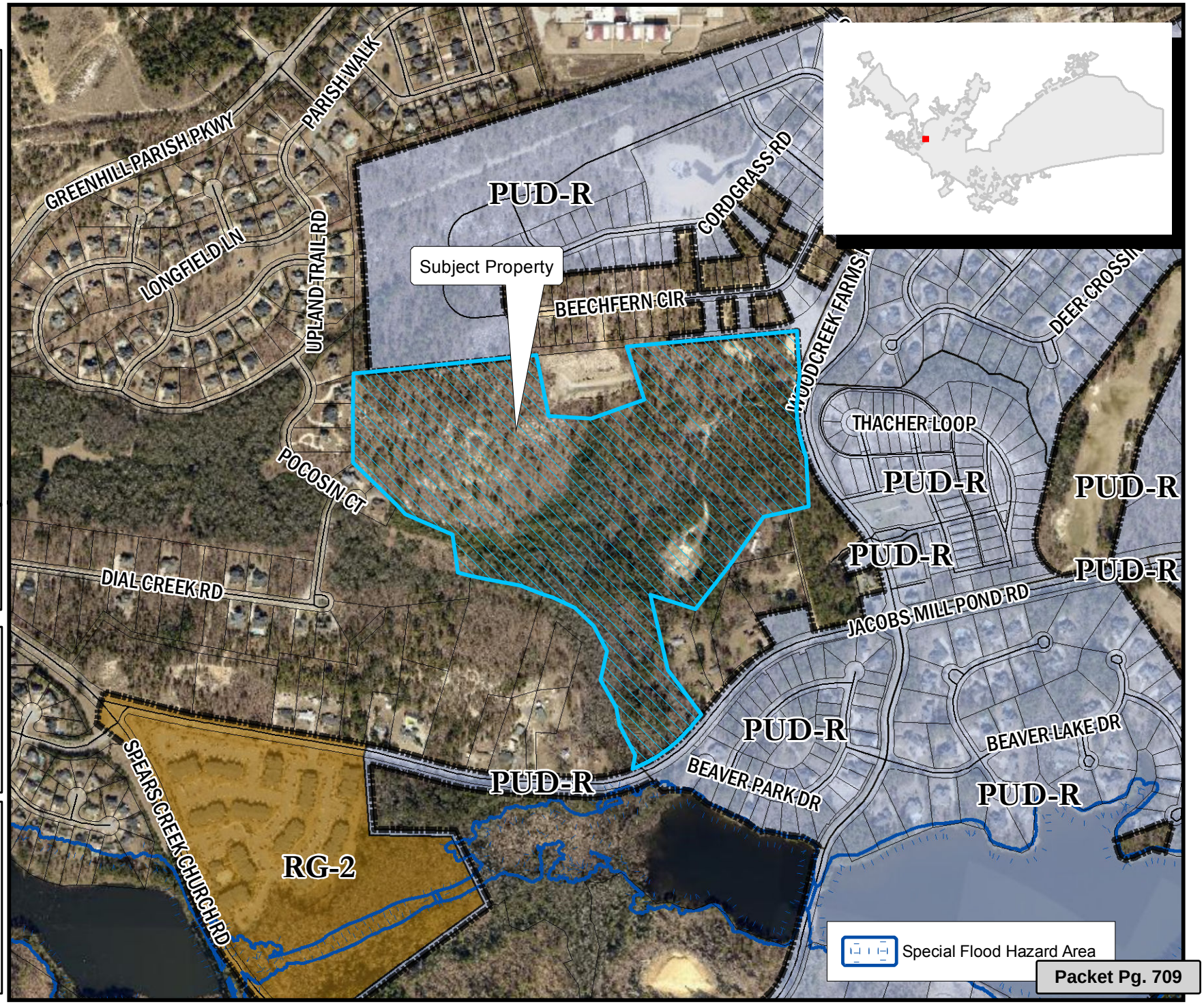
We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

N/S Jacobs Mill Pond Rd & N/W Woodcreek Farms Rd, TMS# 25
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-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

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

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

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 10/17/2016
1617090749

LEGAL DEPARTMENT DRAFT

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.

Last revised: 10/17/2016
1617090749

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.

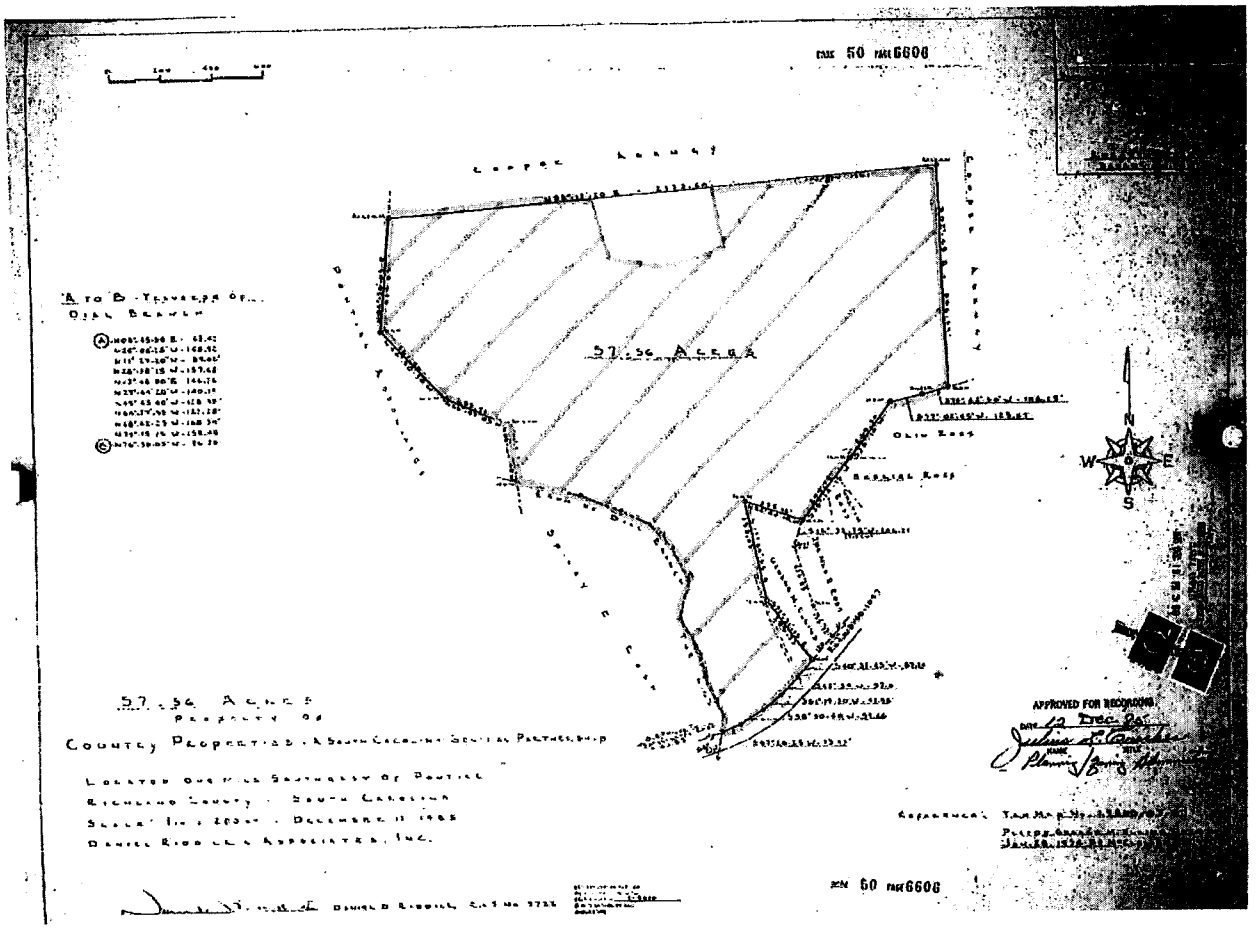
Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being a 54.2 acre portion of the 57.56 acre tract as shown on a plat prepared for Country Properties, 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 Pickrel _____ Its: Manager
(Print or Type Name) (Print or Type Title)



DATE 50 PAGE 6606
57.56 Acres
Olin Road
Berkley Road
N
W
E
S
57.56 Acres
Property of
County Properties, A South Carolina General Partnership
Located One Mile Southeast of Pontiac
Richland County - South Carolina
Scale: 1 in = 200 ft - December 11 1985
Daniel Riddle & Associates, Inc.
APPROVED FOR RECORDING
DATE 12 Dec 85
DATE 50 PAGE 6606

We Are Columbia

MEETING DATE: **November 15, 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)

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.

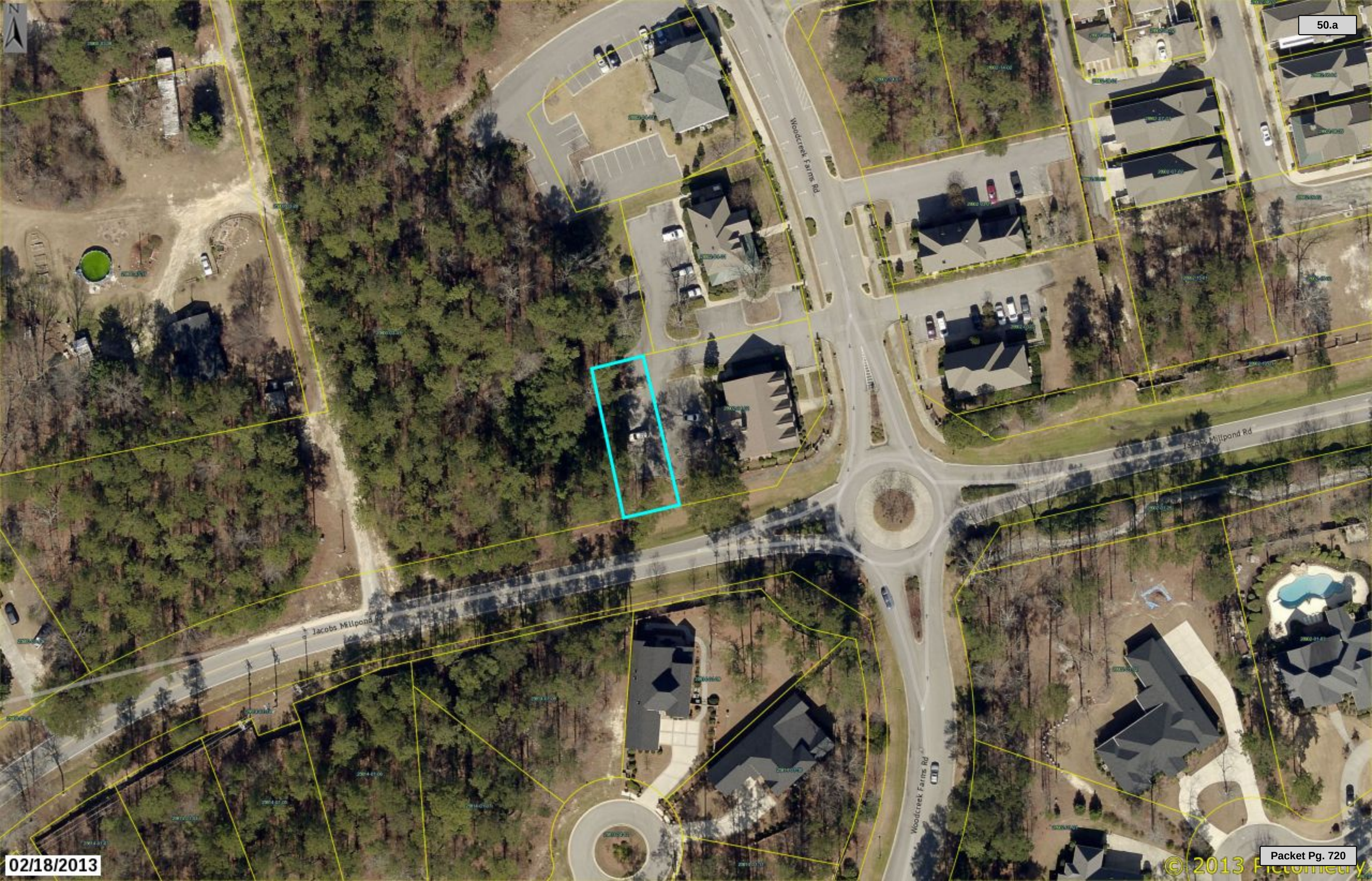
(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(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

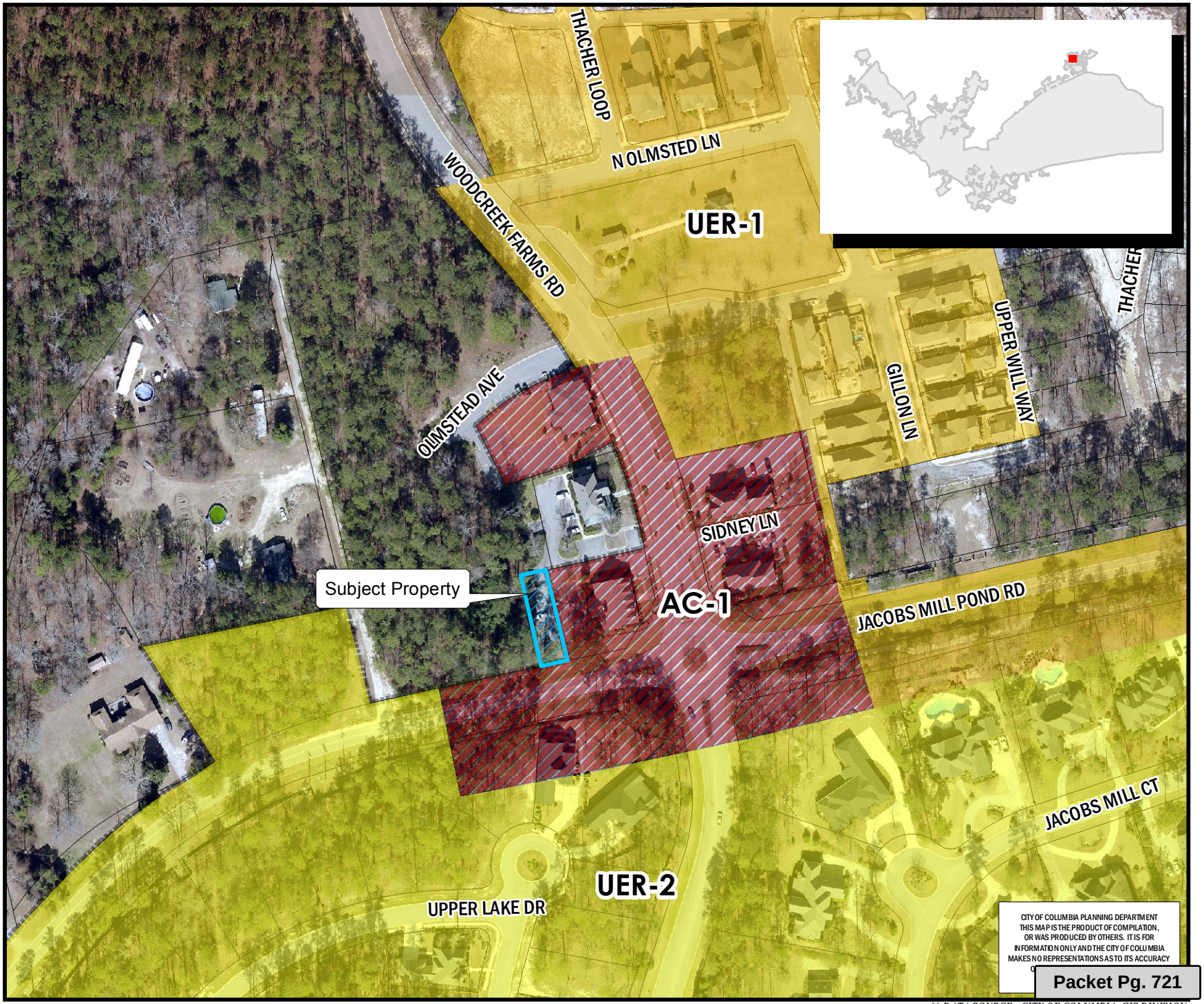
Staff recommends City Council annex the property, adopt an ordinance assigning AC-1 land use classification, and assign zoning of PUD-R at the time of annexation.


Woodcreek Farms Rd
Jacobs Millpond Rd
Jacobs Millpond Rd
Woodcreek Farms Rd
02/18/2013
© 2013 Pictometry

Future Land Use Map

Woodcreek Farms Road (p), TMS# 25800-03-47(p)
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: AC-1

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
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- 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
September 7, 2016

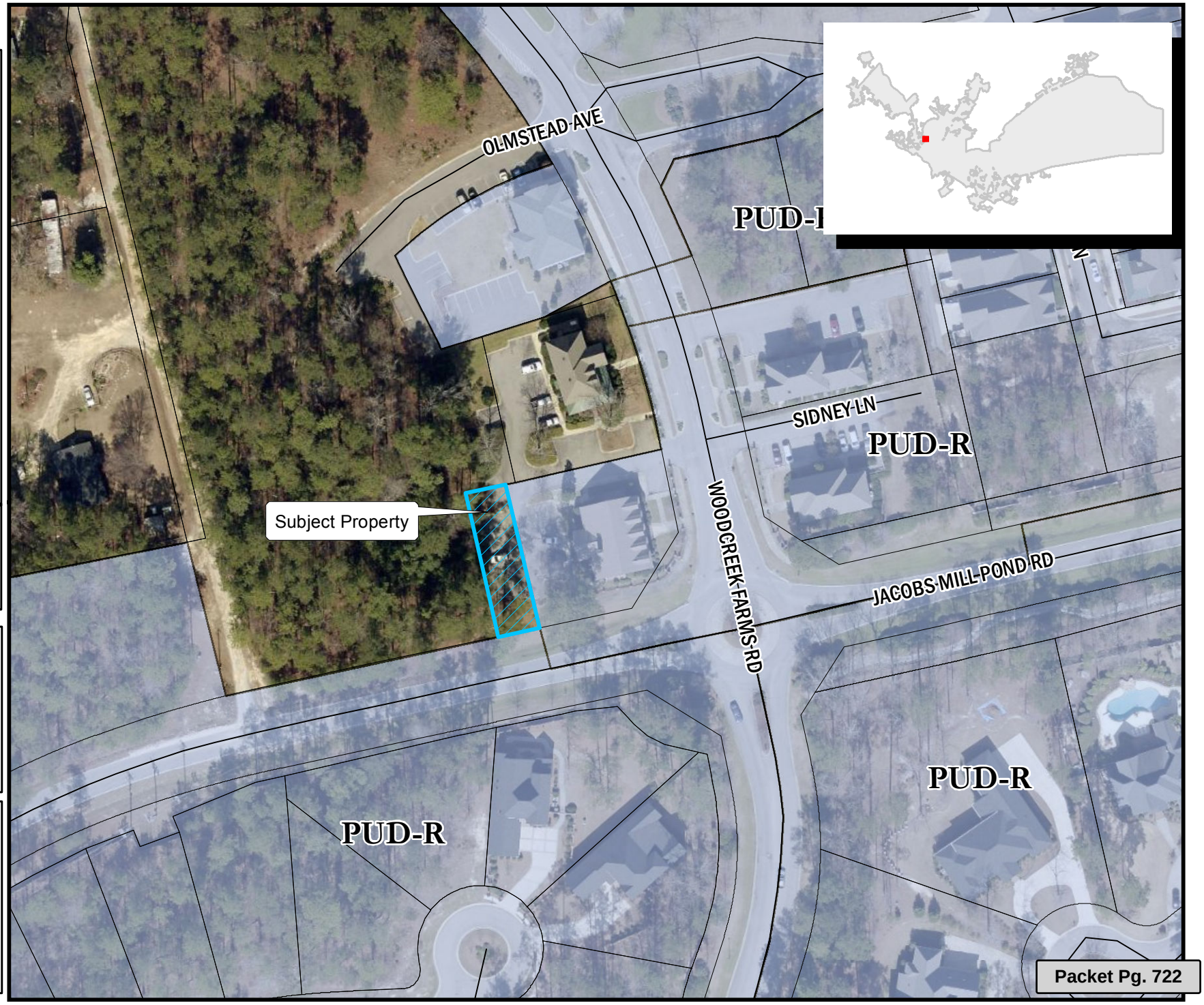
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

Woodcreek Farms Road (p), TMS# 25800-03-47(p)
Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

Department of Planning & Development Services



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

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We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

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:

Last revised: 10/24/2016
1617100824

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-103

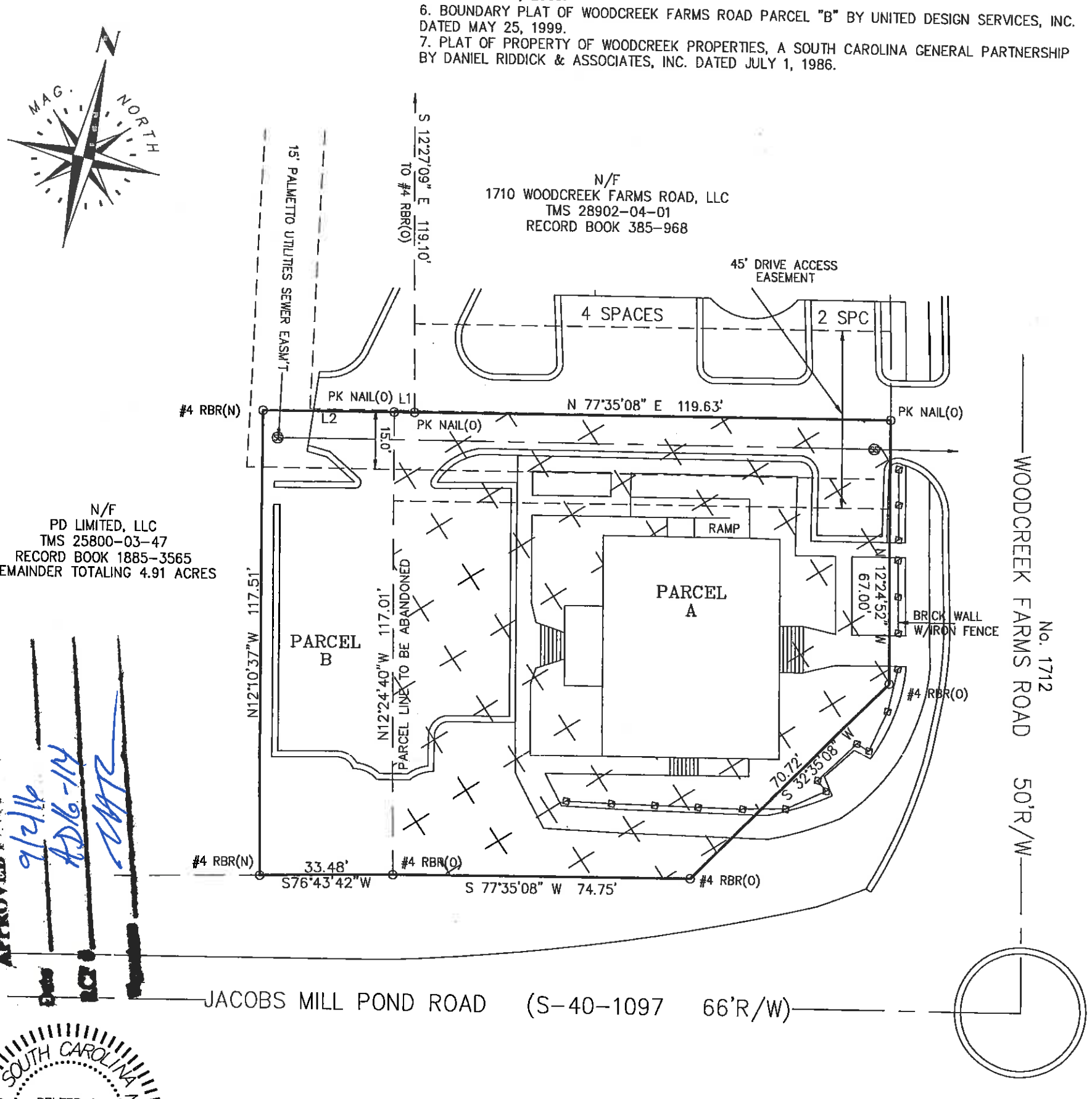
All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being more particularly shown and designated as Parcel "B" containing 0.09 acres, on a plat entitled "Final Plat Prepared 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.

Last revised: 10/24/2016
1617100824

LINE	BEARING	DISTANCE
L1	S 77°35'08" W	5.12'
L2	S77°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.



APPROVED FOR RECORDING
9/2/16
AD16-114

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
144 FRIARSGATE BOULEVARD
IRMO, SOUTH CAROLINA 29063
TELEPHONE: (803) 732-4004

SOUTH CAROLINA
BELTER & ASSOCIATES, INC.
No. C00767
CERTIFICATE OF AUTHORIZATION

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 – PORTIOM TMS 25800-03-47

30 15 0 30
GRAPHIC SCALE
1" = 30'

SURVEY DATE: 09-01-2016	FINAL PLAT PREPARED FOR	CITY: COLUMBIA, SC
LOT AREA: 17244 SQ. FT. = 0.40 ACRES		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.

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

JOB NO. 1609003 FB. XXX, PG. XX WW-641

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, 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: _____ Date: 9/7/2016

Steven Applewhite
(Print or Type Name)

Its: Member
(Print or Type Title)

LINE	BEARING	DISTANCE
L1	S 77°35'08" W	5.12'
L2	S77°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
1710 WOODCREEK FARMS ROAD, LLC
TMS 28902-04-01
RECORD BOOK 385-968

N/F
PD LIMITED, LLC
TMS 25800-03-47
RECORD BOOK 1885-3565
REMAINDER TOTALING 4.91 ACRES

15' PALMETTO UTILITIES SEWER EASM'T

S 12°27'09" E 119.10' TO #4 RBR(O)

45' DRIVE ACCESS EASEMENT

4 SPACES

2 SPC

#4 RBR(N)

PK NAIL(O) L1

L2

PK NAIL(O)

N 77°35'08" E 119.63'

PK NAIL(O)

15.0'

RAMP

PARCEL A

PARCEL B

N12°10'37"W 117.51'

N12°24'40"W 117.01'

PARCEL LINE TO BE ABANDONED

N 12°24'52" W 67.00'

BRICK WALL W/IRON FENCE

#4 RBR(O)

70.72'

S 32°35'08" W

#4 RBR(N)

33.48'

S76°43'42"W

#4 RBR(O)

S 77°35'08" W 74.75'

#4 RBR(O)

WOODCREEK FARMS ROAD No. 1712 50'R/W

JACOBS MILL POND ROAD (S-40-1097 66'R/W)

APPROVED FOR RECORDING
RICHLAND COUNTY SOUTH CAROLINA
9/12/16

SOUTH CAROLINA
BELTER & ASSOCIATES, INC.
No. C00767
CERTIFICATE OF AUTHORIZATION

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

30 15 0 30
GRAPHIC SCALE
1" = 30'

BELTER & ASSOCIATES, INC. | PROFESSIONAL LAND SURVEYORS | 144 FRIARSGATE BOULEVARD IRMO, SOUTH CAROLINA 29063 | TELEPHONE: (803) 732-4004

SURVEY DATE: 09-01-2016	FINAL PLAT PREPARED FOR	CITY: COLUMBIA, SC
LOT AREA: 17244 SQ. FT. = 0.40 ACRES		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.

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 "S" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BRASINGTON SCPLS # 9312

JOB NO. 1609003 FB. XXX, PG. XX WW-641

We Are Columbia

MEETING DATE: **November 15, 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)

LEGAL DEPARTMENT DRAFT

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:

Last revised: 11/7/2016
1617100870

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: **November 15, 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)

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

DRAFT

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Office of Business Opportunities**

FROM: ***Tina Herbert,***

SUBJECT: **Resolution No.: R-2016-079 - Repealing Resolution No.: 1986-010 Establishing a minority and female business enterprise program and Adopting a Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy into the City of Columbia Procurement Regulations**

PRESENTER: **Tina Herbert, Director of OBO**

FINANCIAL IMPACT:

BUSINESS PROGRAM: **Minority Business Enterprise**

CLEAN WATER 2020?: **No**

ATTACHMENTS:

- **#a:** R-2016-079 repeal 1986-010-adopt Commercial Non-Discrimination Utilization Policy (PDF)

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-079

Repealing Resolution No.: 1986-010 Establishing a minority and female business enterprise program and Adopting a Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy into the City of Columbia Procurement Regulations

WHEREAS, the Mayor and City Council by Resolution No.: R-1986-010 enacted on June 5, 1986 established a Minority and Female Business Enterprise Program; and,

WHEREAS, the City of Columbia ("City") is determined to establish and firmly enforce a clear policy against discrimination in City-related business on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age, or disability. Additionally, the City shall establish a policy not to engage in City-related business with firms that discriminate in their solicitation, selection, or treatment of vendors, suppliers, contractors, subcontractors, or business customers; and,

WHEREAS, the South Carolina General Assembly has declared that business firms owned and operated by minority persons have been historically restricted from full participation in the free enterprise system to a degree disproportionate to other businesses, and that it is in the State's best interest to assist minority-owned businesses to develop fully as a part of the State's policies and programs designed to promote balanced economic and community growth; and,

WHEREAS, the State of South Carolina defines a minority person as one that is socially and economically disadvantaged, and includes women in its definition of socially disadvantaged business enterprises; and,

WHEREAS, the City had a Disparity Study completed in 2006 that found that minority and women owned businesses (MWBEs) were substantially underutilized in prime contracting in a majority of procurements in (1) construction, (2) architecture and engineering consultants, (3) professional services, (4) goods and supplies, and (5) other services; and,

WHEREAS, the 2006 Disparity Study also found that MWBEs were substantially underutilized in subcontracting in a majority of procurements in (1) construction, (2) architecture and engineering consultants, (3) professional services, (4) goods and supplies, and (5) other services; and,

WHEREAS, the City implemented the Subcontracting Outreach Program (SOP) in 2003 as a race and gender neutral method to increase the utilization of MWBE subcontractors. However, the program has not met suggested aspirational goals of the 2006 Disparity Study; and,

WHEREAS, the City implemented a Mentor Protege Program (MPP) 2008 as a race and gender neutral method to increase the utilization of MWBE prime contractors. However, the program has not met the suggested aspirational goals of the 2006 Disparity Study; and,

WHEREAS, the City implemented a Local Business Enterprise Program in 2010 as a race and gender neutral method to show its commitment to utilizing local businesses in the procurement process; and,

WHEREAS, the City has implemented many of the recommendations outlined in the 2006 Disparity Study to increase MWBE utilization including, but not limited to, setting aspirational goals, changing insurance requirements so that smaller firms can be more competitive, requiring prime contractors to make good faith efforts to utilize MWBEs in their fulfillment of City contracts, and providing technical assistance to firms; and,

LEGAL DEPARTMENT DRAFT

WHEREAS, despite the City's extensive efforts to implement race and gender neutral methods to increase MWBEs utilized in city procurement, the City has not met the aspirational goals recommended by the 2006 Disparity Study; and,

WHEREAS, the City recognizes that it has a particular responsibility to promote participation of local MWBEs in the Columbia-Orangeburg-Newberry Metropolitan Statistical Area in furtherance of the State policy; and,

WHEREAS, the City of Columbia desires to repeal Resolution No.: R-1986-010 and adopt a clearer policy that will ensure that MWBEs are afforded the opportunity to fully participate in the overall procurement process of the City; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council of the City of Columbia, South Carolina, this ____ day of _____, 2016, that Resolution No.: R-1986-010 is hereby repealed in its entirety and that the attached Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy is hereby adopted and incorporated into the City of Columbia Procurement Regulations.

Requested by:

Assistant City Manager Palen

Approved by:

_____
City Manager

Approved as to form:

Senior Assistant City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 11/4/2016
1617100877

Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy
(Last Revised: November, 2016)

1. Commercial Non-Discrimination Policy. It is the policy of the City of Columbia to prohibit and discourage commercial discrimination on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age, disability or any other form of unlawful discrimination in any City procurement or contract.

2. CDBE Policy. It is the policy of the City of Columbia that DBEs shall be afforded the opportunity to participate fully in its overall procurement process. Objectives. The objectives of the CDBE Policy are to: (a) take specific steps to ensure non-discriminatory results and practices in the future and (b) fully involve CDBEs in the City's procurement process.

3. Applicability. Except as otherwise provided herein or prohibited by federal or state law, this policy shall also apply to any federally-assisted activity with subcontracting possibilities.

4. Columbia Disadvantaged Business Enterprise defined.

a. A Columbia Disadvantaged Business Enterprise (CDBE) is defined as (1) a certified business (2) that has an office in the Columbia-Orangeburg-Newberry Metropolitan Statistical Area for one year; and (3) is a socially and/or economically disadvantaged business.

b. Certified Business: Any businesses having the following certifications shall qualify as certified under the City of Columbia DBE Utilization Policy upon submission and verification of such certification:

i. Historically Underutilized Business Zone (HUBZone) – *Small Business Administration*
ii. Woman Owned Business Enterprise (WOBE) - *Small Business Administration*
iii. 8(a) Business Development Program - *Small Business Administration*
iv. DBE Program – *SC Department of Transportation*
v. Service-Disabled Veteran-Owned Business Enterprise (SDVOBE)– *Small Business Administration*
vi. Minority Business Enterprise (MBE) – *SC Office of Small and Minority Business Contracting and Certification*
vii. Women Business Enterprise (WBE) – *Women's Business Enterprise National Council BENC*
viii. Minority Business Enterprise (MBE) – *National Minority Supplier Diversity Council*

c. -Orangeburg-Newberry Metropolitan Statistical Area includes the following counties: Calhoun, Fairfield, Kershaw, Lexington, Newberry, Orangeburg, Richland, and Saluda.

d. Socially and/or Economically Disadvantaged Individuals.

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i. Socially disadvantaged individuals are those who have been subjected to racial or ethnic prejudice or cultural bias within American society because of their identities as members of groups and without regard to their individual qualities.

ii. Economically disadvantaged individuals are those whose ability to compete in the free enterprise system has been impaired due to diminished capital and credit opportunities.

e. A Socially and/or economically disadvantaged enterprise is any business concern that:

i. Is at least fifty-one (51%) percent owned and controlled by one or more citizens of the United States who are determined to be socially and/or economically disadvantaged.

ii. In the case of a concern that is a corporation, fifty-one (51%) percent of all classes of voting stock of such corporation must be owned and controlled by an individual determined to be socially and/or economically disadvantaged.

iii. In the case of a concern which is a partnership, fifty-one (51%) of the partnership interest must be owned by an individual or individuals determined to be socially and/or economically disadvantaged and whose management and daily business operations are controlled by individuals determined to be socially and/or economically disadvantaged. Such individuals must be involved in the daily management and operations of the business concerned.

f.. Minority and women-owned businesses are presumed socially disadvantaged. "Minority" means a person who is a citizen or lawful permanent resident of the United States and who is:

(a) Black (a person having origins in any of the black racial groups of Africa);

(b) Hispanic (a person of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race);

(c) Asian American (a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands); and/or,

(d) American Indian and Alaskan Native (a person having origins in any of the original peoples of North America).

5. Responsible Department. The City Manager shall designate the Office of Business Opportunities (OBO) to administer this policy. OBO shall be responsible for developing, managing and implementing the CDBE Utilization Policy and such other responsibilities as set forth in this policy.

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6. Policies to Ensure that CDBE's have an Equitable Opportunity to Compete for Contracts and Subcontracts. The City shall use the following techniques to facilitate CDBE utilization in contracting activities:

a. Arrange bid solicitations and times for the submission of bids/bid specifications to ensure equitable participation.

b. Break down larger contracts into smaller contracts to include the participation of smaller business to the extent economically and legally feasible.

c. Provide specifications in a timely manner to CDBEs, majority contractors and business associations.

d. Provide technical assistance to CDBEs.

e. Hold seminars or workshops to acquaint the business community with the requirements and scope of City procurement activities. These sessions will be coordinated with organizations that are familiar with and willing to reduce problems experienced by CDBEs.

f. Utilize local minority owned banks wherever feasible.

g. Maintain accurate records of the utilization of CDBEs.

h. Aid such businesses in the Columbia-Orangeburg-Newberry Metropolitan Statistical Area that meet the definitions of DBE and ensure that they shall be afforded full opportunity to participate in procurement through the goals and procedures established herein, provided that the integrity of the bidding procedures and process of awarding contracts to the low acceptable bidders is maintained.

i. Impose the following requirements for Prime Contractors of the City on procurements that have CDBE Utilization goals:

A. All prime contractors bidding on procurements estimated at $200,000 or more will be required to provide a complete listing of all subcontractors.

B. All prime contractors bidding on procurements estimated at $200,000.00 or more will be required to complete a certification listing all CDBE or certified contractors contacted and results thereof.

C. All bid specifications will require prime contractors to make good faith efforts to utilize CDBEs. Good faith efforts can be demonstrated by the following:

DRAFT

(1) Attending pre-solicitation meetings, pre-bid meetings and outreach events that are scheduled by the City to inform CDBEs of contracting, subcontracting, and supply opportunities.

(2) Advertising in general circulation, trade association, and/or small minority women business enterprise (SMWBE) focused media outlets concerning subcontracting opportunities.

(3) Providing written notice to a reasonable number of relevant CDBEs that their interest in the contract is being solicited, in sufficient time to allow the CDBEs to participate.

(4) Following up with initial solicitations of interest by contacting CDBEs to determine with certainty whether they are interested.

(5) Identifying and selecting portions of the work to be performed by CDBEs in order to increase the likelihood of CDBE participation (including, where appropriate, breaking down contracts into economically feasible units).

(6) Providing interested CDBEs with equal access to specifications, plans, and requirements of the contract.

(7) Negotiating fairly with interested CDBEs (not rejecting CDBEs as unqualified without sound reasons based on a thorough investigation of their capabilities).

(8) Using the services of available SMWBE community organizations, majority contractors groups, local, state and federal SMWBE business assistance offices, and other organizations that provide assistance in the recruitment and placement of SMWBEs.

(9) Assisting interested CDBE and certified enterprises in obtaining bonding, lines of credit or insurance.

(10) Utilizing certified businesses as defined under Sec.4b of this policy that have not had an office in the Columbia-Orangeburg-Newberry Metropolitan Statistical Area for one year prior to submitting response.

7. Directory. The City shall have available resources, including directories and/or lists, to facilitate in the identification of CDBEs with capabilities needed in the performance of City contracts. The City shall make such resources available to bidders in their efforts to meet the DBE requirements.

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8. Overall City Procurement Goals. The City Manager, based on the City's methodology of calculating procurement goals, shall recommend suggested levels of CDBE utilization to City Council for consideration and approval annually.

9. Contract Goals. The City Manager also has the authority to determine contract goals for CDBE participation on any prime contract estimated at $200,000.00 or more. Bidders or proposers must make a good faith effort to meet the stated goal, or demonstrate why the goal was not met.

10. Records and Reports. The OBO shall maintain such records and provide such reports quarterly to the City Manager and City Council to ensure full compliance with the CDBE Program.

11. Complaints. Any complaint received by the City concerning the CDBE Policy will be investigated by OBO, or designee(s) of the City Manager, and reported to the City Manager with a recommendation for resolution. This information shall be included in quarterly reports to City Council.

12. Additional Rules and Regulations. The City may, with the approval of the City Manager, promulgate additional rules and regulations not inconsistent with this policy or any Federal or State law, regulation or grant requirement, as needed

13. CDBE Policy Period. This CDBE Policy shall be effective for the remainder of the current fiscal year and shall continue for four (4) subsequent fiscal years unless extended or rescinded by City Council. The council shall annually review the CDBE Utilization Policy and its overall goals. This policy shall be in full force and effect immediately upon passage thereof.

14. Severability Clause. In the event any provision or part of this policy is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire policy will be inoperative.

DRAFT

APPROVED AS TO FORM

Legal Department City of Columbia, SC

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Resolution No.: R-2016-081 Authorizing the City Manager to execute an Agreement for In-Contract Utility Relocation, Water Line WM4281 Relocation along Hard Scrabble Road for the South Carolina Department of Transportation (SCDOT) Hard Scrabble Road Widening Project**

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** R-2016-081 SCDOT Hardscrabble Widening Project (PDF)
- #b: SCDOT Hard Scrabble Road (PDF)

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-081

Authorizing the City Manager to execute an Agreement for In-Contract Utility Relocation, Water Line WM4281 Relocation along Hard Scrabble Road for the South Carolina Department of Transportation (SCDOT) Hard Scrabble Road Widening Project

BE IT RESOLVED by the Mayor and City Council this ___ day of _____, 2016, that the City Manager is hereby authorized to execute the attached Agreement for In-Contract Utility Relocation, Water Line WM4281 Relocation along Hard Scrabble Road for the Hard Scrabble Road widening project with the South Carolina Department of Transportation (SCDOT), or on a form to be approved by the City Attorney, the total compensation of costs to the City of Columbia shall not exceed Two Million One Hundred Forty-eight Thousand Two Hundred Seventy-four and 72/100 ($2,148,274.72) Dollars.

(Funding Source: CIP WM 4281 (552 9999)

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

Senior Assistant City Attorney

Introduced:
Final Reading:

_____
Mayor

ATTEST:

_____
City Clerk

Last revised: 11/9/2016
1617090623

AGREEMENT
For In-Contract Utility Relocation

Water Line WM4281 Relocation
Hard Scrabble Road in Richland County
SCDOT Project ID 4083940

In an effort to ensure the successful completion of the Water Line facilities relocation along the above referenced location in Richland County, and in consideration for the mutual promises and commitments set forth below, the South Carolina Department of Transportation (**SCDOT**) and the City of Columbia (**PARTICIPANT**) covenant and agree as follows:

This document is to serve as an Agreement as to the specific responsibilities of the **PARTICIPANT** and **SCDOT** in completing this project and associated Utility Work.

Section I – Definitions

1. The term "Project" shall refer to the engineering, right-of-way services, construction, and inspection services associated with the Water Line Relocation undertaken in connection with the Widening project along Hard Scrabble Road in Richland County.

    A. The term "Utility Work" shall include the following items:
    Water Line Relocation

Section II - Agreements by the Parties

1. The Utility Work shall be included in **SCDOT**'s contract for the construction of the Project.
2. The Utility Work shall be performed by a contractor approved by **PARTICIPANT** and licensed and qualified to perform the Utility Work.
3. **SCDOT** will supply a detailed cost breakdown for any scope changes and **PARTICIPANT** must approve this scope change before the contractor can commence with the work.

Section III - Funding

1. **SCDOT** shall be responsible for the cost of utility relocations where prior rights exist in accordance with **SCDOT's** "A Policy for Accommodating Utilities on Highway Rights of Way" and 23 CFR 645A.

A. For new waterlines installed as part of the project, cover at the time of Project completion shall be no less than 48 inches measured from the top of pipe to the elevation of the pavement at the edge of the roadway or top of ground elevation (whichever is lowest).
B. For existing waterlines to be retained, test holes have been performed throughout the Project area. Test hole data has been utilized and compared to the proposed roadway design to determine the anticipated depth from final pavement surface to the top of the waterline. The minimum depth of the existing waterline to be retained without additional protection shall be 42" from the pavement surface to the top of waterline.
C. In locations in which the test holes indicate the anticipated depth from pavement surface to top of waterline will be less than 42", **SCDOT** and **PARTICIPANT** will coordinate potential mitigation strategies to provide additional protection for the waterline. Both the **SCDOT** and **PARTICIPANT** will review and coordinate the preferred mitigation method prior to implementation on the project. If the mitigation method cannot be agreed upon, the waterline will be relocated to provide the cover specified in Section IV.5.A. PARTICIPANT's design engineer to provide a detail of the recommended mitigation for all areas less than 42". All mitigation areas shall be agreed upon by the PARTICIPANT and SCDOT.

6. SCDOT shall ensure the contractor coordinates the sequencing of waterline relocation, testing, placing into service with the **PARTICIPANT** to ensure the existing line remains in service until all tests and approvals are in place and provided to the **PARTICIPANT** to place the new line segments into service. At no time during construction shall the existing segments that are being relocated be taken out of service until the new lines are placed into service. This is necessary to avoid interruption of service to customers along the Project route.
7. As a part of the Construction Contract, **SCDOT** will ensure the contractor performing the Utility Work has obtained and maintains in place for the duration of the Utility Work those insurance policies required by the **PARTICIPANT** and naming the **PARTICIPANT** as an additional insured by providing copies to the **PARTICIPANT**.
8. As a part of the Construction Contract, the **PARTICIPANT** will include in the Specification a requirement for the contractor to warranty the improvements for two years (2) after final acceptance. **SCDOT** will ensure that the contractor includes this in their bid. Final acceptance of waterline begins once new waterline has been completely installed, inspected, and placed into service as shown in the PARTICIPANT's design documents.
9. **SCDOT** shall allow the **PARTICIPANT** time to inspect recovered materials from the permanent facility prior to disposal by sale or scrap. This requirement will be satisfied by **SCDOT** giving notice to the **PARTICIPANT** of the time and place the materials will be available for inspection. The **PARTICIPANT** shall have the right to inspect all recovered materials from the waterline removal (examples are water valves, fire hydrants, pipe). If the **PARTICIPANT** elects to retrieve the materials, there will be no cost associated with doing so but the **PARTICIPANT** shall be responsible for removal from the inspection site. If the **PARTICIPANT** elects not to retrieve the items, **SCDOT** may sell them for scrap or allow the contractor to do so.

Section V – PARTICIPANT's Responsibilities

2. **SCDOT** will pay for the cost of the Utility Work included in **SCDOT's** Contract, and **PARTICIPANT** will reimburse **SCDOT** for its share of the cost as set forth below.
3. **PARTICIPANT** estimates the total cost of construction of the Utility Work to be $6,734,403.50 plus a maximum 10% management fee not to exceed a total cost of $7,407,843.85 with such costs to be allocated as follows:
    a. **SCDOT's** share is based on 16,820 linear feet (3.19 miles) of relocation and is estimated at $5,259,569.13 (71%); and
    b. **PARTICIPANT's** share is based on 6,900 linear feet (1.31 miles) of relocation and is estimated at $2,148,274.72 (29%).
    c. Actual construction costs will be allocated between the parties according to these percentages.
4. In accordance with its procurement practices and procedures, **SCDOT's contractor** will solicit bids for the Project, and will award the water line relocation contract to the contractor with the lowest qualified bid for the overall work associated with the water line improvements. A mandatory Pre-Bid shall be held and all bidders on the **PARTICIPANTS's** list of preferred contractors must be in attendance to be considered responsive.
5. **SCDOT** shall notify **PARTICIPANT** in writing as to the cost of the Utility Work included in the awarded **SCDOT** Contract and provide **PARTICIPANT** with the opportunity to concur in writing. The dollar amounts of **PARTICIPANT's** and **SCDOT's** share of the cost of the Utility Work in the Awarded Contract shall be adjusted in accordance with the percentages set forth above.
6. Once the contractor begins work, **SCDOT** will bill **PARTICIPANT** quarterly for reimbursement of payments made to the contractor for Utility Work, and **PARTICIPANT** shall remit payment to **SCDOT** within 30 days of date of invoice.
7. **PARTICIPANT** will be responsible for review and approval of change orders submitted by **SCDOT**. No additional payment shall be made for any item of work not provided for in the plan or in the cost estimate except as modified by the **SCDOT** project representative followed by written notification to and approval by **PARTICIPANT**.

Section IV – SCDOT's Responsibilities

1. Include the Utility Work in **SCDOT**'s contract for the construction of the Project.
2. Provide the **PARTICIPANT** or the **PARTICIPANT's** Consulting Engineer and/or Inspector full access to the site when the Utility Work is underway.
3. Provide **PARTICIPANT** copies of contractor's pay requests relating to the Utility Work for review prior to payment and any change orders which affect the cost of the Utility Work.
4. **SCDOT** will submit in writing any change orders to **PARTICIPANT** for review and approval before contractor commences work.
5. **SCDOT** shall ensure contractor coordinates cut and fill during utility relocation and roadway construction is never jeopardized and there is never less than 2 feet of cover on the active waterline. Additional guidelines for the waterline are provided in Sections IV.5.A – IV.5.C.

1. Apply for and receive all necessary permits (including Construction Permit Application Water/Wastewater Facilities through DHEC) for the Utility Work.
2. Provide all engineering design services, sealed construction plans and specifications, bid tab sheet, estimated cost, a list of preferred contractors (minimum of 3) and construction observation services for the Utility Work. **PARTICIPANT** shall acquire any additional easement necessary outside **SCDOT**'s new right-of-way.
3. The **PARTICIPANT's** on-site representative and/or Inspector will sign off on the installed quantity of pipe and associated equipment on a daily basis for each construction phase duration of the **PARTICIPANT's** utility work. The Contractor shall coordinate the construction schedule with the **PARTICIPANT** and provide a minimum of 48 hours notice for days in which the contractor plans to perform work associated with the Project. **PARTICIPANT's** on-site representative and/or Inspector will perform inspection for all items related to the waterline installation including but not limited to borrow compaction, material inspection, waterline installation and activation, and all related material removal and disposal.
4. Pay the cost of the Utility Work in accordance with Section III - Funding.
5. PARTICIPANT to submit a utility agreement for the design services associated with the sealed plans depicting the waterline within the SCDOT right of way, for inspection services, and for other services as deemed necessary.

Section VI – General Conditions

1. **SCDOT** shall have final approval on the location of all **PARTICIPANT's** facilities within **SCDOT** Right-of-Way based on the **PARTICIPANT's** design documents and approved Encroachment Permit.
2. All work covered under this Agreement and performed by the **SCDOT** contractor shall be performed within **SCDOT** Right-of-Way or within **PARTICIPANT's** acquired easements, as coordinated with and approved by SCDOT.
3. Upon **PARTICIPANT's** acceptance of the Utility Work, or any specific portion thereof, in accordance with the plans and specifications, **PARTICIPANT** will assume sole and complete responsibility for the new waterline and associated appurtenances. For purposes of this agreement, **PARTICIPANT** will be considered to have accepted the Utility Work, or any specific portion thereof, by assuming control of the Utility Work and commencing to utilize it.
4. Following acceptance, **PARTICIPANT** will have sole responsibility for the operation and maintenance of the Utility Work.
5. Where **PARTICIPANT** is on SCDOT right-of-way by encroachment, **PARTICIPANT** agrees that if, in the opinion of **SCDOT's** Deputy Secretary of Engineering, it should ever become necessary to move or remove the Utility Work, including any future modifications thereto, on account of the change in locations of the highway, widening of the highway, or for any other sufficient reason, such moving or removing shall be done on demand of **SCDOT** at the expense of **PARTICIPANT** or current owner of the utility, except for areas addressed in item 6 of this section.

6. Where **PARTICIPANT** has established prior rights via this agreement and associated encroachment permit for this project, any future removal of the entire facility will be in accordance with the cost sharing established in that agreement and in accordance with **SCDOT's** "A Policy for Accommodating Utilities in Highway Rights of Way" and 23 CFR 645A.
7. **PARTICIPANT** will maintain prior rights at project completion in locations where prior rights currently exist, in cases where the waterline remains inside the **SCDOT** right of way. **PARTICIPANT** will not have prior rights in locations that prior rights do not currently exist. Locations of both prior rights and no prior rights will be clearly identified in **SCDOT** encroachment permit once issued and upon the water line relocation drawings produced by HDR, Inc. and approved by the **PARTICIPANT**. See Appendix A.

Section VII – Counterparts

This Agreement may be executed in counterparts, and if so executed, shall become effective when a counterpart has been executed and delivered by both Parties hereto. All counterparts taken together shall constitute one and the same Agreement and shall be fully enforceable as such. Delivery of counterparts via facsimile transmission or via email with scanned attachment shall be effective as if originals thereof were delivered.

[Signature blocks on next page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and sealed by their authorized representatives on the dates set forth below.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

_____

_____
WITNESS

CITY OF COLUMBIA

By: _____
Teresa B. Wilson
Its: City Manager
Date: _____

APPROVED AS TO FORM:

_____
Legal Department - City of Columbia

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

_____

_____
WITNESS

BY: _____
Deputy Secretary for Finance and Administration
or Designee

RECOMMENDED BY:

_____
Deputy Secretary of Engineering or Designee

PROFESSIONAL SERVICES CONTRACTING

BY: _____
Chief Procurement Officer or Designee

CITY OF COLUMBIA

INTER-OFFICE MEMO
UTILITIES AND ENGINEERING DEPARTMENT

TO: Ms. Teresa Wilson, City Manager

FROM: Ms. Dana R. Higgins, P.E., City Engineer

DATE: November 9, 2016 INITIAL: D.R.H.

RE: South Carolina Department of Transportation Utility Agreement for the Road Widening along Hard Scrabble Road (S-83) From Farrow Road to Rimer Pond Road.

The South Carolina Department of Transportation (SCDOT) is proposing to enter into a utility agreement with the City of Columbia to address our waterline relocation that will be needed as they move forward with the improvement to Hard Scrabble Road within Richland County. The proposed road improvements include widening the roadway, adding storm drainage and replacement of two bridges.

Due to these proposed improvements it is necessary that the City of Columbia relocate portions of its 16" water main within SCDOT's right-of-way and within City easements. The City will claim prior rights on the portions of water utility work; therefore work will be done at cost to SCDOT. The total estimated cost of the water line work for the city's portion not covered under prior rights is $2,148,274.72. Please review the submitted Agreement for the water line relocation.

Based on the scope of work involved, it is recommended that this project be considered for approval so it can be forwarded to the SCDOT. Enclosed you will find SCDOT Agreement,. Your immediate attention is requested.

Enclosures

CC: Ms. Missy Gentry, P.E., Assistant City Manager
Mr. Joseph D. Jaco., P.E., Director of Utilities and Engineering

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Council is asked to approve the proposed 2017 City Council Meeting Schedule.**

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** 2017_MEETINGS_&_DEADLINES_2 (PDF)

2017 COUNCIL MEETING DATES

COUNCIL MEETING DATES	TYPE OF MEETING	DEADLINE FOR AGENDA ITEMS
JANUARY 3	COUNCIL MEETING	DECEMBER 22
JANUARY 17	ZONING PUBLIC HEARING	JANUARY 6
FEBRUARY 7	COUNCIL MEETING	JANUARY 27
FEBRUARY 21	COUNCIL MEETING	FEBRUARY 10
MARCH 7	COUNCIL MEETING	FEBRUARY 24
MARCH 21	ZONING PUBLIC HEARING	MARCH 10
APRIL 4	COUNCIL MEETING	MARCH 24
APRIL 18	COUNCIL MEETING	APRIL 7
MAY 2	COUNCIL MEETING	APRIL 21
MAY 16	ZONING PUBLIC HEARING	MAY 5
JUNE 6	COUNCIL MEETING	MAY 26
JUNE 20	COUNCIL MEETING	JUNE 9
JULY 18	ZONING PUBLIC HEARING	JULY 7
AUGUST 1	WORK SESSION MEETING	JULY 21
AUGUST 15	COUNCIL MEETING	AUGUST 4
SEPTEMBER 5	COUNCIL MEETING	AUGUST 25
SEPTEMBER 19	ZONING PUBLIC HEARING	SEPTEMBER 8
OCTOBER 3	COUNCIL MEETING	SEPTEMBER 22
OCTOBER 17	COUNCIL MEETING	OCTOBER 6
NOVEMBER 7	COUNCIL MEETING	OCTOBER 27
NOVEMBER 21	ZONING PUBLIC HEARING	NOVEMBER 10
DECEMBER 5	COUNCIL MEETING	NOVEMBER 22
DECEMBER 19	COUNCIL MEETING	DECEMBER 8

Work Sessions are commonly held to handle business that arises and cannot be postponed until a regular meeting. Council can effectively use them to address issues that affect only a limited number of citizens; to consider items of high public interest; and as a means of avoiding prolonged regular meetings. City Council will conduct a work session at 2:00 p.m. on the first and third Tuesday of each month.

Regular Meetings of Council are used to discuss the municipality's general and routine business and to enact necessary ordinances and resolutions. These meetings begin at 6:00 p.m. on the first and third Tuesdays of each month.

Zoning Public Hearings are conducted on the third Tuesday of every odd numbered month at 7:00 p.m.

Note: January 3, 2017 is Special Election for District IV.

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Business License**

FROM: ***Roger Myers, Business License Administrator***

SUBJECT: **Council is asked to approve a Certificate of Convenience and Necessity, as requested by the Business License Division. Award to Mr. Oliver Punchihewa doing business as Angel Taxi, LLC located at 1601 Longcreek Drive, Columbia, SC 29210.**

PRESENTER: **Roger Myers**

FINANCIAL IMPACT: **The applicant is planning to place one (1) taxi into service and will add additional taxis at a later date.**

BUSINESS PROGRAM: **Local Business Enterprise Program**

Business License request approval for a Certificate of Convenience and Necessity for Oliver Punchihewa dba Angel Taxi, LLC. Applicant is planning to place 1 taxi in service and add additional taxis at a later date.

ATTACHMENTS:

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

We Are Columbia

1339 Main Street, Columbia SC 29201 • Phone: 803-545-3345 • Fax: 803-988-8025

APPLICATION FOR
CERTIFICATION OF CONVIENIENCE AND NECESSITY

I hereby respectfully request approval of City Council for the issuing of a CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY for the operation of a Taxi Cab business.

Oliver Punchihewa .
Name of Person & Company Making Request

1601 Longcreek Drive, #151
Address

Columbia SC, 29210
City **SC** **ZIP**

803-446-9779 .
Telephone Number

Office of Regulatory Staff
Columbia, South Carolina

PSC Docket No. 2016-258-T
PSC Order Nos. 2016-491
PSC/ORS Certificate No. 9192

CLASS C TAXI

Certificate of Public Convenience and Necessity For the Operation of MOTOR VEHICLE CARRIERS

NAME: ANGEL TAXI, LLC
ADDRESS: 1601 LONGCREEK DRIVE, APT. 151, COLUMBIA, S.C. 29210

is hereby authorized, pursuant to the order of the Public Service Commission of South Carolina, to furnish passenger service by means of motor propelled vehicles as follows:

BETWEEN POINTS AND PLACES IN SOUTH CAROLINA

RESTRICTED TO: SEVEN (7) PASSENGERS

THIS CERTIFICATE is issued upon finding by the Public Service Commission, that Public Convenience and Necessity require such operation, under the terms of the Motor Vehicle Carriers' Law (Sections 58-23-10 – 58-23-60 of the South Carolina Code of Laws, 1976, and amendments thereto), and,

CONDITIONED: That all motor vehicles operated by virtue of this Certificate shall be so operated in accordance with the said Motor Vehicle Carriers' Law and the Rules and Regulations issued thereunder, and,

CONDITIONED FURTHER: That neither this Certificate nor the rights granted herein shall be sold, assigned, leased, transferred, mortgaged, pledged, or otherwise hypothecated, unless first approved by the Commission.

DATED at Columbia, South Carolina, this 13th day of OCTOBER A.D., 2016.

Dawn M. Hipp, Director
Utilities, Safety & Transportation Department

ANGEL TAXI
COLUMBIA, SC
803-446-9779

We Are Columbia

MEETING DATE: **November 15, 2016**

DEPARTMENT: **Administration**

FROM: ***Teresa Wilson, City Manager***

SUBJECT: **Council is asked to approve the appointment of one (1) individual to the Columbia Parking Facilities Corporation.**

FINANCIAL IMPACT:

The board of directors for the Columbia Parking Facilities Corporation is presently required to be five City Council members, but only Councilman Sam Davis and Councilwoman Tameika Isaac Devine are currently serving as board members.

City Council is asked to change the number of directors from 5 members to 3 members and to appoint Mayor Steve Benjamin to the board, along with Mr. Davis and Mrs. Devine.