



**Joint Meeting:
University Ridge Public Facilities Corporation
& University Ridge Redevelopment Management Corporation
Minutes**

June 17, 2020
11:05 p.m.

County offices closed for public meetings
Meeting conducted by remote participation

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted on the bulletin board at County Square and made available to the newspapers, radio stations, television stations and concerned citizens.

Present

Butch Kirven, *District 27*

Bob Taylor, *District 22*

Joe Kernell, *County Administrator*

Phil Mays – *Roca Point / The Georgetown Company*

Patrick Leonard – *Roca Point / The Georgetown Company*

Others Present

Shannon Herman, *Assistant County Administrator*

Nicole Wood, *Assistant County Administrator*

Rick Roberts, *Council District 21*

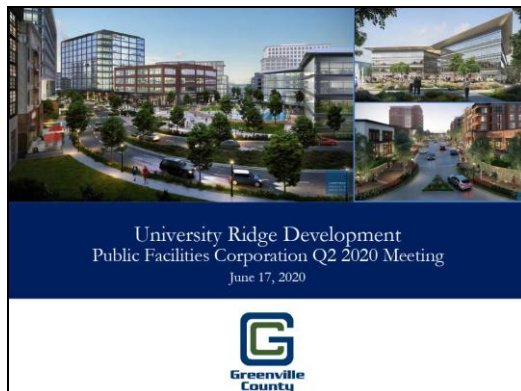
Xanthene Norris, *Council District 23*

Lynn Ballard, *Council District 26*

Item (1) **Call to Order**

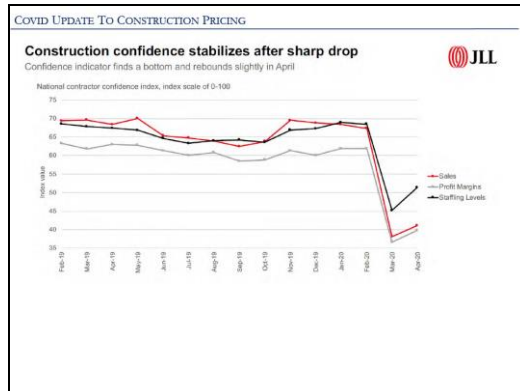
Mr. Butch Kirven

Item (2) **Project Update – Roca Point / The Georgetown Company**

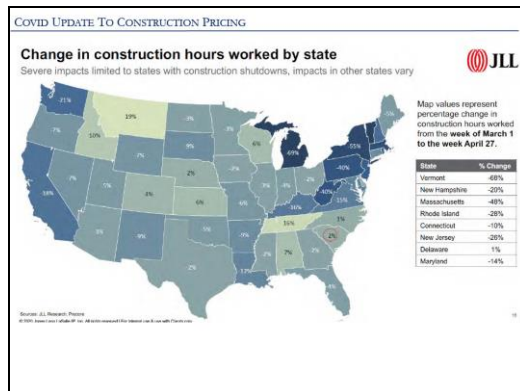




Patrick Leonard stated the County's Administrative building had to be built before construction could start on the Master Plan for the University Ridge Development; the focus of the update was specifically on the Master Plan.



Relative to construction confidence, there was a significant drop in March but it was starting to come back and stabilize. Construction confidence was very market specific. For instance, the market in Georgia had been open for six (6) weeks and people were very confident; however, parts of the northeast of the country were not open. As a whole, there appeared to be a fair amount of recovery.



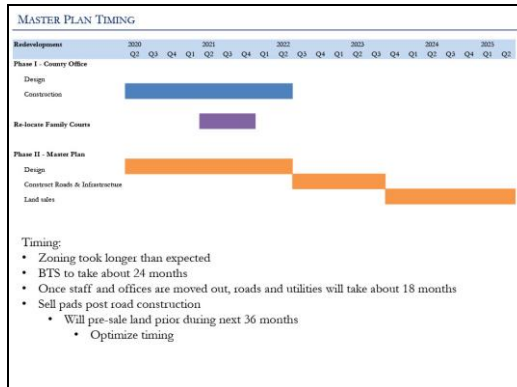
Construction hours in South Carolina were actually up 2%; New York was down 55% and Michigan was down 69%. North Carolina was up 1% while Georgia was down only 2%.



While unemployment was currently high, most experts had predicted job losses were short-term. Many lost jobs were starting to come back. The Stock Market had shown a v-shaped recovery after the pandemic hit; even though it was still somewhat volatile, it was showing a strong recovery. The future was going to be very market-specific, location-specific and use-specific for the near future. The restaurant and dining sector was hit very hard due to shut-downs. Real Estate was somewhat "middle of the road"; the location for the University Ridge Development was very good and there were positive future economics associated with it. Some industries, such as groceries and bio-tech companies had seen a positive impact from the pandemic.

COVID-19 IMPACT	
Impact:	
• Evolving	
• Solid partnership with both sound financial parties	
• Financial and economic impact is evolving	
• Construction activity is up 2% in SC – strong market	
• Sun belts impacts less than the Northeast	
• Post Covid design – new building can be designed to meet requirements as they evolve	
• More outdoor space is better (Halcyon example)	
• Uses may evolve, i.e. future of movies TBD, groceries more important, etc.	
• Multi-family is still strong > 50% project	
• Office space will evolve	
• Project has a commitment to be inclusive	

The impact of the pandemic was evolving. Roca Point / The Georgetown Company was very solvent as was Greenville County. The building design could be designed to meet requirements as they evolved. Outdoor space was abundant in Greenville; it was good for restaurants in order to be compliant with social distancing requirements. Multi-family housing remained very strong and it encompassed 50% of the project. The project also had a commitment to be inclusive.



The next 24 months would be focused on completion of the County's Administrative building. Family Court would have to be relocated during that time. Mid 2022 was the anticipated date to move into the new building; infrastructure construction would then begin and lot sales would start around 2023. As a whole, Roca Point / The Georgetown Company continued to feel very strongly and enthusiastic about the project. The additional property did not have to be sold today; it could be put up for sale as the market recovered in order to optimize sales.

Councilor Ballard inquired about the projected date for relocation of Family Court; it was his understanding they would relocate around the end of 2021.

Joe Kernell stated it was preferred Family Court move out by mid-2021; that may not be feasible. The current location of Family Court was where the parking structure for the new building was to be erected. Delaying the move would delay building the parking deck. Plans were coming along at Halton Road in order for Family Court to relocate as soon as possible.

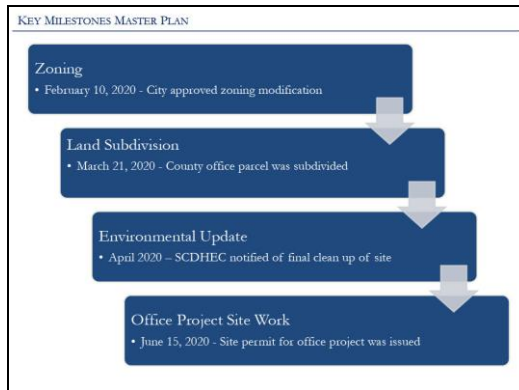
Councilor Taylor stated the property was located close to open spaces; he inquired if this close proximity was a positive factor.

Mr. Leonard stated it was definitely a positive factor; being close to the trails and parks created more areas for walkability. For example, the Halcyon Project was also close to the trails and people loved walking them.

Phil Mays stated in regards to the retail aspect of the project, large windows and garage-type doors were planned in order to bring in the outdoors.

DESIGN TEAM	
GREENVILLE COUNTY SQUARE PUBLIC PRIVATE DESIGN TEAM	
6/10/2020	Scope
Pre-Development Costs	
1. Cooper Robertson (Annual 1)	Master Plan
2. John Clark	Retail Planning
3. Kender Hottel (ongoing)	Zoning
4. Kender Hottel (infrastructure Annual 1)	Civil Engineer - Roads/Utilities
5. L&P	NE Retaining Walls/ Drop-off
6. Nelson	Land Use Patterns
7. Nelco	Concept Renderings
8. ECLCO	Market Study
9. RKG Associates	Economic Analysis
10. Seamon Whitehead (Annual 1)	Civil Engineer - Zoning/Sites
11. Spangue & Spangue (Annual 2)	Traffic Studies
12. Walber	Parking Evaluation
Survey, title	
13. Site Design (Annual 2)	Land Survey
Environmental & Geotechnical	
14. Contours (Annual 1)	Subsurface & Asbestos Assess
15. S&M (Geotech - Annual 1)	Geotechnical - initial
16. S&M (Bldg Annual 2)	Environmental - SC/HR/C
17. L&P	PHLS Site Remed/Deck/Sever
18. S&M (Annual Two)	PHLS Site Materials Testing
Site work	
19. DPR	PHLS Site Grading

Mr. Leonard reviewed the Design Team. There were a number of individuals and companies working on the project to insure the "best in class" going forward for the Master Plan.

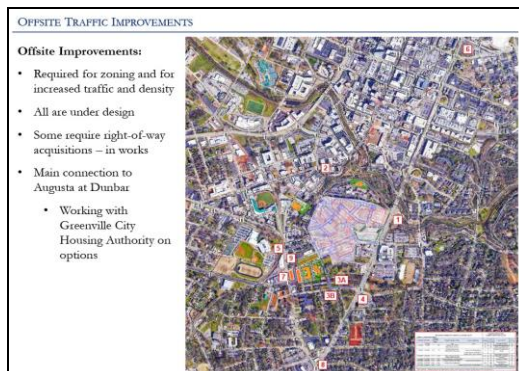


Zoning for the project was approved on February 20, 2020. The land subdivision was completed on March 21, 2020; the County office parcel was subdivided from the rest of the project. In April, SCDEC notified the developers of the final clean-up of the demolished tire store. The permit for the office project was issued June 15, 2020.

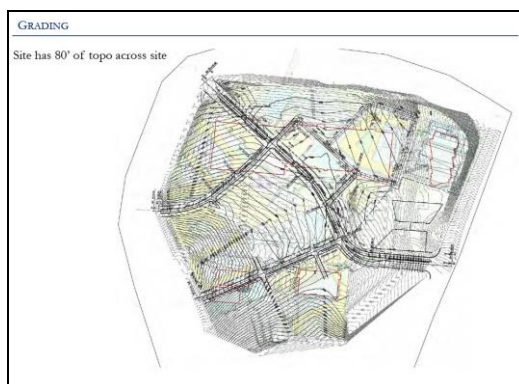


Mr. Mays stated they were starting to dive deep into the design elements of the project:

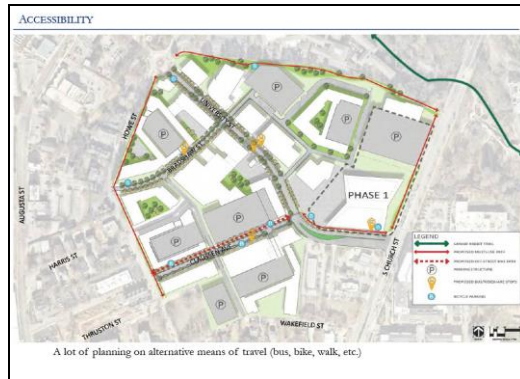
- Offsite traffic improvements
- Locations of access
- Mass grading of the site
- Master Plan road network
- Interaction with the County Building
- Mix of future uses
- Maximize uses and long-term value.



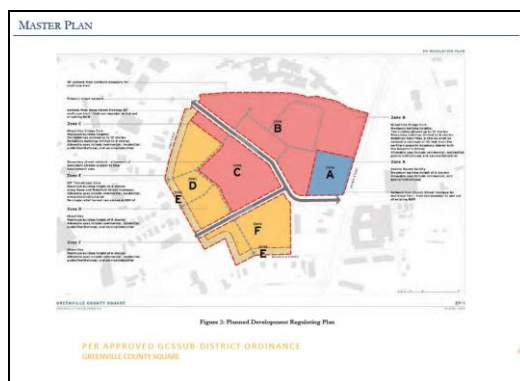
Mr. Leonard stated the project would add 3.5 million square feet to the site, which would create more traffic. The offsite improvements were required for zoning and for the increased traffic and density. Some right-of-way acquisitions were in the works. One of the main items being considered was the connection to Augusta at Dunbar; they were working with the Greenville City Housing Authority, the City of Greenville and the County on options. Negotiations were going well.



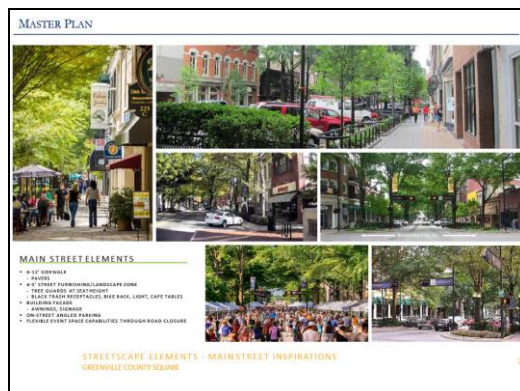
There was approximately 80' of fall from the high side of the site to the low side. This was a cost issue in terms of grading. A fair amount of time was currently being spent to grade the site in order for the road network to work.



Accessibility issues included locating bus stops, UBER and Lyft drop-off sites, bike parking, bike lanes and multi-access trails throughout the site. A 12 – 15 foot multi-access trail was planned around the site; it would connect the entire site.



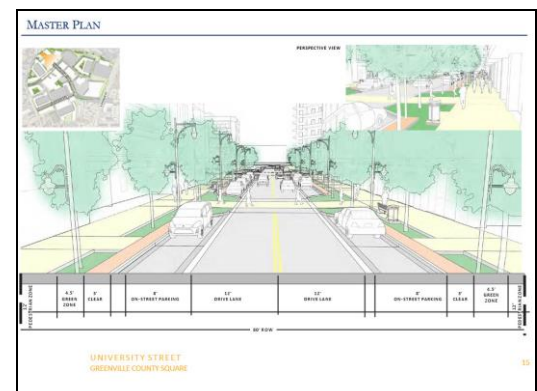
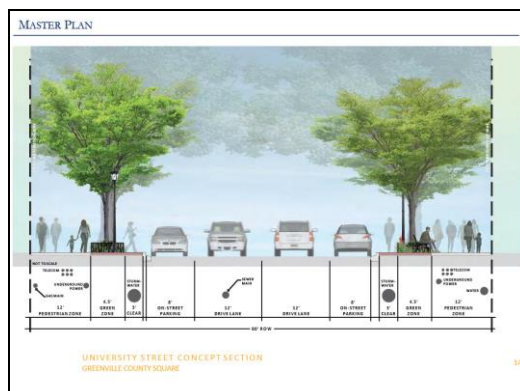
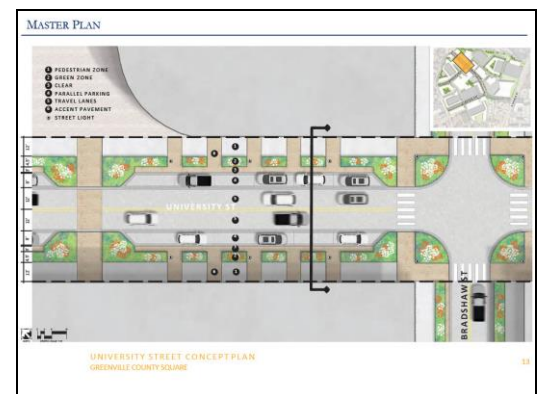
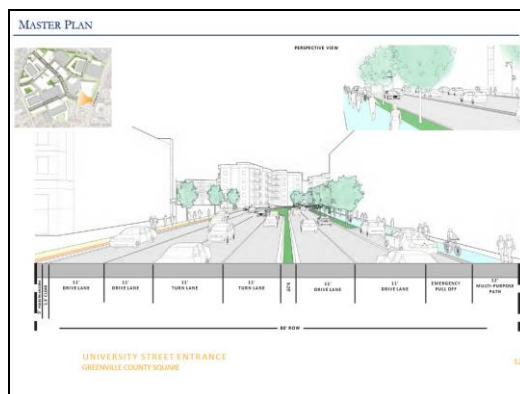
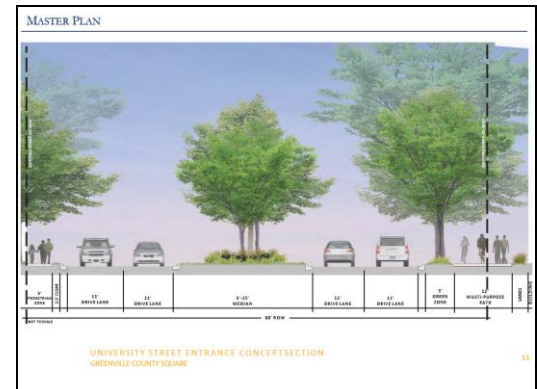
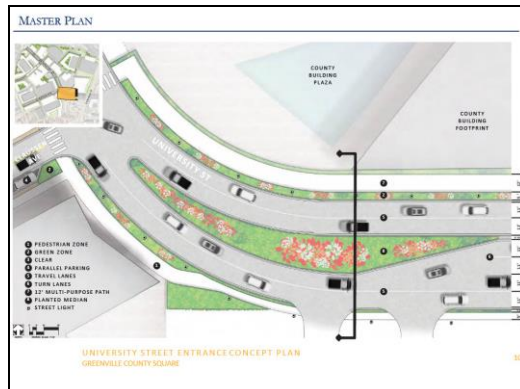
Zones A through F were approved from a density perspective; which was a height-regulating plan. Zones B and C were the densest zones with Zone E and F dropping down in density. Zone A was the County Administrative building.

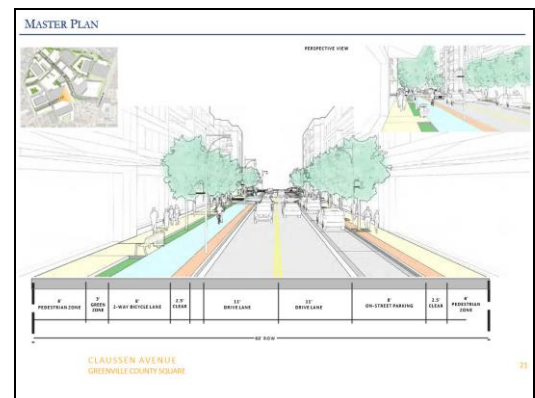
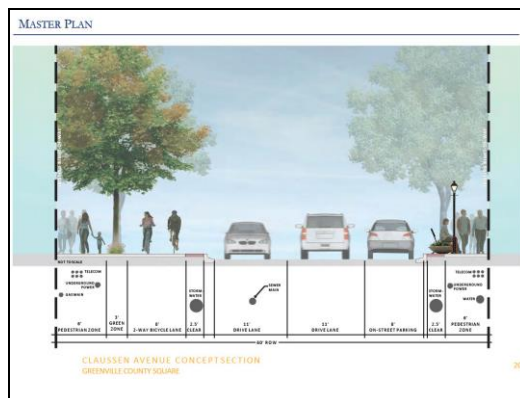
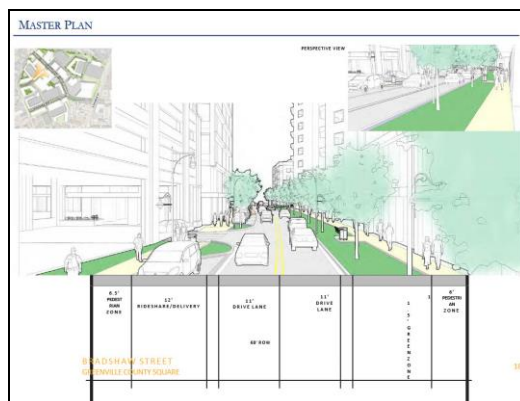
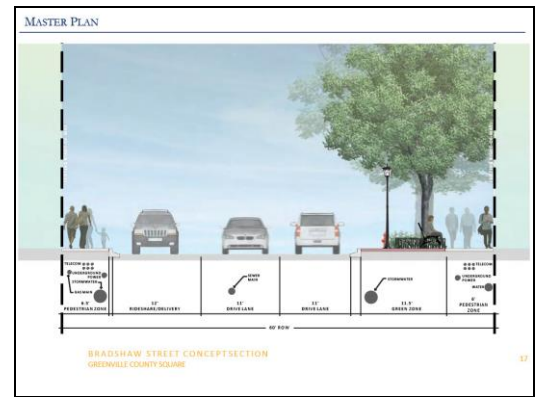
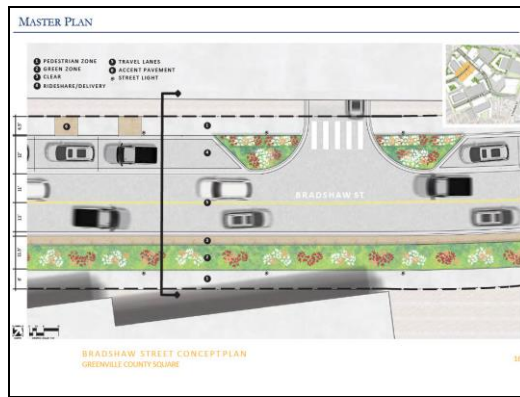


All of downtown Greenville was being examined to see which streetscapes and other details would work for the project; they wanted to take the best of the downtown area and incorporate it into the project.



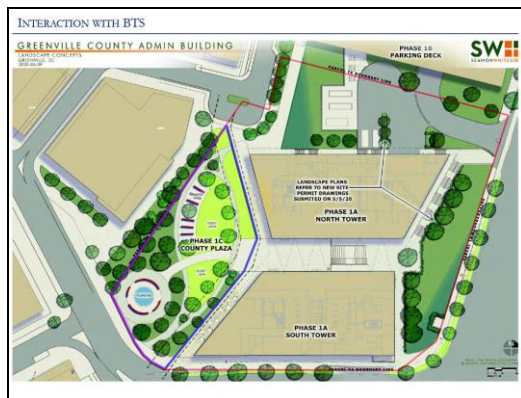
There would be quite a bit of traffic coming into and out of the site; multiple lanes were planned. However, the developers wanted to make the roads within the site look more like Main Street. After turning onto Claussen Avenue, the hope was to make it two (2) lanes, with street trees and on-street parking, giving it a “Main Street Profile.” This was a very important aspect of the project. The following slides show the different streets within the project.



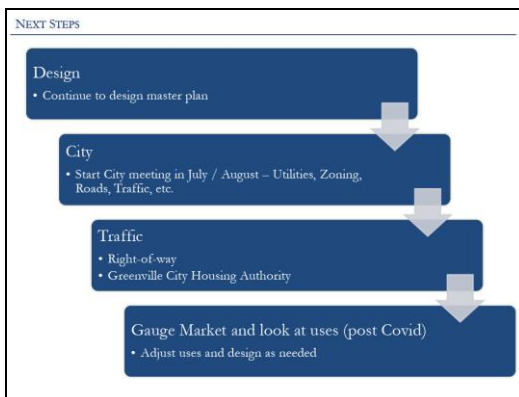




The plaza planned for the front of the County Administrative building could not be built until the building was finished. It would be one of the cornerstones of the project.



The developers were currently trying to figure out the highest and best use of the land. The hospitality industry was struggling but was projected to bounce back in the next 18 – 24 months; it was probably not a good time to try and sell property to hotel developers. Movie theaters were expected to reopen in August.



Next Steps:

- Continue to design the Master Plan
- Meeting with the City of Greenville to discuss utilities, zoning, roads, traffic, etc.
- Right-of-way acquisitions
- Gauging the market and adjusting uses and design as needed, post pandemic.



Councilor Norris stated the renderings made the project look rather congested; she was very worried about the traffic and the congestion. The design of the project was very beautiful.

Mr. Leonard stated the front of the property would be where all the cars entered and left the site. The rest of the project would be pedestrian-friendly, very similar to the downtown area. Some off-site traffic intersections were to be improved; part of the improvements included technology called “adaptive lights.” The lights were able to adjust to traffic patterns, unlike what was currently installed.

Mr. Mays stated traffic had increased within the current site due to all the government services on the site. He added it was his belief there would be more flex hours in terms of working, post COVID-19; working from home was now a viable alternative to many businesses.

Councilor Taylor asked if most of the parking would be in garages as opposed to on the street.

Mr. Leonard stated most of the parking would be in parking garages; however, there would be some street parking for convenience as well as being pedestrian friendly.

Mr. Mays stated the garage parking was for those people who were planning to be on the site for an extended period of time such as for work or for those individuals living on the site. The street parking was intended to be more for short visits to the site, such as the parking on Main Street.

Councilor Taylor stated some of the groups bringing most of the traffic to County Square would be located to other sites such as Halton Road.

Mr. Leonard stated with the project being mixed-use, not everyone would leave the site 5:00 p.m., as it was now the case; less than 1/3 of the project would be office space.

Councilor Ballard asked if that number included the County Administrative building.

Mr. Mays stated it included the County’s employees.

Councilor Roberts stated he was concerned about a possible second-wave of the pandemic. He inquired if the developers were taking that into consideration.

Mr. Leonard stated there were no plans to sell any of the land for three (3) years. Therefore, the sale of the land could be timed appropriately. Currently, multi-family housing projects were doing very well in the area. Globally, good real estate would continue to do very well and bad real estate was projected to be much worse. As the zoning was flexible, things could change, if necessary.

Chairman Kirven stated *Roca Point / The Georgetown Company* were long-term investors. There was no push for timing with the project, which was to the developers’ benefit. They were able to look at the market and make appropriate decisions over time. Mr. Kirven asked Shannon Herman to comment on the project.

Ms. Herman stated there had been a lot of work going on. The partners had done a fantastic job working through all the permitting requirements. Things appeared to be on track.

Chairman Kirven stated everyone was familiar with the long process of working with the City of Greenville in regards to the zoning of the site. Work with the City would continue with utilities, permitting, etc. Mr. Kirven inquired about the County’s current relationship with the City of Greenville moving forward.

Ms. Herman stated the relationship was great at this point.

Mr. Mays stated from the developers’ perspective, it was a very congenial and productive relationship.

Councilor Ballard inquired about an update on the County Administrative building. Mr. Kernell stated the site-work contractor had been chosen; work had started the previous day. DPR Construction was chosen for the overall construction of the building; they were currently gathering the pricing information from the subcontractors.

Mr. Leonard stated permitting for the core and shell of the building was almost completed. The big push for the next month or so was the pricing exercise; those numbers would not be available for at least a few weeks. Pricing for the interiors was also underway; it may take a bit longer as they were now factoring in COVID-19, on a current and future basis. It was hope the building would be completed in the next 24 months.

Councilor Ballard asked if the last set of designs that were presented to Council would be executed.

Mr. Leonard stated the last set of designs was “pretty much” what would be used. The pricing exercise would determine if any changes would be necessary. For the most part, the departments knew where they would be located; the developers were still working through the number of offices and other issues.

Chairman Kirven stated a good summary of the situation had been presented; the meeting was a continuation of the quarterly meetings. Council would be apprised of any changes that may occur in the interim.

Item (3) **Adjournment**

Action: Councilor Taylor moved to adjourn.

Motion carried and the meeting was adjourned at 11:40 p.m.

Respectfully submitted:

Joseph Kernell