

INTERACTIVE SESSION

What industry do you work in?

- A. Institutional/ Education
- B. Government
- C. Non-profit
- D. Private
- E. Other



Upstate Forever
Decision Making Tool

Infill





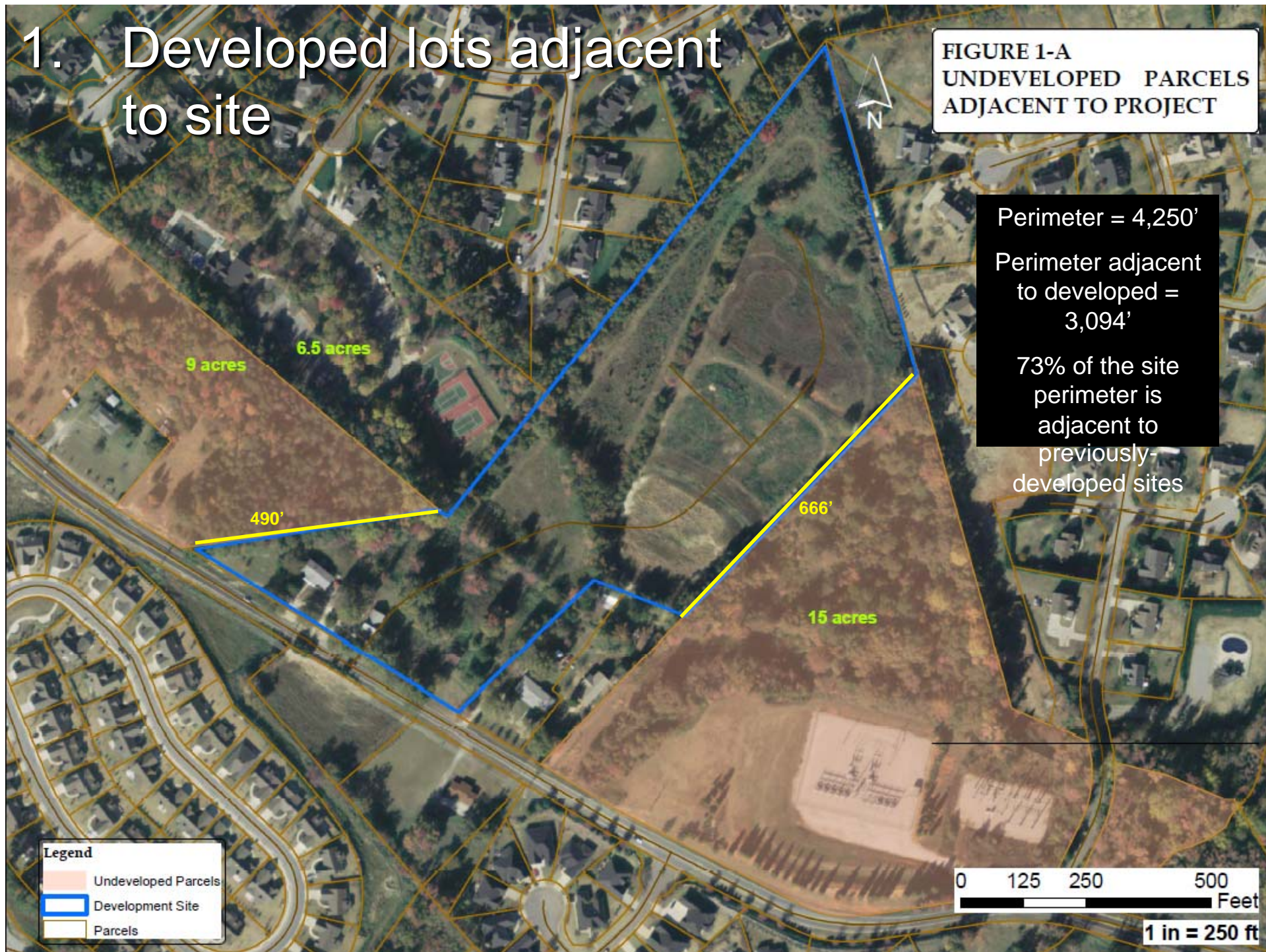
Qualifying an infill site – 3 choices

1. Developed areas adjacent to site
2. Developed parcels near the site
3. Intersection density



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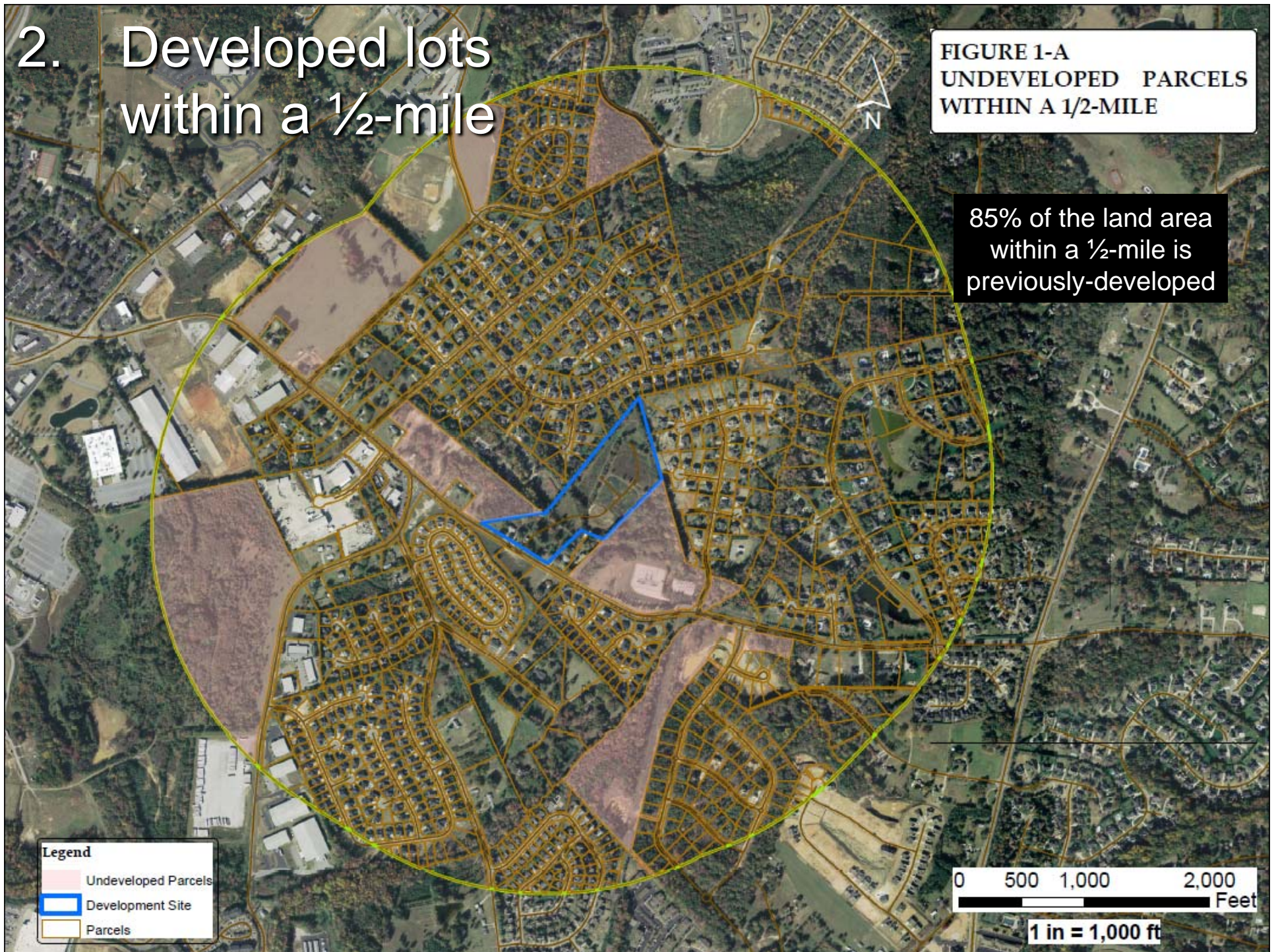
1. Developed lots adjacent to site



2. Developed lots within a 1/2-mile

FIGURE 1-A
UNDEVELOPED PARCELS
WITHIN A 1/2-MILE

85% of the land area
within a 1/2-mile is
previously-developed



Mix of Uses

Type an Address: Go

Walk Score

80

Out of 100

Very Walkable

308 N Church St Greenville

Like 3K

Share

Overview

More Amenities

Your Commute

Restaurants

Manna Deli 0.11mi

Coffee

Liquid Highway 0.23mi

Groceries

Bi-Lo Center-Sports 0.12mi

Shopping

Southern Tides 0.07mi

Schools

Brashier Middle Cha 0.05mi

Parks

Brockman Park 0.26mi

Books

Museum & Library-Co 0.39mi

Bars

Dixies Tavern 0.22mi

Entertainment

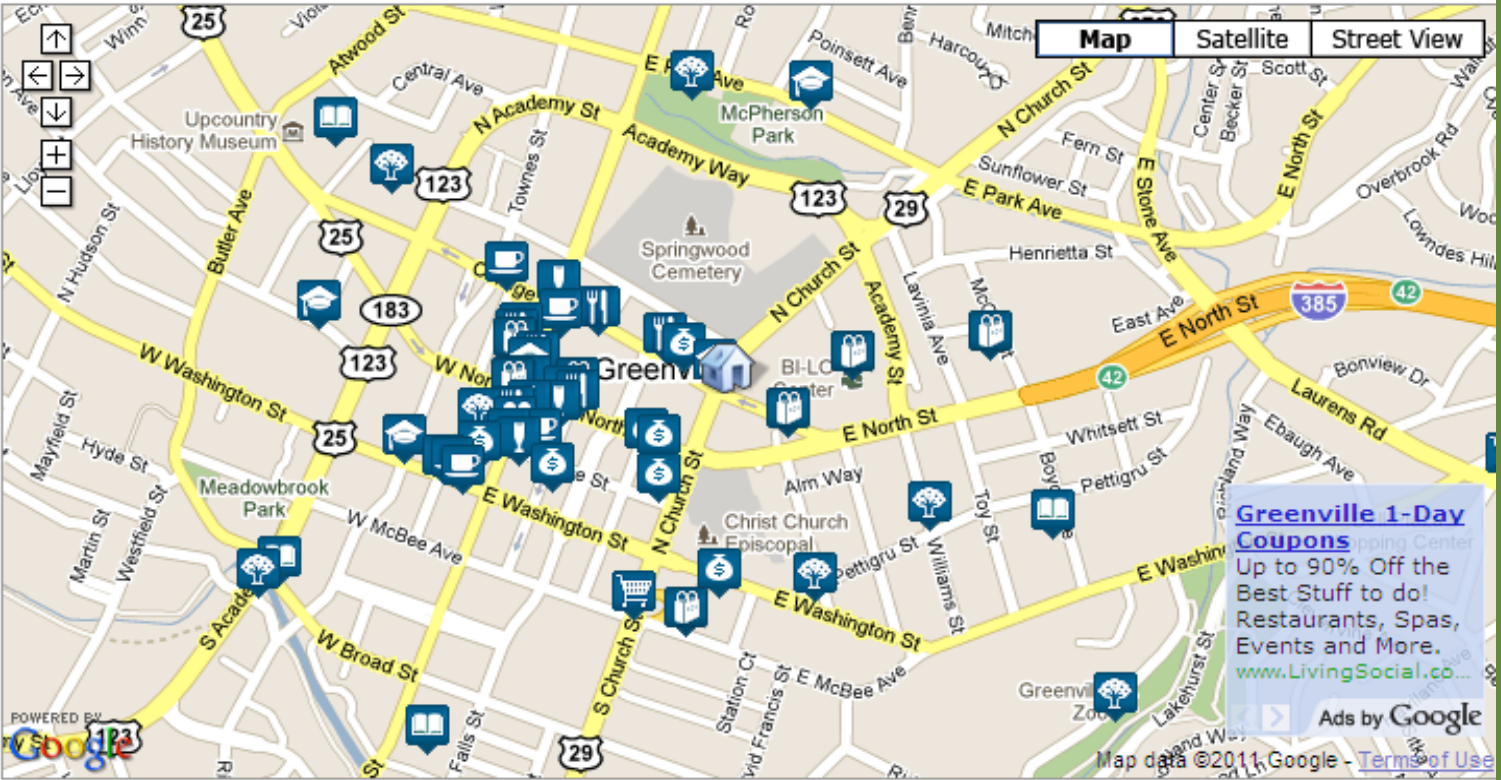
Coffee Underground 0.28mi

Banking

Sterne Agee Private 0.09mi

View more amenities

Map Satellite Street View



Greenville 1-Day Coupons

Up to 90% Off the Best Stuff to do! Restaurants, Spas, Events and More.

www.LivingSocial.com

Ads by Google

Map data ©2011 Google - [Terms of Use](#)

Public Transportation

Why isn't public transit showing? [About transit data](#)

6. Proximity to a Mix of Uses

Project is near various **commercial establishments** (other than residential), which can include grocery, retail, restaurants, schools, offices, recreation, etc. Enter the number of establishments within the distances provided, up to a maximum of 20 uses per category. Provide an area map indicating the different uses and distances for verification. (Total of 20 points possible)

<input type="text" value="0"/>	establishments within 1/4 miles (1 point each)	0
<input type="text" value="0"/>	establishments between 1/4 mile and 1/2 mile (0.75 points each)	
<input type="text" value="0"/>	establishments between 1/2 mile and 3/4 mile (0.25 points each)	
<input type="text" value="0"/>	establishments between 3/4 and 1 mile (0.1 points each)	
<input type="checkbox"/>	Continuous sidewalks or pedestrian pathways lead from project to 4 or more diverse uses. Provide map for verification (6 points).	0



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FIGURE 6-A

How many commercial establishments are within a 1/4-mile?

- a. 3**
- b. 4**
- c. 24**
- d. 40**

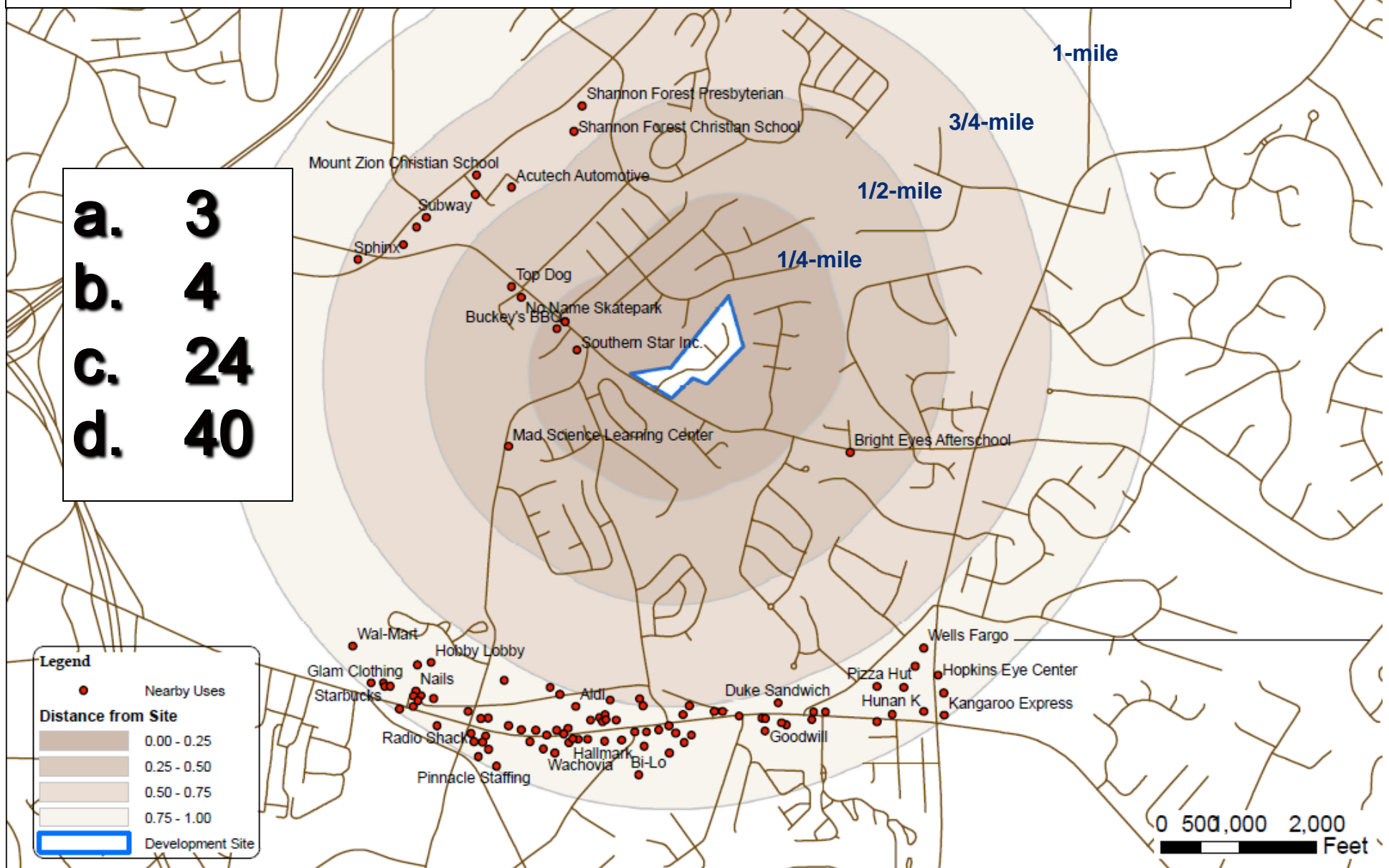


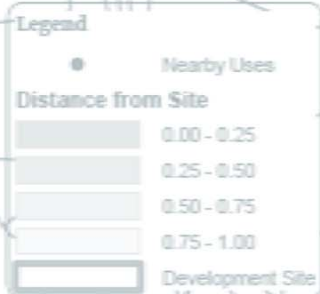
FIGURE 6-A

How many commercial establishments are within a 1/4-mile?

- a. 3**
- b. 4**
- c. 24**
- d. 40**

3 points for sites within 1/4-mile

This site earns a total of 11 out of 20 points for mix of uses



0 500 1,000 2,000 Feet

Intersection Density

Street Maps at the Same Scale

Venice, Italy
1,500 intersections/square mile



Los Angeles, CA
150 intersections/square mile



Irvine, CA
15 intersections/square mile



Source: Allan B. Jacobs, *Great Streets*, MIT Press, Cambridge, MA, 1993, pp. 221, 225, 249. Reprinted in Reid Ewing, *Pedestrian and Transit-Friendly Design: A Primer for Smart Growth*, Smart Growth Network, August 1999, p. 4. <http://www.epa.gov/dced/pdf/ptfd_primer.pdf>

Intersection definition

Intersections are nodes that connect three or more *continuous* streets. Nodes that serve as the only entrance or exit to an area do *not* count as intersections, and neither do any of those nodes *beyond*.

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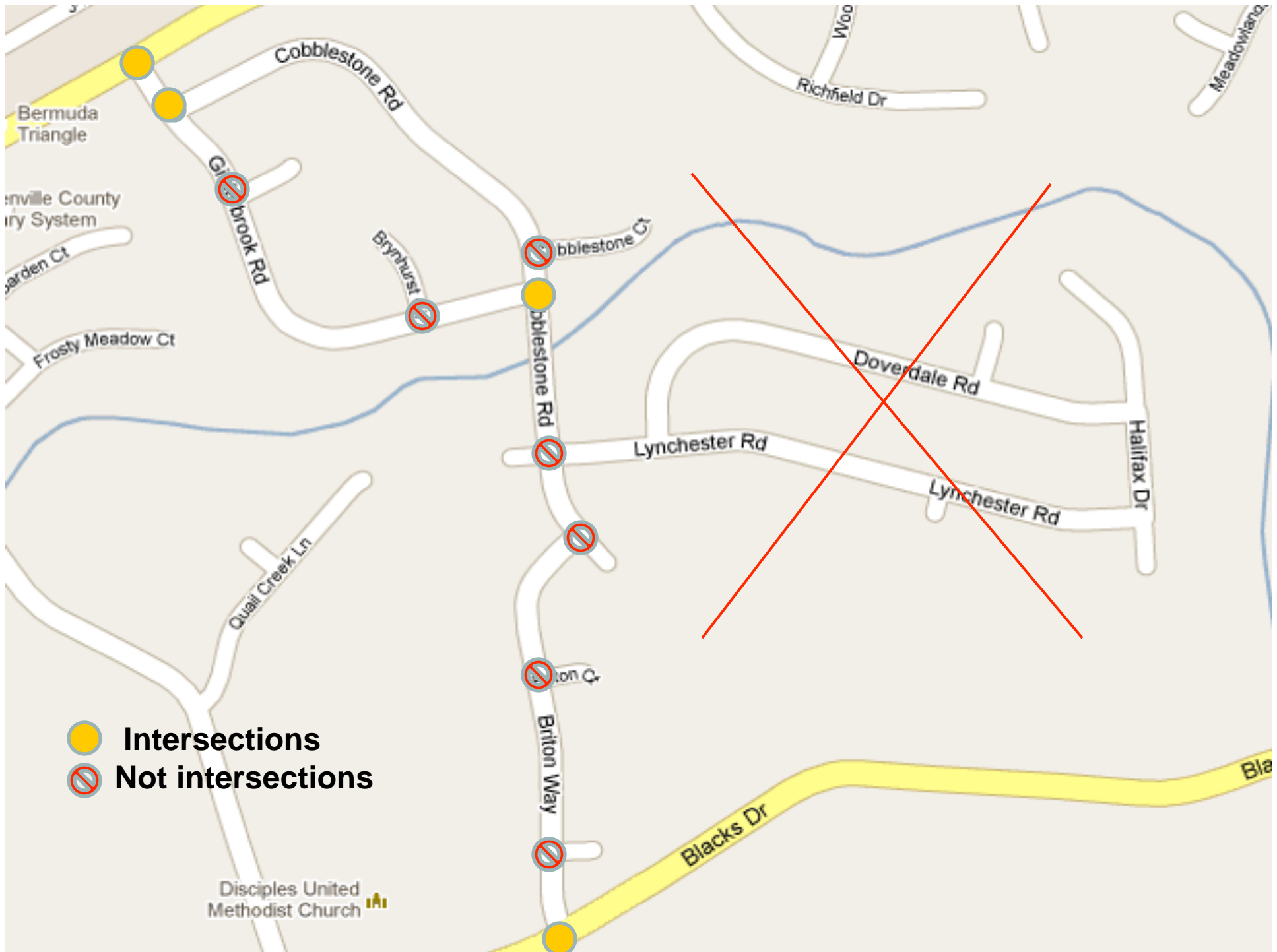
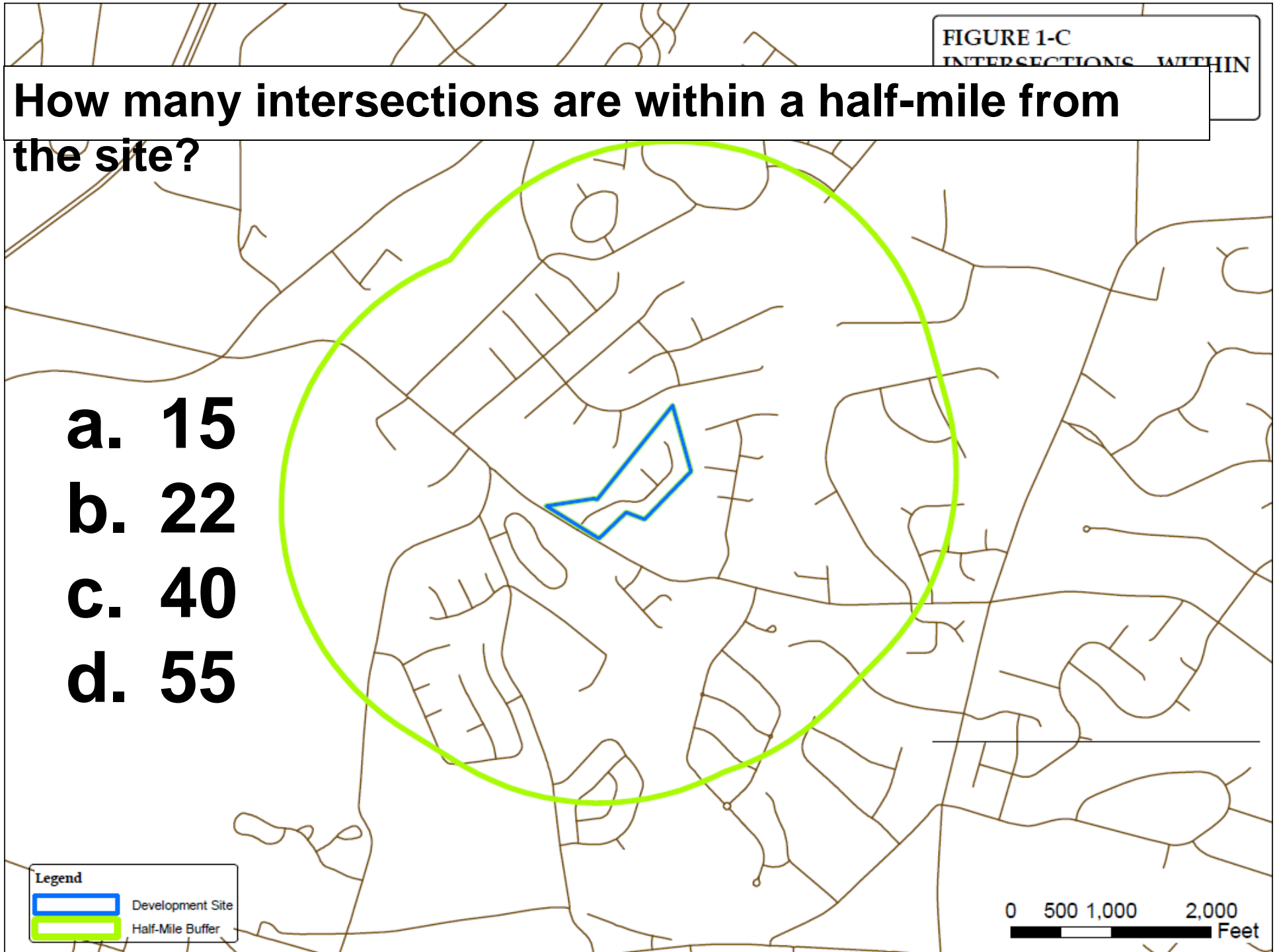
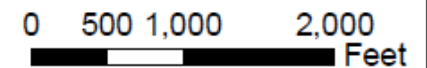


FIGURE 1-C
INTERSECTIONS WITHIN

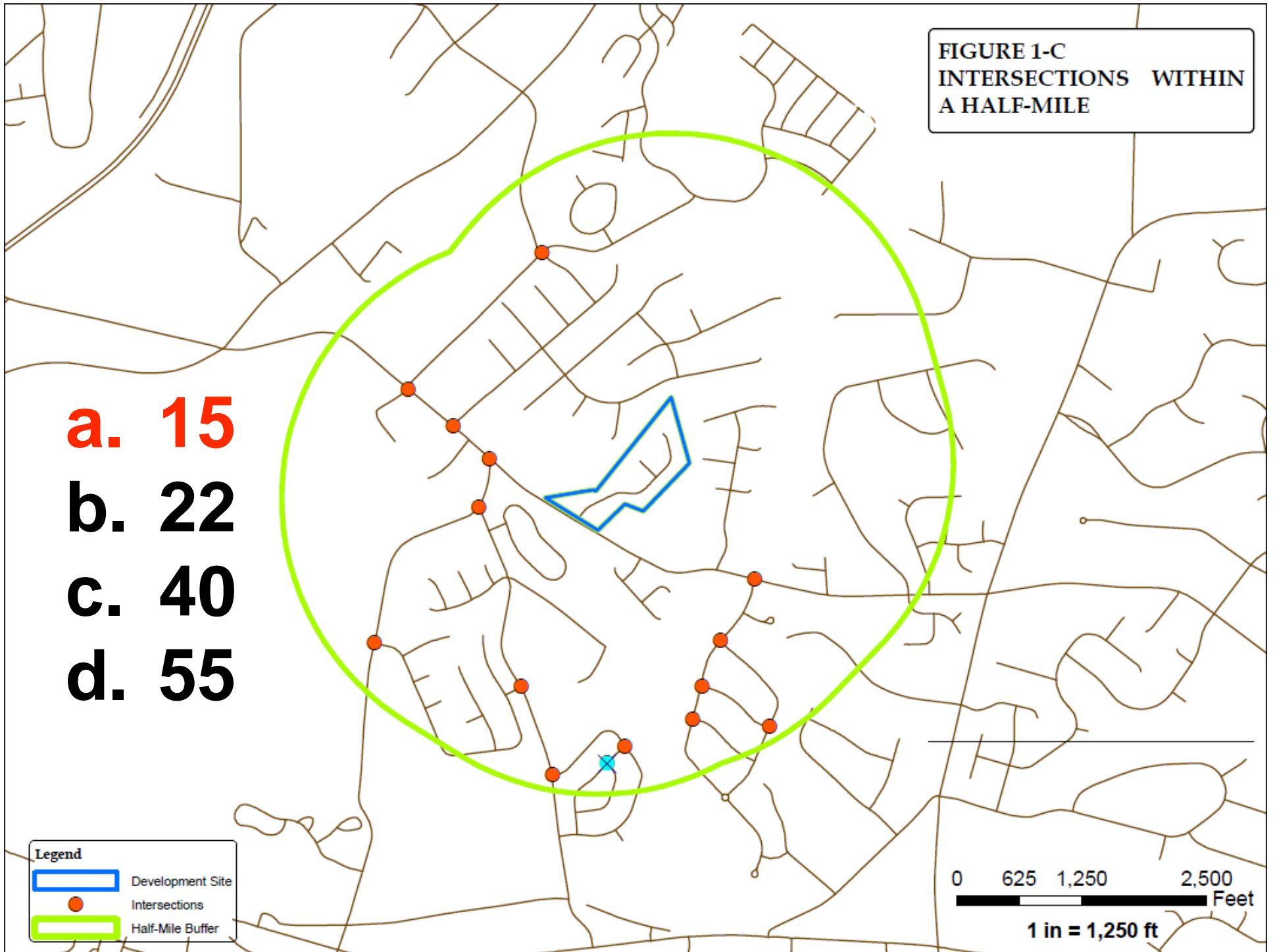
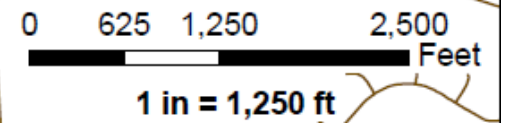
How many intersections are within a half-mile from the site?

- a. 15**
- b. 22**
- c. 40**
- d. 55**



**FIGURE 1-C
INTERSECTIONS WITHIN
A HALF-MILE**

- a. 15**
- b. 22**
- c. 40**
- d. 55**



Neighborhood Scale Impacts to Water Quality

Indicate average number of dwelling units per buildable acre.

0 Units per acre (18 point maximum. Points are awarded starting at 6 units/acre).

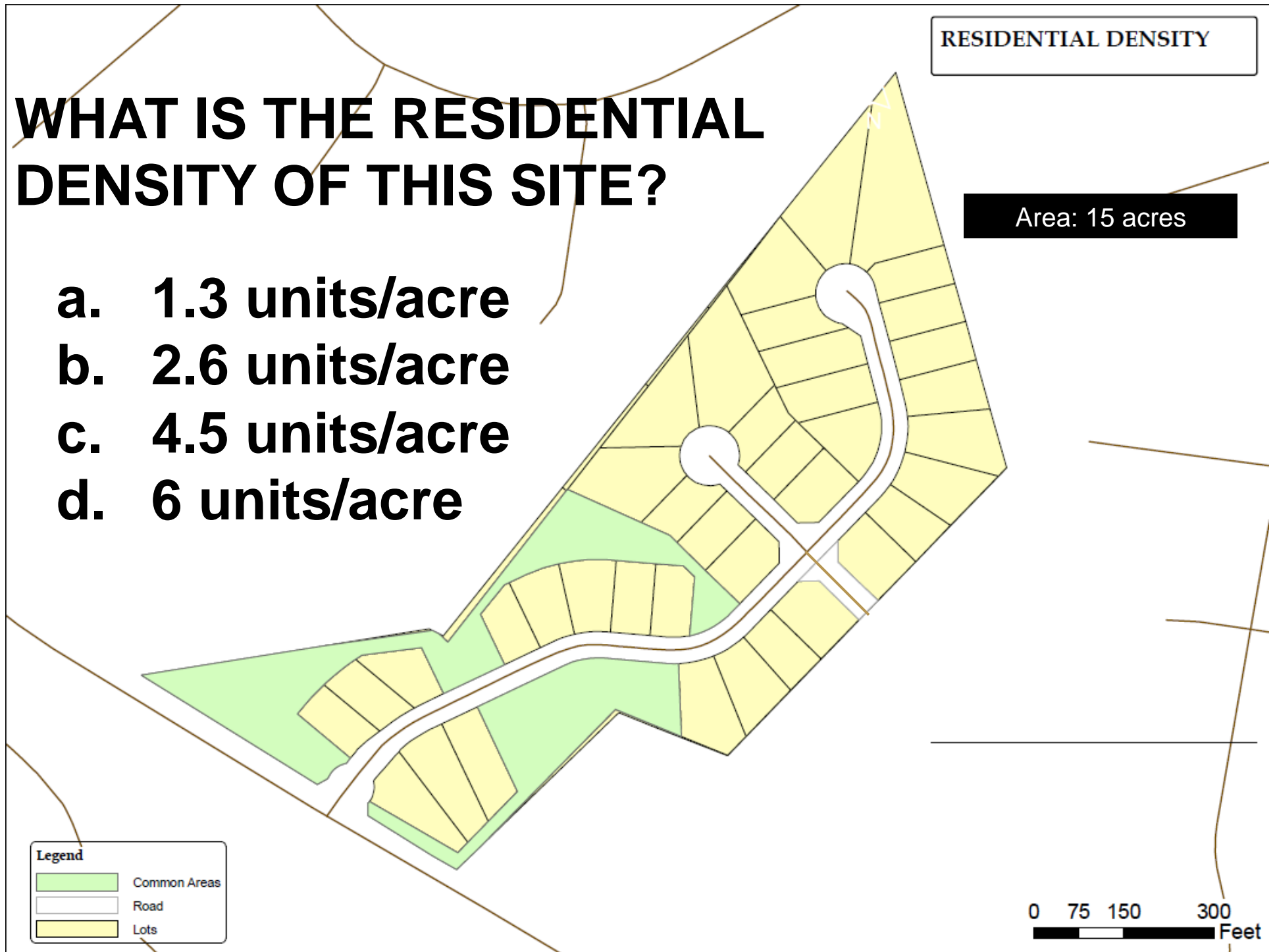
0



Upstate Forever
Decision Making Tool

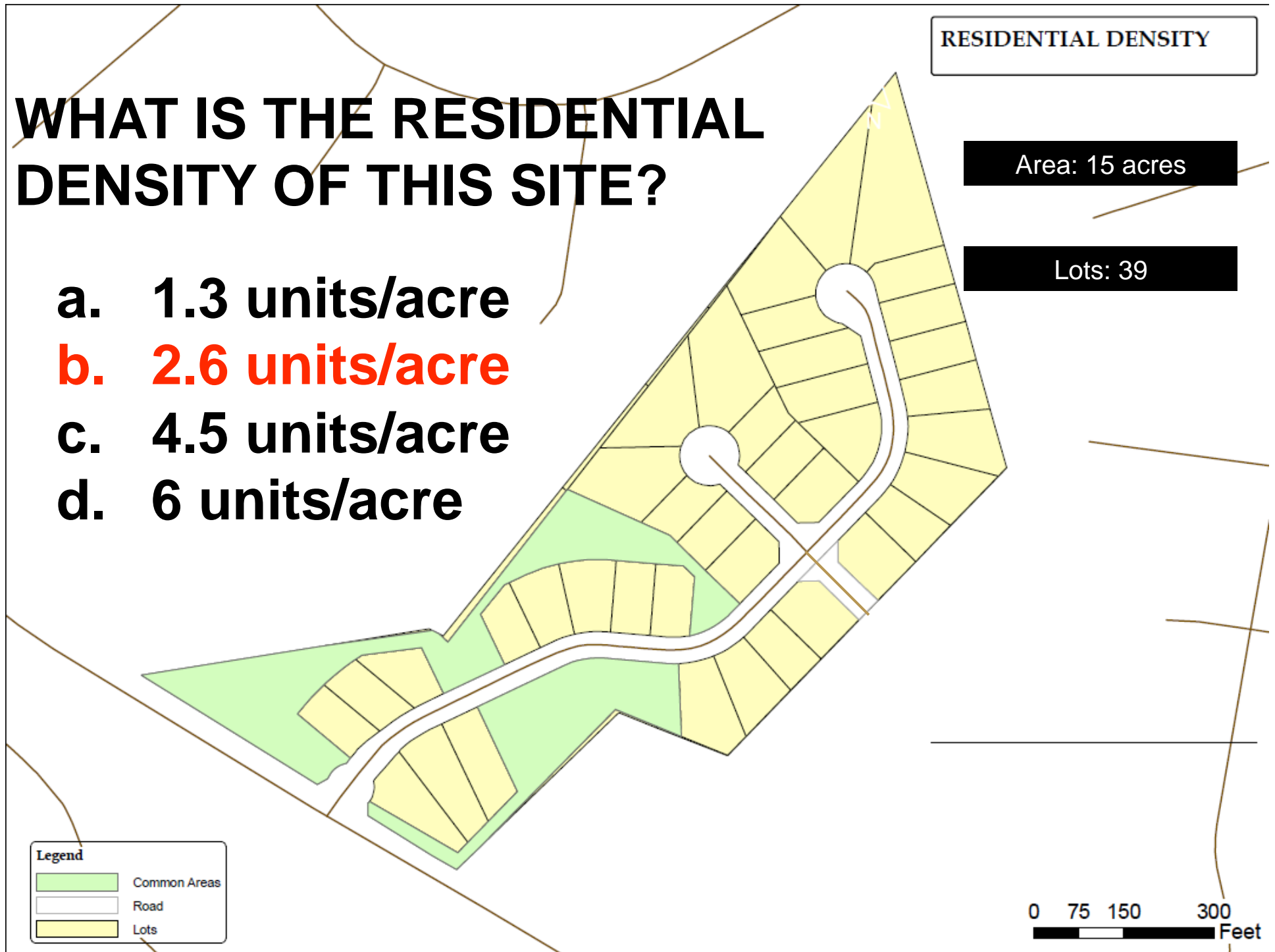
WHAT IS THE RESIDENTIAL DENSITY OF THIS SITE?

- a. 1.3 units/acre
- b. 2.6 units/acre
- c. 4.5 units/acre
- d. 6 units/acre



WHAT IS THE RESIDENTIAL DENSITY OF THIS SITE?

- a. 1.3 units/acre
- b. 2.6 units/acre**
- c. 4.5 units/acre
- d. 6 units/acre



Neighborhood Scale Impacts to Water Quality

8. Provide street connectivity and multiple route choices within the development

Indicate the number of links and nodes *within* development. (Points based on the ratio of links to nodes. 8 points for 1.3 ratio, 10 points for 1.6 or greater.)

<input type="button" value="▲"/> <input type="button" value="▼"/>	1 Links: Street, walkway, alley and pathway segments between nodes	0
<input type="button" value="▲"/> <input type="button" value="▼"/>	1 Nodes: points where three or more roadway segments meet; cul-de-sacs; dead-ends, and sharp curves (>75°)	
<input type="checkbox"/>	Project is built into existing street network and creates no new streets (10 points).	



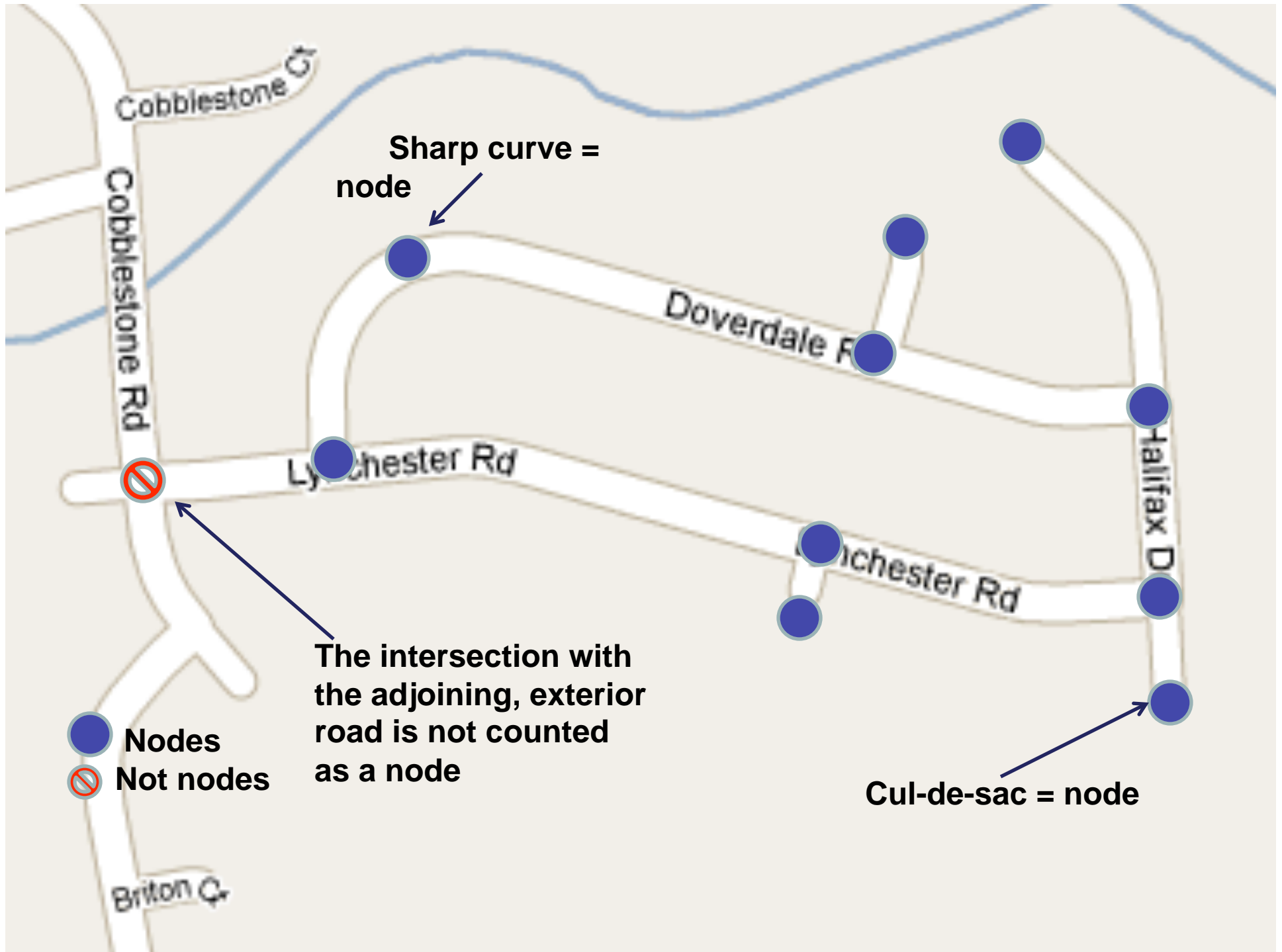
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Decision Making Tool

HOW MANY **NODES** ARE IN THE FOLLOWING DEVELOPMENT?

Node: Intersections, cul-de-sacs, and sharp curves greater than 75 degrees. Nodes do **not** include stub-outs or intersections with roads **adjoining** the development.

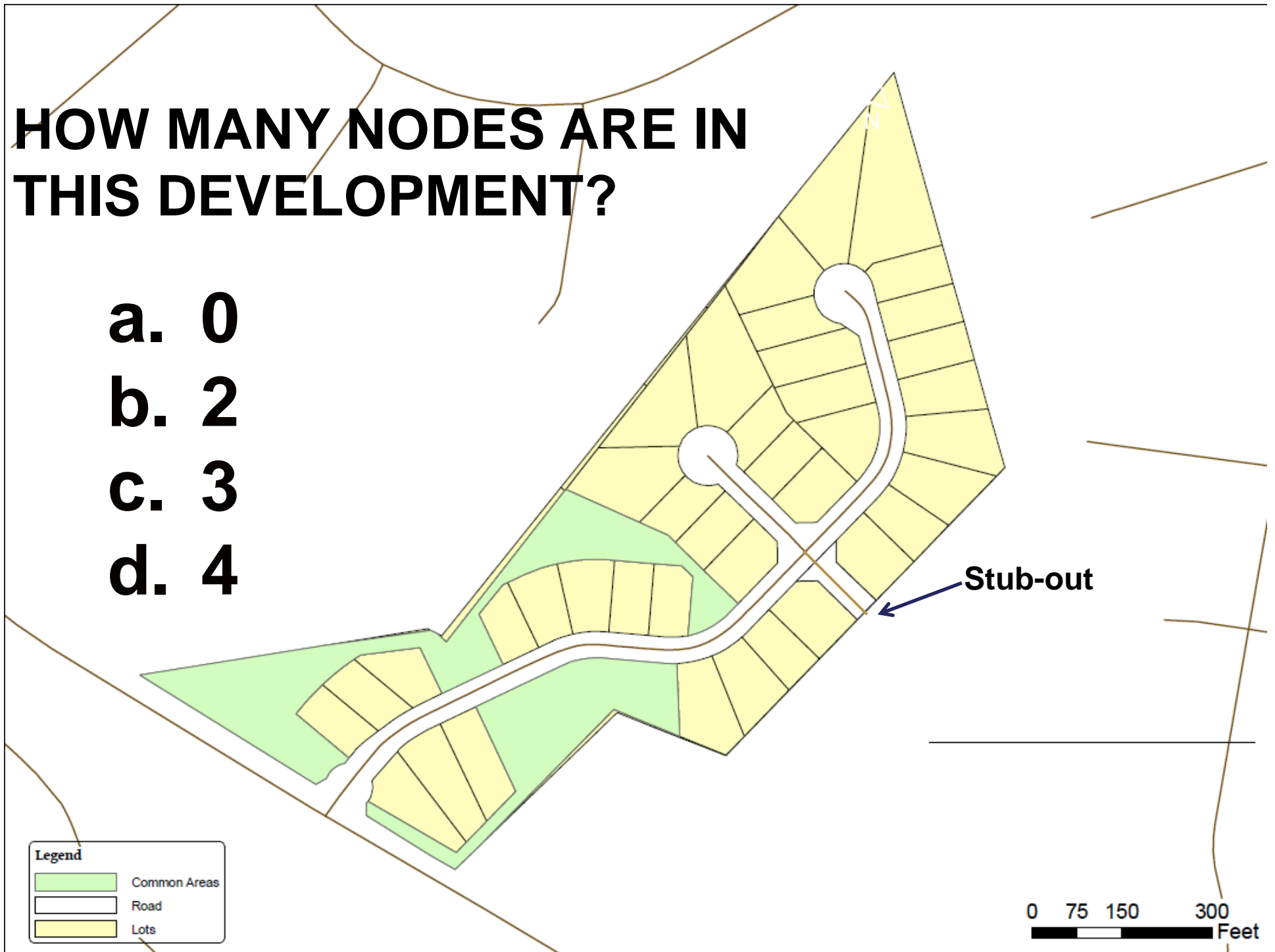


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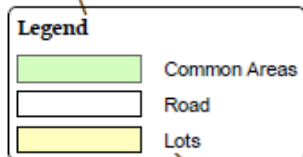
HOW MANY NODES ARE IN THIS DEVELOPMENT?

- a. 0
- b. 2
- c. 3
- d. 4

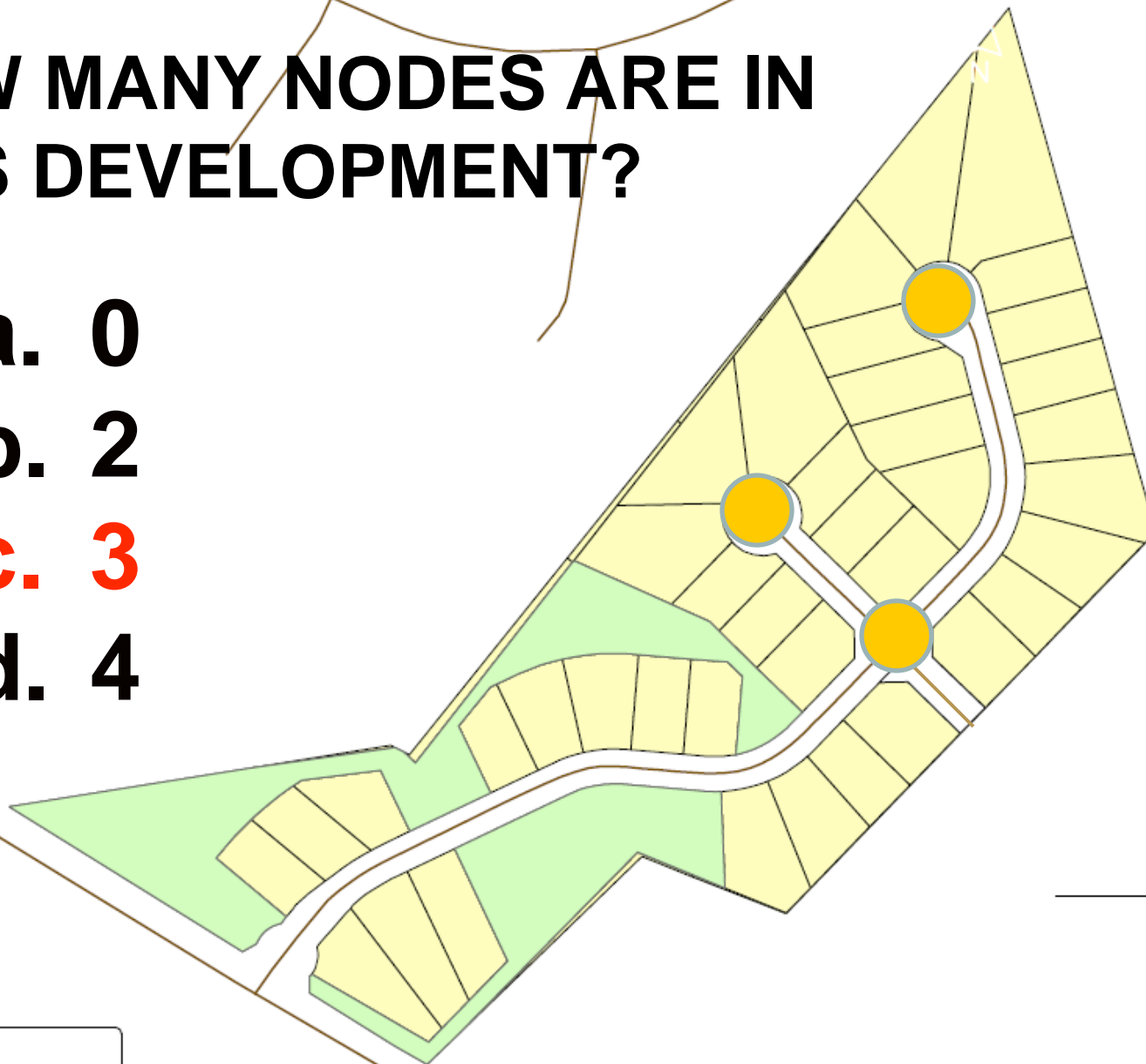


HOW MANY NODES ARE IN THIS DEVELOPMENT?

- a. 0
- b. 2
- c. 3**
- d. 4



0 75 150 300
Feet



HOW MANY **LINKS** ARE IN THE FOLLOWING DEVELOPMENT?

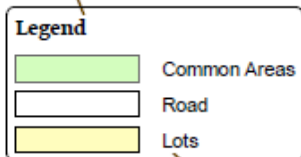
Link: A segment of road between two **nodes**. This includes road segments leading from the adjoining highway network or adjacent development. Can include walking or bicycle paths. Does **not** include adjoining roads, but includes the road leading out of the development.



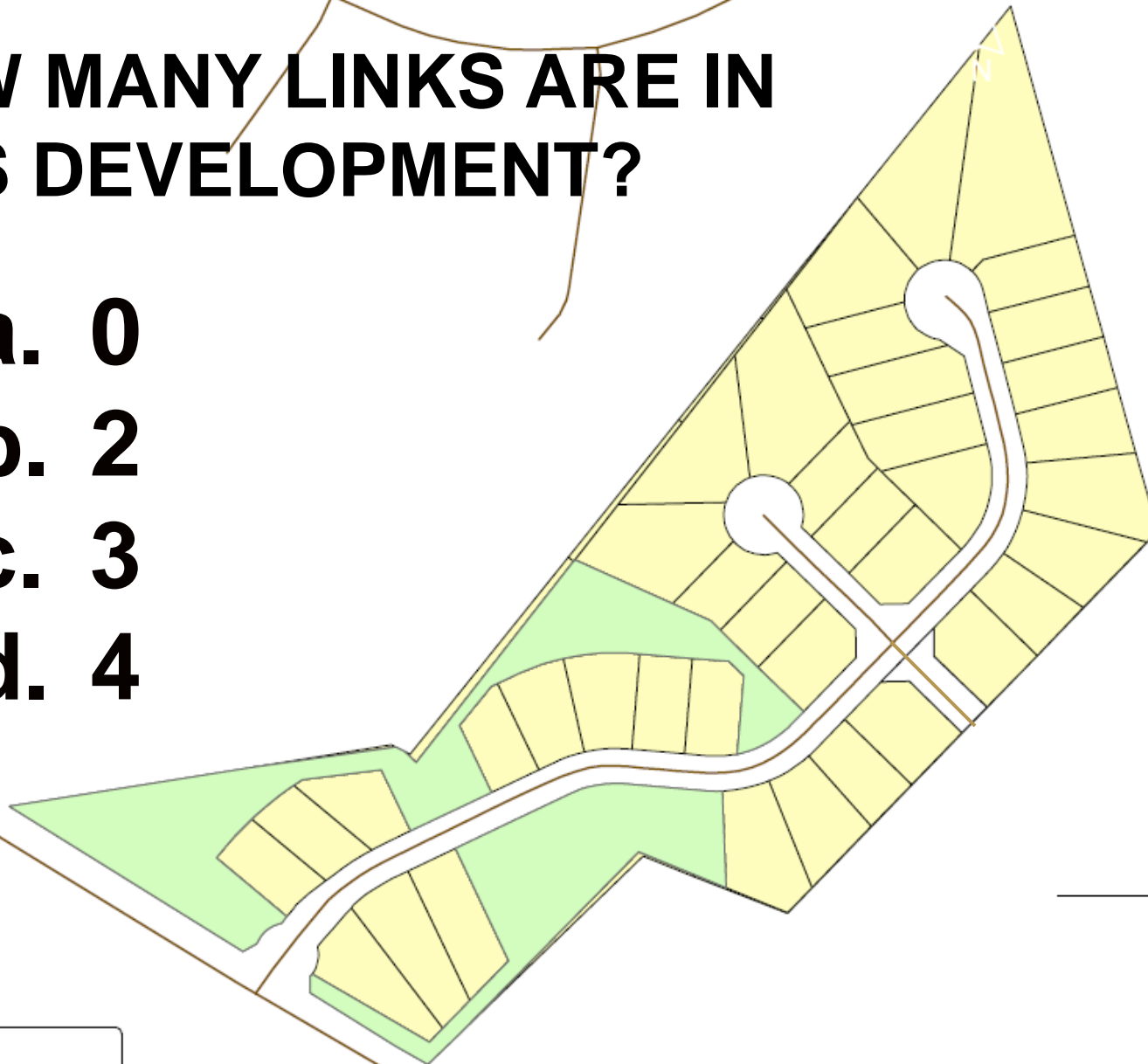
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HOW MANY LINKS ARE IN THIS DEVELOPMENT?

- a. 0
- b. 2
- c. 3
- d. 4

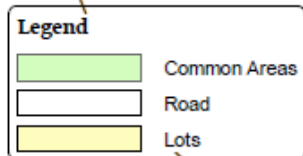


0 75 150 300
Feet

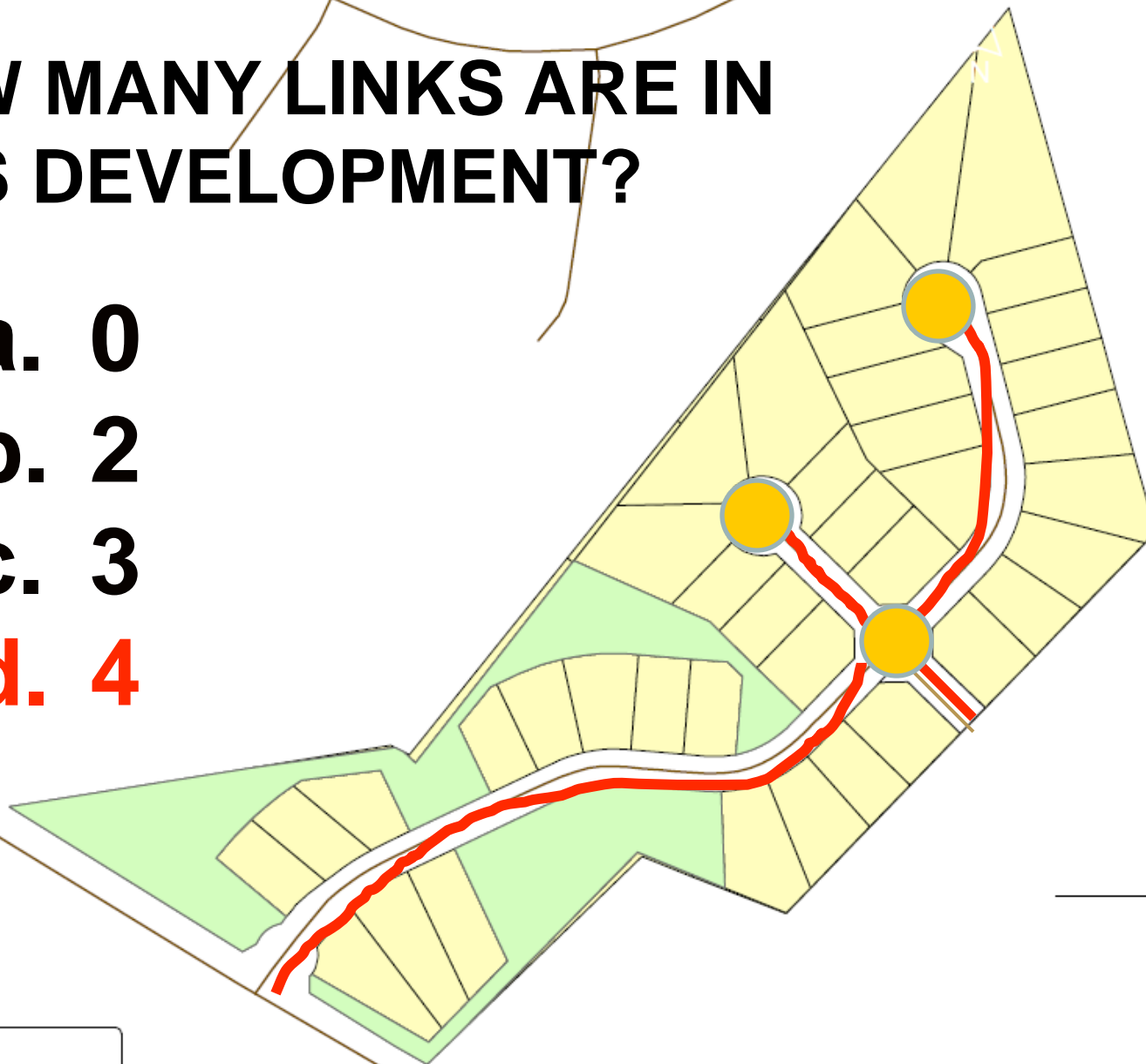



HOW MANY LINKS ARE IN THIS DEVELOPMENT?

- a. 0
- b. 2
- c. 3
- d. 4**



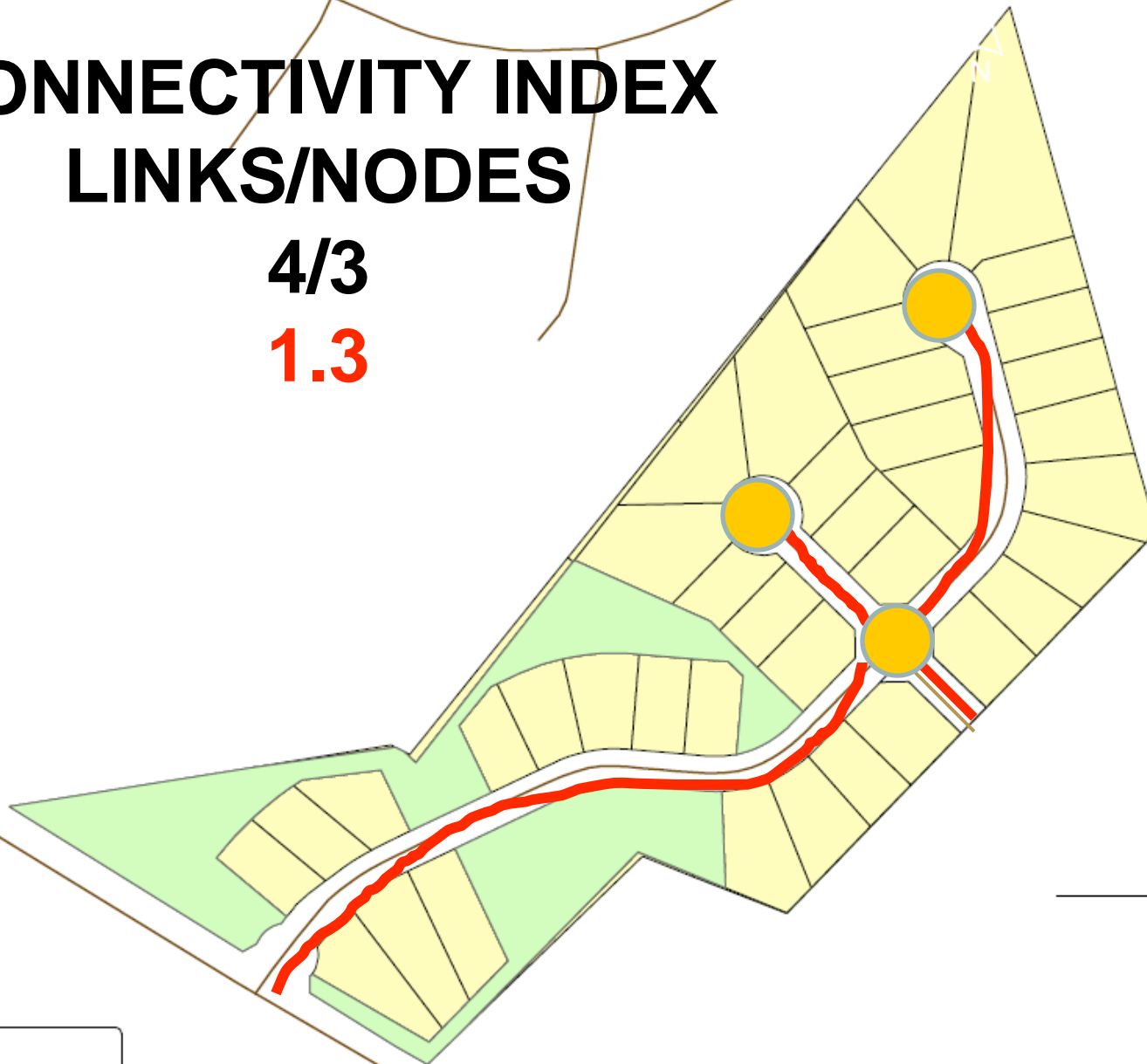
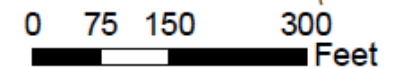
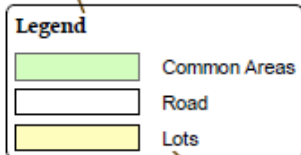
0 75 150 300 Feet



CONNECTIVITY INDEX LINKS/NODES

4/3

1.3



Final Score



Final Score: 103

**Participation Fee:
\$128k**



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Regional Scale Impacts to Water Quality

1. Promote Infill Development

- ☐ At least 75% of the project perimeters border previously-developed parcels (not including streets) (12 points).
- ☒ At least half of the land area within a half-mile radius of the project have been previously-developed (12 points).
- ☐ The area within a 1/2-mile radius of the project contains at least 75 street intersections (12 points)

12

2. Protect Waters of the U.S.

- ☐ No wetlands or waters of the U.S. are located on or within 75' of project site (5 points).
- ☐ Project maintains a minimum 75' buffer for wetlands and/or waters of the U.S. (5 points)
- ☒ Project disturbs area on or within 75' of wetlands or waters of the U.S. or fails to maintain a minimum buffer of 75' (0 points).

0

3. Protect Areas of Ecological Importance

- ☒ No trout waters or outstanding resource waters are located on or within 100' of the project (5 points).
- ☐ Project maintains a minimum, permanent 100' vegetated buffer for trout and/or outstanding resource waters (5 points).
- ☐ Project is located on or within 100' of trout waters or outstanding resource waters, and fails to maintain a 100' minimum vegetated buffer for these waters (0 points).

5

4. Protect Floodplains

- ☒ Project does not contain any floodplain areas (5 points).
- ☐ Project does not build any structures in the floodplain and establishes an easement to protect floodplains on site in perpetuity (5 points).
- ☐ Project builds structures in the floodplain (0 points).

0

5. Minimize Erosion from Steep Slopes

- ☒ Project avoids slopes greater than 30% (5 points).
- ☐ Project restores 100% of existing slopes with atleast 75% native, non-invasive vegetation (5 points).
- ☐ Project does not avoid slopes greater than 30% or does not restore existing slopes properly (0 points).

5

Increasing your score

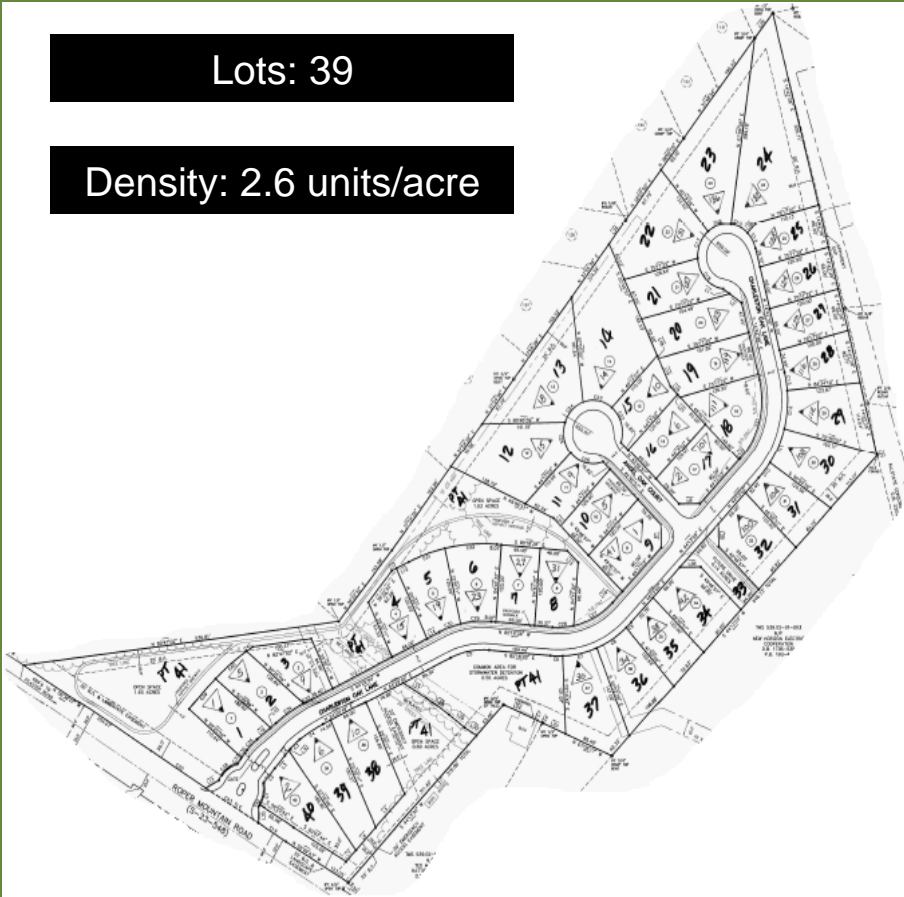


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Re-design

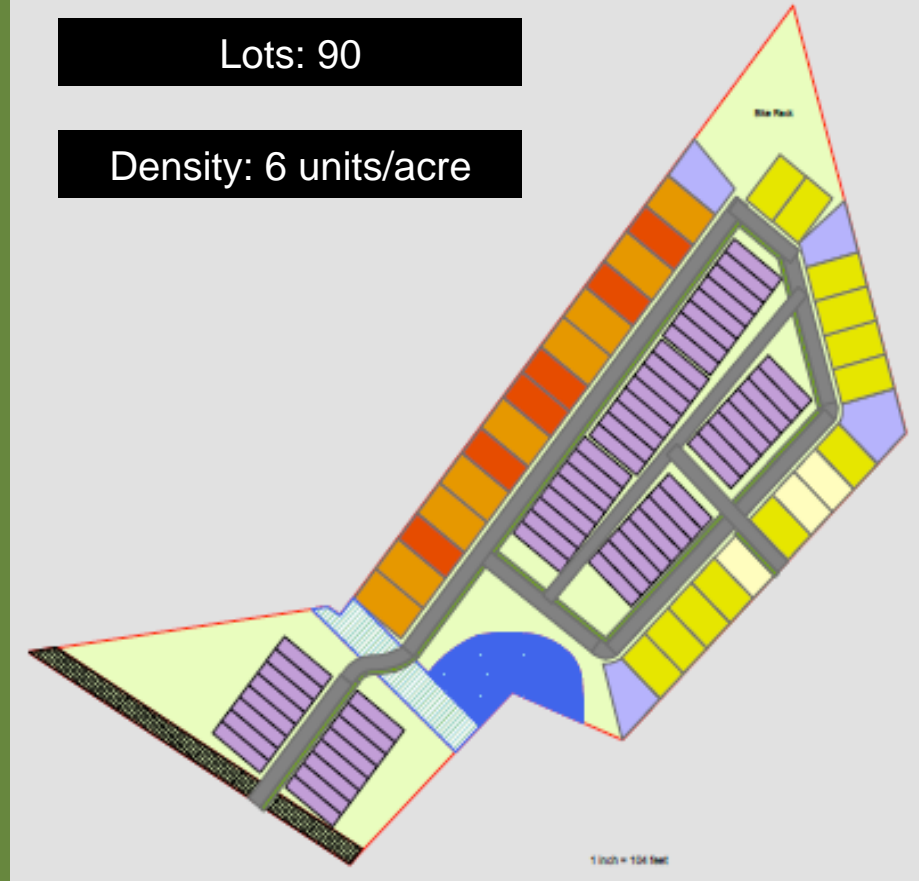
Lots: 39

Density: 2.6 units/acre



Lots: 90

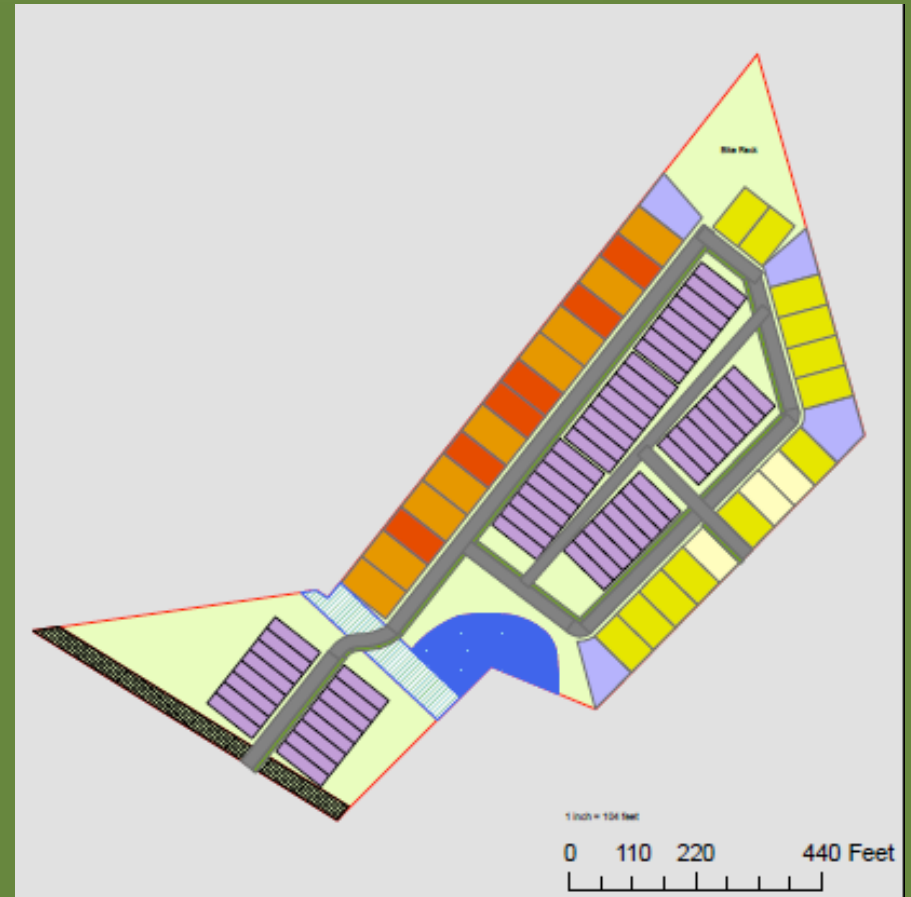
Density: 6 units/acre



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How We Increased Our Score

- Improved street connectivity within site
- Increased density
- Added sidewalks
- Reduced building setbacks
- Improve stormwater management features



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COMPARISON

ORIGINAL DESIGN

Score: 103

**Participation Fee:
\$128k**



RE-DESIGN

Score: 149

Participation Fee: \$100k



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NEXT STEPS



Upstate Forever Stormwater Banking Program

Image by Scott Holloway

Could you envision a program like
this working in your county or
municipality?

A. Yes

B. No

C. Maybe



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On a scale of 1 to 5, how would you rate the complexity of this program, with 5 being the most complex?

A. 1

B. 2

C. 3

D. 4

E. 5



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Did you feel that this information
was useful to you?

A. Yes

B. No

C. Not sure



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Upstate Forever

www.upstateforever.org

Heather Nix: hnix@upstateforever.org

Mary Walsh:
mwalsh@upstateforever.org

