

# Department of Planning, Preservation & Sustainability

## Proposed Amendments to Calhoun Street East / Cooper River Waterfront Plan Updated October 12, 2009

### REVISE PROPOSED ACCOMMODATIONS DISTRICT

The accommodations district will be moved away from Alexander Street allowing for 6 residential lots, strengthening the residential character of the street and lessening the impact of a hotel. No hotel access will be allowed on Alexander or Charlotte Street.

*The maps and text on p. 35 and p. 60 will reflect the amended boundary per the attached map. A statement will be added to p. 60 that no hotel access will be allowed on Alexander or Charlotte Street for a hotel in this block.*

### LOWER THE NUMBER OF OVERALL ROOMS ALLOWED IN THE NEW ACCOMMODATIONS DISTRICT

The number of total rooms allowed in the new district will be reduced from 250 to 200.

*The text will be amended changing the number to 200 on p.35 and p.60.*

### REINFORCE THE EXISTING 50 ROOM HOTEL LIMITATION SOUTH OF CALHOUN STREET

*A statement will be added to clarify that the existing 50 room cap for hotels south of Calhoun Street will remain in effect in the Executive Summary (p. 3), Section 3.1 Urban Design Principles (p.35) and in Section 3.6 Development Guidelines (p. 60).*

### REFERENCE PRESERVATION PLAN

Many of the recommendations of the plan were also recommended in the Preservation Plan. The Calhoun Street Plan recognizes the importance of the Preservation Plan and supports the recommendations of the plan.

*The Preservation Plan will be referenced in Section 2 Background Information under 2.1 Purpose of the Plan (p. 96), Section 3.6 Building Heights (p. 61) and Zoning Overlay (p. 64).*

### CLARIFY HEIGHT/STORY ILLUSTRATIONS

The intent of the plan is to maintain the maximum heights currently in place in the zoning ordinance. For example, a four story building would not exceed 55', the current standard.

*The illustration in Section 3.6 on page 63 of the plan will be revised to better explain the intent of the plan. (see attached)*

#### PARKING GARAGE AT FEDERAL BUILDING SITE

*The parking garage shown in illustrations on page 39 and page 53 will be removed as a garage is not currently planned at this site and this location would not serve the office corridor.*

#### STRATEGIC OPPORTUNITY SITES

Meeting and Calhoun (SW corner): The intent of the proposal for this corner is a 4-story building per the illustration on page 78.

*The text will be amended to recommend a maximum height of 4 floors.*

East Bay and Washington (at Charlotte): The illustrations for this site are general in nature and do not reflect the existing historic buildings in this block.

*The intent is that the BAR would continue to make the determination of the value of the historic structures and how they should be incorporated into any new development and a statement to that effect will be added to page 81.*

#### Around the Maritime Center

*The proposal to allow a maximum of 8 floors for one site adjacent to the Dockside property will be adjusted to 6 floors (p. 83 and p. 62)*

#### TRAFFIC CALMING AND PARKING

The plan recommends the addition of parking on the south side of Calhoun Street and the introduction of a parking lane on East Bay Street in conjunction with improvements to Washington Street. A traffic study will be required prior to implementing any changes and additional public meetings will be held.

*The following language will be added to pages 44 and 48: "If the traffic study indicates the need, a time management strategy will be utilized for peak/non-peak hours similar to the western end of Calhoun Street."*

#### DISTANCE FOR OFF-SITE PARKING

To take advantage of public parking already existing in the study area, the plan recommends that the off-site parking limit of 400' be extended to 1,000' for office uses only. This will be amended to 800', which is less than a 5 minute walk.

*The distance will be amended to 800' in Sec. 3.4 Parking Strategies p. 51 and on the map on p. 53.*

## ARCHITECTURAL CHARACTER

The intent of the plan is that infill development be respectful of adjacent neighborhoods. East of Washington Street, along the waterfront and former industrial areas, a variety of contemporary architectural forms and styles are appropriate, which does not preclude any style of architecture.

*The language in Section 3.1 on page 37 will be amended to: "The City is more open to a variety of contemporary architectural styles along the waterfront and adjacent to industrial zones."*

### 3.6 DEVELOPMENT GUIDELINES

#### INTRODUCTION

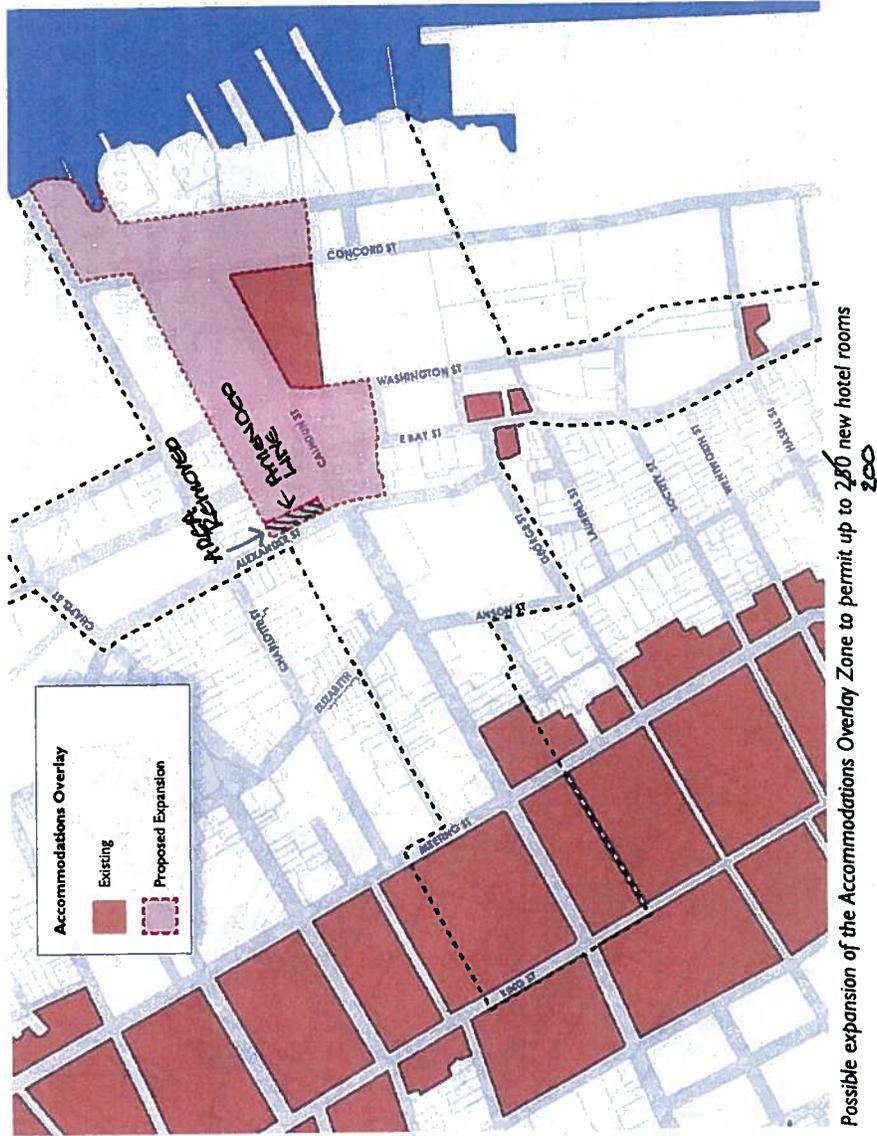
There are three basic recommendations for the study area:

- Expand the Accommodations Overlay zone
- Revise the height map
- Develop a new form based overlay zone to control building form

#### THE ACCOMMODATIONS OVERLAY ZONE

The Accommodations Overlay zone should be expanded to include both sides of Calhoun Street from the Cooper Riverfront to Alexander Street. Within this zone, up to ~~250~~ <sup>280</sup> new hotel rooms would be permitted on a first come basis, with no one hotel having more than 100 rooms. This is in addition to the 100 rooms that have been approved in the Concord Park Development Plan.

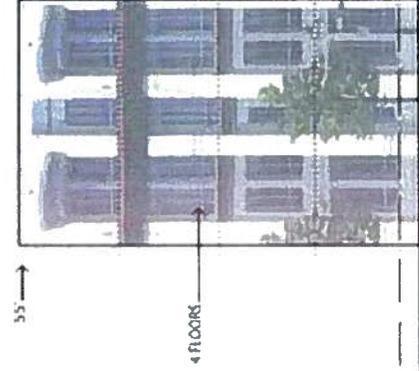
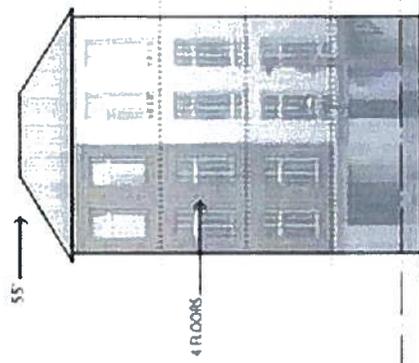
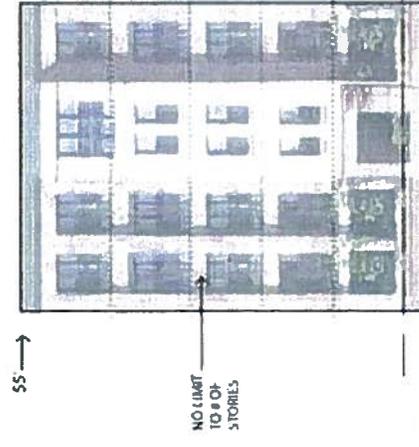
The second recommendation is to refine the city's height map within the study area to more accurately define heights.



# 55' height zone (Calhoun St)

Existing regulation

Proposed regulation



55'

= 55' and max 4 floors

Special Area Plan - Calhoun Street - East/Cooper River Waterfront

# 55' height zone (with bonus to 70') East Bay St.

