



ANCHOR PARK AND BEYOND

Showcasing Port Wentworth

CITY OF PORT WENTWORTH, GEORGIA, 2026

A CITY IN MOTION.

To Our Community Partners,

Port Wentworth is no longer a city defined by what is coming. It is defined by what is being built. The renderings in this book are not aspirations on a shelf. They are projects in motion, financed, designed, and grounded in the same belief that has shaped this community for generations, that the places we invest in shape the lives we live.

Anchor Park is the keystone of that belief. Around it, the VyStar Pavilion, Ice Cove Arena, and The Port Collective form an integrated district that turns Port Wentworth into a destination, not occasionally, but daily. These are civic assets first. They give our residents a reason to gather, our families a reason to stay, and our region a reason to look here for what comes next.

This book is intended as a working reference for the conversations ahead. It captures, in one place, the public investments we are stewarding and the vision they are building toward. Every page reflects what is now visible on paper, on site, and in the work of the teams who have brought us this far.

The pages that follow are a snapshot of a city that has chosen to act. Thank you for the leadership and partnership that make this work possible.

Steve Davis

CITY MANAGER, CITY OF PORT WENTWORTH

BUILT FOR THE WAY THIS CITY **GATHERS.**

Port Wentworth is investing in places where people gather, perform, compete, and connect. Anchor Park is the keystone, and what surrounds it tells the story of a city in motion.

02 THE VISION

5,200

COVERED
PAVILION
SEATS
VYSTAR
PAVILION

3,500

ARENA
CAPACITY
ICE COVE

56,550

DAILY VEHICLES
HIGHWAY 21

\$90K

TRADE AREA
MEDIAN INCOME

A keystone of public investment, designed to anchor the daily life of a growing region.

THE KEYSTONE OF A CITY IN MOTION.

03 ANCHOR PARK



“A public investment built to draw private capital.”

What it is. Anchor Park is a civic district that combines live entertainment, professional sports, and community gathering on a single, walkable footprint. It is the place a region returns to.

Why it matters. It gives the Coastal Georgia market a daily reason to come to Port Wentworth, converting traffic into visitation and visitation into community.

The vision. An integrated district where every visit becomes a memory, and where the energy of an event night becomes the rhythm of the city.

A 5,200 SEAT COVERED AMPHITHEATER.

04 VYSTAR PAVILION



VyStar Pavilion is built to host the nights that define a region, national tier touring acts, festival weekends, civic celebrations, and the everyday programming that keeps a venue alive every season of the year. Its scale is regional. Its presence will be felt in every corner of Coastal Georgia.

Covered, climate considered, and engineered for acoustic excellence, the Pavilion is designed to make Port Wentworth the answer to a simple question, *where is the show tonight?*

5,200

COVERED SEATS

Every Season

PROGRAMMING CALENDAR

Regional

COASTAL GEORGIA DRAW

DESIGNED FOR UNFORGETTABLE NIGHTS.

From the first downbeat to the last encore, every sightline, every soundline, every gathering point has been considered. This is a venue built to feel like the city it sits in, open, welcoming, and made for the moments that matter.



BRINGING WORLD CLASS ENTERTAINMENT TO COASTAL GEORGIA.

A place where the region's biggest nights will happen, and where Port Wentworth becomes the destination.

EVERY EVENT, A DESTINATION.

04 PREMIUM



PREMIUM HOSPITALITY, CLUB SEATING, AND A PRE SHOW PLAZA THAT TURNS EVERY EVENT INTO A DESTINATION.

HOME OF THE GHOST PIRATES.

05 ICE COVE



Professional hockey comes to Port Wentworth. Ice Cove Arena is the new home of the Savannah Ghost Pirates, and a venue for community skating, youth hockey, regional tournaments, and family entertainment in every season.

It is a building designed to fill a calendar, pro games on weekends, learn to skate on weeknights, regional tournaments on holidays, family ice every season.

3,500

ARENA CAPACITY

ECHL

PRO HOCKEY

Every Season

COMMUNITY ICE

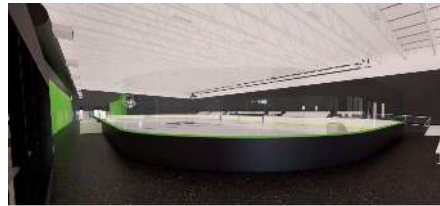
05 ICE COVE ARENA, ON SITE TODAY

INSIDE THE ARENA, AND ON THE GROUND TODAY.

The renderings here come directly from JLG Architects. They show the fan lobby, the main arena bowl, and the dedicated practice rink that will define the Ice Cove experience. Below them, a photo taken on site in May 2026 shows where the project stands today, the work is real and underway.



Fan lobby and check in, JLG Architects.



Main arena bowl, JLG Architects.



Dedicated practice rink, JLG Architects.

ON SITE TODAY



Anchor Park under construction, May 2026.

WHERE EVENT NIGHTS BECOME **DAILY LIFE.**

06 PORT COLLECTIVE



An emerging mixed use district that ties Anchor Park to downtown, with restaurants, retail, residential, and gathering spaces designed for the way Coastal Georgia actually lives. The Port Collective is where the energy of event nights becomes the rhythm of daily life.

LIVE

DINE

GATHER

PUBLIC INVESTMENT, MULTIPLIED.

Public investment in places, when designed with intent, multiplies. Anchor Park is built to deliver returns measured in jobs, visits, tax base, and quality of life.

600+

JOB
S CREATED
CONSTRUCTION
AND
OPERATIONS

750K+

PROJECTED
ANNUAL
VENUE
VISITATION

\$4M+

ANNUAL SALES
AND
HOSPITALITY
TAX CAPTURE

3 to 1

PRIVATE TO
PUBLIC
INVESTMENT
LEVERAGE

A measurable return on a city's belief that place is the platform for everything that comes next.

THE MACRO IS MOVING TOWARD **PORT WENTWORTH.**

Three regional forces are converging on this corridor, and the timing of Anchor Park is built to meet the moment.

08 WHY NOW

PORT OF SAVANNAH

The fastest growing container port in North America, with Port Wentworth at its doorstep. The flow of goods, jobs, and people through this region is accelerating, not slowing.

HYUNDAI METAPLANT

A \$7.6 billion EV investment and approximately 8,500 jobs, located just 20 minutes from Port Wentworth. A workforce and household catchment that did not exist five years ago.

HIGHWAY 21

56,550 vehicles per day. The corridor that connects port, plant, region, and city. Anchor Park sits where the traffic already is, and gives it a reason to stop.

Anchor Park ensures the city captures the moment.

FROM RENDERING TO REALITY.

The next chapter of Anchor Park lies between the renderings and the ribbon cuttings. It is the construction milestones, the inaugural programming, the first weeknight skate, the first sold-out show, and the first downtown evening that brings this vision to life.

Council and community partners remain the stewards of this transition. The decisions ahead, on programming, on partnership, on the way these places open and operate, will define the experience this city offers for a generation.

This book marks where we are. The work ahead is how we get to the next one. Thank you for the leadership that brings us from rendering to reality, together.
