DRAYTON MILLS  Before
Rock Hill Printing and Finishing Company

- Known locally as “The Bleachery”
- Operated as the heartbeat of Rock Hill, SC from 1929 to 1999, when the textile site closed its doors
- Complex consisted of 6 buildings, comprising 1.5 million SF spanning 23-acres
- At its height, The Bleachery employed over 5,000 workers
- Site was listed on the National Register of Historic Places in 2013.
- Site is currently under re-development as “Knowledge Park @ University Center”
University Center - Before
UNIVERSITY CENTER – OVERALL DEVELOPMENT PROCESS

- **Various Sources of Funding:**
  - Traditional Construction Debt
  - Bridge Debt
  - JEDA Tax Exempt Bonds
  - TIF District
  - City funds
  - Remediation grants
  - South Carolina State Historic Tax Credits
  - Federal Historic Tax Credits
  - State Textile Tax Credits
Currently under construction with anticipated delivery in Q4 2022.
Roughly 60,000 Square Feet of Residential, Commercial/Office and Retail space will be available upon completion.
Total Development Cost of roughly $16 Million including Tenant Improvements.

Powerplant Space will Include:
- Class A Apartments
- Brewery
- Food Hall
- Barbershop
- Fine-dining anchor restaurant
- Expansive even lawn and stage
Power House – OVERALL DEVELOPMENT PROCESS

- **Challenges Throughout Development:**
  - The entire site is admitted under the VCC program with DHEC
  - Extreme demolition scope under tight space constraints
  - Groundwater exists throughout the site roughly 8 feet below the surface
  - Multiple phases of development in process simultaneously
  - Constructability challenges of a mixed use building
  - Challenges of constructing a 4-story atrium
  - Introducing new floors into full height windows while building a new building within the historic building shell
  - Complexity of introducing new footers into a building sitting on a creek bed
  - Making use of difficult to reach portion of the building
  - Dollar Dense project
  - Extreme unforeseen conditions in and outside of the building
Power House – OVERALL DEVELOPMENT SOURCES

- **Various Sources of Funding:**
  - Traditional Construction Debt
  - Bridge Debt
  - TIF District
  - City funds
  - VCC Remediation grants
  - South Carolina State Historic Tax Credits
  - Federal Historic Tax Credits
  - State Textile Tax Credits
  - Opportunity Zone investment
Total Number of Zones: 135

- Tier IV: 26 (19.25%)
- Tier III: 26 (19.25%)
- Tier II: 29 (21.50%)
- Tier I: 54 (40.00%)
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