

# chapin»»» next

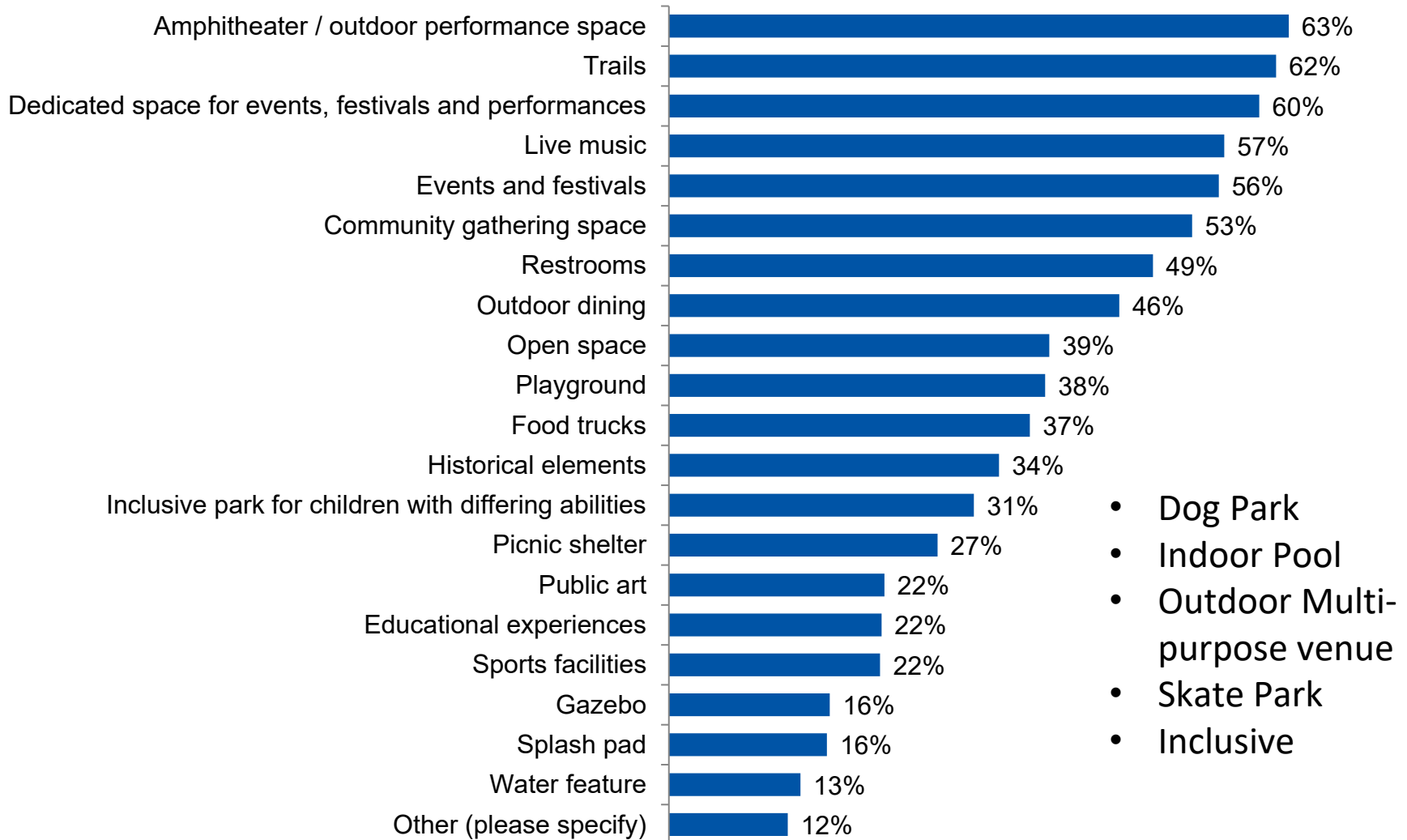
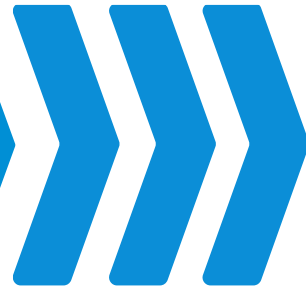
FEASIBILITY STUDY &  
MASTER PLAN

Community  
Survey Results

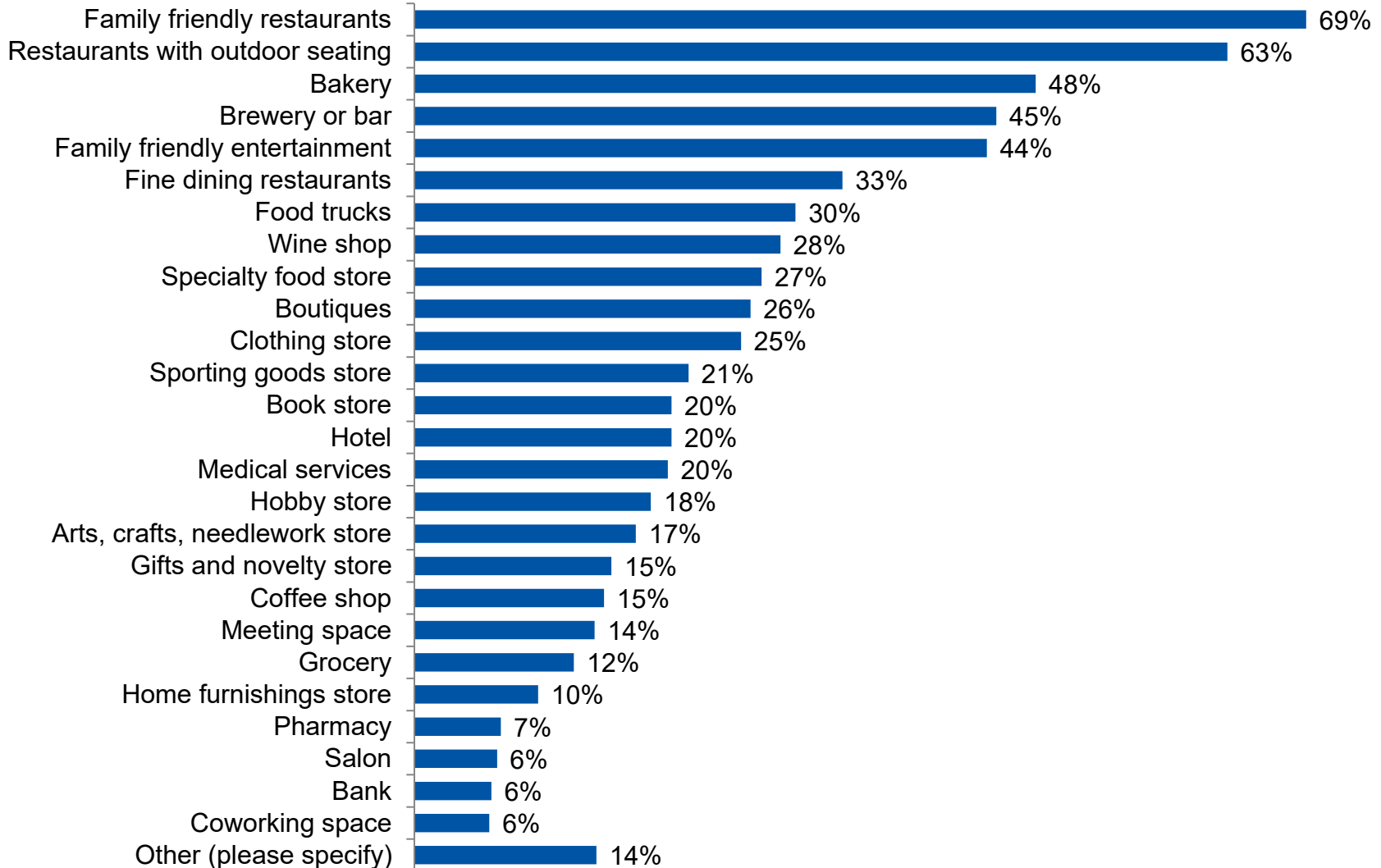
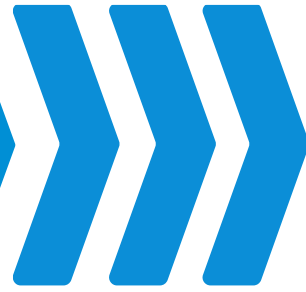




# Public spaces, cultural element, & amenities you'd like to see in Chapin



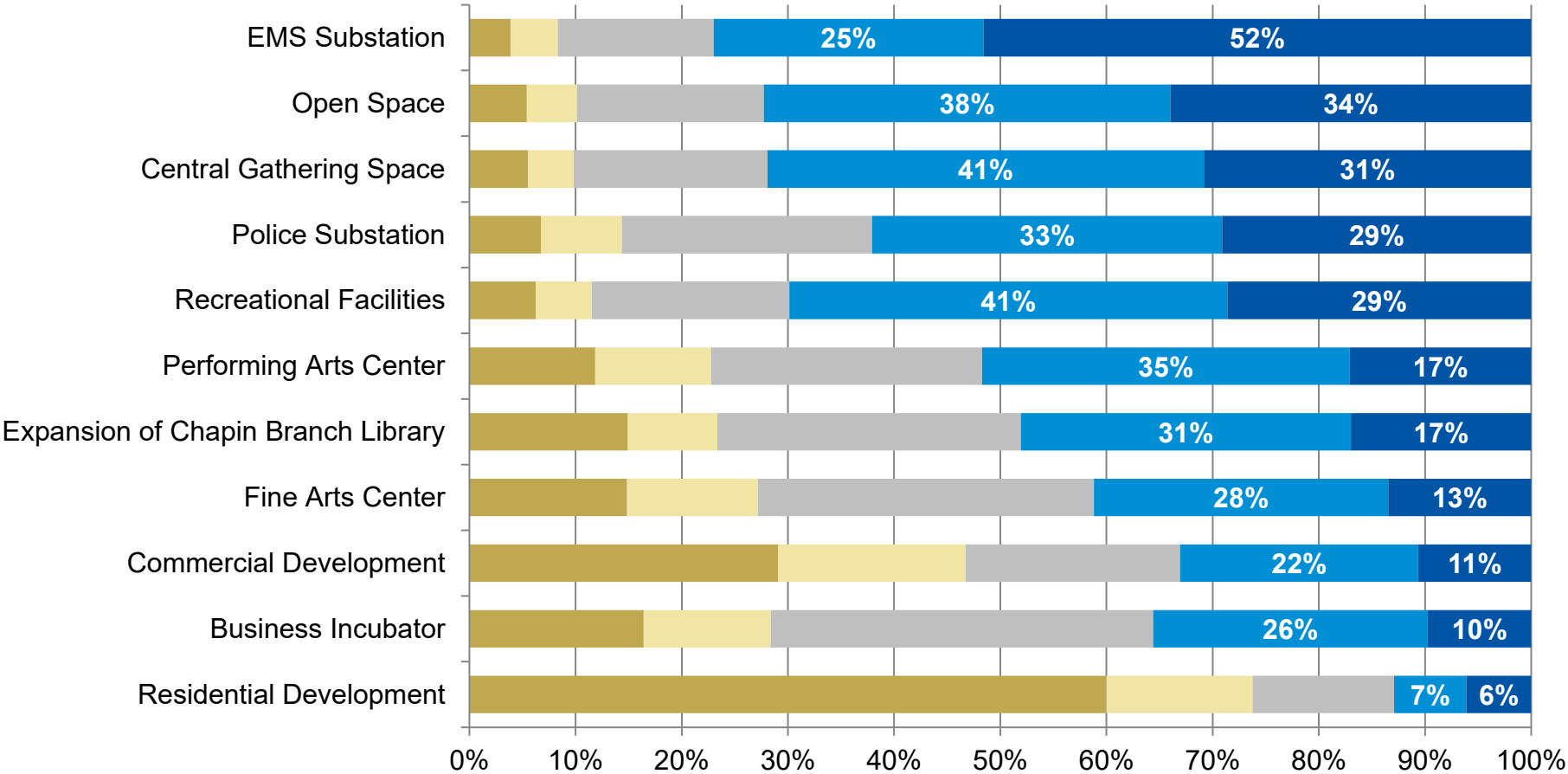
# Types of **businesses** you'd like to see in Chapin



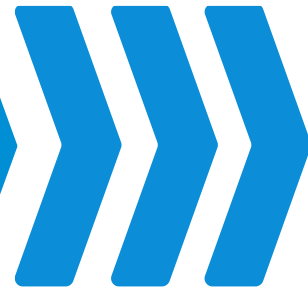
# Importance of **uses** to be included in the master plan for the site



■ Not At All Important  
 ■ Somewhat Unimportant  
 ■ Neutral  
 ■ Somewhat Important  
 ■ Very Important



# Market Analysis

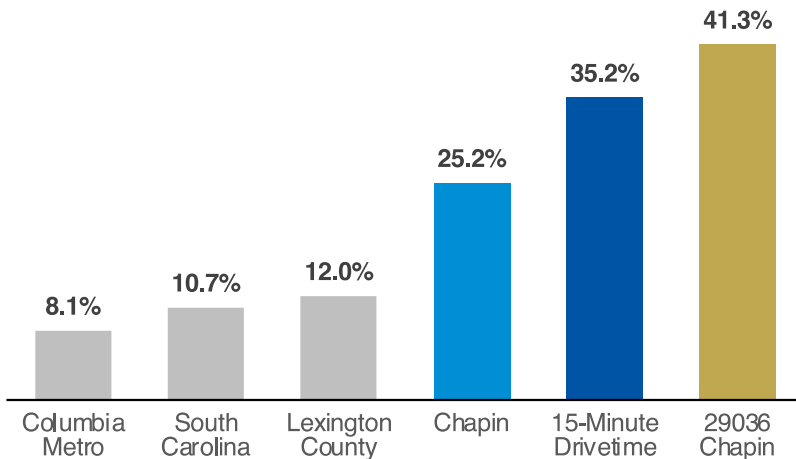


## Market Study:

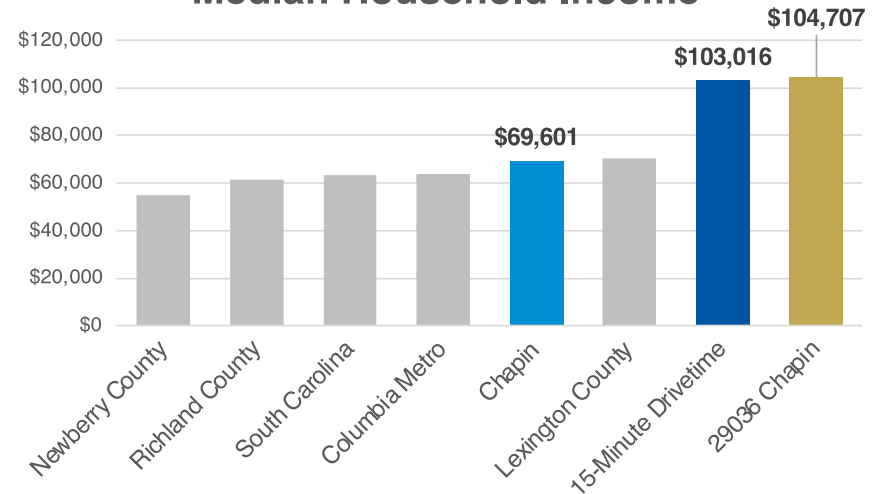
- Demographic Trends
- Housing Demand
- Commercial & Retail
- Employment

	Chapin	29036 Zip Code	15-Minute Drivetime
Stores Sell	\$92.6 million	\$395.4 million	\$621.8 million
Consumers Buy	\$37.8 million	\$686 million	\$890.9 million
Market Leaks/Gains	<b>\$54.8 million GAIN</b>	<b>\$290.6 million LEAKS</b>	<b>\$269.1 million LEAKS</b>

Population Growth 2010-2020



Median Household Income



# Market Analysis – Commercial Demand



**Market Study:** Conservative demand for **126,000 square feet** of retail space



# Market Findings



## **Booming Population Growth**

- 41% population growth from 2010-2020
- Mix of long-term residents & newcomers

## **Age**

- Residents older (46) than most of region
- Mix of ages, important to serve all age groups such as families and retirees

## **Education & Income**

- The Chapin population is higher educated and enjoys higher incomes than the region and state

## **Employment**

- Approximately 5,500 jobs in the Chapin zip code area

## **Housing**

- Housing is predominantly single-family, owner-occupied, with few other options
- Housing values are higher than the region and have risen significantly over the past decade

## **Retail**

- 15-minute drivetime area experiences retail leakage, meaning residents spend more than stores sell
- Retail demand projected to grow over 5 years with a compound annual growth rate of 3.91%

# Market Opportunity on Site



## Commercial Demand

- Up to 126k SF in Chapin
- Restaurants, wine/beer, clothing, jewelry, furniture, general mdse.

## Housing Demand

- Significant market demand expected to continue w/ SF
- Public sees need for SF housing for seniors, young families
- Limited desire for residential in master plan development site

## Public Desire on Site

- Central gathering space/open space
- Outdoor performance event space space/amphitheater
- Trails & passive recreation
- Restaurants w/ outdoor dining

- Commercial: brewery, bakery, wine shop, boutiques, clothing

## Considerations

- Public desire for roadway improvements & traffic enhancements
- Desire for site to be connected to downtown, adjacent areas
- Desire for pedestrian-friendly, walkable site
- Limited desire for water features or similar amenity
- Potential for mixed-use with public space, recreation, commercial, institution.

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FEASIBILITY STUDY &  
MASTER PLAN **next**

**SITE INVESTIGATION**

Places you've visited that may serve as an inspiration for the site



## **Icehouse Market & Amphitheater, Lexington**



Places you've visited that may serve as an inspiration for the site



## Irmo Town Park & Irmo Community Park



Places you've visited that may serve as an inspiration for the site



## Saluda Shoals Park & Leo's Landing



Places you've visited that may serve  
as an inspiration for the site



## Beaufort Street, Chapin



Places you've visited that may serve as an inspiration for the site



## Downtown Newberry



Places you've visited that may serve as an inspiration for the site



## Downtown Greenville, SC



Places you've visited that may serve as an inspiration for the site



## Blowing Rock, NC



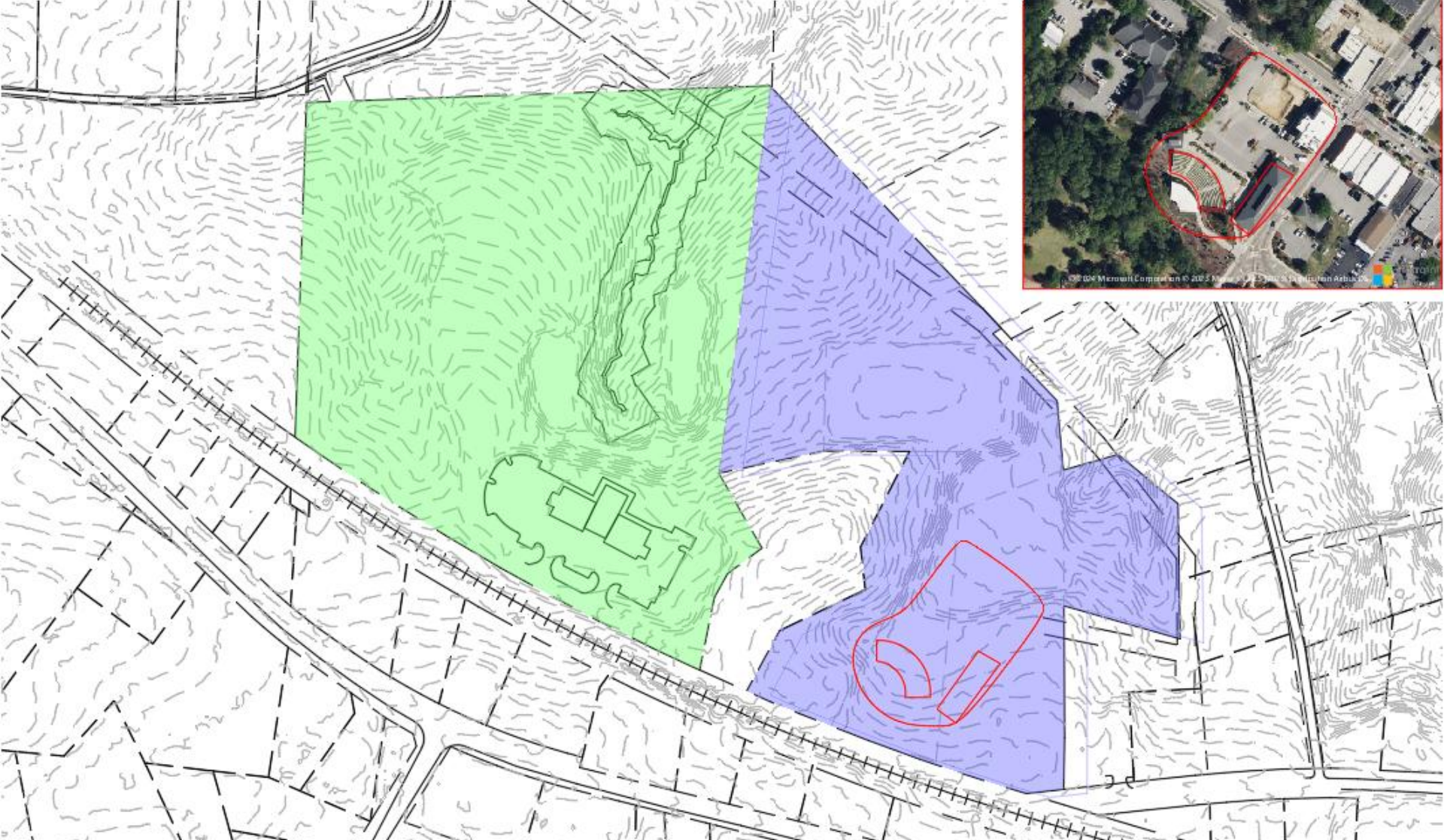
Places you've visited that may serve as an inspiration for the site



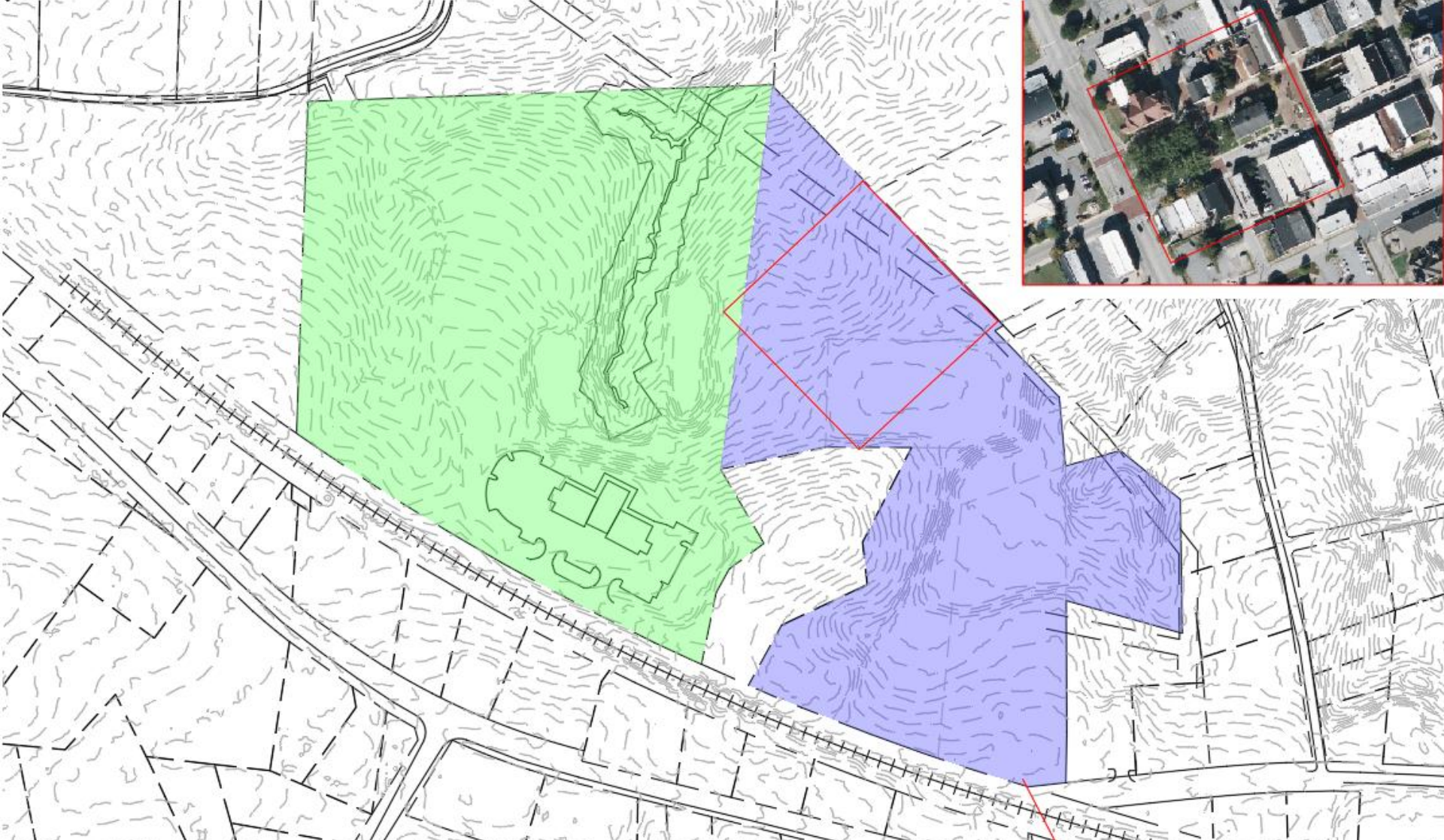
## Aiken, SC



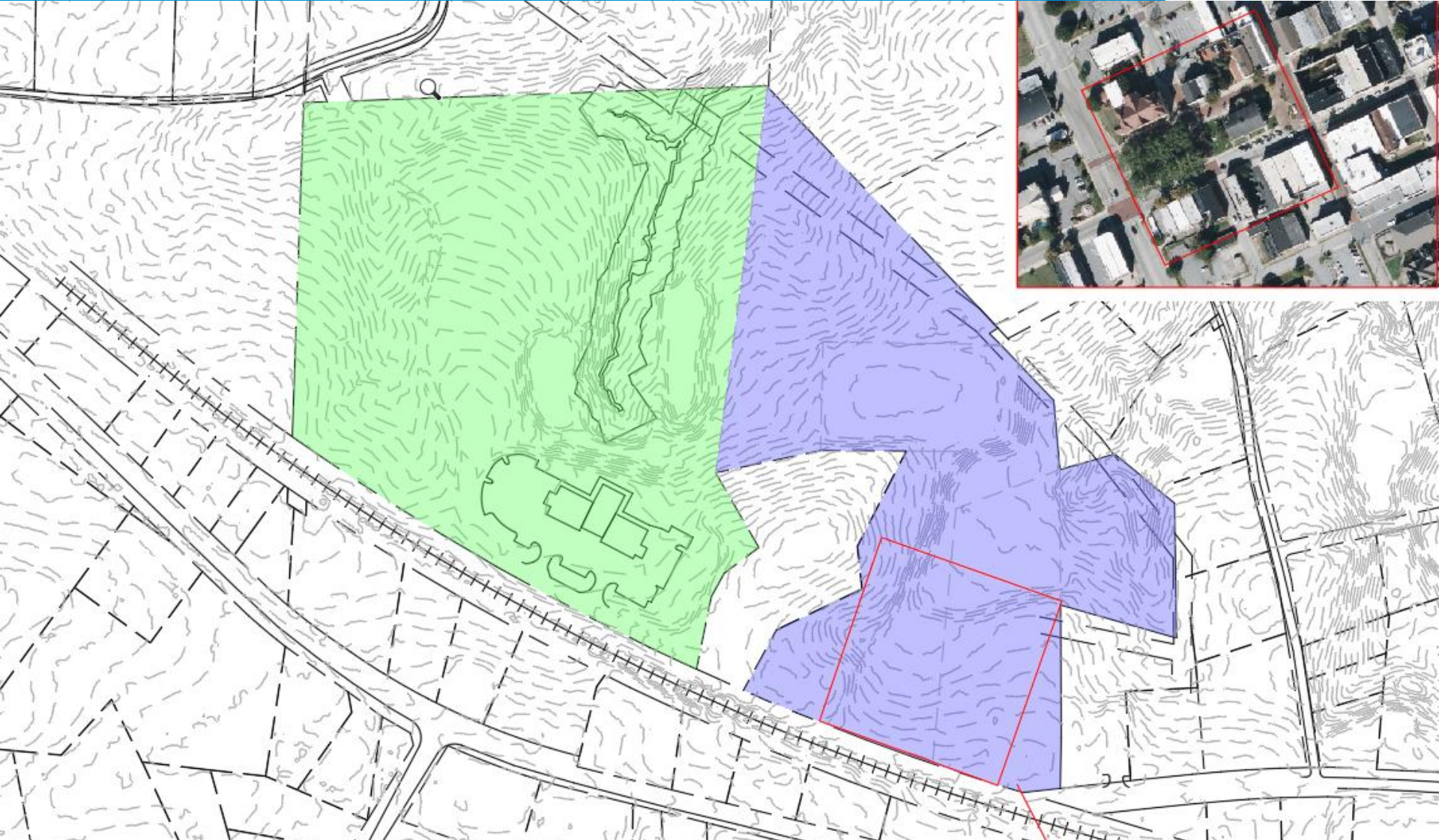
# Whats gonna fit? Icehouse Market & Amphitheatre



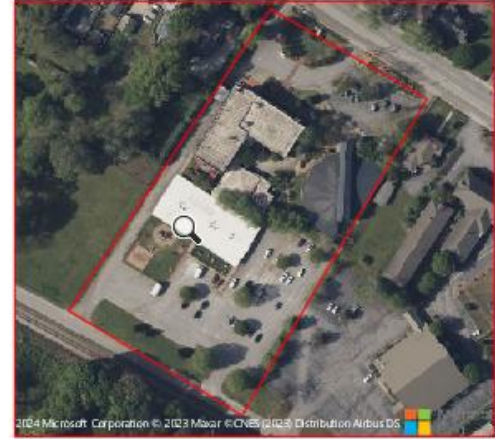
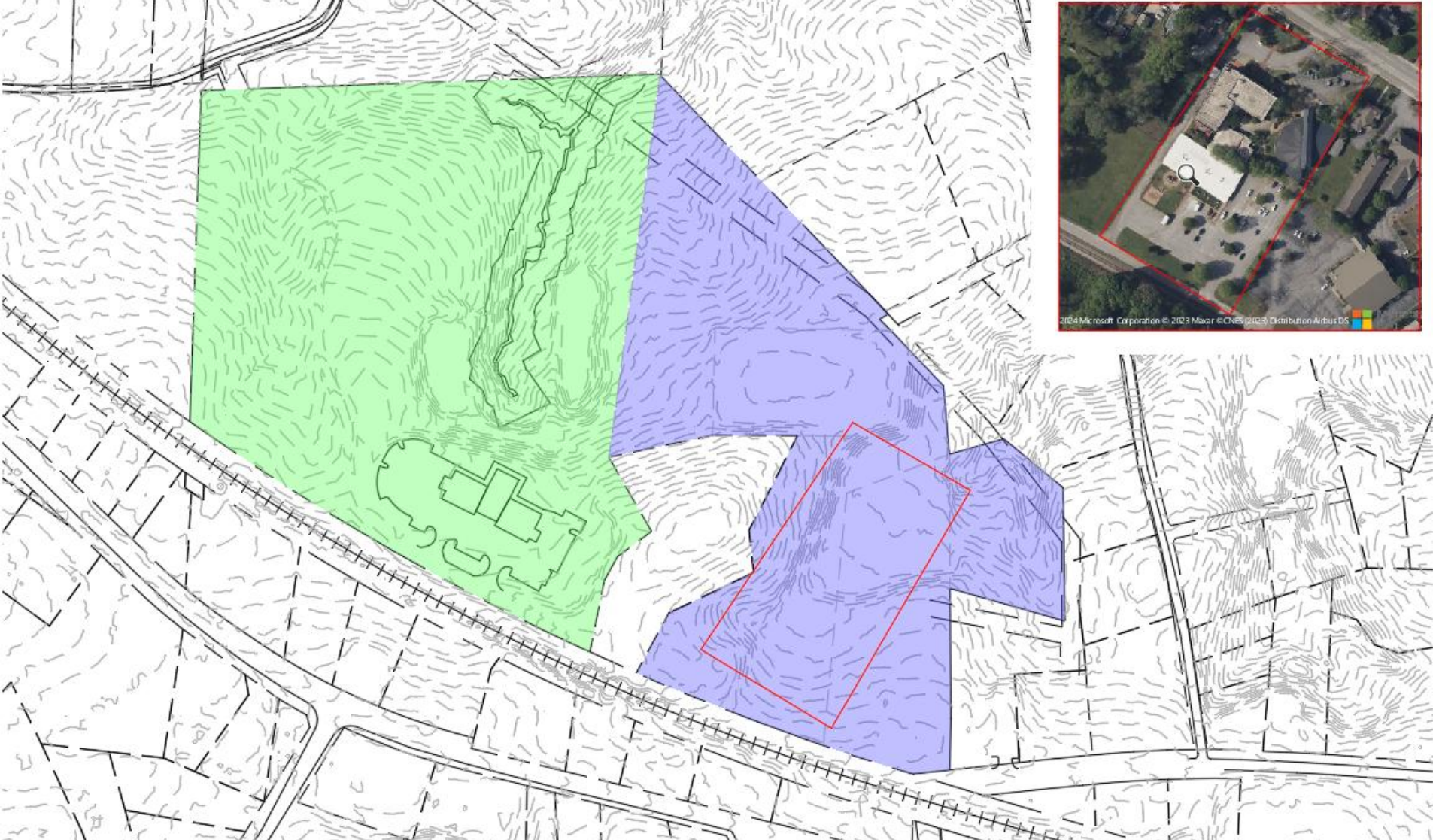
# Whats gonna fit? Newberry Opera House & Square



# Whats gonna fit? Newberry Opera House & Square



# Whats gonna fit? Younts Performing Arts Center



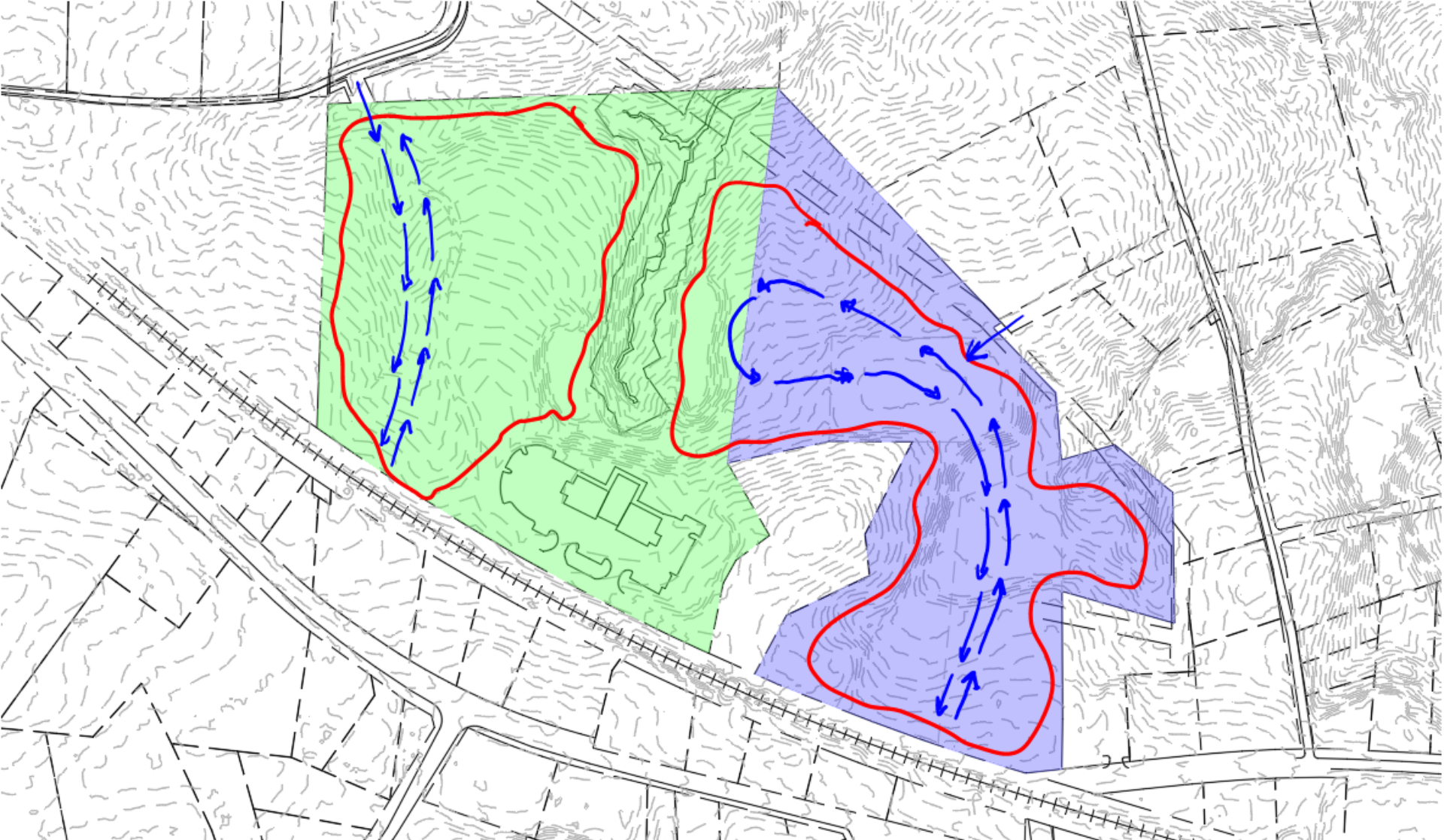
2024 Microsoft Corporation © 2023 Maxar © CNES 2023 Distribution Airbus DS

# How does this work with current planning?



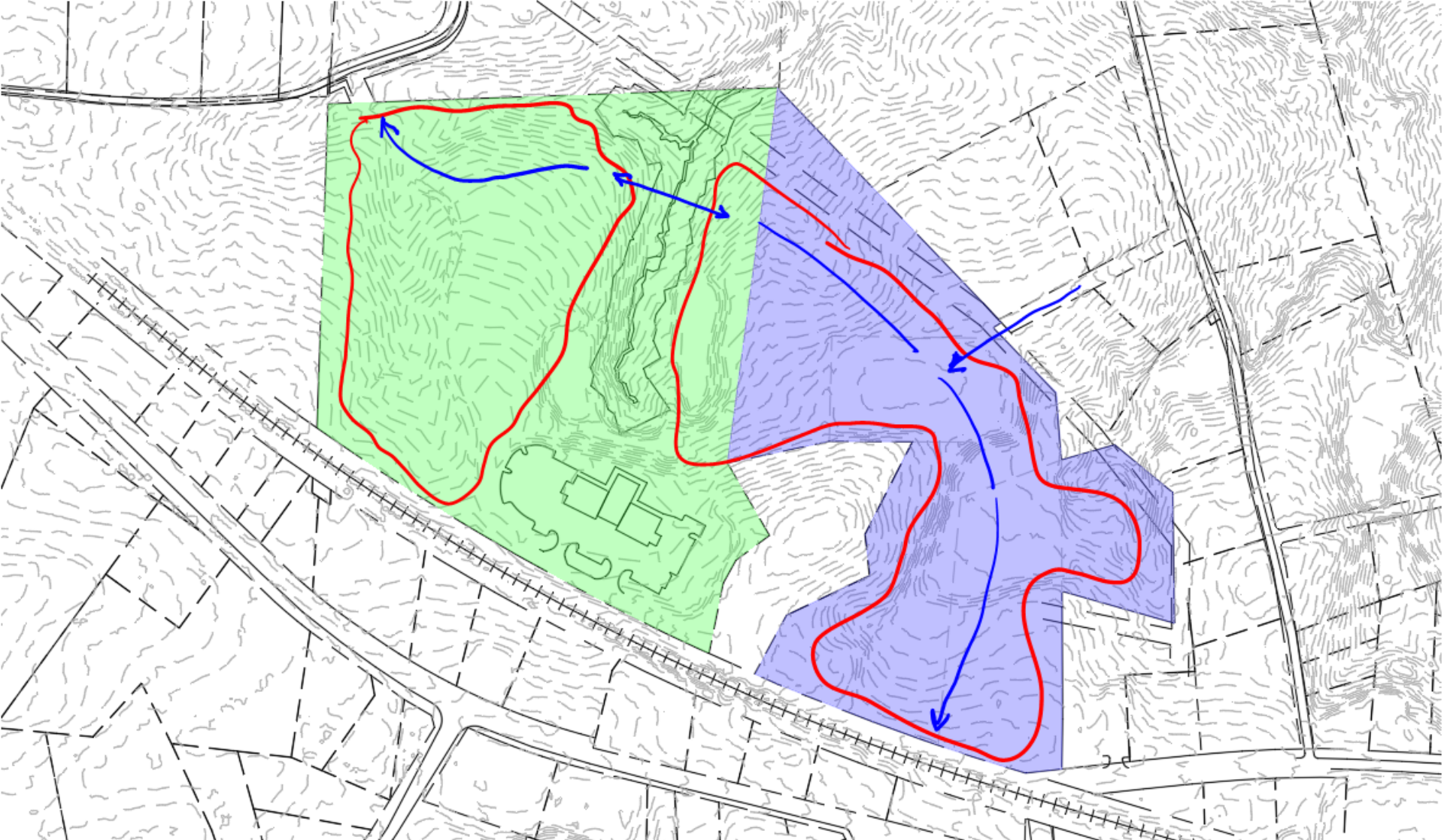
# High-Level Approach

## Sites function independently



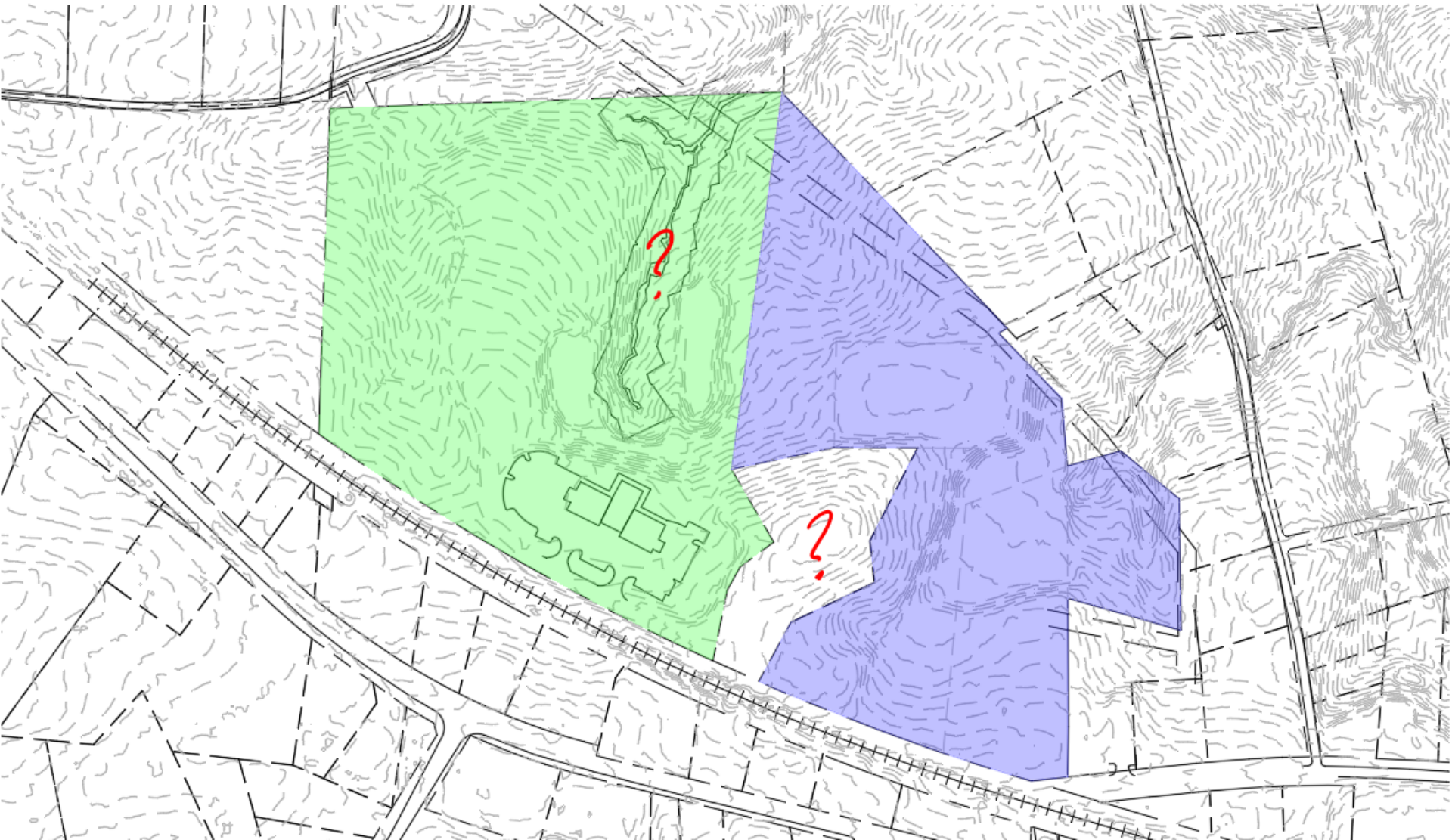
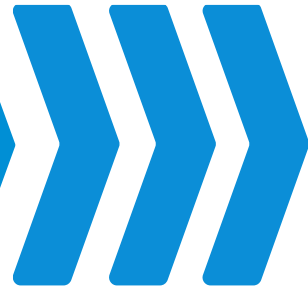
# High-Level Approach

## Sites connect - Wetland crossing



# High-Level Alternatives

## More difficult options



# What does the site analysis tell us?



- 10-14% Slopes – will require mass grading
- Town and School Site should connect to avoid turn-around
- Impacted by jurisdictional wetlands and buffer
- Wetlands will bisect areas of mass grading
- Outparcel(s) will affect layout
- Improving entrance will greatly increase success of project
- Power R.O.W could be used for bike/ped transport
- Adjacent residential drive adds connectivity

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Public Meeting  
Visual Preference Survey

# Visual Preference Survey Highlights



- Strong aversion to temporary lodging and apartments
- Strong preference for food services
- Strong preference for passive instead of active recreation

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FEASIBILITY STUDY &  
MASTER PLAN

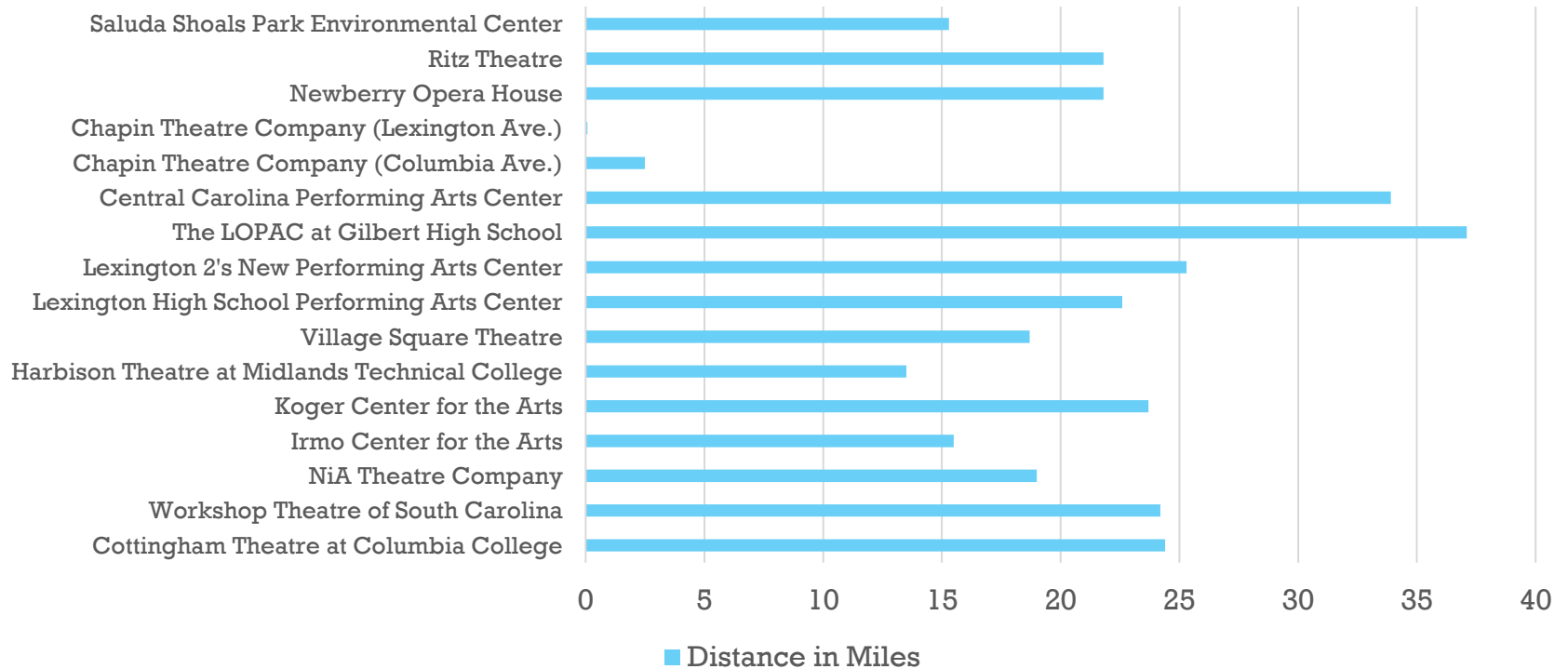
Performing Arts Center  
Research

# HIGHLIGHTS

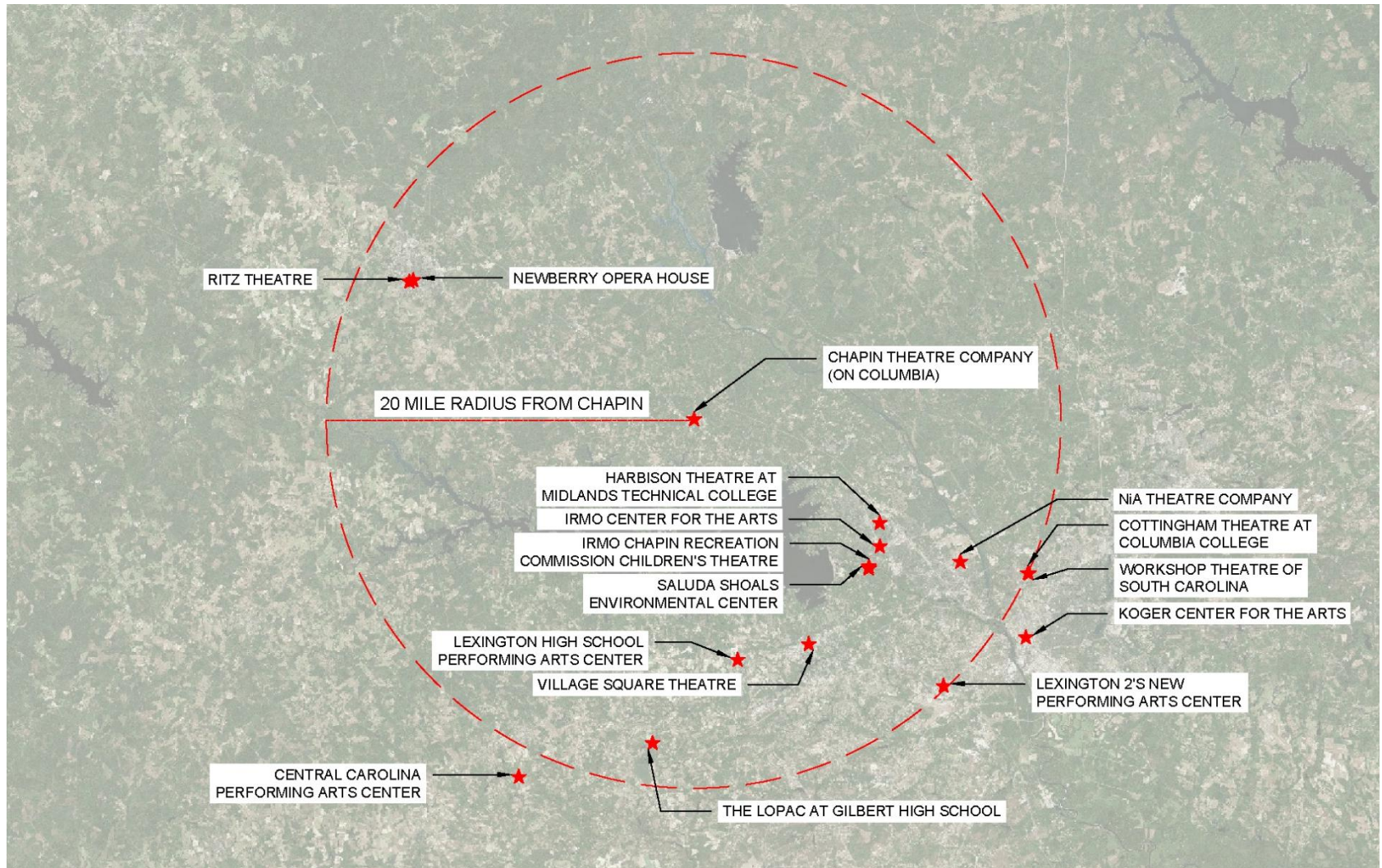
## Miles from Chapin



### Centers Surrounding Chapin, SC



# RESEARCH: PERFORMING ARTS CENTERS - LOCATION MAP

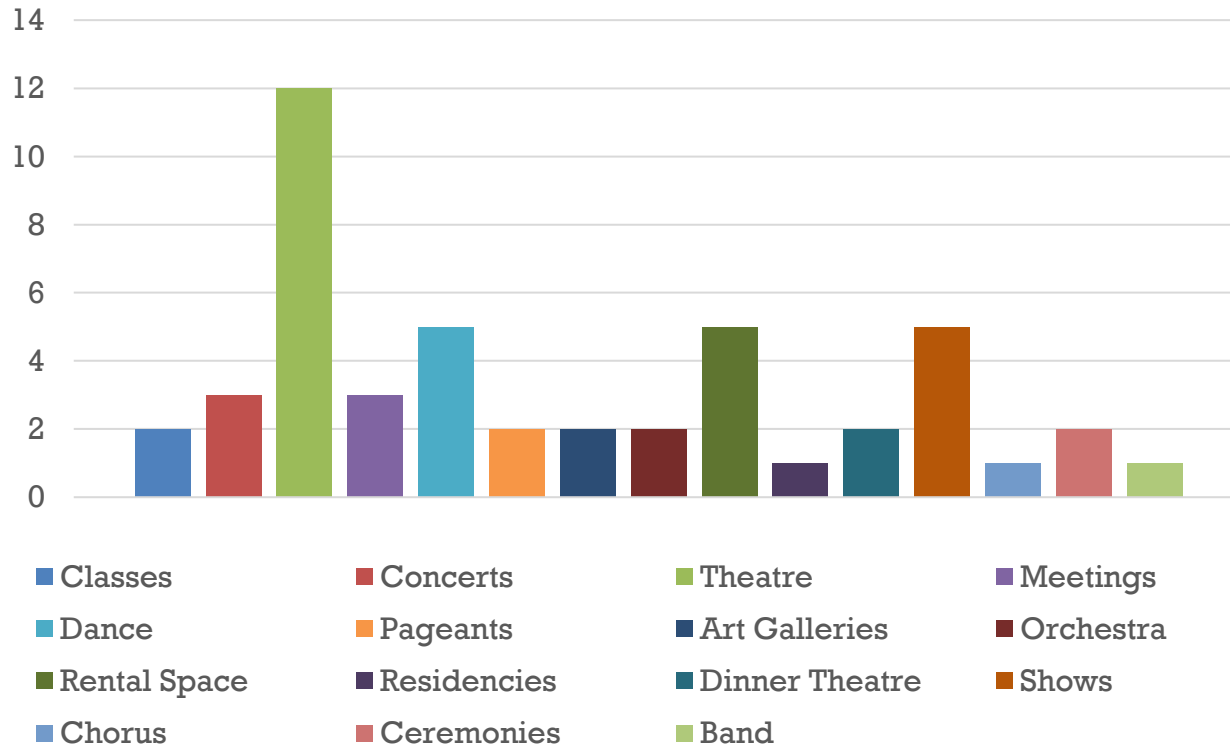


# HIGHLIGHTS

## Services Offered



Services Offered

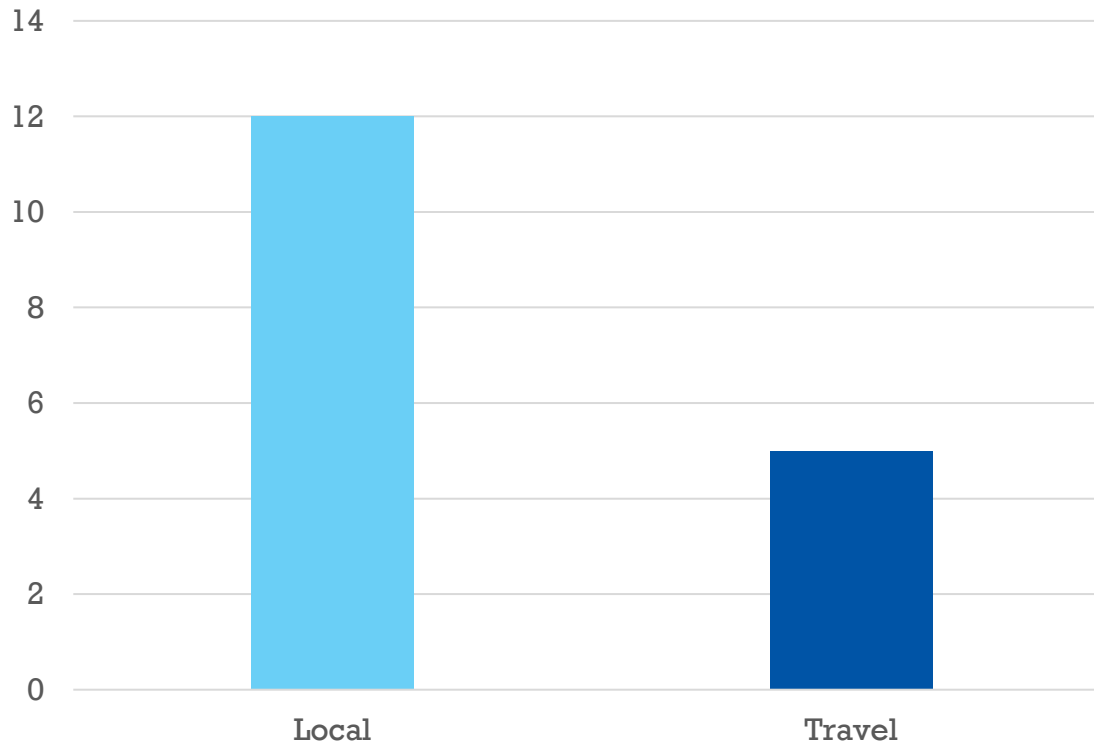


# HIGHLIGHTS

## Local VS Travel



Local Performances VS Travel

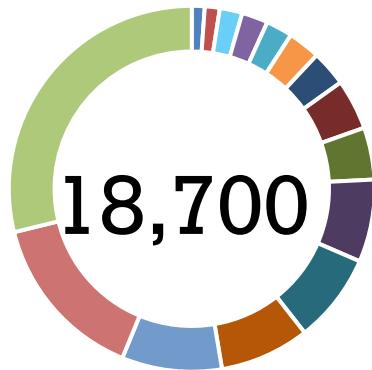


# HIGHLIGHTS

## Size / Capacities

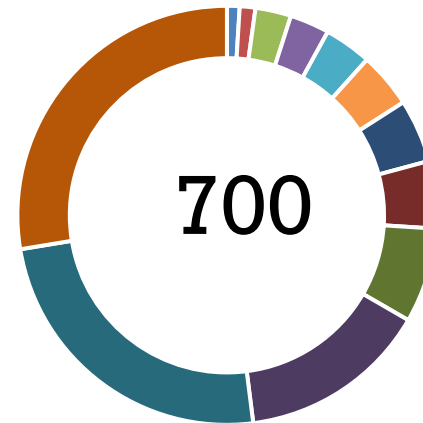


Square Footage with Average



- 3200 ■ 3700 ■ 5600 ■ 6500 ■ 6550
- 8000 ■ 8850 ■ 12500 ■ 12900 ■ 20450
- 22200 ■ 22250 ■ 24800 ■ 42000 ■ 80750

Seating Capacity with Average



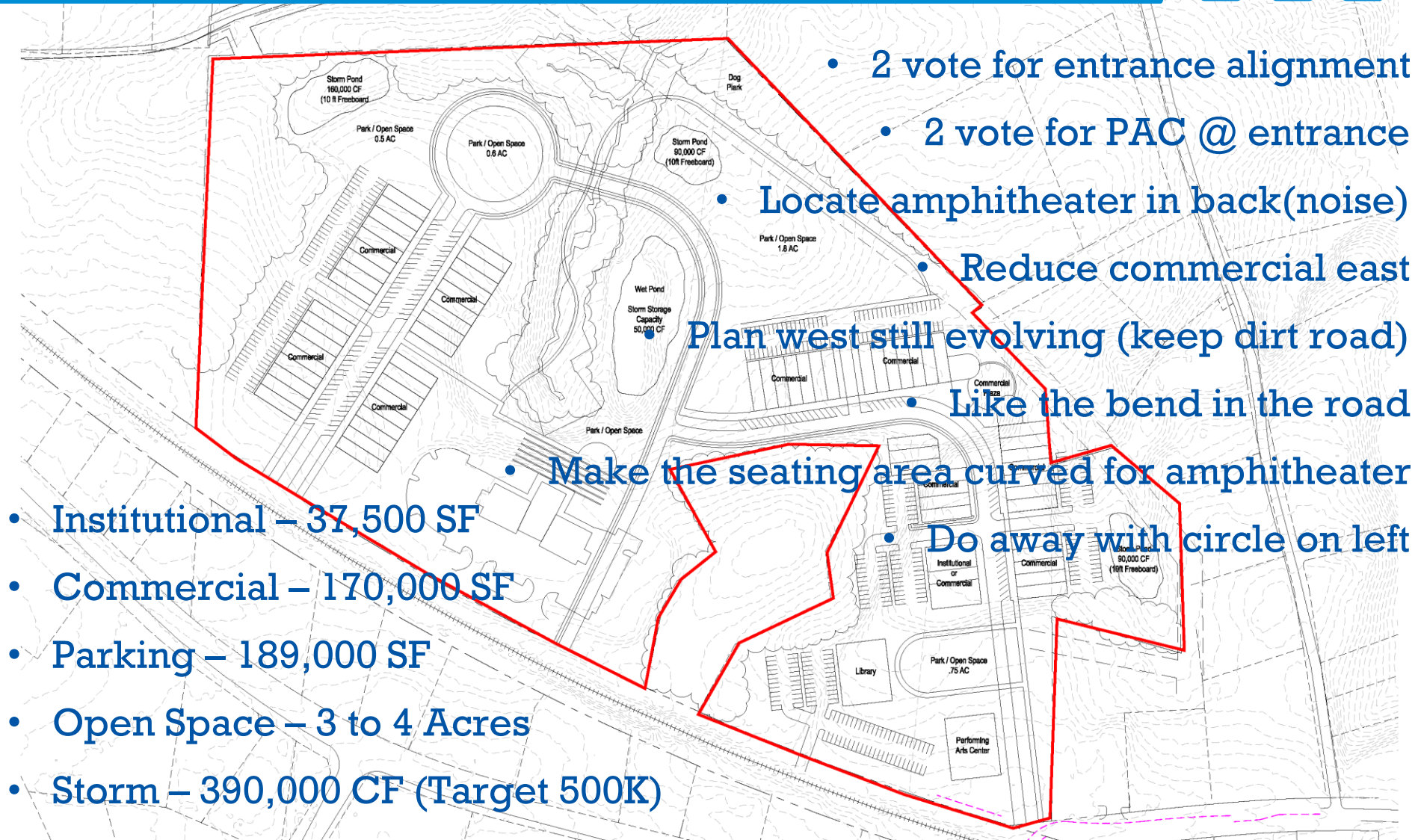
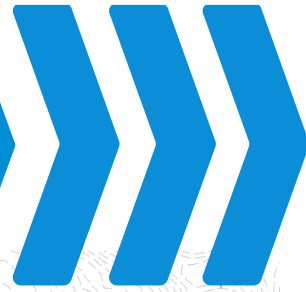
- 80 ■ 99 ■ 226 ■ 250 ■ 300 ■ 350
- 400 ■ 426 ■ 600 ■ 1200 ■ 2000 ■ 2260

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FEASIBILITY STUDY &  
MASTER PLAN

Site Planning Options

# OPTION 1 – Comments & Choices



- 2 vote for entrance alignment

- 2 vote for PAC @ entrance

- Locate amphitheater in back(noise)

- Reduce commercial east

Plan west still evolving (keep dirt road)

- Like the bend in the road

- Make the seating area curved for amphitheater

- Do away with circle on left

- Institutional – 37,500 SF

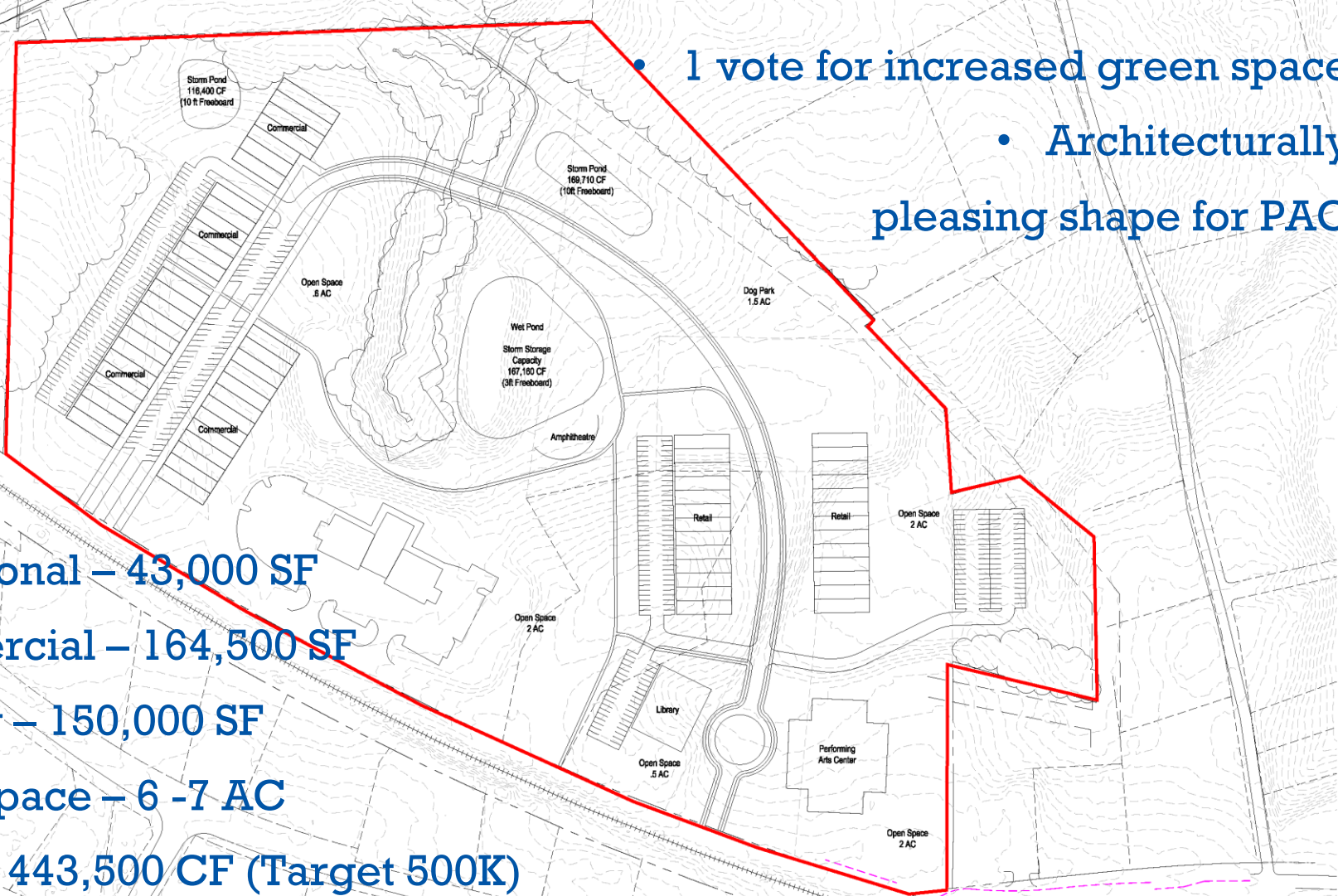
- Commercial – 170,000 SF

- Parking – 189,000 SF

- Open Space – 3 to 4 Acres

- Storm – 390,000 CF (Target 500K)

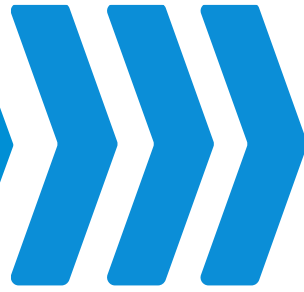
# OPTION 3 - Comments & Choices

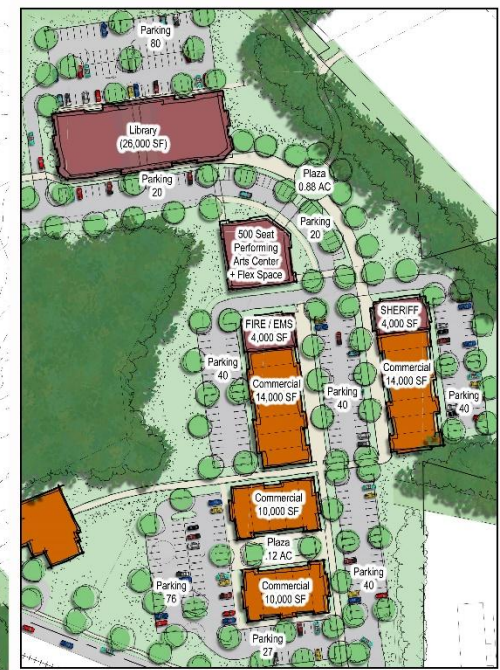


- 1 vote for increased green space
- Architecturally pleasing shape for PAC

- Institutional – 43,000 SF
- Commercial – 164,500 SF
- Parking – 150,000 SF
- Open Space – 6 -7 AC
- Storm – 443,500 CF (Target 500K)

# OPTION 4 – Combining Plans





ALTERNATE - EAST



ALTERNATE - WEST

PRINCIPLE/USE	UNIT	EXISTING BUILDING	PROPOSED BUILDING	SF PER PARKING SPACE	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED	
<b>Residential</b>							
Dwelling, Attached Single-Family							
<b>Commercial</b>							
General Retail (75%)	SF	57,600	19,200	200	288	288	
Office-Non-Medical (25%)	SF			400	48	57	
<b>Institutional, Civic, or Public</b>							
Amphitheatre	SEAT	900		4	225	216	west side parking minus commercial
Government Building or Facility	SF	18,000	34,000	400	130	202	around library + town hall parking upgrade
Recreational Facilities	AC	4		0.25	16	35	parallel
Theatre	SEAT	500		4	125	18	plaza parking in curve
<b>TOTALS</b>					<b>832</b>	<b>816</b>	

# FEATURES – Food Truck Promenade

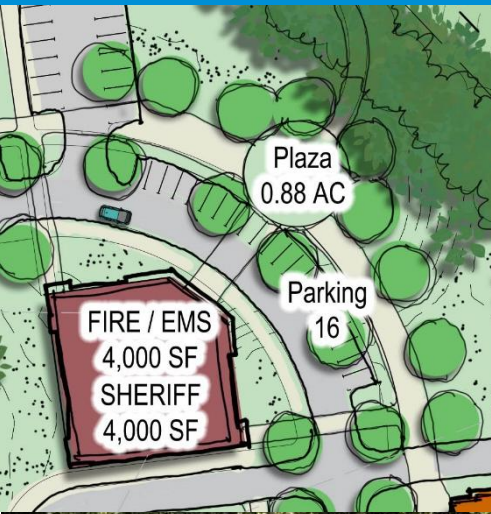


- Amentize Stormwater
- PAC Entrance Activations
- Controlled Access
- Connections East & West

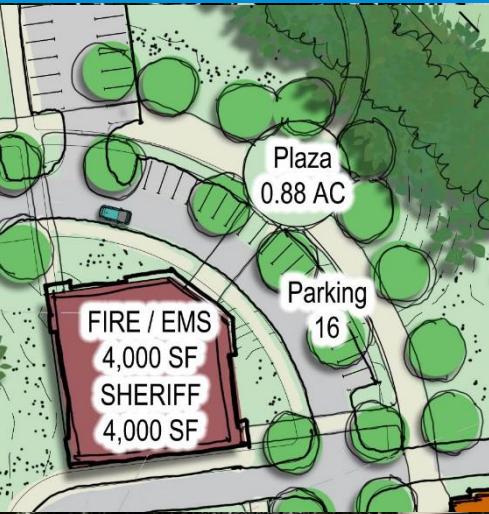
# FEATURES – Food Truck Promenade



# FEATURES – Plaza / Fountain / Swings



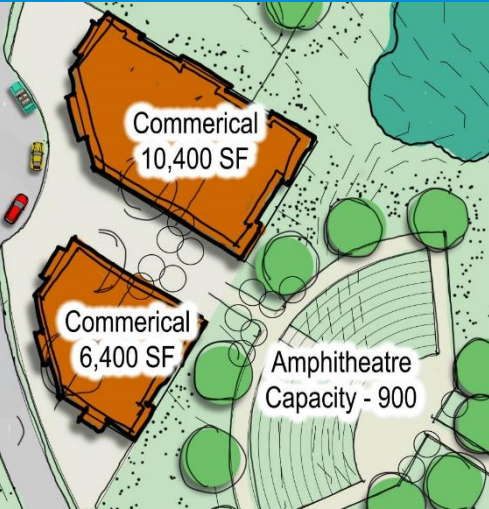
# FEATURES – Plaza / Fountain / Swings



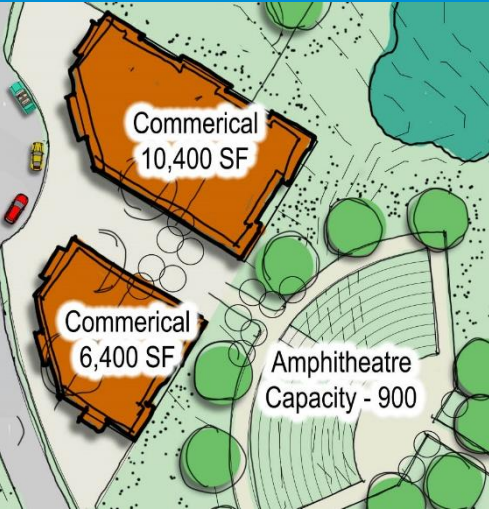
# FEATURES – Town Hall Improvements



# FEATURES – Amphitheater



# FEATURES – Amphitheater



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FEASIBILITY STUDY &  
MASTER PLAN

## Financials

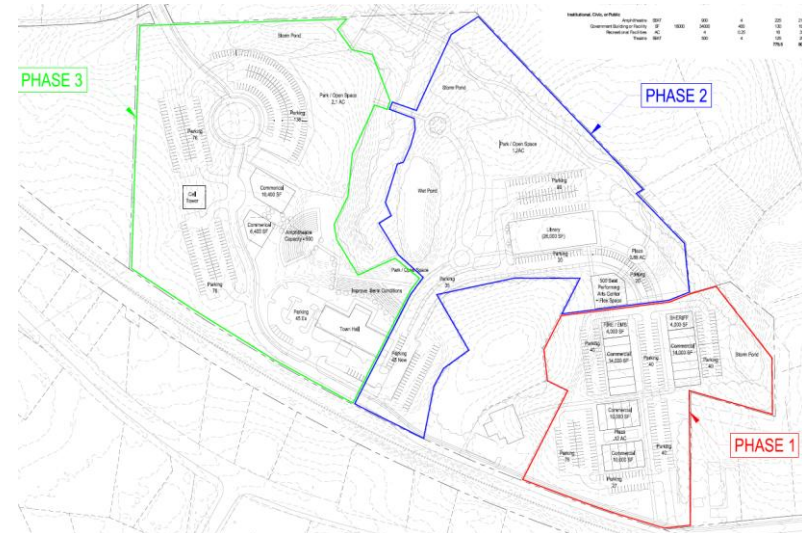
# Cost Estimation



	Total	
	Cost	%
PHASE 1	21,060,933	31.4%
PHASE 2	31,735,864	47.4%
PHASE 3	14,172,926	21.2%
<b>Total Probable Base Bid (2024 Costs)</b>	<b>\$66,969,723</b>	<b>100.0%</b>
Construction Phase Contingency	3,348,486	5.0%
<b>Total Construction Cost (TCC)</b>	<b>\$70,318,209</b>	<b>105.0%</b>

Parking feels too heavy on right

- No need / diminished need for dog park



- Commercial – 90,000 SF
- Parking – 122,500 SF
- Open Space – 6-7AC
- Storm – 340,000 CF (Target 500K)

# Cost Estimation



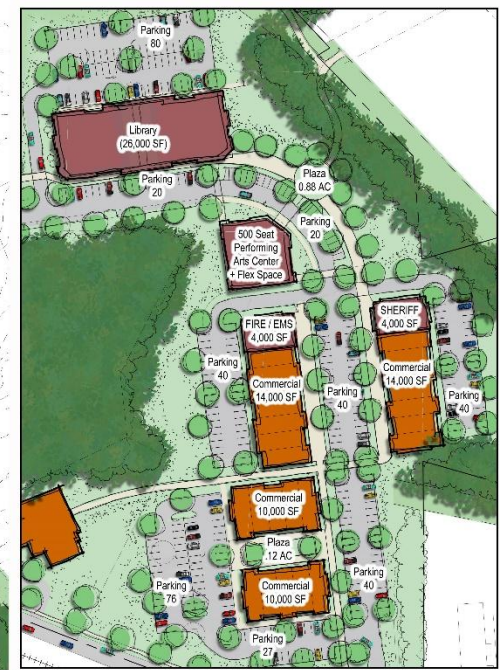
Project		Chapin Next Development			
LEVEL 2 GROUP ELEMENTS		Element			
Level 3 Elements		Quantity	Unit	Rate (\$)	Cost
<b>PHASE 1</b>					\$21,060,933
G10 SITE PREPARATION		38500	SY	19	730,508
G20 SITE IMPROVEMENTS		38500	SY	48	1,846,581
G30 SITE MECHANICAL UTILITIES		38500	SY	30	1,138,605
G40 SITE ELECTRICAL UTILITIES		38500	SY	22	845,238
G90 COMMERCIAL BUILDINGS		60000	SF	275	16,500,000
<b>PHASE 2</b>					\$31,735,864
G10 SITE PREPARATION		63500	SY	14	871,971
G20 SITE IMPROVEMENTS		63500	SY	37	2,335,753
G30 SITE MECHANICAL UTILITIES		63500	SY	14	863,614
G40 SITE ELECTRICAL UTILITIES		63500	SY	11	714,525
G90 FIRE/EMS/SHERIFF BUILDING		8000	SF	600	4,800,000
G91 NEW LIBRARY		26000	SF	575	14,950,000
G92 PERFORMING ARTS CENTER		16000	SF	450	7,200,000
<b>PHASE 3</b>					\$14,172,926
G10 SITE PREPARATION		77500	SY	12	932,174
G20 SITE IMPROVEMENTS		77500	SY	38	2,935,338
G30 SITE MECHANICAL UTILITIES		77500	SY	14	1,103,804
G40 SITE ELECTRICAL UTILITIES		77500	SY	12	901,610
G90 COMMERCIAL BUILDINGS		16800	SF	275	4,620,000
G91 AMPHITHEATER		16000	SF	230	3,680,000
<b>Project Costs, including GC Field Overhead</b>					<b>\$66,969,723</b>

- Does not accommodate:
  - Escalation
  - Land Purchase
  - Interest
  - Professional Fees

# Economic Strategies



- **Consider TIF District leveraging private investment on site to support public improvements on site**
- **Consider leveraging Hospitality and Accommodations revenues to fund amenities(trails, parks, performance space, etc.)**
- **Formalize Public-Private Partnerships (PPP) program and create development criteria for**
- **Issue Request for Development Proposal with clearly articulated vision for site's development**
- **Create One-Sheets and other tolls to market the site**



ALTERNATE - EAST



ALTERNATE - WEST

PRINCIPLE USE	UNIT	EXISTING BUILDING	PROPOSED BUILDING	SF PER PARKING SPACE	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
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	Recreational Facilities	AC	4	0.25	15	35
	Theatre	SEAT	500	4	125	18
					832	816

west side parking minus commercial  
around library + town hall parking upgrade  
parallel  
plaza parking in curve