

**Textile Corridor Master Plan  
Rock Hill, South Carolina**

Strategy 5 Principals led the work in preparing the Textile Corridor Master Plan and Development Strategy in Rock Hill, South Carolina. Consisting of more than 200 acres, one million square feet of abandoned textile mill buildings, neighborhoods, a cemetery, and an expansion area of Winthrop University, the corridor redevelopment effort presented many challenges. The project was tackled by a multi-disciplinary team that included planners, landscape architects, transportation engineers, and a consulting historian. The result was a detailed blueprint for revitalization based on market and financial feasibility, incorporation of the community's vision for the future, and judicious use of the precious resources represented by the historic buildings and cultural fabric of the area.

The large scale mixed-use project that emerged from the planning process includes residential, commercial and arts uses along with restaurants and entertainment, and a planned hotel and conference center. The implementation process includes the use of a purpose-developed Tax Increment Finance District (to fund infrastructure), and the attraction of significant private investment projected to exceed \$200 million. The project is currently (Spring 2006) the subject of a master developer solicitation and various street and other infrastructure improvement steps.



**The former power plant of the Rock Hill Printing and Finishing Company is slated to host restaurant and entertainment venue**

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*Site plan prepared by Allison Platt & Associates, Planners, Baltimore, MD*  
The Master Plan and Development Strategy encompassed more than 200 acres near the heart of downtown Rock Hill.