
McClaren Institute for Health & Quality of Life

2023- Project Wellness Campaign

\$3,000,000.00

\$ 577,000.00* RTD 8/17/22

\$2,423,000.00 TBR

Design and construction costs estimates provided by Johnston Design Group and Jordan Construction
Program Startup costs estimates, 3 FTE (Director, Career Development, Community Outreach)

Soft Costs

Legal

Program Startup *

National Register Nomination

Architectural *

Engineering

TOTAL \$1,050,000.00

Construction Costs

Weatherization & Stabilization

Miscellaneous Structural

Masonry Restoration

Historic Steel Sash Windows Restoration

New Roof & Insulation

Exterior Painting & Masonry Sealing

Site Improvements

Landscaping & Architectural Lighting

Sculpture & Signage

Building Improvements

Architectural Finishes & Partitions

HVAC

Plumbing

Electrical

Data

TOTAL \$1,550,000.00

FF&E Costs

Furniture*

Office Equipment

Cultural Exhibit Displays

Mobile Medical Clinics (2)

Simulation Lab

Campaign Costs*

TOTAL \$400,000.00

A RESOLUTION

APPROVING ASSIGNMENT FROM LIGHTHOUSE GREENVILLE LLC TO THE URBAN LEAGUE OF THE UPSTATE OF THE GROUND LEASE AGREEMENT FOR THE CITY-OWNED PARCEL UPON WHICH THE MCCLAREN MEDICAL SHELTER IS LOCATED (TMS # 0071000100700)

WHEREAS, the city of Greenville ("City") continues its efforts to preserve the City's history, including structures of historical and cultural import, while promoting its future; and

WHEREAS, the City is the owner of that certain parcel of real property consisting of approximately 0.11 acre of land located at the intersection of Academy Street (US Route 123) and Wardlaw Street in the City, Tax Map Number 0071000100700 ("Property"); and

WHEREAS, the structure commonly referred to as the McClaren Medical Shelter ("McClaren Medical Shelter") is owned by Lighthouse Greenville LLC ("Lighthouse") and located on the Property pursuant to the Ground Lease Agreement, dated December 9, 2019, and approved by Ordinance No. 2019-89; and

WHEREAS, Lighthouse desires to donate the McClaren Medical Shelter as well as assign the Ground Lease Agreement to the Urban League of the Upstate ("Urban League"); and

WHEREAS, the McClaren Medical Shelter was founded by Dr. Edward E. McClaren in 1949 to serve the medical and healthcare needs of the City's African American community; and

WHEREAS, the McClaren Medical Shelter is identified in the City of Greenville 2018 Historic Resources Survey as a structure with both local and national significance; and

WHEREAS, the McClaren Medical Shelter is one of the few remaining buildings of African American cultural and historical reference in the City; and

WHEREAS, the McClaren Medical Shelter is of historical and cultural significance to the City such that it should be maintained for the benefit of the public; and

WHEREAS, the Urban League's community-focused mission and commitment to the principle of equal opportunity is in harmony with Dr. McClaren's legacy of care and lifelong dedication to the health and wellbeing of his patients and the Upstate community at large; and

WHEREAS, the City has supported Lighthouse's preservation of one of the City's most significant structures; and

WHEREAS, the City and the surrounding community will benefit from the Urban League's future use, maintenance, and operation of the McClaren Medical Shelter; and

WHEREAS, City Council has determined it is in the interest of the citizens of the City to approve the assignment of the Ground Lease Agreement from Lighthouse to the Urban League;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, City Council hereby approves the assignment of the Ground Lease Agreement from Lighthouse Greenville LLC to the Urban League of the Upstate. The City Manager, with advice and counsel of the City Attorney, is authorized to execute such documents and take such additional action as is necessary to effectuate approval of such assignment.

DRAFT

THE MCCLAREN INSTITUTE FOR HEALTH & QUALITY OF LIFE



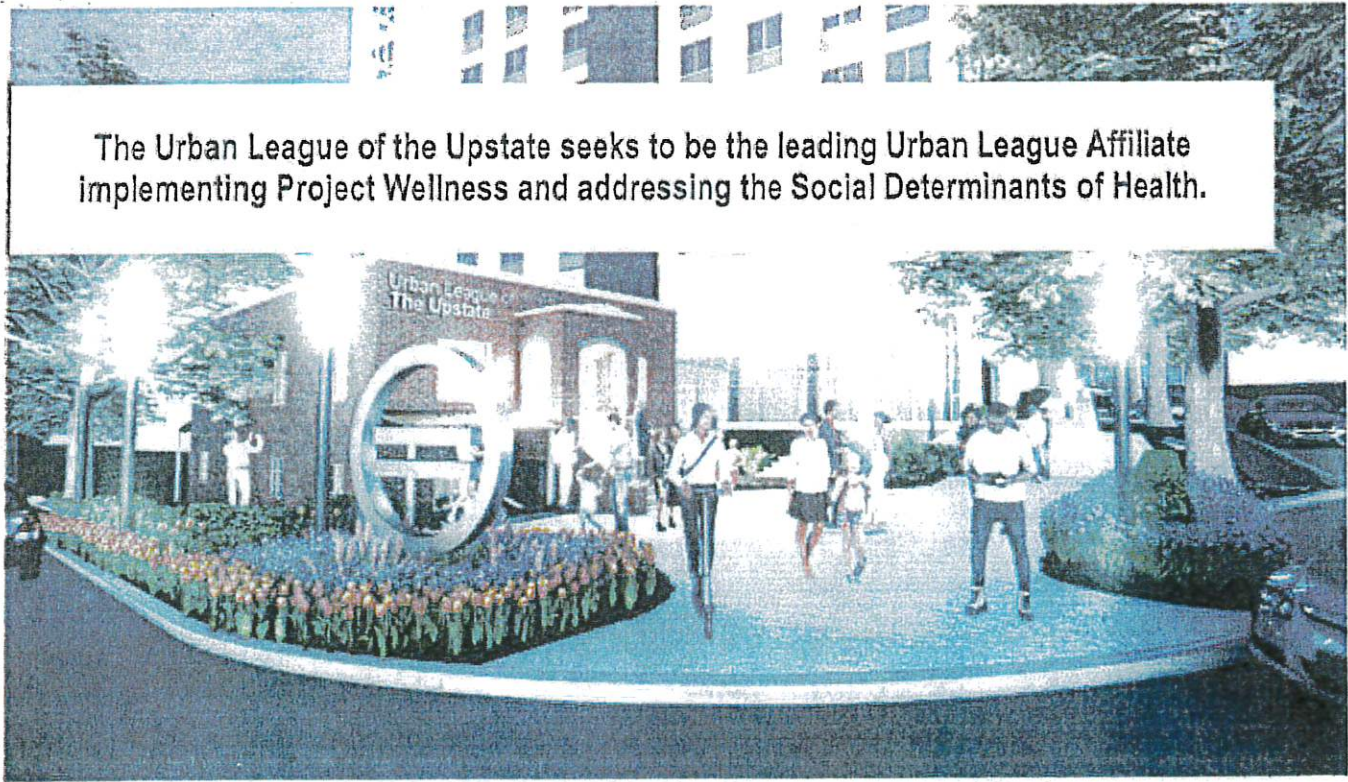
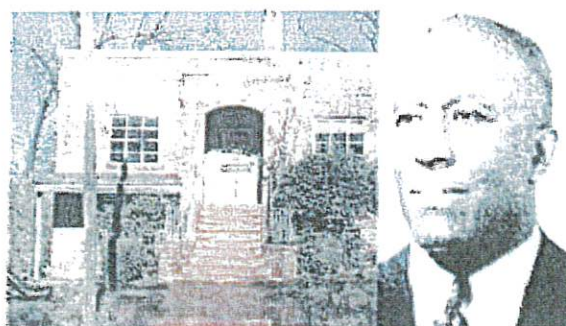
Urban League of
The Upstate

*Empowering Communities.
Changing Lives.*

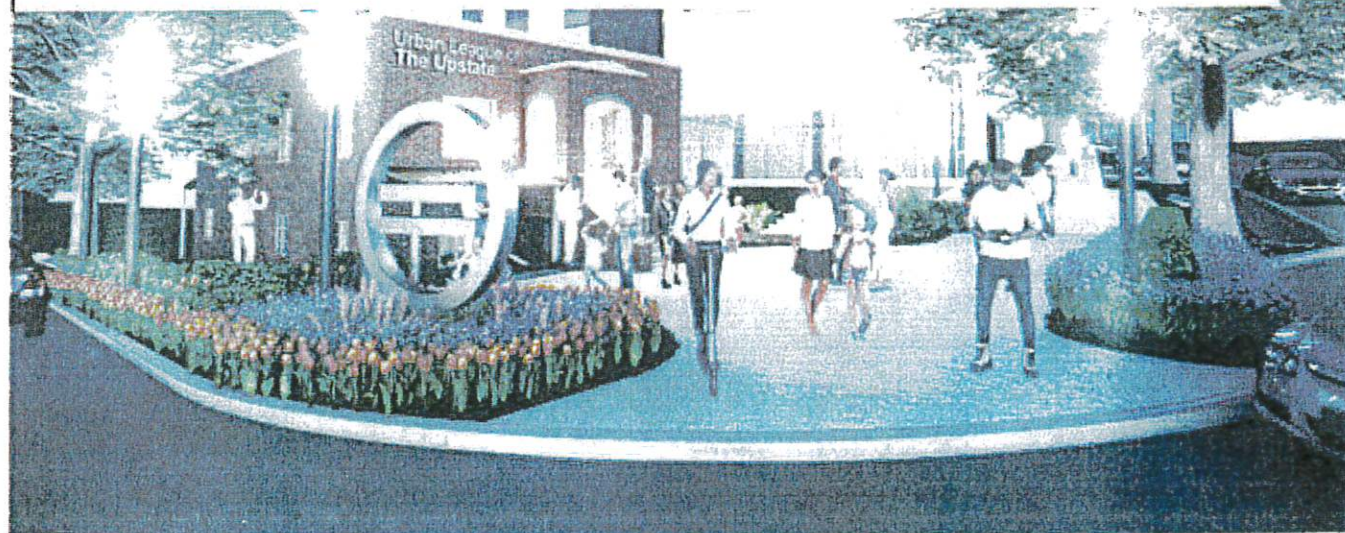
AUGUST 16

110 Wardlaw St. Case for Support
gailwawan@urbanleagueupstate.org

The McClaren Medical Shelter was built in 1949 by Dr. E.E. McClaren, a prominent Black physician in Greenville who used the building as a clinic that served primarily Black residents during the Jim Crow era. Rather than raze the structure, working collaboratively with the City of Greenville in 2021, the clinic was moved by developer, Lighthouse Living to a prominent position 70 feet away onto the city-owned property at the corner of Wardlaw and Academy Streets. In June 2022, Lighthouse Living and the City of Greenville gifted the building and offered a long-term lease of the lot to the Urban League of the Upstate. The property will be designated for partnerships and collaborations with health and wellness professionals throughout the region. Delivering the signature National Urban League program, Project Wellness will honor the legacy of Dr. E.E. McClaren and promote cultural awareness.



The Urban League of the Upstate seeks to be the leading Urban League Affiliate implementing Project Wellness and addressing the Social Determinants of Health.

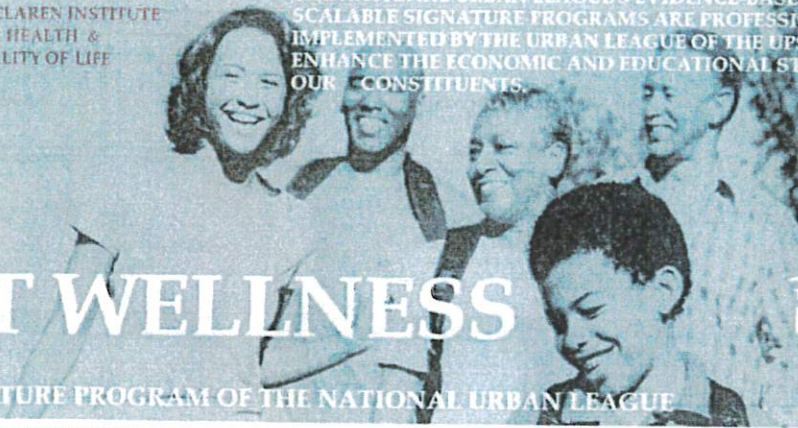
An architectural rendering of the Urban League of the Upstate building at night. The building is illuminated, and a large circular logo is visible in the foreground. People are walking on the sidewalk in front of the building.



URBAN LEAGUE OF THE UPSTATE

MCCLAREN INSTITUTE FOR HEALTH & QUALITY OF LIFE

THE NATIONAL URBAN LEAGUE'S EVIDENCE-BASED AND SCALABLE SIGNATURE PROGRAMS ARE PROFESSIONALLY IMPLEMENTED BY THE URBAN LEAGUE OF THE UPSTATE TO ENHANCE THE ECONOMIC AND EDUCATIONAL STATUS OF OUR CONSTITUENTS.



PROJECT WELLNESS

THE URBAN LEAGUE FIGHTS FOR YOU!

ADAPTED FROM THE SIGNATURE PROGRAM OF THE NATIONAL URBAN LEAGUE

Our Approach.

Project Wellness programs and services will be implemented through the newly established ULUS McClaren Institute for Health & Quality of Life. We aim to help reduce health disparities and promote health and wellness equity by empowering the communities we serve to utilize an evidence-based, culturally relevant wellness approach to community health.

400K+

direct engagements and social media campaigns through community-based partnerships as a part of the McClaren Institute for Health & Quality of Life.

15,000

upstate middle and high school students served through the NUL signature programs, Equity & Excellence Project, Project Ready, and Project Ready STEAM

Vision 2026 Empowerment Goals

10,000

individuals served through STEAM career and job training programs.

2,500

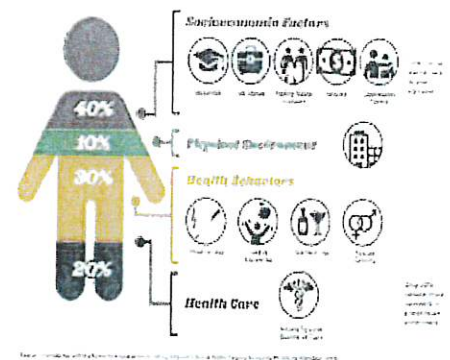
Community Health Screenings and Outreach events conducted throughout the upstate in collaboration with partnering health care organizations.

The McClaren Institute

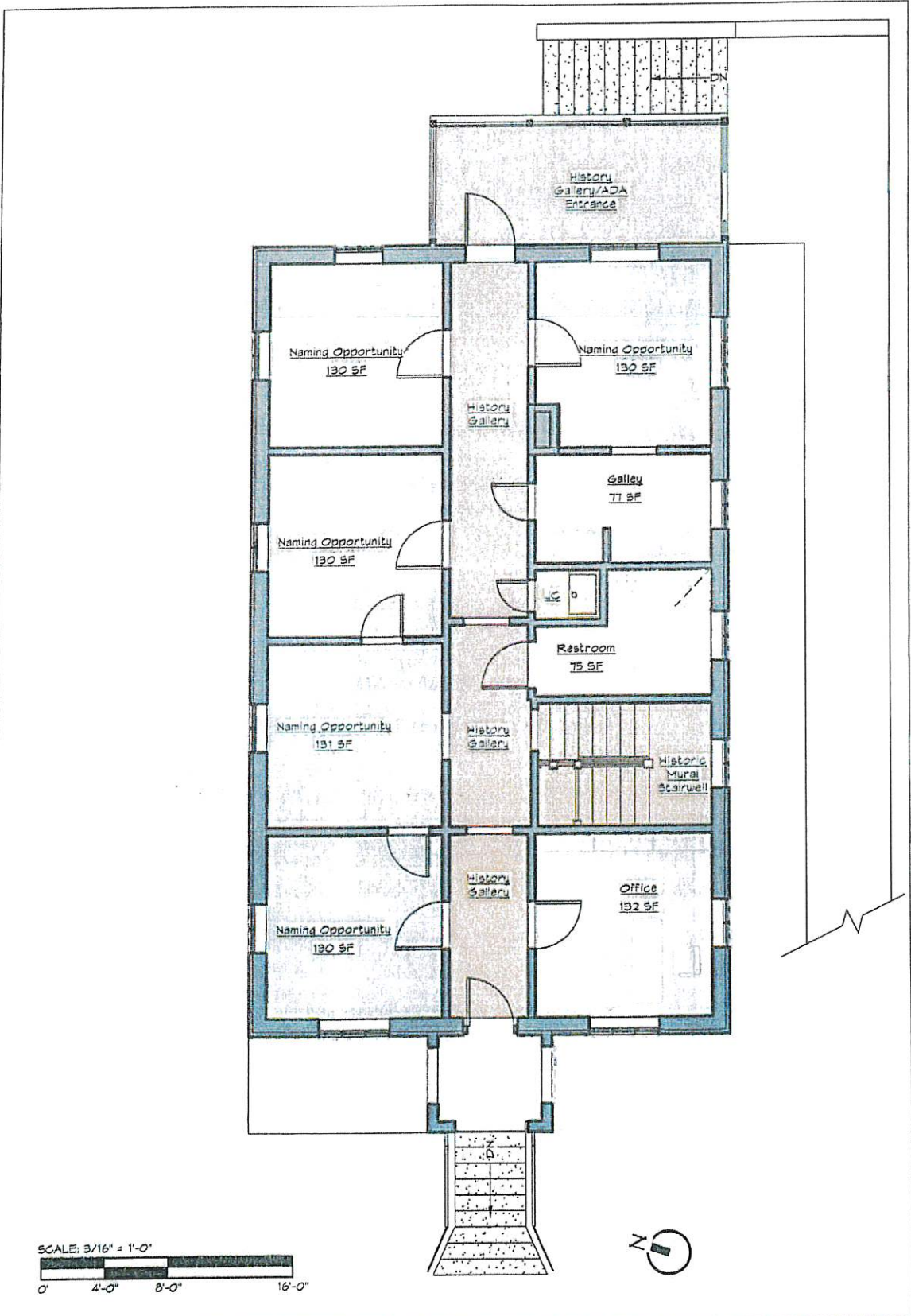
The Dr. E.E. McClaren Story The McClaren Medical Shelter was built in 1949 by Dr. E.E. McClaren, a prominent Black physician in Greenville who used the building as a clinic that served primarily Black residents during the Jim Crow era. Rather than raze the structure, working collaboratively with the City of Greenville in 2021, the clinic was moved by developer, Lighthouse Living to a prominent position 70 feet away onto the city-owned property at the corner of Wardlaw and Academy Streets. In June 2022, Lighthouse Living and the City of Greenville gifted the building and offered a long-term lease of the lot to the Urban League of the Upstate. The property will be designated for partnerships and collaborations with health and wellness professionals throughout the region. Delivering the signature National Urban League program, Project Wellness, and honor the legacy of Dr. E.E. McClaren.

Vision 2026 Implementation Partners

- AnMed
- Apprenticeship South Carolina
- Bon Secours St. Francis Health System
- Black Men in White Coats
- Clemson University
- George Dean Johnson, Jr. College of Business and Economics-USC Upstate
- Institute for Child Success
- Medical University of South Carolina
- Medx Academy- Prisma Health
- No Restrictions Entertainment-South Carolina
- Prisma Health
- REEM Greenville
- Ten at The Top
- USC Upstate
- Upstate AHEC



Johnston Design Group, LLC

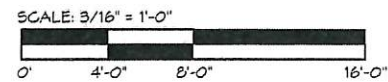
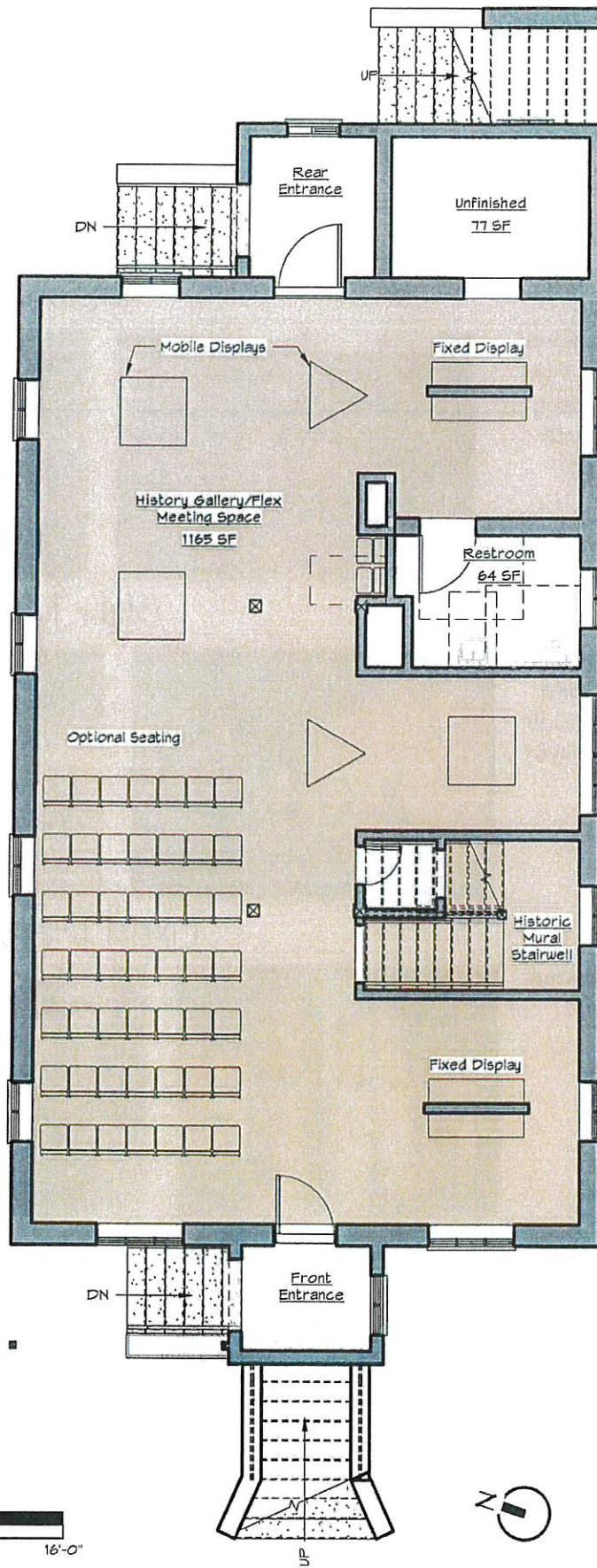


CONCEPTUAL DESIGN **WARDLAW ST LEVEL**



Urban League of
The Upstate





CONCEPTUAL DESIGN

ACADEMY ST LEVEL- FLEX OPTION



Urban League of
The Upstate

Johnston
DESIGN GROUP

Design Considerations:
making the space feel like a
continuation of other historic
and iconic Greenville sites



Greenville Inspiration

Design Considerations:
creating a narrative from
the exterior throughout
the entire building with
images and artifacts



Stair Mural Inspiration

Design Considerations:
fixed walls can be used
to draw visitors through
the space with displays
and signage



Fixed Display Inspiration

Design Considerations:
flexible and mobile
walls to allow for
various uses in the
gallery space



Mobile Display Inspiration

Design Considerations:
open spaces can be used for
presentations and meetings
with a shift in mobile display
units and seating/tables



Meeting Space Inspiration

CONCEPTUAL DESIGN

INSPIRATION IMAGES



Urban League of
The Upstate

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