Upper Peninsula Initiative

Growth is happening.
The Upper Peninsula Initiative was formed to help manage the growth-to promote thoughtful and responsible growth by gathering community input.
Upper Peninsula Planning Study

An in depth analysis of the area was performed by the Design Division.
Presented ideas at public meeting in July 2014
Upper Peninsula Planning Study

Recommendations from Study:
Create new land use and zoning practices to support positive redevelopment.

- Adopt new zoning district for the Upper Peninsula
- Create incentives for use of sustainable practices
- Ensure a new mixed use zoning district
Upper Peninsula Zoning District

An incentive based zoning district unique to the Upper Peninsula

Incentivized zoning loosens zoning height + density restrictions in exchange for community amenities

(such as housing affordability, green spaces, transportation, etc.)
Stakeholder Involvement

- Collaborative community effort
  - Residents
  - Faith based & Non-profit organizations
  - Business owners
  - Developers
  - Land owners
  - Government

Total meetings: 62+
Total people involved: 850+

These types of planning initiatives work best when people in the community invest their time and expertise.
Study Area

Facts

- 865 Acres
- 3,138 people
- 1,314 housing units
- 965 (77%) are affordable housing units
<table>
<thead>
<tr>
<th>Building Height</th>
<th>Density</th>
<th>Points Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>four (4) stories</td>
<td>26.4 dwelling units per highland acre</td>
<td>zero (0) points</td>
</tr>
<tr>
<td>five (5) stories</td>
<td>not regulated</td>
<td>five (5) points</td>
</tr>
<tr>
<td>six (6) stories</td>
<td>not regulated</td>
<td>six (6) points</td>
</tr>
<tr>
<td>seven (7) stories</td>
<td>not regulated</td>
<td>seven (7) points</td>
</tr>
<tr>
<td>eight (8) stories</td>
<td>not regulated</td>
<td>eight (8) points</td>
</tr>
<tr>
<td>nine (9) stories</td>
<td>not regulated</td>
<td>nine (9) points</td>
</tr>
<tr>
<td>ten (10) stories</td>
<td>not regulated</td>
<td>ten (10) points</td>
</tr>
<tr>
<td>eleven (11) stories</td>
<td>not regulated</td>
<td>eleven (11) points</td>
</tr>
<tr>
<td>twelve (12) stories</td>
<td>not regulated</td>
<td>twelve (12) or more points</td>
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</table>

<table>
<thead>
<tr>
<th>Smart Growth Option</th>
<th>Description</th>
<th>Point Value</th>
<th>Maximum Allowable Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Stormwater Management</td>
<td>Decrease stormwater runoff and impervious surfaces</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>2 Vegetated Green Roof</td>
<td>Vegetated Green Roof (greater of 700 sq ft or 30%)</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>3 Building Certification Program</td>
<td>LEED Silver or LEED Gold or Charleston Sustainable Building Standard</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>4 Mobility + Transportation</td>
<td>Alternative Transportation or Exceptional Bicycle Parking and Facilities</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>5 Renewable Energy</td>
<td>Renewable Energy (5 kW System)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>6 Outdoor Public Space</td>
<td>Quality Outdoor Public Space (2,500 - 5,000 sq ft)</td>
<td>1.2</td>
<td></td>
</tr>
<tr>
<td>7 Workforce Housing</td>
<td>Workforce Housing 80% AMI (greater of 10 units or 2%)</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL AVAILABLE POINTS 29
Ground Floor Active Use

An active ground floor encourages street vitality and walkability
Rooftop Uses

- Rooftop uses are allowable
  - patios
  - restaurants
  - outdoor space
Parking

- District Wide Parking Strategy

- Parking may be provided on a properly zoned lot within 1,500 feet of the building or use
What areas were rezoned UP?

- Upper Peninsula
- East of I-26
- Huger Street (south) to Milford Street (north)
- Protect existing residential neighborhoods
  - No Single Family zoned properties are included
  - Buffer along Meeting St
- Areas capable of handling growth
Development Projects

● Storymap on City website
http://charleston-sc.maps.arcgis.com/apps/MapTour/index.html?appid=2566f370c65040e6869a8001b6d6027f

● Private development
  ○ Residential
  ○ Commercial
    ■ Restaurants
    ■ Retail stores and services
    ■ Office

● Public development
  ○ Low Line linear park
  ○ Skatepark
  ○ Huger Streetscape
  ○ Flagship 3
Upper Peninsula Development Tour

Take a virtual tour through development happening in the rapidly growing Upper Peninsula area of Charleston, SC. www.CharlestonUP.com/project-map

Legend Key:
- Red: Construction
- Black: Existing
- Blue: Planned

East Central Lofts Phase I
Residential building with ground floor commercial space containing 72 studio, one and two bedroom living spaces, 15% workforce housing units.
Other Projects

- Restaurant Composting
- Storm Drain Art / Education Program
Contact Us

https://www.charleston-sc.gov/up