



ROCAPOINT
PARTNERS



University Ridge Re-Development

Haynie-Sirriner Neighborhood Meeting

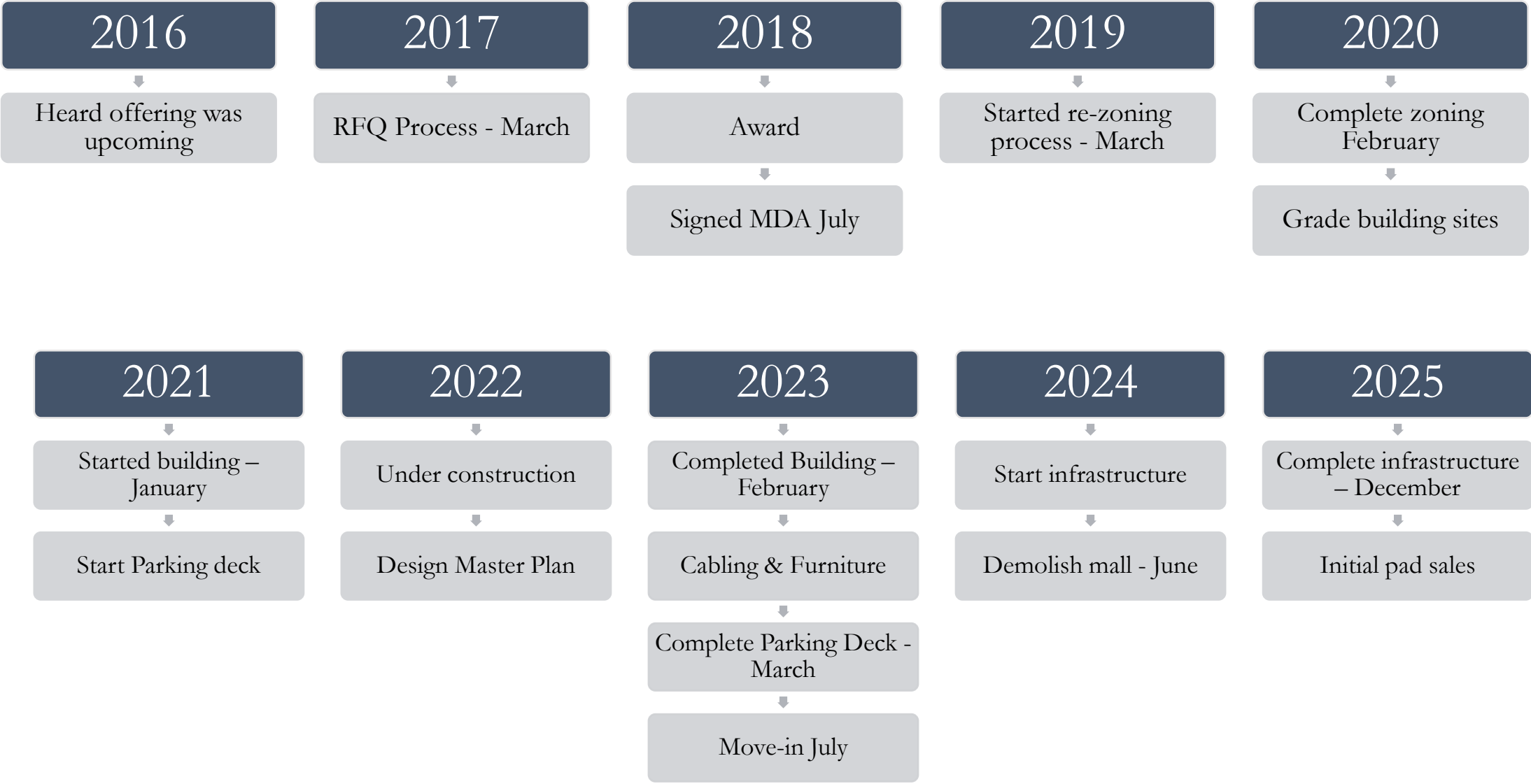
June 4, 2025

PROJECT HISTORY

\$0 property tax revenue since 1984



PROJECT TIMELINE TO DATE





Build
Administration
Building



Demolish
buildings



Build roads &
infrastructure



Land ready for
development
and pad sales

COUNTY ADMINISTRATION BUILDING
& PARKING DECK







Foster + Partners



NELSON



DPR project diversity participation was 21.3%

COUNTY ADMINISTRATION BUILDING



COUNTY ADMINISTRATION BUILDING – CONSTRUCTION PROGRESS



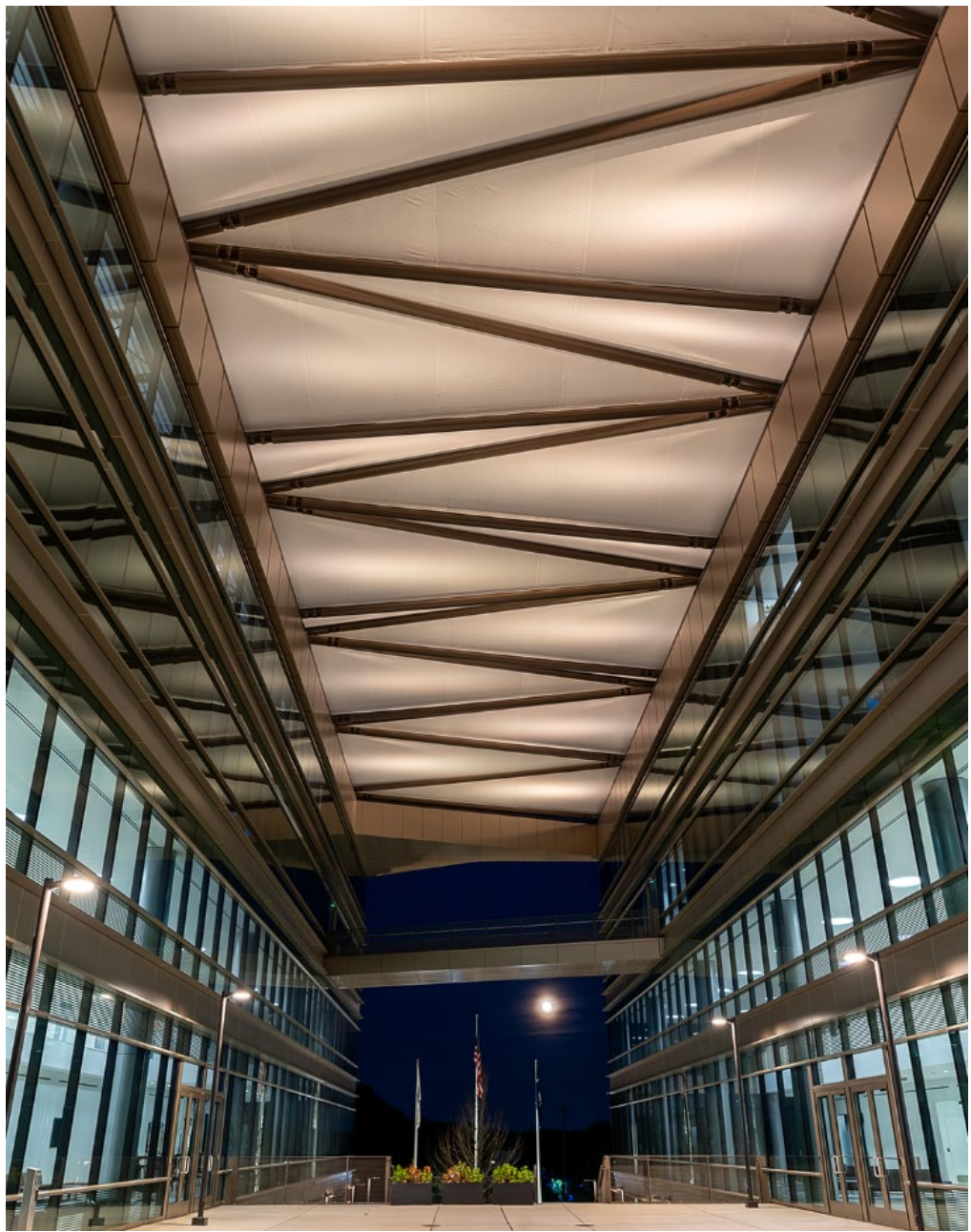
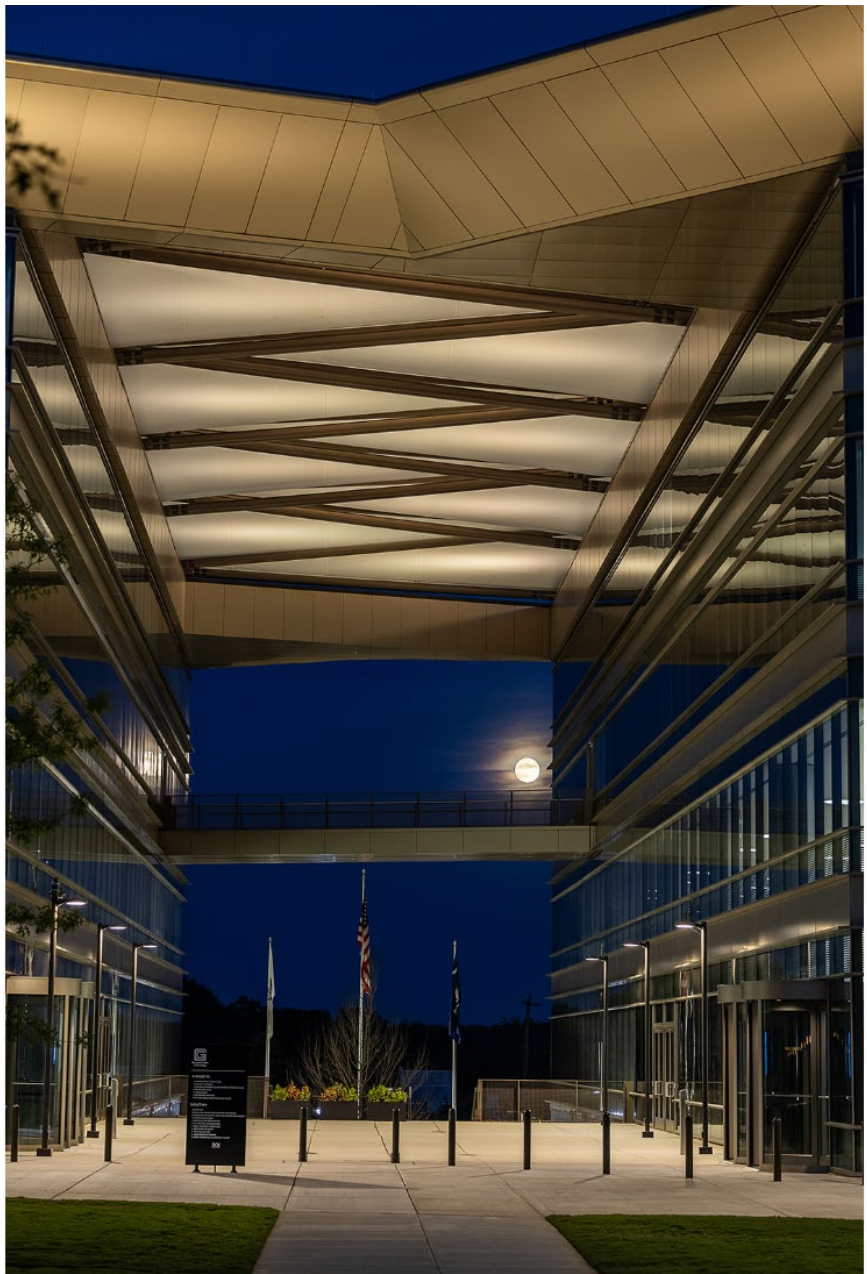


COUNTY ADMINISTRATION BUILDING





COUNTY ADMINISTRATION BUILDING



COUNTY ADMINISTRATION BUILDING





KEY LEGEND

- A "SIENNA BLEND" DOUBLE SOLDIER COURSE BAND
- B "ADMIRAL FULL RANGE" HERRINGBONE PATTERN
- C "CARBON BLACK" SINGLE RUNNING BOND PARKING STRIPING
- D VEHICULAR RATED CONCRETE BAND
- E VEHICULAR SCORED CONCRETE CROSSWALK
- F PAINTED ACCESSIBILITY SYMBOL
- G SCOPE LIMITS
- H ASPHALT
- I VEHICULAR BOLLARDS

PAVERS

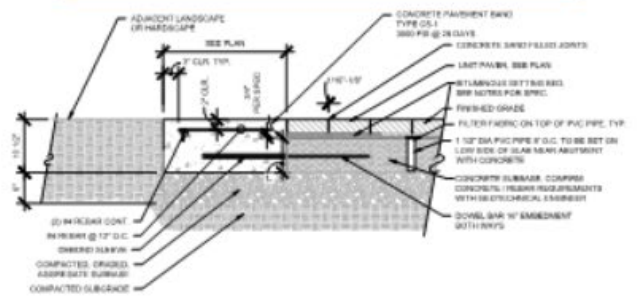
BELDEN BRICK - ADMIRAL FULL RANGE JUMBO PAVERS - 4" x 8" x 2.75" HT.



BELDEN BRICK - SIENNA JUMBO PAVERS - 4" x 8" x 2.75" HT.



BELDEN BRICK - CARBON BLACK JUMBO PAVERS - 4" x 8" x 2.75" HT.



VEHICULAR PAVER & BANDING SECTION, TYP. - N.T.S

COMPLETE PLAZA



DEMOLITION





Family Court



DMV



Health Dept

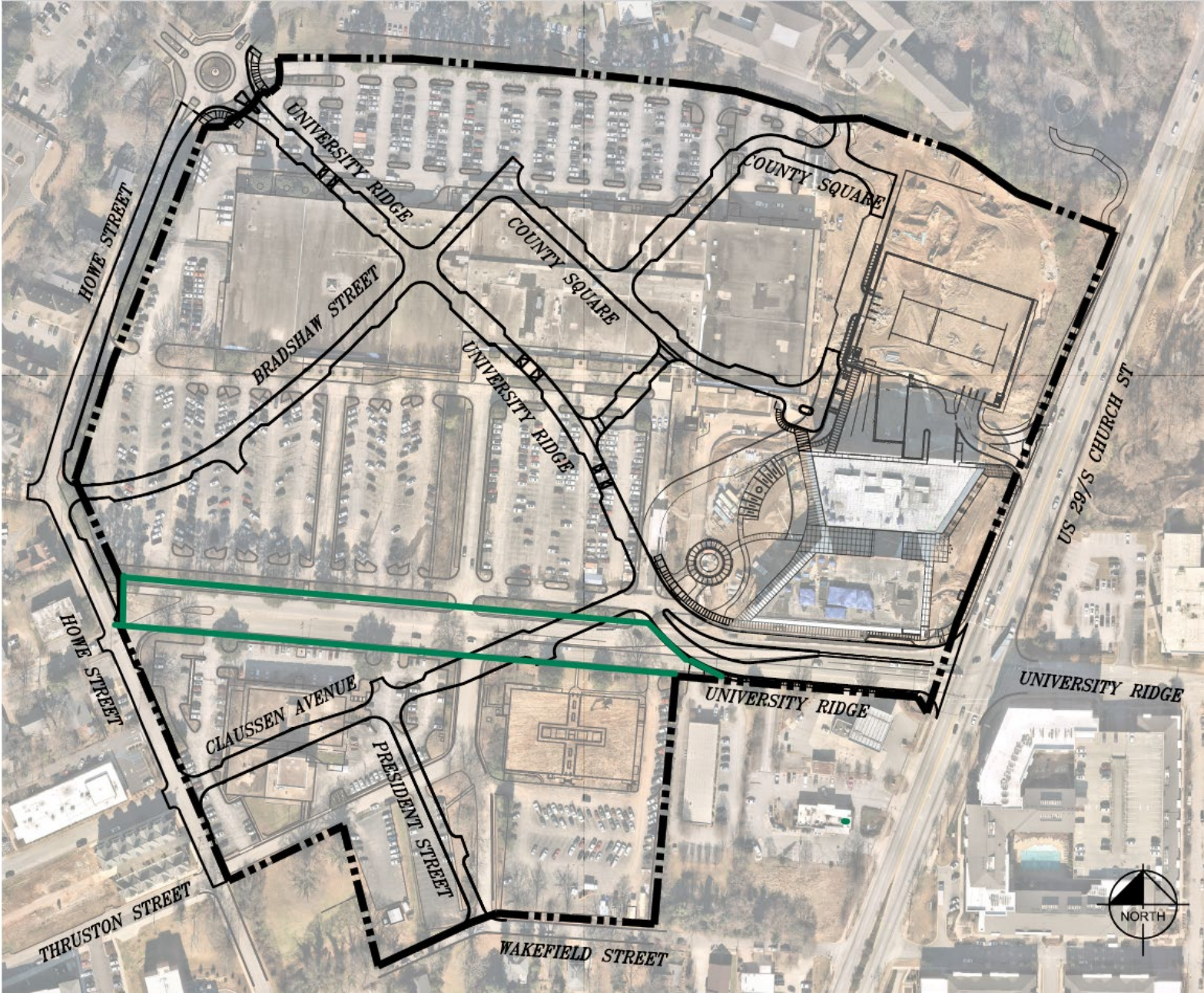








INFRASTRUCTURE





Rock hammer

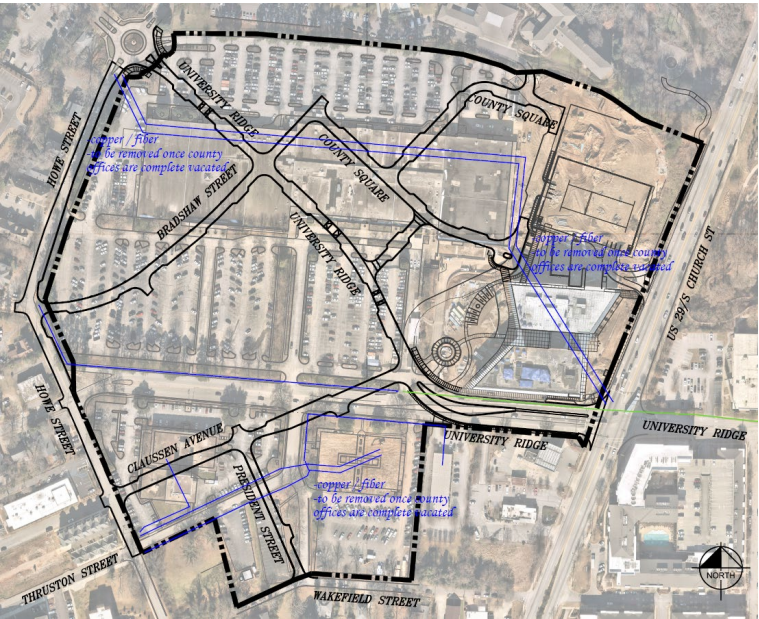
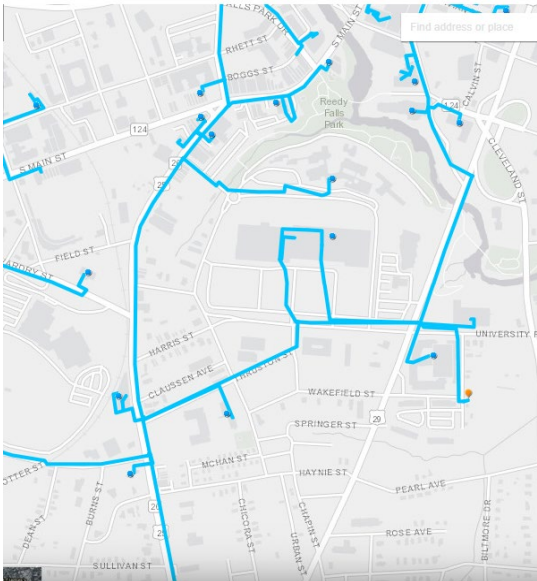
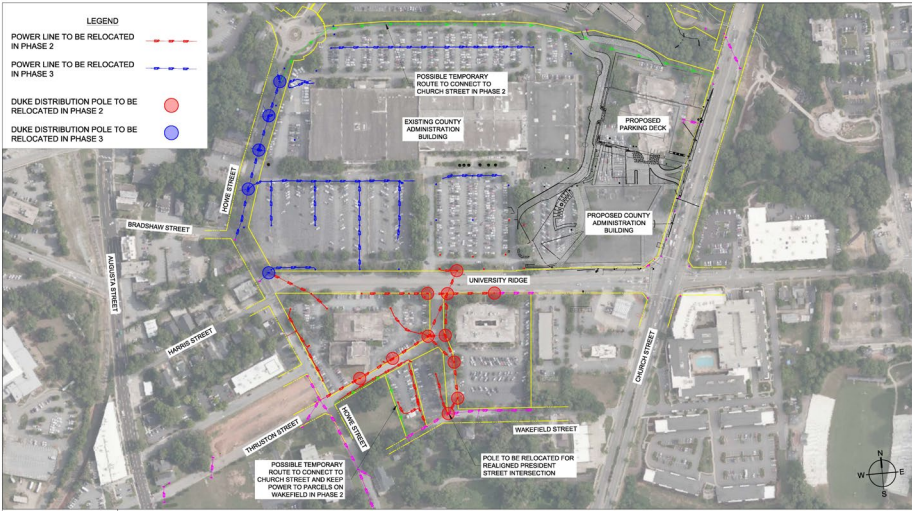
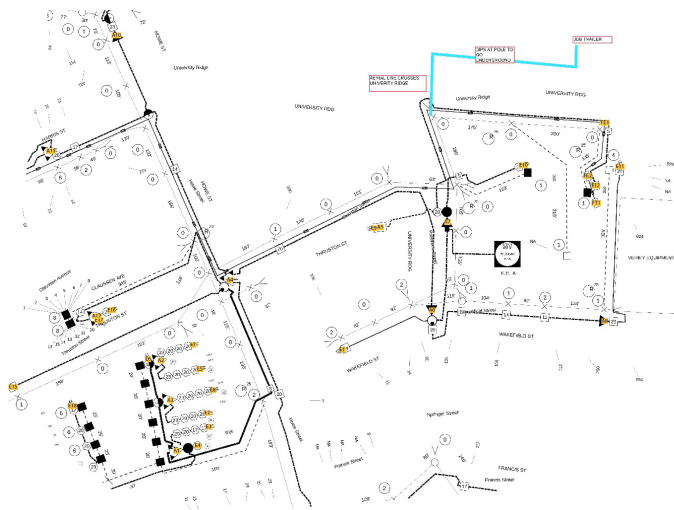
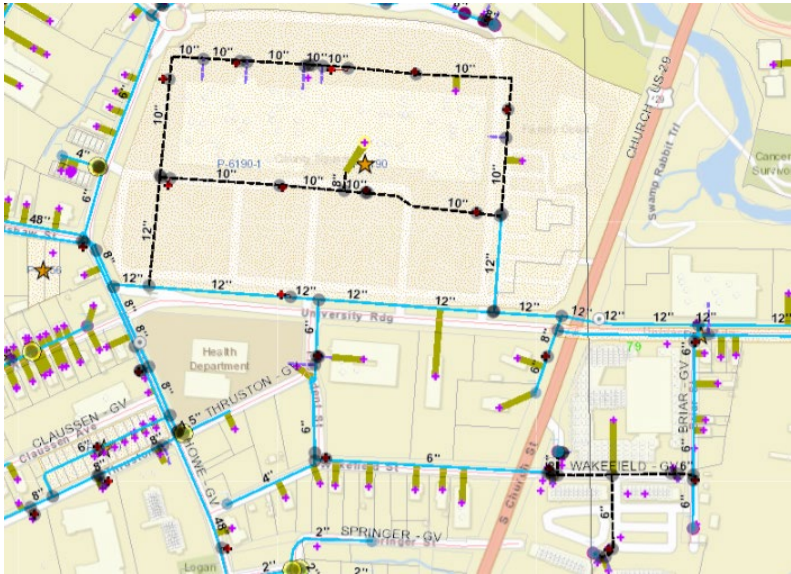


Excavator



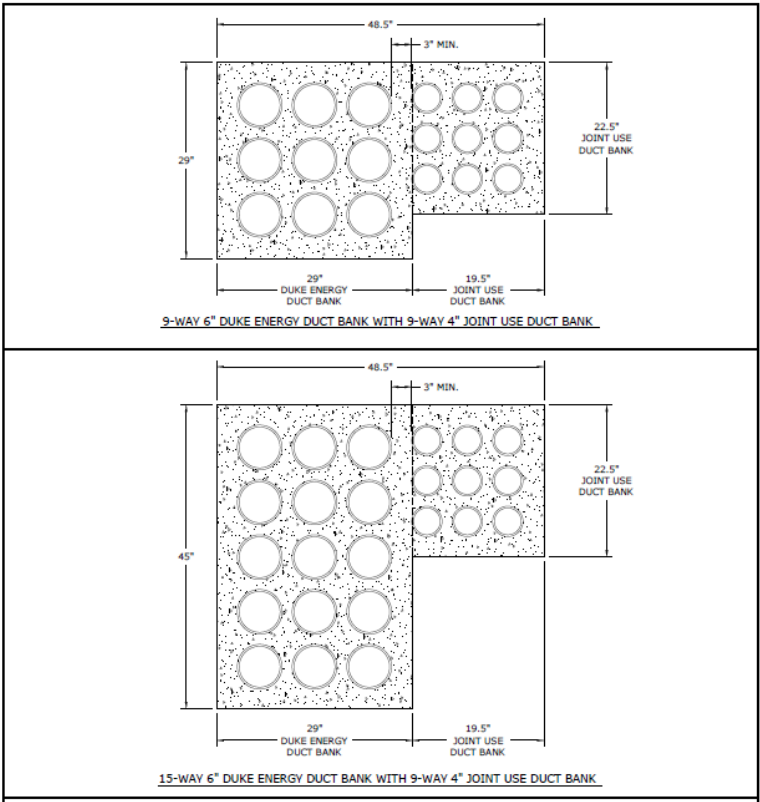
County Haul-off for later use
8/21 – 76 loads; potential for 300 total loads

COUNTY SQUARE – EXISTING UTILITY UPGRADE & COORDINATION



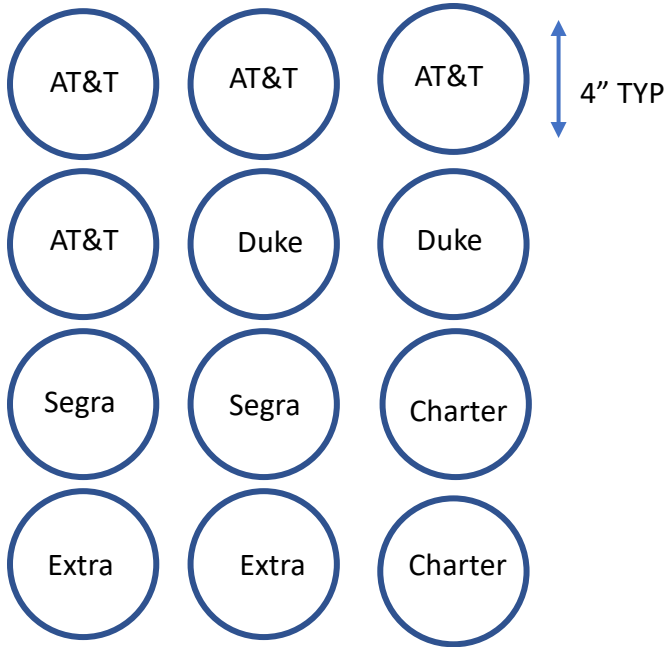
COUNTY SQUARE – DUKE COORDINATION

- *Power & Fiber for the future & hurricane and ice proof*
- All underground
- 48,000 KVA
- Duke Partnership
 - Took 2 years to work this out
- \$7M+ in infrastructure



PRIMARY OR SECONDARY CABLES - DIRECT BURIED OR IN CONDUIT					
PARALLELING	HORIZONTAL SEPARATION (IN)		CROSSING	VERTICAL SEPARATION (IN)	
	PREFERRED (SEE NOTE 2)	NESC MINIMUMS		PREFERRED (SEE NOTE 3)	NESC MINIMUMS
COMMUNICATION LINES	12	SEE NOTE 4	COMMUNICATION LINES	12	SEE NOTE 4
WATER LINES	36	SEE NOTE 2	WATER LINES	12	SEE NOTE 2
SEWER LINES	36	SEE NOTE 2	SEWER LINES	12	SEE NOTE 2
FUEL LINES	36	12 (SEE NOTE 5)	FUEL LINES	12	12 (SEE NOTE 5)
STEAM LINES	60	12 (SEE NOTE 5)	STEAM LINES	36	12 (SEE NOTE 5)
CUSTOMER OWNED CABLES	36	SEE NOTE 2	CUSTOMER OWNED CABLES	12	SEE NOTE 2

PRIMARY OR SECONDARY CABLES - IN A CONDUIT (DUCTBANK) SYSTEM					
PARALLELING	HORIZONTAL SEPARATION (IN)		CROSSING	VERTICAL SEPARATION (IN)	
	PREFERRED (SEE NOTE 2)	NESC MINIMUMS		PREFERRED (SEE NOTE 3)	NESC MINIMUMS
COMMUNICATION LINES	12	3 - CONCRETE 4 - MASONRY	COMMUNICATION LINES	12	3 - CONCRETE 4 - MASONRY
WATER LINES	36	SEE NOTE 2	WATER LINES	12	SEE NOTE 2
SEWER LINES	36	SEE NOTE 2	SEWER LINES	12	SEE NOTE 2
FUEL LINES	36	12 (SEE NOTE 5)	FUEL LINES	12	12 (SEE NOTE 5)
STEAM LINES	60	SEE NOTE 6	STEAM LINES	36	SEE NOTE 6
CUSTOMER OWNED CABLES	36	SEE NOTE 2	CUSTOMER OWNED CABLES	12	SEE NOTE 2







INFRASTRUCTURE PHASE

Timing:

- Mall demolition complete June 2024 – major milestone
- Infrastructure Project 18 months from mall removal
- Includes:
 - Demolishing parking and roads
 - Stormwater Management
 - New Sewer Main
 - New Water Mains
 - Regrading Site
 - Erosion Control
 - New Underground Power Duct banks
 - New Underground Fiber Duct banks
 - New Roads
 - New pad ready site
- Complete end of 2025
- Master site ready for 3M SF of mixed-use development



NEW ROAD NAMES



MASTER PLAN

Retail > 200K SF signed

Will have 50+ retailers

- Signed
 - Whole Foods
 - Arhaus
 - Pottery Barn
 - Williams Sonoma
 - Flemings
 - Sport & Social
 - Pins Mechanical
 - PBR
 - Fairway Social
 - Leo Italian Social
 - Perch & Palmetto Brewing
 - Mama's
 - Hawkers
 - Agave
 - Cru Wine Bar
 - Southern Tide
 - Rooftop Cinema





MASTER PLAN - ANCHORS



MASTER PLAN - ANCHORS







MASTER PLAN - ANCHORS







MASTER PLAN – F&B



City has <2% office vacancy

- A. 85K SF office in initial phase
- B. Future office or hotel
- C. Future MF - could be hotel
- D. Future MF - could be Corporate HQ
- E. West End parking deck
- F. Townhomes



THANK YOU

