

**Upper
Peninsula
Zoning District**

City of Charleston

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



HEIGHTS



PUBLIC SPACE



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



Base Zoning	}	Building Height	Density	Points Required
		four (4) stories	26.4 dwelling units per highland acre	zero (0) points
Incentive Zoning	}	five (5) stories	not regulated	five (5) points
		six (6) stories	not regulated	six (6) points
		seven (7) stories	not regulated	seven (7) points
		eight (8) stories	not regulated	eight (8) points
		nine (9) stories	not regulated	nine (9) points
		ten (10) stories	not regulated	ten (10) points
		eleven (11) stories	not regulated	eleven (11) points
twelve (12) stories	not regulated	twelve (12) or more points		

	Smart Growth Option	Description	Point Value	Maximum Allowable Points
1	Stormwater Management	Decrease Stormwater Runoff and Impervious Surfaces	2	2
2	Vegetated Green Roof	Vegetated Green Roof (greater of, 700 ft ² or 30%)	1	2
		Vegetated Green Roof (greater of, 1,500 ft ² or 60%)	2	
3	Building Certification Programs	LEED Silver	2	8
		LEED Gold or Charleston Sustainable Building Standard	6	
		LEED Platinum	8	
4	Mobility + Transportation	Alternative Transportation	1	1
		Exceptional Bicycle Parking and Facilities	1	1
		Contribute to Mobility Improvement Fund	varies	varies
5	Renewable Energy	Renewable Energy (5 kW System)	1	2
		Renewable Energy (12 kW System)	2	
6	Outdoor Public Space	Quality Outdoor Public Space (2,500 - 5,000 ft ²)	1-2	4
		Quality Outdoor Public Space (5,000 ft ² – 20,000 ft ²)	2-3	
		Quality Outdoor Public Space (20,000 ft ² or more)	3-4	
7	Workforce Housing	Workforce Housing 60% AMI (greater of, 10 units or 5%)	2	9
		Workforce Housing 80%, 120% AMI (greater of, 15 units or 10%)	3	
		Workforce Housing 80%, 120% AMI (greater of, 25 units or 15%)	4	
TOTAL AVAILABLE POINTS				29

Ground Floor Active Use

An active ground floor encourages street vitality and walkability

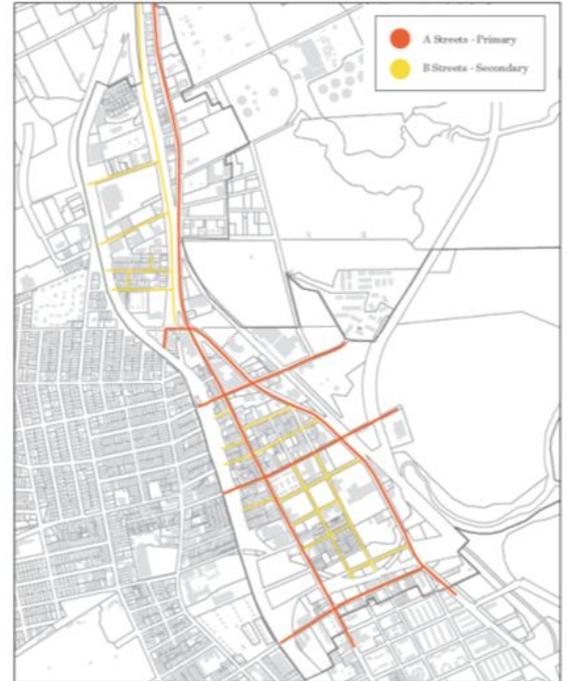
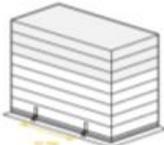
A STREET

- 1-5 Stories
- 6-8 Stories bonus density
- Active use on ground floor
- Floodproof active use



B STREET

- 1-5 Stories
- 6-8 Stories bonus density
- Ground floor may be elevated



Rooftop Uses

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



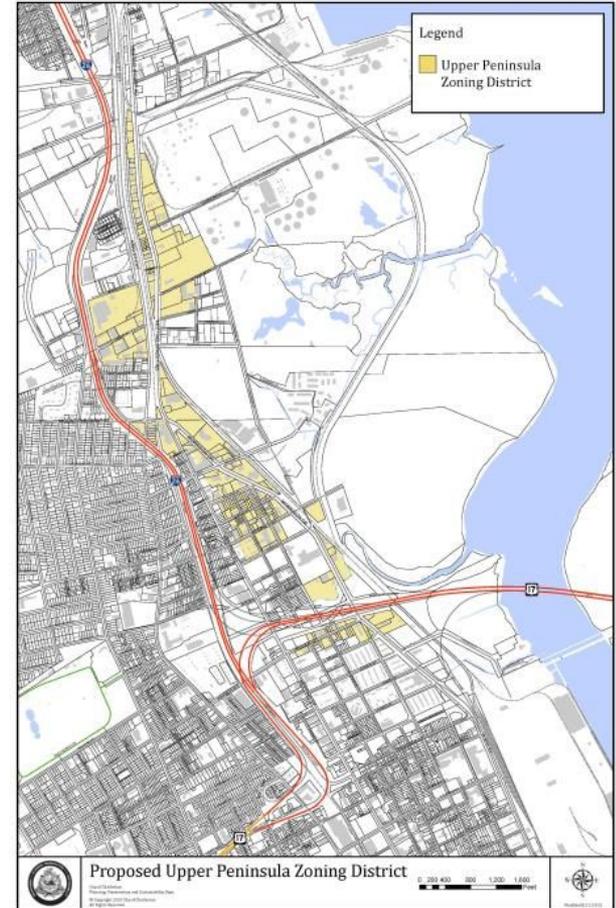
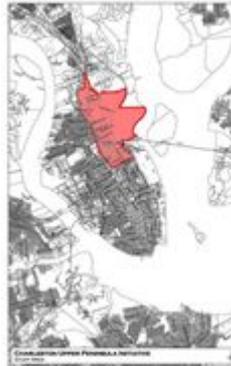
Parking

- 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

Story Map

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

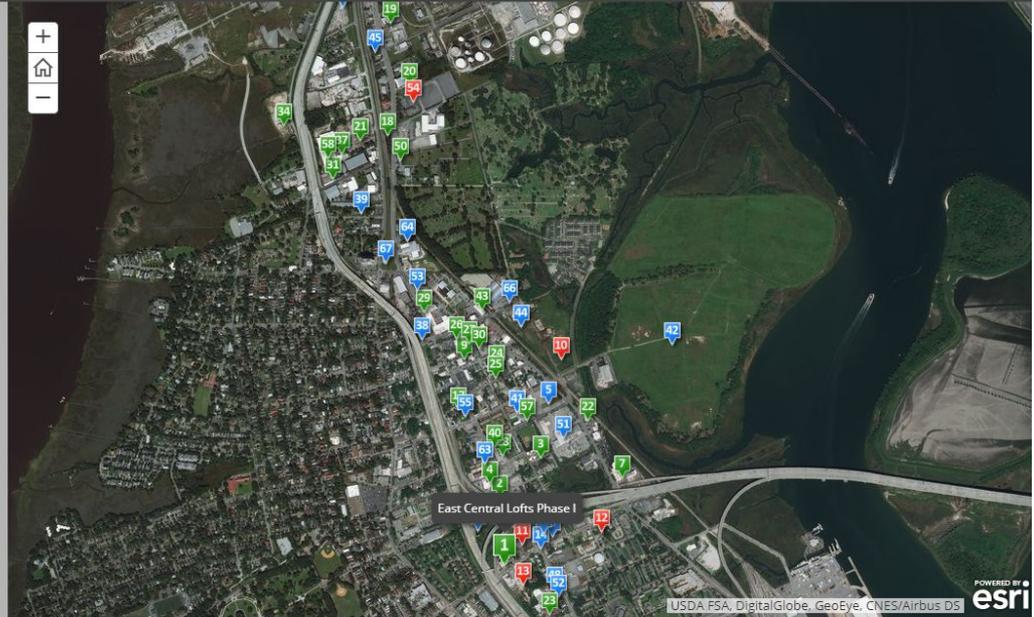
Legend Key: **Green**=Recently Completed, **Red**=Under Construction, **Blue**=Projected

A story map   



East Central Lofts Phase I

Residential building with ground floor commercial space containing 72 studio, one and two bedroom loft living spaces, 15% workforce housing units.



East Central Lofts Phase I



SCRA Innovation Center



One Cool Blow



Trolley Barn & ACBA



Flagship 3



Aloft/Element Hotel



930 NoMo



The Refinery



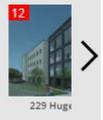
Half Mile North



Brigade Street Apartments Phase I



East Central Lofts Phase II



229 Hugr

Other Projects

- Restaurant Composting
- Storm Drain Art / Education Program



Contact Us

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