

## Greenbelt Application Summary – Urban Project

<b>Project Name:</b>	Fort Pemberton	<b>Total Greenbelt Funds Requested:</b>	\$6,100,000
<b>Applicant:</b>	City of Charleston	<b>Total Acres:</b>	8.46
<b>Landowner:</b>	Fort Pemberton, LLC, Peter J. Evans & Lois Evans Revocable Trust	<b>Greenbelt Cost Per Acre:</b>	\$685,579
<b>Property Address:</b>	221 Yates Avenue James Island	<b>Staff Score:</b>	77

**Project Description:** The City of Charleston is requesting funds to purchase 3 parcels totaling 8.5 acres of highland on the Stono River for a public park. This property located in the Riverland Terrace area of James Island contains both earthworks and a powder magazine from the Civil War. Additionally, it is the largest privately-owned highland parcel within a mile of the Riverland Terrace area and the only feasible means of providing public access to the east side of the Stono River between Wappoo Creek and the James Island County Park.

Project Budget	Total	Match	Greenbelt Funds Requested
Land	\$5,800,000	\$300,000	\$6,100,000
Admin/Closing	\$39,000	\$0	\$39,000
Improvements	\$261,000	\$375,000	\$636,000
<b>Total</b>	<b>\$6,100,000</b>	<b>\$675,000</b>	<b>\$6,755,000</b>

### **Funding Information:**

- The match includes landowner donation of \$300,000 of the land value plus \$400,000 from the SC Conservation Bank. This represents a match of \$0.11 for every \$1.00 of Greenbelt funds.
- An appraisal was completed in August 2018 by CBRE valuing the land at \$6,100,000 as if vacant. It is currently zoned for Planned Unit Development and Single Family Residential.
- The City of Charleston currently has \$3.16 million available in their Greenbelt allocation. This request totals \$6.1 million. The City's application proposes that the property will be purchased in partnership with The Conservation Fund (TCF), with the intent that the City will purchase TCF's share as Greenbelt funding is available.

### **Public Access, Use & Benefit:**

- Provides an urban public park with dock access to the Stono River for fishing, crabbing and kayaking, as well as interpretation of an historically significant area. The City's current plans are conceptual and they will engage in a public process to develop the park plan.

**Linkage Opportunities:** This property is within a twenty-minute walk to over 1,100 households. Additionally, via access to the Stono River, this property will link with the "Blueway" corridor.

### **Compliance with Greenbelt Plan:**

- Provides 8.46 acres toward meeting the goal of protecting 2,000 acres of Urban Greenbelt Lands.
- Provides land for a public park with access to deep water for fishing, crabbing, canoeing and kayaking.

### **Items to Note:**

- City of Charleston has submitted two projects totaling \$6,333,500. The total amount currently available in their allocation is \$3,166,164.
- A 4-acre portion of the property contains a conservation easement from the SC Battleground Preservation Trust.