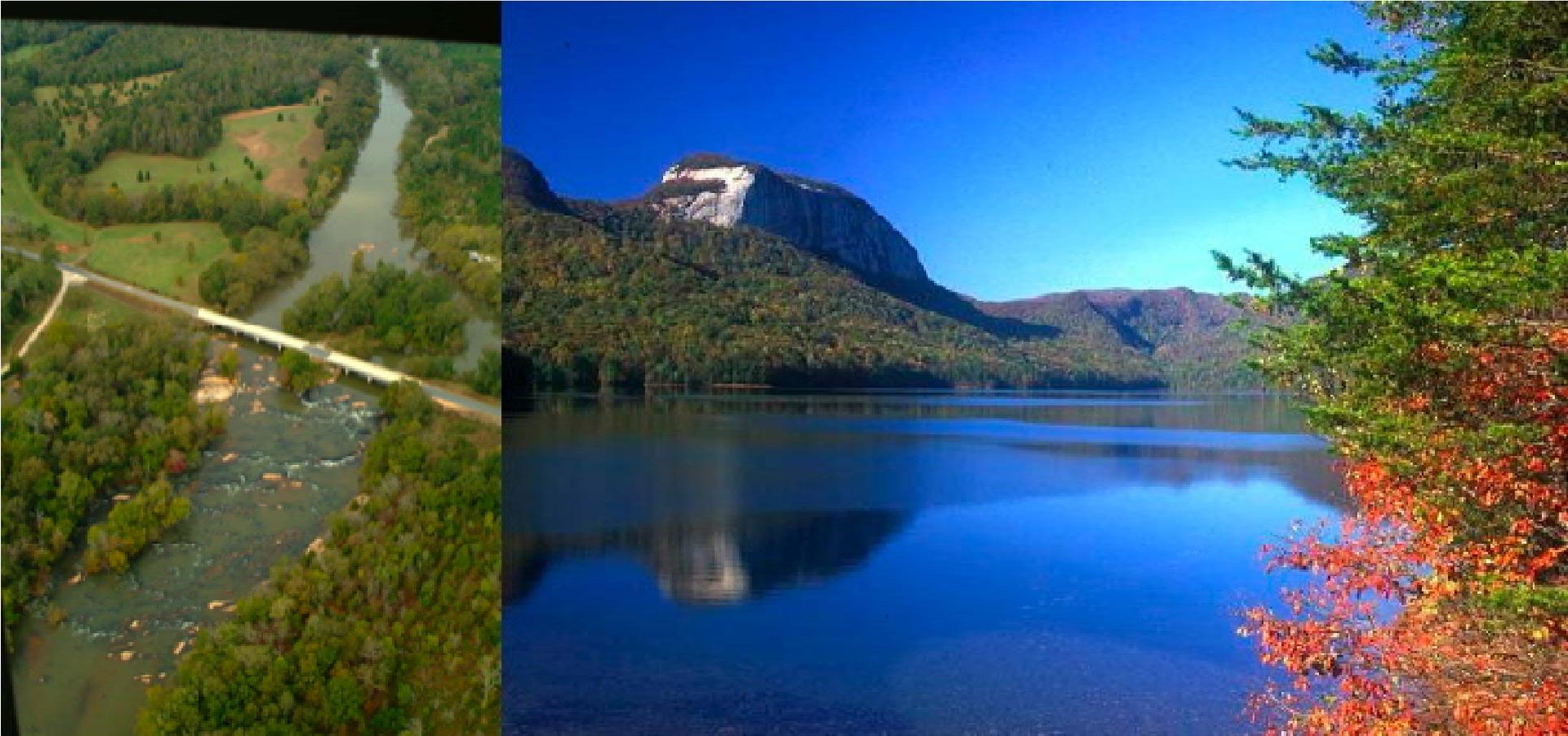
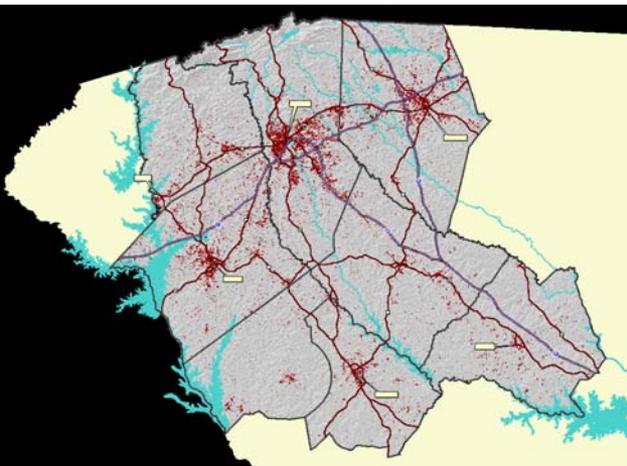


# UPSTATE FOREVER

Regulations and Incentives: Lessons Learned in the Upstate

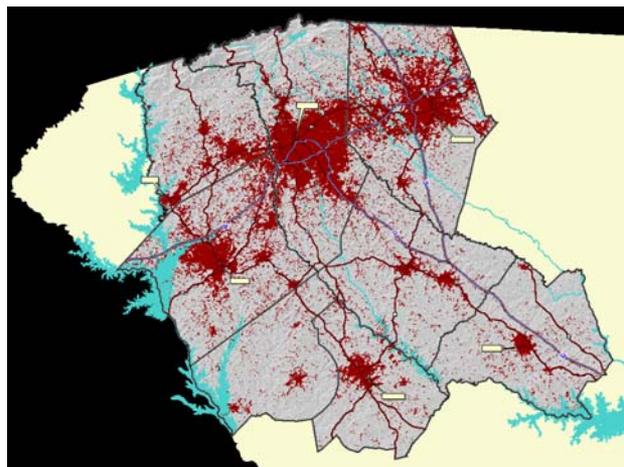


# GROWTH PROJECTIONS:

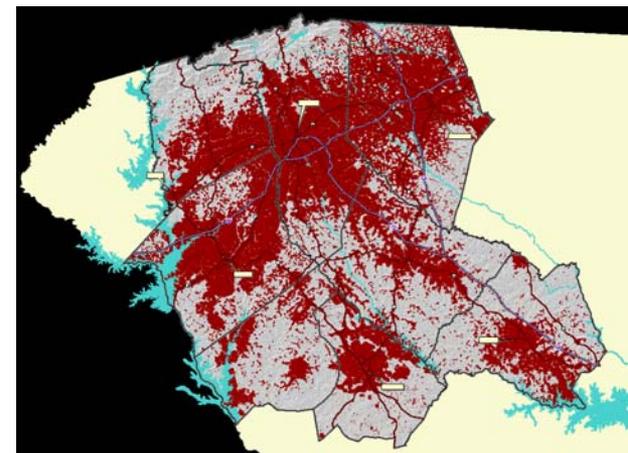


1990

2005

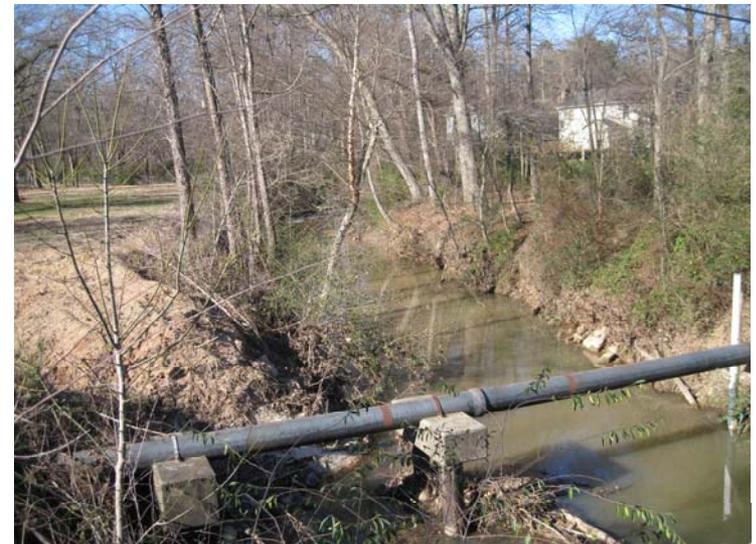


2030



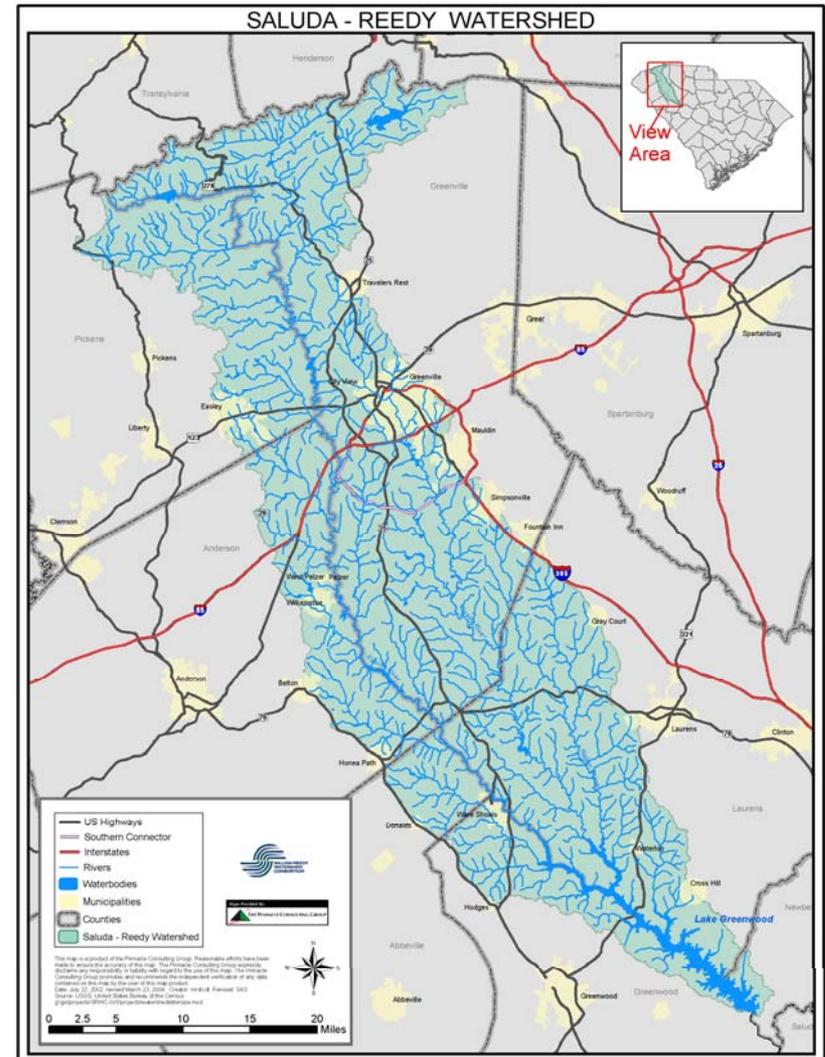
# MARKET BASED MECHANISMS FOR:

1. Promoting LID Development
2. Mitigating Stormwater Legacy Discharges
3. Restoring Urban Floodplains



# PRIMARY OBJECTIVES EPA TWG GRANT:

- ✘ Voluntary
- ✘ Market-based
- ✘ Transferable



# OVERVIEW OF BANKING PROGRAMS:

---

- ✘ Developing criteria to score developments
- ✘ Score qualifies developer to participate in banking programs
- ✘ Developer purchases credits from bank
- ✘ Funds used for watershed restoration projects
- ✘ Incentives:
  - + Increase profits
  - + More flexibility
  - + Clarity

# STORMWATER BANKING PROGRAM (SBP):



Low-Impact Development

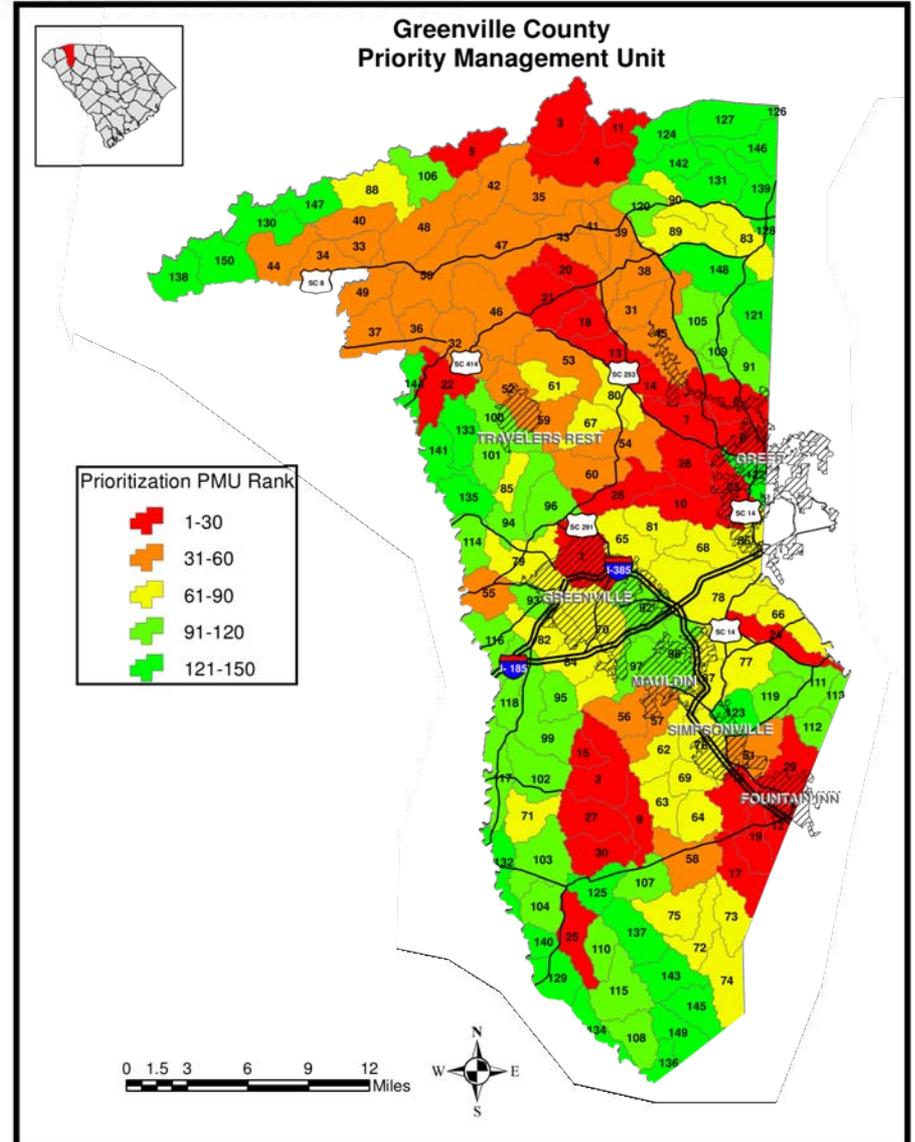
“Typical” Detention Pond



# LESSONS LEARNED: STORMWATER BANKING PROGRAM



Separation of old & new development



# ALTERNATIVES: STORMWATER BANKING PROGRAM

## Residential Density Bonuses



*Griffin Park Development - Simpsonville, SC*

# FLOODPLAIN RESTORATION BANK (FRB):



FURMAN



Upstate Forever

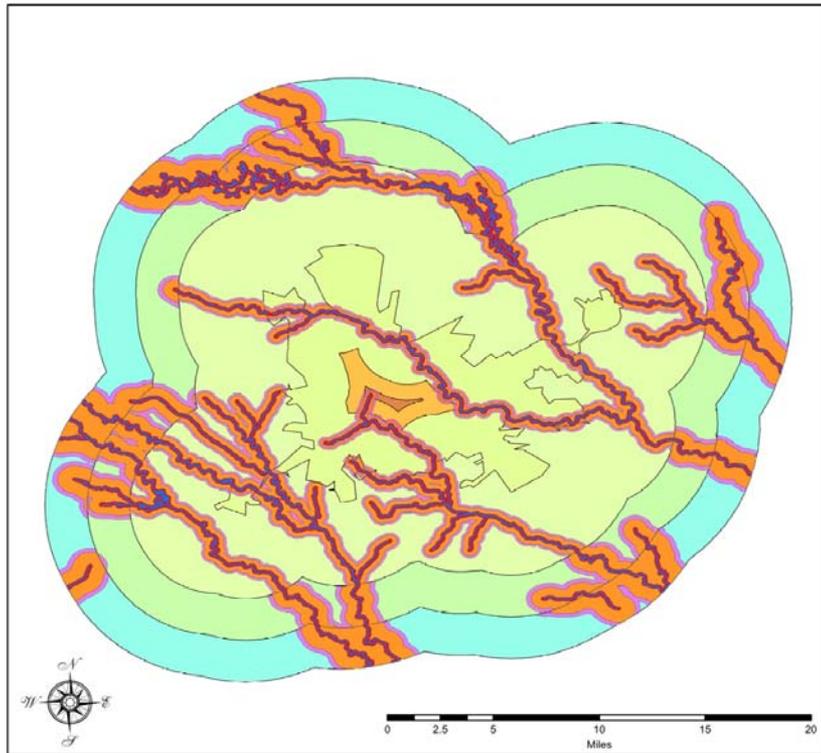


RiverPlace Greenville, South Carolina

Skyliner 2007

# FLOODPLAIN RESTORATION BANK (FRB):

Transect-based Riparian Overlay

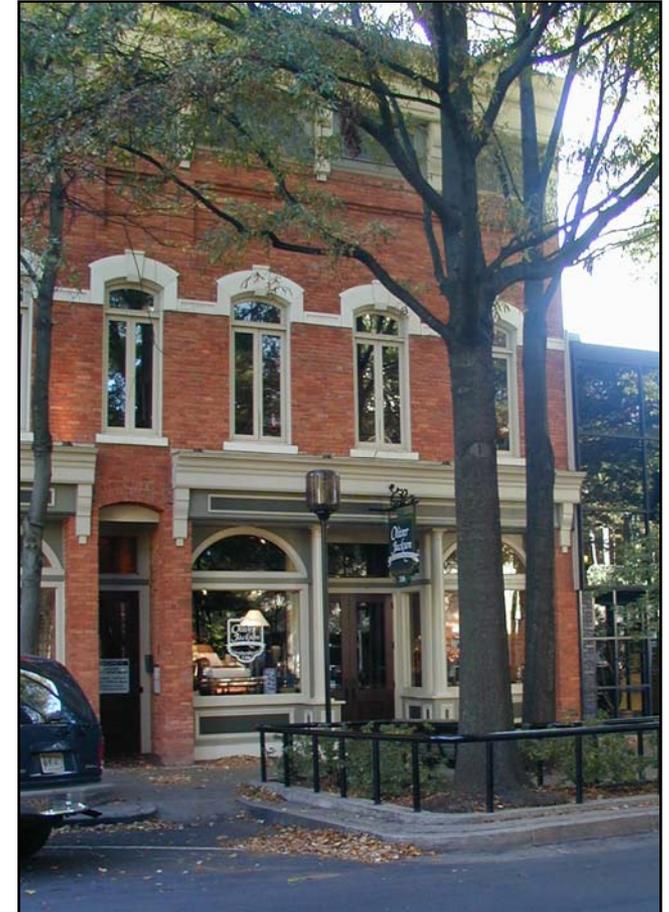


**Legend**

- Streams
- Urban Core
- Urban Center
- General Urban
- Suburban
- Rural
- Natural
- Protection Zone
- Transition Zone
- River Development Zone

Developed By Christopher M. Tasich  
Upstate Forever  
119 Manly Street  
Greenville, South Carolina 29602

Environmental Overlay District



Height-based Incentives  
High Intensity of Use

# LESSONS LEARNED: FLOODPLAIN RESTORATION BANK

6,770 Parcels

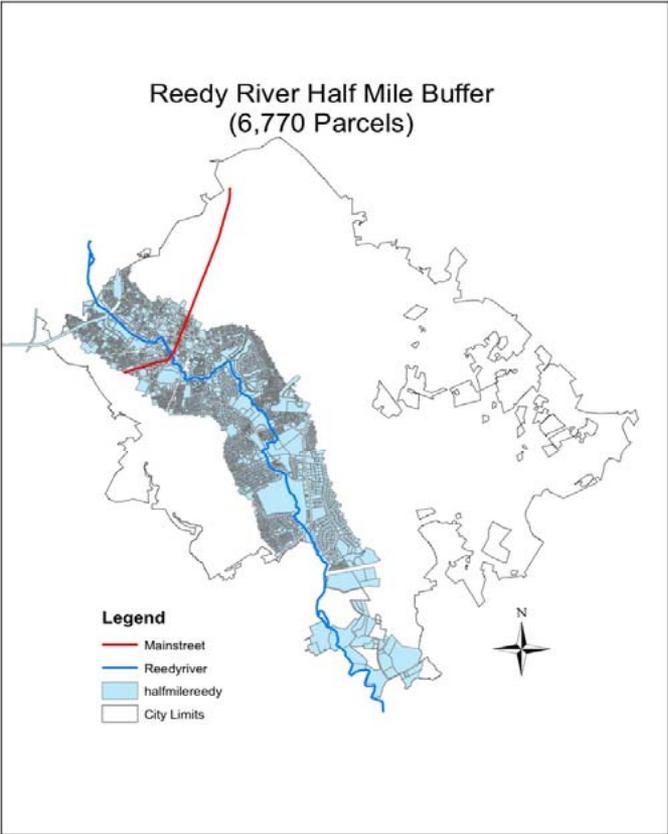


Figure 2: Half-Mile Buffer Around Reedy River

177 Parcels

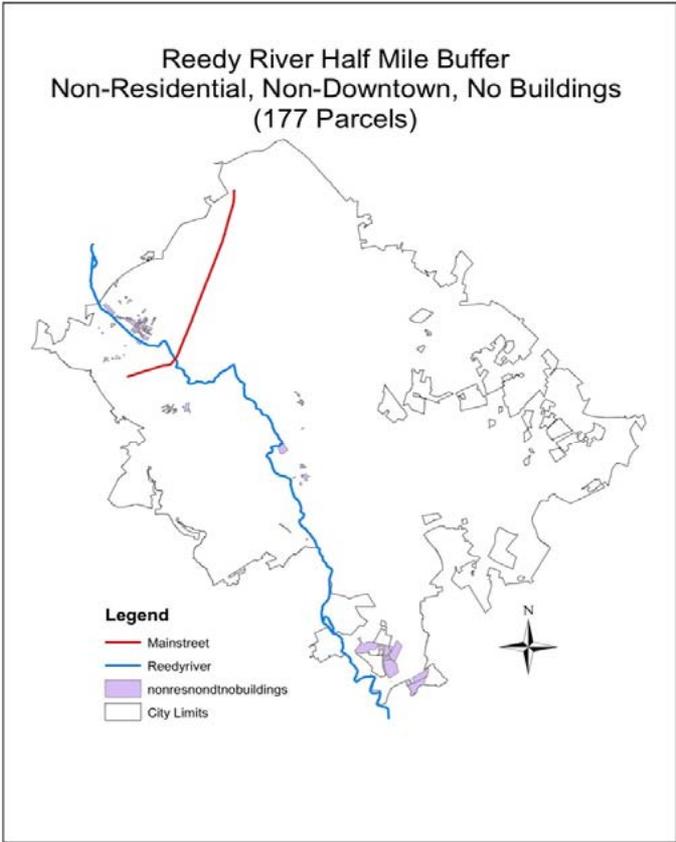


Figure 5: Nonresidential, Not Downtown, No Buildings

Too Few Parcels to Fund Restoration Projects<sub>2</sub>

# OVERLAY DISTRICT

- +Expand to city limits
- +Majority of citizens feel strong connection to the river
- +Fund water quality projects

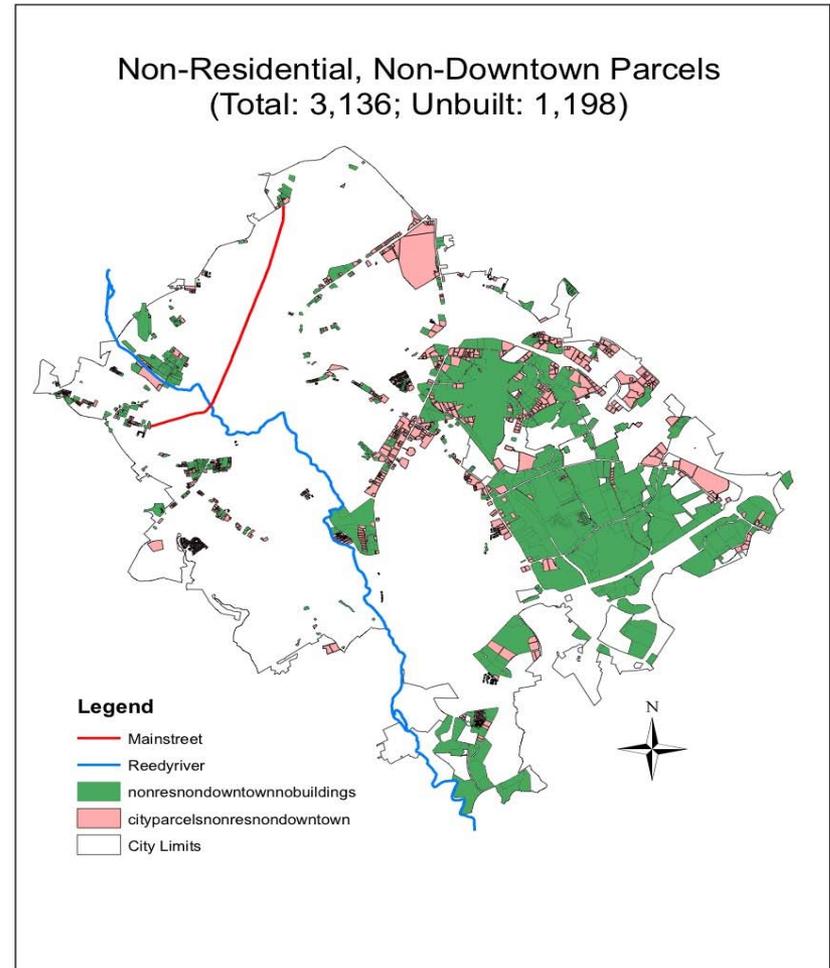


Figure 6: Non-residential, Non-downtown Parcels

# ALTERNATIVES: FLOODPLAIN RESTORATION BANK



Development Agreements

Reduced Parking Requirements



# QUESTIONS?

---



Erika Hollis

[ehollis@upstateforever.org](mailto:ehollis@upstateforever.org)

[www.upstateforever.org](http://www.upstateforever.org)