



Capital Projects Sales Tax  
Presentation

March 22, 2016

# Requested Projects for Consideration

1. Resurfacing of Town-Owned Roads
2. Sidewalk Construction
3. Paris Avenue Park(Port Redevelopment)
4. Construction of New Port Spine Road(Port Redevelopment)
5. Construction of Water and Stormwater System(Port Redevelopment)
6. Waterfront Promenade(Port Redevelopment)
7. Pocket Parks/Landscaping(Port Redevelopment)

# Port Royal Requested Projects

- 1. Resurfacing of Town-Owned Roads
  - Estimated Cost - **\$2,500,000**
  - Town performed an analysis in 2014(provided to County staff)
  - Created a 10-year plan for replacement
  - Town in FY2016 designated 3 mils to begin the process of resurfacing roads
  - Town has replaced 5 segments since analysis performed

# Road Assessment Study

Port\_Royal\_Pavement\_Assessment.pdf - Adobe Acrobat

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Open Create Print Mail Comment

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Tools Fill & Sign Comment

Table 1. Port Royal Roadways - Pavement Condition Results

Street Name	Section	Length (ft)	Pavement Condition Index (PCI)
7th	Paris to London	561	82
8th	Paris to London	564	57
9th	Madrid to Paris	468	91
	Paris to London	540	100
10th	Madrid to Paris	542	89
	Paris to London	533	53
11th	London to DE (E)	240	53
	DE (W) to Madrid	469	76
	Madrid to Paris	540	50
12th	Paris to London	526	100
	London to Richmond	545	100
	Columbia to Madrid	550	63
13th	Madrid to Paris	523	61
	Paris to London	524	38
	London to Richmond	562	33
14th	DE (W) to Columbia	325	63
	Columbia to Madrid	552	39
	Madrid to Paris	527	33
15th	Richmond to DE (E)	370	100
	Columbia to Madrid	550	68
	Madrid to Paris	520	54
	Paris to London	515	62
	London to Richmond	555	52
16th	Richmond to Old Shell	380	50
	Edinburgh to Columbia	555	80
	Columbia to Madrid	556	79
	Madrid to Paris	528	81
17th	Paris to London	525	67
	London to Richmond	541	100
	Edinburgh to Columbia	550	75
	Columbia to Madrid	550	68
	Madrid to Paris	514	63
	Paris to London	542	60
18th	London to Richmond	558	100
	Richmond to Old Shell	538	44
	Old Shell to DE (E)	736	100
	DE (W) to Richmond	233	81
Richmond to DE (E)	465	78	

Street Name	Length (ft)	Pavement Condition Index (PCI)
18th	505	72
Old Fort Rd	625	67
Old Shell Ct	475	81
Tamara Ln	568	65
Laurel St	544	82
Ritter Cir	1,417	52
Berkley Cir	605	71
Edinburgh Ave	1,496	62
Columbia Ave	1,913	64
Madrid Ave	2,669	57
London Ave	2,381	52
Richmond Ave	3,368	95
West Paris Ave	1,640	55
Pickney Blvd	775	36
Stuart Towne Ln	917	88
Old Shell Road	4,760	55
Sands Beach Rd	1,758	100
Paris Avenue	4,212	57

Standard PCI Rating Scale	Prioritization
100 Good	Beyond 10 Years
85 Satisfactory	5-10 years
70 Fair	3-5 years
55 Poor	1-3 years
40 Very Poor	Priority Attention
25 Serious	
10 Failed	
0	

\*DE - Dead End, (E) or (W) - East or West

\*PCI's of 100 indicate recently resurfaced roads and were not surveyed

Coastal, Environmental, Marine, and Water Resources Engineering

# Requested Projects for Consideration

- 2. Sidewalk Construction – providing interconnectivity for pedestrians
  - Estimated Cost - \$300,000
  - Focused around schools and public parks
  - Town has sidewalk construction program in place
    - Leverages the release of right-of-way with shared cost program, 50% match
    - Ongoing maintenance would be funded using designated millage, landscape contract, and through the annual budget process

# Visual for Port-Related Projects



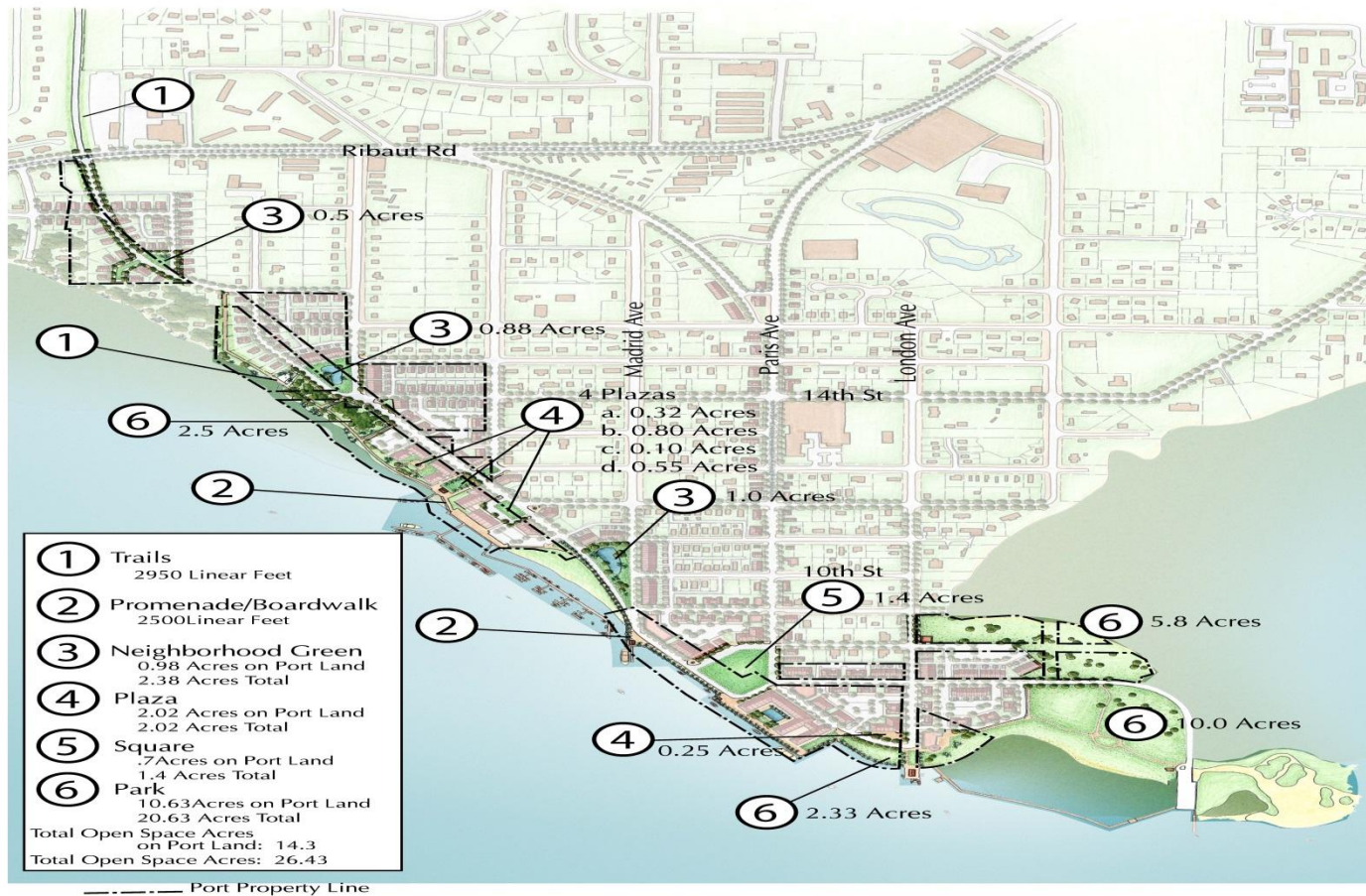
# General Fund Annual Gross Fiscal Benefits

• Revenue Source	“Low Range”	“High” Range”
• Property Taxes	\$646,900	\$823,700
• Business Licenses	\$ 99,500	\$129,400
• Hospitality Taxes	\$230,700	\$313,800
• Accommodation Tax	\$174,600	\$242,400
• Franchise Fees	\$ 71,000	\$ 88,800
• Sanitation Fees	\$ 53,600	\$ 67,000
• Other (Fines, etc.)	\$ 19,300	\$ 24,200

• These are benefiting to the Town only.

• Source: Randall Gross/Development Economics

# Open Space Diagram



Open Space Diagram  
August 11, 2006

TOWN OF PORT ROYAL

DESIGN COLLECTIVE, INC.  
ARCHITECTURE, PLANNING, INTERIORS

PORT ROYAL, SOUTH CAROLINA



# Requested Projects for Consideration

- 3. Paris Avenue Park
  - Estimated cost - \$500,000
  - The recreational focal point of the Port Redevelopment
  - Includes an open lawn, landscaping, irrigation, and a portion of the promenade
  - Was included in the Tax Increment Financing District
  - Inclusion allows reduced-scope of TIF, which expedites tax revenue to taxing entities
  - Town has a contract for landscaping services, and the park would be added to the scope of the contract.

# Rendering of Paris Avenue Park



# Requested Projects for Consideration

- 4. Port Property Spine Road
  - Estimated Cost - \$5,000,000
  - Includes: paved road with sidewalks, curbs, and stormwater drainage
  - Will traverse the entire length of the port property, connecting with Sands Beach Road. Will accommodate the eventual location of the Spanish Moss Trail.

# Rendering of Spine Road and Promenade



# Requested Projects for Consideration

- 5. Construct Water and Stormwater System in port area
  - Requested contribution: \$210,000(Anticipated costs will be higher; however, Town will leverage those dollars with stormwater fees to cover the costs
  - Project will extend water mains to accommodate development

# Requested Projects for Consideration

- 6. Waterfront Promenade
  - Estimated Cost: \$750,000
  - Pathway along the entire length of the port property along the water's edge, allowing unfettered public access. It will tie into the existing boardwalk and complement the Spanish Moss Trail.

# Promenade and Pocket Parks



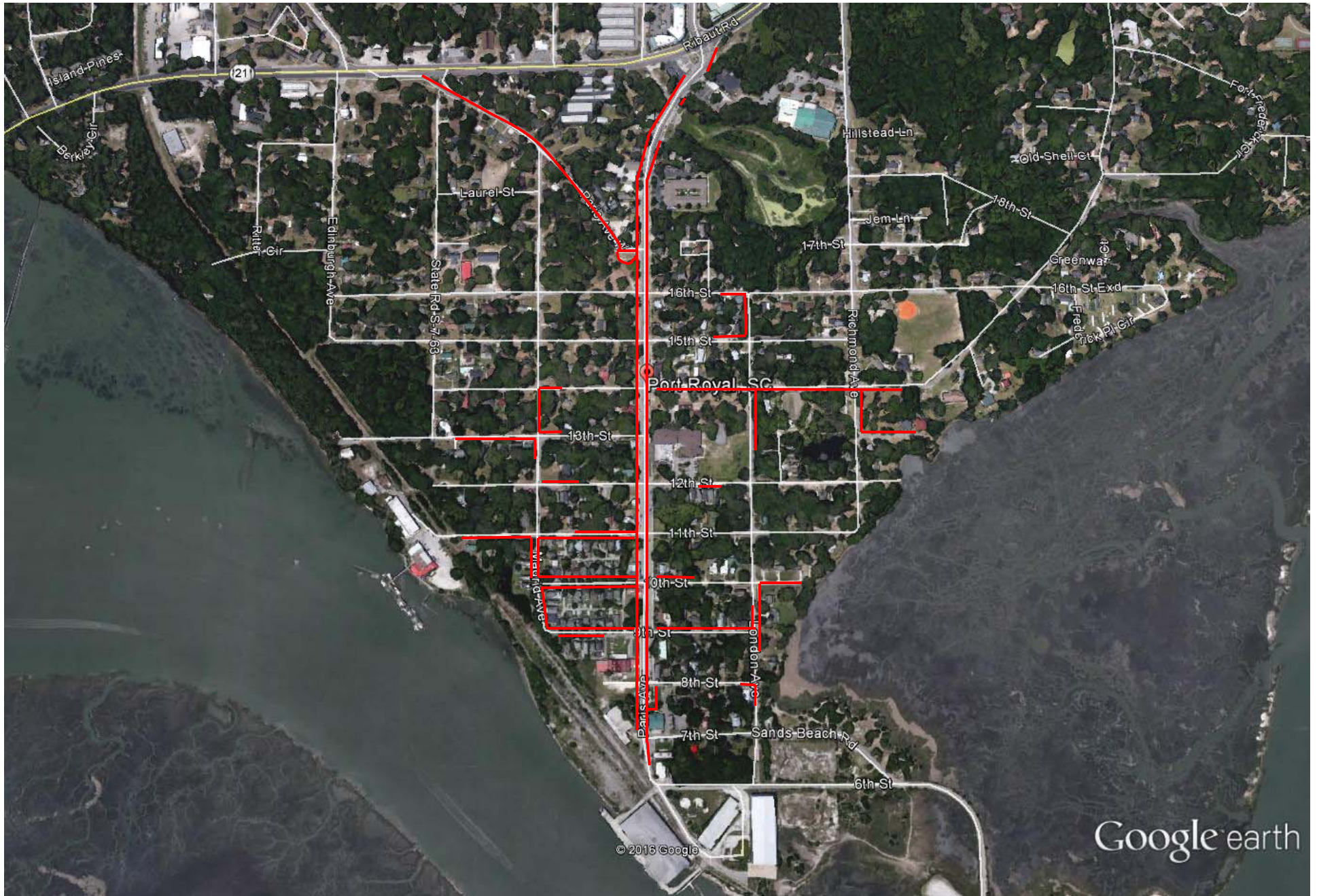
# Requested Projects for Consideration

- Tree Improvements/Pocket Parks/Landscaping
  - Estimated Cost: \$220,000
  - Move and replant or add new trees and create pocket parks in various locations within the redevelopment site



# Town of Port Royal Requests

- Ongoing operations and maintenance of the requested projects are funded via a dedicated 3 mil set aside.
- The Town maintains an all-encompassing landscaping contract that will be modified accordingly.
- The port-related requests, if selected, will shorten the scope and length of the Port TIF; thus, providing tax revenue sooner to the taxing entities: the Town, County, and School District



**Town of Port Royal, SC Sidewalk Location Map (Town sidewalks south of Ribaut Road)**  
**As of March 21, 2016**