



**Greenville
County**

COMMUNITY PROJECT ACCOUNT
(Small, De Minimus Public Projects)

APPLICATION

1) Name of Project: Cone Mills/US Finishing Plant Fall 2018 Collaborative Project: EPA CUPP Program, Greenville County, and Clemson University Master of Real Estate Development Program (MRED)

Check Project Type:

Nonrecurring community requests for infrastructure:

- Flooding**
- Roads**
- Lights**
- Sewer and drainage**
- Public buildings and grounds**
- Community Centers open to residents of Greenville County**
- Infrastructure related studies**

Contractual agreements for social, recreational, and educational programs

Contributions to local governments in Greenville County for community projects

2) Amount of Funds Requested: \$3000.00

3) Project Sponsor

Organization: Clemson University Master of Real Estate Development Program (MRED)

Mailing Address: 1 North Main Street, Greenville, SC 29601

4) Contact Person:

Name Robert Benedict

Title Director

Telephone (864) 656-2476

Alt. Telephone No. _____

Email benedic@clemson.edu

Fax No. _____

Council Representative(s) Willis Meadows

5) Project Timeline ~ Beginning: 08/22/18 Ending: 12/14/2018
MONTH/DAY/YEAR MONTH/DAY/YEAR

6) Date Funds are Needed: As soon as may be made available

7) Location of Project: 3335 Old Buncombe Rd, Greenville, SC 29617

8) Project Description: (Attach additional pages if necessary)

a. General Description:

Students will be divided into teams to complete a redevelopment proposal for the subject property. There are 20 MRED students and this will be their Practicum. It is anticipated there will be five teams. Each team will also have a student from the Master of Landscape Architecture assigned to prepare the final site plan and one additional board. The MLA student will be compensated \$500 for a maximum of 20 hours work. The classes will focus on a comprehensive development proposal with supporting site analysis, market research, financial analysis, sustainable design, and adaptive-use strategies. Issues to be addressed will include building/land relationships, community economic viability, site planning, recreation, and health, entitlement processes for the intended uses, neighborhood compatibility, market demand analysis and financial feasibility parameters. Multiple trips to the proposed sites should be anticipated. Each team will have separate assignments in addition to the completion of their final submission and presentation.

1) Complete a Site Analysis Report and Site Environs Board. The report should include as a minimum, zoning regulations, entitlements, environmental assessment, geotechnical issues, SCDOT and traffic issues. The Site Environs Board should include as a minimum, demand generators, historic landmarks/districts, schools, hospitals, roads, environmental sites, recreation destinations, adjacent zoning information, public transportation, public parks and amenities.

2) Complete a Market Analysis Report; and

3) Case study presentation

b. Benefit project will provide the Community:

Each team will prepare a comprehensive development proposal consisting of a written submission and a formal presentation to the stakeholders. The community will also be invited. The written

report will be due on November 20 and the oral presentations will be on November 29.

c. Additional Comments:

The Environmental Protection Agency, Region 4, has created the College Underserved Community Partnership Program (CUPP) to enlist college students to improve the health, land, and economic viability of selected communities. Specifically, the EPA and Greenville County have invited the MRED Program and other related programs to complete a redevelopment plan for the former Cone Mills/U.S. Finishing Plant at 3335 Old Buncombe Road, Greenville County, SC. The subject site is a Superfund Site that consists of 259 acres and was formerly a textile mill constructed in 1903 for Union Bleachery. It was subsequently sold to Aspinock Corporation (Cone Mills) and American Fast Print, Ltd. (U.S. Finishing Plant). Following two devastating fires, the site was heavily contaminated from chromium leakage into the groundwater. The property owner declared bankruptcy and due to the severity of the contamination, the State of South Carolina referred the site to the EPA. Under the EPA's Emergency Response and Removal Branch, a time-critical removal action commenced. The EPA completed a Remedial Investigation/Feasibility Study in 2013 of the areas around the main facility. Additional clean up by the EPA is anticipated but a purchaser will qualify for Superfund liability protection as long as "reasonable steps" are taken. These include no further releases and limiting human, natural resources to existing contamination. No wells may be drilled on the site for irrigation or consumption purposes.

9) Project Budget:

- a. Total Project Budget including all sources of funds: \$3000.00
- b. Percent request equals of the total Project Budget? 100%

List below all funding sources for this project:

Funding Source	Amount

County of Greenville
Community Project Account Application

TOTAL:	

Yvonne Harris
Signed

9/5/2018
Date

Planner
Title