

July 2022

# Overview of Development Code Preview



czbLLC



Ingalls Planning & Design

CODE STUDIO

Code Studio



Weston Consulting, Inc.



MRB Group



# Document Structure

## Part 1: GVL2040: A New Vision

- *Comprehensive plan guidance for the code*

## Part 2: Key Concepts

- *Important ideas and tools in the code*

## Part 3: Applying Key Concepts

- *Illustration of how ideas and tools apply in different types of places*

## Part 4: Next Steps

- *Project timeline*
- *Other required actions*

PART 1

# GVL2040: A New Vision for Growth and Development



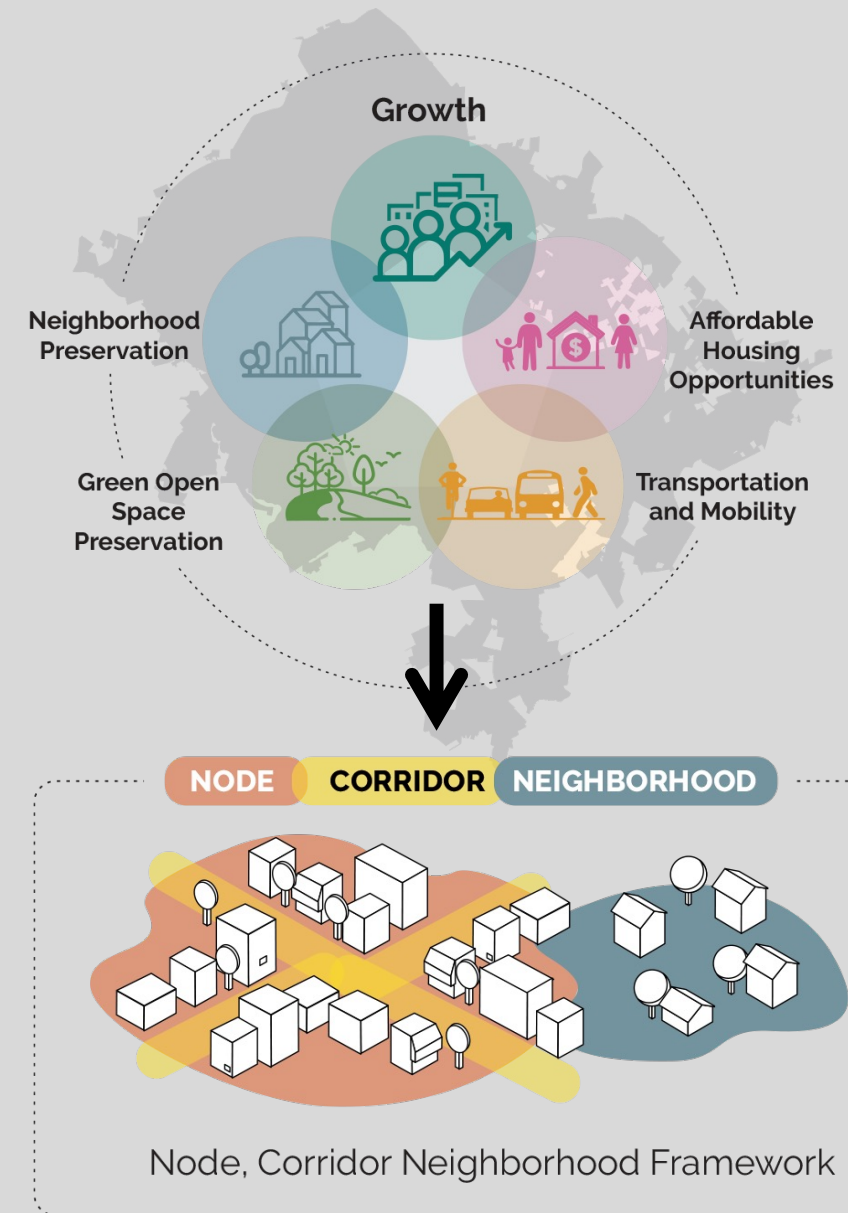
# Community Priorities Drive Future Land Use Decisions

## Community Vision

- Significant growth and development.
- Significant preserved open space.
- Little or no change in existing neighborhoods.

## Development Framework

- How do we best address development?
  - Nodes
  - Corridors
  - Neighborhoods to be preserved.

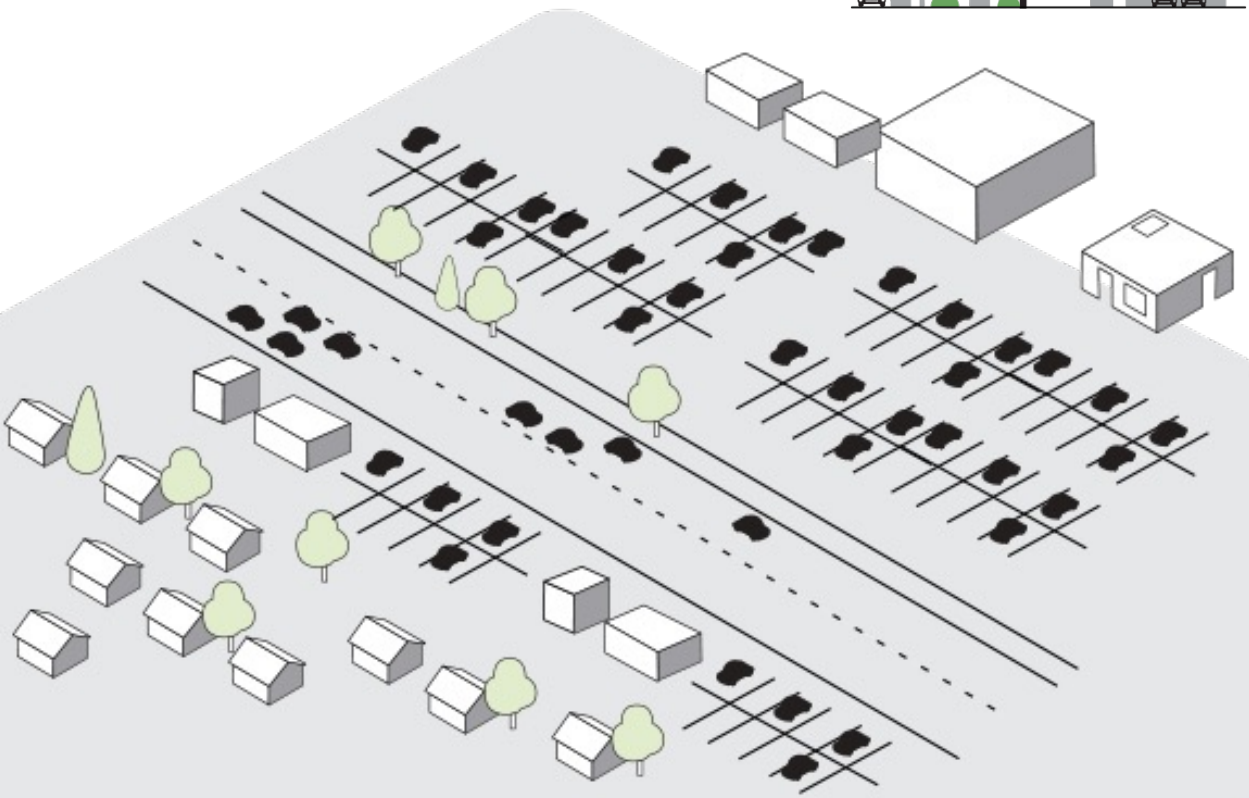




# Shifting from Suburban to Urban

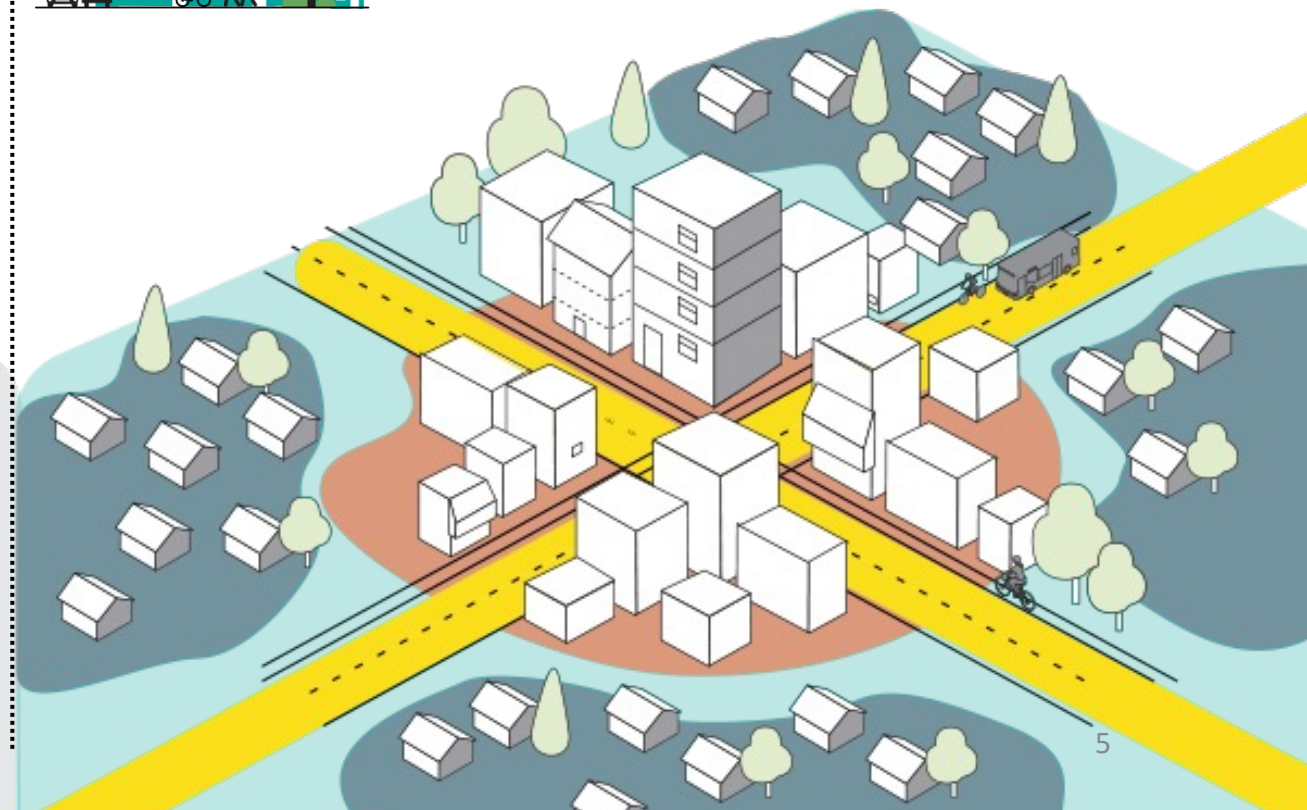
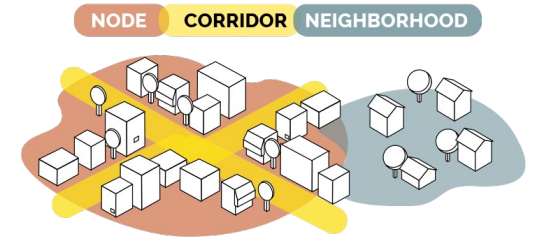
## How Greenville grew before GVL2040

20th Century development took advantage of open land and prioritized convenience for motorists.



## How Greenville grows after GVL2040

Limiting redevelopment across most of the city means pushing all new development into nodes and corridors, and changing the character of those areas.



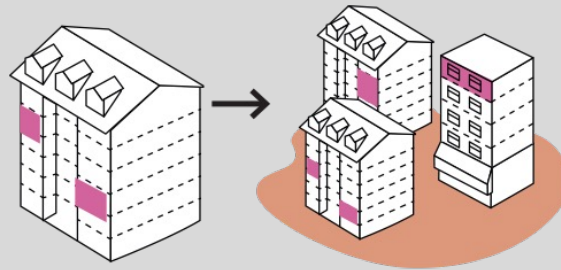
# How an urban development pattern helps meet community goals



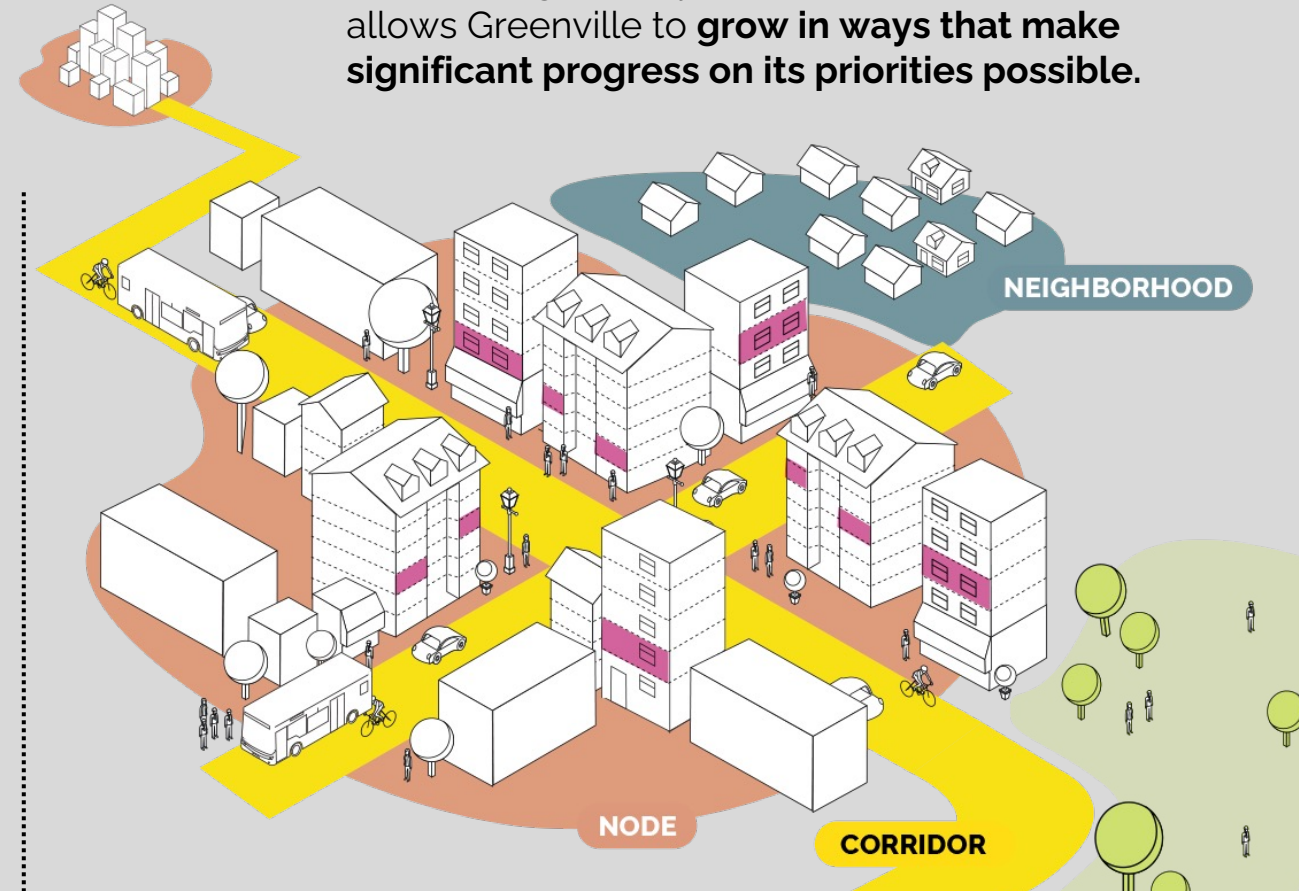
Land supply is constrained and growth steered to **nodes and corridors**.

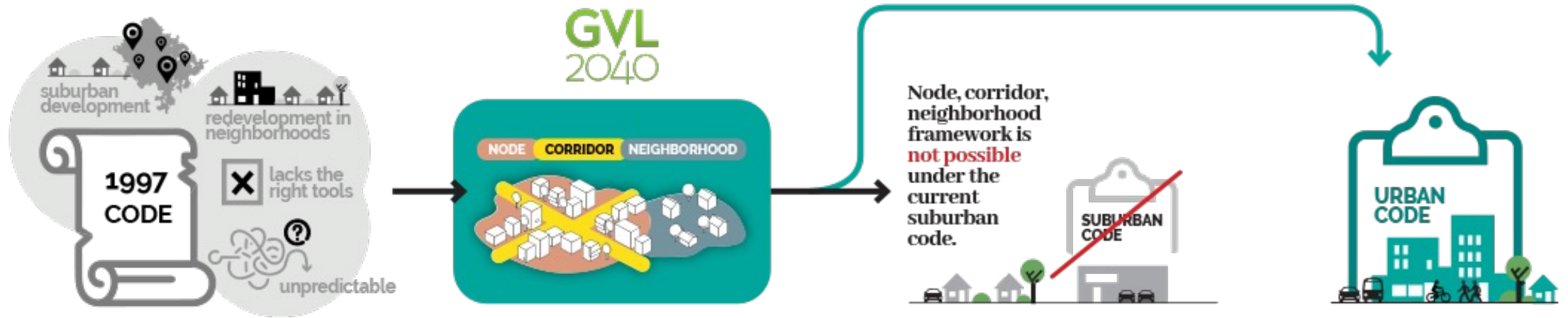


**Greater densities required** in buildable locations drive profitability to help **subsidize affordable housing and open space** purchases.



A well-integrated system of **nodes and corridors** allows Greenville to **grow in ways that make significant progress on its priorities possible**.





## Need for a New Code

Greenville's vision for the future isn't possible with the existing development code.

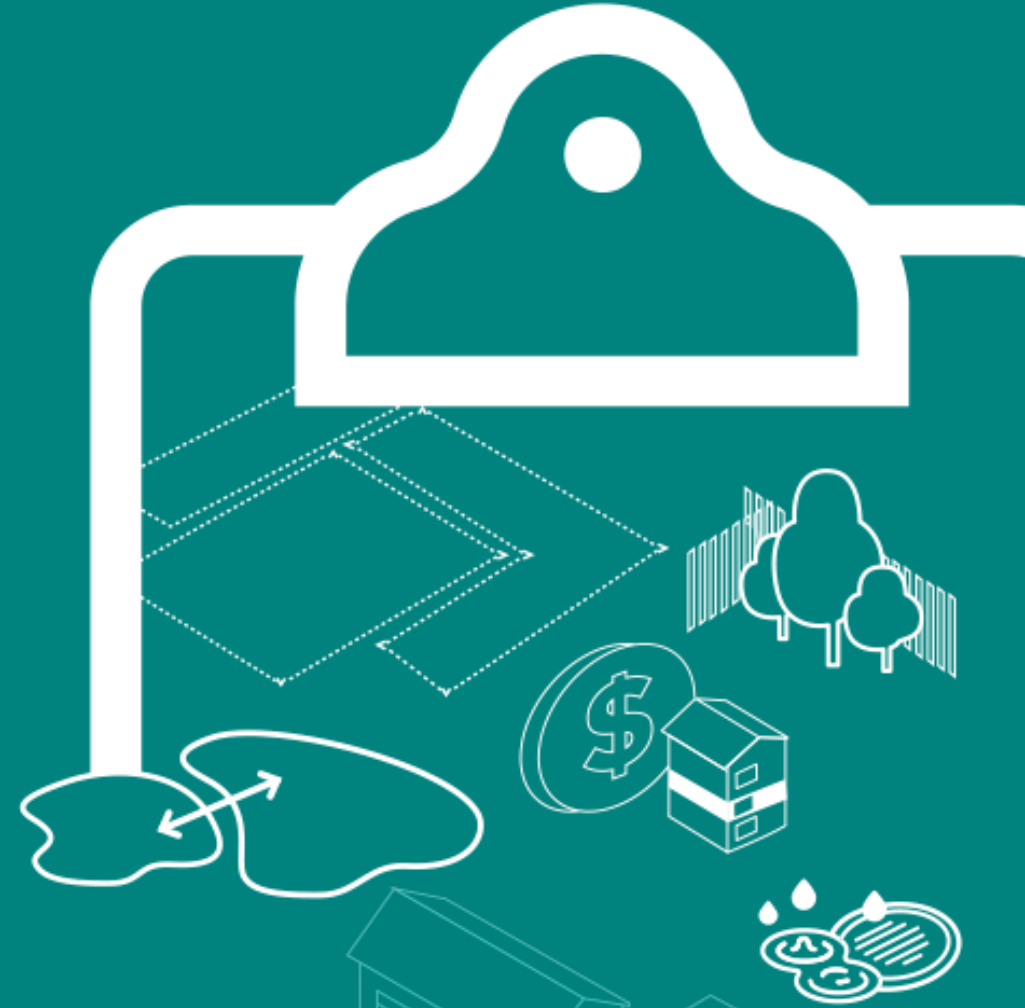
### Future code must:

- Drive development to nodes and corridors.
- Better preserve existing neighborhood character.
- Facilitate the right project at the right location.
- Incentivize more of what Greenville wants.
- Be a proactive, not reactive tool.
- Get the underlying rules and standards right.
- Limit demands for rezonings or planned development approaches.
- Allow the right project in the right location by right to streamline approvals processes.



PART 2

# Key Concepts in the New Development Code



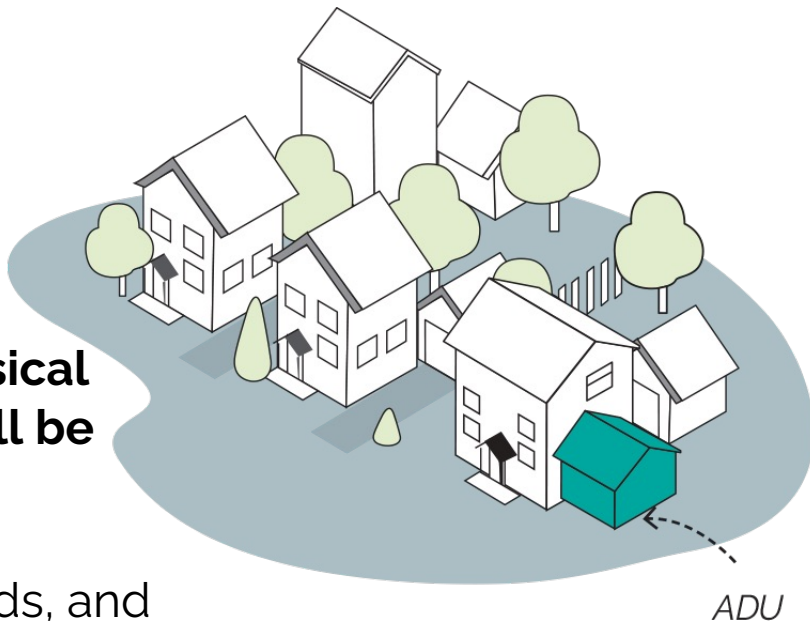




# Key Concepts in the New Development Code

1

**Existing physical character will be preserved** in residential neighborhoods, and accessory dwelling units (ADUs) are allowed where appropriate.



2

**Corridors will be allowed to develop at greater heights and scale** to accommodate the demand for new development. **Multistory mixed-use properties and multi-unit residential properties** will be the norm.



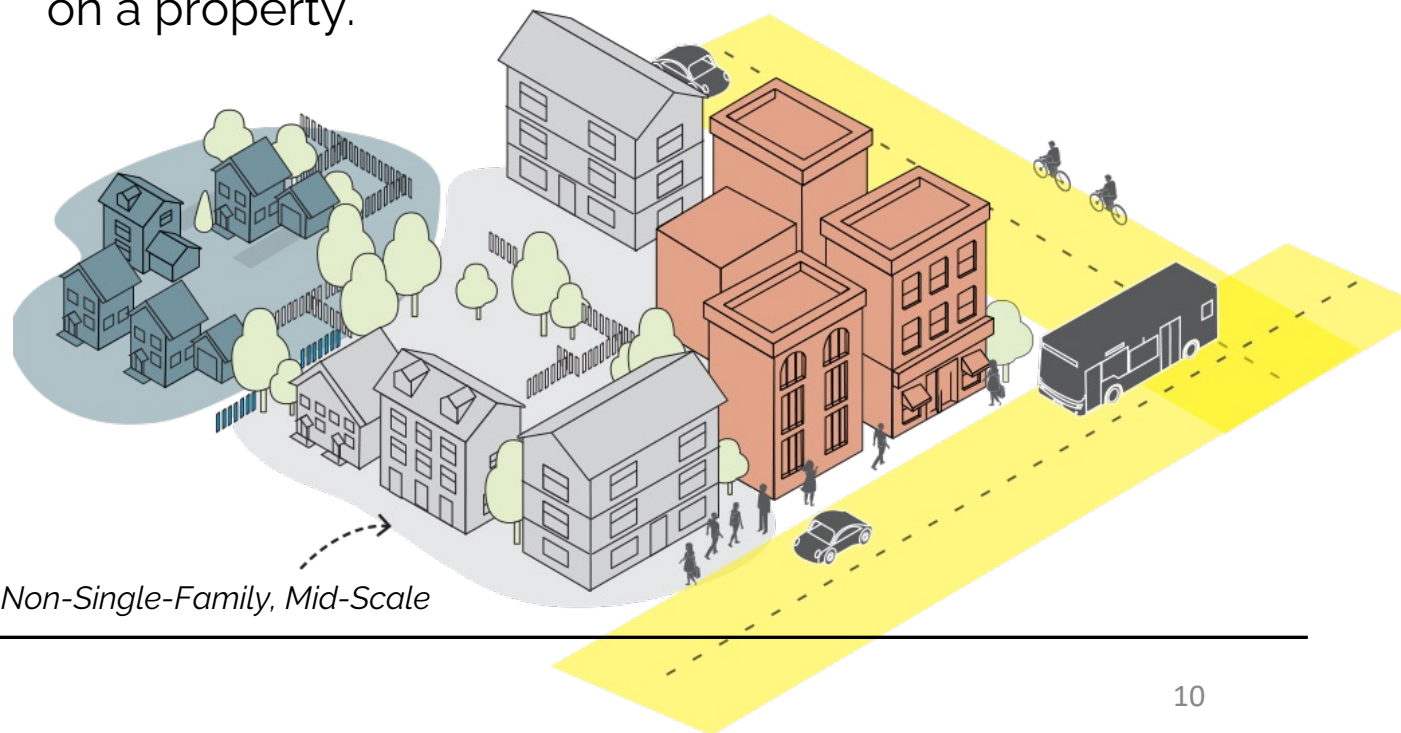


# Key Concepts in the New Development Code

- 3 Nodes will be allowed to **develop at even greater heights and scale** than corridors.



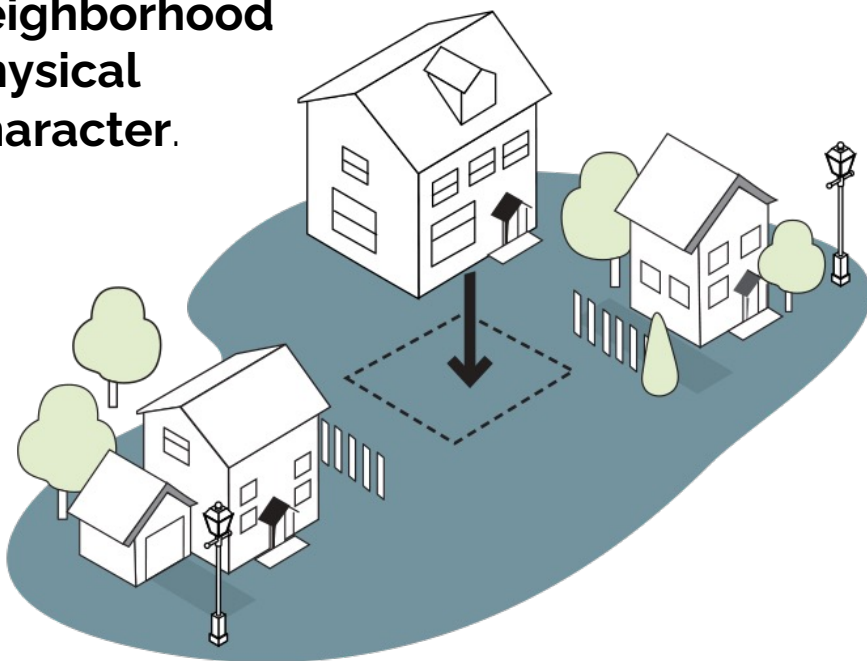
- 4 Transitions and buffers between residential neighborhoods and more intense commercial and mixed-use areas will be managed intentionally. Where possible, these transitions may be achieved with residential uses that allow between 2 and 12 units on a property.



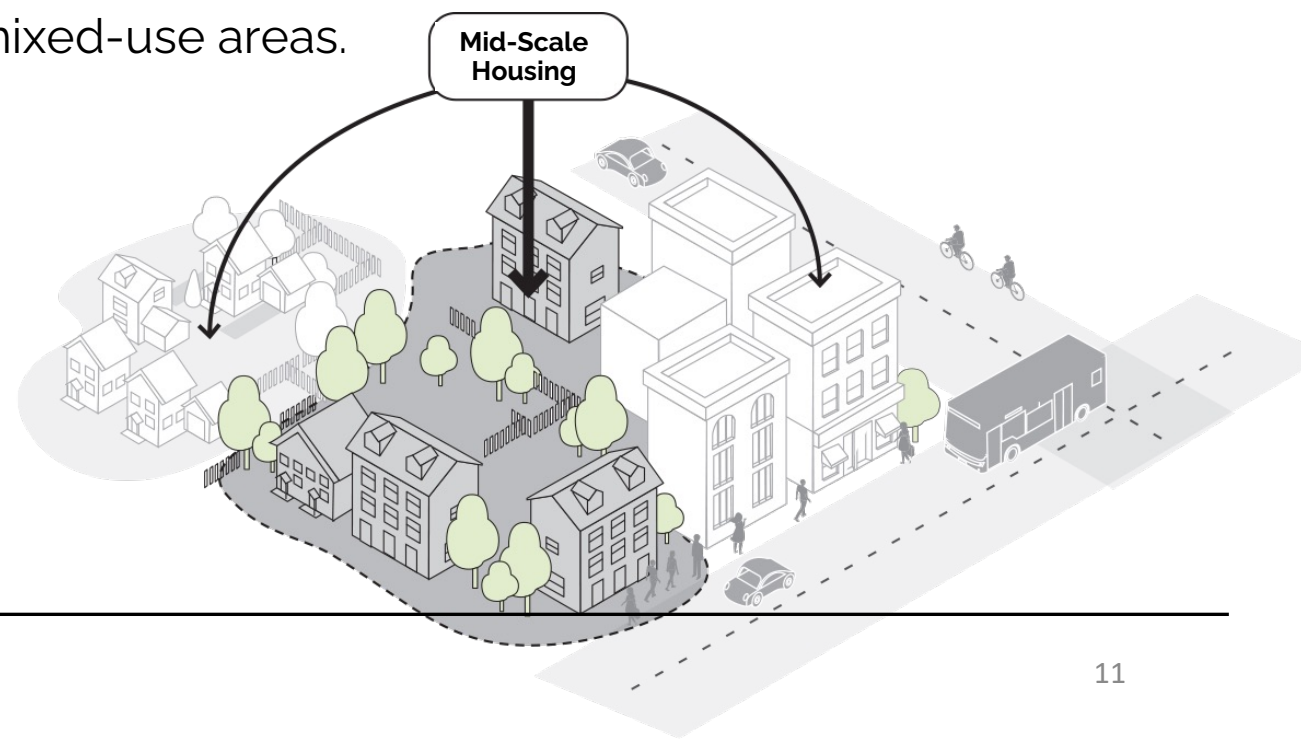


# Key Concepts in the New Development Code

- 5 New market-rate housing is possible within existing residential neighborhoods, but it will have to **match the existing neighborhood physical character.**



- 6 Where appropriate, **somewhat taller and mid-scale housing types** like duplexes, triplexes, townhouses, and small apartment buildings will be allowed near the **edges of existing neighborhoods** both to increase housing diversity and to create more gradual transition areas between residential areas and commercial or mixed-use areas.







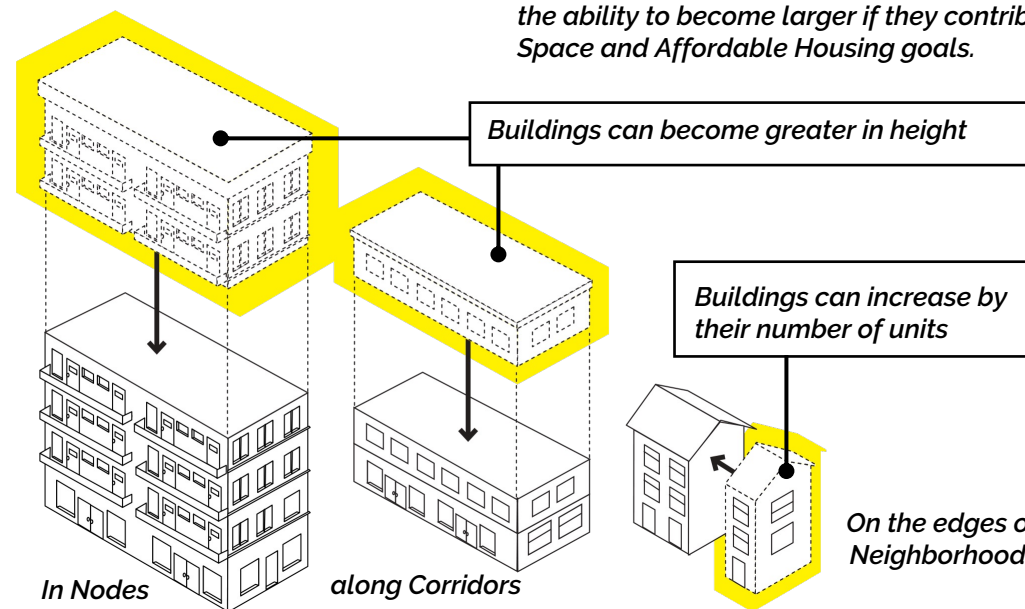
# Key Concepts in the New Development Code

- 7** Affordable housing is more likely to be **distributed across the community**, and affordable housing opportunities will be possible everywhere in the city as long as they are appropriate to their context.



- 8** **Development bonuses** will be available in the form of additional square footage in some locations to developers who help meet Affordable Housing and/or Open Space goals.

*Under the new Development Code, buildings would have the ability to become larger if they contributing to Open Space and Affordable Housing goals.*

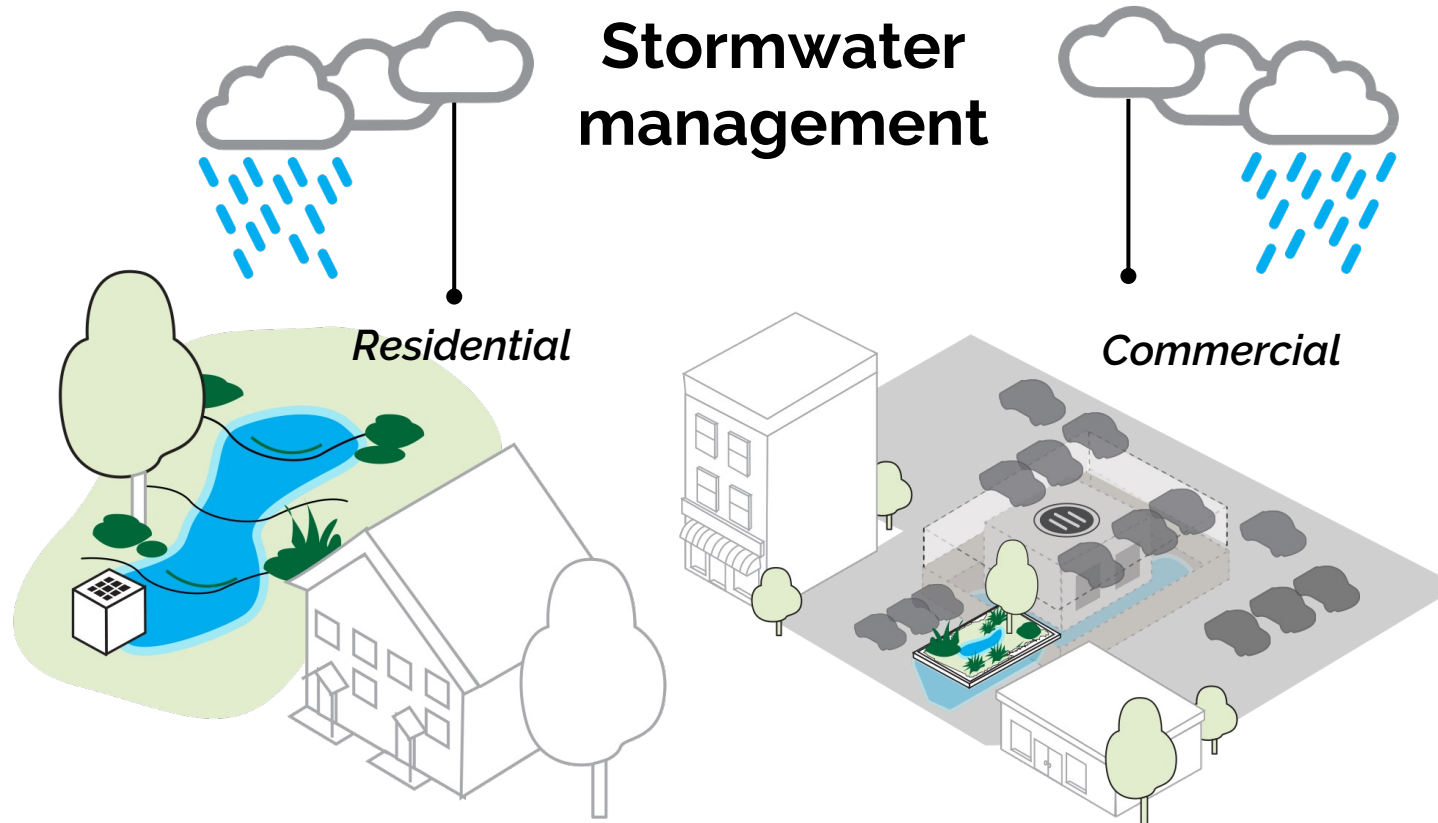






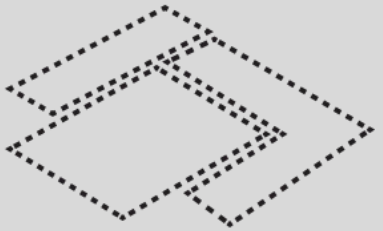
# Key Concepts in the New Development Code

- 9 New development **will not be allowed to simply send its stormwater runoff onto adjacent properties** because they happen to be downhill. Mass grading of sites will not be permitted and tree preservation will be required. Net increases of runoff from new projects will have to be **managed on the property** that is creating the runoff.



# Putting concepts into action

Tools to shape Greenville's physical form and function



**Districts**



**Transitions**



**Buffers**



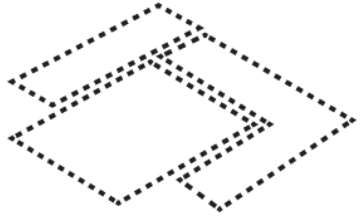
**Stormwater**



**Affordable  
Housing**



**Open Space**



# Putting Key Concepts into Action

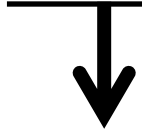
## Focus on Districts

Selected  
examples of  
district types

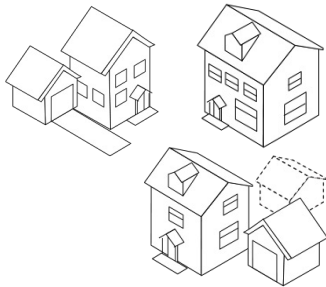
**RH**

**RN**

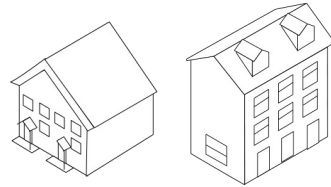
**RC, MX, MXS, MXD**



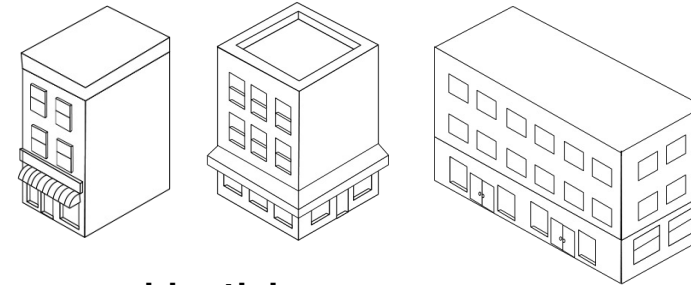
Types of  
forms they  
produce



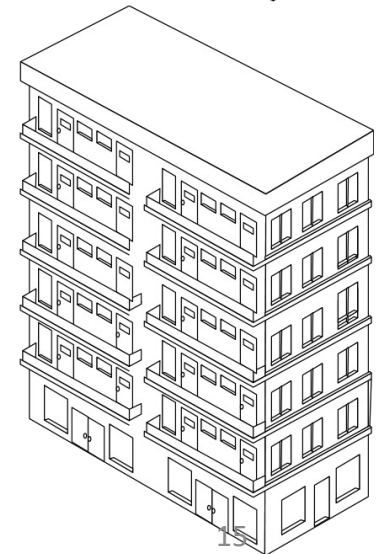
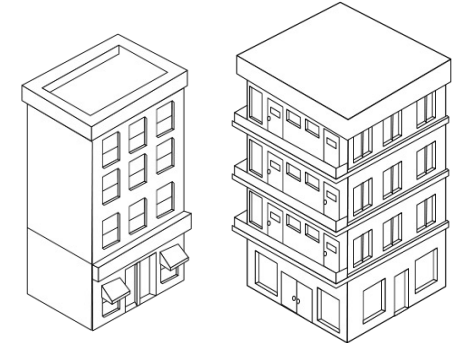
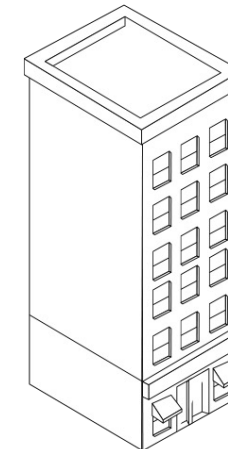
**Single-unit  
housing in  
residential  
neighborhoods**



**Small to mid-scale  
multi-unit housing,  
from duplexes up  
to small apartment  
buildings at the  
edges of  
residential  
neighborhoods**



**Larger residential,  
office, and mixed-  
use buildings,  
three stories and  
higher, for nodes  
and corridors,  
including  
downtown**



PART 3

# How to Apply the Key Concepts





# Applying New Code Tools in Neighborhoods



## Districts



RH: Res. House Scale  
RN: Res. Neighborhood

## Transitions



- A** Neighborhood to Node
- B** Neighborhood to Corridor

## Buffers



**C**

## Stormwater



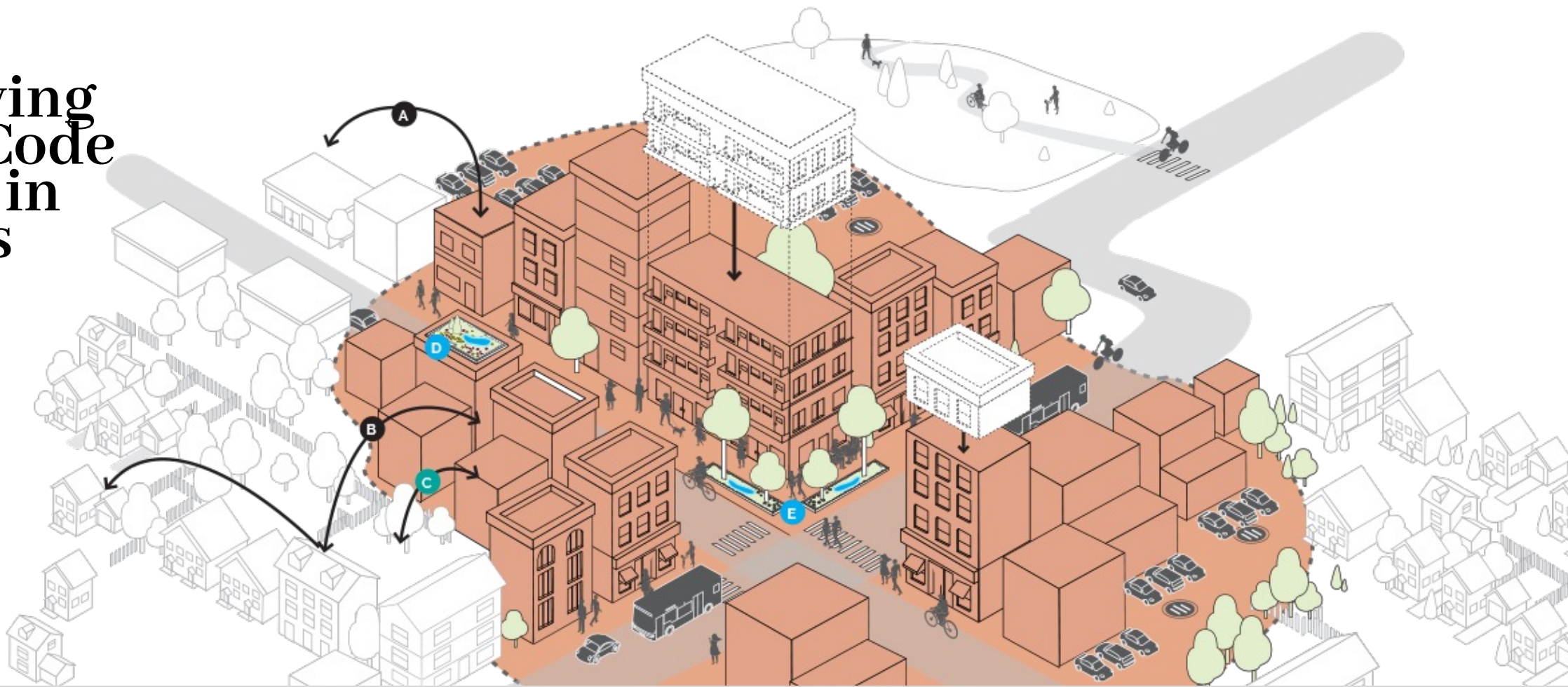
- D** Dry well
- E** Rain Garden

## Aff. Housing and Open Space



Incentives

# Applying New Code Tools in Nodes



## Districts



MX: Mixed-Use

## Transitions



- A** Node to Corridor
- B** Node to Neighborhood

## Buffers



## Stormwater



- D** Green roof
- E** Small Area Tree Infiltrator

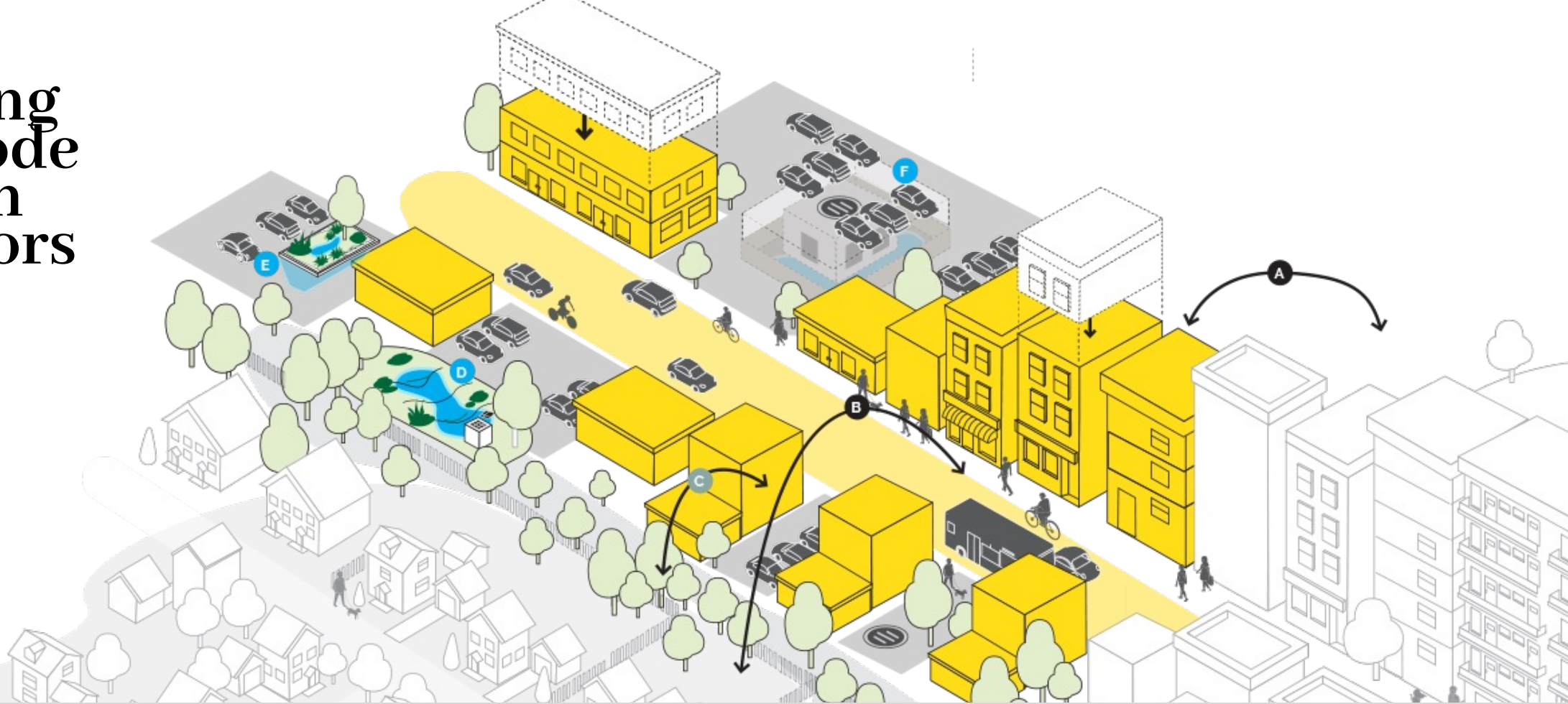
## Aff. Housing and Open Space



Incentives



# Applying New Code Tools in Corridors



## Districts



RC: Res. Community  
MX: Mixed-Use  
MXS: Mixed-Use Shopfront

## Transitions



- A** Corridor to Node
- B** Corridor to Neighborhood

## Buffers



## Stormwater



- D** Dry Detention Area
- E** Bioswales
- F** Underground Storage Tank

## Aff. Housing and Open Space



Incentives

PART 4

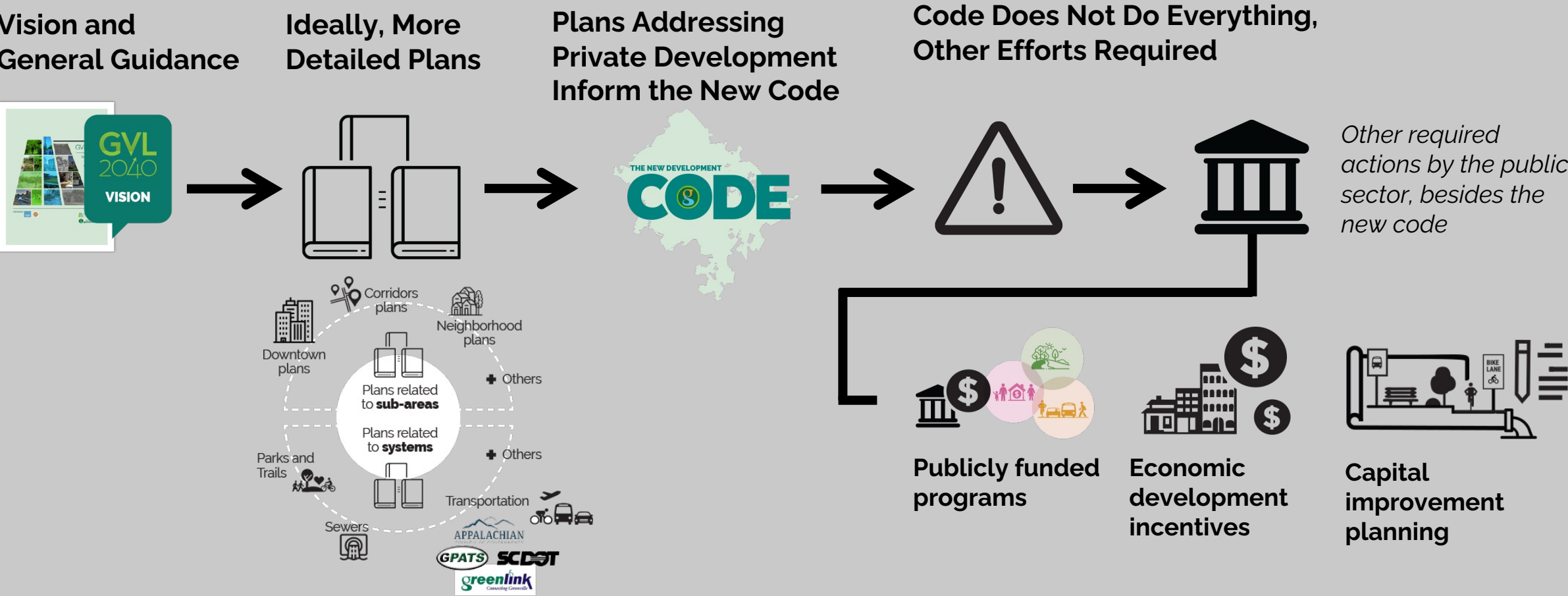
# Next Steps

THE NEW DEVELOPMENT

CODE



# How much will a new code accomplish and what other jobs do we have to do?



# Remaining Project Timeline

