

MIDTOWN AT FOREST ACRES

COLUMBIA, SOUTH CAROLINA

In February of 2005 a group of architects, designers, and urban planners gathered in an empty lease space in the Richland Fashion Mall, and started a process that will lead to the total transformation of the mall into a town center that will consist of residences, offices, restaurants and shopping. The area will have a more urban feel, one that has a vital public life, where all of the shop fronts are facing public streets. These new tree-lined public streets will be pedestrian friendly, and will be populated by residents, shoppers and outdoor cafes. There will be new parks and plazas, both on the ground level and on the rooftops, where “green roof” technology will be used to provide an amenity to the residents and visitors to the area, and at the same time will provide both a benefit to the environment and relief to the harsh nature of the existing roof top parking decks. Even the name of the mall will be changed: Midtown at Forest Acres reflects the fact that this area will no longer be a mall in any sense of the term, and in fact will truly become an important part of the city of Forest Acres.



Preliminary Master Plan

06.02.05 Architectural Standards

Building Walls

- Materials**
- Walls shall be finished in one or more of the following materials:
 - Cementitious siding with 6" maximum exposure
 - Wood clapboard with 6" maximum exposure
 - Wood or cementitious shingle with 5"-8" exposure (upon MART approval)
 - Traditional board and batten siding
 - Stone and precast stone (upon MART approval)
 - Stucco with sand or troweled finish
 - Gypsum Reinforced Fiber Concrete (GRFC- for trim elements only)
 - Precast masonry
 - Brick
- Execution**
- Wall openings shall be "no more squat than square" (i.e. must be taller than wide).
- Wall materials shall be consistent horizontally (i.e. joints between different materials must be horizontal and continue around corners) except for towers, chimneys and piers...
- Cementitious siding and wood walls to have a minimum of 3 1/2" wood trim at corners and openings.
- Cementitious siding to be face nailed top and bottom; and all nail holes and vertical seams to be caulked and sanded. Horizontal siding (wood and cement floorboard) as approved by the AHC must be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished.
- Mortar joints in stone piers to be raked flush or hand tooled subject to MART approval.
- Stucco shall be smooth finish, continuous product over vapor barrier and lath with 3-coat application (scratch coat, brown coat and sand finish final coat).



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Examples of Building Walls



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06.02.05 Architectural Standards

Windows and Doors

- Materials**
- Windows and doors should be simple in both design and placement, and should generally be the same type and style all around the building.
- Windows are to be painted wood, aluminum clad, vinyl clad, wood clad, anodized aluminum, vinyl or steel.
- Windows are to be true divided or simulated divided lite windows with 7/8" mullions creating panes of square or vertical orientation.
- Window glass must be clear, with light transmission at the ground story at least 90% and 75% for the upper stories.
- Specialty windows may utilize stained or opalescent glass.
- Window screens will be black or gray.
- Screen frames shall match window frame material or dark anodized.
- Shutters are to be wood, PVC, or fiberglass. Shutters must be operable with the appropriate hardware installed.
- Bay windows shall be made of trim lumber.
- Doors are to be painted or stained wood or fiberglass.
- Security doors and window grills must be approved by MART.
- Execution**
- Provide wood or masonry sill that projects enough for a drip kerf.
- Window sash to be rectangular with vertical proportions.
- Multiple panes in the same opening are to be separated by a 4" post (minimum).
- If simulated divided lites there must be grids between the glass, as well as on the interior and exterior of the window.



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