



# BROWNFIELDS

EPA  
April 2013

*a success story:*

## City of Columbia

Columbia, SC

Brownfields Grants including a Coalition Grant

### *Cause and Effect:*

*A market-driven redevelopment strategy rejuvenates a city*

#### Community Background:

Located in the heart of South Carolina, Columbia (population 124,818) first experienced industrial growth along the Congaree, Saluda, and Broad Rivers. Plantations, cotton mills, trains, and other industries lined the riverbanks. The City claimed numerous vacant, dilapidated structures in the neighborhoods of the Congaree region. They included industrial, railroad, and petroleum properties. Uncertainties related to contamination inhibited redevelopment efforts in the region. Brownfield assessments helped the city to resolve some of the uncertainties, and increased the marketability of the sites to prospective purchasers and developers.

#### Project Summary:

Six Columbia-area projects received funding through the U.S. EPA's brownfields program totaling \$1.6 million.

*Columbia Supply Company*—a 1902 warehouse that initially sold plumbing and machinery supplies that has been redeveloped into a mixed-use commercial facility.

*USC Innovation Center*—a 1950's era warehouse that was redeveloped into an area that will house companies that are commercializing technologies or are in the start-up phase of light manufacturing operations.

*701 Whaley*—a 1903 company store for residents of the surrounding mill village known as the Pacific Mills Community Building. Now a thriving recreational center that hosts special occasions.

*CanalSide*—a former Correctional Institution built in 1866 that is now a community of loft-style apartments.

*EdVenture Children's Museum*—formerly the Columbia Mill, built in 1894, which manufactured cotton duck cloth.

*Columbia College Off-campus Mixed-use Development*—what used to be a parking lot, dry cleaner and gas station is now composed of loft apartments, and student oriented retail/restaurant space.

#### Key Accomplishments:

- Transformation of industrial, warehouse, and commercial districts
- Economic gains within targeted regions:
- Residential property tax value up by \$230 million
- Commercial property tax value up by \$178 million
- Increase in the number of residents near center city
- Increase in number of skilled workers
- Above average gains in wages and salaries

#### Project Highlight: CanalSide

**Address:** 383 Taylor St, Columbia, SC 29201

**Size:** 23 acres

**Former Use:** Central Correctional Institution

**Current Use:** Residential apartments

#### Project Partners:

The Beach Company; Beach CanalSide LLC; The Columbia Development Corporation; US EPA

The original cell block for the Central Correctional Institution was built in 1866, and, from 1912 to 1990, it was the site where South Carolina's death row inmates were executed. Overcoming this dark past took a lot of vision and investment and is now a sought-after residential area comprised of chic urban loft-style apartments.



**BEFORE:** Central Correctional Institution



**AFTER:** Urban loft-style apartments adjacent to the historic Columbia Canal