

1 - Agenda Of 12-12-2019

Documents:

[12-12-2019 WORK SESSION AGENDA.PDF](#)

2 - Unity Park Update - Development And Financial Reports

Documents:

[UNITY PARK UPDATE.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**The Commons
147 Welborn Street, Greenville, SC**

**Thursday, December 12, 2019
12:00 p.m.**

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

AGENDA

- | | | |
|-----------|--|-------------------|
| 1. | Call to Order | 12:00 p.m. |
| 2. | Unity Park Update – Development and Financial Reports | 12:00 p.m. |
| 3. | Adjourn | 3:00 p.m. |



Quarterly Report to Council

December 2019













Quarterly Report to Council

December 2019



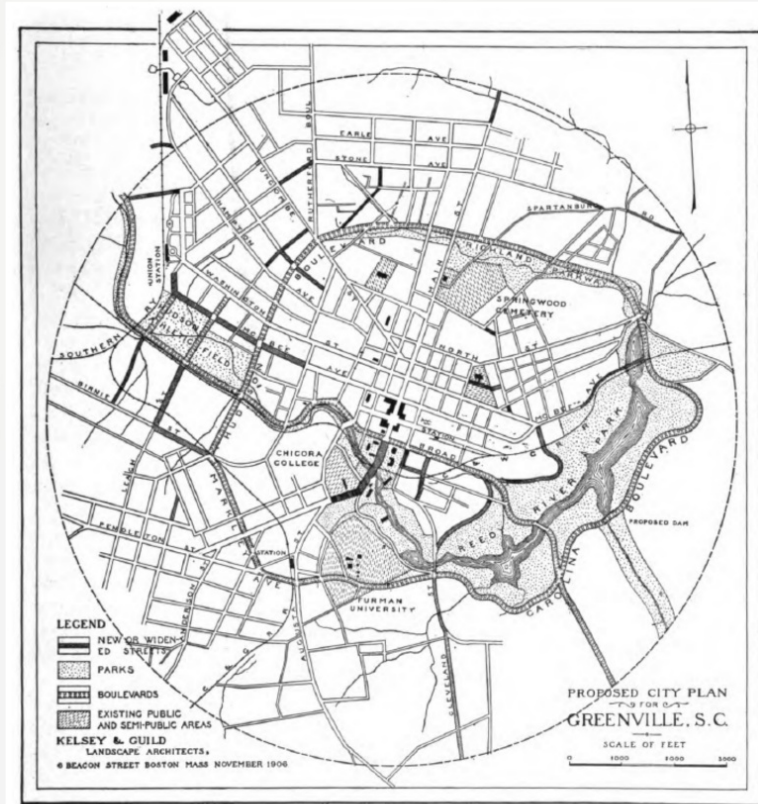
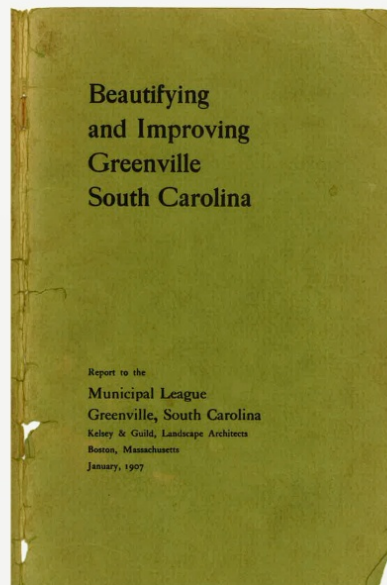
RESPOND TO GROWTH WITH GREEN SPACE



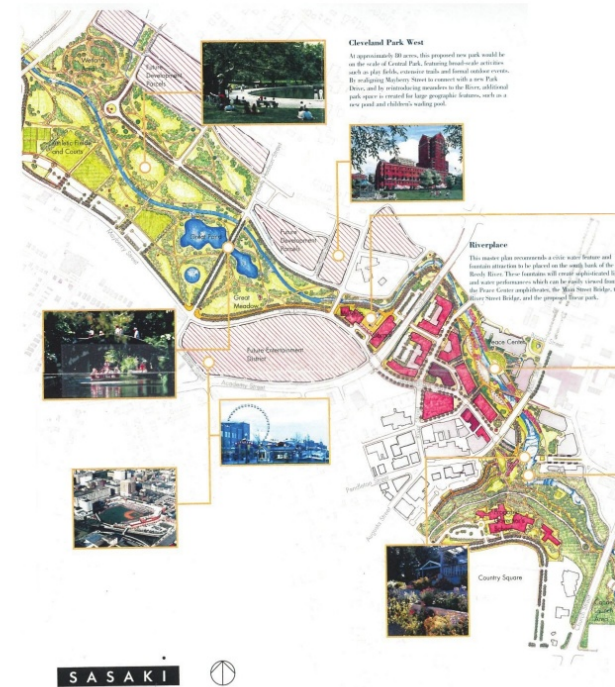
PROTECT AND ENHANCE THE REEDY RIVER



1907 REPORT



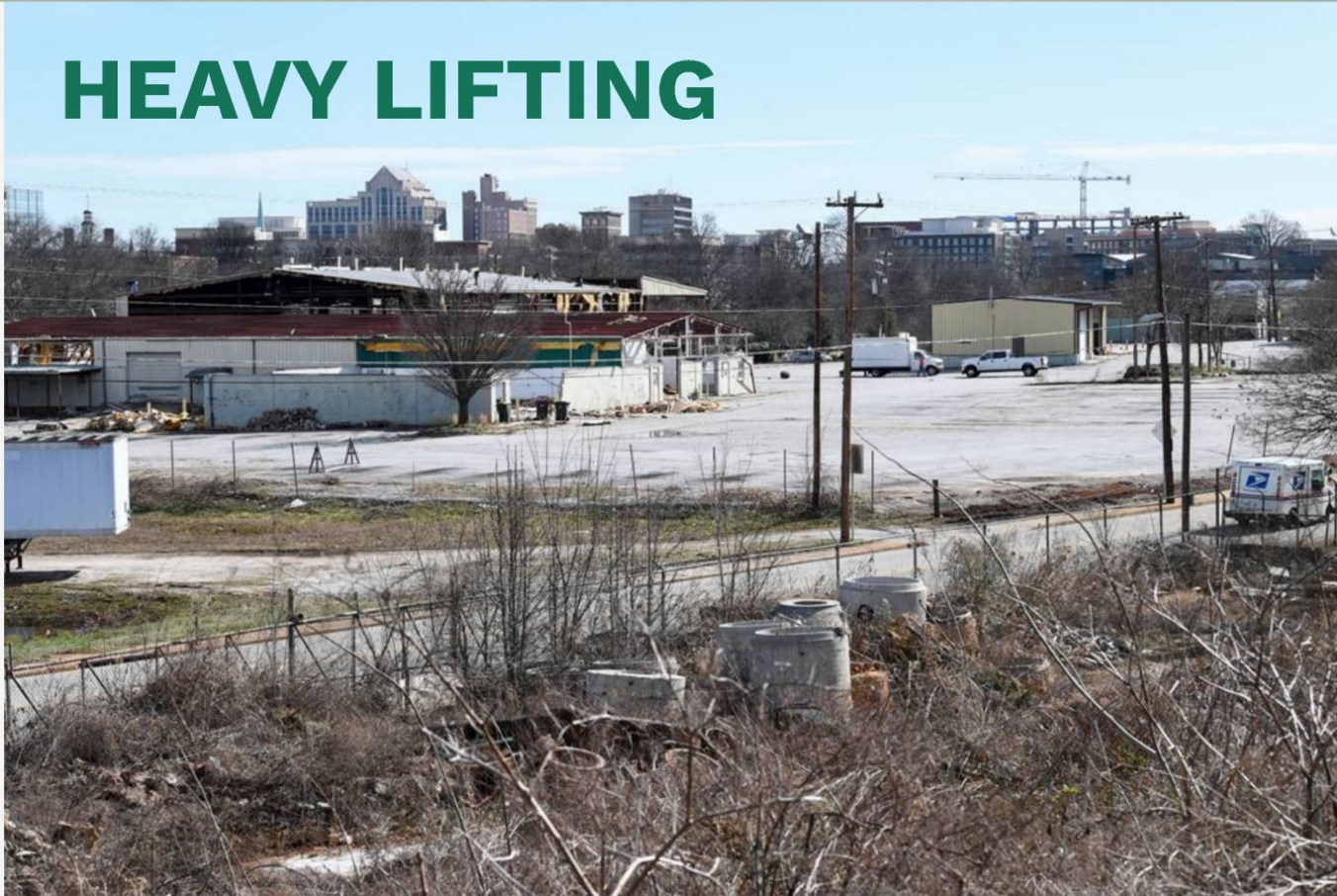
2002 CLEMSON UNIVERSITY PLAN



1954



HEAVY LIFTING



EARLY INVESTMENTS



Aj Whittenberg School



Kroc Center

RETURN ON INVESTMENT

Two apartment developments and three condo developments already built near Unity Park totaling **\$128.7 million**

Annual County & Schools Property Taxes \$1.88 million

Annual City Property Tax \$628,000

Annual City Business License Fees \$10,600

\$2.5 million

FUTURE DEVELOPMENT



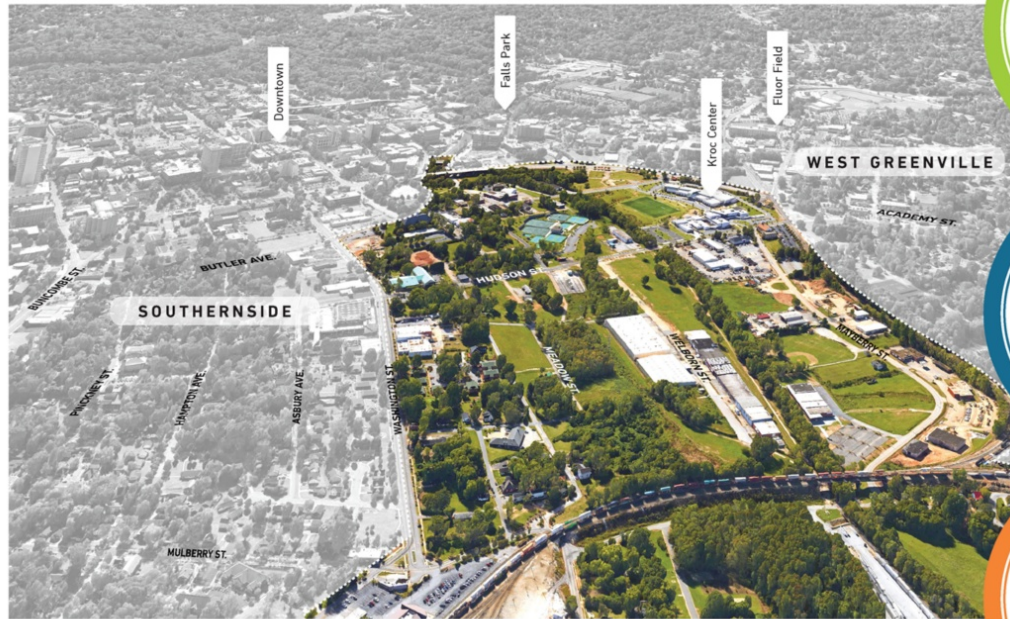
UNITY PARK &

A VISION FOR EQUITABLE DEVELOPMENT ON GREENVILLE'S WEST SIDE



MKSK

More than a park...



UNITY PARK

**NEIGHBORHOOD
CODE**

**AFFORDABLE
HOUSING
STRATEGY**

Community Engagement









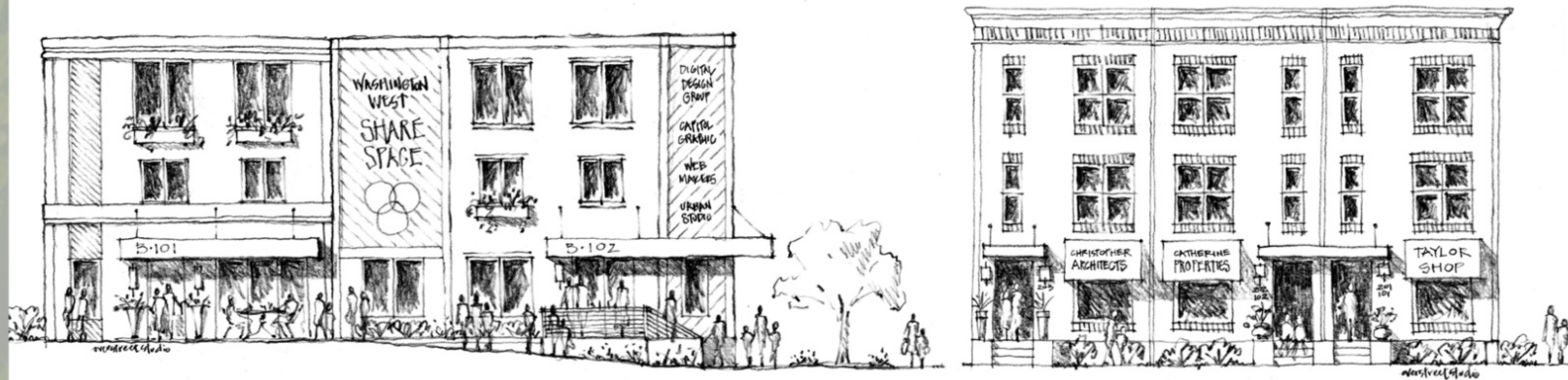
WASHINGTON WEST

A CRESCENT VILLAGE DEVELOPMENT

TREY @ TREYCOLE.COM OVERSTREETSTUDIO@BELLSOUTH.NET

WWW.COLEPROPERTIESUPSTATE.COM

20 FEBRUARY 2019





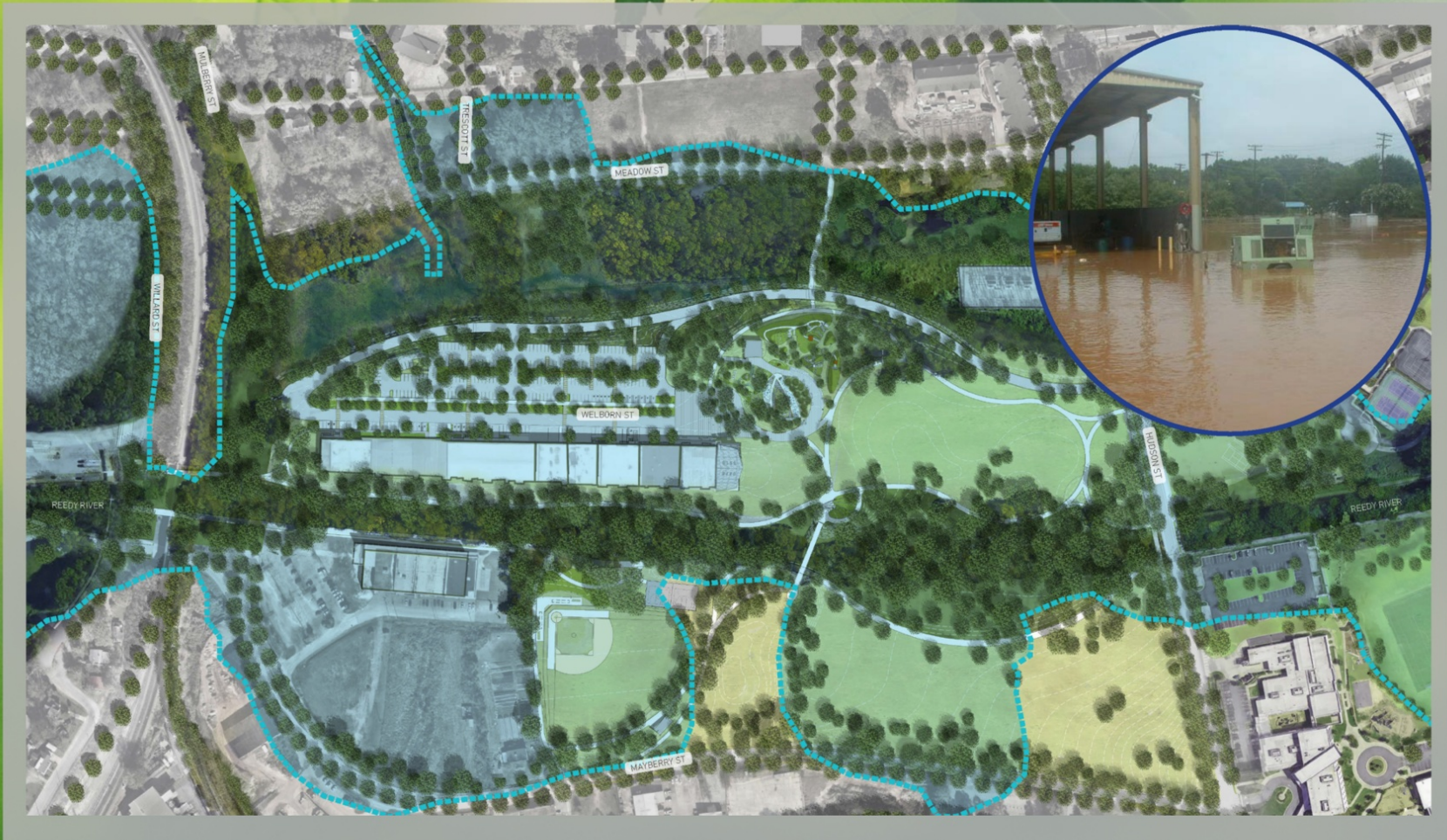




Quarterly Report to Council

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The background of the slide is a lush green image of foliage, with various shades of green leaves and stems visible. A white rectangular box with a thin grey border is centered on the slide, containing the text.

PARK FEATURES

River Restoration

Great Lawn

Playgrounds

Visitors Center

Gathering Hall

Pedestrian Bridge

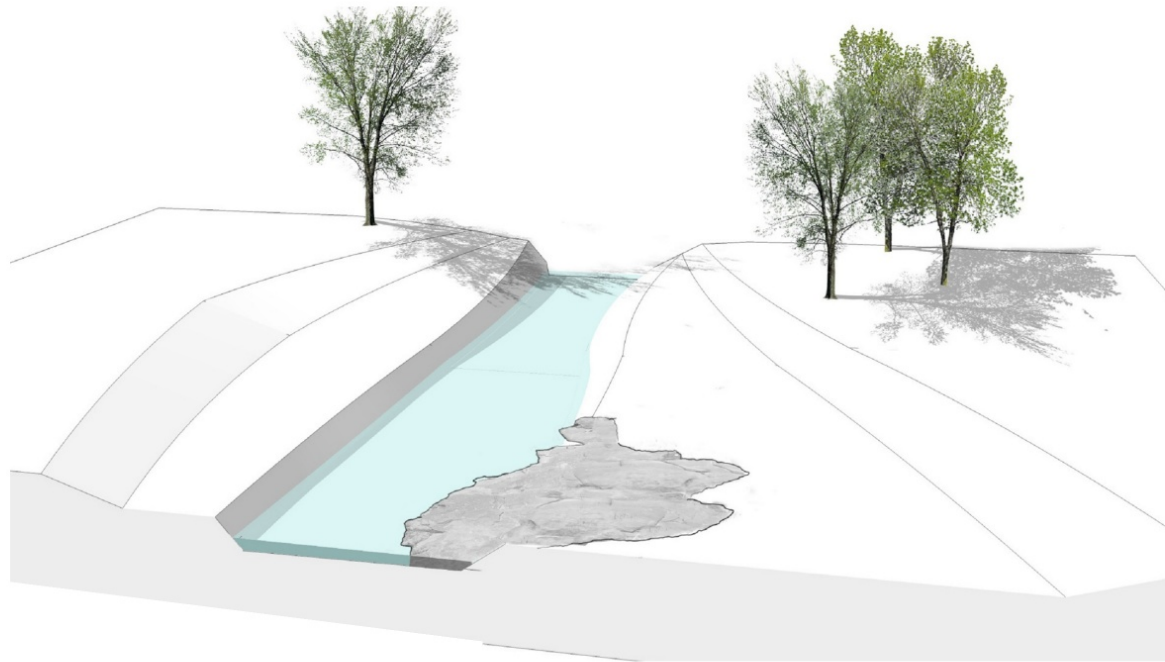
Mayberry Field Restoration

Swamp Rabbit Trail Extension





RIVER RESTORATION



RIVER RESTORATION



RIVER RESTORATION



AURO BRIDGE



Pedestrian Bridge

MICHELIN GREEN



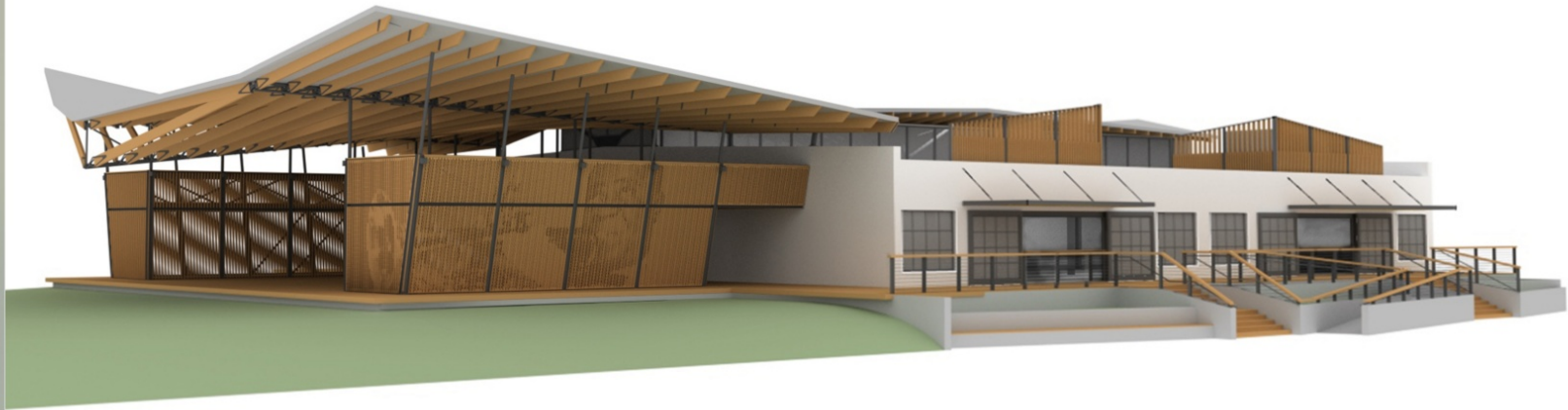
PLAYGROUNDS



PLAYGROUNDS



VISITORS CENTER



GATHERING HALL

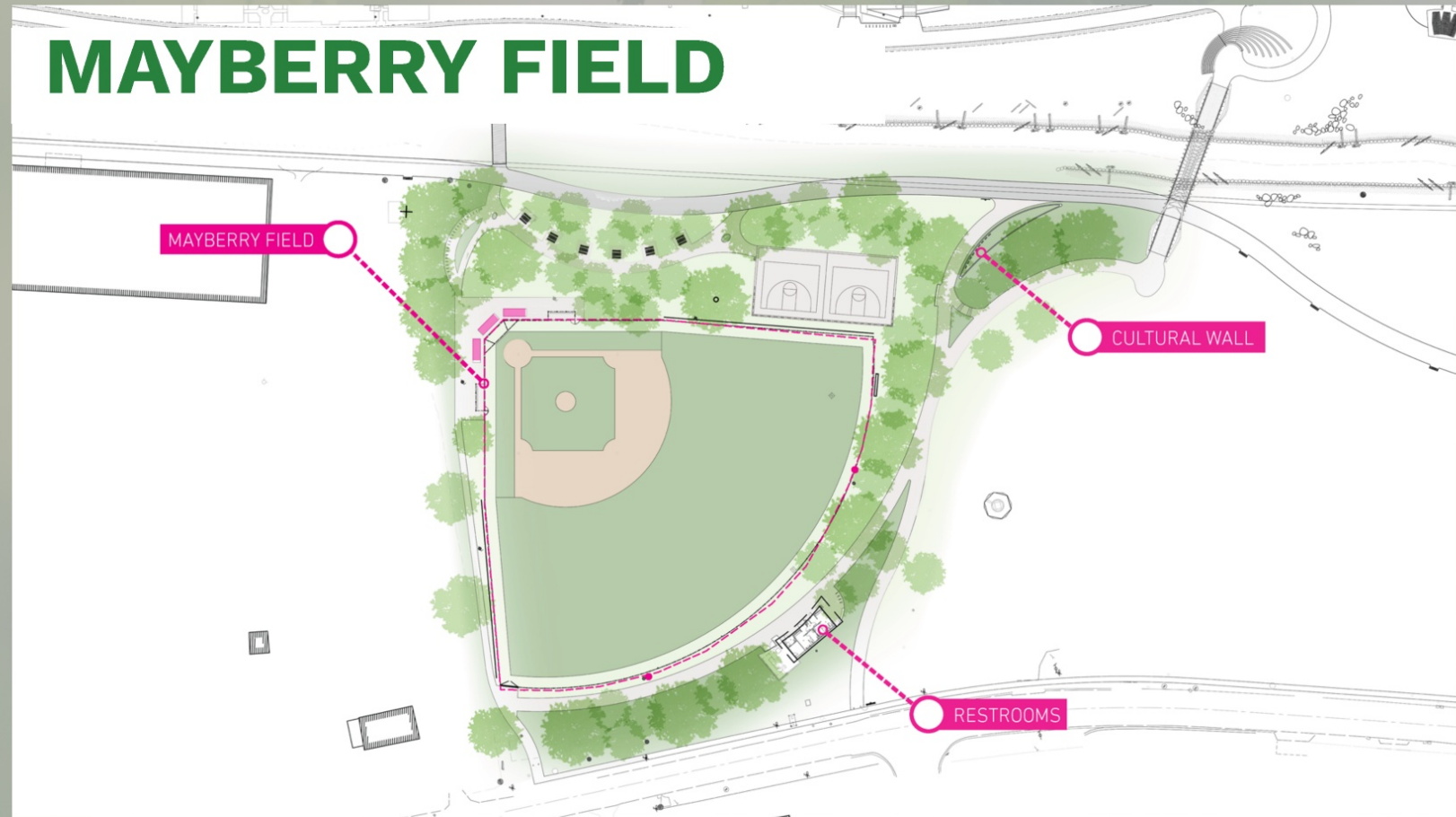


MAYBERRY FIELD

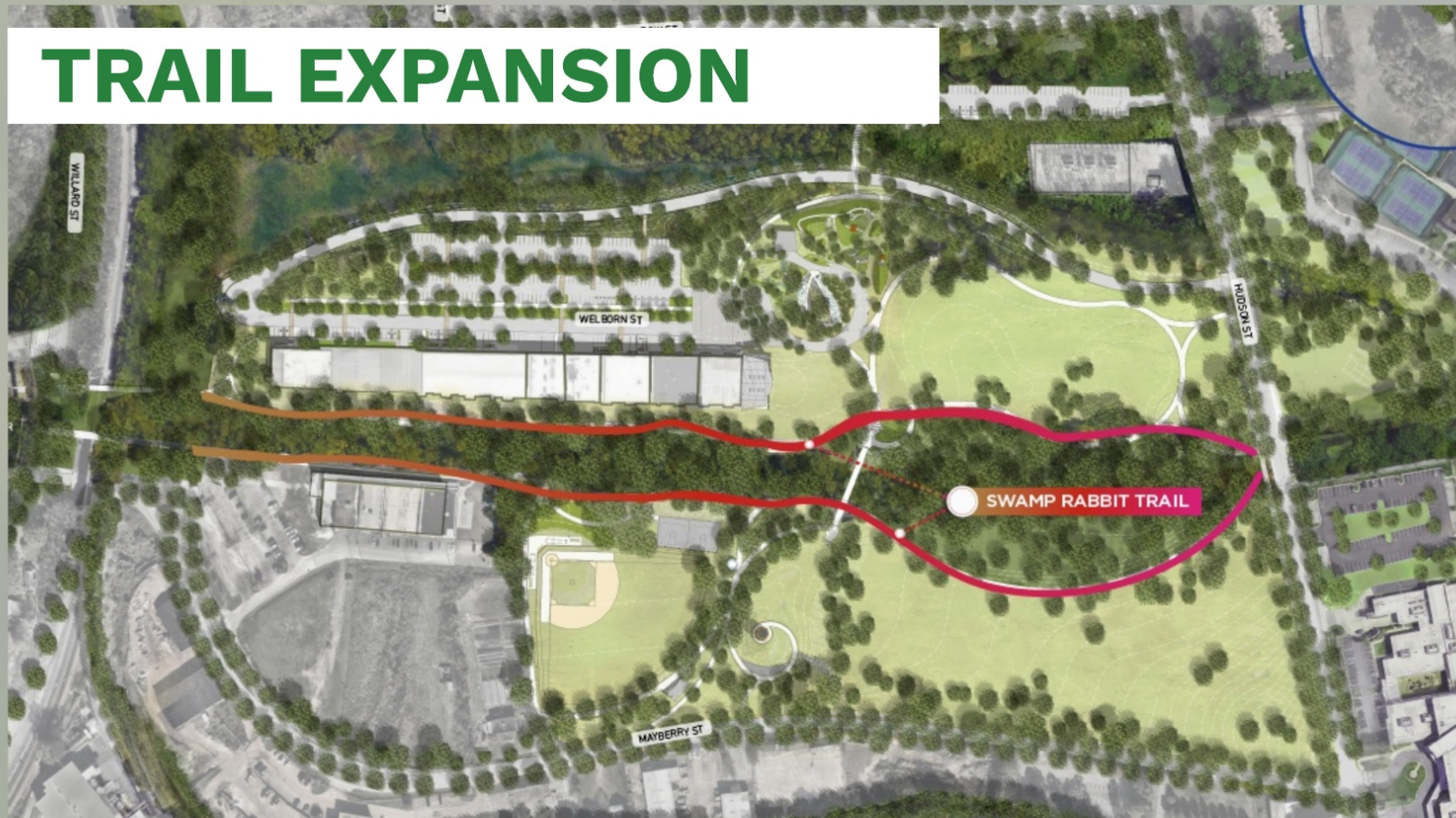


Mayberry Field
Craig and Vicki Brown

MAYBERRY FIELD



TRAIL EXPANSION





unity park

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\$8 MILLION

Since April 2018, Hughes Agency has made presentations at more than 100 meetings involving 200 guests representing 75 corporations, boards, commissions, foundations and high net-worth individuals.

\$6 MILLION

TO DATE FOR THE FOLLOWING KEY ELEMENTS:

\$1 MILLION GIFT

- Michelin Green

\$500,000 GIFTS

- Splashground
- Auro Bridge
- Mayberry Field
- Duke Energy Wetland Classroom
- Tower Observation Deck
- Tower Plaza
- Walking Paths

\$250,000 GIFTS

- SYNEX *Share the Magic* Playground
- Welcome Center
- Splash Garden
- Tower

\$150,000 GIFT

- Children's Music Garden

\$25,000 GIFT

- Wetlands

\$100,000 GRANTS

- Greenville Women Giving
- Community Foundation

\$50,000 GRANTS

- TD Charitable Foundation
- Utility Grant

\$2 MILLION

HAS BEEN VERBALLY COMMITTED INCLUDING THE FOLLOWING KEY ELEMENTS:

\$500,000 COMMITMENTS

- Gathering Hall
- Wetlands

\$250,000 COMMITMENTS

- Tot Playground
- Nassau Trail
- River Experience

\$2 MILLION

IS ESTIMATED IN OTHER CONTRIBUTIONS:

- Park Lighting
- Land for affordable housing
- Water bottle filling stations
- Park technology
- Trees
- Utility work

media
300+
STORIES
HAVE REACHED
92M PEOPLE

events



DEMO DAY



GREEN DAY LUNCHEON



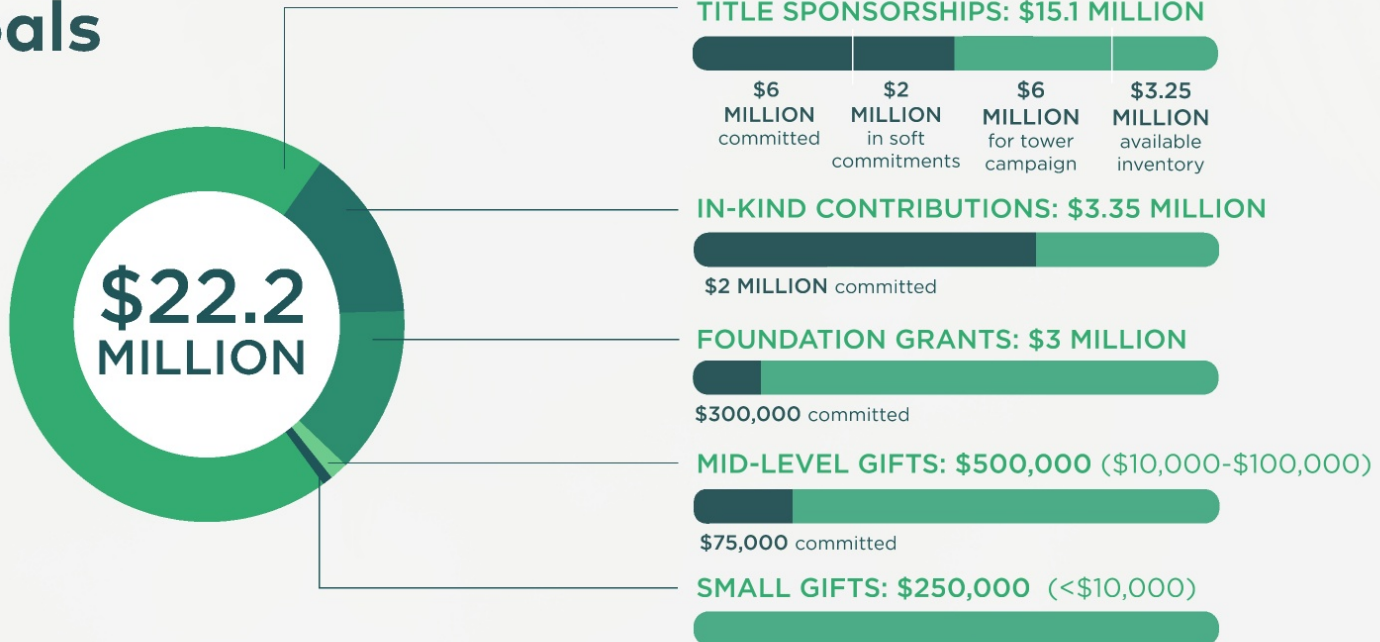
DUKE ENERGY PRESS EVENT



PHILANTHROPY EVENT

hughes
AGENCY

goals



PRE-CONSTRUCTION*

Property Acquisition	\$6.5 million
Planning & Design	\$5 million
Demolition	\$930,000

Total	\$12.45 million
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**Primarily funded with Hospitality Tax*

HOSPITALITY TAX REVENUE

- The city plans to use **\$2 million** per year of the city's \$12 million annual hospitality tax revenue
- When bonded, that money totals **\$31.3 million**

AVAILABLE FUNDS

Hospitality Tax Revenue
(\$2 million per year)

\$31.3 million

Fundraising and Grants

\$4.5 million

Property Sales Proceeds

\$400,000

PARK FEATURES



Great Lawn
Playgrounds
Visitor's Center
Gathering Hall
Pedestrian Bridge
Mayberry Field
Swamp Rabbit Trail Extensions
+ Project Management

STORMWATER FUNDS

- **\$5 million** in stormwater funds will go toward the river restoration

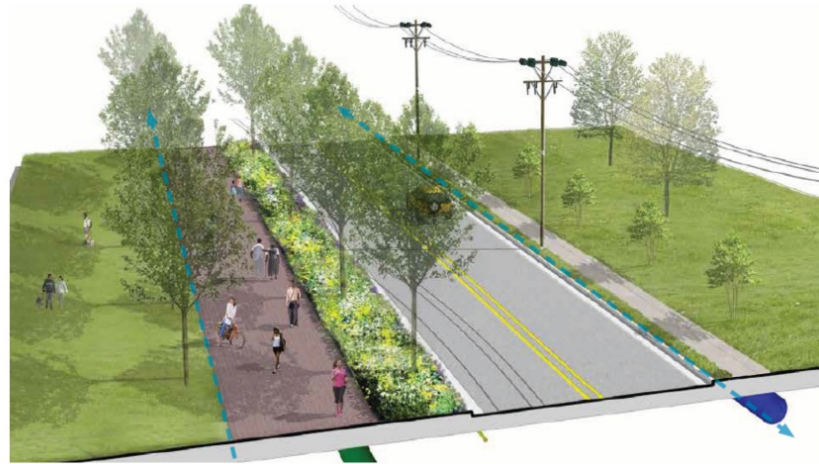


AVAILABLE FUNDS

Hospitality Tax Revenue	\$31.3 million
Private Money	\$4.5 million
Property Sales Proceeds	\$400,000
Stormwater Funds	\$5 million
Total	\$42.1 million

UNDERGROUNDING FUNDS

- Council on Monday appropriated **\$3 million** in utility undergrounding funds to complete on-going work on Washington, Hudson and Welborn streets



RECOMMENDED COUNCIL ACTION

Hospitality Tax Bonds	\$31.3 million
Fundraising Revenue	\$4.5 million
Miscellaneous Property Sales	\$400,000

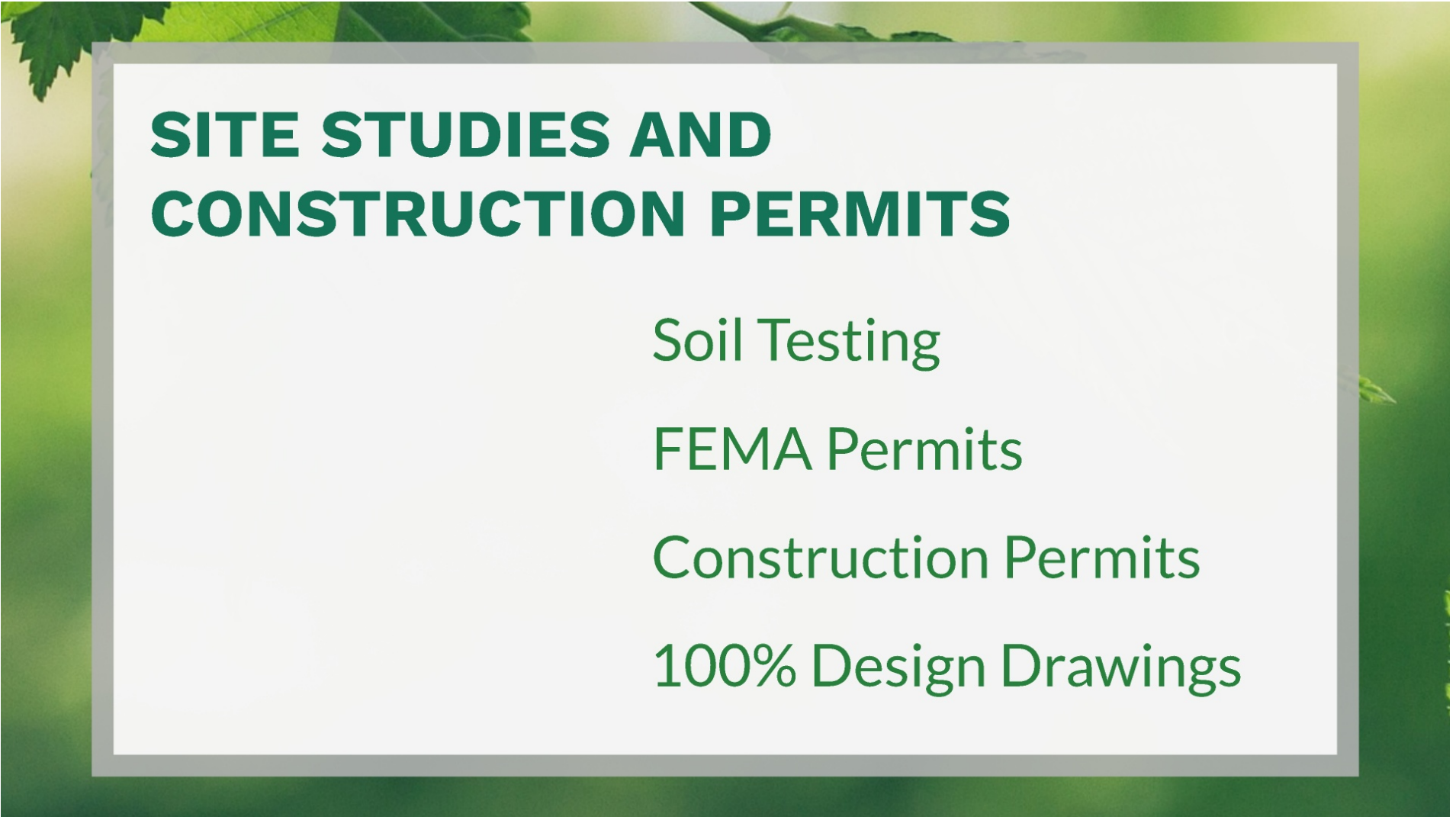
Appropriation Request	\$36.2 million
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SITE STUDIES AND CONSTRUCTION PERMITS

Soil Testing

FEMA Permits

Construction Permits

100% Design Drawings

SITE STUDIES AND CONSTRUCTION PERMITS



Soil Testing

FEMA Permits

Construction Permits

100% Design Drawings

SITE STUDIES AND CONSTRUCTION PERMITS

- ✓ Soil Testing
- ✓ FEMA Permits

Construction Permits

100% Design Drawings

SITE STUDIES AND CONSTRUCTION PERMITS

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POWER LINE REMOVAL



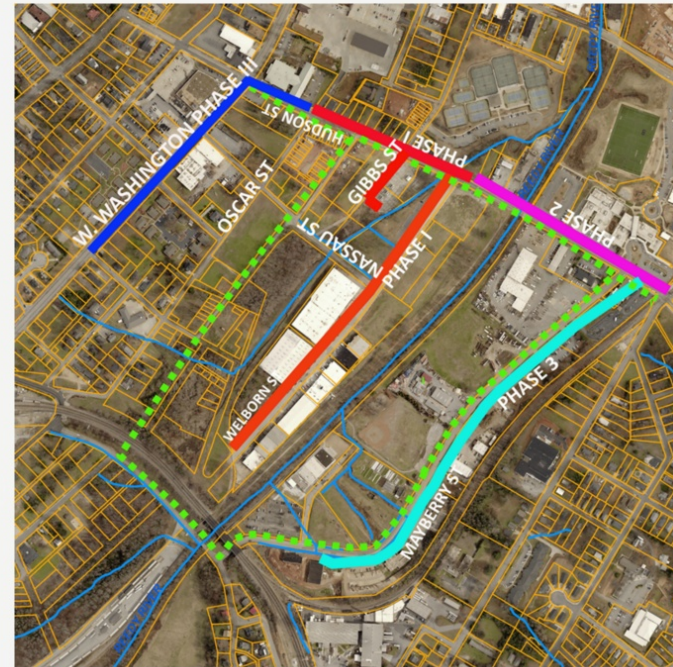
POWER LINE REMOVAL

Phase 1A (Red lines) – Hudson, Nassau, Gibbs and Welborn

Phase 1B (Blue lines) – Hudson and Washington

Phase 2 (Pink line) – Hudson

Phase 3 (Teal line) – Mayberry
(could be done in conjunction with redevelopment)



HUDSON SIDEWALK



HUDSON SIDEWALK



100 WELBORN



- Abatement Underway
- Demolition Complete January 2020





CONSTRUCTION TIMELINE





unity park

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The background of the slide features a close-up photograph of green leaves, likely from a tree, with prominent veins. The leaves are slightly out of focus, creating a soft, naturalistic backdrop. A white rectangular box with a thin grey border is centered on the slide, containing the title and text.

OBSERVATION TOWER AND WETLANDS

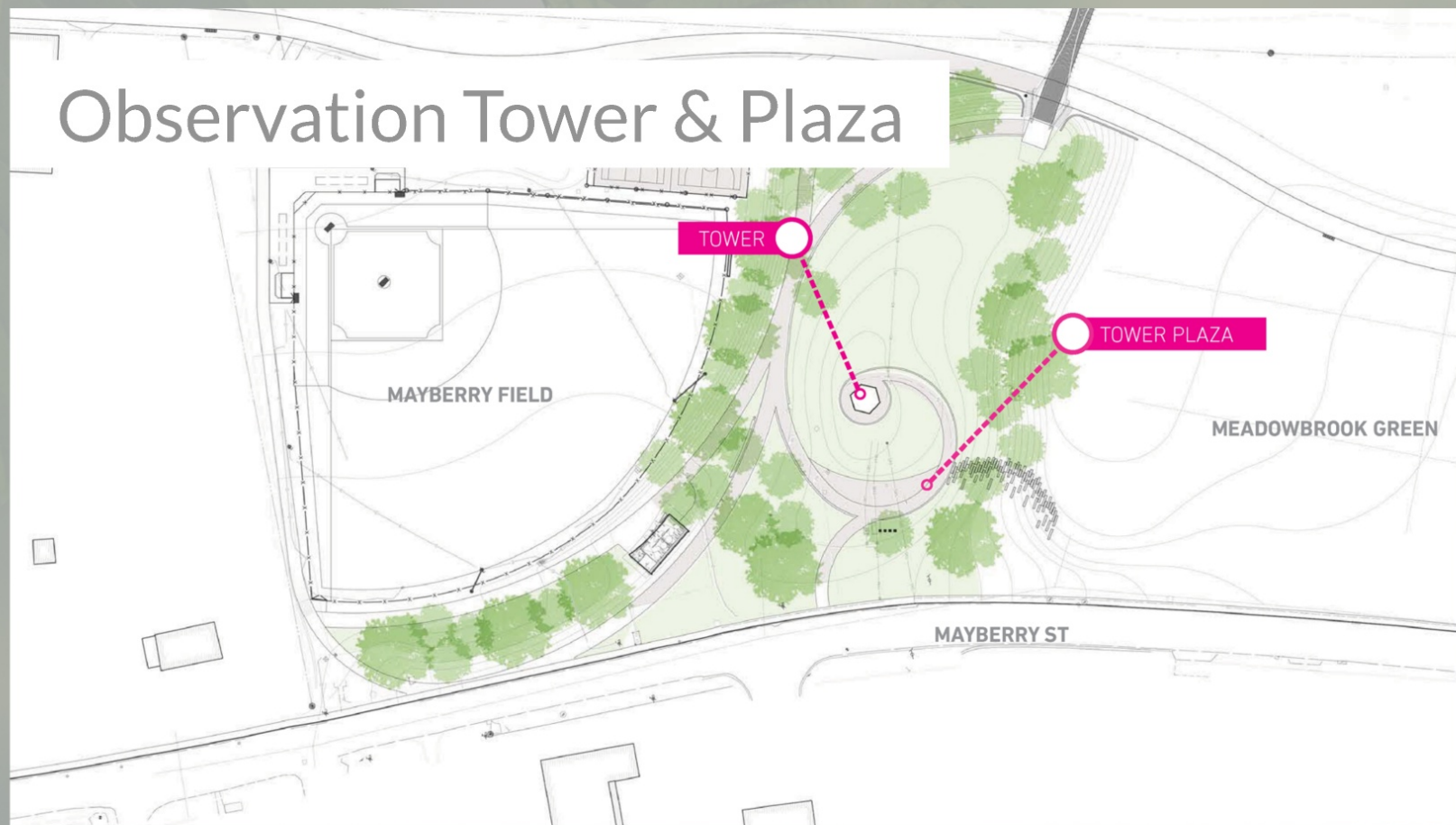
Work continues on raising private funds for the wetlands and tower

WETLANDS

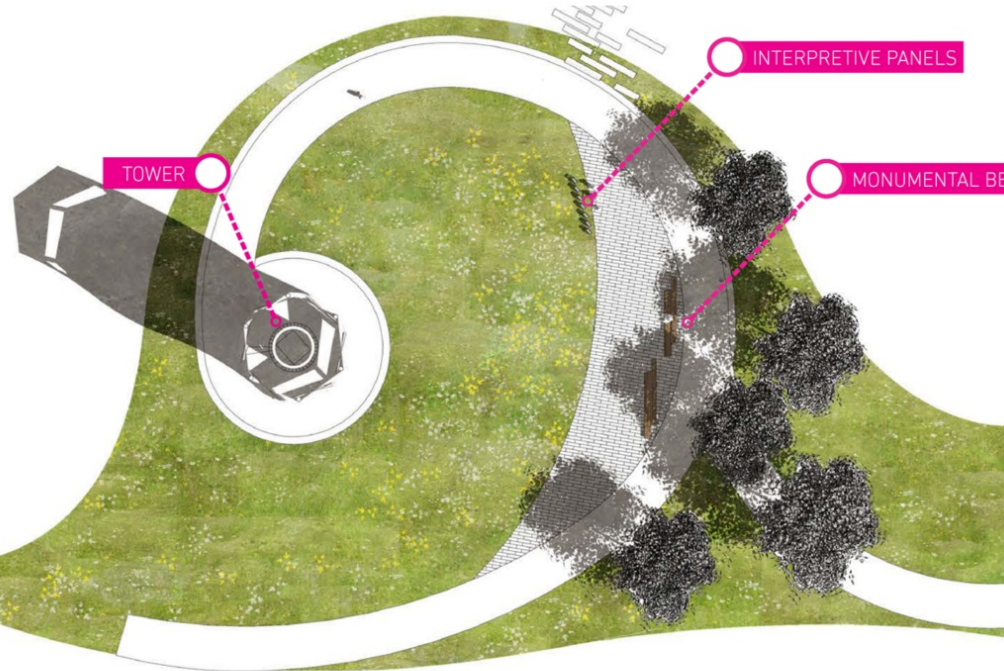
- Wetlands design will move forward shortly
- Once the scope of the wetlands is finalized, a private funding target will be established
- \$550,000 has already been pledged for the wetlands



Observation Tower & Plaza



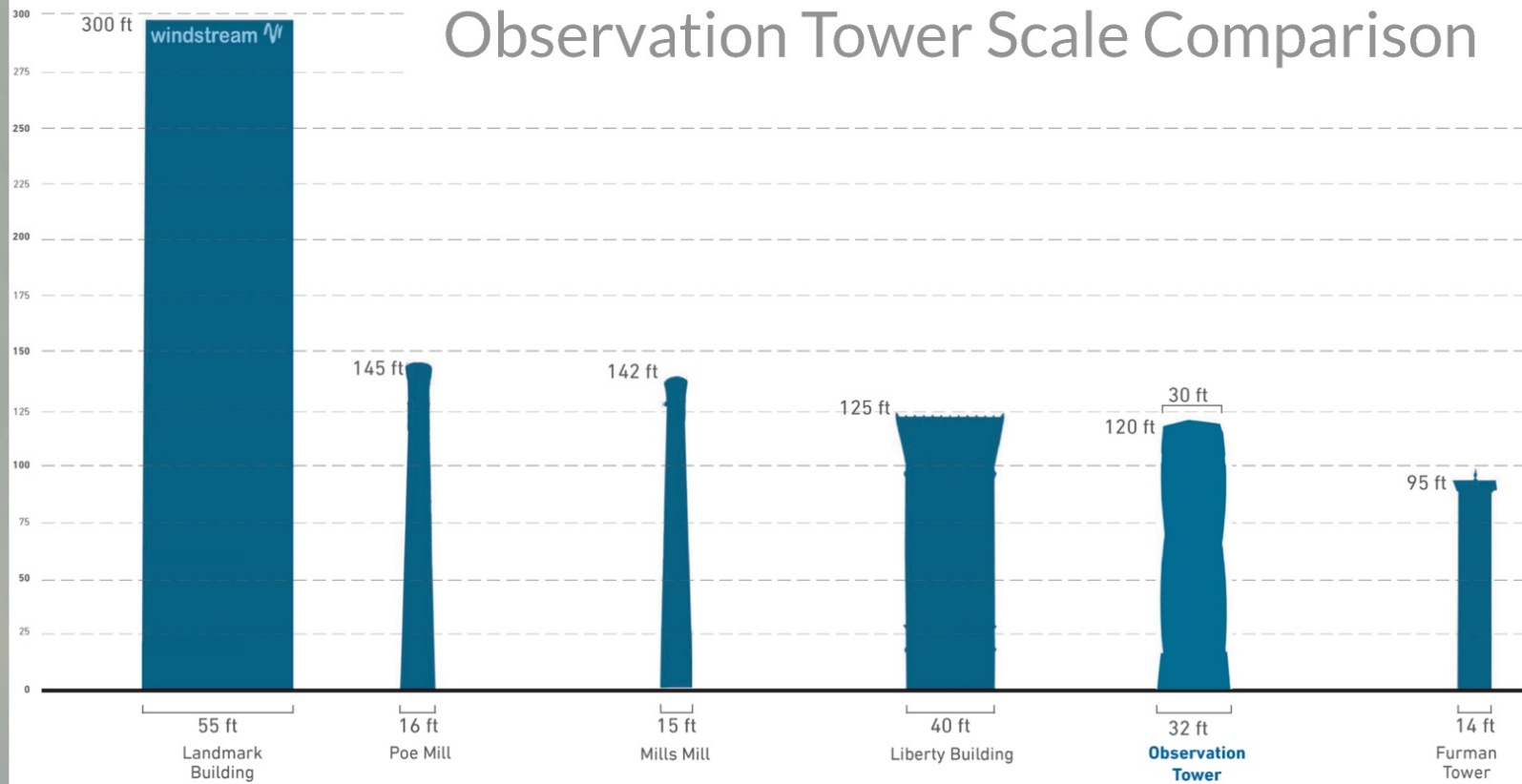
Observation Tower & Plaza



MAYBERRY FIELD

MAYBERRY ST

Observation Tower Scale Comparison



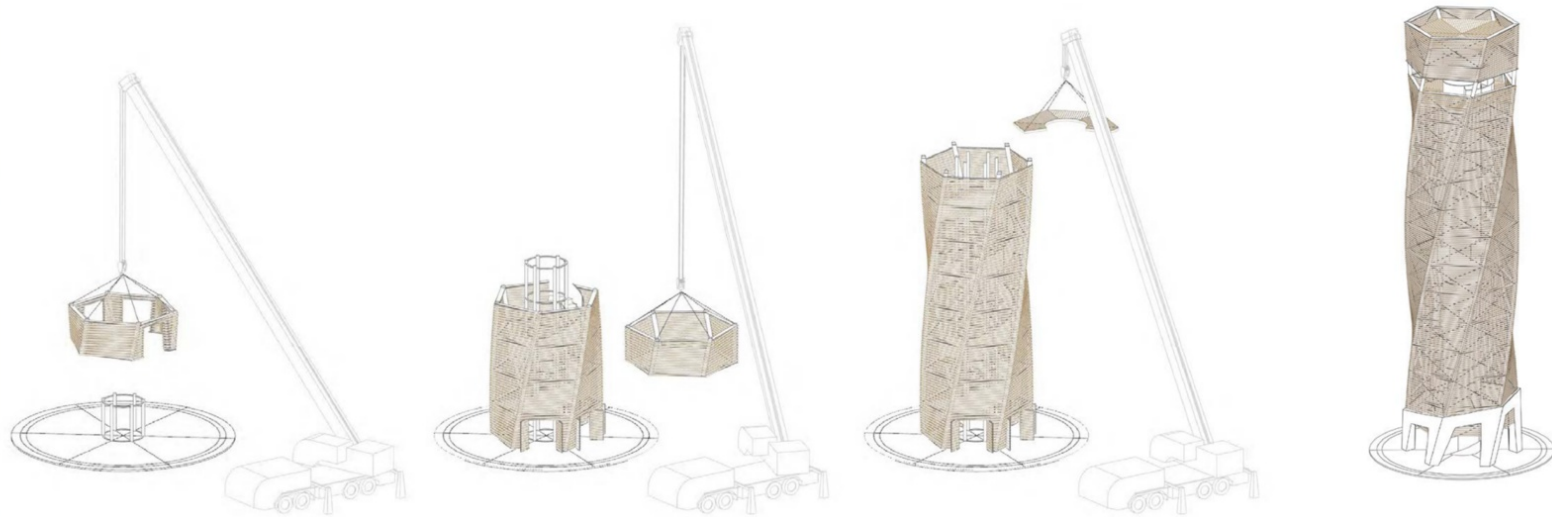


100 feet

East View



Observation Tower Assembly









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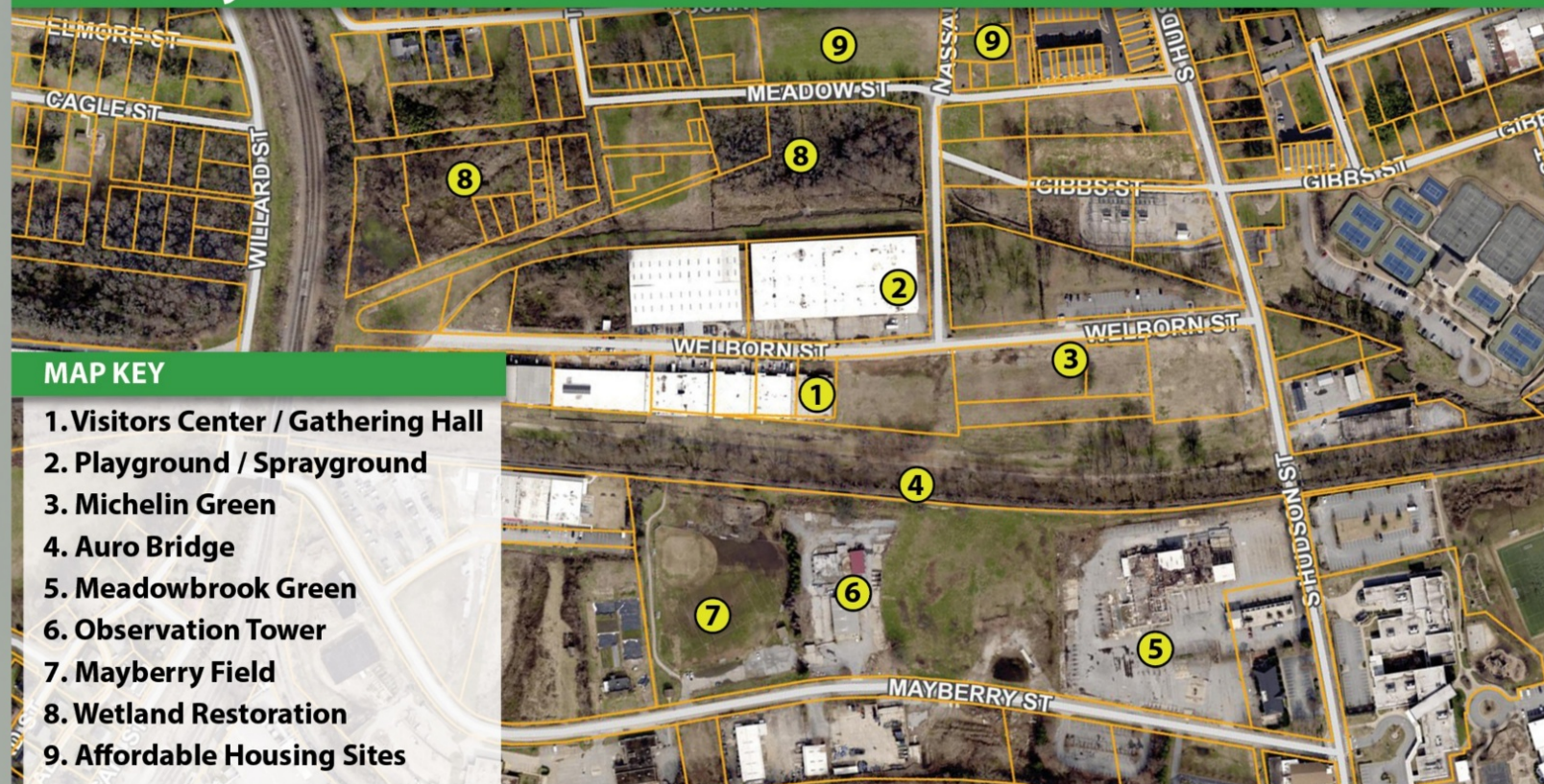






#buildunity
unityparkgreenville.com

Trolley Route





unity park

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