

## Supporting Information for Consideration

1. **Current proposals:** The clearest current alternatives are manufacturing, riverfront recreation, and flood-management infrastructure.

| Publicly discussed use                                   | Current status                                                                                                                                                                              |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>New municipal wastewater plant</b>                    | Town project planned for the former chip yard, with reported treatment capacity of at least 2 million gallons/day. ( <a href="http://smokymountainnews.com">smokymountainnews.com</a> )     |
| <b>Light manufacturing in the distribution warehouse</b> | Approximately 150,000 sq ft being marketed for employment uses; leasing or sale discussed. No named tenant identified. ( <a href="http://smokymountainnews.com">smokymountainnews.com</a> ) |
| <b>Floodplain restoration and flood storage</b>          | Engineering scope includes excavation, floodplain benching, and low-head dam removal. ( <a href="http://cantonnc.com">cantonnc.com</a> )                                                    |
| <b>Greenways, parkland, and river access</b>             | Included in town planning and developer discussions as recreation and a potential flood buffer. ( <a href="http://cantonnc.com">cantonnc.com</a> )                                          |
| <b>Riverfront amphitheater</b>                           | Actively discussed concept; no committed operator, budget, or construction approval identified. ( <a href="http://wlos.com">wlos.com</a> )                                                  |
| <b>Industrial, commercial, and residential mix</b>       | Owner's broad redevelopment vision; specific projects remain undefined publicly. ( <a href="http://SirtasWorldwide">Sirtas Worldwide</a> )                                                  |

2. **List of Potential Categories**

| Category                                       | Description and purpose                                                                                                                                                                                         | Examples already identified                                                                                                                                                                 |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Manufacturing and skilled trades            | Light manufacturing, metal fabrication, machining, assembly, equipment repair, and related businesses. Creates production and technical jobs; potential owner income through industrial leases or parcel sales. | Hunsfos, Norway; Groveton industrial redevelopment, New Hampshire; Brooklyn Navy Yard, New York.                                                                                            |
| 2. Forest products and bio-based manufacturing | Businesses using regional timber and other renewable materials. This category includes your cross-laminated timber (CLT) idea, subject to market and site feasibility.                                          | One North, Millinocket, Maine—former paper mill pursuing a bio-industrial campus; redevelopment in progress. A related forest-products precedent, rather than a demonstrated CLT operation. |

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|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Small-business and shared-production campus      | Affordable workshops, studios, coworking, and shared facilities for multiple enterprises. Supports local entrepreneurship and lets the owner develop and lease space in phases.               | The Plant, Pittsboro, NC; Hunsfos, Norway; Brooklyn Navy Yard, New York.                                                                          |
| 4. Technical education, research, and innovation    | Workforce training, apprenticeships, prototyping, applied research, and business development connected to employers. An educational or institutional partner could serve as an anchor tenant. | Eden Campus, Guardbridge, Scotland; Brooklyn Navy Yard's employment and training programs.                                                        |
| 5. Food production and regional processing          | Shared commercial kitchens, food processing, packaging, and facilities serving farmers and food entrepreneurs. Creates production businesses alongside markets and dining.                    | Hope & Main, Warren, Rhode Island; The Plant, Pittsboro, NC.                                                                                      |
| 6. Sports, events, and hospitality                  | Indoor courts, fitness, tournaments, conferences, meeting space, and lodging. Combines community recreation with visitor spending and potential operator leases.                              | Champion Mill / Spooky Nook, Hamilton, Ohio—an operating redevelopment of a former Champion paper mill.                                           |
| 7. Arts, crafts, and creative enterprise            | Artist studios, fabrication workshops, classes, exhibitions, performance venues, and artisan markets. Supports creative businesses and attracts residents and visitors.                       | MASS MoCA, North Adams, Massachusetts; Spazio Fase, Alzano Lombardo, Italy; SteelStacks, Bethlehem, Pennsylvania.                                 |
| 8. Mixed-use employment and community district      | A combination of offices, local businesses, dining, gathering spaces, and suitable housing. Multiple uses can support activity throughout the day and provide several owner revenue sources.  | American Tobacco Campus, Durham, NC; Saxapahaw Rivermill, NC; Judson Mill District, Greenville, SC; The Cedars, Kimberly, Wisconsin.              |
| 9. River restoration, parks, and outdoor recreation | River access, trails, habitat restoration, flood-compatible landscapes, outdoor learning, and recreation. Provides public benefits and can strengthen adjacent commercial development.        | Evergreen Brick Works, Toronto; Landschaftspark Duisburg-Nord, Germany; The Cedars, Wisconsin; tumwata village, Oregon—redevelopment in progress. |

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| 10. Mill heritage, science, and hands-on learning | Mill-worker stories, preserved artifacts, papermaking, engineering exhibits, workshops, and educational attractions. Carries Canton's industrial identity into its next chapter. | SEKA paper museum, science center, and park, İzmit, Türkiye; SteelStacks, Pennsylvania; Landschaftspark Duisburg-Nord, Germany. |
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### 3. By the Numbers: Metrics for Consideration

| Measure                        | What to establish                                                                                         |
|--------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Lasting employment</b>      | Ongoing full-time-equivalent jobs; wages, benefits, and realistic hiring pathways for local residents.    |
| <b>Employment efficiency</b>   | Ongoing jobs per developable acre and per megawatt of electricity demand.                                 |
| <b>Owner return</b>            | Net lease income or sale proceeds after cleanup, construction, financing, maintenance, and vacancy costs. |
| <b>Commercial credibility</b>  | Identifiable customers, operators, tenants, and willingness to sign commitments.                          |
| <b>Public return</b>           | Tax revenue after incentives, infrastructure spending, and continuing service costs.                      |
| <b>Site compatibility</b>      | Flood exposure, permitted uses, power, water, wastewater, traffic, noise, and environmental requirements. |
| <b>Delivery and resilience</b> | Time to first income and jobs; ability to develop in phases and replace a departing tenant.               |

### 4. Photo Boards of Sample projects to inspire / aspire to

#### a. Industrial Site Inspiration