

**BOARD OF ZONING APPEALS
CASE SUMMARY FOR
VARIANCE REQUEST**



1409 Huger Street

January 10, 2017 at 10:00 A.M.
City Council Chambers, 1737 Main Street, 3rd Floor
Columbia, South Carolina

Case Number: 2016-0087-V
Subject Property: 1409 Huger Street (TMS# 09009-13-01 and 08912-13-01(p))
Zoning District: C-3, -DD (General Commercial District within the Design Development Overlay District)
Applicant: Robert Thomas, Southeastern
Property Owner: South Carolina Electric & Gas Company (SCE&G)
Council District: 2
Summary Prepared: December 21, 2016

Requested Action: Variance to the maximum height requirement of the C-3 district
Applicable Sections of Zoning Ordinance:

§17-275	Maximum height of 50 feet allowed within the C-3 district
§17-275(c)	Buildings between the height of 50 and 75 feet may be allowed provided there is an increase of one foot in side front, and rear yards over the minimum requirements for each additional three feet in height
§17-112	Standard criteria for variances

Case History: 12/06/16 1409 Huger Street rezoned from M-2, -DD to C-3,-DD, on second reading approval.

Staff Comments: The applicant is requesting a variance to the C-3 height requirement in order to construct a new +/- 260,500 sq. ft., six-story, mixed-use building. A maximum height of 50' is normally allowed, however buildings between the height of 50' and 75' may be allowed provided there are proper increases to the side, front, and rear yards. The applicant is proposing a maximum height 85' instead.

Per the plans submitted by the applicant, the proposed building will meet the applicable increases to the side, front, and rear yards that are required for an increase in height.

This proposed six-story mixed-use building will include five-stories of 192 apartment units over a +/-42,500 sq. ft. grocery store and +/-7,500 sq. ft. of accessory residential use, with a 4.5-story connected parking structure.

It should also be noted as this project is within the -DD Overlay District, this proposed mixed-use development is subject to site plan and design review by the Design/Development Review Commission (D/DRC); the hearing is scheduled for the January 12th, 2017 meeting of the D/DRC.

An associated application for a special exception to allow a drive-through facility (2016-0088-SE) is also before you today.

Should the Board be inclined to approve this application, staff requests as conditions of your approval the following items:

- **The proposed development shall operate in substantial conformance with the application, submitted materials, and testimony before the board regarding its construction and operation.**

Persons expressing support or concern about this application submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

-None.

Zoning Map

Variance 2016-0087-V

1409 Huger Street
TMS# 09009-13-01 & 08912-13-01(p)



Department of Planning & Development Services

Legend

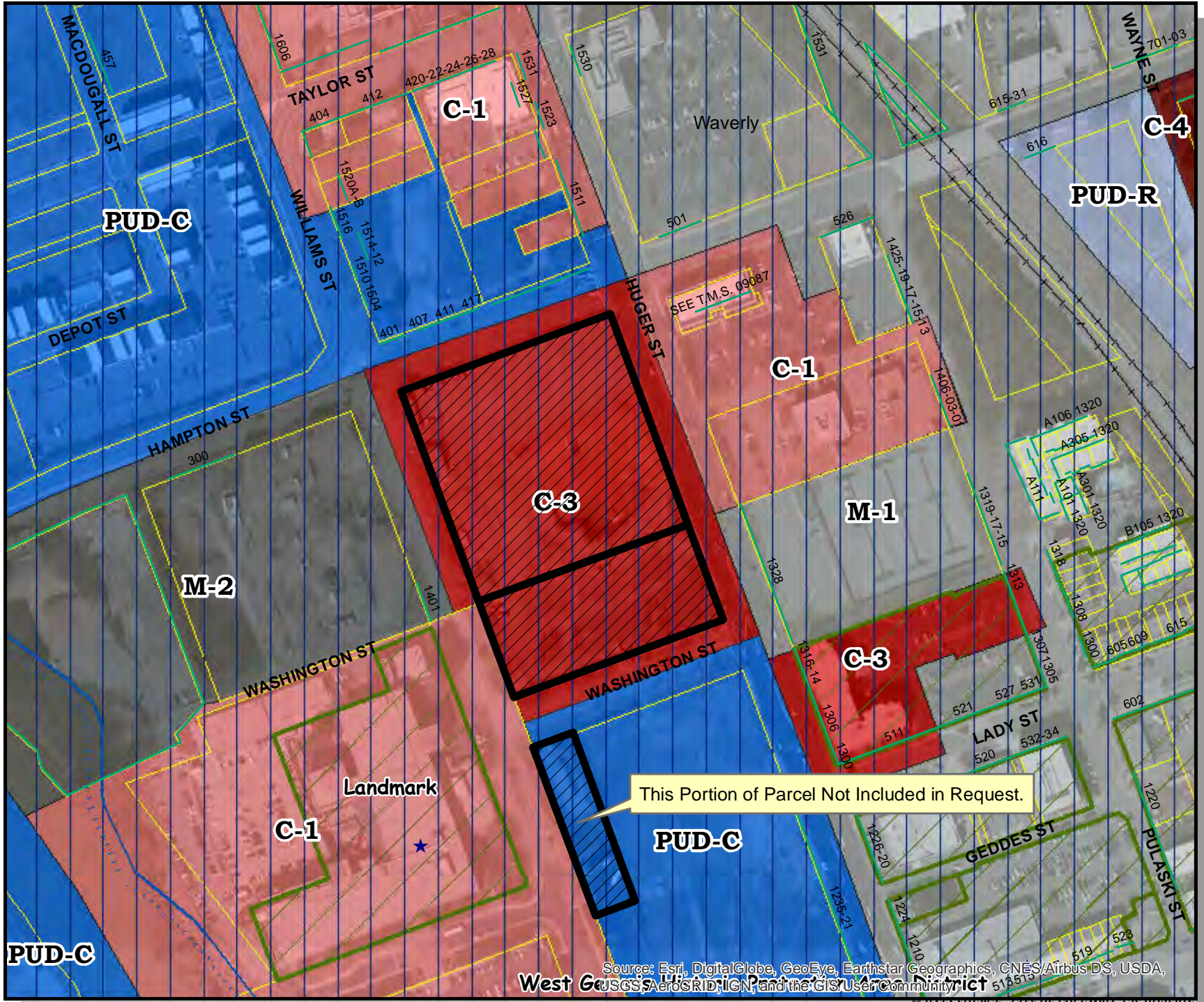
INTERSTATES
 RAILROADS
 CITY LIMITS
 FEMA FP

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	DD DISTRICT
	DP DISTRICTS
	PD DISTRICT
	CC OVERLAY
★	City Landmark

1 inch = 250 feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Tabitha Proffitt
for
January 10, 2017
BoZA meeting

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.





02/12/2013

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02/09/2013

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**CITY OF COLUMBIA
BOARD OF ZONING APPEALS
APPLICATION for VARIANCE**

RECEIVED
FORM REVISED 4/11/03

DEC 14 2016
ZONING DIVISION
TBP

OFFICE USE ONLY:

Date Received 12/14/16 By _____
Case Number 2016-0087-V Fee (CODE 05) \$ INVOICE# 00121263

*****VERY IMPORTANT - PLEASE READ THIS SECTION THOROUGHLY*****

APPLICATION MUST BE SUBMITTED AND COMPLETE BY 12:00 NOON ON DEADLINE DATE!

City staff cannot place this application upon the agenda of the Board of Zoning Appeals unless the applicant performs the following tasks prior to the deadline date:

1. Answer all questions upon this application.
2. Sign and date this application.
3. Include a site plan drawn to scale, showing the shape and dimensions of the lot; the location and size of existing and/or proposed structures, if any; the location and size of required parking spaces, if any; and the location of required landscaping and bufferyards, if any.

In addition, City staff recommends that you:

1. Provide photographs of the subject property and contiguous property.
2. Contact the neighborhood association and the property owners of contiguous property and inform each of your application. Opinions of these persons are best communicated to the Board in writing.
3. Attach additional paper if you feel that any portion of this application does not provide enough space.

THE APPLICANT MUST BE PRESENT AT THE PUBLIC HEARING!

**THE BOARD OF ZONING APPEALS CONDUCTS PUBLIC HEARINGS ON
THE SECOND TUESDAY OF EACH MONTH AT
CITY HALL, CITY COUNCIL CHAMBERS, THIRD FLOOR
1737 MAIN STREET (Southwest Corner of Main and Laurel Streets)
COLUMBIA, SOUTH CAROLINA, 29201**

Location/Subject Property: 1409 Huger Street
Tax Map Number (Sheet, Block, and Lot(s)): TMS 09009-13-01/TMS 08912-13-A PORTION OF 01
Zoning District: C-3 -DD

Describe your proposal in detail: Please see attached sheets.

The Zoning Ordinance classifies this use as a (include SIC Code Number): 541 (GROCERY),
5812 (EATING PLACES), 549 (MISC. RETAIL TRADE) & 881.2 DWELLINGS - MULTI-FAMILY
Area Attributed to Your Proposal (in square feet): 5.88 ACRES (256,133 SF)
Are other uses located upon the subject property? (if YES, list each use and the square feet attributed to each use):
42,500 SF Grocery, 7,500 accessory residential use, 3,300 SF free-standing retail/2,200 SF Eating Place,
210,500 sf of Multi-Family apartments

Total Number of Parking Spaces Upon the Subject Property: 532 spaces

This proposal does not conform to the Zoning Ordinance in the following way:	
Zoning Ordinance Section & Requirement	Proposed Instead
1. Sec. 17-275 Table 2: Max. height: 50' base/75'	85'; DD 3.6 page 3-13
2.	
3.	
4.	

Please demonstrate how you satisfy the following **CRITERIA FOR VARIANCE** (see §17-112 (3) b. of the Zoning Ordinance). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your application:

1. **Extraordinary and exceptional conditions** pertain to the subject property: _____
Please see attached sheets.
2. The conditions noted above do not generally apply to other property in the area: _____
Please see attached sheets.
3. Because of the conditions noted above, the requirements of the Zoning Ordinance effectively prohibit or unreasonably restrict the use of the property: _____
Please see attached sheets.
4. Approval of the variance would not be of substantial detriment to adjacent property or to the public good, and the character of the district would not be harmed: _____
Please see attached sheets.

Section 17-112 (3) b.6. asks, "Is the variance the **minimum necessary**?" _____
Please see attached sheets.

And §17-112 (2) b.7. asks, "Is your proposal in harmony with the **purpose and intent of the Zoning Ordinance**, and will it not be injurious to the neighborhood or otherwise detrimental to the public welfare?" _____
Please see attached sheets.

Applicant (PLEASE PRINT CLEARLY): ROBERT THOMAS
 Name of Company: SOUTHEASTERN
 Address: 2743 PERIMETER PKWY, BLDG 100, SUITE 370
 City, State, ZIP: AUGUSTA, GA 30909
 Office Telephone Number: 706.854.6713 Home Telephone Number: _____
 Cellular Telephone Number: X Fax Number: _____
 Do you check email at least once per day? Y N Email Address: _____

Relationship to Property Owner: BOBBY.THOMAS@SOUTHEASTERN.COMPANY
 Same; Lessee;
 Agent of property owner; Contract lessee;
 Contract purchaser; Other _____

Unless the applicant is property owner, the applicant must complete and submit a LETTER OF AGENCY.

By signing below, I, the applicant, understand and/or acknowledge that:

1. I have completely read this application and understand all that it includes;
2. While the members of the Board of Zoning Appeals will carefully review and consider this application, the burden of proving conformance with the criteria for grant of variance rests with me;
3. The proposed use and construction complies or will comply with all other requirements of the City of Columbia Zoning Ordinance;
4. The Board of Zoning Appeals will render a written final decision regarding my application as soon as possible following the public hearing; and
5. Any time frames related to an appeal of a decision of the Board of Zoning Appeals shall start from the date that the written final decision is signed by the Chairman of the Board of Zoning Appeals.

Signature Bob Thomas Date 12/14/16

BOARD OF ZONING APPEALS – APPLICATION FOR VARIANCE

1409 Huger Street, Columbia, SC

December 14, 2016

Describe your proposal in detail:

The proposed mixed use center includes a 42,500 sf grocery, 192 multifamily units with 7,500 sf residential (storefront) accessory use, surface and structured parking and a free standing retail building. Proposed parking would accommodate an eating place of approximately 2,200 sf of the 5,500 sf building. A variance is requested for the height of the main building from 75' to 85'.

CRITERIA FOR VARIANCE

1. **Extraordinary and exceptional conditions** pertain to the subject property:

Certain aspects of the development potential of the site are significantly reduced by VCC remediation limits on excavation and the number and location of utility easements; a unique hardship not likely to be found on other sites. This physically reduces the developable area of the site and the ability to manipulate grades to lower the height of the proposed building. A height variance is requested to offset these hardships and help achieve the development potential envisioned in the Design Development overlay.

2. The conditions noted above **do not generally apply to other property** in the area:

The number, location and size of SCE&G easements are directly related to the proximity to the Williams Street sub-station and SCE&G ownership of the site. A 72" storm interceptor bisects the site. The VCC remediation and subsequent limitations are related to historic use. This combination of restrictions does not exist for other properties.

3. Because of the conditions noted above, the requirements of the Zoning Ordinance effectively **prohibit or unreasonably restrict the use** of the property:

Building location and area (footprint) are restricted by existing utility easements. VCC remediation prohibits excavation which could otherwise offset the reduced buildable area. To achieve the "density, urban scale and character desired for City Center" (DD5.3.1), a height variance is requested.

4. Approval of the variance **would not be of substantial detriment to adjacent property or to the public good, and the character of the district would not be harmed:**

The proposed development adheres to the design intent specified in the DD overlay to the fullest extent possible under the site restrictions. The proposed scale and mass is similar to the ATT/AFLAC building at 1600 Huger St, which is 6 and 7 stories of 12' height or approximately 84'.

Section 17-112 (3) b.6. asks, "Is the variance the **minimum necessary**?"

Yes

And §17-112 (2) b.7. asks, "Is your proposal in harmony with the **purpose and intent of the Zoning Ordinance**, and will it not be injurious to the neighborhood or otherwise detrimental to the public welfare?"

The proposed development plan provides a significant contribution to the pedestrian and urban context of Huger Street by creating a destination with storefront retail and commercial use, generous sidewalks, street trees, public green space and outdoor patios along the street frontage. The gateway edge of City Center is enhanced by the visibility and wayfinding aspects of the proposed building.



LETTER OF AGENCY

DATE: 12.13.2016

TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 1409 HUGER STREET

also known by TAX MAP NUMBER(S): TMS 09009-13-01/TMS 08912-13-APORTION OF 01

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a **variance** from the Board of Zoning Appeals;
- a **special exception** from the Board of Zoning Appeals;
- an **appeal of the decision of the Zoning Administrator** from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, **rezoning** the property listed above from _____ to _____;
- site plan review** by the Planning Commission;
- a **minor subdivision**; and/or
- other** (describe) _____

SIGNATURE OF PROPERTY OWNER: By: Kayalij DATE: _____
 PRINT Name of Property Owner: _____
 Street Address of Property Owner: 100 SCANA PKWY
 City, State, ZIP of Property Owner: CAYCE, SC 29023-3701
 Telephone Number of Property Owner: 803.217.9289

REVIEWED
BY
LEGAL
12-14-16
12/14/16
JB

SIGNATURE OF WITNESS: Jennifer Johnson DATE: 12/14/16
 PRINT Name of Witness to Signature of Property Owner: Jennifer Johnson

SIGNATURE OF AUTHORIZED AGENT: _____ DATE: _____
 PRINT Name of Authorized Agent: ROBERT THOMAS
 Company/Firm of Authorized Agent: SOUTHEASTERN
 Street Address of Authorized Agent: 2743 PERIMETER PKWY, BLDG 100, SUITE 370
 City, State, ZIP of Authorized Agent: AUGUSTA, GA 30909
 Telephone Number of Authorized Agent: 706.854.6713



1 LOOKING NORTH FROM THE MIDDLE OF WASHINGTON ST.



2 LOOKING WEST FROM THE NORTHWEST CORNER



3 LOOKING NORTH FROM THE NORTHWEST CORNER



4 LOOKING SOUTH FROM THE MIDDLE OF HAMPTON ST.



5 LOOKING SOUTH FROM THE NORTHEAST CORNER



6 LOOKING EAST FROM THE NORTHEAST CORNER



7 LOOKING NORTH FROM THE NORTHEAST CORNER





8 LOOKING WEST FROM THE MIDDLE OF HUGER ST.



9 LOOKING EAST FROM THE MIDDLE OF HUGER ST.



10 LOOKING NORTH FROM THE MIDDLE OF HUGER ST.



11 LOOKING SOUTH FROM THE SOUTHEAST CORNER



12 LOOKING WEST FROM THE SOUTHEAST CORNER



13 LOOKING EAST FROM THE MIDDLE OF WILLIAMS ST.



14 LOOKING SOUTH FROM THE MIDDLE OF WASHINGTON ST.



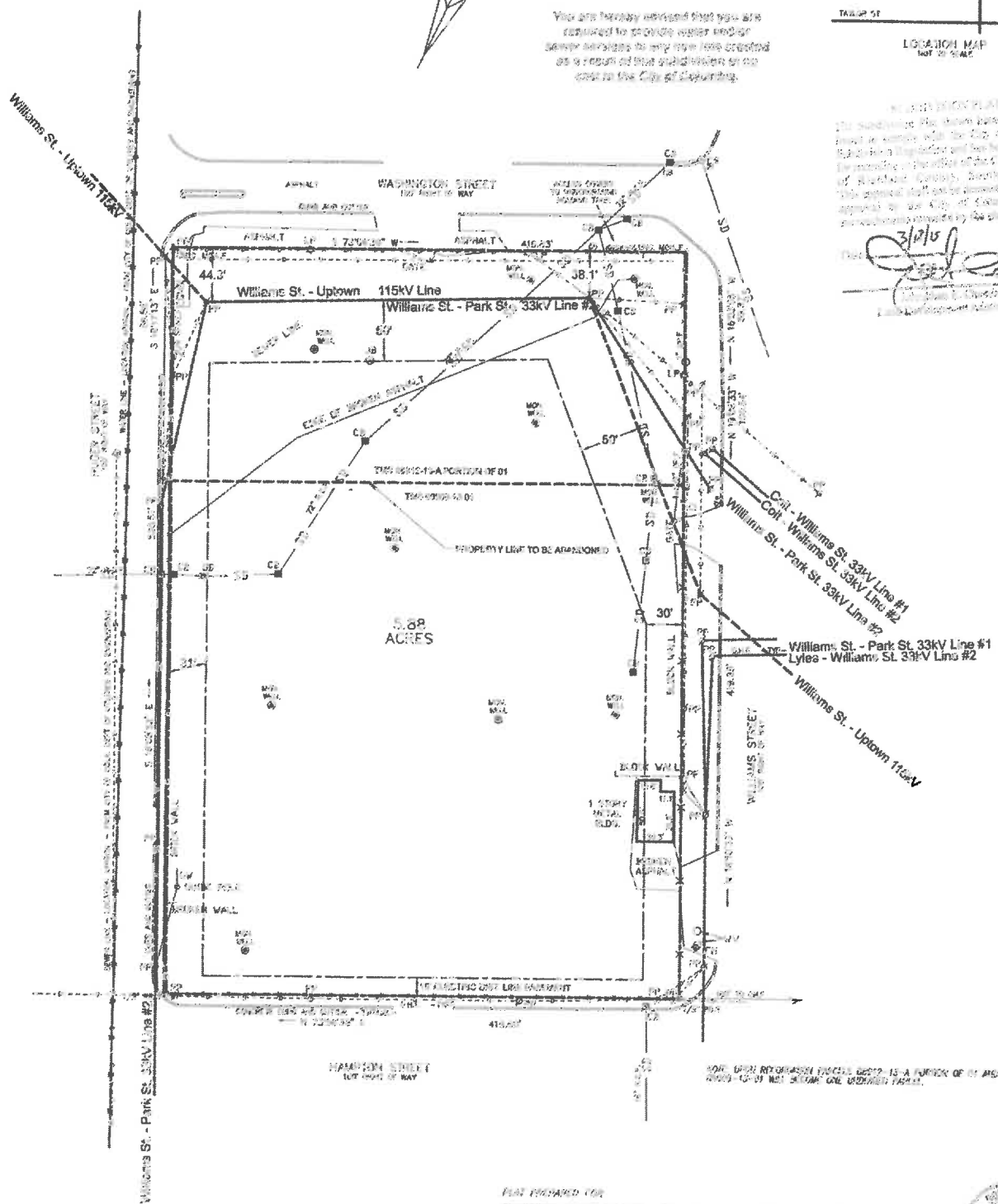


NOTIFICATION

You are hereby advised that you are required to provide water and/or sewer services to any new lots created as a result of this subdivision or to lots owned by the City of Columbia.

RECORDING NOTICE
 The Subdivider who claims patent for this tract is hereby notified that the City of Columbia has been approved by the Board of Public Works and the Board of Health as the authority for the City of Columbia. The approval of the City of Columbia is hereby approved by the City of Columbia and the Subdivider is hereby notified that the City of Columbia is hereby approved by the City of Columbia.

3/10/15
[Signature]
 City of Columbia
 Public Works Department



PLAN PREPARED FOR
SOUTH CAROLINA ELECTRIC & GAS CO.
 SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA



SCALE: 1" = 60' DATE: AUG. 22, 2014

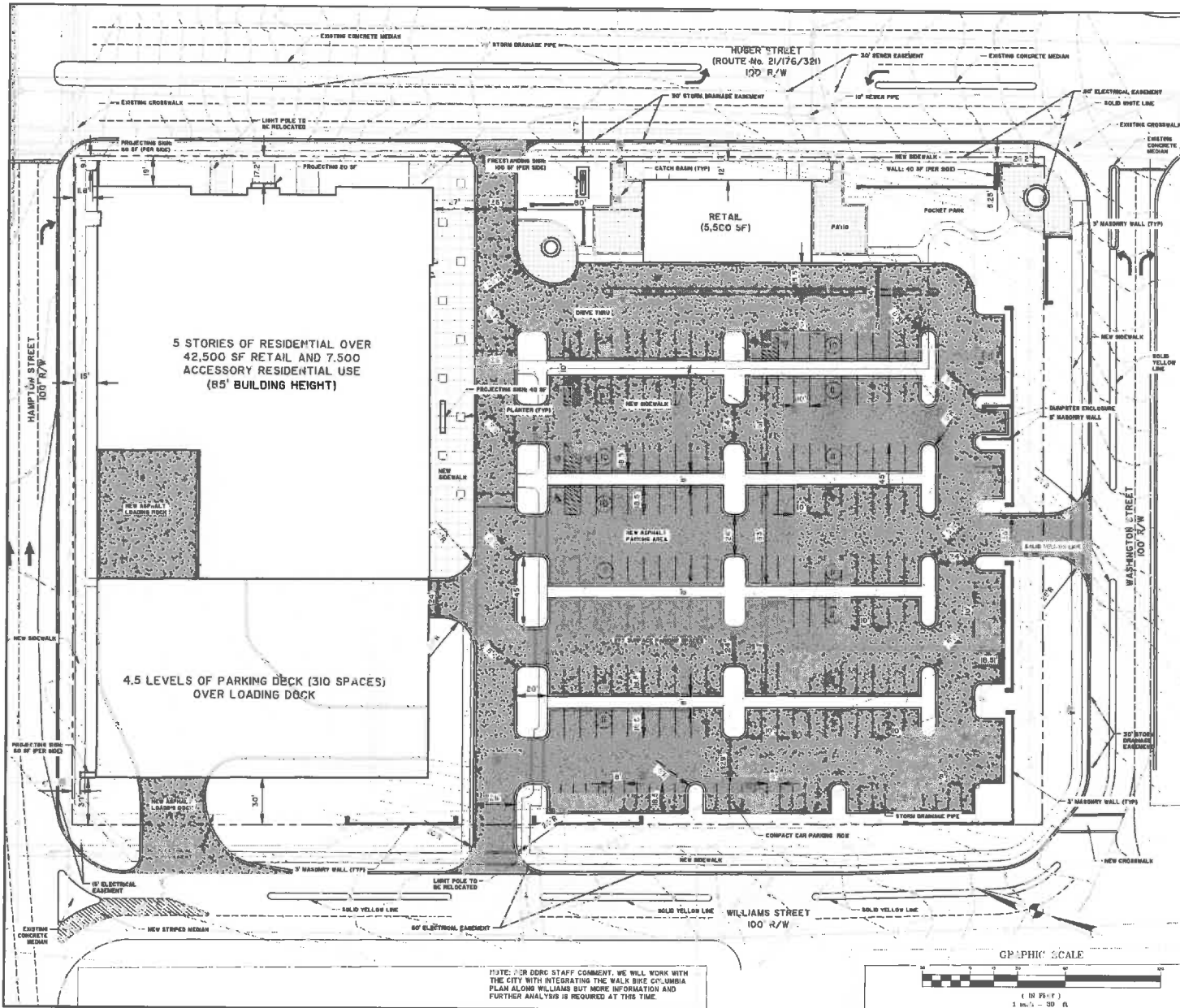
REFERENCES:
 1. RICHLAND COUNTY ZONING ORDINANCE NO. 2000-15 OF 6/22/10 AS A PORTION OF IT.
 2. PLAN PREPARED BY ASSOCIATED E & S FOR SOUTH CAROLINA, DATE: OCT. 15, 2003.

CERTIFICATION:
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SHOWN SHOWN CERTAIN HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THAT THE SAME IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD AFFECTING THE SAME.

[Signature]
 ASSOCIATED E & S, INC.
 100 HIGLEY STREET, WILKES COUNTY, SOUTH CAROLINA 29169 - TEL: 791-1600

DESIGN TO VERIFY THAT I HAVE CONDUCTED THE NECESSARY ADMINISTRATIVE REVIEW OF THE RECORDING MAP AND FOUND THE PROPERTY DEPARTMENT RECORDS TO BE CORRECT IN A TOTAL 100% REVIEW AS A SURVEYOR IN PARK, NO. 40072 2004 B, M.D. NO. 40072004 B, DATE: 12/10/2003.

REVISED SEPT. 9, 2014 TO SHOW INTERSECTION AND EXTENSION
 REVISED MARCH 12, 2015 TO ADD PROPERTY LINE TO BE ABANDONED, AND CHANGED PARCEL ID'S.



NOTE: FOR DDRC STAFF COMMENT, WE WILL WORK WITH THE CITY WITH INTEGRATING THE WALK BIKE COLUMBIA PLAN ALONG WILLIAMS BUT MORE INFORMATION AND FURTHER ANALYSIS IS REQUIRED AT THIS TIME.



GENERAL NOTE:

- 1) THE PROJECT SITE CONSISTS OF 33.0 ACRES (230,000 SQ. FT.) OF LOTS 10-12, 14-16, 18-20, 22-24, 26-28, 30-32, 34-36, 38-40, 42-44, 46-48, 50-52, 54-56, 58-60, 62-64, 66-68, 70-72, 74-76, 78-80, 82-84, 86-88, 90-92, 94-96, 98-100.
- 2) THE TOTAL AREA OF THE PROJECT IS 33.0 ACRES.
- 3) THE SUBJECT PROPERTY WILL BE ZONED C-3 (D).
- 4) REFERENCE MAP USED IS SOUTH CAROLINA PLANNING COMMISSION'S 2011 ELEVATION 2400 FEET AS MEAN SEA LEVEL. A TOTAL OF 150 NEW RETAIL AND 7500 RESIDENTIAL SQUARE FEET OF SPACE WILL BE ADDED TO THE TOTAL OF 15000 SQUARE FEET OF RETAIL SPACE THAT IS CURRENTLY IN PLACE ON THIS SITE.
- 5) THE EXISTING CITY LOCATIONS WITHIN THIS NEW DEVELOPMENT ARE: (1) RETAIL, (2) OFFICE, (3) MULTI-FAMILY, (4) HOTEL, (5) RESTAURANT, (6) PUBLIC SPACE.
- 6) ALL DEVELOPMENT, REFERRED TO THIS PLAN, INCLUDING THE APPLICABLE TO THE FILE OF CONSTRUCTION OF ANY WORK, MUST BE SUBJECT TO ALL CITY ORDINANCES.
- 7) PLANNING REQUIREMENTS FOR MULTI-FAMILY TO BE DEVELOPED IN THIS PLAN.

REFERENCES:

- 1) PLAT 141, 142, 143, SOUTH CAROLINA ELECTRIC & GAS CO., DATED AUGUST 10, 2009.
- 2) PLAT 141, 142, 143, SOUTH CAROLINA ELECTRIC & GAS CO., DATED IN THE OFFICE OF THE CLERK OF SALES FOR INLAND COUNTY IN 2009, 2010, 2011.

LEGEND:

- EXISTING 1" STRIP DRAINAGE
- EXISTING 4" ELECTRIC POLE LINE
- EXISTING WATER MAIN
- EXISTING UTILITY UNDER GROUND
- EXISTING UNDERGROUND GAS MAIN
- NEW ASPHALT
- NEW SUBGRUND

PARKING SUMMARY:

COMPONENTS:

Category	Description	Count	Notes
Total	Multi-Family	120	60 units
	Hotel	30	150 rooms
TOTAL REQUIRED	Multi-Family	120	60 units
	Hotel	30	150 rooms

TOTAL REQUIRED = 150 UNITS

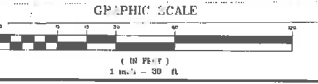
COMPONENTS:

Category	Description	Count	Notes
Total	Multi-Family	120	60 units
	Hotel	30	150 rooms

TOTAL REQUIRED = 150 UNITS

BUILDING RESIDENCE SUMMARY:

UNIT NO.	PRELIMINARY SITE SUMMARY - MULTI-FAMILY					
	1	2	3	4	5	6
1	2	2	2	2	2	2
2	2	2	2	2	2	2
3	2	2	2	2	2	2
4	2	2	2	2	2	2
5	2	2	2	2	2	2
6	2	2	2	2	2	2
TOTALS	12	12	12	12	12	12

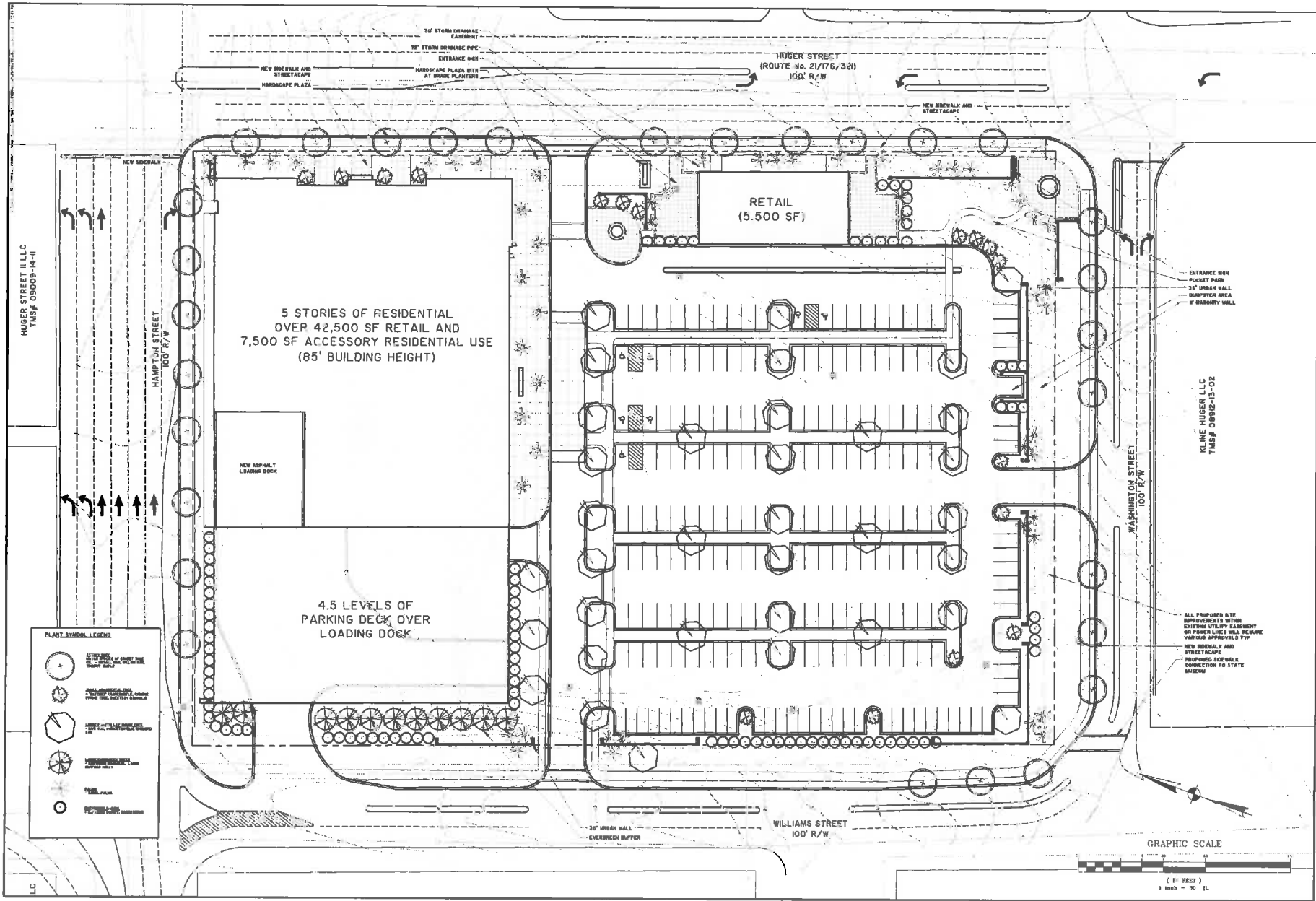


THOMAS & HUTTON
 Consulting Engineers & Surveyors (Formerly T.H. Hutton)
 1001 Main Street • Suite 700
 Columbia, SC 29201 • 803.641.2189
 www.thomasandhutton.com

HUGER ST MIXED USE DEVELOPMENT
 RICHLAND COUNTY, SC
 DDRC SITE PLAN
 PRELIMINARY SITE PLAN

DATE: 08/05/2013
 DRAWN: J. HAYES
 CHECKED: J. HAYES
 REVIEWED: J. HAYES
 APPROVED: J. HAYES
 SCALE:

C1



**PRELIMINARY
NOT FOR
CONSTRUCTION**

THOMAS & HUTTON
Engineering | Architecture | Planning | Cost Estimating
1501 Main Street • Suite 740
Columbia, SC 29201 • 803.451.1779
www.thomasandhutton.com

HUGER ST MIXED USE DEVELOPMENT
RICHLAND COUNTY, SC
DDRC SITE PLAN
PRELIMINARY MATERIALS & PLANTING PLAN

DATE: 10/1/2024
SCALE: AS SHOWN
DRAWN BY: JAC
CHECKED BY: JAC
APP'D BY: JAC
SCALE: AS SHOWN

L1.1

PRELIMINARY
NOT FOR CONSTRUCTION

HUGER MIXED USE CENTER
COLUMBIA, SOUTH CAROLINA



FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
WWW.HUGERMIXEDUSE.COM

DATE: 12/14/16

REV. DATE: 12/14/16

16-101
FLOOR PLAN - LEVEL 1

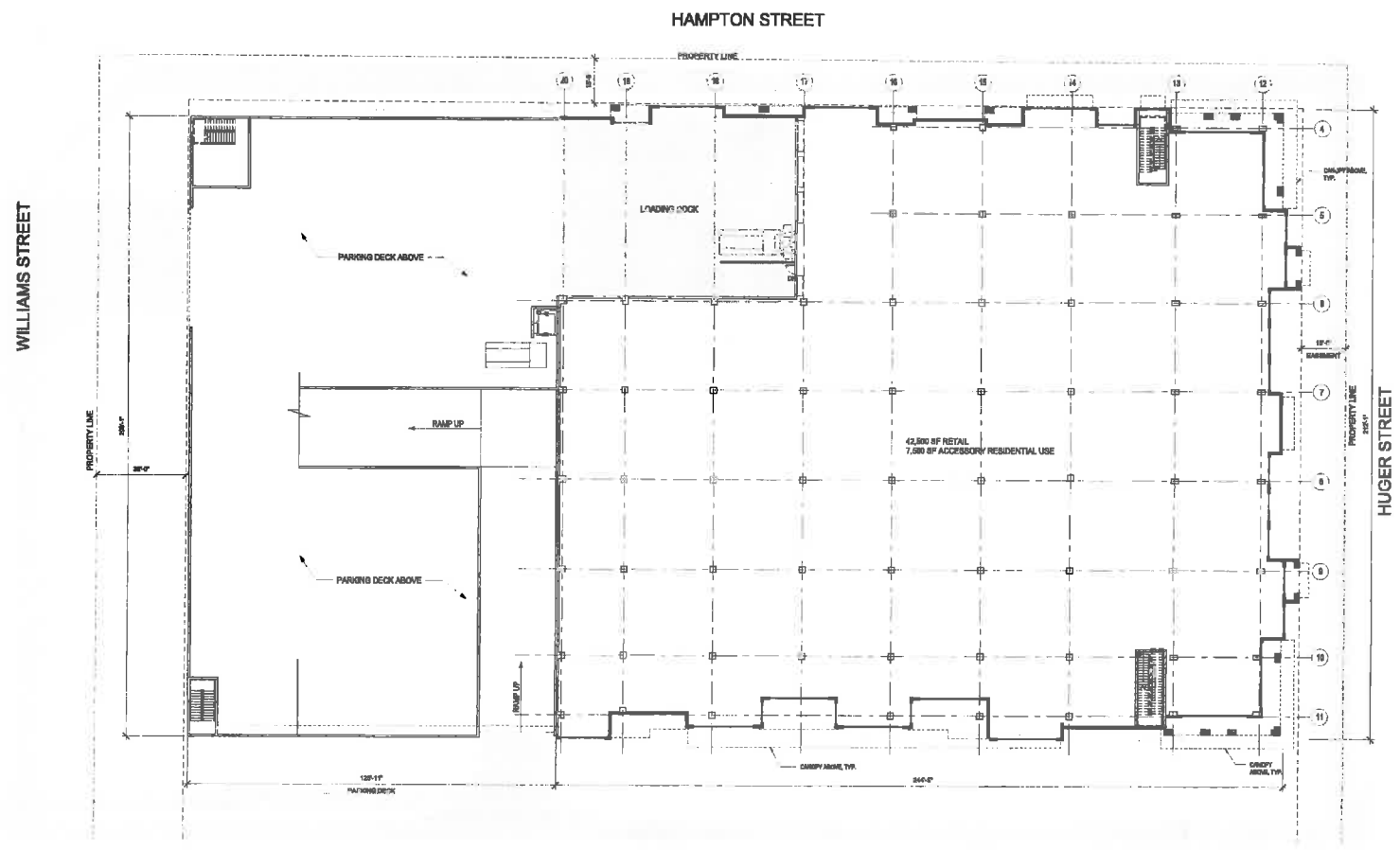
DATE: 12/14/16

12/14/16
SUBMITTAL
DECEMBER 14, 2016

Author	Checker	Approver

16-101

A0.01



1 LEVEL 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

HUGER MIXED USE CENTER
COLUMBIA, SOUTH CAROLINA



PROFESSIONAL SEAL
FOR ARCHITECTURE, ENGINEERING,
PLANNING AND LANDSCAPE ARCHITECTURE
WWW.PROFESSIONALS.COM

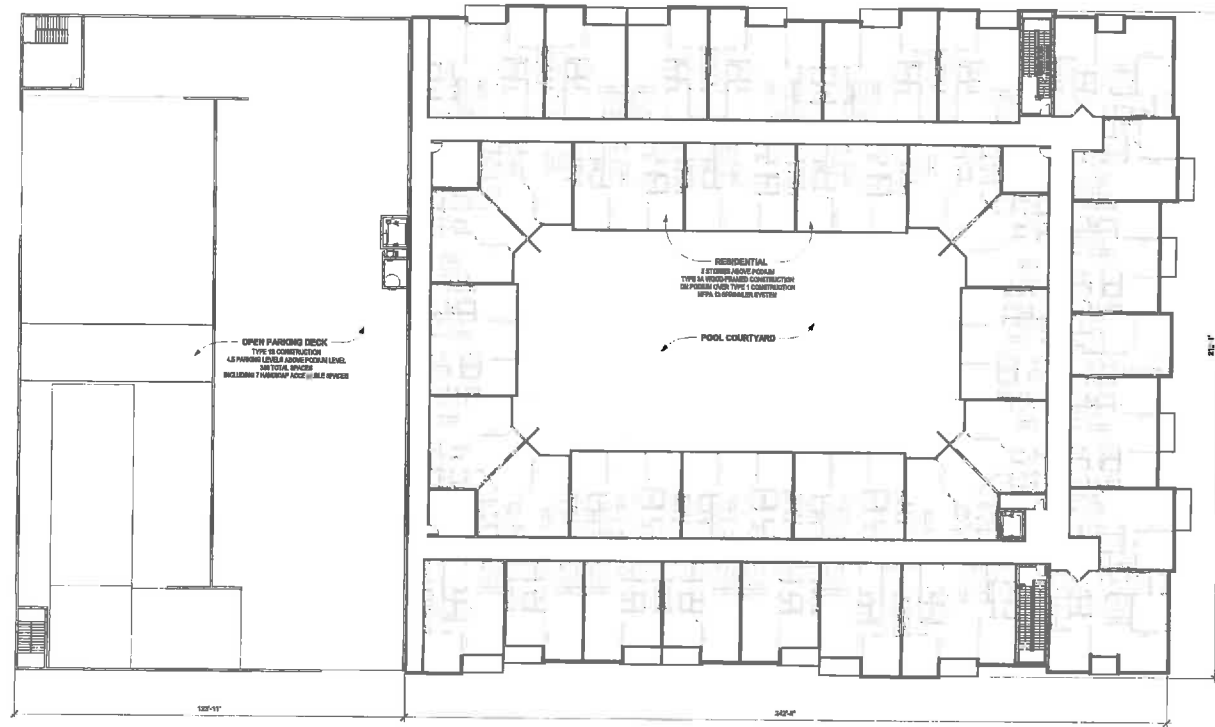
REV DATE DESCRIPTION

16-101
FLOOR PLAN -
TYPICAL LEVEL

DATE: 12/14/2016
SUBMITTAL: DECEMBER 14, 2016

Drawn	Checked	Approved
C.K.	M.E.L.	B.C.

16-101
A0.02



1 LEVEL 2 - FLOOR PLAN (LEVELS 3 - 6 SIMILAR)
SCALE: 1/8" = 1'-0"

HUGER MIXED USE
SITE SUMMARY - MULTI-FAMILY
Southshore Development
Studio Architects, LLC
12/13/2016
16-101

Blkg. Level	R1	A1	A2	A3	A4	B1	B2	B3	No. Dvs	Planned Parking	Total Net Unit Area
Planned	120 units	240 units	120 units	120 units	120 units	120 units	120 units	120 units		120 units	
1.	2	2	15	0	0	7	0	2	36 units	66 sp	28,970 sf
2.	2	2	15	0	0	10	0	2	39 units	71 sp	33,268 sf
3.	2	2	15	0	0	10	0	2	39 units	71 sp	33,268 sf
4.	2	2	15	0	0	10	0	2	39 units	71 sp	33,268 sf
5.	2	2	15	0	0	10	0	2	39 units	71 sp	33,268 sf
TOTALS	10	10	75	0	0	47	0	10	192	363	158,263 sf
Planned by unit	0.33%	0.33%	0.33%	0.00%	0.00%	0.33%	0.00%	0.33%			0.33% of area
Planned by volume			75.3%								75.3%
net walk area	640 sf	779 sf	745 sf	0 sf	0 sf	904 sf	0 sf	1,215 sf	1,167 sf	824 sf	824 sf
total net area	6,400 sf	7,799 sf	85,872 sf	0 sf	0 sf	426,716 sf	0 sf	117,670 sf	118,263 sf	824 sf	640,263 sf



CONCEPTUAL ELEVATION - HAMPTON STREET (NORTH ELEVATION)

3/32" = 1'-0"

1



CONCEPTUAL ELEVATION - HUGER STREET (EAST ELEVATION)

3/32" = 1'-0"

2



CONCEPTUAL ELEVATION - SOUTH ELEVATION
 3/32" = 1'-0"

3



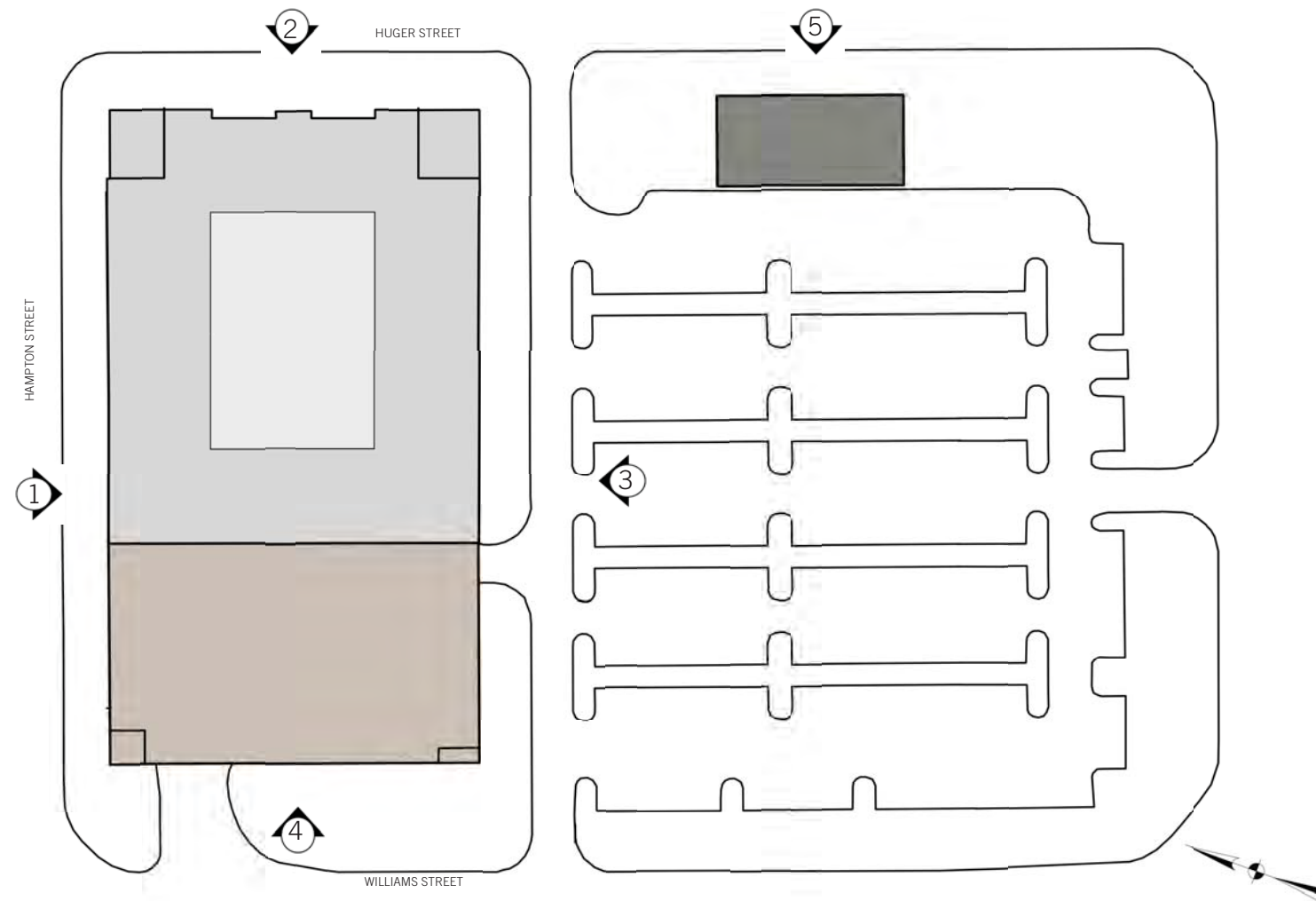
CONCEPTUAL ELEVATION - WILLIAMS STREET (WEST ELEVATION)
 3/32" = 1'-0"

4



CONCEPTUAL ELEVATION - HUGER STREET (EAST ELEVATION)

3/32" = 1'-0"



KEY PLAN

HUGER MIXED USE CENTER

Columbia, SC
DECEMBER 14, 2016



