

City of Sumter Design Review Board

November 17, 2022

HP-22-17, 129 N Washington St. (City)

I. THE REQUEST

Applicant:	Prisma Health Tuomey
Status of the Applicant:	Property Owner
Request:	Approval for construction/placement of two new outdoor generator units adjacent to the campus engineering building.
Location:	129 N Washington St.
Present Use/Zoning:	Hospital / CBD
Tax Map Reference:	228-12-04-001
Adjacent Property Land Use and Zoning:	North – Hospital / CBD South – Parking Garage/ CBD East – Commercial / CBD West – Hospital / CBD

II. BACKGROUND

129 N. Washington St., shown in the photograph to the right, is the site of Prisma Health Tuomey Hospital.

The applicant proposes to replace 3 existing generators currently located inside the campus's engineering building with 2 new outdoor generator units. These outdoor units are to be located to the south of the engineering building in an area previously used as surface parking lot that lies adjacent to one of the hospital's parking garages. The installation of the generators would also result in the removal of two oak trees considered 'significant' under Article 9 of the City of Sumter Zoning & Development Standards Ordinance (22" and 18" DBH)



ARCHITECTURAL/HISTORIC CONTEXT:

The hospital at 129 N. Washington St was not identified in the 1985 Historical Resources Survey. While there has been a hospital use on the site since at least 1940, no portions of the original structure remain due to piecemeal demolition and redevelopment of the site. Based on information obtained from the Sumter County Assessor's Office Property Cards, the eastern portion of the structure that will be receiving an addition was constructed around 2006.

While this use is vital to the health and well-being of the community, the buildings on the campus are not considered contributing structures to the National Register Historic District.

SITE PHOTOS:

Following is a photograph of the portion of the site slated for the installation of the generator units.



Above: View of the existing trees and parking area where generators are proposed for installation

SCOPE OF WORK:

The proposed project includes installation of two (2) generator units at 129 N. Main St., as follows:

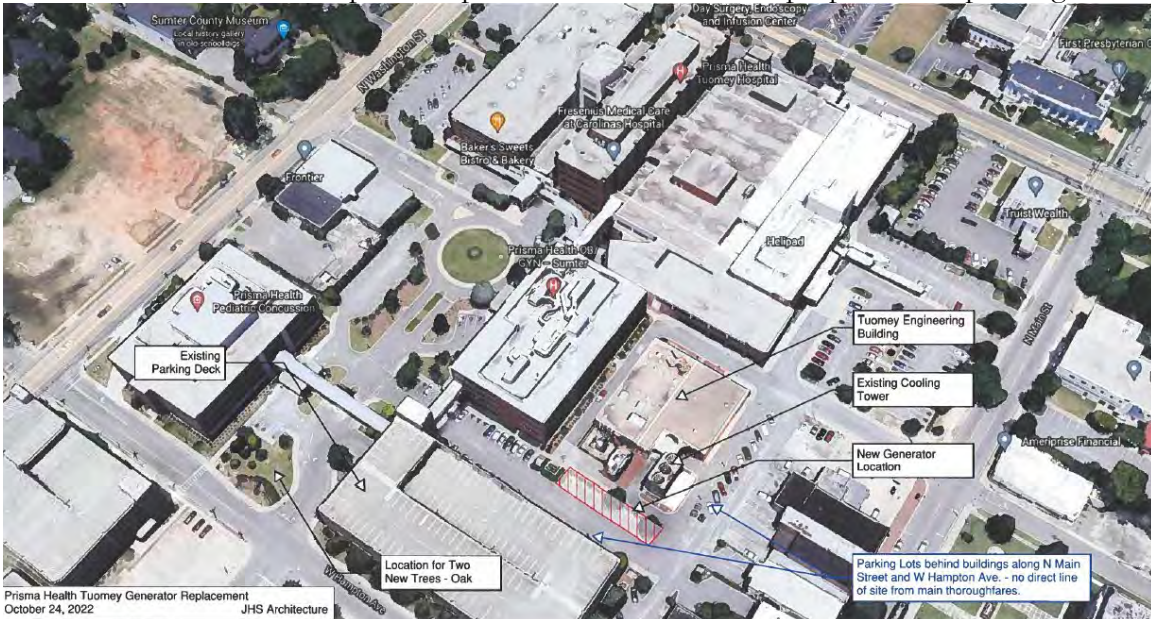
1. Construction of two (2) +/- 900 sq. ft. emergency power generators and fuel tanks in steel enclosures with a tan exterior painted finish.

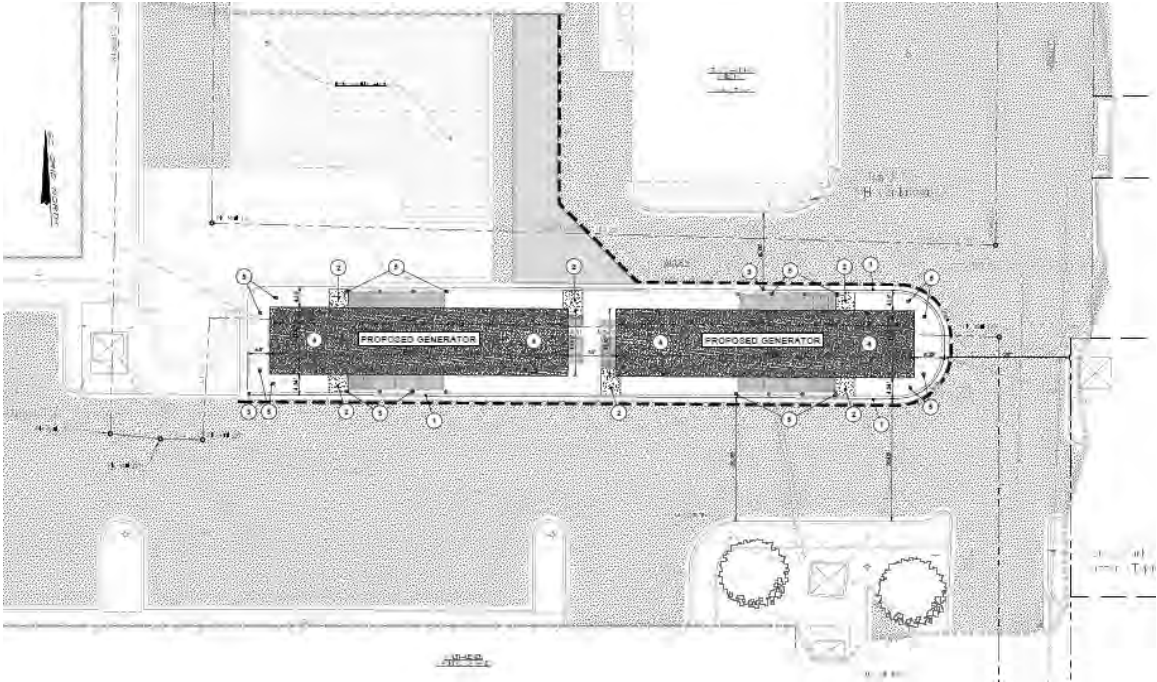
Graphic renderings and plans provided by the applicant showing the scope of the proposed work are shown below:



Above: Elevation rendering of proposed generator units with enclosures.

Below: Isometric view of hospital campus with site location and proposed tree planting location.





Above: Proposed site plan

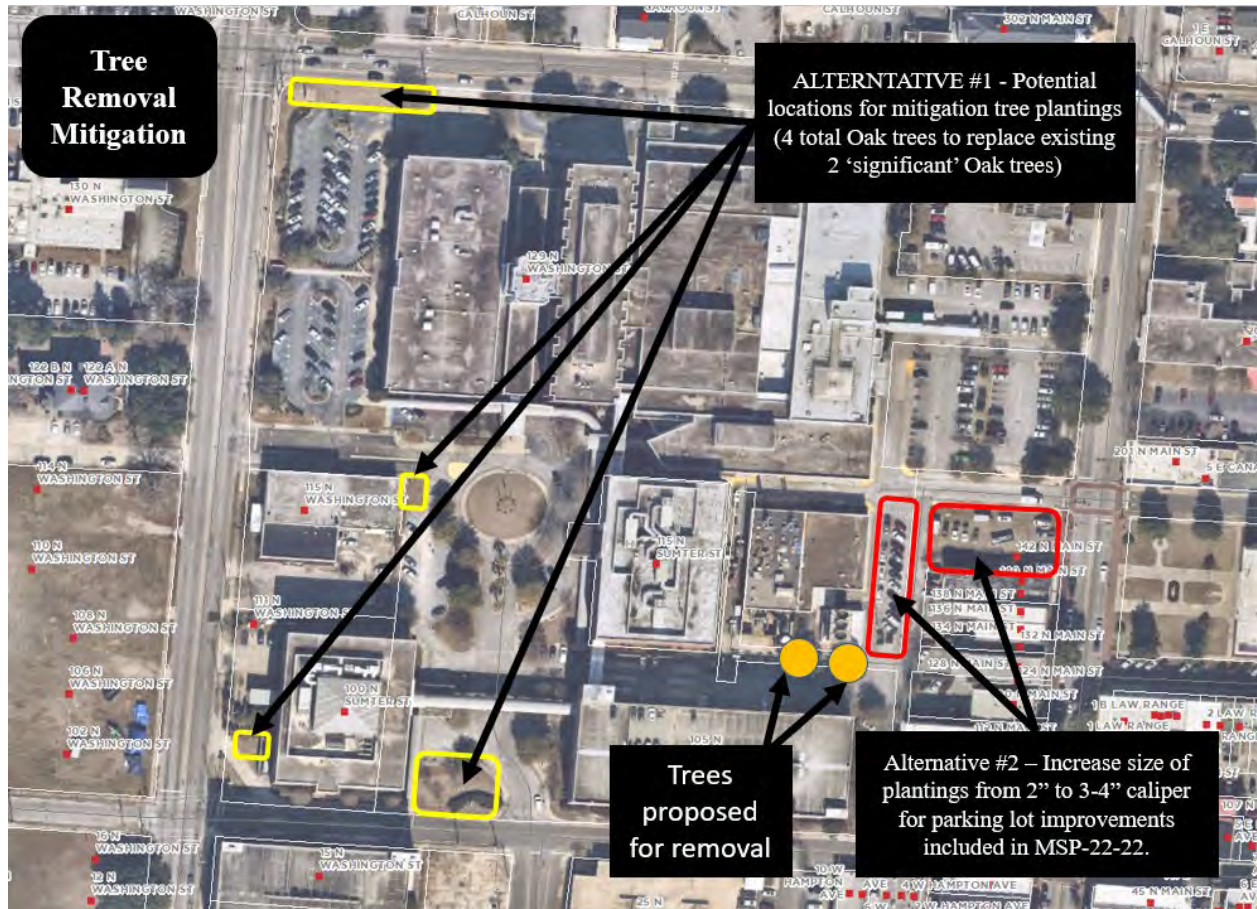
Significant Tree Removal Mitigation



22 inch (DBH) Oak tree proposed for removal



18 inch (DBH) Oak tree proposed for removal



DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines Manual* states:

5.8 Trees and Plantings (Recommended Practices, not Enforced by DRB)

A. Maintain Historic Trees and Plantings.

- *Protect and retain existing trees and plants wherever possible.*

Staff Analysis:

While Chapter 5.1 is included in the Design Review Guidelines as an advisory element and is not enforced by the Design Review Board, it is instructive as a guideline. Furthermore, the *City of Sumter Zoning & Development Standards Ordinance*, which is enforced, contains mitigation requirements that apply when a tree larger than 10 inches in diameter at breast height (dbh) is removed from a commercial site. There are two (2) trees meeting this standard, known as ‘significant’ trees.

While preservation of the trees does not appear feasible given the limited space available on the site to fulfill the Design Guidelines utilities screening standards for generator placement, mitigation of the removal is required. Staff has identified two mitigation alternatives:

Alternative #1 – Replace 2 ‘significant’ oak trees with 2 for 1 planting of 2 inch caliper oaks. (4 total oak trees to plant on the site.

Alternative #2 – Replace 2 ‘significant’ oak trees with increased planting sizes (4 inch caliper) for new trees to be planted as part of parking lot improvement project (MSP-22-22) adjacent to the site.

5.8 Mechanical and Utilities Screening

A. Place Site Appurtenances in Discreet Locations to Diminish Visual Impact.

B. Minimize the Visibility of Mechanical Equipment.

- *Place HVAC condensers at the rear of the building or on secondary elevations that are not visible from the public right of way.*
- *Screen visible mechanical equipment located at grade with wood or brick fencing, lattice panels, or landscaping.*
- *Do not place mechanical equipment on roofs of residential buildings.*
- *Install window air conditioning units on the rear elevation or side elevations that are not visible from the public right-of-way.*

Staff Analysis:

The proposed location of the new generator units is a discrete location on a site where the units will be least visible from public rights-of-way in relation to the rest of the site. The proposed siting is consistent with the Design Review Guidelines.

However, there is no screening (landscaping, fencing, etc.) proposed for the equipment, which will be at grade. This is inconsistent with the Design Review Guidelines, and while there are space constraints in the location chosen which may make screening fencing or landscaping unfeasible, the exterior appearance of the generators can be improved beyond the factory tan finish shown on the rendering provided by the

applicant. The exterior finish of buildings on the campus is primarily brick, with some stucco, primarily as accents, and on the elevated walkways and cooling tower.

Given the site's setting in the Downtown Design District, a more appropriate exterior finish for the steel generator enclosures would make the project consistent with the Design Guidelines, when combined with mitigation canopy tree plantings on the site.

III. STAFF RECOMMENDATION

Prisma Health Tuomey Hospital is a specialized use separate from but compatible with the development occurring in the rest of the downtown district. The location of the proposed generators is in general alignment with the Design Review Guidelines, and given site constraints and the importance of the generators to the hospital's operations, the location is the best available.

Staff recommends **conditional approval** of this request, subject to the Design Review Board's consideration of tree removal mitigation and generator exterior appearance conditions noted below.

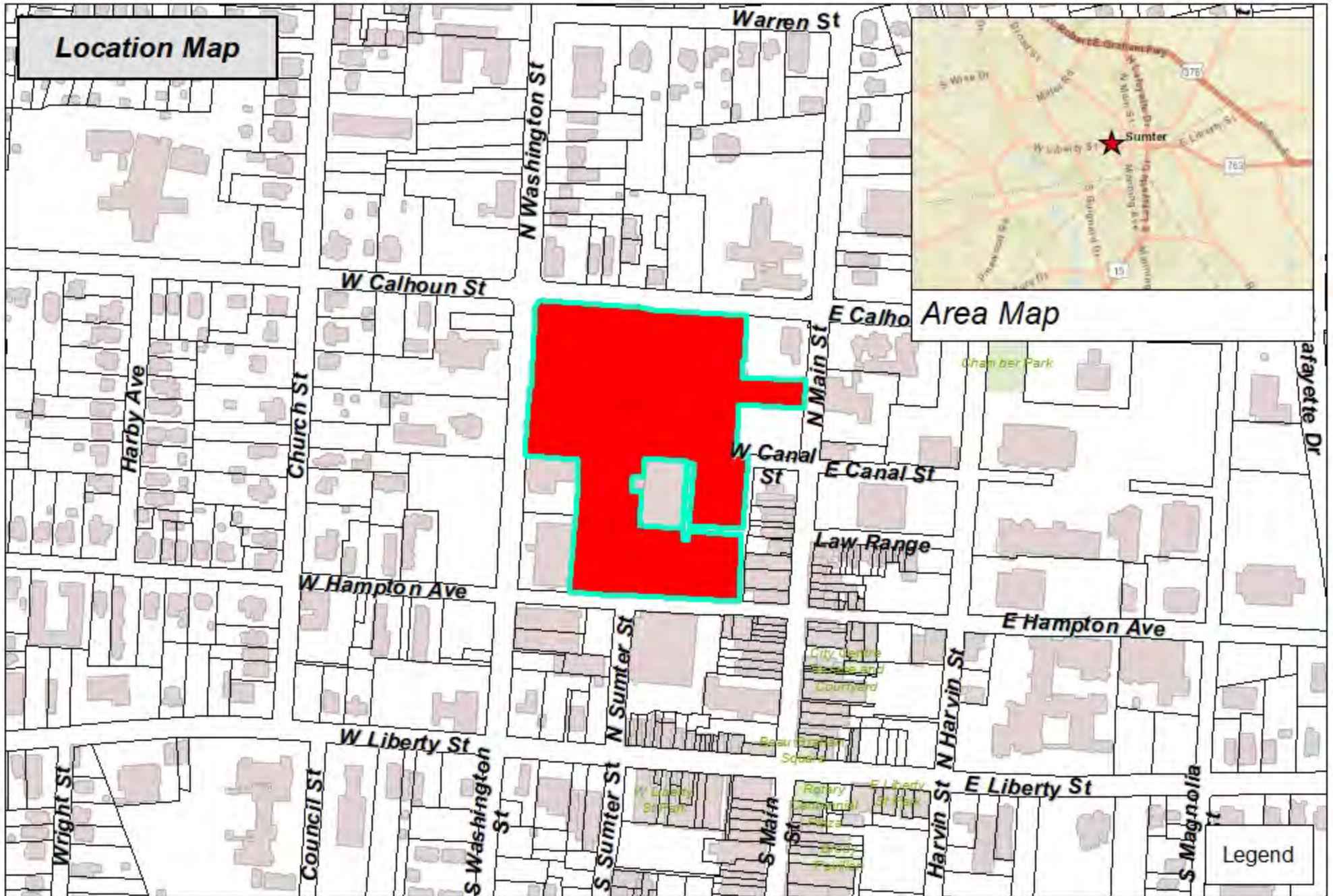
1. The exterior appearance of the units should be improved by choosing an exterior color that matches the aesthetic of the hospital campus as a whole.
2. Tree removal mitigation steps are needed to offset removal of two mature trees that are considered 'significant' under City Ordinance. Two alternative plans are provided in this report and summarized below:
 - a. Alternative #1 – A 2 for 1 replacement (4 total trees) with new trees of a similar species elsewhere on the property.
 - b. Alternative #2 – Increased planting size for new trees as part of parking lot improvement MSP-22-22.

IV. DRAFT MOTION

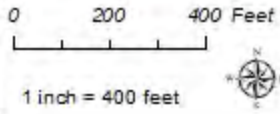
- 1) I move that the City of Sumter Design Review Board **approve** HP-22-17 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move that the City of Sumter Design Review Board **deny** HP-22-17.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION- November 17, 2022

Location Map



DISCLAIMER: While the date of this map has been noted for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or completeness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and its products.



Map Prepared by: Sumter Planning Department
Copyright 2022
Date: 11/30/2022
User Name: gjenovot
Document Name: XXX-22-XX



HP-22-17
129 N. Washington St, Sumter, SC 29150
Tax Map # 228-12-04-001