



**Greenville  
County**

**ROCAPOINT**  
PARTNERS



# University Ridge Re-Development

## Haynie-Sirrine Neighborhood Meeting

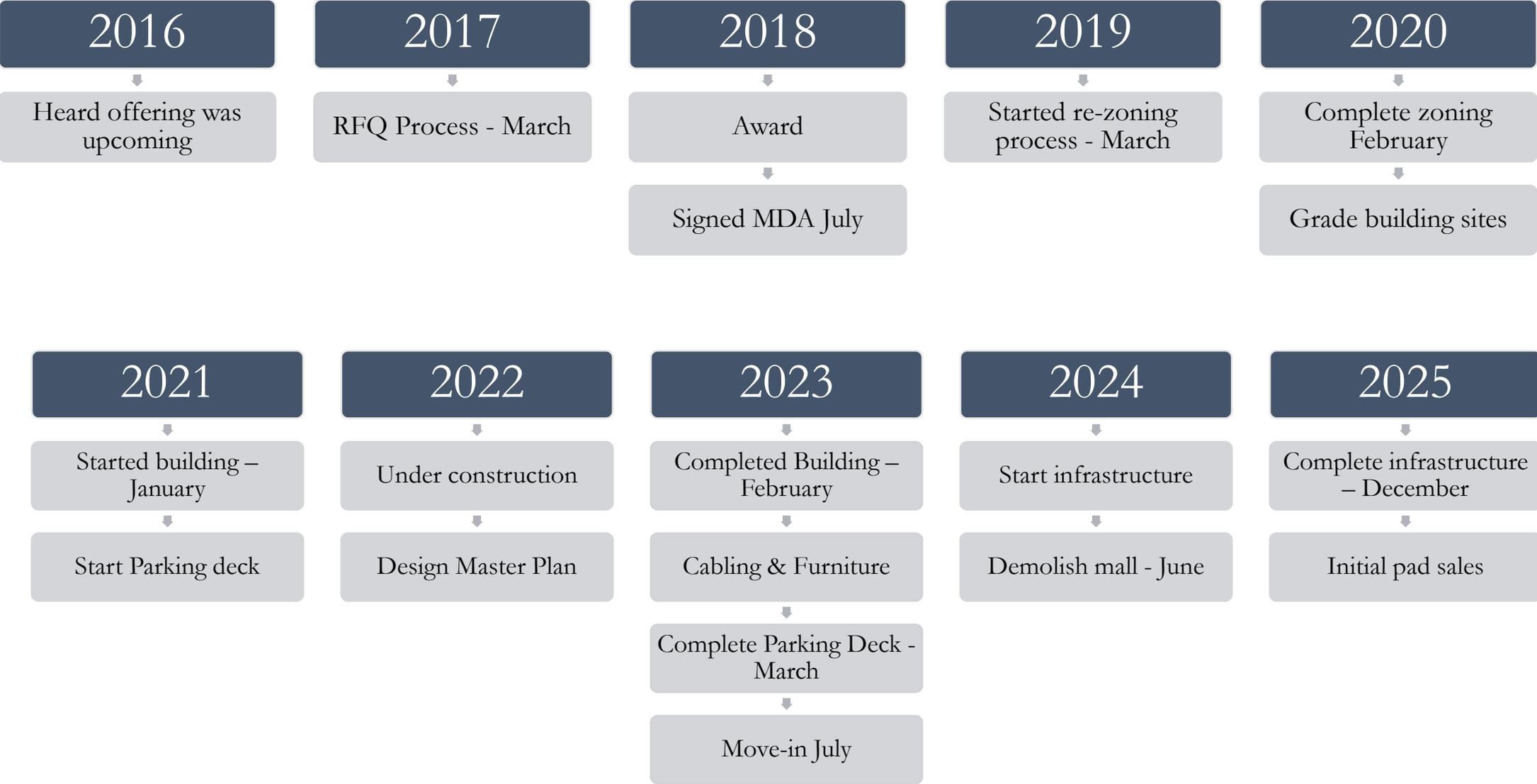
June 4, 2025

# 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



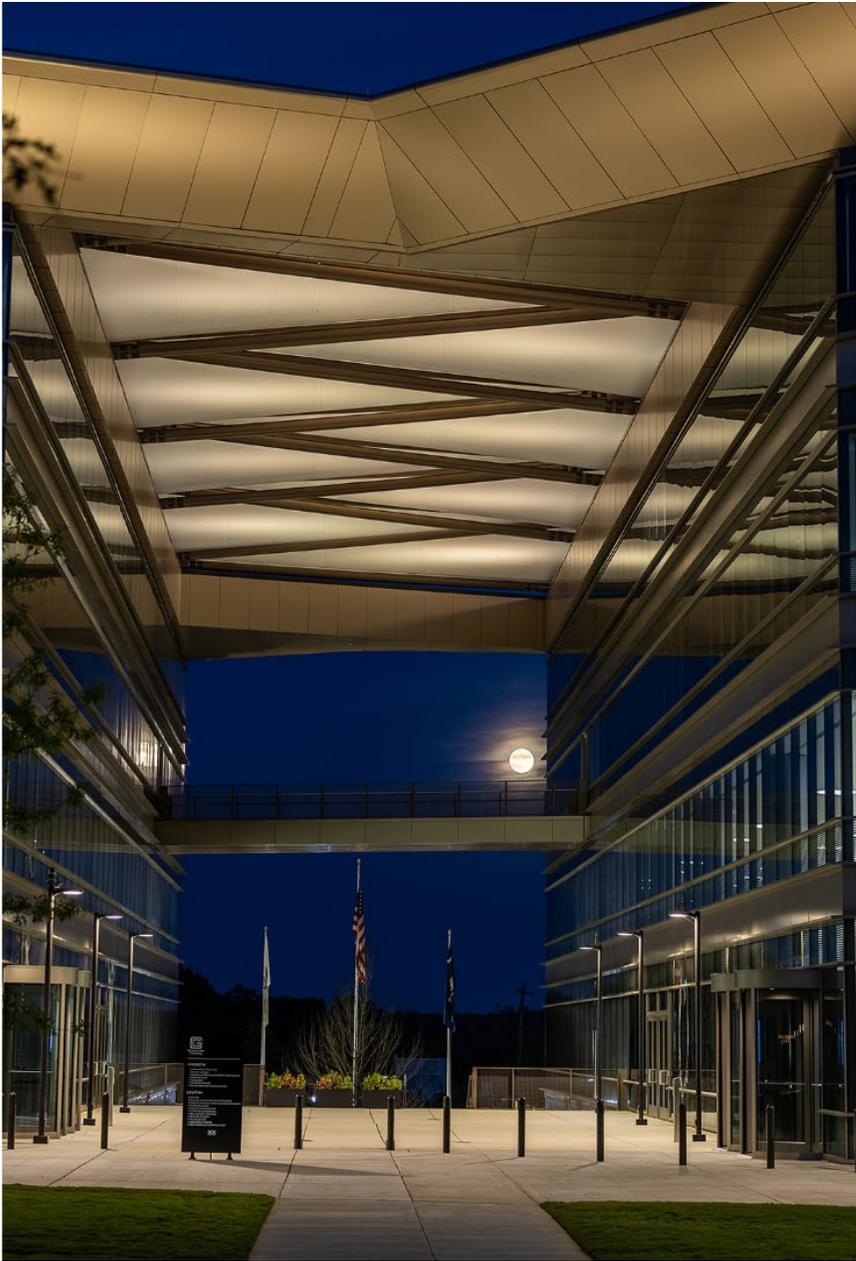


COUNTY ADMINISTRATION BUILDING





COUNTY ADMINISTRATION BUILDING



COUNTY ADMINISTRATION BUILDING





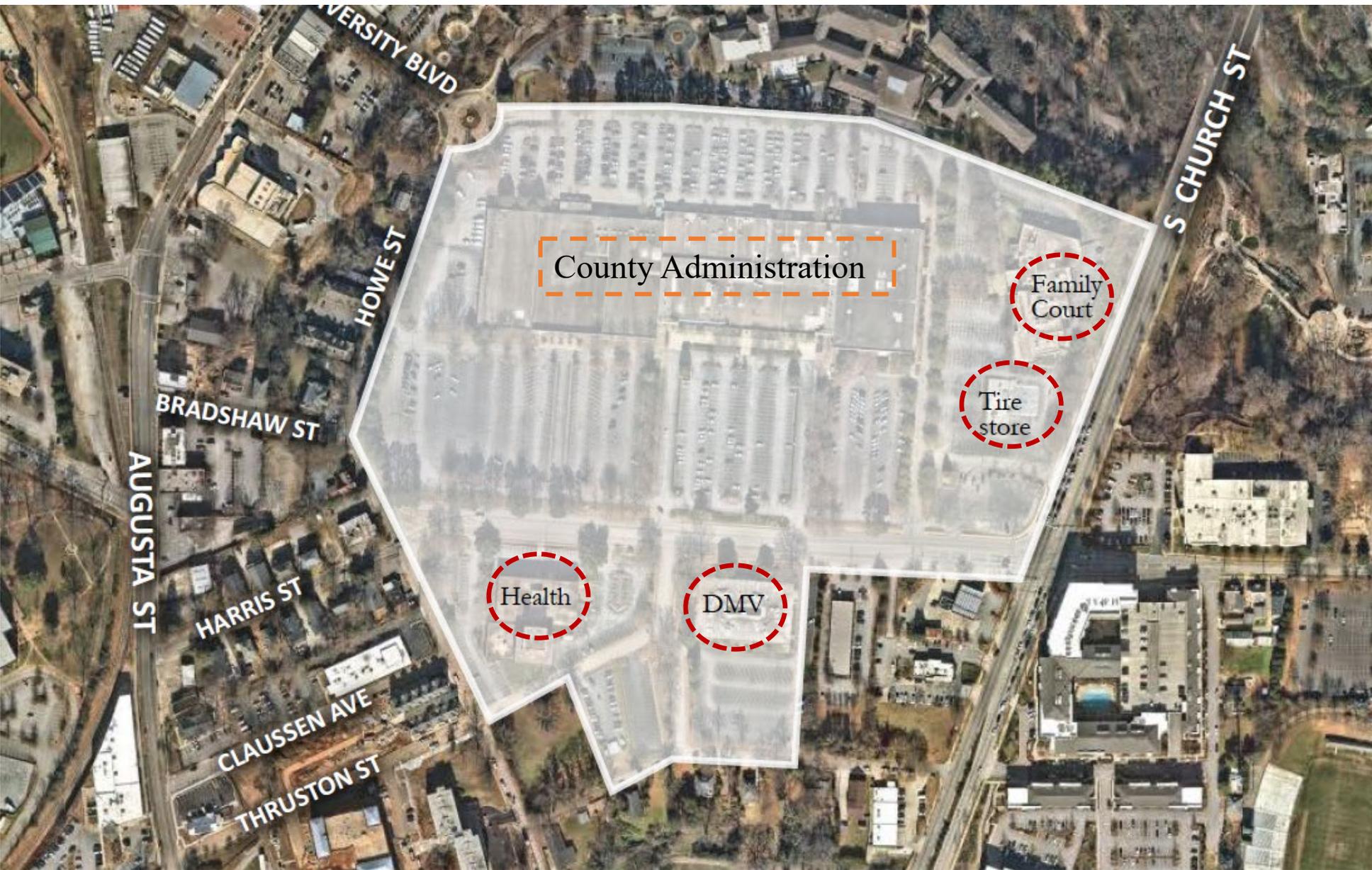
COMPLETE PLAZA



# DEMOLITION

DEMOLITION





DEMOLITION

Family Court





DMV

Health Dept



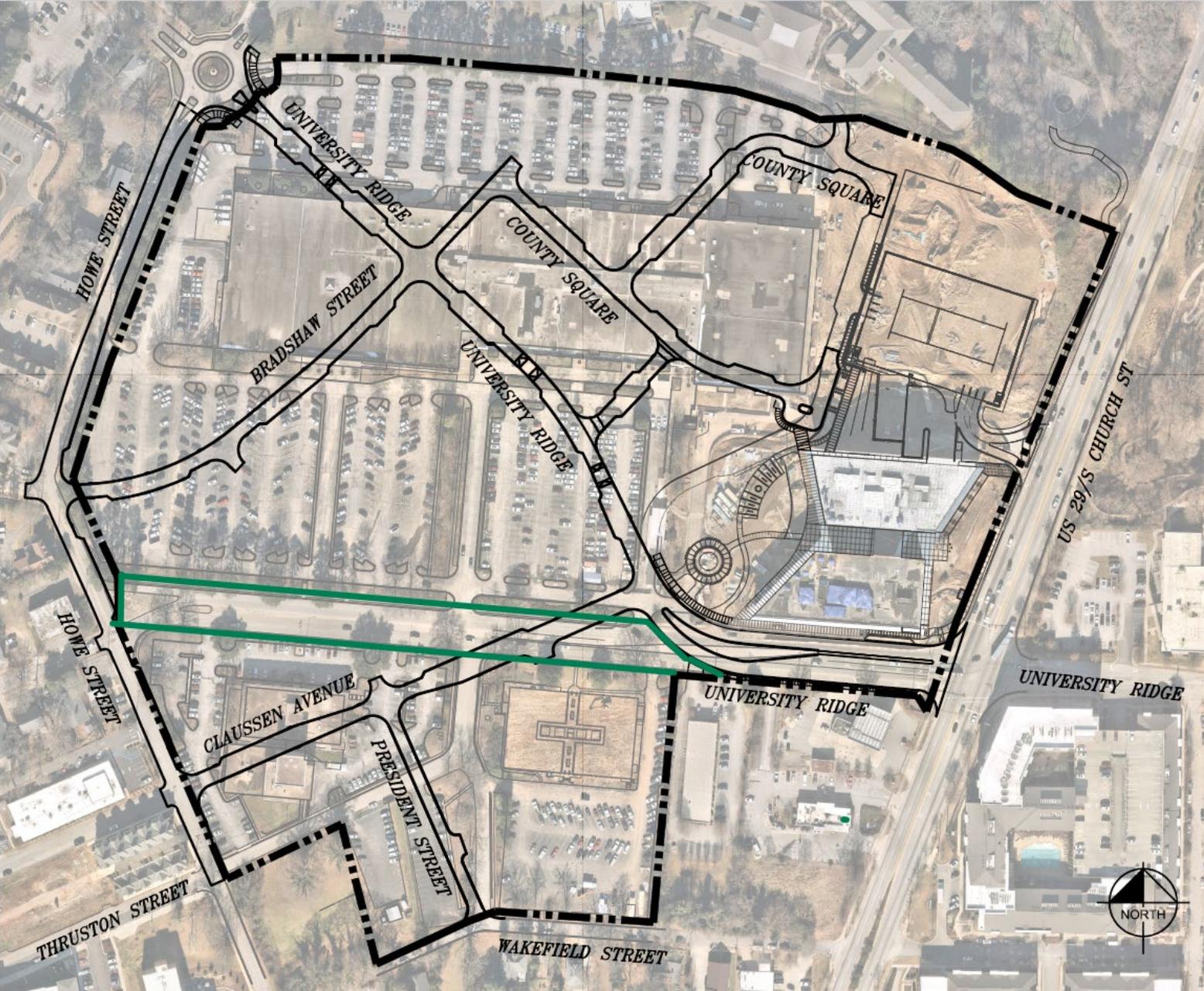
DEMOLITION







# INFRASTRUCTURE





Rock hammer

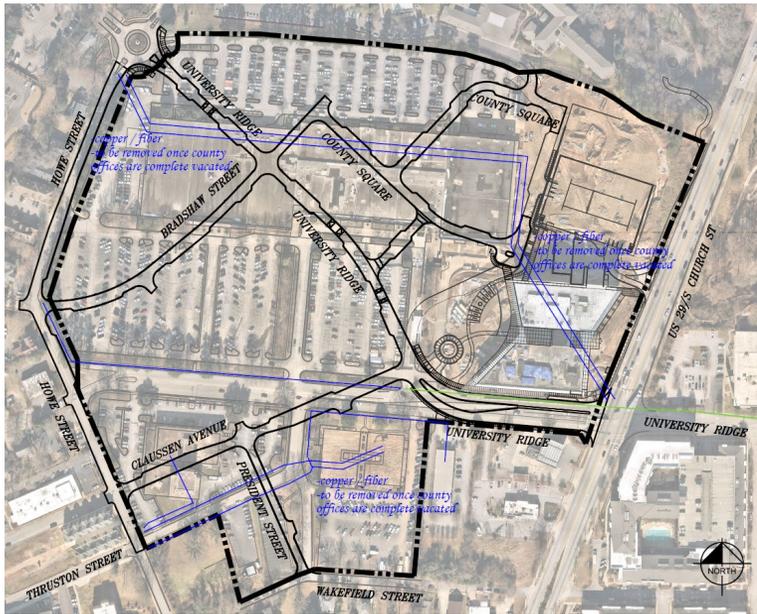
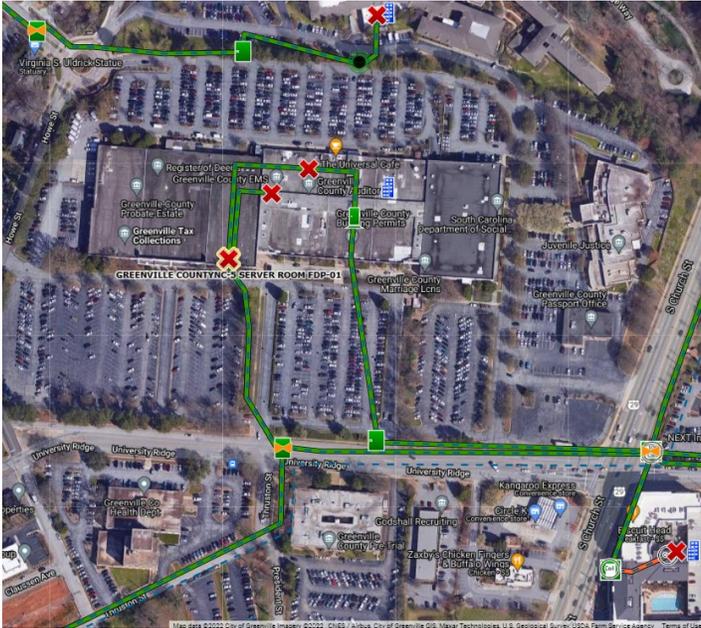
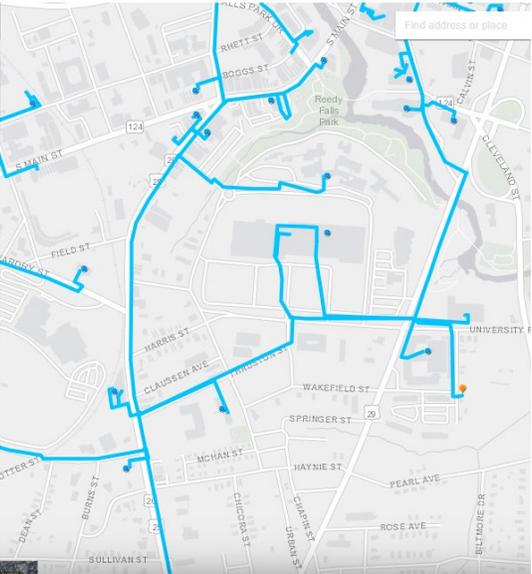
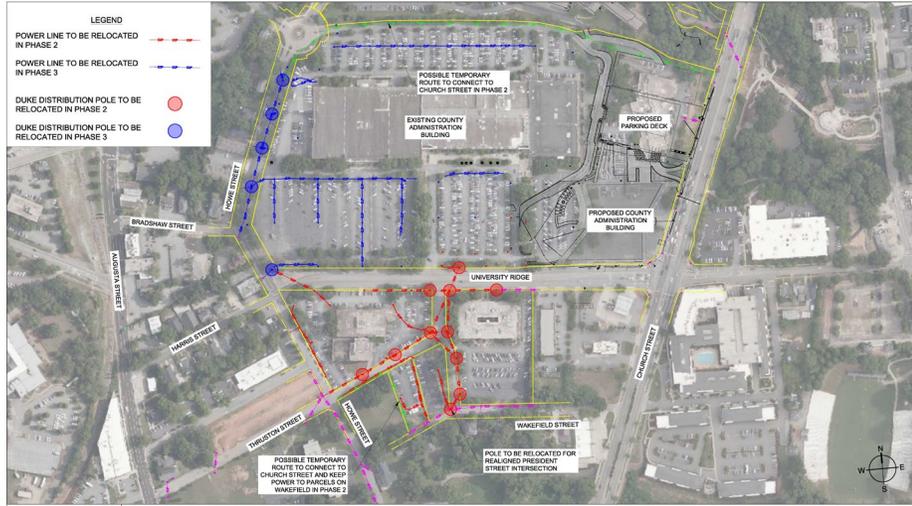
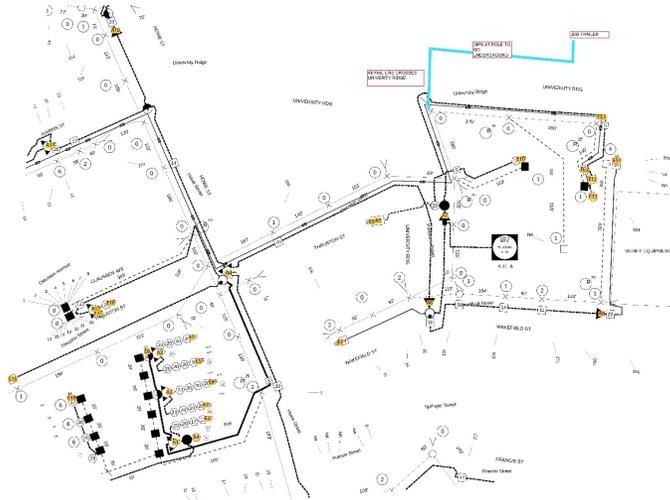
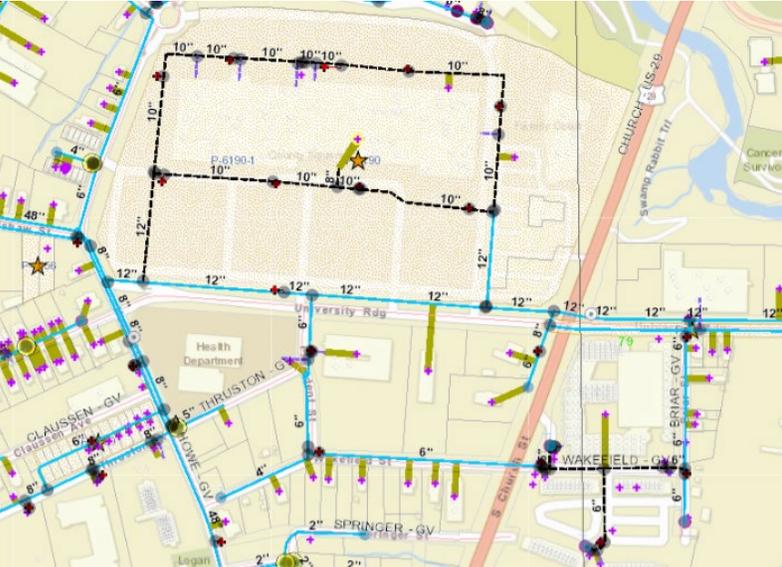


Excavator



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

# COUNTY SQUARE – EXISTING UTILITY UPGRADE & COORDINATION

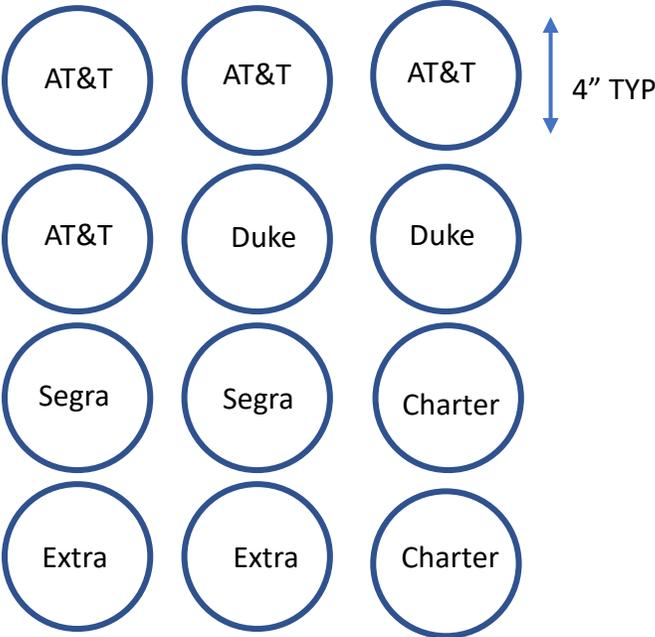
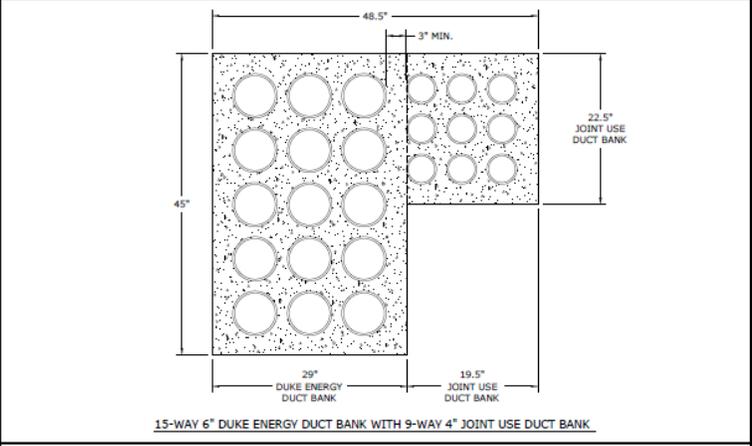
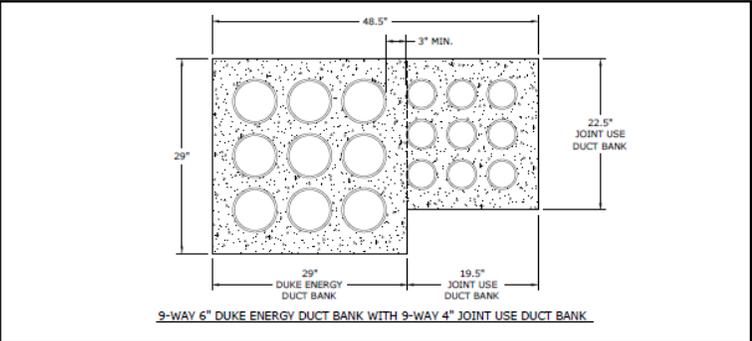


# COUNTY SQUARE – DUKE COORDINATION

- *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







## 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



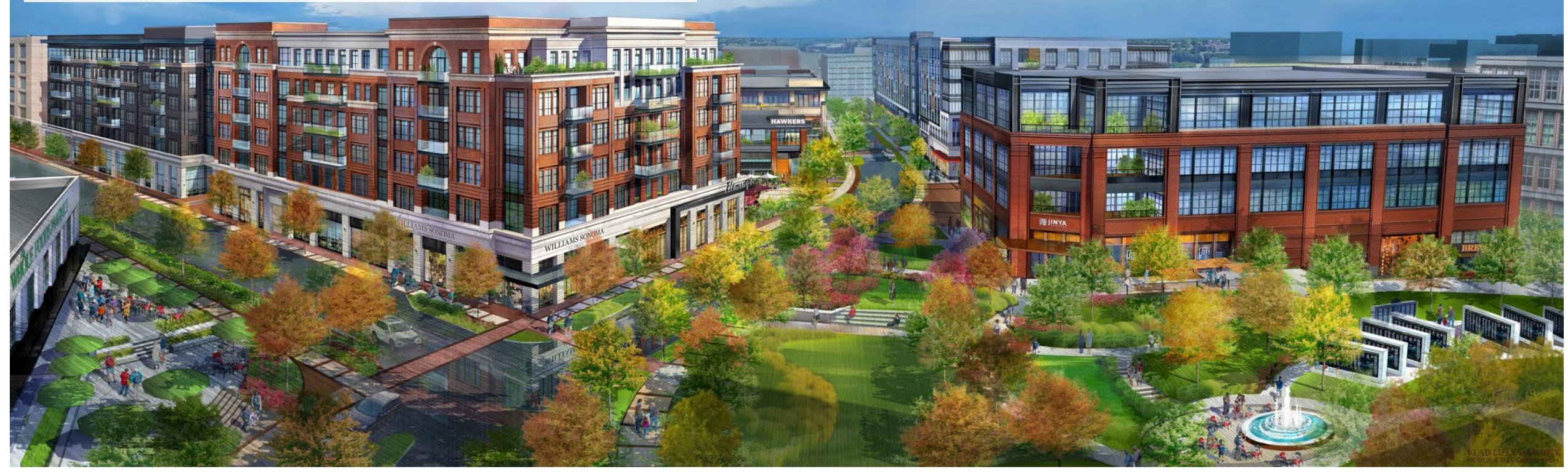
# MASTER PLAN

# LEASING UPDATE

## 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



PHASE I OFFICE



MASTER PLAN - ANCHORS



MASTER PLAN - ANCHORS















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

