



BOARD OF ZONING APPEALS

August 7, 2025 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, SC. 29201

SPECIAL EXCEPTION REQUEST CASE SUMMARY

631, 638, 606 Sumter Street, 1309, 1311, 1313 Blossom Street & 611, 613 Marion Street

Case Number:	2025-0021-SE
Subject Property:	631, 638, 606 Sumter Street, 1309, 1311, 1313 Blossom Street & 611, 613 Marion Street (TMS# 11303-12-01 & 11303-05-01A)
Zoning District:	INS-GEN (Institutional – General District), OV-CC (City Center Design Overlay District)
Applicant:	Justin Abrams, AIA, Boudreaux Group
Property Owner:	University of South Carolina

Requested Action:	Special exception to permit a public dormitory within the INS-GEN district
Applicable Sections of Zoning Ordinance:	§17-4.2(b)(4) Public dormitories are permitted in the INS-GEN zoning district by special exception
	§17-2.5(e)(4) Standard criteria for special exceptions
Case History:	N/A

The applicant is requesting a special exception to permit a public dormitory within the INS-GEN district.

The subject properties are +/- 4.2 acres, with the existing USC McBryde and Honors College dormitories on site. The proposal is to create an addition to the Honors dormitories and demolish the existing 260-bed McBryde dormitories adjacent to the University's Thomas Cooper and Fritz Hollings library buildings and replace with new dormitories. In total, 1,084 beds (436 units) are proposed in these newly constructed buildings.

This project has received approval from the Design / Development Review Commission at its June 26, 2025 meeting and is pending site plan approval from the Planning Commission at its August 14, 2025 meeting.

The approval is based upon the following findings as required within §17-2.5(e)(4) of the Zoning Ordinance:

The proposed public dormitory, when operated in conformance with the application and submitted documents presented to the Board prior to the public hearing:

1. Complies with all applicable zoning district-specific standards in Article 3: Zoning Districts;
2. Complies with all applicable use-specific standard in Article 4: Use Regulations;
3. Will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety;
4. Makes adequate provisions for parking and for loading and unloading;
5. Will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter;
6. Will not have a substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings;
7. Will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response;
8. Does not create a concentration or proliferation of the same or similar types of special exception use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed;
9. Is consistent with the character and intent of the underlying zoning district as indicated in the zoning district purpose statement, and with any applicable overlay zoning district or adopted plan goals and requirements;
10. Is appropriate for its location and compatible with the permitted uses adjacent to and in the vicinity of the property;
11. Is compatible with the general character of the INS-GEN district in which it is proposed;
12. Will not adversely affect the public interest.

Any documents submitted by persons expressing support or concern about this application are attached hereto and made part of the record of the public hearing.

Zoning

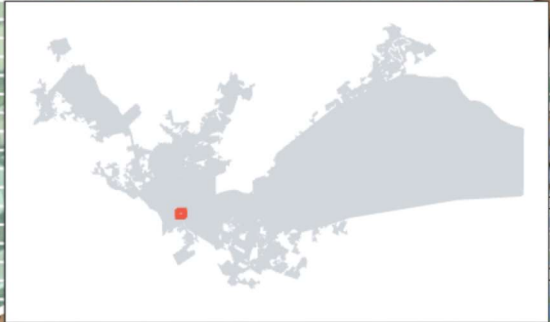
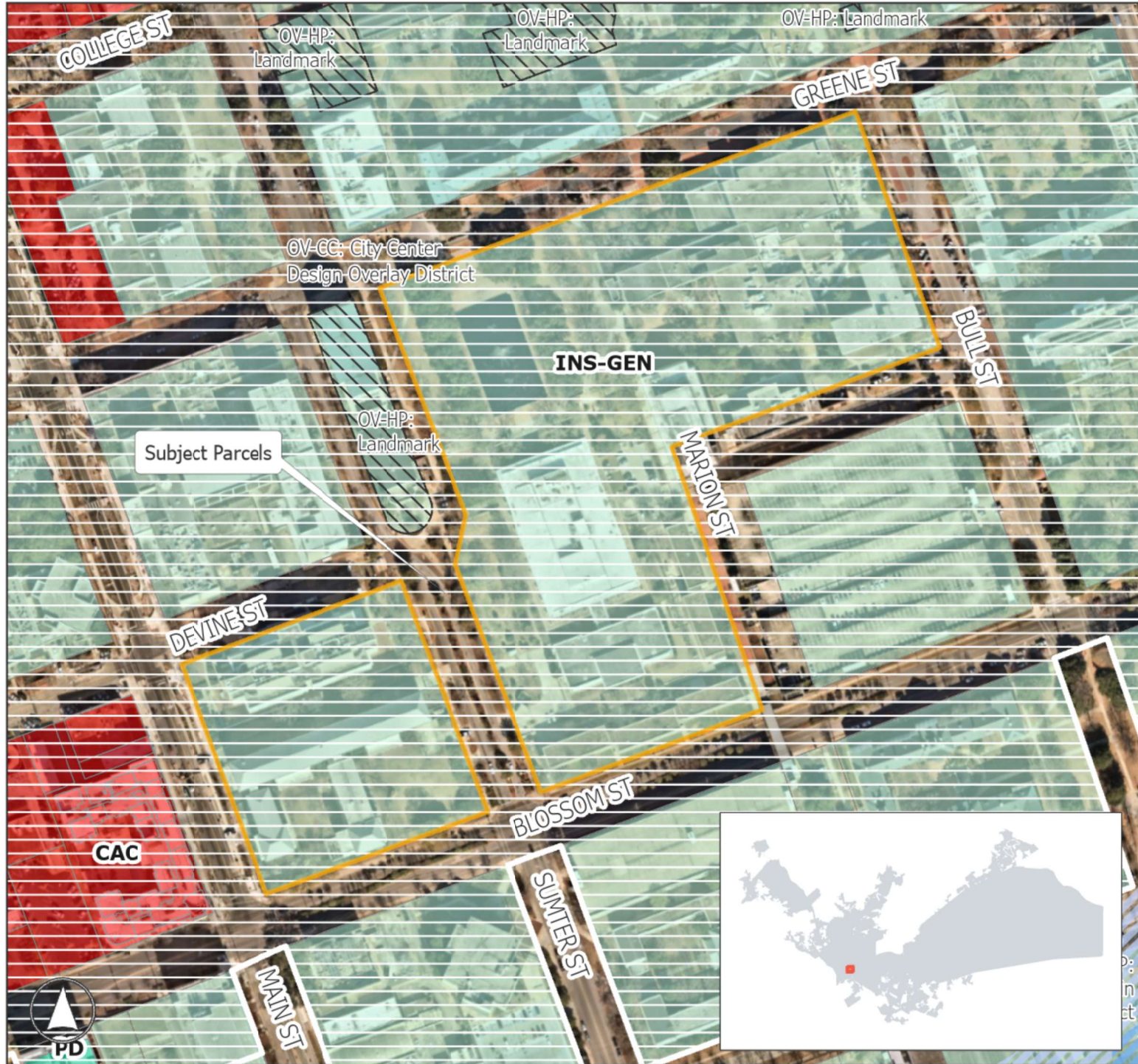
Special Exception 2025-0021-SE

631 Sumter Street and 1309-1313 Blossom Street;

TMS# 11303-12-01 and 11303-05-01A

Legend

- CAC: Community Activity Center/Corridor
- RM-2: Residential Mixed
- PD: Planned Development
- INS-GEN: Institutional - General District
- Design Overlay Districts
- OV-HP: Individual Landmark
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits





Special Exception

Application and Checklist

1. Applicant Information

Name Justin Abrams, AIA	
Company (if applicable) BOUDREAUX	
Address (street, city, state, zip) [REDACTED]	
Phone [REDACTED]	Email [REDACTED]

2. Property Information

Address 631 Sumter St., Columbia, SC 29208 + 606, 638 Sumter St., 1309, 1311, 1313 Blossom St., 611, 613 Marion St., Columbia, SC 29208		
Tax Map Reference Number(s) R11303-12-01 (Honors) R11303-05-01A (Sumter St. Housing)		
Current use Dormitory, public	Proposed use Dormitory, public	
Current zoning INS-GEN: Institutional - General District	Number of lots or units 8	Total square feet 183,000 sf (4.2 acres)

3. Property Ownership

Does the applicant own the property? Yes No

If the applicant does not own the property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

4. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? Yes No

5. Value of Project

Valuation	\$ 165,000,000 estimated construction
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6. Proposed Use

Please identify the principal use proposed to be established (see Table 17-4.2(B)(4): Principal Use Table for Base Zoning Districts)

Dormitory, public



Special Exception

Application and Checklist

7. Project Description

Provide a brief description of the project.

See attached.

8. Criteria for Special Exception

A special exception may only be approved if the Board of Zoning Appeals determines that all of the standards in Sec. 17-2.5(e)(4) are met. **On the following page**, describe how the proposed use complies with each of these standards below. (Continue on separate sheet of paper if necessary)

1. The proposed special exception complies with all applicable zoning district-specific standards in Article 3: Zoning Districts;
2. The proposed special exception complies with all applicable use-specific standard in Article 4: Use Regulations;
3. The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety;
4. Adequate provisions are made for parking and for loading and unloading;
5. The proposed special exception will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter;
6. The proposed special exception will not have a substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings;
7. The proposed special exception will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response;
8. The establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of special exception use, *which concentration may be detrimental* to the development or redevelopment of the area in which the special exception use is proposed to be developed;
9. The proposed special exception is consistent with the character and intent of the underlying zoning district as indicated in the zoning district purpose statement, and with any applicable overlay zoning district or adopted plan goals and requirements;
10. The proposed special exception is appropriate for its location and compatible with the permitted uses adjacent to and in the vicinity of the property;
11. The proposed special exception is compatible with the general character of the district in which it is proposed; and
12. The proposed special exception will not adversely affect the public interest.




Special Exception

Application and Checklist

- 1.The proposed special exception complies with INS-GEN standards listed in Article 3: Zoning Districts. Building height at average grade is 74' to highest roof parapet.
- 2.N/A, there are no Use-Specific Standards noted for Dormitory, public in Table 17-4.2 (B)(4)
- 3.The new dormitories are to house 1st year students living and studying on USC's campus. Remote parking in an existing parking lot at Greene and Gadsden Streets has been identified and reserved for building occupants. Accessible parking will be in the existing garage at Blossom and Bull Streets. Minimal additional vehicular traffic is expected at the project site.
- 4.Remote parking in an existing parking lot at Greene and Gadsden Streets has been identified and reserved for building occupants. Accessible parking will be in the existing garage at Blossom and Bull Streets. Loading and unloading is will take place at entrances off Sumter Street.
- 5.No substantial adverse impact should be expected to adjoining properties.
- 6.There is no substantial adverse impact on the character of the area. Design was approved by City of Columbia D/DRC at its June 26, 2025 meeting. Any design updates shall be sent to and approved by staff.
- 7.No substantial adverse impact on public safety or nuisance conditions detrimental to the public interest are anticipated. Public Dormitories are currently located on project sites.
- 8.The surrounding area includes the Thomas Cooper Library and Hollings Special Collections Library, Classroom and Lab buildings, Parking Structures, and other Public Dormitories on USC's campus. The special exception does not create a concentration or proliferation of the same or similar special exception uses.
- 9.The proposed Public Dormitory is consistent with intent of the INS-GEN district to provide lands that accommodate institutional uses such as colleges. The site is located in the City Center Design Overlay District and meets the district's design guidelines. The design was approved by City of Columbia D/DRC at its June 26, 2025 meeting.
- 10.The proposed project is located on USC's campus and appropriate for its location. Existing Public Dormitories currently occupy the sites and dormitories to add to the existing Honors Residence Hall and to replace the existing McBryde dormitories is compatible with the permitted uses adjacent to and in the vicinity of the properties.
- 11.The proposed project is compatible with the general character of the district and meets the design guidelines of the City Center Design Overlay District. The design was approved by City of Columbia D/DRC at its June 26, 2025 meeting.
- 12.The proposed special exception will not adversely affect the public interest.

9. Signature

Signature of Applicant	
	
Print Name	Date
Justin Abrams	7.19.21



LITTLE
LANDSCAPE ARCHITECTURE

1311 Blossom Street, Suite 200
Columbia, SC 29201
www.littleonline.com

This drawing and its data are the property of Little Landscape Architecture. The reproduction, distribution or use of this drawing without the written consent of Little Landscape Architecture is prohibited.

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BOUDREAU
INSPIRED DESIGN

SURCULUS

PRELIMINARY
NOT FOR
CONSTRUCTION

SEAL OF THE SOUTH CAROLINA
SURCULUS, LLC
LA No. 353

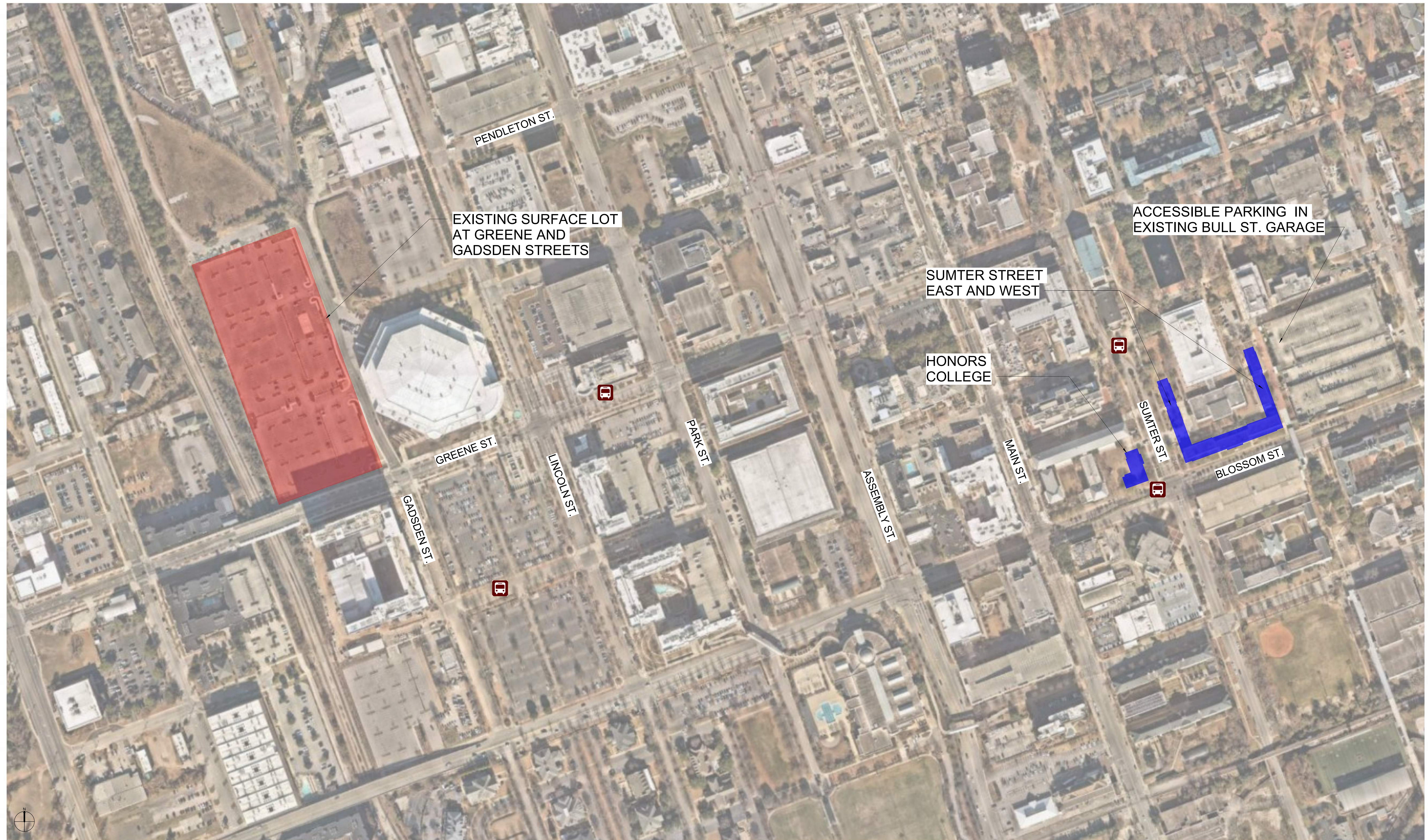
DATE FOR
PLANNING COMMISSION
SUBMISSION
08.09.2025

NO.	REASON	DATE

PROJECT NAME
Summer St. Campus Residential - Blossom
1311 Blossom St.
Columbia, SC 29201
PROJECT NO.
LITTLE 4142201530
SITE: H27-6158-LC
LIC: 50003635

DRAWING TITLE
SCHEMATIC
LANDSCAPE PLAN

SHEET NUMBER
L100



1 PARKING PLAN
AP-1 1:1800

USC SUMTER STREET RESIDENTIAL PARKING REQUIREMENT MATRIX*		
*per Table 17-5.2(D)(1).5 Parking Spaces Minimum Req'd per Bedroom for public dormitory		
	BEDROOMS	PARKING SPACES
HONORS SITE	92	46
SUMTER EAST AND WEST	452	226
EXISTING McBRYDE DORMS (PARKING ALREADY ALLOTTED ON CAMPUS)	-130	-65
NEW SPACES REQUIRED		207

PARKING UTILIZATION	
	PARKING SPACES
EXISTING GREENE AND GADSDEN STREET SURFACE LOT (RECENTLY CONSTRUCTED WEST OF COLONIAL LIFE ARENA)	980
SPACES ALLOCATED FOR CAMPUS VILLAGE DEVELOPMENT	-566
NEW SPACES TO BE ALLOCATED FOR SUMTER STREET DEVELOPMENT	-207
TOTAL SPACES AVAILABLE FOR FUTURE ALLOCATION	207

ISSUE FOR
PLANNING COMMISSION
SUBMISSION

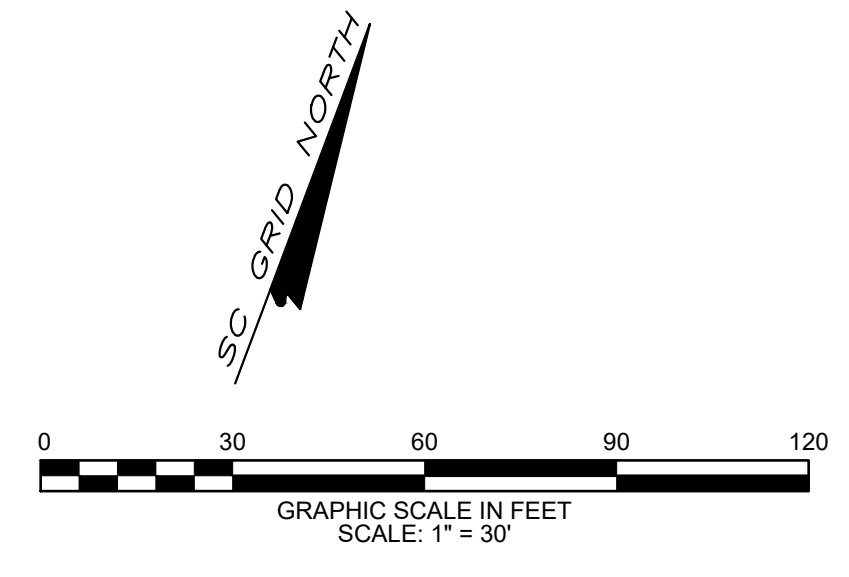
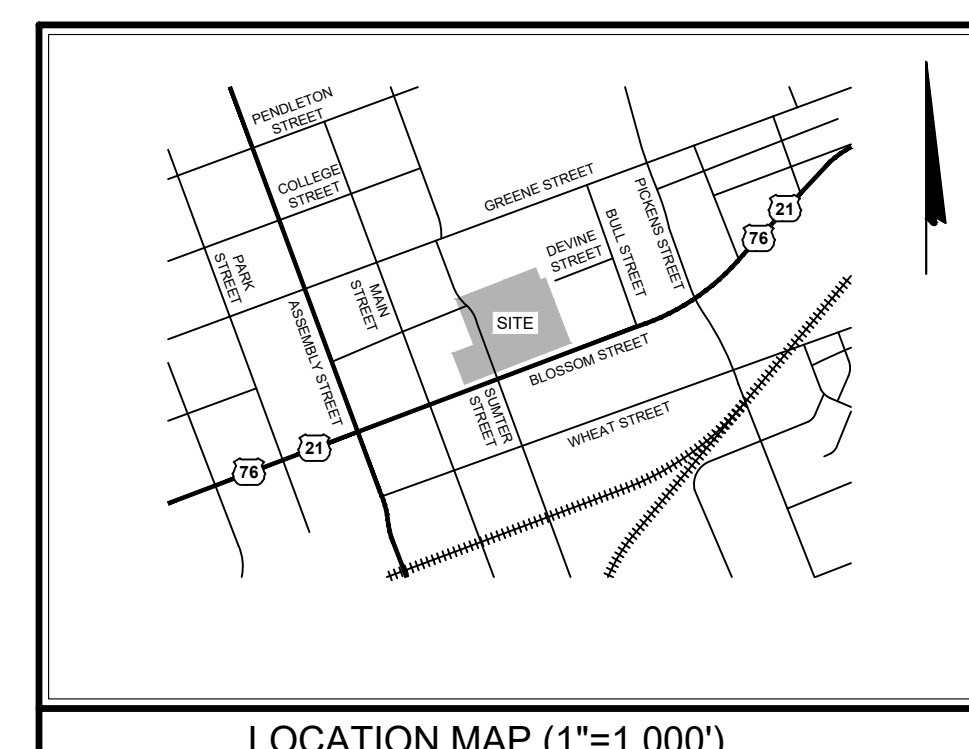
ISSUE DATE
06.08.25

REVISIONS NO.	REASON	DATE

PROJECT TEAM
PRINCIPAL IN CHARGE
ES
PROJECT MANAGER
AZ
DESIGN TEAM
BDRX
PROJECT NAME
Sumter Street Campus
Residential - Site
1311 Blossom St.
Columbia, SC 29201

PROJECT NO.
4142201500
SHEET TITLE
PARKING PLAN

SHEET NUMBER
AP-1



SITE NOTES:

PARKING:

USC Sumter Street Residential Parking Requirement Matrix
per Table 17-5.2(D)(1) .5 Parking Spaces Minimum Req'd per Bedroom for public dormitory

	Bedrooms	Parking Spaces
Honors Site	92	46
Sumter East and West (includes 2, 2BR professional staff apartments)	452	226
Existing McBryde	-130	-65
New Spaces Required		207
Recently constructed surface lot to the west of Colonial Life Arena (Greene and Gadsden Streets)		980
previously allocated to meet portion of Campus Village demand		566
unutilized parking spaces		414
allocated to Sumter Street Residential Development		207
still available		207

DEVELOPMENT DENSITY DATA:

EXISTING McBRIDE DORMS BEING DEMOLISHED: - 260 BEDS
CHART OF PROPOSED UNIT TYPES:

	Units	Unit Type	No. of Bedrooms/Unit	No. of Beds/Unit	Total Bedrooms	Total Beds
Honors Addition	462	Bedroom Suite	2	4	924	1848
Sumter East and West	328	Double Bedroom	1	2	328	656
	382	Bedroom Suite	2	4	764	1528
	22	2 Bedroom RA Suite (bed & bed suite)	2	4	44	88
	2	2 Bedroom Apartment	2	2	4	4
Grand Totals	438				544	1,088

SIGNAGE:

NO ADDITIONAL NEW SIGNAGE PLANNED AT THIS TIME.

ZONING:

INS-GEN INSTITUTIONAL - GENERAL DISTRICT WITH CITY CENTER DESIGN OVERLAY DISTRICT

PRELIMINARY SKETCH NOTES:

THE INFORMATION PROVIDED CONCERNING THE POSSIBLE DEVELOPMENT OF THIS SITE IN COLUMBIA, SC HAS BEEN OBTAINED AND COMPILED THROUGH INFORMATION PROVIDED TO COX AND DINKINS, INC. BY OTHERS AND THROUGH INTERNET RESEARCH. ALTHOUGH THE INFORMATION IS BELIEVED TO BE RELIABLE AND ACCURATE THIS INFORMATION MAY CHANGE IF OTHER CONFLICTING OR ADDITIONAL INFORMATION IS DISCOVERED DURING THE FIELD SURVEY WORK, ENGINEERING OR PERMITTING PHASE. SITE DESIGN MUST BE COMPLETED AND PERMITTING FROM ALL GOVERNING AGENCIES MUST BE ACQUIRED BEFORE THIS INFORMATION CAN BE VERIFIED.

- THIS PLAN IS CONCEPTUAL IN NATURE AND DESIGN AND DOES NOT GUARANTEE APPROVAL BY ANY GOVERNING AGENCY. FURTHERMORE, THE CONCEPTUAL PLAN IS SUBJECT TO ALL REGULATIONS BY GOVERNING JURISDICTIONAL AGENCIES.
- THE CONCEPT SITE PLAN WAS PREPARED WITH NO HYDROLOGIC ANALYSIS PERFORMED.
- THIS PLAN IS SUBJECT TO CHANGE BASED ON ACTUAL CIVIL DESIGN AND SUBMITTALS TO GOVERNING AGENCIES.
- THIS PLAN SHALL NOT BE USED FOR PERMITTING, CONSTRUCTION, BIDDING, OR PRICING.
- THIS PLAN WAS PREPARED USING INFORMATION PROVIDED BY OTHERS AND IS SUBJECT TO CHANGE BASED UPON FIELD VERIFICATION AND FINAL DESIGN.
- THERE MAY BE SIGNIFICANT TREES (GRAND TREES) ON THIS SITE THAT MAY BE PROTECTED BY THE CITY CODES AND MAY IMPACT DEVELOPMENT AND COSTS.

PAVEMENT LEGEND

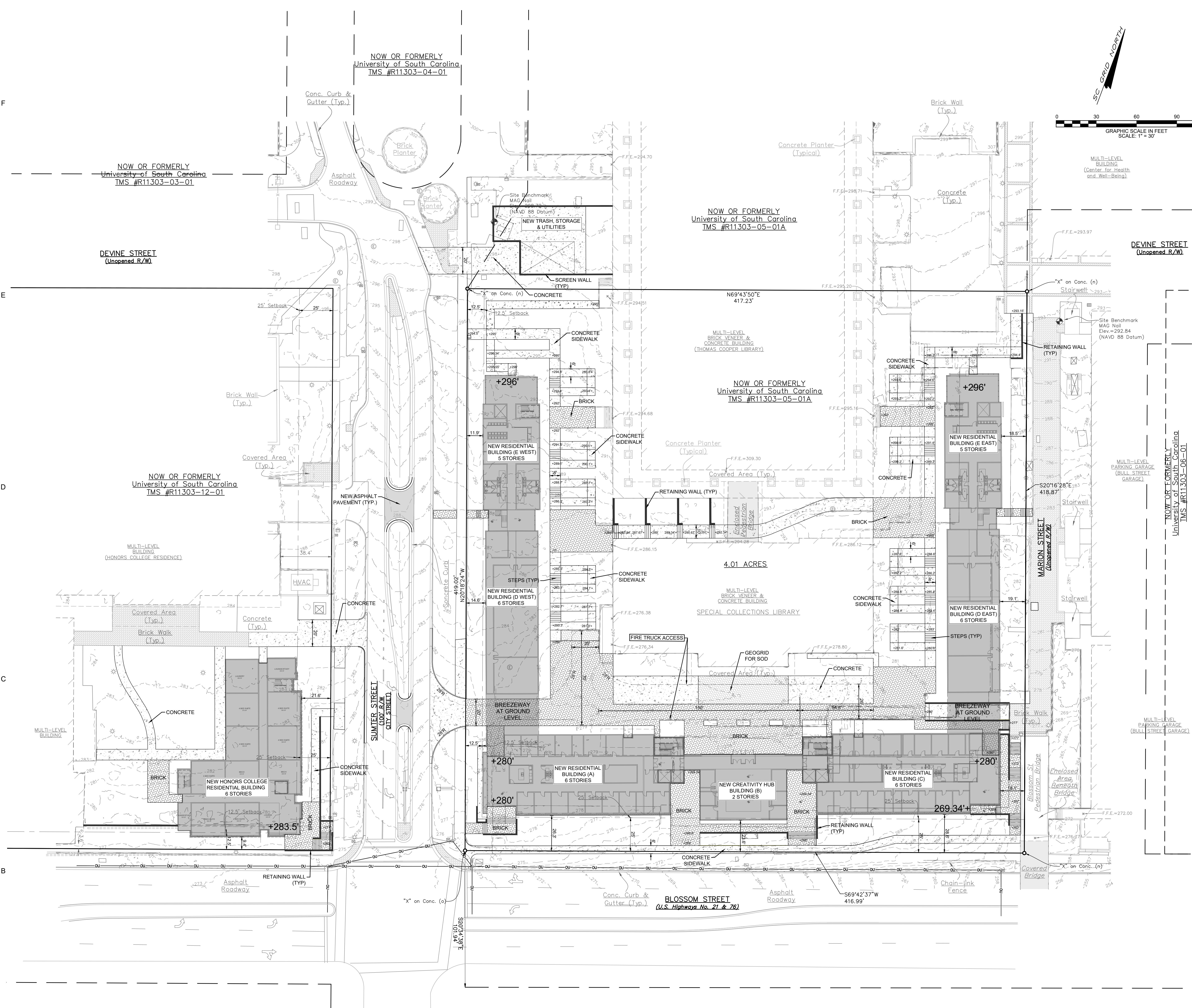
	BRICK PAVEMENT		CONCRETE PAVEMENT
	GEOGRID FOR SOD		ASPHALT PAVEMENT

REFERENCES:

- TOPOGRAPHIC MAP PREPARED FOR UNIVERSITY OF SOUTH CAROLINA BY COX AND DINKINS, INC. AND DATED APRIL 11, 2025.

GENERAL NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED AS RICHLAND COUNTY TAX MAP PARCEL TMS # PORTION OF 11303-12-01 AND PORTION OF 11303-05-01A.
- TOTAL AREA OF SUBJECT PROJECT IS APPROXIMATELY 4.24 ACRES.
- ZONING OF THE SUBJECT PARCEL IS "INS-GEN" INSTITUTIONAL GENERAL DISTRICT WITHIN CITY CENTER DESIGN OVERLAY DISTRICT.
- CONTOUR INTERVAL ELEVATIONS ARE ONE (1) FOOT. ELEVATIONS SHOWN ARE NAVD 88 DATUM.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE LOCATIONS OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES ARE UNKNOWN. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 450120357L, REVISED DECEMBER 21, 2017 BY SCALED LOCATION AND GRAPHIC PLOTTING ONLY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECT/MOST UP-TO-DATE PLANS AVAILABLE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



NOTE:
INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO COX AND DINKINS, INC. FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. HOWEVER, COX AND DINKINS, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS AGENTS AND HIS CONTRACTORS SHALL HEREBY EXPLICITLY UNDERSTAND THAT COX AND DINKINS, INC. IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVE GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

The Palmetto Utility Protection Service, Inc.
110 Dashi Super Blvd, Suite 120 Columbia, South Carolina 29201 (803) 934-1117

South Carolina 811

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

University of South Carolina Sumter Street Residential Development



Planning Commission Submission
June 9, 2025

USC Sumter Street Residential Development - Project Description

Site Information:

The project consists of 2 phases to be constructed simultaneously to provide an addition to the Honors Residence Site at 631 Sumter St and a replacement of the existing McBryde dormitories with the Sumter East and West Residences Halls located at 606 & 638 Sumter St., 1309, 1311 & 1313 Blossom St., and 611 & 613 Marion St. The total project consists of approximately 4.2 acres. The sites are ideal for development and will enjoy proximity to the campus core via Sumter Street and the Marion Street Pedestrian Promenade. The project will demolish the existing McBryde dormitories and upgrade utilities, landscaping, and pedestrian interaction along Blossom Street.

General Project and Design Information:

This University of South Carolina Residential Housing project consists of two components collectively known as the Sumter Street Residential Development: a new building on the Honors Residence Site and the replacement of the existing McBryde Residence Halls. Located at the corner of Sumter and Blossom Streets, this project is urban in nature and, in keeping with City and University goals, increases density in the historic core of the University where it is easy for first year students to walk to their academic and social activities. The former McBryde site will feature two wings, currently referred to as Sumter West and Sumter East that wrap Thomas Cooper Library and integrate into the steep topography of the site. The wings are joined by a pavilion along the center of the Blossom edge, known as the Creativity Hub. The Hub is a community gathering place and home to living learning community programming. From a massing standpoint, the Hub breaks down the scale of the residential wings and showcases the southern façade of the Hollings Special Collections portion of the library.

Recognizing its high visibility position along Blossom, defined as a *Gateway Corridor Street*, and Sumter, an *Image Street*, the project takes care to define the entry to campus through the architectural massing and engagement of the street at building corners particularly at the intersection of Blossom and Sumter. The pedestrian experience will be improved with new streetscape along Blossom between Sumter and the Marion Street Promenade and its existing pedestrian bridge. The streetscape effort will include relocating the sidewalk northward away from the street and a landscape/street tree buffer between the street and sidewalk. Site planning is consistent with existing setbacks. Connectivity through the site is also important with an internal pedestrian promenade connecting east to west where students can walk under glass “bridge” elements. From there, north-south pedestrian pathways along the wings negotiate the slope with accessible ramping and stairs defining small scale shady spaces for study and small groups.

Sumter Street will need to be closed during construction. It is the goal of the University to collaborate with the city to develop a plan for Sumter between Greene and Blossom to be primarily pedestrian in nature after completion of construction.

The primary service area for utilities and garbage dumpsters, in keeping with Design Guidelines Section 4.4, is located to minimize its visibility from the public with both masonry walls and landscape screening. It is tucked to the north of the west Sumter wing and utilizes an existing service access to the Library.

No new parking is planned for the site with USC utilizing availability in recently constructed remote lots near Colonial Life arena. Accessible parking is in adjacent garages.

The building design is sensitive to the tenants outlined in Sections 5.2 and 5.3. The architectural character, height and scale is compatible with its surrounding context. The new Honors building is six stories which matches the height of the north wing of the existing Honors Residence. The articulation of the base, middle and top of the building align with the current datum lines and details. The east and west Sumter wings, which take their architectural character cues from their mid-century modern neighbors, range from five to six stories based upon topography with a small seven story location at the lowest point on the southeast corner of the block. As shown in the elevations and sections, the roof line is below the height of the mechanical “penthouse” of Thomas Cooper Library and because the wings are considerably south of the north façade of the library in alignment with the location of the original McBryde wings, the design is sensitive to the landmark nature of Thomas Cooper Library. Also, in keeping with University Design Guidelines, the new Sumter wings have a strongly defined base and together with the Creativity Hub make use of canopies and expansive glass areas to denote entries and common areas at important pedestrian nodes to animate and activate entries and street edges. Similar features carry up the height of the building and serve to break down the length of the wings and help provide the pedestrian a measure of progress along the block. (See site diagrams.)

Façade proportion and rhythm are well defined through regularized room windows that feature sections with accent panels to the left or right to further animate the façade and provide visual interest (see Elevation Diagram.) Glazing is Low-E and clear for transparency to the activity within. Further visual richness comes from window shading devices and screens particularly at the Creativity Hub. Roofs and upper story details are also considered with defined “attic” stories and projected roof lines in keeping with existing Honors Residence features and the horizontality typical of mid-century modern minimalist, wide overhangs. Durable, timeless materials include brick, architectural precast and composite metal panels.

Altogether, the Sumter Street Residential Development celebrates the intent of both USC and City Center Design Guidelines and will positively add to the fabric of Columbia while enriching the student experience.

Unit Matrix:

	Units	Unit Type	No. of Bedrooms/ Unit	No. of Beds/ Unit	Total Bedrooms	Total Beds
Honors Addition	46	2 Bedroom Suite	2	4	92	194
Sumter East and West	328	Double Bedroom	1	2	328	656
	38	2 Bedroom Suite	2	4	76	152
	22	2 Bedroom RA Suite (3bed & 1bed suite)	2	4	44	88
	2	2 Bedroom Apartment	2	2	4	4
Grand Totals	436				544	1,094

Parking Requirement and Utilization Matrices:

	Bedrooms	Parking Spaces Req'd (.5 per bedroom)
Honors Addition	92	46
Sumter East and West	452	226
Existing McBryde Dorms (parking already allocated on campus)	-130	-65
New Spaces Required		207

	Parking Spaces
Existing Greene and Gadsden St. Surface Lot (recently constructed West of Colonial Life Arena)	980
Spaces Allocated for Campus Village (Whaley and Pickens)	-566
New Spaces to be Allocated for Sumter Street Residential Development	-207
Total Spaces Available for Future Allocation	207

Bicycle parking:

Currently no bicycle parking is shown on the proposed site plan as final locations and number of spaces are still being determined with the University through the design process. Per Table 17-5.2(I)(1)B in the City of Columbia Unified Development Ordinance, no minimum bicycle storage is required for Public Dormitories. However, please note, it is the project's intent to provide exterior bicycle storage to the north of the Sumter East and West Residential wings in accordance with University Housing standards. Existing bike storage is currently located as part of the Honors Residence Site and will be utilized for the addition as well.