



The Railroad Corner Redevelopment Fact Sheet

Background

In December 2020, the City of Orangeburg hired the UNC-Chapel Hill School of Government's [Development Finance Initiative \(DFI\)](#) to perform pre-development analysis for the Railroad Corner with the goal of attracting private investment. For more information relating to the history of this project and additional details regarding the development scenarios below, please visit: <https://www.orangeburg.sc.us/railroadcorner>

DFI's pre-development process closely mirrors the process that the private sector uses in its approach to development, with an emphasis on a final project that meets public interests. Ultimately, this process will result in a competitive solicitation aimed at helping the City find the right private development partner(s) to realize its community and economic development goals at the Railroad Corner. For more information on DFI, please visit: www.sog.unc.edu/dfi

Guiding Public Interests

The City of Orangeburg worked with DFI to identify site-specific public interests to guide the pre-development process. The public interests, endorsed by City Council on May 18, 2021 after a series of public engagement sessions, are as follows:

The Railroad Corner redevelopment should:

- Provide a catalytic mixed-use development that connects downtown to the universities and serve as a gateway to downtown.
- Respect the historical significance and context of the site and integrate this history into the development.
- Consider options for preserving the State Theater building.
- Incorporate engaging street level uses attractive for students and the community.
- Enhance walkability to increase pedestrian activity from the universities to the Railroad Corner and along Russell St.
- Optimize public investment and maximize private investment.

Development Plans for Consideration

The City and DFI worked with [Perkins & Will Architects](#) to create conceptual mixed-use site plans that incorporated residential development with street-level commercial spaces to align with the city's vision to make the Railroad Corner an attractive and welcoming gateway between the campuses and downtown. After creating and testing several potential development plans, DFI presented the plans that best met the public interests in executive session on October 25, 2021 with the City Council for further review. City Council selected three plans for further consideration. The plans are outlined on pages 3 - 5.

Opportunities for Input and Next Steps

The City of Orangeburg is soliciting community input on the three development scenarios with public feedback sessions on Monday, November 15 at 12:00 pm and 6:00 pm, and, Tuesday, November 16 at 9:00 am, and an online feedback form (see <https://www.orangeburg.sc.us/railroadcorner> for more info). Following the public feedback sessions, DFI will present their findings to City Council for selection of a final preferred development plan.

Railroad Corner - Development Scenarios

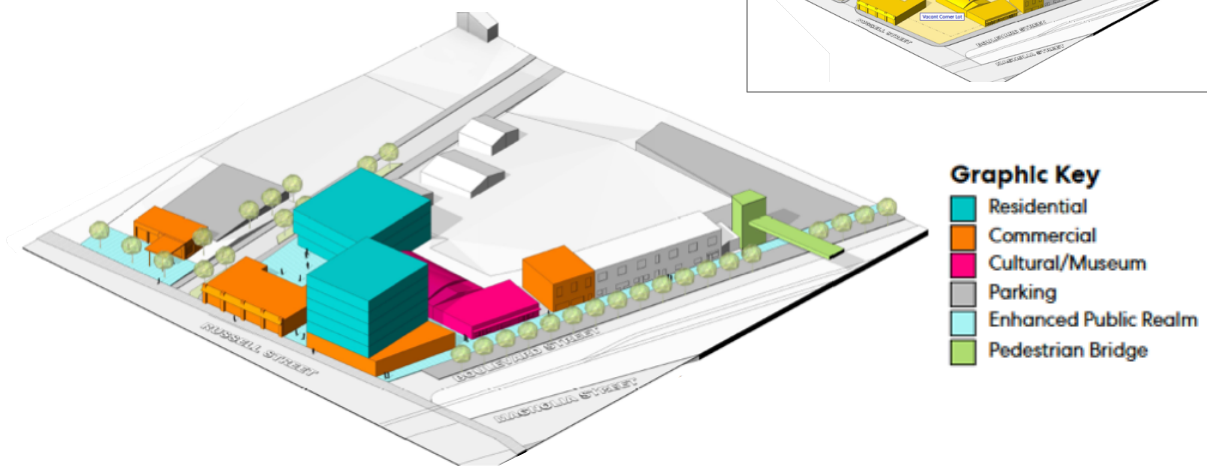
Each scenario shows a mixed-use development that includes ground-floor commercial space, upper-story residential, and dedicated cultural space for a potential museum. Each development scenario also proposes the following:

- Boulevard Street as a one-way street with on-street parking.
- Additional parking along Treadwell Street (table-top parking and podium parking).
- A pedestrian overpass to be located on the city-owned lot to the north of the site along Boulevard Street. Please note that the costs and public investment associated with the pedestrian overpass are **not** included within the development costs shown.

Each scenario includes an image that shows which buildings will be preserved, and then the corresponding conceptual design.

Scenario A

View from Russell St. and Boulevard St.



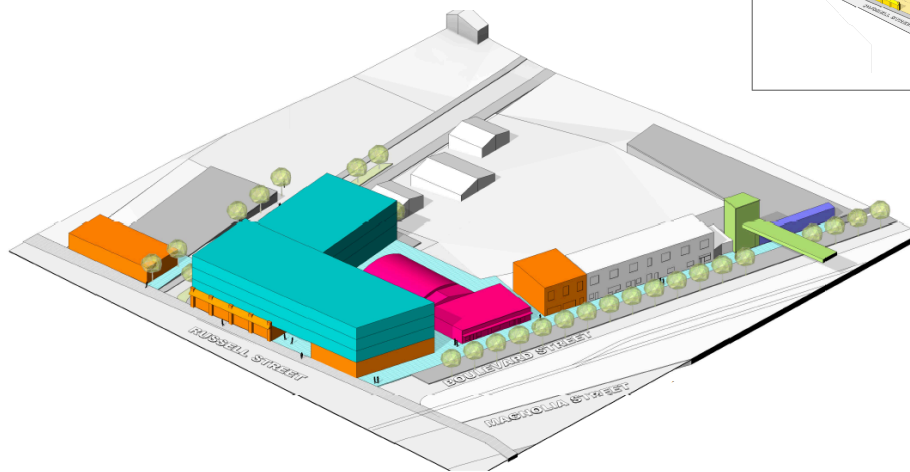
Commercial	19,300 SF
Apartments	35,800 SF
Cultural	6,700 SF
Parking Spaces	124
Total Development Cost	\$16 Million
Anticipated Public Investment	\$4.5 Million - \$5 Million

Description

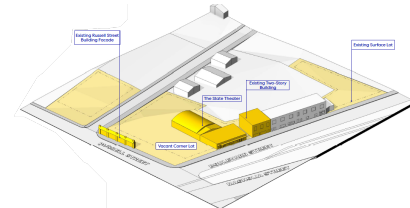
Scenario A preserves all existing buildings, including the State Theater, and adds a six-story catalytic mixed-use development at the corner of Russell and Boulevard Streets with ground floor commercial and upper-story residential. Scenario A reimagines the former State Theater building as a cultural space (potential museum), preserves the service station building along Russell Street and includes multifamily units along Treadwell Street. Scenario A's program is limited in size due to the preservation of all historic structures; therefore, this program adds height at the intersection of Russell and Boulevard Streets to create a project that could be attractive to a private developer. As the smallest program with the most preservation, Scenario A will require the most public investment to be feasible.

Scenario B

View from Russell St. and Boulevard St.



Preserved Buildings



Graphic Key

- Residential
- Commercial
- Cultural/Museum
- Parking
- Enhanced Public Realm
- Pedestrian Bridge
- Open Air Commercial

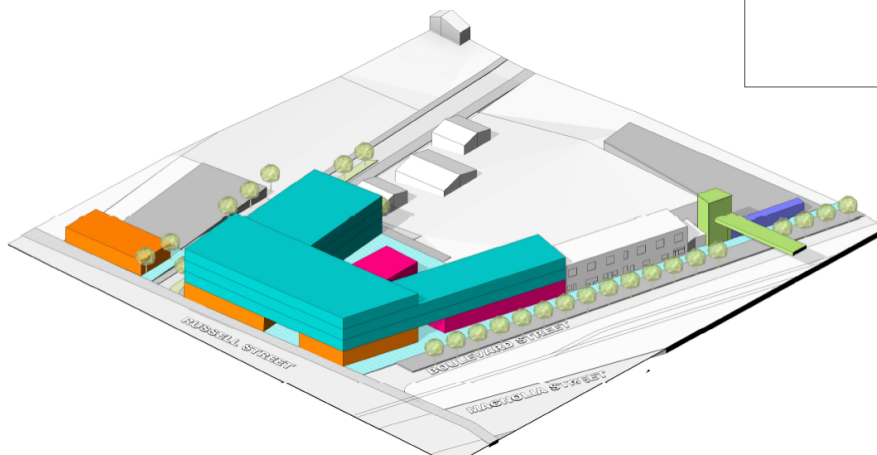
Commercial	14,300 SF
Apartments	51,200 SF
Cultural	6,700 SF
Parking Spaces	132
Total Development Cost	\$18.2 Million
Anticipated Public Investment	\$4.5 Million - \$5 Million

Description

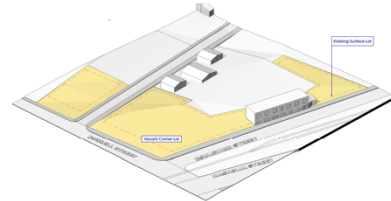
Scenario B preserves the State Theater building, the building adjacent to it to the north, and preserves the facades of the shops along Russell Street. Scenario B adds a four-story catalytic mixed-use development at the corner of Russell and Boulevard Streets with ground floor commercial and upper-story residential. Scenario B reimagines the former State Theater building as a cultural space (potential museum), extends multifamily units along Treadwell Street and redevelops the former gas station into new commercial space. Scenario B allows for a slightly larger program than Scenario A; however, due to the preservation of some of the existing buildings, Scenario B will still need similar public investment as Scenario A to be feasible.

Scenario C

View from Russell St. and Boulevard St.



Preserved Buildings



Graphic Key

- Residential
- Commercial
- Cultural/Museum
- Parking
- Enhanced Public Realm
- Pedestrian Bridge
- Open Air Commercial

Commercial	11,400 SF
Apartments	62,400 SF
Cultural	6,700 SF
Parking Spaces	132
Total Development Cost	\$18 Million
Anticipated Public Investment	\$ 4 Million - \$4.5 Million

Description

Scenario C assumes that none of the existing buildings can be preserved due to structural or cost reasons. Scenario C adds a four-story catalytic mixed-use development at the corner of Russell and Boulevard Streets with ground floor commercial and upper-story residential. Scenario C includes a new cultural space (potential museum) where the former State Theater is located, extends multifamily units along Treadwell Street, and redevelops the former gas station into new commercial space. To align with the guiding public interests, Scenario C would incorporate murals and other artistic elements to integrate the rich history of the Railroad Corner site. Scenario C can support a larger program and will require the least amount of public investment to be feasible.