

City of Sumter Design Review Board

March 23, 2023

HP-23-03, 129 N Washington St. (City)

I. THE REQUEST

Applicant:	Prisma Health Tuomey
Status of the Applicant:	Property Owner
Request:	Approval for construction of 2 new roof-mounted cooling towers and demolition of 2 existing ground-mounted cooling towers and installation of 7 new parking spaces and associated landscaping at the hospital 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 construct 2 new roof-mounted cooling towers and demolish 2 existing ground-mounted cooling towers at the hospital's engineering building. The location where the ground-mounted cooling towers is to be removed will be replaced with 7 parking spaces and associated landscaping.



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 hospital campus slated for the work.



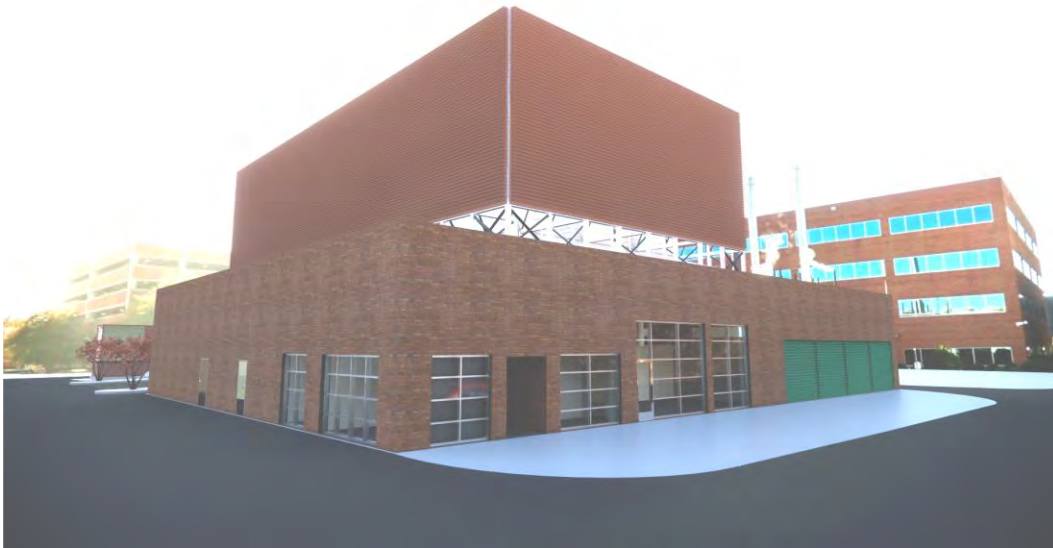
Above: View of the existing cooling towers in foreground with proposed new tower location in background

SCOPE OF WORK:

The proposed project includes removal of two (2) existing ground-mounted cooling towers at 129 N. Main St. and installation of two (2) new roof-mounted cooling towers, as follows:

1. Construction of two (2) roof-mounted cooling towers on top of the existing hospital power plant screened from view via a low sight-line metal louvered screen with a red exterior factory finish.
2. Demolition of two (2) existing ground-mounted cooling towers and installation of seven (7) parking spaces and associated parking lot landscaping.

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



Above: Rendering of proposed cooling tower relocation, northeast corner.

Below: Rendering of proposed cooling tower relocation, southeast corner.



Insofar as the cooling towers will be visible due to their height and size, the applicant has proposed an equipment screen with a factory finish similar to the red brick of the hospital campus, and identical to the previously approved generator replacement that is adjacent (HP-22-17).

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 cooling tower relocation is in general alignment with the Design Review Guidelines, and given site constraints and the importance of the power plant to the hospital's operations, the location is the best available.

Staff recommends **approval** of this request, subject to the Design Review Board's consideration of alternate tree species selection condition noted below.

1. City of Sumter Zoning and Development Standards Ordinance landscaping regulations require at least 1 canopy tree in each landscaped island or endcap. Staff recommends that a condition of this approval include replacement of 2 (two) of the proposed crepe myrtle understory trees with an appropriate canopy tree species.

IV. DRAFT MOTION

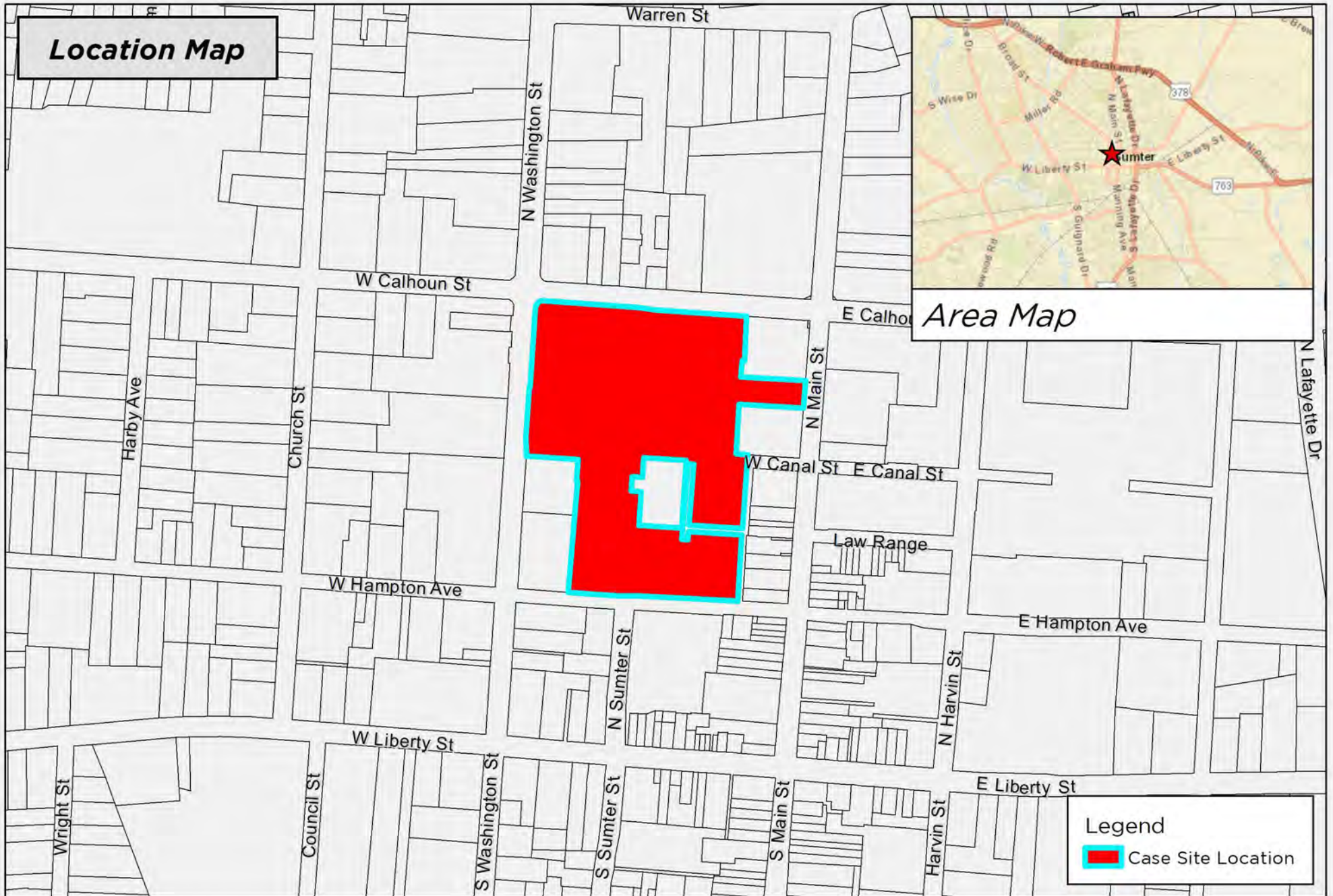
- 1) I move that the City of Sumter Design Review Board **approve** HP-23-03 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move that the City of Sumter Design Review Board **deny** HP-23-03.
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. HISTORIC PRESERVATION- March 23, 2023

Location Map



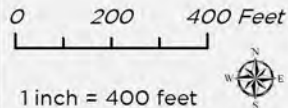
Area Map



Legend

 Case Site Location

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HP-23-03
 129 N Washington St, Sumter, SC 29150
 Tax Map # 228-12-04-001