



# Potential for Future Use Charleston Former Industrial Property

Charleston Heights, Charleston, South Carolina 29405



An aerial photograph of the site.

**Site Name:** Koppers Co., Inc. (Charleston Plant) Superfund Site

**Size:** 102 acres

**Existing Site Infrastructure:** All major utilities are available on site.

**Readiness for Reuse:** The site is part of an infill development project that is expected to include a mix of residential, retail, office/hotel space and parks.

**Use Restrictions:** Future owners must comply with any land use controls required by the remedy to ensure long-term protection of the site remedy.

## SETTING:

- The site is a key part of a larger, 220-acre assemblage of properties that the city of Charleston has zoned for a mixed-use brownfield redevelopment project that includes commercial office space and shopping areas, residential areas, hotels, and civic and park space.
- Phase I of construction began in October 2008, but development stalled for several years due to the recession.
- After bankruptcy proceedings, the site has a new owner. The new site owner and developers remain committed to completing a mixed-use project on the site.
- New cleanup plans will support the potential for redevelopment moving forward.
- Land uses nearby include residential, commercial and industrial areas. The neighborhood of Rosemont is just north of the site.
- Surrounding population: 0.5 mile, 291 people  
2.5 miles, 31,342 people | 4 miles, 88,145 people.

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

## REMEDIAL STATUS:

- Cleanup began in 1999. Construction of the site-wide remedy finished in 2003.
- In September 2017, EPA issued a Proposed Plan for \$30 million in remedy upgrades to be protective under a future commercial/industrial land use scenario.
- EPA anticipates signing this amendment to the cleanup plan in early 2018.
- Additional cleanup work will start in spring/summer 2018.

## FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/koppers-charleston-plant](http://www.epa.gov/superfund/koppers-charleston-plant)