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## **BULL STREET COMMISSION MEETING AGENDA MONDAY, AUGUST 18, 2025**

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The Bull Street Commission will conduct a meeting on Monday, August 18, 2025 at 2:00 p.m. at the Segra Park / MUSC Health Conference Room, Concourse Level, 1640 Freed Street, Columbia, SC 29201. Please contact the City Clerk at (803)545-3045 or [cityclerk@columbiasc.gov](mailto:cityclerk@columbiasc.gov) for additional information.

The Honorable Tyler D. Bailey, Chair

Lyle Darnall ▪ Ashley Elsey ▪ Rebecca Haynes ▪ Kristen Jerome ▪ Sabrina Edwards ▪  
Matt Varner

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

1. May 19, 2025 Bull Street Commission Meeting Minutes

### **PRESENTATIONS**

2. University of South Carolina Health Sciences Campus - Mr. David Dewar, Senior Project Executive, Construction; Ms. Heather Mitchell, Principal in Charge, Design; and Ms. Melanie Brown, Development Consultant

### **ADJOURNMENT**



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**MEETING DATE:** August 18, 2025

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** **May 19, 2025 Bull Street Commission Meeting Minutes**

**FUNDING SOURCE & ORIGINAL BUDGET:**

**ATTACHMENTS:**

- BSC\_MN\_051925 (DOCX)



## BULL STREET COMMISSION MEETING MINUTES MONDAY, MAY 19, 2025

### **CALL TO ORDER**

The Bull Street Commission conducted a meeting on Monday, May 19, 2025 at Segra Park / MUSC Health Conference Room, Concourse Level, 1640 Freed Street, Columbia, SC 29201. The Honorable Tyler D. Bailey, Chair called the meeting order at 2:07 p.m. and the following members were present:

Attendee Name	Title	Status	Arrived
Tyler D. Bailey	Chair	Present	
Lyle Darnall	Board Member	Absent	
Ashley Cady Eley	Board Member	Present	
Rebecca Haynes	Board Member	Present	
Kristen Jerome	Board Member	Absent	
Sabrina Odom	Board Member	Late	2:32 PM
Matt Varner	Board Member	Present	

### **APPROVAL OF MINUTES**

1. Approval of the January 27, 2025 Bull Street Commission Meeting Minutes - *Approved*

Upon a motion made by Mr. Bailey and seconded by Mr. Varner, the Commission voted unanimously to approve the January 27, 2025 Bull Street Commission Meeting Minutes. Ms. Odom were not present for the vote.

### **PRESENTATIONS**

2. Gather COLA - Mr. Sam Williams, Director of Construction with Cason Development Group – *Received as information.*

Mr. Sam Williams, Director of Construction with Cason Development Group shared about the upcoming food hall in the Bull Street District. The project is a collaboration between Cason Development and Four Oaks Property Group. He highlighted a similar successful concept currently operating in Greenville, SC, which features 13 hyper-local vendors and a full bar. The Columbia location will be surrounded by high-end retailers and will include three pop-up retail units, a full bar with a sandwich component, a two-story office space for co-working, and rentable event space. Food vendors have not yet been announced. The opening is scheduled for mid-fall.



**BULL STREET COMMISSION MEETING MINUTES  
MONDAY, MAY 19, 2025**

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There was a discussion about management; location; event space size; cost of rental for community and/ non-profit meetings; hours of operation; live entertainment; vendor selection; size comparison to Greenville's location; general capacity; the ability to rent the venue; and parking.

3. The Lawn - Ms. Janie Quinn, District Manager / BullStreet District and Ms. Chandler Cox, Project Manager / Hughes Development Corporation – *Received as information.*

Ms. Chandler Cox, Project Manager/ Hughes Development Corporation, provided an update on current construction progress, including aerial images of the Lawn. She shared that the Lawn is being developed in conjunction with Gather Cola and is expected to open by the end of the year. The block is designed as a pedestrian-focused, festival-style space with wide sidewalks. She also highlighted the successful opening of Tupelo Honey.

There was discussion regarding the construction timeline, front gate opening hours, remaining development phases, and plans to replant trees with an emphasis on diverse greenery.

**ADJOURNMENT**

The meeting was adjourned at 2:51 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC, CPM  
City Clerk



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**MEETING DATE:** August 18, 2025

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** University of South Carolina Health Sciences Campus - Mr. David Dewar, Senior Project Executive, Construction; Ms. Heather Mitchell, Principal in Charge, Design; and Ms. Melanie Brown, Development Consultant

**FUNDING SOURCE & ORIGINAL BUDGET:**

**ATTACHMENTS:**

- USC Health Sciences Campus Updated 2025v3 (PDF)



Health Sciences Campus  
Columbia, South Carolina  
State Project: H27-6139-CB

2025



Attachment: USC Health Sciences Campus Updated 2025v3 (10363 : USC Health Sciences Campus)

# Today's Presenters



**Heather Mitchell**  
Principal in Charge,  
Design



**David Dewar**  
Senior Project  
Executive,  
Construction



**Melanie Brown**  
Development  
Consultant



2  
Confidential and proprietary



Attachment: USC Health Sciences Campus Updated 2025v3 (10363 : USC Health Sciences Campus)

# Agenda

- Project Team
- Project Overview & Updates
- Construction Timeline and Milestones
- Stakeholder & Community Engagement
- Next Steps
- Questions & Discussions

# Project Team



Development



Gilbane Development Company

O&M/Life Cycle



Design-Builder



Gilbane Building Company



Design



# Project Overview

State-of-the-art space for clinical education and eminent researchers

## 16 acres

Bull Street District

## 318,000 GSF

Total Gross Building Area

Features include:

- Innovative active-learning classrooms
- Extensive medical simulation spaces
- A health science library
- Numerous labs for interdisciplinary research
- A café - Rising Roll Gourmet Cafe
- Outdoor courtyard and garden areas



### Rising Roll Gourmet Café to Bring Fresh Dining Options to BullStreet

Rising Roll Gourmet Café, renowned for its fresh, local, and innovative menu, will be key part of the University of South Carolina's (USC) new Health Sciences Campus in of Columbia's BullStreet District, the first phase of which, USC's new School of Medicine, is scheduled for completion in August 2027.

Once open, the café will offer high-quality food and beverage options in a convenient, welcoming environment for students, faculty and staff, as well as the broader community.



# Site Plan – Phase 1





Attachment: USC Health Sciences Campus Updated 2025v3 (10363 : USC Health Sciences Campus)



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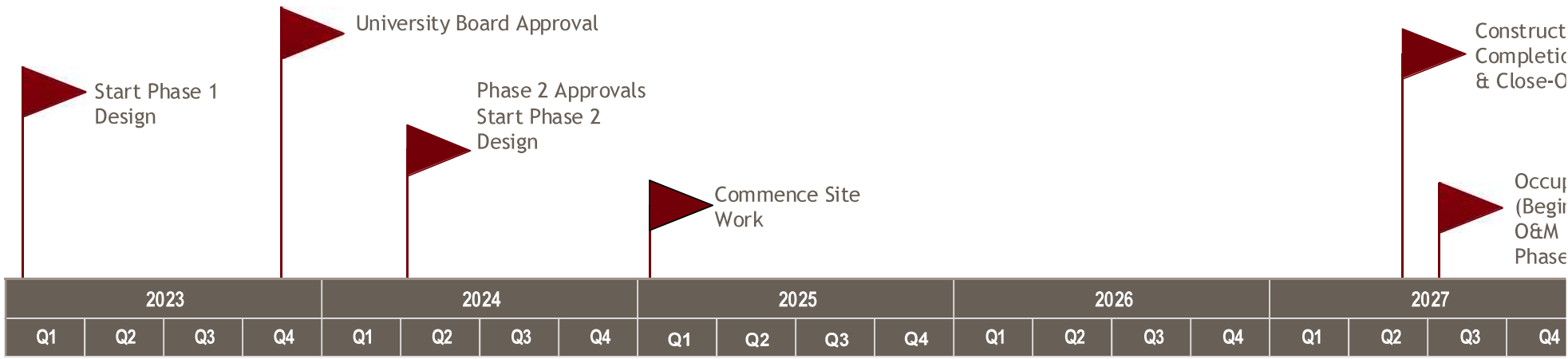


Attachment: USC Health Sciences Campus Updated 2025v3 (10363 : USC Health Sciences Campus)



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# Milestone Schedule

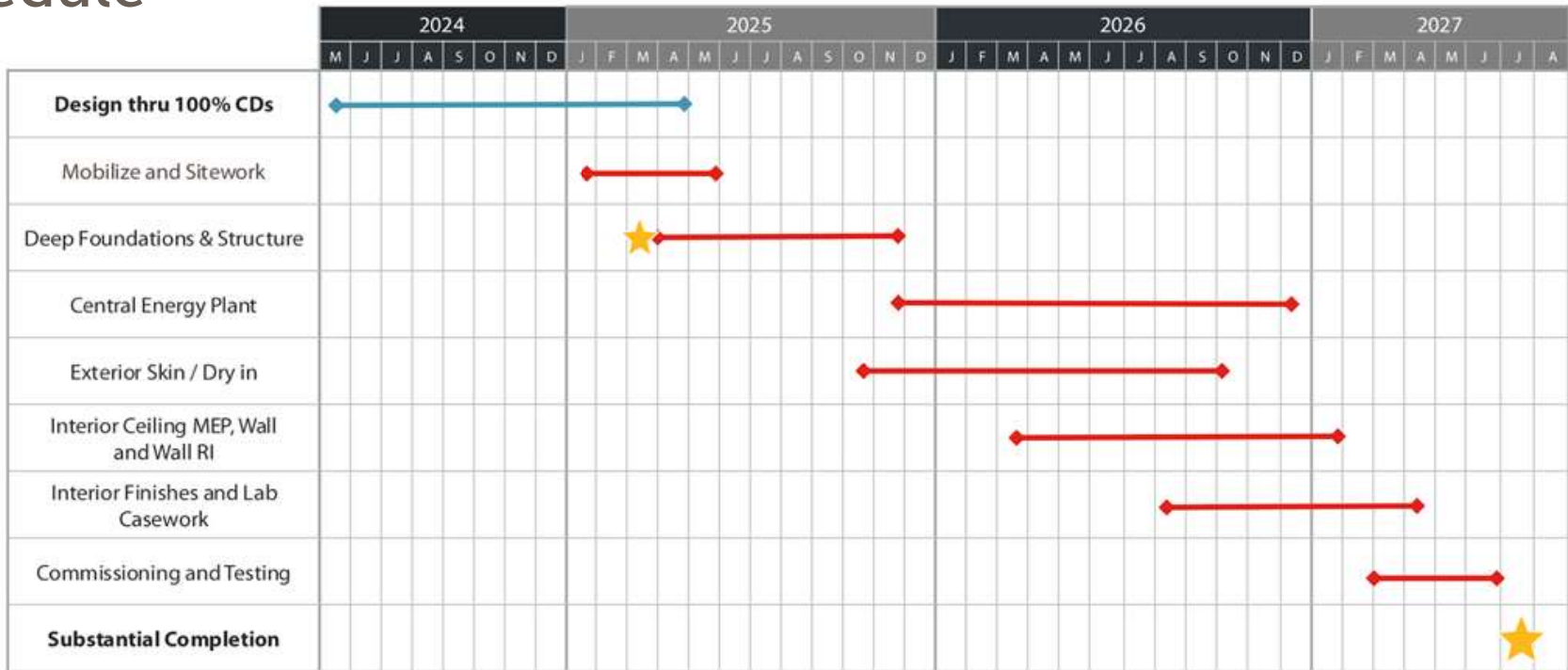


Budget Validation

Attachment: USC Health Sciences Campus Updated 2025v3 (10363 : USC Health Sciences Campus)



# Milestone Schedule



**31-Month Construction Schedule**





Attachment: USC Health Sciences Campus Updated 2025v3 (10363 : USC Health Sciences Campus)





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# Stakeholder & Community Engagement

## 2024 Outreach:

- 3/18 - Meetings with Mayor, City Manager & Assembly Members
- 3/19 - Meetings with State Senators
- 4/10 - Meetings with Lexington County & USC Real Estate Club
- 4/17 - MWBE Outreach Session
- 4/30 - President's Community Advisory Council Meeting
- 5/6 - Councilman Edward McDowell, Jr District II
- 5/14 - Meeting with 19 Neighborhood Presidents
- 5/31 - Town Hall meetings: Students, Faculty, and Staff
- 6/25 - Community-Wide Outreach at Segra Park
- 9/16 - Meeting with Bull Street District Commission
- 9/24 - Merrill Gardens at Columbia Town hall
- 10/17 - Booker Washington Heights Neighborhood Meeting
- 10/23 - MWBE Packages 1, 2, & 3 Outreach Session
- 10/28 - NOMA Community Engagement
- 11/4 - Town Hall Meetings: Faculty and Staff
- 11/6 - Town Hall Meetings: Students
- 12/3 - Columbia City Council



# Stakeholder & Community Engagement

## 2025 Outreach and Celebratory Milestones:

- 1/22 - MWBE Outreach #3
- 2/25 - Ceremonial Groundbreaking
- 4/23 – MWBE Outreach #4
- Summer 2025 - Bottom Out Ceremony
- Fall 2025 – Gilbane Rising Contractors – Applications Open

**10/4/25: USC Health Sciences  
Inaugural Community Health Fair!**



Attachment: USC Health Sciences Campus Updated 2025v3 (10363 : USC Health Sciences Campus)



Stay up-to-date by visiting [SCHealthSciencesCampus.com](https://SCHealthSciencesCampus.com)

# Welcome to USC's New Health Sciences Campus and School of Medicine Columbia

The University of South Carolina is excited to announce the development of its state-of-the-art School of Medicine located on the Health Sciences Campus in downtown Columbia's BullStreet District.

LEARN MORE



Attachment: USC Health Sciences Campus Updated 2025v3 (10363 : USC Health Sciences Campus)