

Community Need

There are no recreation and fitness facilities in Saluda County. The nearest comparable facilities are more than a 30-minute drive from this site.

Saluda County needs solutions to improve health outcomes for its residents. Compared to South Carolina as a whole, Saluda County:

- Has a much higher prevalence of coronary heart disease, heart attack, diabetes, and adult obesity;
- Has significantly higher portions of residents that are uninsured or on Medicaid;
- Has much lower levels of reported physical activity (outside of work); and
- Is a **health desert**, with an extremely low ratio of primary care physicians to population¹, making wellness interventions more critical.

Saluda County needs this community asset to better serve its economically vulnerable residents. Compared to South Carolina as a whole, Saluda County has:

- Significantly lower incomes;
- Lower levels of educational attainment;
- Higher rates of poverty; and
- A large ethnic minority population (Hispanic/Latino origin, concentrated in the Town), with extremely high rates of poverty.

¹ 1:6,820, compared to statewide ratio of 1:1,480

Examples of health and wellness programs to be offered:

- Diabetes Prevention Program
- Blood Pressure Self-Monitoring Program
- LiveStrong—helping cancer survivors reclaim strength and health
- Rock Steady Boxing—non-contact fitness to lessen Parkinson's symptoms
- Matter of Balance—helping older adults build strength and regain social and physical activity
- Follow-on coaching for patients recently completing transitional/cardiac rehab

HEALTH INDICATORS FOR SALUDA COUNTY	Rank in State (Out Of 46 Counties)
Coronary Heart Disease	42
Heart Attack	36
Diabetes	36
Adult Obesity	35
Reported Leisure Time Physical Activity in Last 30 Days	39

Source: SC Department of Health and Environmental Control, 2016-2018 data. Rankings are ordered from best health outcomes (County #1) to worst outcomes (County #46) for each indicator.

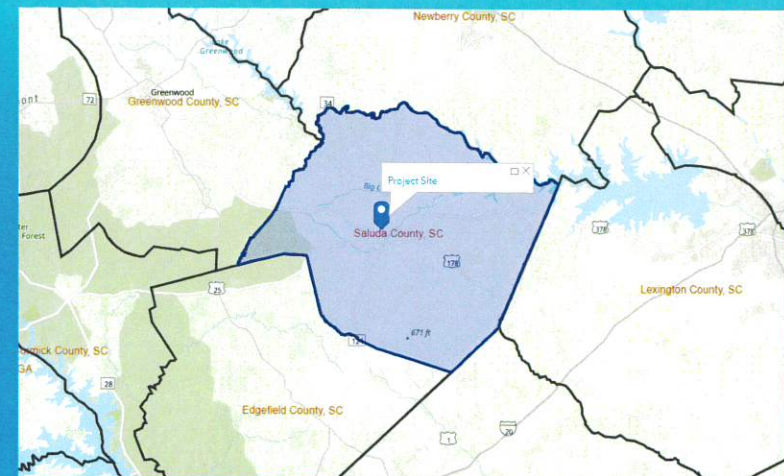
The Right Partnerships

The Town has aligned the partnerships and resources needed to successfully implement and sustain this project and deliver community benefits for years to come.

- **Town of Saluda Council** has committed \$500,000 toward the project, and undertook hazardous materials testing and abatement at the site as required for demolition of existing structure.
- An **Advisory Committee** has been formed, consisting of a diverse group of residents.
- The **Lakelands Region YMCA** has committed to operating the Saluda Recreation & Wellness Center, and the Town has executed an agreement on the terms of a management contract that ensures the longevity of the project's operations.
- **Saluda County**, the **Saluda Boy Scouts**, and the **Saluda Jaycees** donated the land for the project.
- The **SC Department of Transportation** is in the process of donating land to the Town on Civic Street for the project in addition to the main tract.
- The **South Carolina Army National Guard** is committed to grading the site at no cost, utilizing heavy equipment stored at its Saluda site.
- **Dominion Energy** has confirmed the location of existing utility lines and will remove existing utility poles.



The Right Site



- Six acres at 101 Civic Street in Saluda
- Town-controlled
- Located in the heart of the Town of Saluda, where there is the greatest concentration of poverty and need
- 10-minute walk to Saluda's retail, dining, and services corridor
- 1 mile to Saluda Elementary School; 3 miles to Saluda Middle & High Schools
- 54,638 people live within a 30-minute drive, including 11,500 children

A Shovel-Ready Project



- Schematic design and preliminary budget developed for 10,850 SF facility
- Hazardous materials testing and abatement complete (re: demolition of existing structures)
- Master plan developed that accommodates additional features including a future pool and splash pad, gymnasium, soccer field, and tennis and pickle ball courts
- Cross-sector partnership stands ready to support implementation of this self-sustaining project

The Town seeks \$6.34M in additional funds to support the construction of the Saluda Recreation & Wellness Center. Local and partner contributions cover 28% of the project.

Budget Category	PROJECT COSTS			Notes
	Cost / Value Estimate	Local Contribution Expended or Committed	Additional Funds Required	
Land acquisition	\$750,000	\$750,000	\$0	Donations from SCDOT, Saluda Boy Scouts, and Saluda Jaycees
Environmental study; design; market & feasibility research	\$18,760	\$18,760	\$0	Funded by Town of Saluda
Grading and demolition	\$525,000	\$525,000	\$0	Contribution from SC Army National Guard
Construction & related costs	\$7,336,985	\$1,000,000	\$6,336,985	\$500K from Town of Saluda; \$500K in private donations
Project development and administration	\$136,000	\$136,000	\$0	Value of initial two-year Town contract with Lakelands YMCA; \$81,000 in municipal funds (half Town, half County), and \$55,000 in Lakelands YMCA funds
Totals	\$8,766,745	\$2,429,760	\$6,336,985	
		28%	72%	

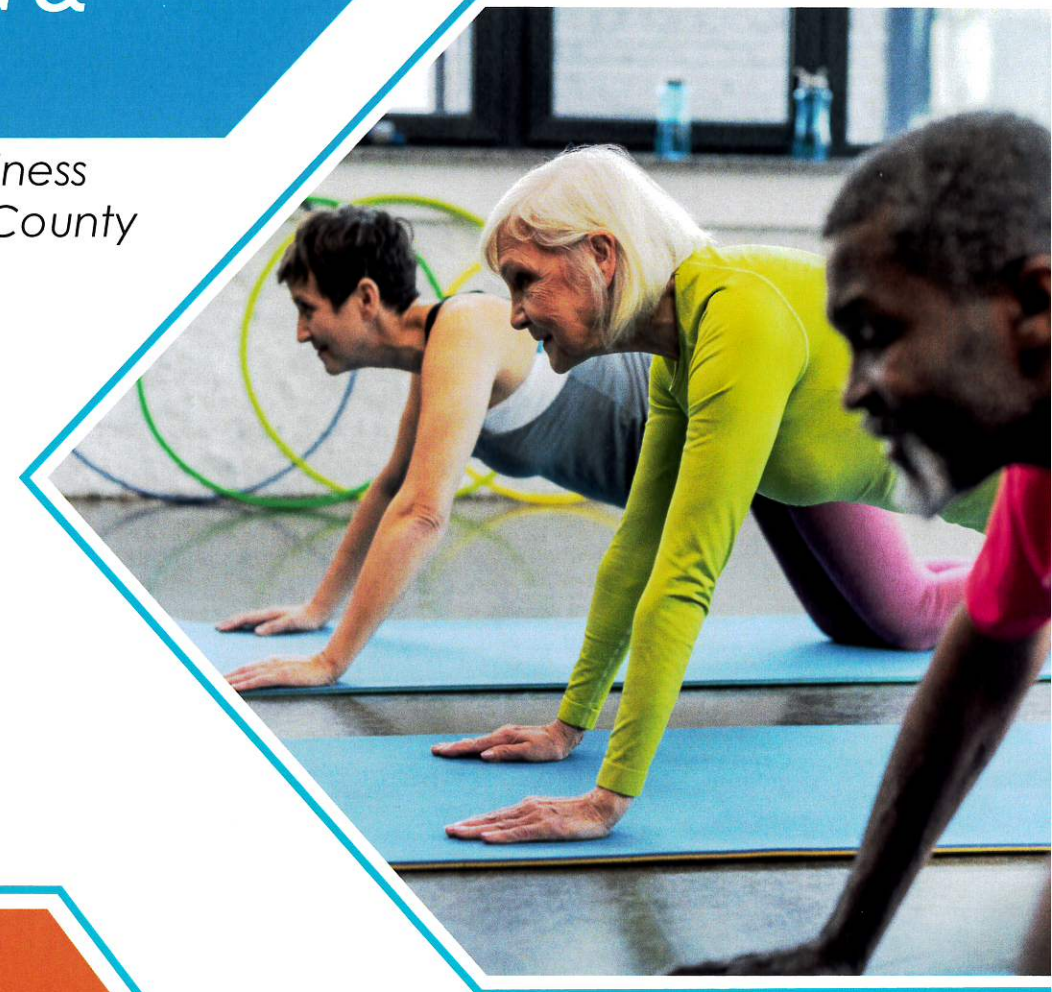
SOCIOECONOMIC INDICATORS	Town of Saluda	Saluda County	South Carolina
Median Age	35.6	42.7	39.7
% of Population Under 18	28%	43%	40%
% of Population "White Alone"	42%	65%	67%
% of Population "Black Alone"	29%	25%	26%
% of Population "Hispanic or Latino Origin" (Any Race)	53%	15%	6%
Median Household Income	\$27,436	\$45,714	\$53,199
Poverty (All)	38%	18%	15%
Poverty (Under 18)	51%	26%	21%
Poverty (Hispanic or Latino Origin)	54%	37%	24%
% of Population (Aged 25+) with Less than 9th Grade Education	16%	10%	4%
% of Population (Aged 25+) with 9th-12th Grade Attainment, No Diploma	15%	11%	8%

Source: MRB Group analysis using ACS 2020 5-Year Estimates and Lightcast.

SALUDA RECREATION & WELLNESS CENTER

Improving health and wellness outcomes in rural Saluda County

Saluda County is severely underserved by recreation and wellness resources, with a negative impact on health outcomes. Stakeholders in Saluda County have come together to improve these disparities through the **Saluda Recreation & Wellness Center**.



The project will include construction of a 10,850 SF recreational community center on a six-acre site owned by the Town of Saluda.

The Town is contracting with the Lakelands Region YMCA to operate and manage the facility and provide Saluda residents with physical recreation programs, out-of-school activities, and evidence-based health intervention and wellness programs.

The site can accommodate additional recreational facilities in later years, making the Center scalable to meet Saluda's needs into the future.

A coalition of public and private sector partners have aligned to support the development and success of the Saluda Recreation & Wellness Center, which will serve as an invaluable community asset in this rural area. The Town of Saluda seeks additional partners and resources to advance the project.

