

DUNEAN

COMMUNITY PLAN

Historic. Charming. Unique.



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Introduction

In the Summer of 2011, with their Community's Centennial year fast approaching, members of The Dunean Mills Community Alliance (a non-profit community group in the Dunean neighborhood) contacted Greenville County Council and planners to ask for assistance in the creation of a community plan for the revitalization of their community and a vision for the future.

With the support of Councilwomen Lottie Gibson, Xanthe Norris, and Liz Seman staff began the process of establishing a plan. This document details the efforts of those elected officials, staff, and community members who were involved in this process and will serve as a guide for everyone with an interest in improving the Dunean Community over the next ten to twenty years.

The Dunean Community is roughly the size of downtown Greenville and lies only a few miles southwest of that area. As a general rule of thumb the Dunean Community consists primarily of the historical boundaries of the Dunean Mill Village, its mill buildings and adjacent housing and supporting structures, as well as some additional commercial and residential areas. This can be generally defined as the area bounded by the Norfolk Southern railroad line to the west (which parallels Anderson Rd.), Mills Avenue to the east, W. Faris Road to the south, and Brushy Creek to the north. The map to the right shows the study boundary, the primary focus of this plan.



Figure 1: Dunean Mill Study Boundary

Foundations

Building a “million dollar mill hill”

The land that the Dunean Mill Village now sits on was once a military encampment during the Spanish-American War. Adjacent to Brushy Creek, old Camp Wetherill was a prime location close to the City of Greenville with both rail and trolley lines and ample water when the textile industry began to flourish in Greenville.

In 1911, seizing upon this excellent location and advances in existing technology, Greenville socialite and textile magnate, Captain Ellison Smyth, with the assistance of James B Duke, J.P. Stevens, and several other investors, chartered a new mill and purchased 237 acres of land for the construction of a state-of-the-art, white coal powered electric mill and its surrounding village. It would be one of the largest and most modern mills in the Greenville area. By the time of its completion, total investment in the mill and its village had reached one million dollars. A sizable sum at the turn of the century.

Dunean Mills began operation on April 15th 1912 and at was considered one of the nicest mills in the area, and possibly the country. The buff brick plant housed 50,000 individually motorized electric spindles and employed several hundred workers.

In typical “mill hill” fashion, 180 modest homes were constructed to house the mill workers and a small general store was built, which doubled as congregational space for local

church groups on Sundays, and as a classroom during weekdays. Consistent with the surrounding area, much of the rest of Dunean’s undeveloped property was used for agricultural purposes, recreation, or remained vacant.



Aerial view of Dunean in the 1930's - courtesy The Greenville News

The Mill Village as a “complete community”:

Dunean Mills proved to be a great success both financially and socially. Employees and their families lived, worked, played and worshipped in the community and were generally satisfied with the life that being a mill worker provided them. This idea of “social welfare”, keeping workers happy and thus more diligent, was common amongst most mills at the time throughout the country.

Dunean Mills doubled in size and productivity in the early 1920’s, adding several hundred jobs and building an additional 270 new houses complete with electricity, sewer connections, running water and police service, all run by the mill. As it continued to grow through the early and mid century the mill continued to create and maintain existing amenities for it’s employees.

Residents could purchase most of their necessities from the Mill Store on Stevens Street,. Additional retail amenities would spring up in later years, and with the assistance of the mill, Stevens Street became the center of commerce in Dunean, with a barber shop, diner, beauty salon, and other conveniences.



*Original Dunean Mill Store
- courtesy Greenville Historical Society*

Facilitating worship was important to mill management and, after outgrowing their second story mill store accommodations,



*The “heart” of Dunean in the 1920’s, with Methodist, Baptist and Prebysterian churches and community building adjacent to Mill
- courtesy Clemson Collections*

the Baptist Church and Methodist churches were constructed on donated Dunean Mill property across from the mill on Allen Street within a few years of the Mill’s opening. A Presbyterian church would follow some time later in 1929. Numerous faith-based and community clubs, programs, and initiatives were housed at these churches, which served as cornerstones for the community throughout its rich history and into present day.

Similar to the beginnings of the local churches, education was deemed very important in Dunean. After the Mill Store became insufficient the mill built both a daycare and small school on its property for the children of its workers. A few years later, the new Parker District would build a school for elementary and middle school aged children on donated mill land.

In addition to aiding in the educational and worship opportunities for workers and their families, the mill also invested in recreational amenities and services for the community. Early in 1919, mill officials built the first YMCA located in a mill community in South Carolina; constructed adjacent to the mill and churches. The YMCA and community building provided extra space for community meetings, club gatherings, socials, mill sponsored classes, and sports activities.



1957 League Champion ,Dynamo Baseball Team - courtesy Greenville News

In the mid 1920's ball fields and gymnasiums were constructed to accommodate what would become some of the best sports teams in the textile leagues. A gymnasium near the community center and Allen Street and baseball field near present day W. Faris Road were some of the first additions. The Dunean school would also get its own gymnasium some time later. The school teams took on the Dynamo mascot associated with the mill's teams. The "pea field" north of Hale Street, at one time a small community farm and golf course, was replaced in the 1950's with a ball field.

In addition to these other amenities, the mill sponsored or supported numerous field trips, clubs and activities including Fourth of July and Christmas festival celebrations.

The Dunean Mill Village was built to support a largely pedestrian population during its beginnings. Sidewalks were installed on both sides of the street throughout the neighborhood.

"Dunean was a completely self contained and self sufficient community. Many developers are attempting to re-create this kind of self sufficient community in new and renovated neighborhoods." - Beth Roddy President, Dunean Historical Society

Through its first 30 years, transportation to the other mills and downtown was provided to mill residents by a Greenville Traction Company street car line, which terminated near present day Badger Street. When one needed to leave the mill to shop or visit elsewhere this was a cheap and easy means of traveling. When automobiles became the more predominant form of transportation the mill constructed carriage houses in some areas, while alleyways provided residential access throughout the village.

Dunean was a well planned, self-contained, village unto itself on the outskirts of Greenville. It had a defined center around

the mill and a mixture of housing and supporting business and amenities. Most Dunean residents could walk to work, school, church, and shopping and play in relative safety along its tree-lined streets. Most daily activities were contained within the Mill Village, making trips relatively easy and affording a great quality of life for Dunean residents.

This live, work, and play concept can easily be seen on the cover of this document. Commonly known as new urbanism, many new developments are built to replicate older communities like Dunean as gas prices and traffic congestion continue to increase and large portions of the population desire to live in more complete communities. Unfortunately, many will never come close to creating communities as unique as Dunean.

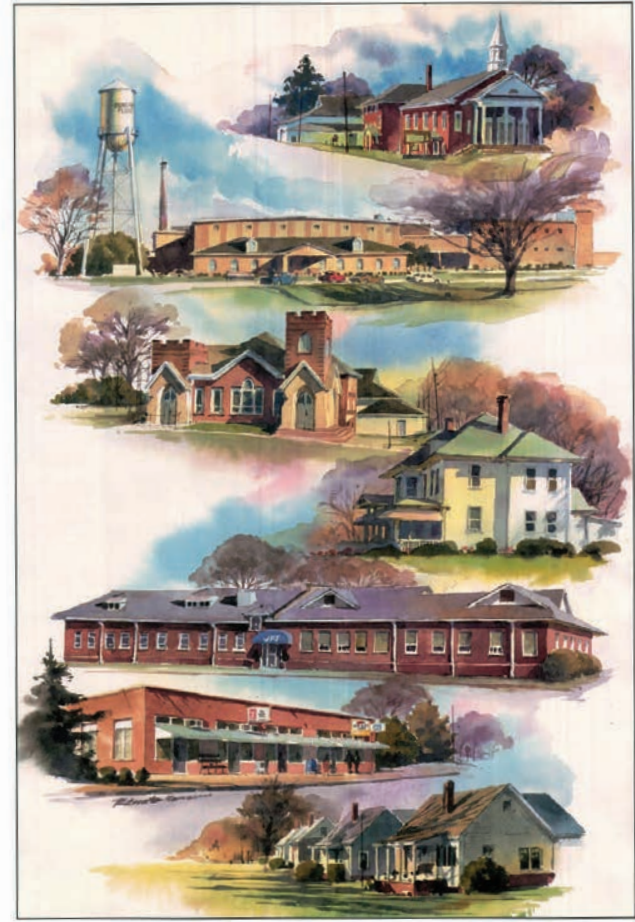
Source: Judith Bainbridge

While very few residents of Dunean now work at the plant, the ongoing use of the mill may have saved the neighborhood from some of the deterioration experienced seen in similar communities, and may have saved many of the mill buildings themselves from destruction. Still, the dismantling of the paternalistic society that the mill company developed to “watch over” mill life has had some significant impacts.

Rapid suburbanization, a struggling textile industry and no need to live close to work have driven employees away from Dunean. The housing stock in Dunean is aging, as are it’s residents. Much of the old infrastructure maintained by the mill is showing signs of age as well and some are no longer providing services to Dunean residents. Home ownership has decreased, as has the care and upkeep of many properties. Many of the amenities and jobs that once drew people to the neighborhood to work and raise families are now gone.

Despite these changes, Dunean remains a historic, charming and unique place to call home and one that is full of potential. Many of its newer residents have envisioned possibilities for this unique neighborhood and staked their claim. Many others who grew up in Dunean remember its hay day and long for its return. While the days of the mill-dominated textile society are gone, what is left behind is a well built and well located, century old community, with a great rich history and potential for revitalization and opportunities for reinvention into the next century. All the community needs is a vision for the future...

Source: Judith Bainbridge



DUNEAN COMMUNITY
GREENVILLE COUNTY, SOUTH CAROLINA

*Dunean Community poster courtesy
Greenville County Redevelopment Authority*

Changes to mill life

In 1946, J. P. Stevens bought Dunean Mill, which had become the largest mill in Greenville County and its surrounding area. Shortly after, the trend of selling off mill homes to workers began, and Dunean became one of the first mill villages with homeowners. This eliminated the need for company upkeep on homes and required fire and police and waste services to be contracted out to other county and public agencies.

While the sale of the homes in Dunean and the fragmentation of the once centralized services provided by Dunean Mills represented the first in what would become a long list of changes, it was generally considered a good thing as most homeowners still lived and worked in the community and took great care and pride in their homes. The mill still maintained many of the community areas and even upgraded some facilities such as the baseball field.

For several years the village functioned largely as it had throughout its prior existence; however, gradually things began to change. When the areas immediately adjacent to Dunean became developed and easily accessible by vehicle, many mill workers chose to commute and move away from the village. As many others not associated with the mill moved in it was not deemed necessary to maintain the same level of service by the company for non-employees.

Typical of mills across the “Textile Crescent” and the South in general, starting in the early to mid 1960’s, the Dunean plant began to reduce its financial support and assistance to the community.

Recreation programs were canceled, and churches and clubs were forced to stand alone. By the 1980’s only a couple hundred employees lived in the community and many long standing, yet abandoned icons of the Dunean Community began to come down. Between 1986 and 1994 the Dunean School, Presbyterian Church, Community Building, and Store were all demolished. Many more facilities still stand in various states of disrepair today.

Sources: Judith Bainbridge, Claire Jameson, and Dr. Marshall Williams



*Present day reminders of Dunean’s past (clockwise left to right):
old mill office building, site of Presbyterian Church and community
building, old baseball and pea field, Dunean Store site*

Dunean Historical Society

The Dunean Historical Society (DHS) was established in 2005 by Beth Roddy and Marshall Williams, both with deep roots in the Dunean Community. Mr. Williams grew up in Dunean, as did Mrs. Roddy's husband Charles. For nearly a decade, the two, along with many other longtime Dunean residents, have worked tirelessly to protect, preserve, and promote this historical gem of West Greenville. Mr. Williams shares much of Dunean's storied history in his book "Dunean: I Love My Heritage . . . God, Family, Country, and Dunean Dynamos," a written record of the community's past.

Some of The Dunean Historical Society's numerous accomplishments include:

- **The Dunean Memorial Garden** - site of two annual DHS events, including the Christmas Tree Lighting Ceremony and Memorial Day Service. The garden setting serves as a unique way to share the history of Dunean for generations to come. Located on adjoining property owned by both Dunean Baptist and Dunean United Methodist Churches.
- **Veterans Memorial Plaque** - placed in 1945 and relocated by the DHS in 2006, to commemorate the 13 Dunean men and women killed in World War II.



Marshall Williams & Beth Roddy

- **The Dunean Community Christmas Tree** - a Carolina Sapphire Cypress donated in 2008 and maintained by the Marshall Williams Family.

- **Dunean Prayer Labyrinth** - established in 2008 and registered with the International Labyrinth Society (www.labyrinthlocator.com)



Resident enjoying the Prayer Labyrinth

- **Historical Marker & Memory Walk** - placed in 2011 to recognize the 100th anniversary of the Dunean Charter, this 3 by 8 foot granite marker lists Dunean's historically significant points and is surrounded by over 200 engraved commemorative bricks.
- **Dunean Community Vegetable Garden** - established in 2013, and consisting of five raised planting beds, twenty large potted planters, a small grape vineyard, and the incorporation of vegetable within existing flower beds. The garden was created in cooperation with the St. Francis Hospital System Sustainability Specialist, and Gardening for Good, to promote community wellness through sustainable gardening practices. The garden is featured in the GOFO annual Twilight Music in the Garden Concert Series.
- **Christmas Progressive Supper & Home Tour** - an annual tradition, The DHS has coordinated four Christmas home tours.

Dunean Today

Modern day Dunean

April 15th, 2012 was a momentous day for Dunean. Its residents celebrated the 100th year of their community in a fashion typical of Dunean, with a festival at the doorsteps of the mill that made the community possible. This festival is an excellent example of the community pride and involvement seen throughout Dunean's history and into today.

Families gather to celebrate the community's Centennial



Many activities such as the Centennial Festival and Christmas-Celebration still take place in Dunean. The houses and streets of Dunean may look much as they did several decades ago, but still much has changed. A look at the community profile of modern day Dunean reveals the many strengths that have kept the community in tact throughout the years as well as some of the weaknesses that have led to the decline in the quality of life for some residents.

Population & Demographics

The population of the Dunean Study Area is presently estimated to be a little more than 1,200 people. Based upon historic estimates, the community had over 2,300 residents in 1930 and it can be assumed that this number increased greatly when the Mill increased its workforce to 2,500 employees, who brought with them families, after World War II. The community has at least half as many residents now as it did early on. It appears that Dunean's population trend will continue to decline or remain steady into the foreseeable future.

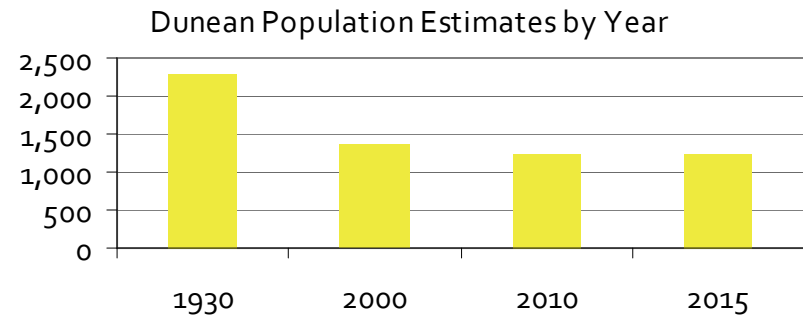


Figure 2: Dunean Population Estimates By Year

Much of this population loss is likely due to two major factors: an aging population, and shifting national trends in family size. Throughout much of its early history Dunean consisted of workers and their families, which were often larger than they are now. In fact household size alone has decreased almost 4% in only the past 10 years. Dunean is also aging with a median age much higher than Greenville County or the nation.

Location	Median Age	Household Size
Dunean	41.1	2.07
Greenville County	37.2	2.49
United States	37.3	2.64

Figure 3: Median Age & Household Size

Much of these differences can be seen in Figure 3 comparing Dunean to all of Greenville County. Dunean has a much higher percentage of seniors and those in the 45-54 age bracket, as well as a significantly lower percentage of school age children.

Dunean and Greenville County Age Groups

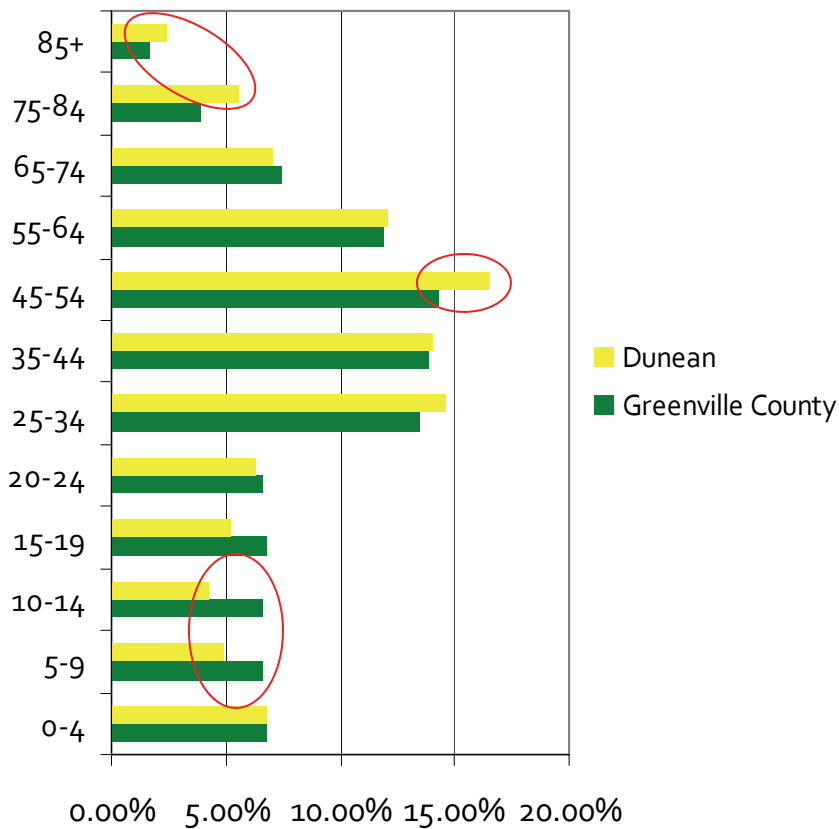


Figure 4: Population Age Profiles

While Dunean has been described historically as a predominantly white community, this has changed over the years as well. Dunean is now a very diverse community with a higher minority percentage than Greenville County, with **38.7%** and **26.3** percent minority populations, respectively.

Also, while millwork used to pay a decent wage for the middle class worker, the median household income in Greenville County is now close to 44% higher than in Dunean. At \$50,502 and \$42,367 respectively, U.S. and South Carolina median household income figures are also close to double Dunean's.

Median Household Incomes

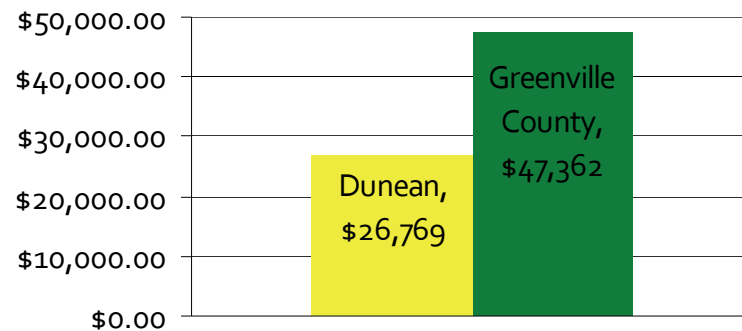


Figure 5: Household Income

Source: 2011 U.S. Census American Community Survey, ESRI Business Analyst 2009-2010

Employment

One of the biggest changes seen in Dunean over the past 40-50 years is the dramatic decrease in employment in the manufacturing sector. While an exact number can not be found for the historical percentage of residents employed in the manufacturing sector, the Dunean Mills plant was the primary employer for Dunean residents throughout most of the community's history. Manufacturing employment started to decline in the 1960's and 1970's; manufacturing employment estimates for Dunean residents are now around 13%. With significantly lower numbers of employees at the present day Dunean plant; most of the jobs in this sector are in manufacturing facilities elsewhere. Similar to the rest of Greenville County and the country, service sector employment is now the predominant source of income for most Dunean residents.

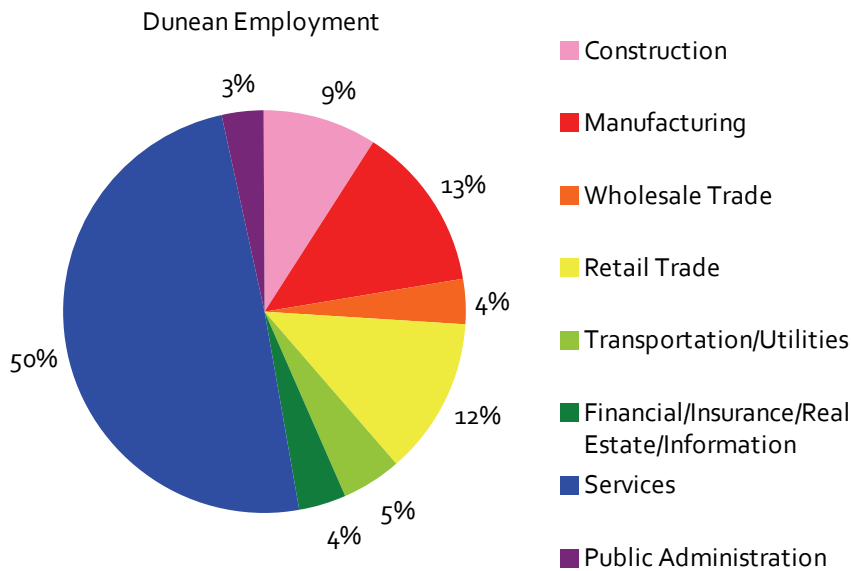
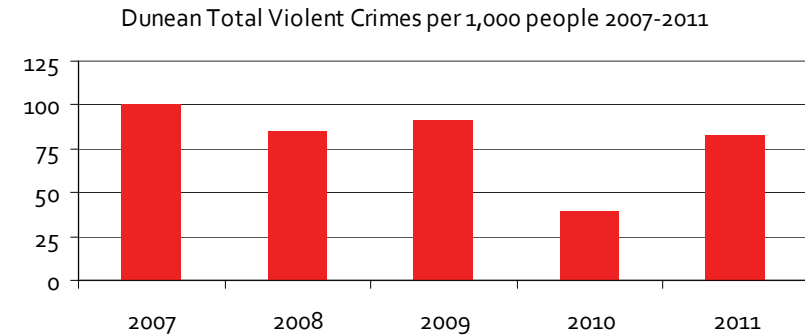
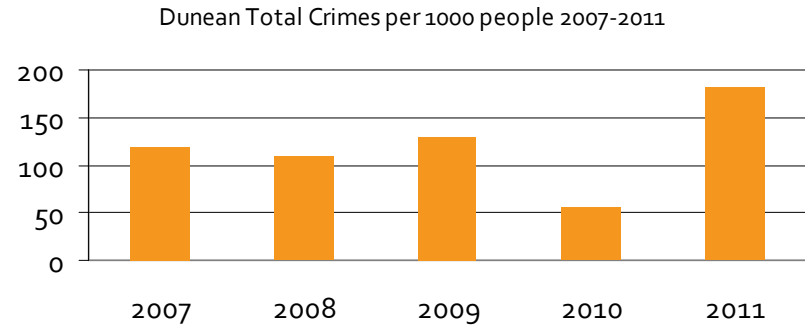


Figure 6: Dunean Employment

Crime & Safety

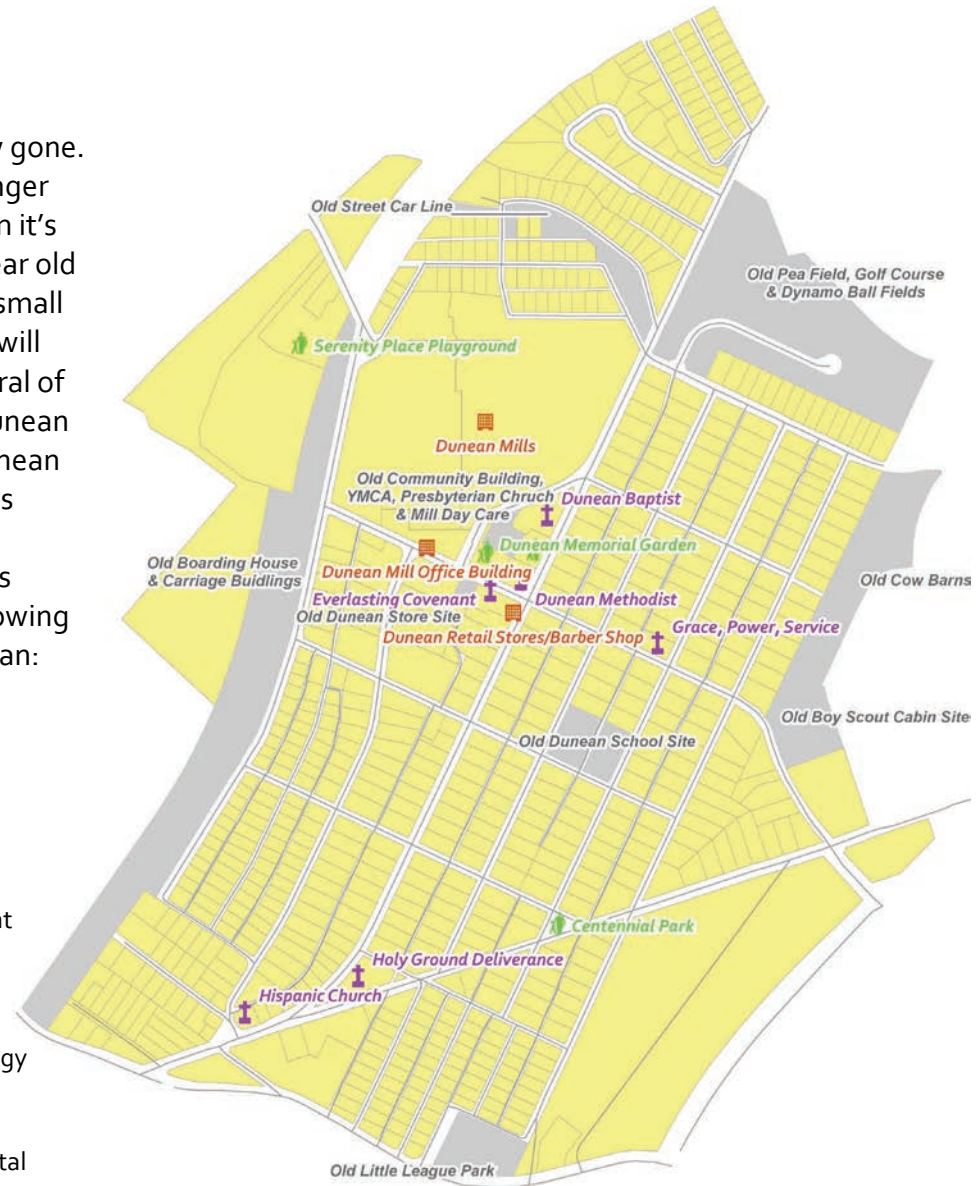
Concerns regarding crime and public safety have become a significant issue in recent years. Whereas residents once regarded their community as a safe place to live and raise a family, there is a perception among some that criminal activity within the community has increased. Based on information from the Greenville County Sheriffs Office (Figures 7 & 8), total crimes per 1,000 residents have remained relatively steady since 2007 with a significant decrease in 2010. However, 2011 showed a sharp increase in reported crimes; the same goes for violent crimes. This may not necessarily indicate increased crime, but rather increased vigilance and a willingness to report crimes.



Figures 7 & 8: Dunean Total Crimes & Violent Crimes

Community Resources & Amenities

As demonstrated in the map to the right, many of the amenities that residents in Dunean used to enjoy are now gone. While these recreational and cultural amenities are no longer there, Dunean still has a wealth of historic resources, from its historical churches, to a fully operational, one hundred year old mill and adjacent structures, to its well-kept houses and small commercial area. If maintained properly these resources will serve the community well into the future. And while several of Dunean's icons have been lost, there opportunities for Dunean to add new recreational and cultural amenities. While Dunean is underserved with recreational resources for its residents (only .59 acres/1,000 residents vs. Greenville County 4.8acres/1,000 residents) the community has nonetheless gained several new amenities in recent decades. The following is a list of businesses and services located in or near Dunean:



Retail

K-Mart
Bi-Lo
Harbor Freight
Anna's Linens
Spinx
Snoozer

Healthcare & Wellness

Greenville Memorial Hospital
St. Francis Hospital
CVS
Greenville Radiology
Piedmont Surgery Center
Allergy Disease & Diagnostic Group
Young's Hearing Aid Service

Restaurants

Bojangles
Wendy's
McDonald's
Burger King
Cactus Mexican Restaurant

Gosnell Chapman
Palmetto Greenville Urology
Upstate Psychiatry
Kool Smiles Dentistry
New Horizons Family Dental
Serenity Place
Homes of Hope

Figure 9: Dunean Community Resources: Past & Present

Transportation continued

Early transportation in Dunean was primarily by foot with sidewalks on both sides of the street. Dunean was walkable, and when transportation to outlying areas was necessary, the street car was available. As more residents purchased cars this began to change. The street car line was removed and alleyways were utilized for off-street automobile parking.

While the automobile is now the primary form of transportation in Dunean, alternative transit modes are still used. These other forms of transportation are likely used more often within the community rather than for commuting to work or shopping.

Dunean Transportation to Work	
Drove	74.7%
Carpooled	19.6%
Public Transportation	1.1%
Walked	2.2%
Other Means	2.3%

Figure 11: Dunean Transportation Modes

With alley access to most properties and 89% of Dunean's streets equipped with sidewalks, this community is well prepared to become a multi-modal, pedestrian focused community once again. Some infrastructure will need to be repaired, but the biggest change that would need to occur would be a focus on connectivity to surrounding areas. Safer routes for bicyclists and pedestrians to school, work, and recreational activities as well as additional amenities within the community will encourage more widespread use of this already existing infrastructure. As utility services are removed from the alleys, they may be able to serve as additional to off-street parking.

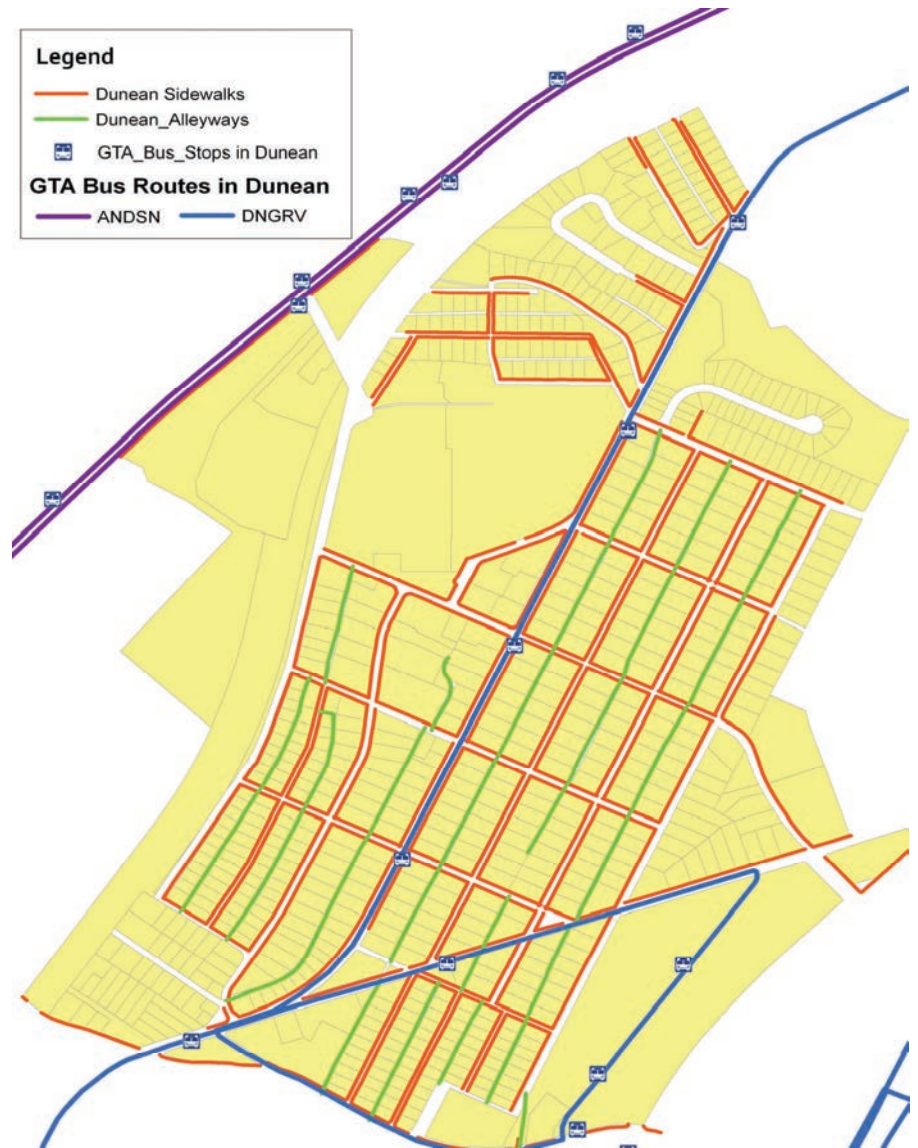


Figure 12: Dunean Multi-Modal Transportation Network

Housing

As mentioned before, Dunean is predominantly comprised of single family residential units. Of the 654 housing units in Dunean, 626 are single family. Since the houses were sold by the Mill in the late 1940's and early 1950's Dunean has gone from a community of homeowners to one with a majority renter population. Based upon varying estimates, Dunean is between 45% and 51% renter occupied, with an estimated 48% of all single family homes owner occupied. This is a much lower rate relative to Greenville County and the country as a whole (Figure 15).

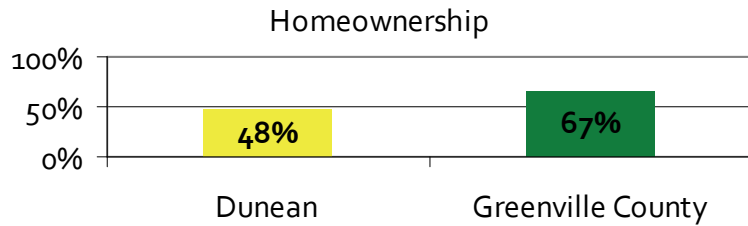


Figure 15: Dunean and Greenville County homeownership %

Dunean also has a median home value less than half that of Greenville County's. While the affordability of these homes is great for attracting first time homebuyers, those looking to downsize ,or those on a budget, the age and condition of some homes must also be considered.

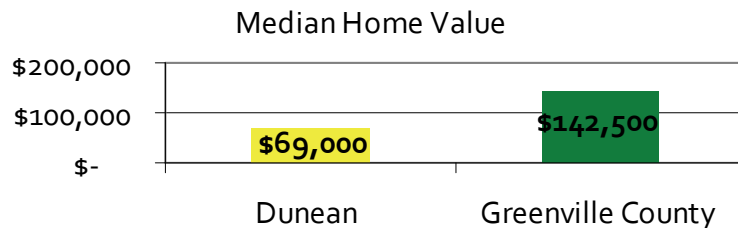


Figure 16: Dunean and Greenville County median home value \$

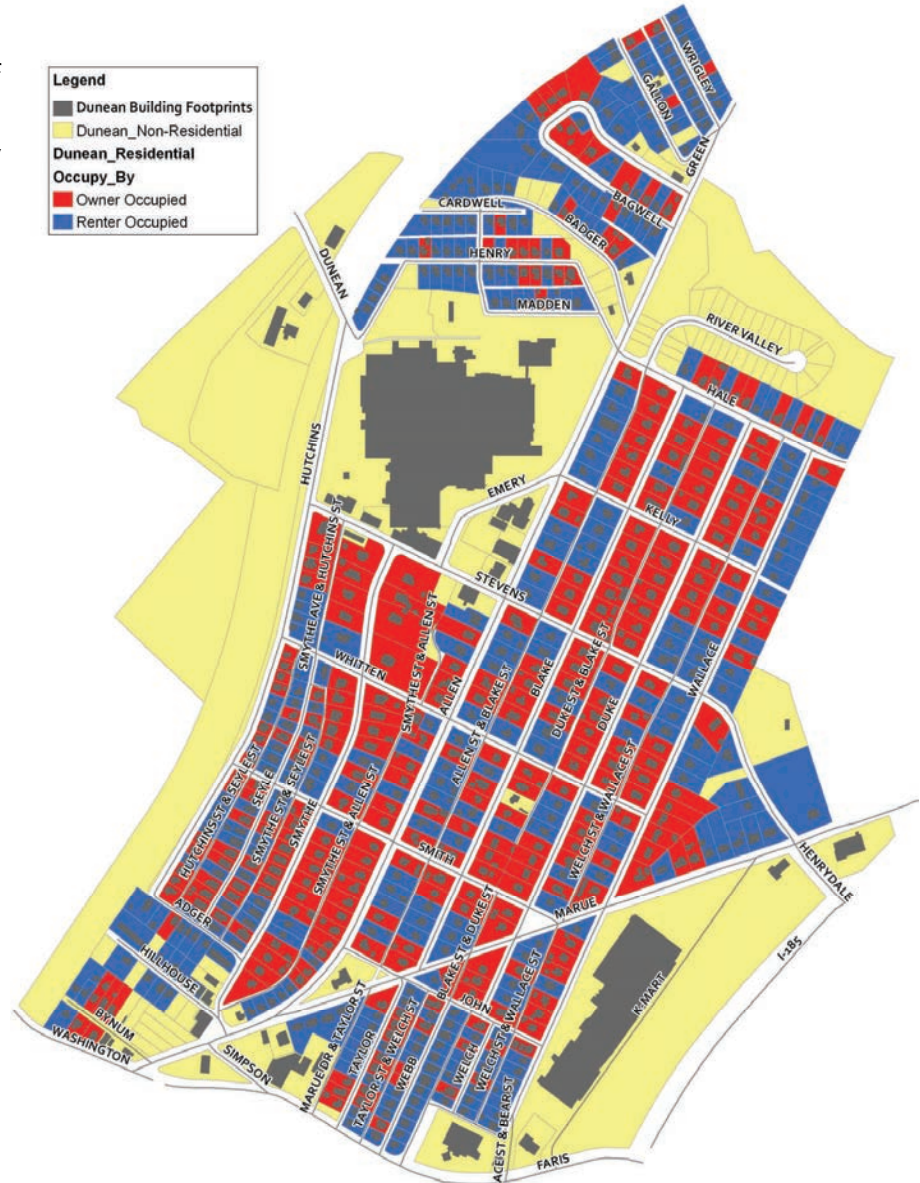


Figure 17: Dunean Renter and Owner Occupied Housing

Housing continued

Most of the houses in Dunean were small 1 1/2 story salt-box houses, many of which were later converted to 3 or more bedrooms for growing families. There are, however, several other types of houses within Dunean.



Typical mill houses in Dunean

Smythe Avenue, especially the block between Whitten and Stevens Streets, where many mill foreman and supervisors lived, is filled with several older, well preserved, two story homes. This section of the neighborhood is perhaps one of the best preserved residential blocks of any mill village in Greenville County.



One of the larger homes on Smythe Ave

Aside from these dominant architectural styles, there are several other houses that have been built over time, including ranch and duplex buildings on the edges of the community. There are opportunities for additional housing, which,

if planned effectively, would create more options for residents from all walks of life, and may attract new homeowners to the Dunean Community.

Most of the homes in Dunean have been well preserved over the years and are in better shape than many homes in similar communities throughout the County. This is evident in the low number of vacant residential lots, especially when compared to the neighboring Judson. Some of the housing stock in Dunean, however, is in

poor condition. Much of this is simply due to neglect by absent landlords. Some dilapidation may also be the result of the limited incomes of residents, including seniors, which may make repairs difficult.



An old mill house awaits repair or demolition

Dunean's housing is the best reminder of its past and its most important asset for the future. Preserving existing housing replacing homes that are beyond repair will be vital to ensuring the community remains strong and stable. A full survey of housing conditions should identify distressed properties and will help in developing options to improve housing quality.

Education

While Dunean millworkers were typically very hard working, blue collar individuals, the life this work afforded their children usually included school. Education, at least at a basic level, was valued by the mill and Dunean families alike throughout most of the community’s history. Until 1980, students attended the Dunean School until 7th grade. Parker High School, which was nationally recognized, served Dunean and other Mill Crescent students up through graduation. Dunean no longer has its own school so most children in Dunean attend Thomas E. Kerns Elementary, Hughes Middle Academy & Southside High School, while others attend Hollis Academy, Sevier Middle, and Greenville High Academy, depending on where they live within the neighborhood

Dunean Schools

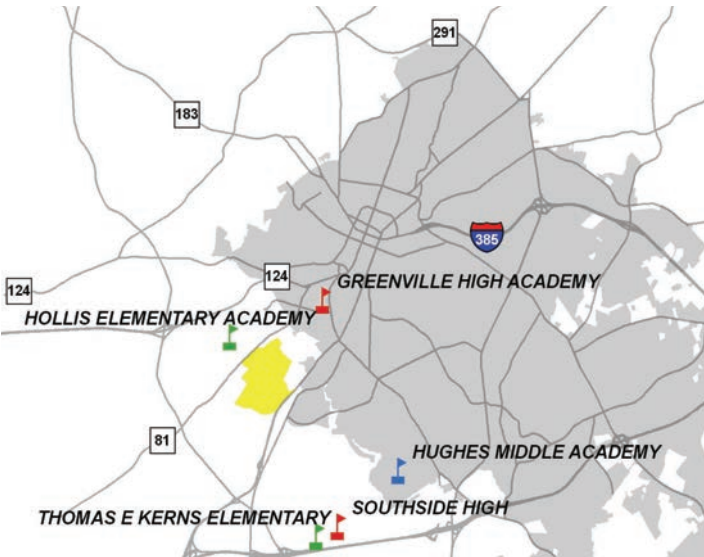


Figure 18: Greenville County School Districting for Dunean Students

Educational Attainment

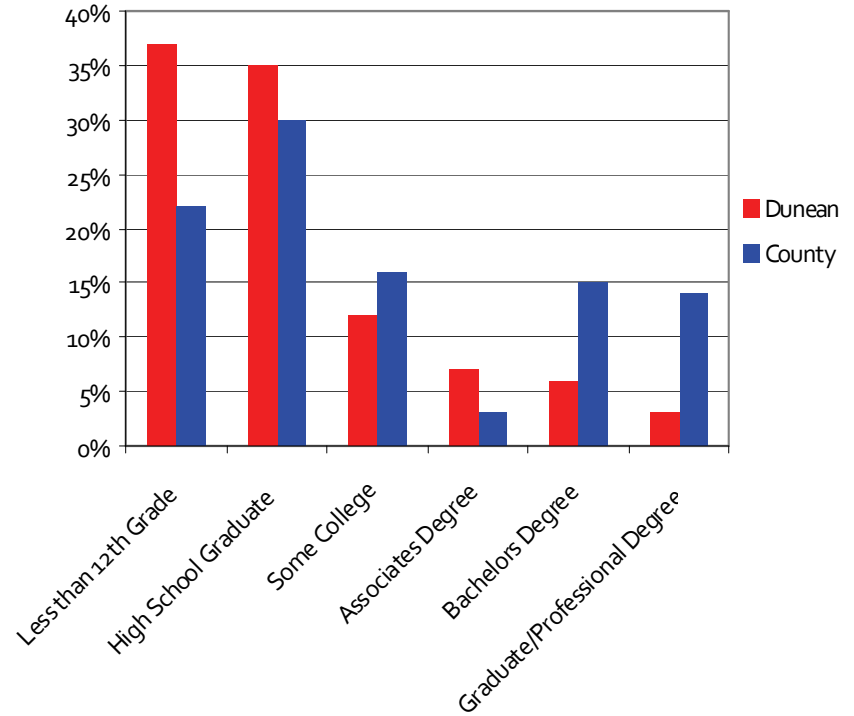


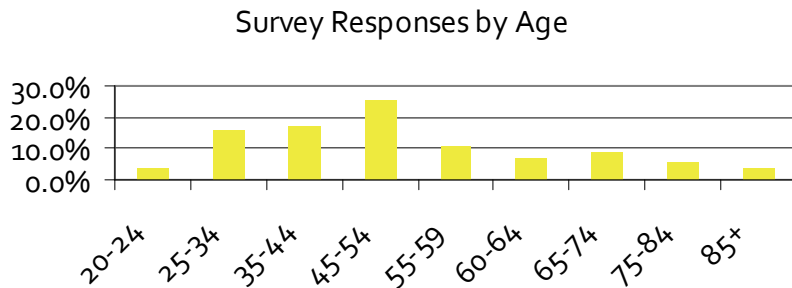
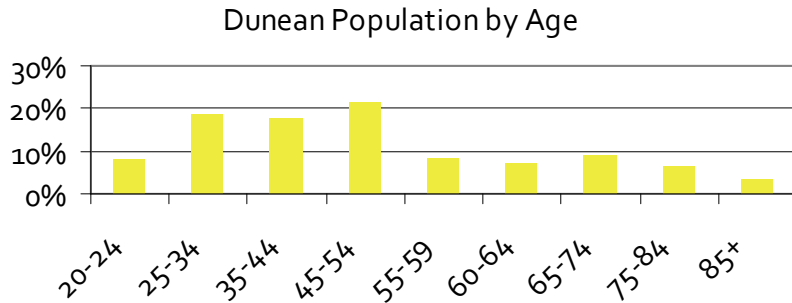
Figure 19: Educational Attainment

Close to 37% of Dunean residents have not graduated high school. Dunean places higher than many other mill villages in educational attainment, but overall does poorly when compared to the rest of the region. This is a potential weakness which may threaten future growth by keeping away prospective employers and prospective residents with school aged children, as local school performance has become a high priority for many home buyers.

From The Residents of Dunean

While the community profile can paint a general picture of the community, numbers will never do justice to the personal opinions of those who actually live in Dunean, and for whom this plan is ultimately designed.

In January and February of 2012 Greenville County Planning Staff mailed a simple, two page survey to each of the over 600 homes in Dunean. Close to 120 households responded for almost a 20% response rate. This survey told staff not only who lived in Dunean, but also what they thought about their community. The age range of respondents very closely mirrors that of the population of Dunean itself.

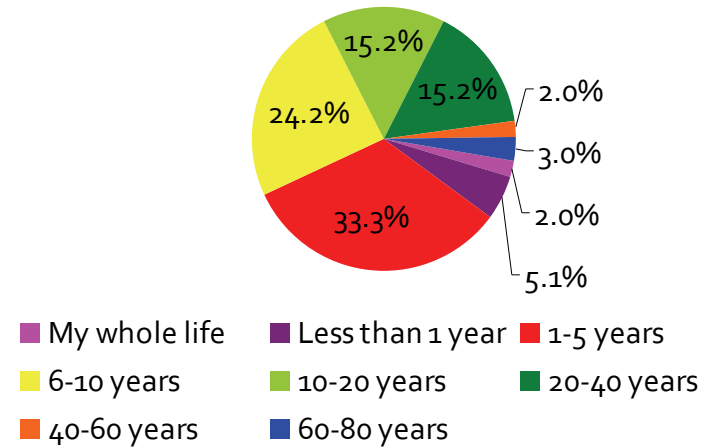


Figures 20 & 21: Dunean Age Groups and Survey Respondent Age Groups

While the age distribution was very similar, the responses were overwhelmingly from home owners (78%). It is unclear why this number is disproportionate to actual occupancy figures.

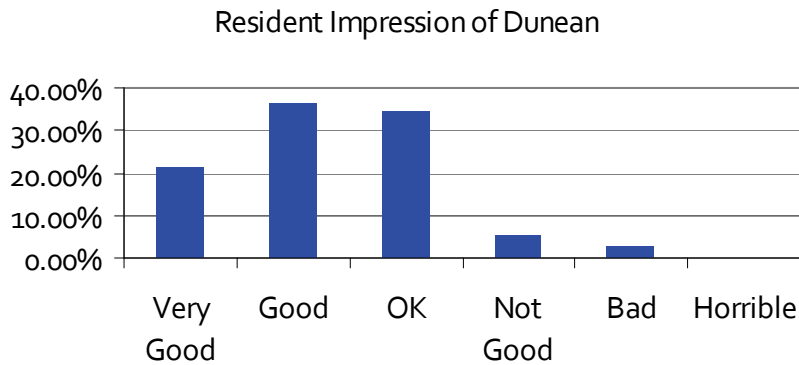
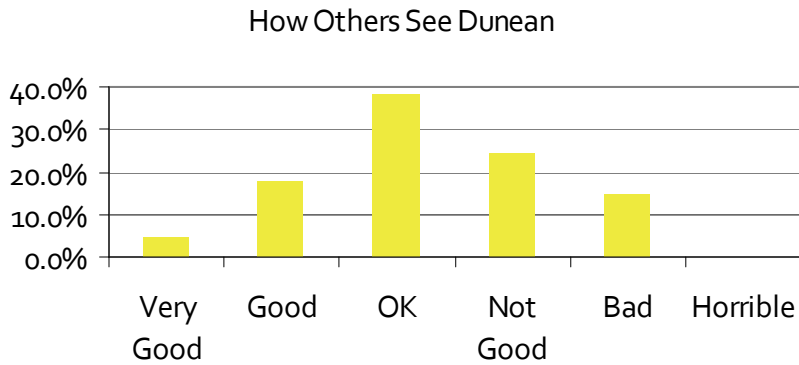
Dunean is, on average, a community of newer residents; the median residency for a Dunean resident is 6-10 years. There is, however, a large portion of the population that has lived in Dunean 40 years or more.

Length of Residence



Figures 22 : Length of Stay for Dunean Residents

When asked what they thought about their community, residents responded overwhelmingly positively. Close to 60% of the respondents saw themselves living in Dunean for at least 10 more years. While most residents held positive opinions about the community, the majority felt that those outside of Dunean held a negative perception of their community.



Figures 23 & 24: Impressions of Dunean

Residents were also asked to rank in order from least to greatest importance the issues they felt needed to be addressed in Dunean (see Figure 25). Not surprisingly, infrastructure, public safety, and community pride ranked highly.

1. Community Infrastructure	6.9
2. Public Safety	6.88
3. Community Pride and Involvement	6.51
4. Housing	5.71
5. Recreational Resources	5.53
6. Cultural Heritage	5.35
7. Economy and Jobs	4.98
8. Public Health	4.39
9. Natural Resources	4.37
10. Education	4.29

Figures 25: Resident Issues Ranked in Order of Importance

Residents were also given the option to comment on their experiences in Dunean. Listed here is a sample of their responses :

What was your first impression of Dunean, either growing up or after moving here?

CLOSE TO SHOPPING & TOWN

"PRIDE IN THE HERITAGE OF THE VILLAGE, SMALL TOWN FEEL"

"MY FATHER WOKRED AT THE MILL. MY GRANDMOTHER GREW UP HERE"

"I LIKED THE VILLAGE FEEL AND THE QUAINHT HOUSES"

"GROWING UP DUNEAN WAS A GREAT PLACE TO LIVE AND RAISE KIDS"

"I THOUGHT IT WAS A GOOD PLACE, BUT THINGS HAVE CHANGED"

"A LOVELY MILL VILLAGE, LOVELY OLDER HOMES, VERY AFFORDABLE, NEEDS SOME TLC"

"MOVING IN I THOUGHT IT HAD POTENTIAL IF CLEANED UP"

"CUTE, OLD TIMEY-LIKE NEIGHBORHOOD"

Has this impression changed? If so, how?

"TOO MANY SLUM LORDS RENTING TO PEOPLE WHO DON'T CARE ABOUT THE NEIGHBORHOOD."

"YES THERE IS TOO MUCH CRIME AND DRUGS IN THE AREAS NOW"

"YES, IT HAS CHANGED FOR THE BETTER. DUNEAN IS GREAT PLACE AND WITH IMPROVEMENTS WILL BE A FANSTASTIC NEIGHBORHOOD".

"THE TREES ARE GONE (MOST OF THEM ARE DEAD) THE RENTAL HOUSES ARE SO BADLY KEPT UP".

"NO, I WILL ALWAYS LOVE THIS COMMUNITY."

"DESPITE THE BREAK-IN LAST SPRING, I'VE SEEN THE NEIGHBORHOOD IMPROVING"

"IT IS A GOOD PLACE FOR SENIORS, BUT NOT AS SAFE AS IT USED TO BE"

"A LITTLE, MOSE OF US OLDER PEOPLE HAVE DIED OFF AND YOU HARDLY KNOW YOUR NEIGHBORS NOW".

"NO, STILL A NICE NEIGHBORHOOD. COULD USE SOME WORK ON DIFFERENT THINGS."

"YES TOO MUCH CRIME AND NOT SUITABLE FOR YOUNG KIDS"

"AFTER MOVING IN, I REALIZED THAT THE COMMUNITY HAS MANY DISTRESSED PROPERTIES AND NEEDS MANY IMPROVEMEMNT TO INCREASE HOME VALUES."

What is your LEAST favorite thing about Dunean?

"CREEPING BLIGHT. AGING INFRASTRUCTURE. DRUGS"

"OUT OF NEIGHBORHOOD TRAFFIC CUTTING THROUGH"

"TRASH ON SIDE OF MY HOUSE. PEOPLE SEEMS TO MAKE IT A DUMPING GROUND"

"THE WAY THE RESIDENT'S HAVE CHANGED."

"CRIME AND DISARRY OF THE SIDEWALKS AND ABANDONED BUILDINGS"

"THAT THE MAIN PART OF TH EMILL IS CLOSED AND PARKING LOTS GROWING WEEDS IN THE CRACKS. THE RESIDENTS WHO DON'T KEEP ORDERLY PROPERTY."

"THE UNKEPT RENTAL HOUSES OR HOUSES THAT ARE RUNDOWN"

"NO PARK, KIDS PLAY AND WALK IN THE STREET"

"THE BACK ALLEY BEHIND UPPER END OF WALLACE ST NEEDS TO BE PAVED".

"WOODED AREA NOT CLEAN"

"THE EXCAVATION OF THE BALLFIELD (PEA FIELD) FOR NO REASON"

"THE 'BAD' AREAS AND THE PERCEPTION OF THE NEIGHBORHOOD."

"I DON'T HAVE A STREET SIGN!"

"BORDERS ON SOME ROUGH AREAS"

What is your MOST favorite thing about Dunean?

"THE OLD HOMES AND CHURCH"

"FOR THE MOST PART, IT IS QUIET AND LAID BACK, IT IS THE ONLY PLACE I'VE LIVED".

"CLOSE TO EVERYTHING"

"LOCATION, AND HAS SO MUCH POTENTIAL".

"IT'S HISTORIC VALUE. TRUE DUNEAN PEOPLE HAVE A DISTINCT LOVE OF THE LAND AND CONSIDER IT A PRIVALEGE TO LIVE HERE."

"OVERALL A PRETTY PLACE TO LIVE"

"CLOSE TO DOWNTOWN AND MY TWO PECAN TREES AND FRONT PORCH"

"NEIGHBORS, COMMUNITY, LANDSCAPES"

"FAMILY GREW UP IN DUNEAN"

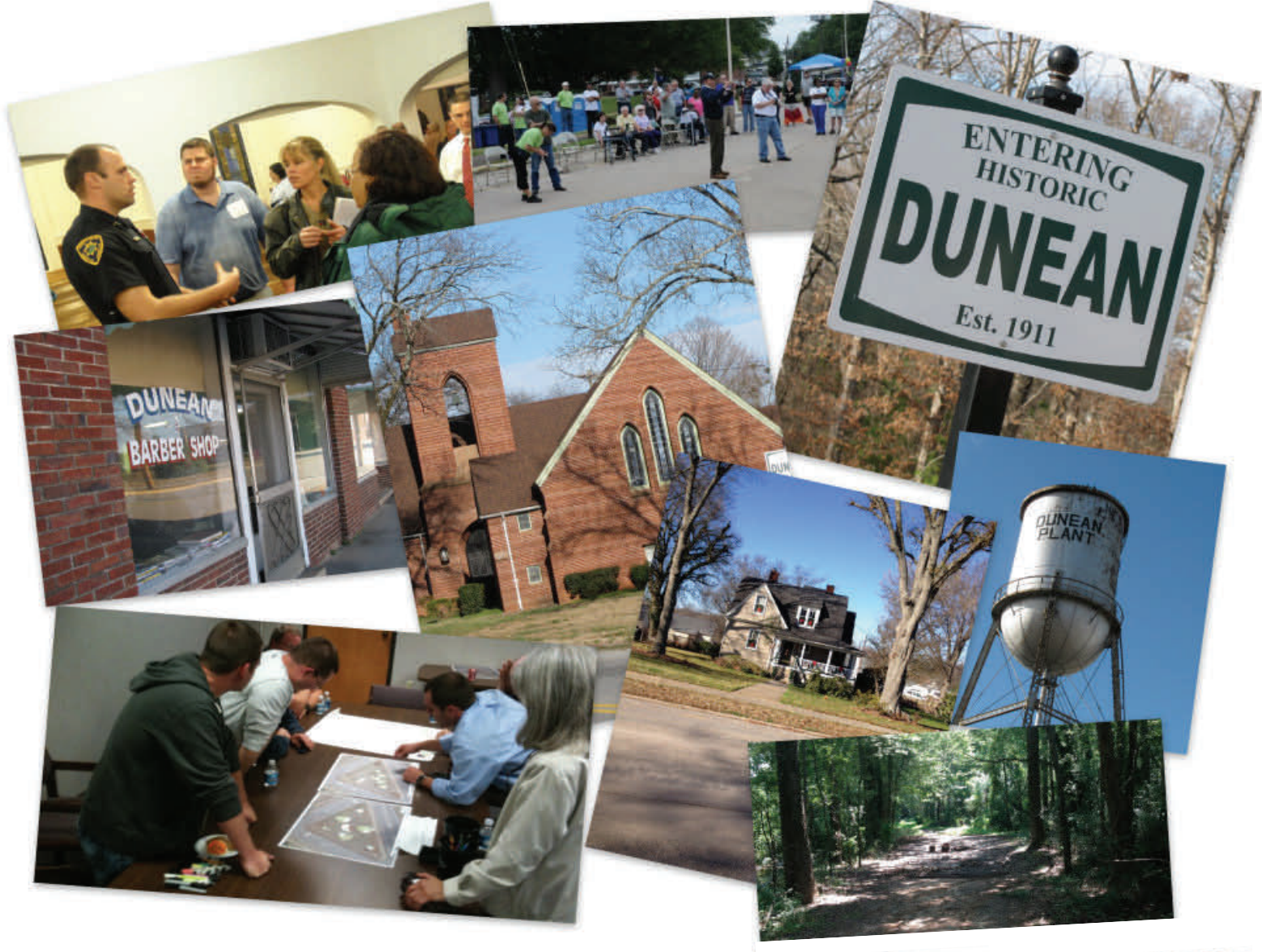
"THE HISTORY. I LOVE READING ABOUT AND SEEING PICTURES OF THE MILL VILLAGE. THE PEOPLE HERE HAVE A WONDERFUL COMMITMENT TO BRING DUNEAN UP".

"QUIET, LIKE ONE OF GREENVILLE'S SECRETS"

"DIVERSE IN MANY WAYS (ECONOMICALLY, RACIALLY, AGES, ETC.)"

"FLAVOR OF THE COMMUNITY - FAMILIES WHO HAVE LIVED THERE THIER WHOLE LIFE."

"WORKING CLASS NEIGHBORHOOD, CONVENIENCE"



Dunean Community photo collage

Historic. Charming. Unique.

Working Together

The Dunean Community is a well organized neighborhood. Over the past several years, various organizations such as the Dunean Mills Community Alliance and Dunean Historical Society have taken root, all with similar missions to preserve and enhance their historic community. Before this plan even began, many initiatives to improve Dunean were already underway. It was determined, however, that the development of a plan that could help bring together all parties involved in improving Dunean would be beneficial for the entire community.

Leaders from Dunean Mills Community Alliance came to the Greenville County Community and Planning Department in the Summer of 2011 to request planning assistance for their community. Shortly afterwards, staff gained approval from Councilwoman Lottie Gibson, and as redistricting occurred, Councilwomen Xanthe Norris and Liz Seman to begin this process. Staff then presented a plan proposal to the County Planning and Development Committee and Planning Commission in

September and October of 2011, respectively. With full support from these elected and appointed officials staff began the planning process. In late fall through winter of 2011 and 2012 staff hosted many meetings and community events, speaking with local residents and gaining a better



Community Meeting, old Dunean diner

understanding of the community. During this time, staff also assisted the Dunean Mills Community Alliance with acquiring a parcel of land and designing and developing a small park. Centennial Park at Dunean Mills, as it is now known, will be a passive use park focusing on the historical aspects of the community, especially the old Dunean School, formerly located adjacent to the park.



Community charette for park design



Design for Centennial Park at Dunean Mills, located on Marve St.

Project Scope, Timeline and The Community Planning Process

A full inventory was completed, along with a community-wide survey, and one-on-one interviews with willing residents. This culminated with an official kick-off of the public input phase of the plan at the Dunean Methodist Church in February of 2012.

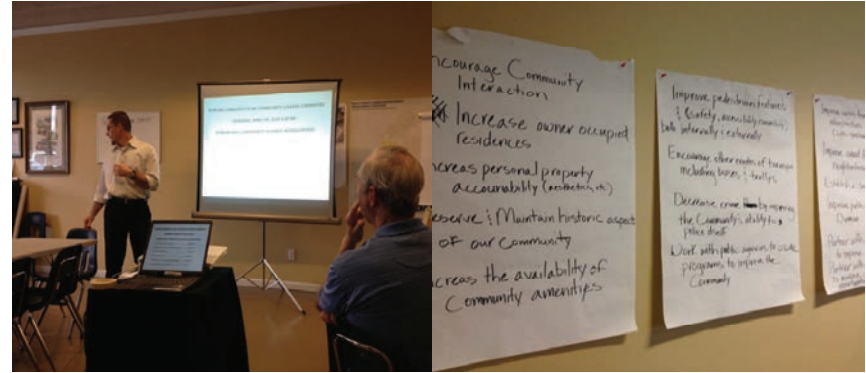
The kick-off was well attended, with over one hundred residents, stakeholders, and elected officials present. Staff showed the community a short video of first hand recollections of Dunean's history, followed by the results of the inventory, and description of the planning process.



Dunean Community Plan Kick-Off

Afterwards, attendees were given a chance to speak with public service providers and county staff about specific issues or concerns. Those willing to serve in a more intimate role signed up to take part in citizen committees.

The Dunean community planning process can be seen in Figure 28 on the following page. The plan involved 5 basic groups working together throughout various phases of the plan: elected and appointed officials who oversaw and approved of the planning process, planning staff who facilitated the plan, community stakeholders (businesses groups, non-profits & public agencies) who will be involved in implementing the plan, Dunean community leaders who helped devise the vision for their community, and Dunean residents who provided feedback and detailed information on the needs of the community.



Community Leaders Committee developing Goals & Vision for Dunean

Following the kick-off, staff began working with the Dunean Community Leaders Committee to develop a vision for the community over the next 10-20 years. These three meetings followed a strategic visioning process detailed below. The Committee provided input, discussed, revised, and agreed upon:

- First, the values that would guide their community
- Second, a vision of what Dunean will be in the future
- Third, a set of goals to achieve the agreed upon vision

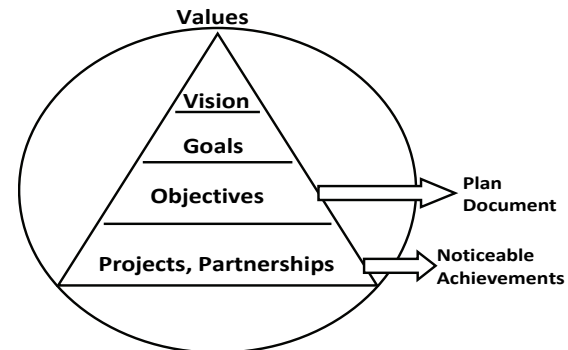


Figure 27: Strategic Visioning Diagram

Dunean Community Plan Timeline

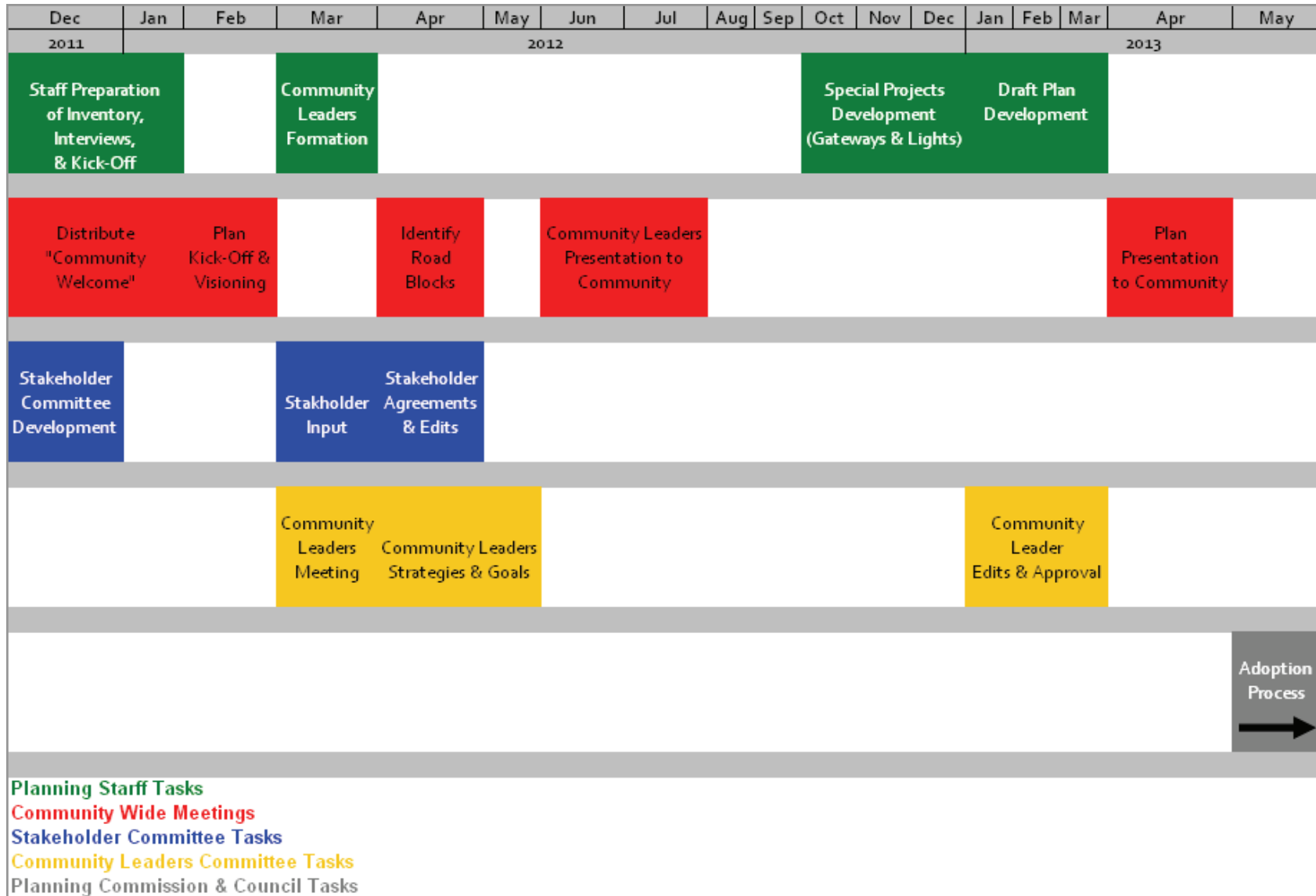


Figure 28: Dunean Community Plan Timeline

Once completed and approved by the Community Leaders Committee, staff took the Vision and Goals for Dunean to a second community-wide event, held at The Dunean Baptist Church in May of 2012. Here, participants gave additional input and offered additional ideas on actions and projects that could be implemented to achieve community goals.

Staff took these ideas and worked with community stakeholders throughout the Fall of 2012 to gain agreement and to develop a draft a Work Program for the next 20 years. This program contains each goal, the action items necessary to achieve the goal, necessary participants, and time frame for completion (or initiation in some cases). At this time, staff also began working with local businesses and organizations, including the Greenville Health System, to develop a gateway and branding strategy for the community. The results of this effort can be seen in the appendix document Dunean Gateways, developed by Image Resource Consultants.

Shown in the following Chapter, the Dunean Community's Vision, Goals, and accompanying Action Items (found in the Work Program) was unveiled to the Community in May of 2013.

Approved by the community, the Re-Invention Chapter makes up the bulk of the official adopted work plan for Dunean. Staff strongly believes that if all participating partners use this section as a guide, Dunean will see measureable results and the quality of life for all community residents will improve significantly in subsequent years.



Re-invention

Dunean Values and 2032 Vision Statement

Dunean Community Values:

“Residents of Dunean are proud of their unique and historic community. With its close knit character, rich traditions, family friendly atmosphere, beautiful, well-built homes, welcoming churches, diverse neighbors and proximity to modern amenities this 100 year old community provides an affordable and convenient lifestyle for its residents that is hard to find anywhere else.”

Dunean 2032 Vision:

“Much as it has been throughout the past century of its existence, Dunean remains a vibrant community whose foundations are grounded in faith, family and a strong sense of community. This historic mill village has continued along a stable path for its second one hundred years by striking a balance between economic, social and environmental stewardship.

Dunean residents have created social connections and points of interest within the community to continue to tell the story of its past while building its future. By making great strides to preserve and protect its quaint mix of bungalow style homes and create and enhance parks, greenspace, and recreational facilities the community has maintained and improved upon its built and natural environment. Dunean’s highly safe and pedestrian friendly streets encourage community interaction amongst its diverse residents. The continued affordability of the neighborhood promotes ongoing prosperity and personal advancement. All of the opportunities that Dunean offers its people have also helped this charming neighborhood to attract new, long term, invested residents who carry on the heritage and traditions of the community. Thanks to the efforts of the residents of Dunean to maintain and improve their already high quality of life the community has become a Gateway to Western Greenville, a shining example of a strong and attractive 21st century mill village and one of Greenville’s premier neighborhoods. Many other neighborhoods have tried to duplicate what has been achieved here however, this community remains uniquely Dunean.”

Dunean Community Goals

The following goals are addressed in great detail throughout this section. The timeframes associated with each goal are also listed and follow these parameters: immediate=0-1 year; short range= 1-3 years; mid range=3-10 years; and long range=10-20 years.

1. Preserve and promote the wealth of historical resources within Dunean
2. Improve the overall beauty and aesthetics of the Dunean community to help encourage more ownership of the community and responsibility for personal property
3. Emphasize Dunean's identity and sense of place in order to improve public perception and awareness of the community
4. Increase and improve the availability of both public and private amenities and business within Dunean
5. Create partnerships with local businesses and public agencies that will work together to improve Dunean
6. Encourage opportunities for community interaction that foster stronger relationships amongst Dunean neighbors
7. Decrease crime within Dunean by improving the community's ability to respond to threats
8. Encourage alternative modes to automobile transportation in Dunean and improve pedestrian safety, accessibility and connectivity both internally and externally
9. Partner with public and private educational institutions to increase the availability and awareness of education opportunities in Dunean
10. Explore opportunities for adult education and career advancement for residents in Dunean

Dunean work Program Goal 1: Preserve and promote the wealth of historical resources within Dunean

- **Historic Sites Survey** - **The Dunean Historical Society** and the **Greenville County Historic Preservation Commission** will determine those properties of historical significance and worthy of protection in Dunean. This inventory will be useful for many other purposes in the plan.
- **History/Heritage Walk and Tours** - Based upon the historic sites survey, work with the **Dunean Historical Society** and **Greenville Forward** to designate and market a historic walk through the neighborhood. Passing historic sites, homes, buildings, and other important places (both new and old), new residents and visitors can catch a glimpse of life in Dunean over the past century. This will not only shine a spotlight on Dunean, it will attract new people and funds that can help preserve the community's historic resources.
- **Historical Markers** - **Greenville County Council, SCDOT, the Dunean Historical Society, and Greenville County Historic Preservation Commission** will designate and install additional signage at specific points of interest in Dunean. These signs can be typical historic highway markers or more simple wooden constructions.

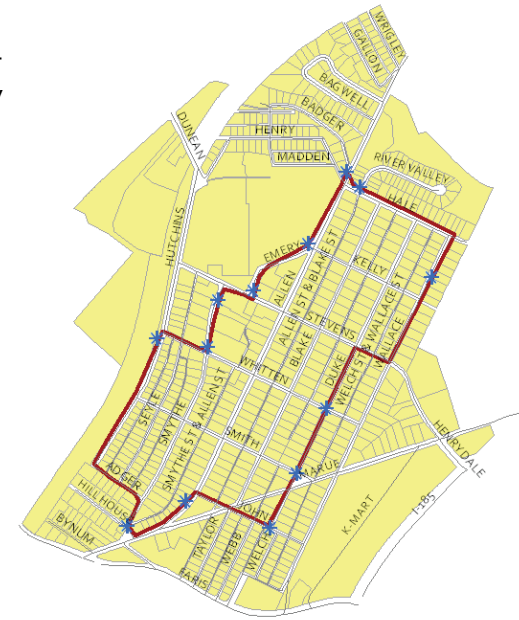


Figure 29: Historic Walk Route



Historic marker in Greenville

- **Historic Preservation District** - In several years, discuss with **property owners** their interest in establishing the Dunean community as a historic district on the National Register of Historic Places. If this is a goal of the community at that time, work with the **Greenville County Historic Preservation Commission** to submit an application.
- **Mill Tours** - Arrange regularly scheduled monthly times for the **Textile Heritage Society and the Dunean Historical Society** to host mill tours for residents and visitors alike, that may be in-terested in exploring the facilities where previous Greenville citizens and possibly relatives once worked. Work with **Greenville Forward** to publicize the events via their online calendar.

Dunean Work Program Goal 2: Improve the overall beauty and aesthetics of Dunean

- **Community Clean Up Days** - **The Greater Greenville Sanitation Commission, United Way, Dunean Mills Community Alliance, Dunean Historical Society**, and other organizations will establish, publicize, and support quarterly “clean up” days in which the community will be encouraged to participate in beautifying Dunean. Annual days can initially be established before embarking on the task of scheduling quarterly events. This initiative will increase residents’ senses of ownership and pride in their community.



Winter view of trees along a Dunean Street.

- **Street Tree Survey** - **The Dunean Historical Society, Dunean Mills Community Alliance**, and **Trees Greenville** will partner to develop a street tree survey for the community and planting programs (including maintenance schedules and responsible parties) can be established for future plantings, ultimately enhancing the aesthetic character of the area.
- **Housing Survey** - A housing survey has been completed by the **Greenville County Planning** staff as part of this plan. It indicates troubled rental properties and offers a baseline from which to measure changes in the community after plan implementation occurs.
- **Strategies for Incentivizing Property Upkeep** - The community will collaborate with the **Greenville County Redevelopment Authority** to identify policies and other mechanisms that can be implemented to encourage landlords in this community and others in the county to maintain their properties, leading to a cleaner, more attractive place to which visitors will be drawn and which residents will embrace.
- **Yard of the Month Program** - Establish partnerships with the **Dunean Mills Community Alliance, Dunean Historical Society**, and **businesses** in the community, including **K-Mart, Spinx, Bi-Lo**, and **CVS** to offer incentives to residents to maintain their yards through a competitive “yard of the month” designation.



Sample yard of the month sign

Goal 2 Continued

- **Housing Repair Programs** - The **Dunean Mills Community Alliance** should advertise, promote, and assist Dunean homeowners in applying to the following various programs geared toward rehabilitating homes in need of major repairs. This will strengthen the housing stock in the community and attract future quality developments. The **Dunean Historical Society** could also provide consultation and assistance to those wishing to renovate their homes in the historic Dunean style., and develop a pattern book of Dunean vernacular architecture.
- **GCRA Home Repair Program - Greenville Redevelopment Authority's** Home Repair Program offers loans and construction expertise as well as financial counseling, ideal for senior and/or disabled homeowners in the community in need of major repairs to their homes.
- **Allen Temple CEDC Home Rehabilitation Grants** - Similar to GCRA's Home Repair Program, the **Allen Temple Community Economic Development Corporation** offers up to \$20,000 to low-income homeowners in need of repairs.
- **Community Conservation Corps Home Efficiency Programs** - **Furman University's Community Conservation Corps** offers assistance to low-income homeowners for weatherizing their homes and ultimately improving energy efficiency and reducing utility costs.
- **Redevelopment of Dilapidated and/or Abandoned Properties** - Over the next decade, form arrangements among **Greenville County Redevelopment Authority, Homes of Hope, Habitat for Humanity, Allen Temple CEDC,** and others to rehabilitate and redevelop properties throughout the Dunean community, thus eliminating blighted areas and enhancing the community as a whole.
- **Codes Sweeps** - Initially, **Greenville County Codes Enforcement** should make bi-annual code sweeps throughout the Dunean community. Once a reduction in violations is realized, these visits can become annual ones. Residents will still be primarily responsible for reporting code violations and encouraging their neighbors to maintain their properties for the benefit of the entire community. As the Neighborhood Watch program is strengthened, this undertaking may become adopted by that group.



Before and after example of Allen Temple CEDC house rehabilitation

Goal 2 Continued

- **United Way GAP Assistance Program** - The **Greenville County Redevelopment Authority**, in conjunction with the **United Way of Greenville County** offers a Grant Assistance Partnership for established community associations within one of their community development block grant (CDBG) designated districts. Currently, Dunean is not recognized as a CDBG area, but the **Dunean Mills Community Alliance** should continue to communicate with GCRA regarding the future possibility of this option.
- **Senior Housing Options** - In addition to redeveloping abandoned properties, efforts by the **Greenville County Planning Staff**, the **Greenville County Redevelopment Authority**, and the **Dunean Mills Community Alliance** to create senior housing options within Dunean should be made in the coming years to allow current residents to “age in place” comfortably and safely.
- **Property Value & Population Studies** - In order to assess the impacts made in the Dunean community subsequent to this plan and other major events, as well as address future needs, annual surveys of property values and demographics should be completed and analyzed by the **Greenville County Planning Staff**.
- **Marketing of Housing Opportunities for Employees in Dunean** - As the housing market continues to develop in Dunean, opportunities for both new and historic home purchases and rentals should be marketed through all avenues, including public agencies (**GCRA**), community employers (**Greenville Health System**), **real estate agencies**, and the community itself (**property owners, DMCA**).



Senior Housing: The Cottages at Brushy Creek, Greenville Health System

Dunean Work Program Goal 3: Emphasize Dunean’s identity and sense of place

- **Branding Dunean** - Similar to many other Greenville County communities, Dunean is a historical mill town. Yet it embodies its own unique characteristics and history that need to be remembered and communicated along with its vision for the future. A recognizable brand will be adopted to convey to others what Dunean represents to those that live, work, and play there as well as what it meant for those who have done so in the past. This unique brand will be developed with **Greenville County Planning Staff, residents, and other community stakeholders** such as the **Greenville Health System**.



- **Advertise Dunean Happenings** - Formal communications between representatives of the **Dunean Historical Society, Dunean Mills Community Alliance, and local real estate agents, the Greenville News, WYFF 4, radio stations, and other media outlets** should be established and maintained, so plans for upcoming events can be broadcast to the wider community.
- **Major Entrance Gateways** - Collaboration among **K-Mart, Spinx, CVS, the Greenville Health System, ITG, the Dunean Historical Society, and the Dunean Mills Community Alliance** could lead to the design and placement of themed gateway features at the main entrances along Marue Drive, Faris Road, Allen Street, and Mills Avenue.



*Top: Current entrance into Dunean (intersection of Mill's Ave. and Grove Rd.)
Bottom: Rendering of possible future gateway features at this location*

Dunean Work Program Goal 4: Increase and improve the availability of both public and private amenities

- **Allen St. Neighborhood Commercial District** - Currently, the majority of Dunean is zoned for residential uses. This plan recommends rezoning a portion of Allen Street to Neighborhood Commercial, NC, to allow for retail and office opportunities complementary to the residential uses presently established. In addition to the current opportunity for home occupations within the R-10 district, flexibility would be offered for slightly more intense uses with structures solely devoted to the commercial or office venture. This change will require a request from **interested parties**, including the **Greenville County Planning Staff**, a public hearing process and ultimate approval by **County Council**.
- **Public Gardens** - The efforts of several local organizations including but not limited to, **The Dunean Historical Society, Gardening for Good, Greenville Forward, Engage Greenville, CITY Initiative, the Dunean Mills Community Alliance**, and area churches should be combined to create public gardens for the enjoyment of the entire Dunean community. Such gardens will offer healthy local food, leisure activity, and opportunity for community interaction and education. The **Lorrie Otto Seeds for Education** and **Operation Green Planet Free Seeds Grants** offer two additional opportunities for support.
- **Brushy Creek Greenway** - The development of a spur trail from **Sterling** to the Greenville Health System would create additional recreation and transportation opportunities within and extending from the community. This task relies on support from the **Greenville Health System, Greenville County Recreation District, Wetherill Developers, adjacent property owners**, and the **City of Greenville**.
- **Public Outreach Programs to Improve Healthcare** - Capitalize upon Dunean's local health related companies, such as **CVS, Kool Smiles, and the Greenville Health System** by partnering with **the Dunean Mills Community Alliance, ITG, K-Mart** and **Bi-Lo** to offer outreach programs and enhance the available healthcare services for area residents.
- **Anderson Rd. Mixed-use Sports Field and Amenities** - A safe environment for recreation could be developed along Anderson Rd. through collaborative efforts among **Serenity Place, the Dunean Historical Society, Dunean Mills Community Alliance**, and **Greenville County Recreation District**.



Rendering of Allen Street with neighborhood commercial uses

Goal 4 Continued

- **Hutchins St. Linear Park** - Extending from the old Dunean mill, Hutchins Street sits parallel to the Norfolk Southern Railroad line that borders Dunean. Along this street exists a wonderful opportunity to incorporate community uses compatible to that area, including a playground, a garden, and other open space with a raised stage much like the one in Falls Park. Through coordination amongst **Norfolk Southern, ITG, DHS, DMCA, Greenville County Recreation District, Trees Greenville, local churches, and neighboring property owners**, a park similar to the one pictured to the right can be realized.



Rendering of possible Hutchins St. linear park stage

- **Adaptive Re-use of Dunean Office Building** - What previously served as a mill office building offers the potential to be redeveloped in a way that recognizes Dunean's history and celebrates its future. A coordinated vision will need to be created by the owners, **Stevens Street Properties**, and other community partners such as **ITG, Dunean Historical Society, and the Greenville County Redevelopment Authority** to bring this plan to fruition.



Rendering of possible linear park along Hutchins Street

Dunean Work Program Goal 5: Create partnerships with local businesses and public agencies

- **Window Decal Program** - Using the branding identified through this plan, and with support from **area businesses** and the **Dunean Mills Community Alliance**, decals can be created and placed in the windows of local businesses that support the community. This could be done through a multi-level sponsorship program, or simply by a stated interest in giving back to Dunean through ongoing events and projects.
- **Community Works Carolina Microloans** - The recently established **Community Works Carolina** community development financial institution focuses on the economic development of low-income neighborhoods within upstate SC. The organization offers microloans of up to \$15,000 for qualifying applicants with new or existing businesses. With support from the **Dunean Mills Community Alliance**, this loan program may work well for in-home businesses and the proposed addition of neighborhood commercial uses.
- **Establish Entrepreneur Friendly Certification** - Work with the **Greenville County Chamber of Commerce, the Appalachian Council of Governments**, and other organizations interested in economic development to certify Dunean as an entrepreneurial friendly community. Ensure that policies adopted accommodate this vision and promote future economic growth for the area.
- **Dunean Business Association** - Several areas within the City of Greenville such as Augusta Road, the West End, and the Far West End have established business associations that promote the local ventures in their particular communities. Dunean could benefit from the creation and ongoing support of such an organization to enhance existing businesses and local networks and encourage the introduction of new ventures. This is a long range action to be adopted by new and existing businesses as the interest evolves.



Dunean Work Program Goal 6: Encourage opportunities for community interaction

- **Stevens St. Open Air Market** - In an additional effort to promote small local ventures and support community retail, an open air market (similar to the rendering pictured below) could be established in the abandoned open shed space along Stevens Street (former mill parking shed). The transformation requires support from the **Dunean Mills Community Alliance**, **Stevens Street Properties**, **ITG**, **local businesses**, and likely others.
- **Community Calendar** - Establish an online calendar of locally organized events which can be updated and maintained by various organizations in Dunean, including **Dunean Mills Community Alliance**, **Dunean Historical Society**, **ITG**, **Greenville Health System**, **St. Francis Hospital**, **local churches** and **businesses**. Advertise the online calendar location at public facilities in the community and through various media outlets.
- **Community Festivals** - In 2011, Dunean celebrated 100 years with a well-attended Centennial festival celebration. Annual events including the **Christmas Tree Lighting Celebration**, and **Memorial Day parade**, should continue to take place, commemorating Dunean's history and highlighting its evolving future. Additional community events in the future might include: community block parties, homecoming reunions, historical society events, and the like. Events such as these will likely require the cooperation of the **Dunean Mills Community Alliance**, **local churches and businesses**, **ITG**, **the Dunean Historical Society**, and others, with each group contributing its own special talents and input in developing a community wide "social events" calendar for all seasons.



Rendering of possible Stevens St. open air market

Dunean Work Program Goal 7: Decrease crime within Dunean

- **Neighborhood Crime Watch** - Dunean currently has a **Neighborhood Watch** program, yet it could enhance its effectiveness and improve public perception of safety in the area with increased participation throughout the community. This will take time, though two items to be implemented in the immediate future are listed below. This and the following two actions will involve the **Dunean Mills Community Alliance, the Greenville County Sheriff's Office, and residents**.
 - **National Night Out** - As part of this process, the **Neighborhood Watch** group should organize and encourage participation in the **National Night Out** event every August . Participation in this national event, along with ongoing neighborly support will greatly help with crime prevention in Dunean.
 - **Crime Walks** - Another option for deterring crime in the area and strengthening the **Neighborhood Watch** group is a crime walk with the **Sheriff** or neighborhood officer. These could take place as often as an officer is available and residents feel there exists a need for them.
- **Stevens St. Lights** - There currently exist light poles along Stevens Street that are not functional. To improve safety, efforts should be made to work with **Stevens St. Properties, ITG, Duke Energy,** and the **Dunean Mills Community Alliance** to correct this in the near future.
- **Lighting Audit** - Additional lighting replacement and/or upgrade needs should be established and prioritized through the completion of a community wide lighting audit by those associated with **Duke Energy, Greenville County Planning,** and the **Dunean Mills Community Alliance**. Lighting is only one component of environmental design that influences criminal activity, but it is an extremely important piece of an overall safe community.
- **Crime Prevention Through Environmental Design (CPTED)** - Additional design principles should be adopted and programmed to further reduce crime in Dunean, following established CPTED guidelines. This process will require input from the **Greenville County Sheriff's Office,** and **Dunean residents,** including **the Dunean Mills Community Alliance**.



Sample Street Lighting

Dunean Work Program Goal 8: Encourage alternative modes to automobile transportation in Dunean

- **Multi-modal Traffic Study** - **Greenville County Planning** will conduct a multi-modal traffic study with findings to be reported to **SCDOT, Greenville County Engineering, GPATS,** and **Livewell Greenville** with the desired outcome of enhancing the accessibility and safety for multiple modes of transportation throughout the Dunean community.
- **Traffic Calming Recommendations** - With the cooperation and support of **SCDOT, Greenville County Engineering, Greenville County Planning,** and **GPATS,** traffic calming measures as recommended by this plan such as traffic lights, speed bumps, signs, etc. should be implemented to enhance safety for pedestrians as well as automobiles.
- **Pedestrian Connections to GHS, Judson and downtown** - **SCDOT, Greenville County Engineering, GPATS, Greenville County Planning, the Greenville Health System, ITG,** and other **local businesses** will work to create pedestrian-oriented connections to **Judson, downtown Greenville, the Greenville Health System, and St. Francis Hospital.** This will allow for an alternative transportation method to the automobile or public transit. It may also encourage more recreational activity and interaction among neighbors using the paths.
- **Bus and Trolley Services** - The community will seek expansion of designated bus and trolley routes to include connections from Dunean to Greenville’s downtown and West End. The increase in public transit accommodations will enhance residents’ options for travel to work, shopping, and additional amenities and services in the downtown area. Communications among **Greenlink, the Greenville Transit Authority, Greenville County Planning, the City of Greenville,** and **GPATS** may determine feasible options.

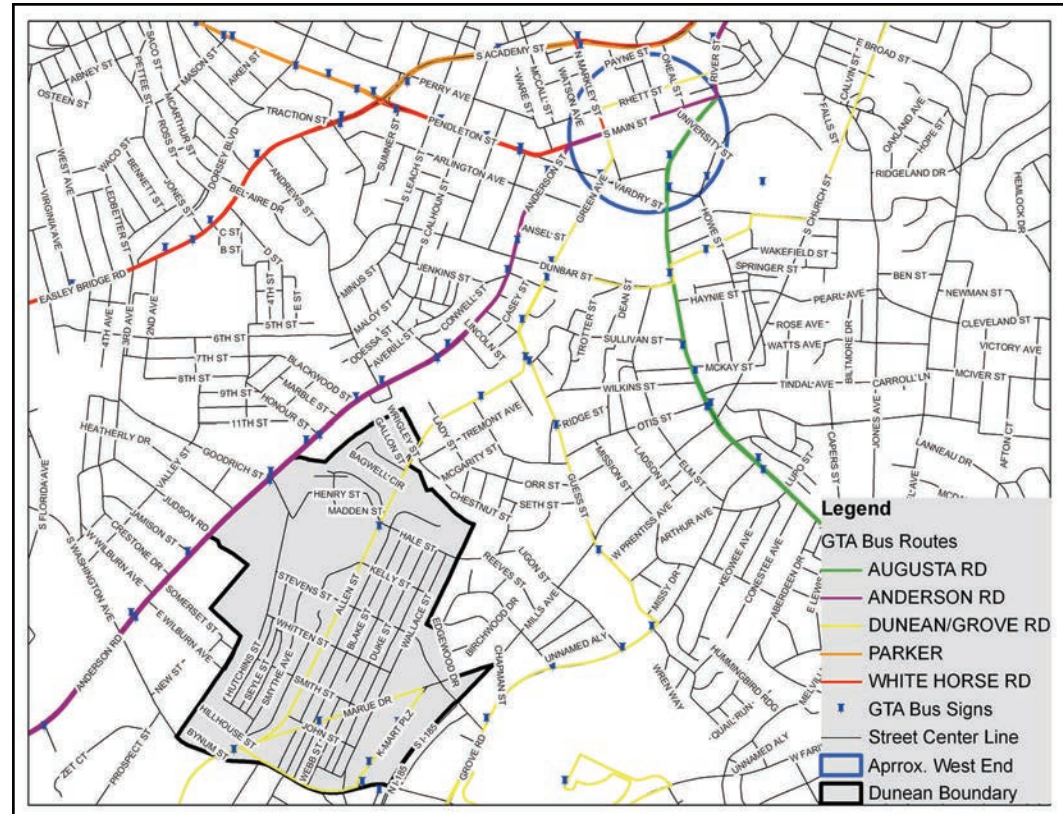


Figure 30: Current Greenlink (GTA) Routes & Stops

Dunean Work Program Goal 9: Partner with public and private educational institutions

- **Safe Routes to School (SRTS)** - **Greenville County Schools** and **Greenville County Planning** will determine how and when to apply for **Safe Routes to School** funding, especially as it relates to connecting young children to **Hollis Elementary Academy**. Such projects, perhaps including the proposed Hutchinson Street linear park, will enhance pedestrian accessibility throughout the community while placing an emphasis on safe options for school-age children and their families.
- **Tutoring Programs** - **ITG, local churches, the Dunean Mills Community Alliance, and Engage Greenville** will identify existing after-school tutoring programs for k-12 students in the community. If none exist with the capacity to serve Dunean, consider the feasibility of creating a program for the community. Establishing such programs will provide youth in the area a positive and productive outlet for interacting in the afternoons and early evenings.

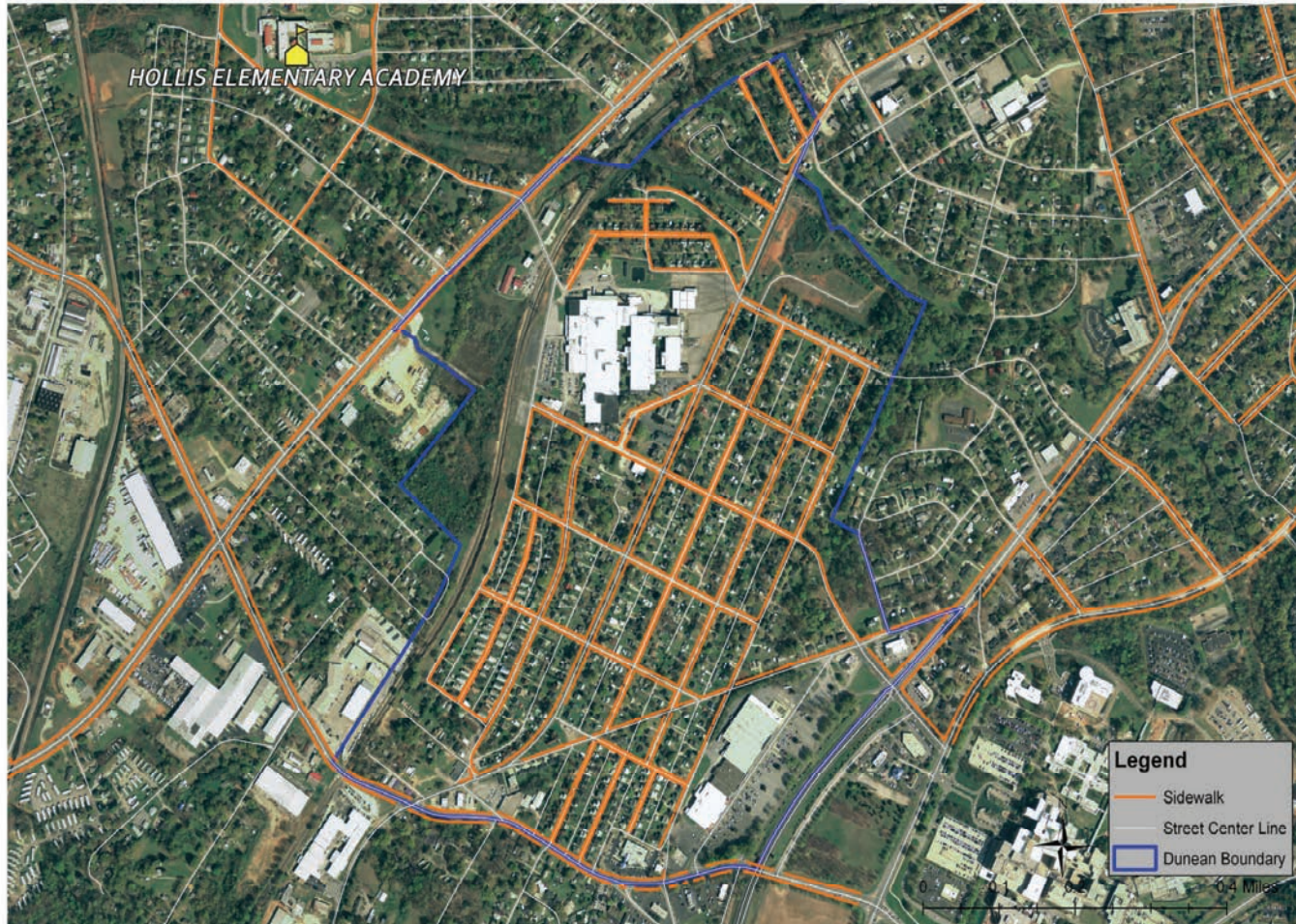


Figure 31: Safe Routes to School

Dunean Work Program Goal 10: Explore opportunities for adult education and career advancement

- **Education and Job Training** - The **Dunean Mills Community Alliance** will work with **The Urban League of the Upstate, Sullivan Lifelong Learning Center, Greenville Tech**, and other local organizations to promote their programs within the Dunean community.
 - **Urban League of the Upstate** programs include:
 - Pre-College Enrollment: prepares middle and high school students and their parents for college enrollment
 - Youth Leadership Development Institute: an employment experience and preparation program geared towards foster children
 - Business and Technology Center: offers office management and computer technology services to non-traditional students, welfare recipients, and displaced workers
 - **Career Link**: provides job seeking and placement services
 - **Sullivan Lifelong Learning Center**
 - Workforce Development Classes
 - WorkKeys Preparation and Assessment: WorkKeys is a job skills assessment. Many companies require a minimum score for certain positions.
 - Computer Classes
 - Childcare Training
 - Teambuilding
- **English as a Second Language (ESL) Classes** - The **Sullivan Lifelong Learning Center** also offers ESL classes. The facility is located only about 1.25 miles from the old mill. However, to provide easier access to Dunean **residents**, perhaps the **Dunean Mills Community Alliance, local churches, ITG**, or **other organizations** would be willing to open their facilities in the evenings for classes. Another possibility to enhance access would be a shuttle service provided by a local church or other organization.
- **ITG Resident Training Program** - The **Dunean Mills Community Alliance** will explore training program feasibility with **ITG**. Such a program would provide **ITG** with additional employee assistance while supplying residents with job skills helpful in securing future employment. A similar approach has been taken with multiple transportation manufacturing firms through a partnership with those businesses and the Greenville Regional Workforce Collaborative. That program, known as Career Skills Now, provides paid, on-the-job training (for a well-represented industry in Greenville County) to qualified applicants.

Dunean Master Plan

The Dunean Community Conceptual Plan

Re-Connect, Re-Invest, Re-Use,
Re-Imagine, Re-Discover, Re-Invigorate

Dunean Community Market



GHS Dynamo Trail



Railroad Linear Park



Neighborhood Commercial District



Dunean Historic District



Medical Student Housing, Gateway & Safe Crossing



Figure 32: Dunean Conceptual Master Plan

Uniquely Dunean

With over 100 years of history, and several well preserved homes and buildings, Dunean is a tribute to a bygone era. If effectively protected and preserved Dunean's historic resources may attract people to this area of Greenville to stay.

Even through the gradual decline that the community has experienced over the last forty years, Dunean is still a great community with lots of potential for improvement. The Dunean Mill Village is a dynamic neighborhood that is well poised, both geographically and in terms of available resources, to achieve the vision set out by its residents and become one of the pre-eminent mill village communities of the next century in both Greenville County and Upstate South Carolina.

Located close to modern amenities, Interstate 185, other major state routes, and only minutes from downtown Greenville, the Dunean Community represents an affordable option for those seeking the conveniences of urban living without the expense commonly associated with a downtown lifestyle.

Existing and additional recreation and community amenities, both throughout Dunean and greater Greenville can only improve Dunean's appeal to new residents both young and old.

The neighborhood is diverse, yet close-knit and very active . Strong community churches and neighborhood ties continue to keep community spirit. Anyone looking for a quiet community with friendly neighbors will be welcomed here.

Though the mill is still in operation, it is no longer the backbone of the community that it once was. While the present owners are excellent partners with regard to the renaissance of Dunean, the community would benefit from investment and unique perspectives from a wide range of stakeholders . Continuing to work with the organizations such as the Greenville Health System, for example, will provide the necessary means for community improvement and change.

As Dunean faces the difficult challenge of preserving its identity while at the same time improving its image and appeal, it is our hope that this plan will serve as an inspiration for the community. By working together in pursuit of the goals of this plan, Dunean may once again be the thriving community it once was...Historic. Charming. Unique.

Appendix

Summary of Dunean Work Program

Goal	Action Items
Preserve and promote the wealth of historical resources within Dunean	
	<ul style="list-style-type: none"> • Historic Sites Survey
	<ul style="list-style-type: none"> • History/Heritage Walk/Tours
	<ul style="list-style-type: none"> • Historical Markers at important locations
	<ul style="list-style-type: none"> • Historic Preservation District
	<ul style="list-style-type: none"> • Regularly scheduled mill tours
Improve the overall beauty and aesthetics of the Dunean community, encourage ownership, and property responsibility	
	<ul style="list-style-type: none"> • Annual and Quarterly community clean up days
	<ul style="list-style-type: none"> • Street tree survey and planting programs
	<ul style="list-style-type: none"> • Housing Survey to indicate troubled rental properties and allow benchmarks for review
	<ul style="list-style-type: none"> • Research ways to incentivize landlord accountability for upkeep
	<ul style="list-style-type: none"> • GCRA Home Repair Program
	<ul style="list-style-type: none"> • Allen Temple CEDC low income home rehabilitation grants
	<ul style="list-style-type: none"> • Yard of the month and other sponsored community improvement items
	<ul style="list-style-type: none"> • United Way GAP Assistance Program
	<ul style="list-style-type: none"> • Redevelop dilapidated and/or abandoned properties
	<ul style="list-style-type: none"> • Help market housing opportunities for employees in the Dunean
	<ul style="list-style-type: none"> • Community Conservation Corps Home efficiency programs
	<ul style="list-style-type: none"> • Annual to Bi-annual Codes sweep of Dunean
	<ul style="list-style-type: none"> • Work with available public and private housing agencies to create senior housing options
	<ul style="list-style-type: none"> • Conduct annual to bi-annual property value & population study to track progress
Emphasize Dunean's identity and sense of place in order to improve public perception and awareness of the community	
	<ul style="list-style-type: none"> • Create a brand for Dunean
	<ul style="list-style-type: none"> • Work with local media outlets to share plans for upcoming events and advertise Dunean happenings
	<ul style="list-style-type: none"> • Develop gateways at major entrances into the community
Increase and improve the availability of both public and private amenities and business within Dunean	
	<ul style="list-style-type: none"> • Create Allen St. neighborhood commercial district to attract retail and office opportunities
	<ul style="list-style-type: none"> • Create community-wide public gardens
	<ul style="list-style-type: none"> • Develop a Brushy Creek greenway spur from Sterling to GHS
	<ul style="list-style-type: none"> • Develop Hutchins St linear park for multiple community uses (garden, playground, stage)
	<ul style="list-style-type: none"> • Develop a mixed use sports field and other amenities on Anderson Rd site

Community Partners

Time Frame

Community Partners	Time Frame
Dunean Historical Society, Greenville County Historic Preservation Commission	immediate (0-1 year)
Dunean Historical Society, Greenville Forward	short range (1-3 years)
Greenville County Council, SCDOT, Dunean Historical Society, Greenville County Historic Preservation	mid range (3-10 years)
Commission Greenville County Historic Preservation Commission, Property Owners	mid range
Textile Heritage Society, Dunean Historical Society, Greenville Forward	mid range
Greater Greenville Sanitation, United Way, Dunean Mills Community Alliance, Dunean Historical Society	immediate
Dunean Historical Society, Dunean Mills Community Alliance, Trees Greenville	immediate
Greenville County Redevelopment Authority	immediate
Greenville County Redevelopment Authority	immediate
Greenville County Redevelopment Authority, Dunean Mills Community Alliance, Dunean Historical Society, homeowners	immediate
Allen Temple CEDC, Dunean Mills Community Alliance, Dunean Historical Society, homeowners	short range
K-Mart, Spinx, Bi-Lo, CVS, Dunean Historical Society, Dunean Mills Community Alliance, businesses	short range
United Way, Greenville County Redevelopment Authority, Dunean Mills Community Alliance	short range
Greenville County Redevelopment Authority, Homes of Hope, Habitat for Humanity, Allen Temple CEDC	mid range
Greenville County Redevelopment Authority, Greenville Health System, Dunean Mills Community Alliance, real estate agents, others	short range
Furman University Community Conservation Corps	mid range
Greenville County Codes Enforcement	long range (10-20 years)
Dunean Mills Community Alliance, Greenville County Planning, Greenville County Redevelopment Authority	mid range
Greenville County Planning	long range
Greenville County Planning, Greenville Health System, residents, others	immediate
Dunean Historical Society, Dunean Mills Community Alliance, local real estate agents, news agencies, and other media outlets	short range
Greenville Health System, Dunean Historical Society, Dunean Mills Community Alliance, and corporate sponsors (K-Mart, Spinx, CVS, etc.)	short range
Greenville County Planning, Greenville County Council, others	short range
Dunean Historical Society, Dunean Mills Community Alliance, Gardening For Good, Engage Greenville Forward, CITY Initiative	short range
Greenville Health System, Sterling Community, Greenville County Recreation District, Wetherill Developers, City of Greenville, others	mid range
Dunean Historical Society, Dunean Mills Community Alliance, Norfolk Southern, Greenville County Recreation District, TreesG'ville	mid range
Dunean Historical Society, Dunean Mills Community Alliance, Serenity Place, Greenville County Recreation District	long range

Goal	Action Items
	<ul style="list-style-type: none"> • Increase opportunities for health care through public outreach programs
	<ul style="list-style-type: none"> • Redevelop Dunean Office Bldg into Community Center or other adaptive re-use
Create partnerships with local businesses and public agencies that will work together to improve Dunean	
	<ul style="list-style-type: none"> • Create a window decal program identifying businesses that support the community
	<ul style="list-style-type: none"> • Community Works Carolina micro-loan program
	<ul style="list-style-type: none"> • Get Dunean certified as entrepreneur friendly
	<ul style="list-style-type: none"> • Develop a Dunean Business Owners Association
Encourage opportunities for community interaction that foster stronger relationships amongst Dunean neighbors	
	<ul style="list-style-type: none"> • Develop an open air market on Stevens St. to promote local retail
	<ul style="list-style-type: none"> • Develop a community calendar and schedule and organize events at community locations
	<ul style="list-style-type: none"> • Continue community wide festivals which celebrate Dunean
Decrease crime within Dunean by improving the community's ability to respond to threats	
	<ul style="list-style-type: none"> • Participate in a National Night Out event
	<ul style="list-style-type: none"> • Light Stevens St. Light Poles
	<ul style="list-style-type: none"> • Sheriff lead evening crime walks
	<ul style="list-style-type: none"> • Light audit to determine lighting upgrades and/or replacements
	<ul style="list-style-type: none"> • Create a more robust crime watch program
	<ul style="list-style-type: none"> • Create a CPTED program in Dunean and work with residents to on safe design principals
Encourage alternative modes of transportation in Dunean, improve pedestrian safety, accessibility, and connectivity	
	<ul style="list-style-type: none"> • Conduct a multi-modal traffic circulation and parking study for Dunean
	<ul style="list-style-type: none"> • Implement traffic calming recommendations from study (lights, speed bumps, signs etc)
	<ul style="list-style-type: none"> • Create pedestrian prioritized connections to GHS, Judson and downtown
	<ul style="list-style-type: none"> • Work to increase designated bus and trolley service to West End and downtown
Partner with public and private educational institutions to increase the availability and awareness of education opportunities in Dunean	
	<ul style="list-style-type: none"> • Apply for Safe Routes to school funding
	<ul style="list-style-type: none"> • Develop after school tutoring programs
Explore opportunities for adult education and career advancement for residents in Dunean	
	<ul style="list-style-type: none"> • Work with local non-profits to encourage college enrollment and job training programs
	<ul style="list-style-type: none"> • Provide classroom space for evening English as a second language classes to residents
	<ul style="list-style-type: none"> • ITG resident training program

Community Partners

Time Frame

Greenville Health System, Dunean Mills Community Alliance , corporate sponsors (ITG, K-Mart, Bi-Lo, CVS, Kool Smiles)	long range
Dunean Historical Society , Greenville County Redevelopment Authority, ITG, Stevens Street Properties	long range
Dunean Mills Community Alliance , and area businesses	immediate
Community Works Carolina, Dunean Mills Community Alliance	immediate
Greenville County Chamber of Commerce, Appalachian Council of Governments, other economic development organizations	mid range
Greenville County Chamber of Commerce, other economic development organizations and local businesses	long range
Dunean Mills Community Alliance , Stevens Street Properties, ITG, local businesses, and others	short range
Dunean Mills Community Alliance , Dunean Historical Society , Greenville Health System, St. Francis Hospital, ITG, churches, businesses	short range
Dunean Historical Society , Dunean Mills Community Alliance , ITG, local churches and businesses	long range
Dunean Mills Community Alliance , Greenville County Sheriff's Office, Neighborhood Watch groups	immediate
Dunean Mills Community Alliance , Duke Energy, Stevens St Properties, ITG	immediate
Dunean Mills Community Alliance , Greenville County Sheriff's Office, Neighborhood Watch groups	immediate
Greenville County Planning, Duke Energy	short range
Dunean Mills Community Alliance , Greenville County Sheriff's Office, and residents	mid range
Greenville County Sheriff's Office, Dunean Mills Community Alliance , and residents	mid range
Greenville County Planning, SCDOT, Greenville County Engineering, GPATS, Livewell Greenville	immediate
SCDOT, Greenville County Engineering, GPATS, Greenville County Planning	short range
SCDOT, Greenville County Engineering, GPATS, Greenville County Planning, Greenville Health System, St. Francis, ITG, adjacent communities	short range
Greenlink, Greenville Transit Authority, Greenville County Planning, City of Greenville, GPATS	long range
Greenville County Schools, Greenville County Planning, Safe Routes To School Resource	short range
Center Dunean Mills Community Alliance , Engage Greenville, ITG, and local Churches	mid range
Dunean Mills Community Alliance , Urban League of The Upstate, Greenville Technical College, Sullivan Lifelong Learning Center, and others	mid range
Dunean Mills Community Alliance , Sullivan Lifelong Learning Center, ITG, local churches, and	mid range
Dunean Mills Community Alliance , ITG	long range



Dunegan: Community Gateways

Greenville County



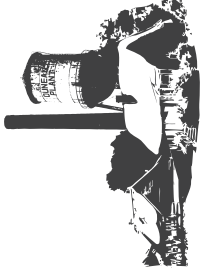
Community Icons
Smokestack / Water Tower



Yellow Brick Detail
from Mill building

Historic "Mill Village"
Community Environment

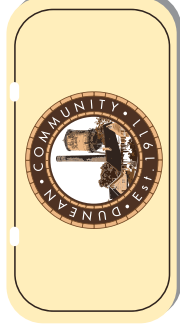
Community Established Year
almost a 100 Year Old



Background Illustration



Mono



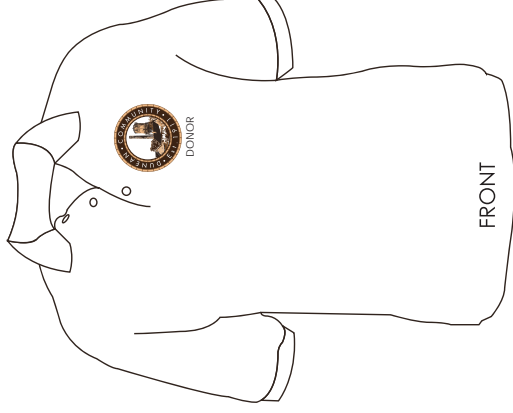
Vehicle Plate



Residence Flag Mounted



BACK

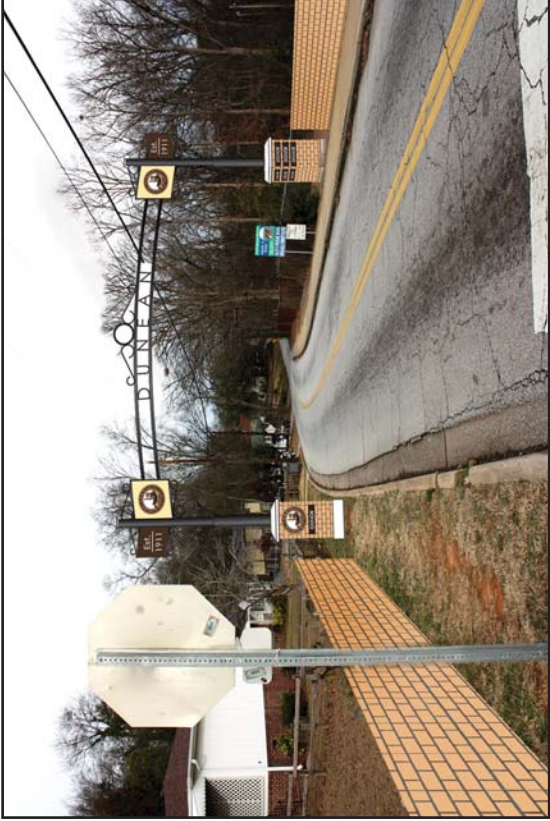


FRONT

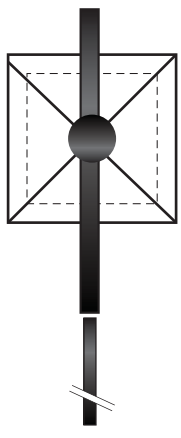
Embroider Layout

Dunean: Visual Identity

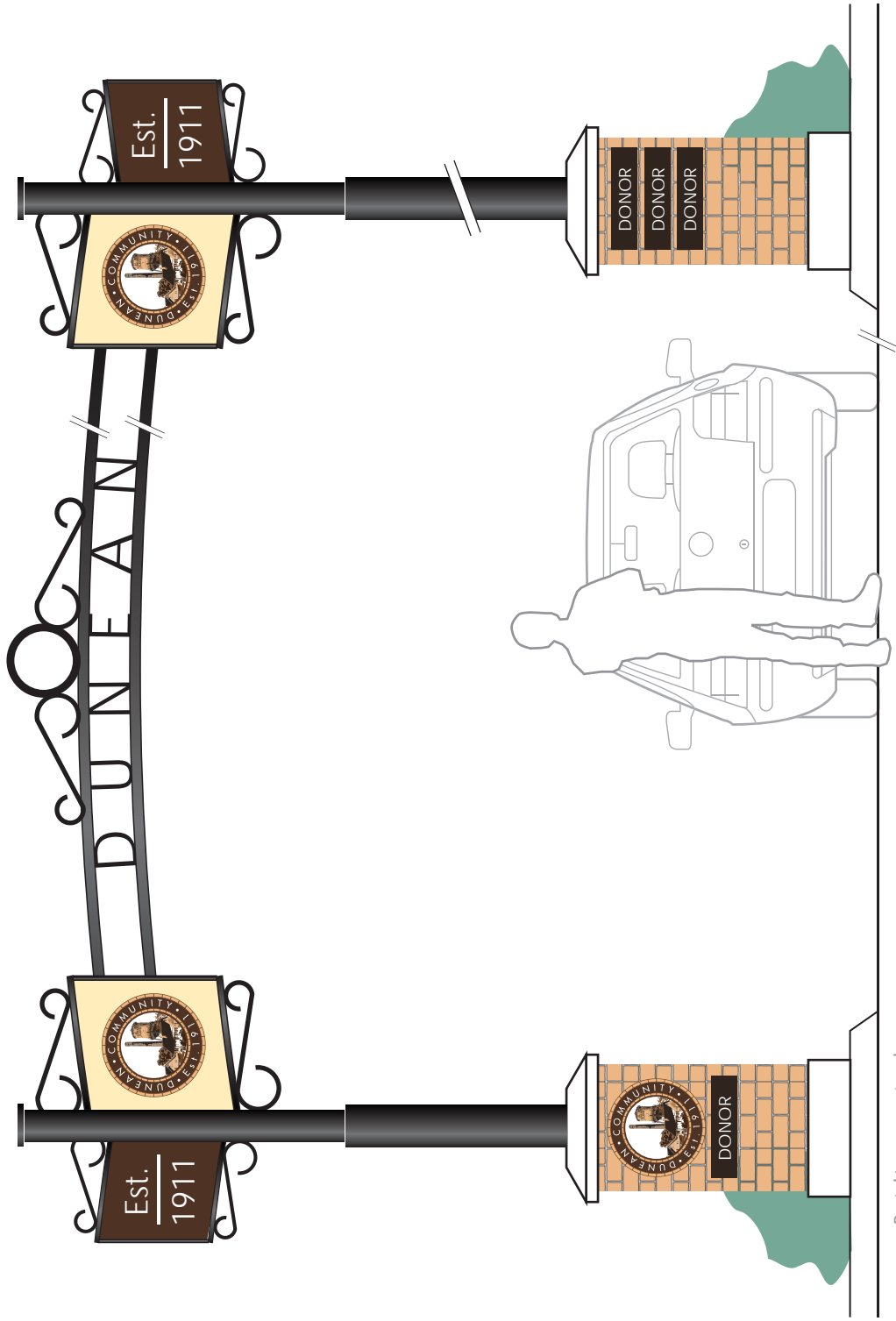
DUN-Portal



Photocomposite of Proposed Signage



Top View



Front View
Scale: 3/8" = 1'

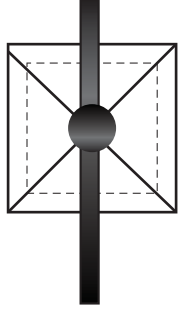
Portal to go over two lanes

Dunegan: Portal

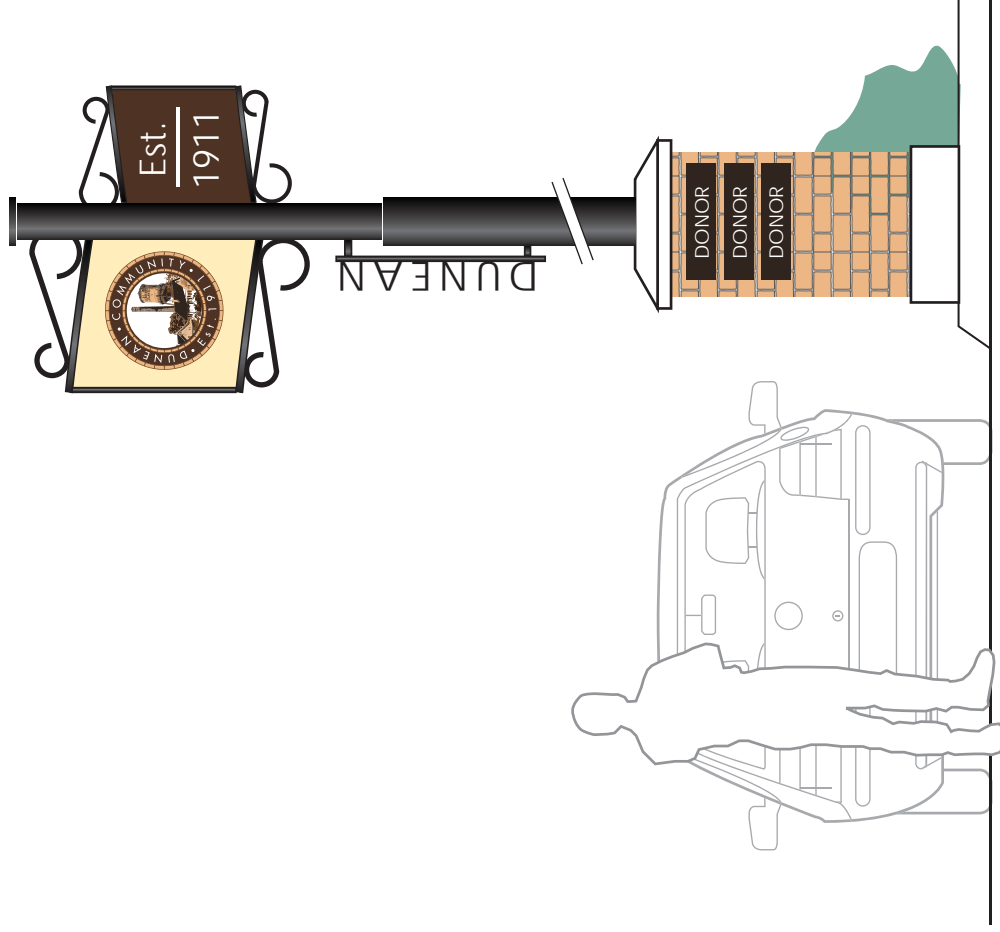
DUN-Overhang



Photocomposite of Proposed Signage



Top View

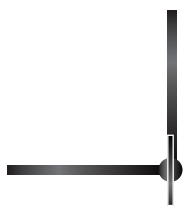


Front View
Scale: 3/8" = 1'

DUN-Street Sign



Example of Street Intersection

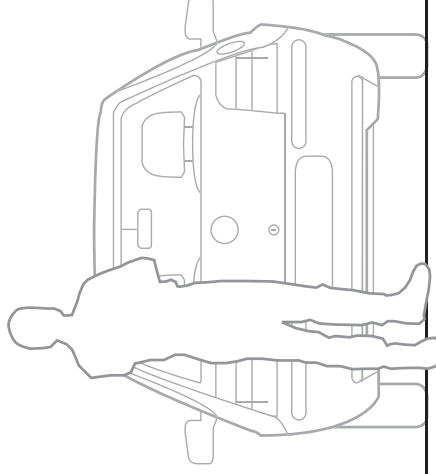


Main Street Side

Top View



Sign A

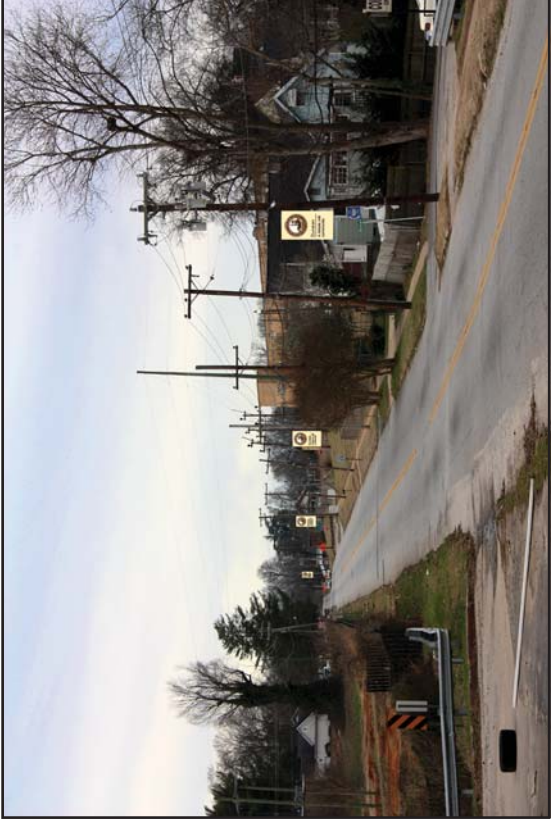


Sign B

Front View
Scale: 3/8" = 1'

Dunean: Street Sign

DUN-Banner



Photocomposite of Proposed Signage

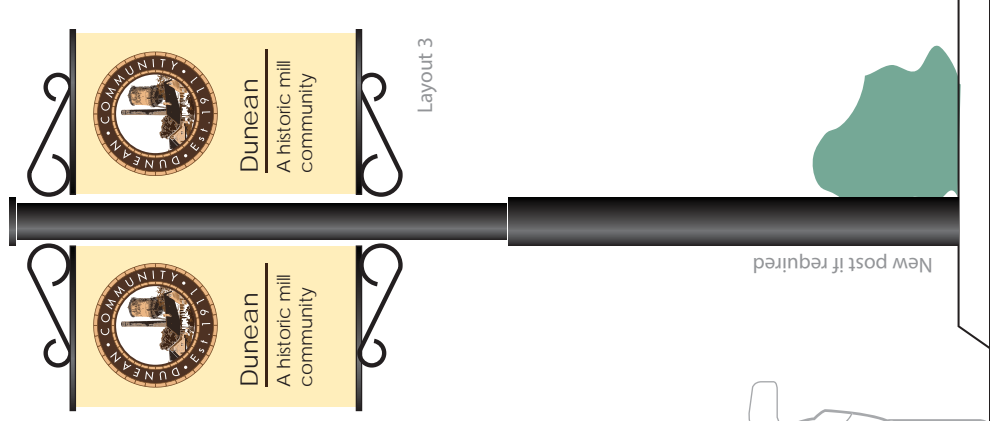


Top View

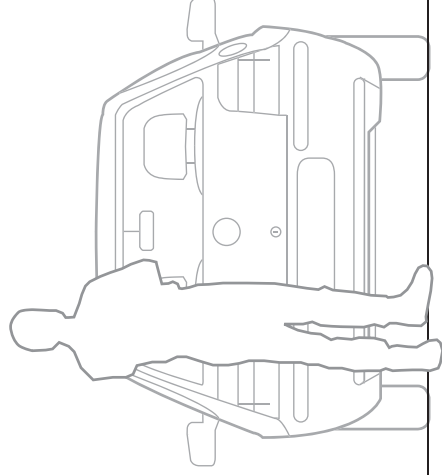


Layout 1

Layout 2



Layout 3



Front View
Scale: 3/8" = 1'

Dunean: Overhang Banner

