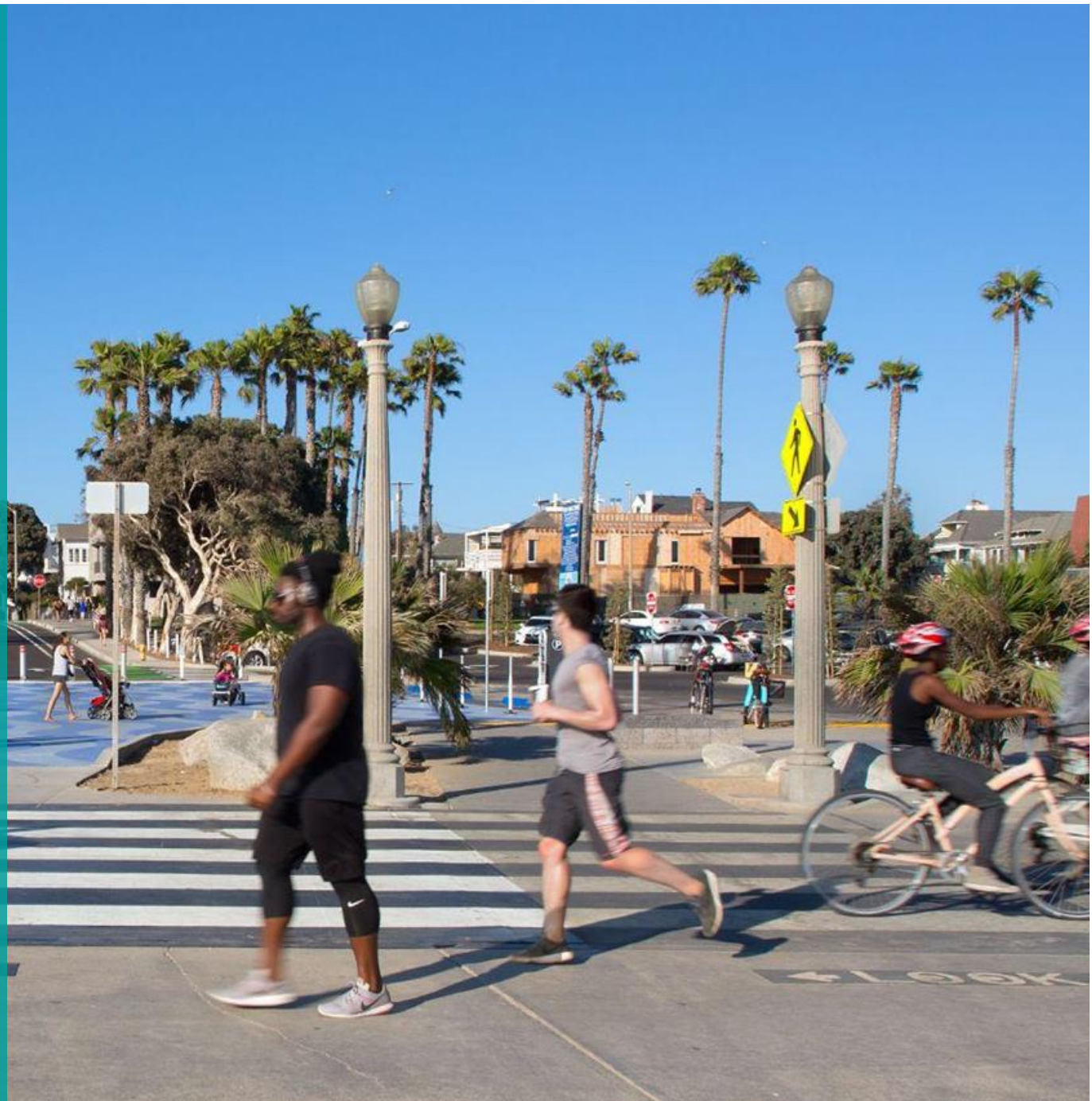


# Understanding Smart Growth

Jean Crowther, AICP  
Principal  
Director of Planning - Eastern US

alta



# What is Smart Growth?

## *Smart Growth America:*

An overall approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and robust community engagement.





# How did we get here?

(Ancient Mesopotamia)





# How did we get here?



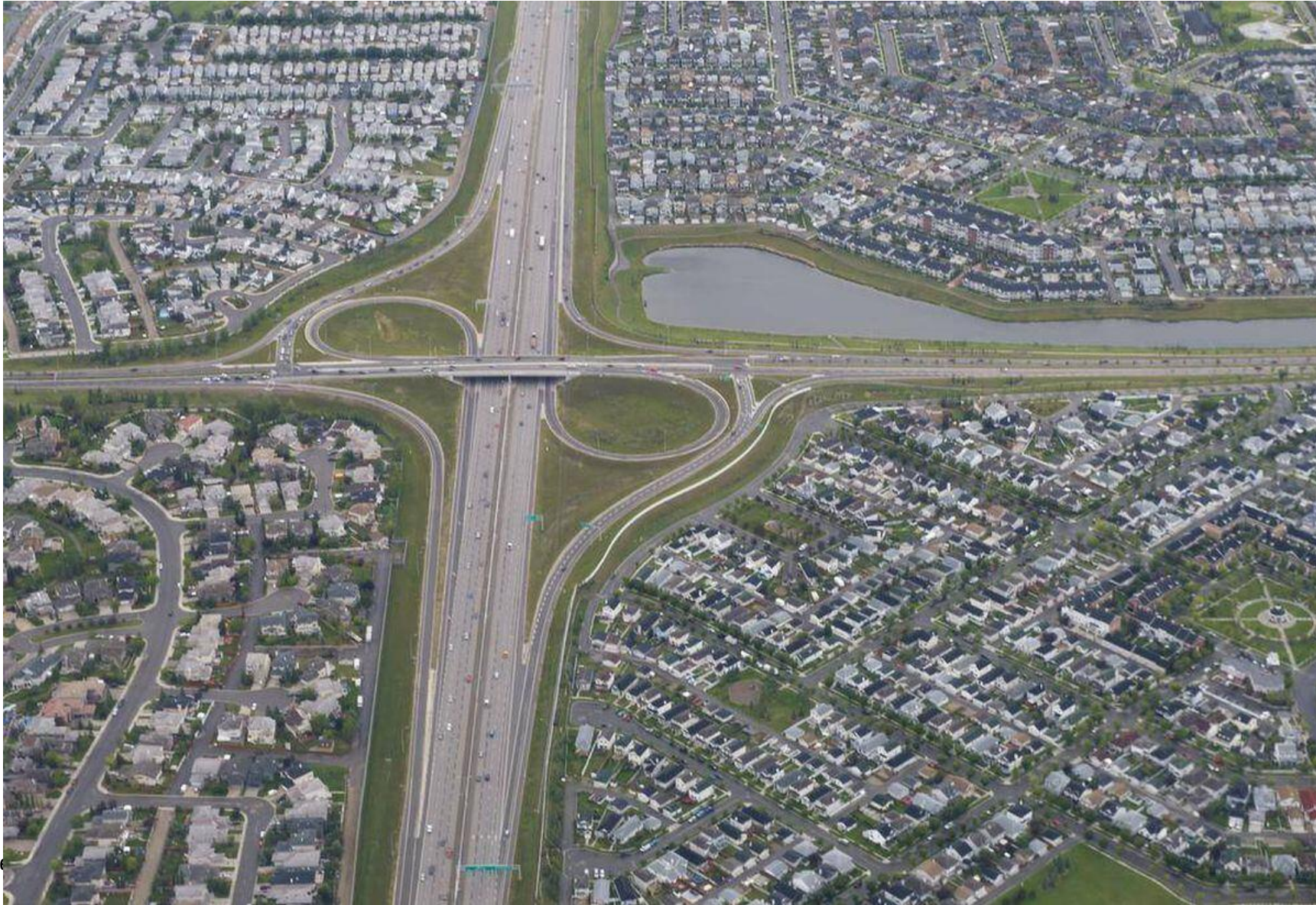


# How did we get here?





# How did we get here?





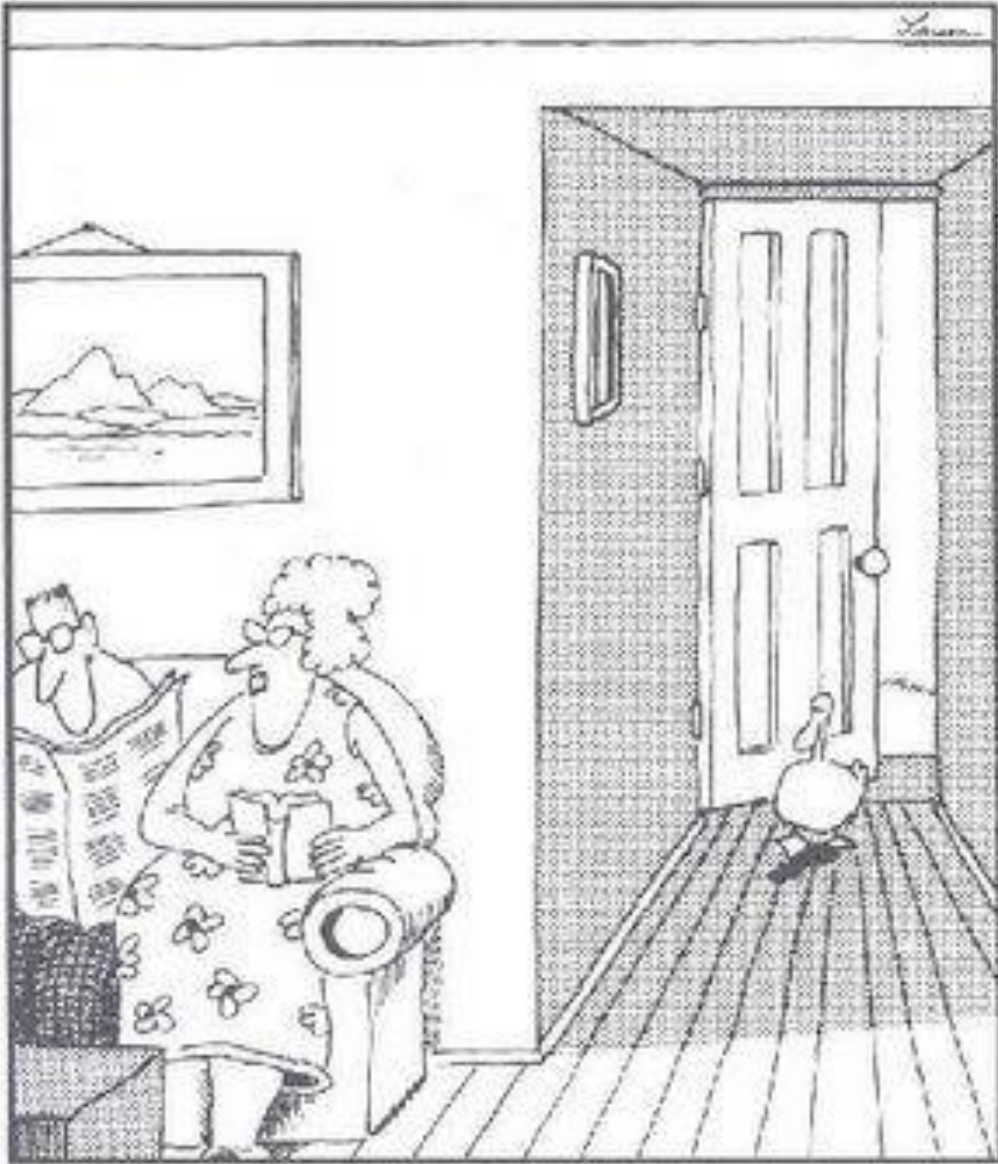
# How did we get here?

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# How did we get here?



“Here he comes, Earl....  
Remember, be gentle but firm...  
we are absolutely, positively  
NOT driving him south this  
winter.”



# What is Smart Growth?

*It is.... well-adapted human habitat.*

“The traditional development pattern found in almost all cities built before the automobile is a deeply resilient, highly financially productive, nearly foolproof way to design a city.”

STRONG TOWNS, Daniel Herrigess:

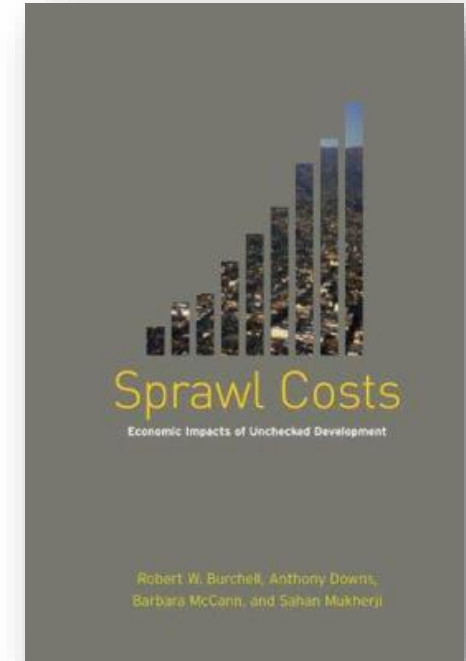
<https://www.strongtowns.org/journal/2019/9/25/traditional-development-is-not-retro-its-timeless>



# What is the alternative?

## *Unmanaged growth results in:*

- 21% increase in amount of undeveloped land converted to developed land
- 10% increase in local road lane-miles
- 10% more annual public service (fiscal) deficits
- 8% higher housing occupancy costs





# So, how do we grow smart?



## *10 Principles for Smart Growth*

1. Mix land uses.
2. Take advantage of compact building design.
3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, farmland, natural beauty, and critical environmental areas.
7. Strengthen and direct development towards existing communities.
8. Provide a variety of transportation choices.
9. Make development decisions predictable, fair, and cost effective.
10. Encourage community and stakeholder collaboration in development decisions.



# 1. Mix Land Uses





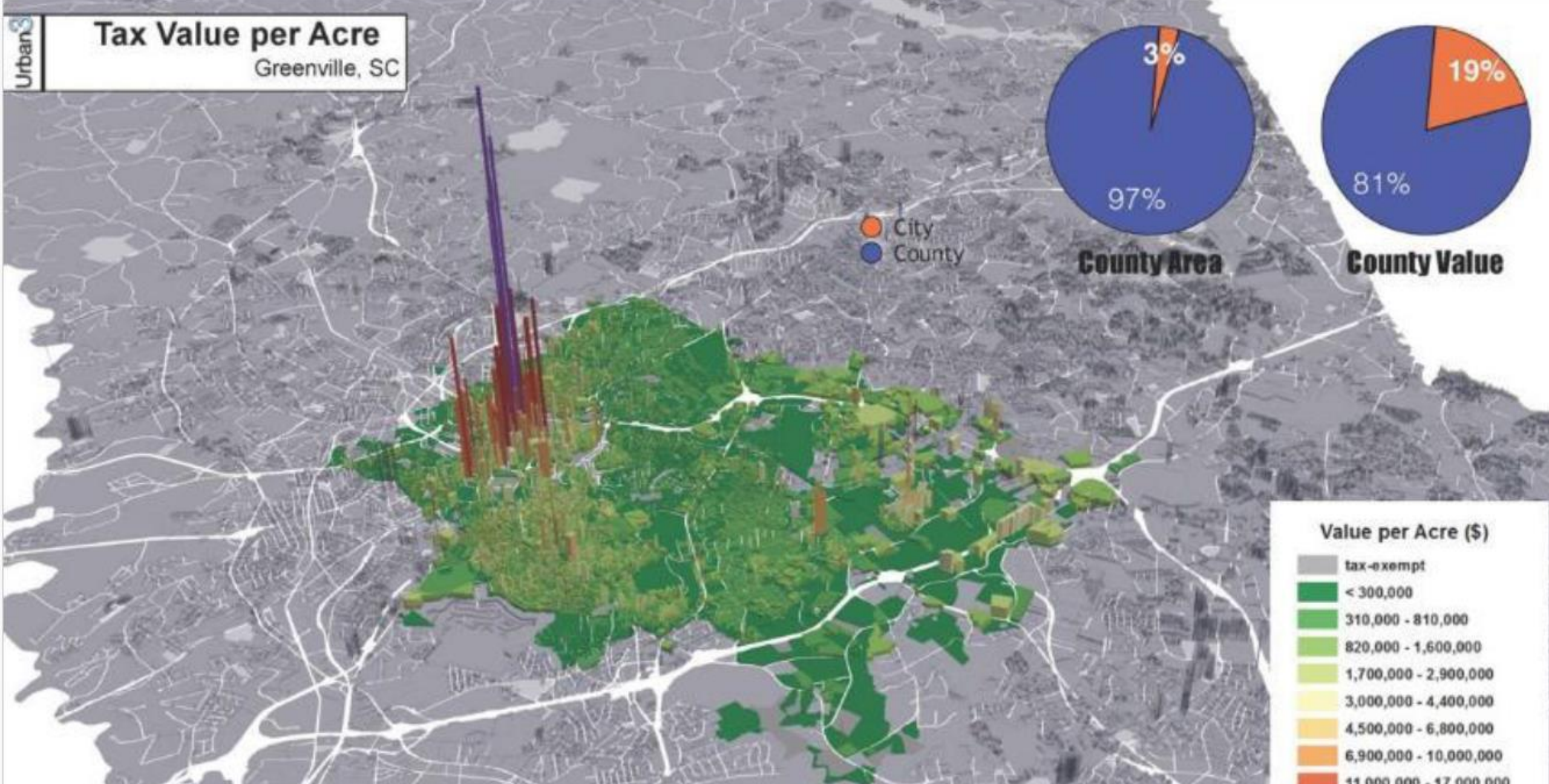
## 2. Compact Building Design





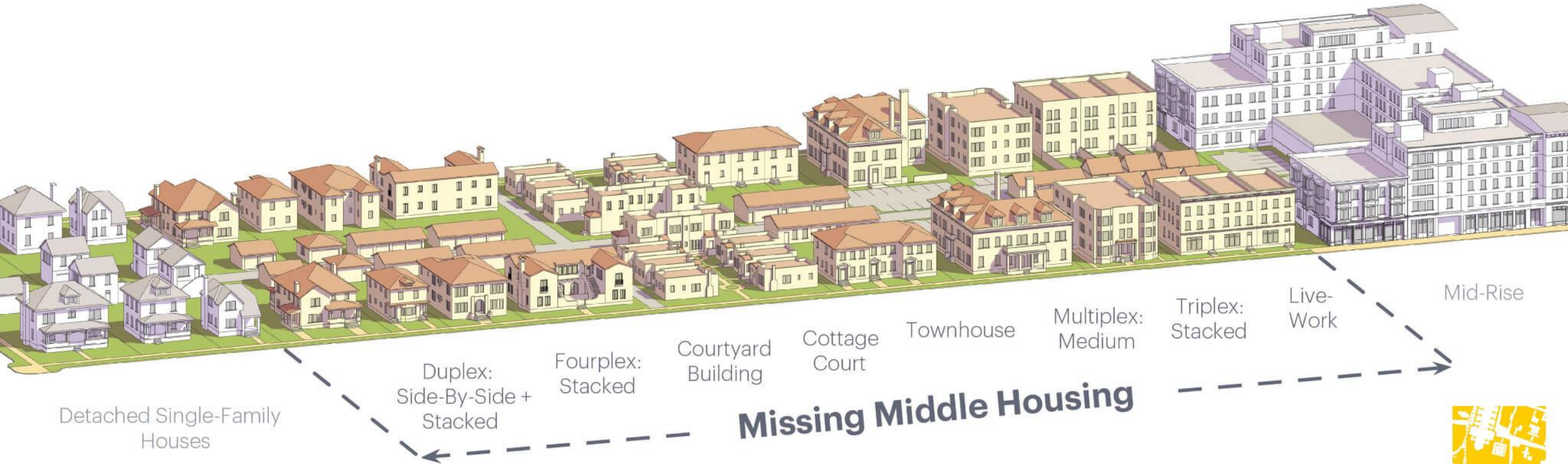
# Tax Value per Acre

Greenville, SC





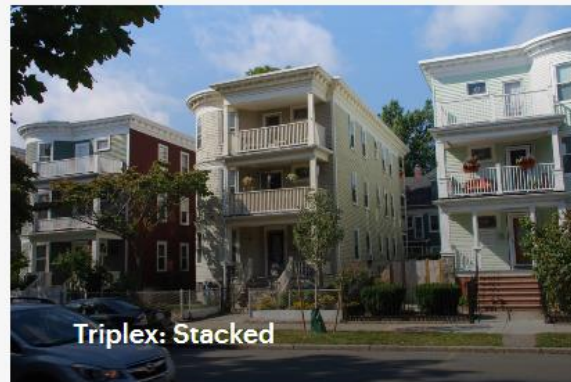
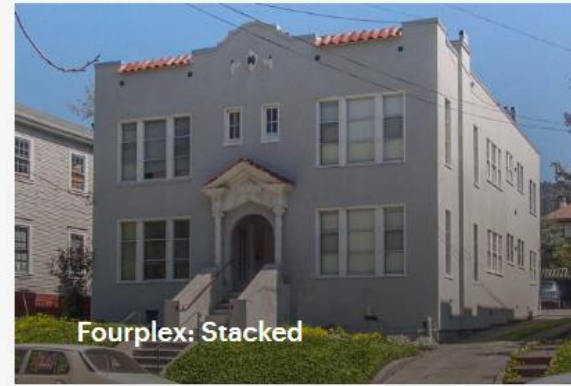
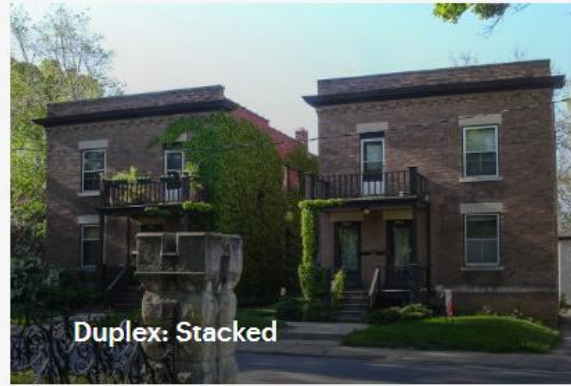
# 3. Create a Range of Housing



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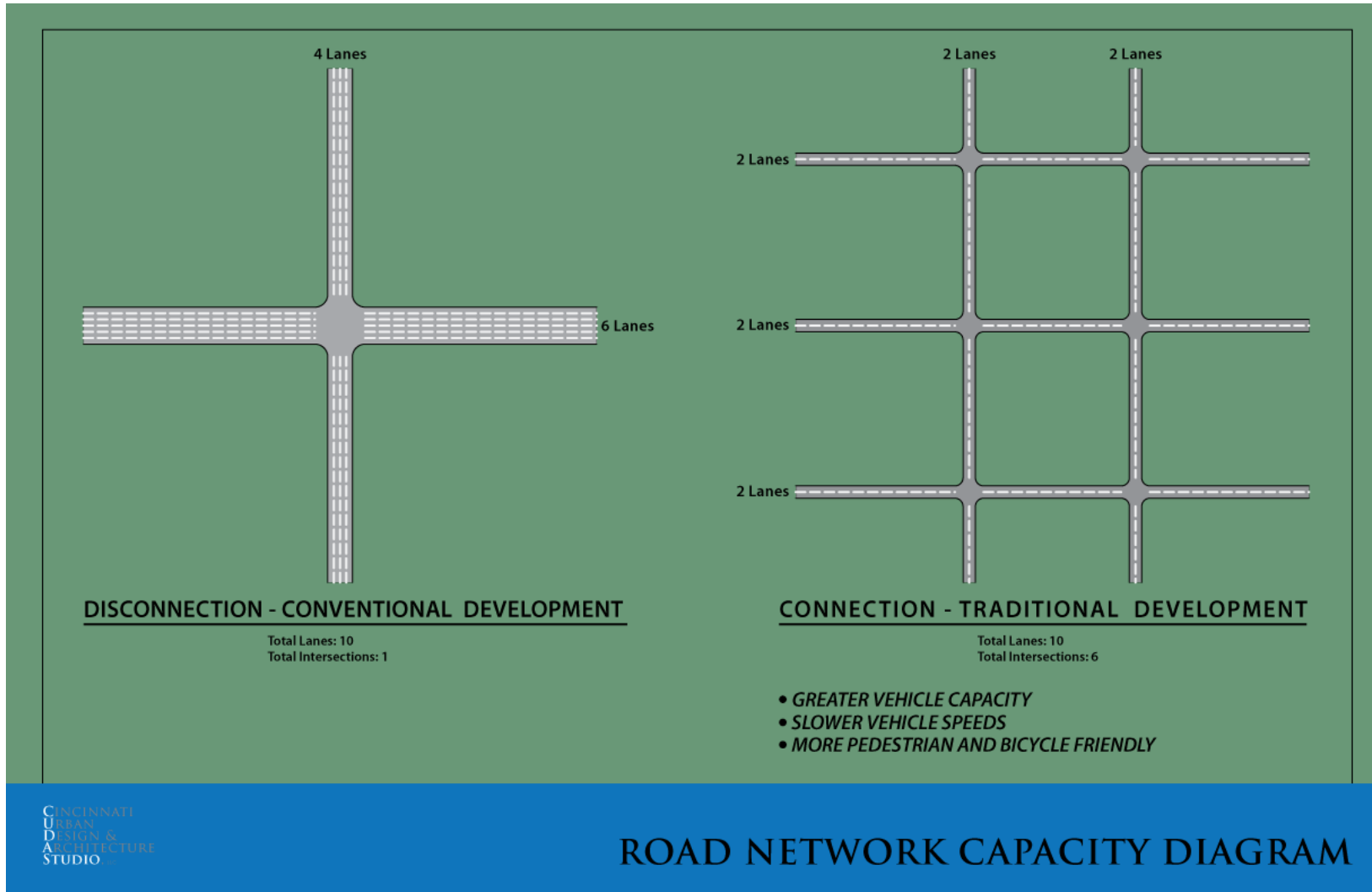




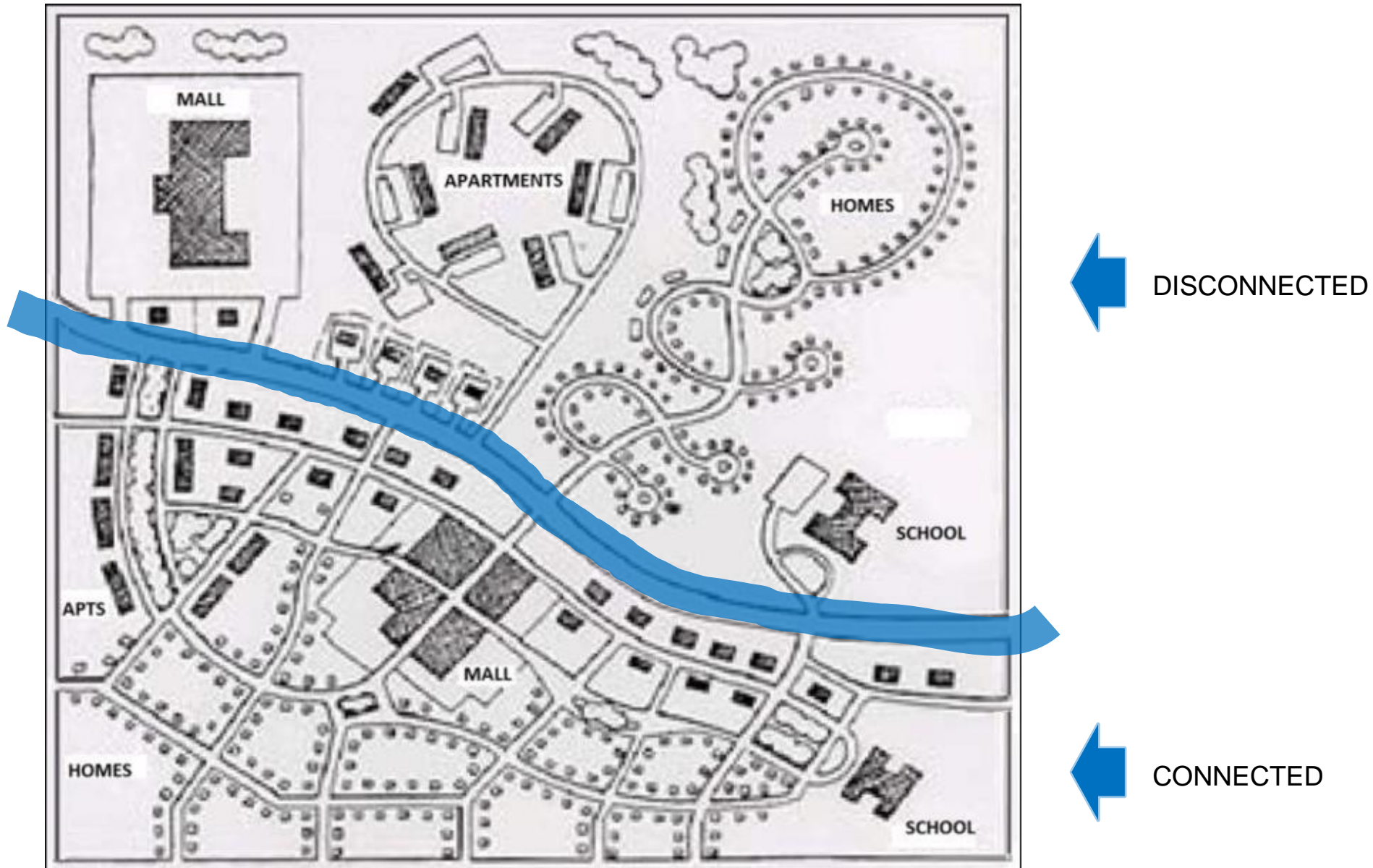




# 4. Walkable Neighborhoods

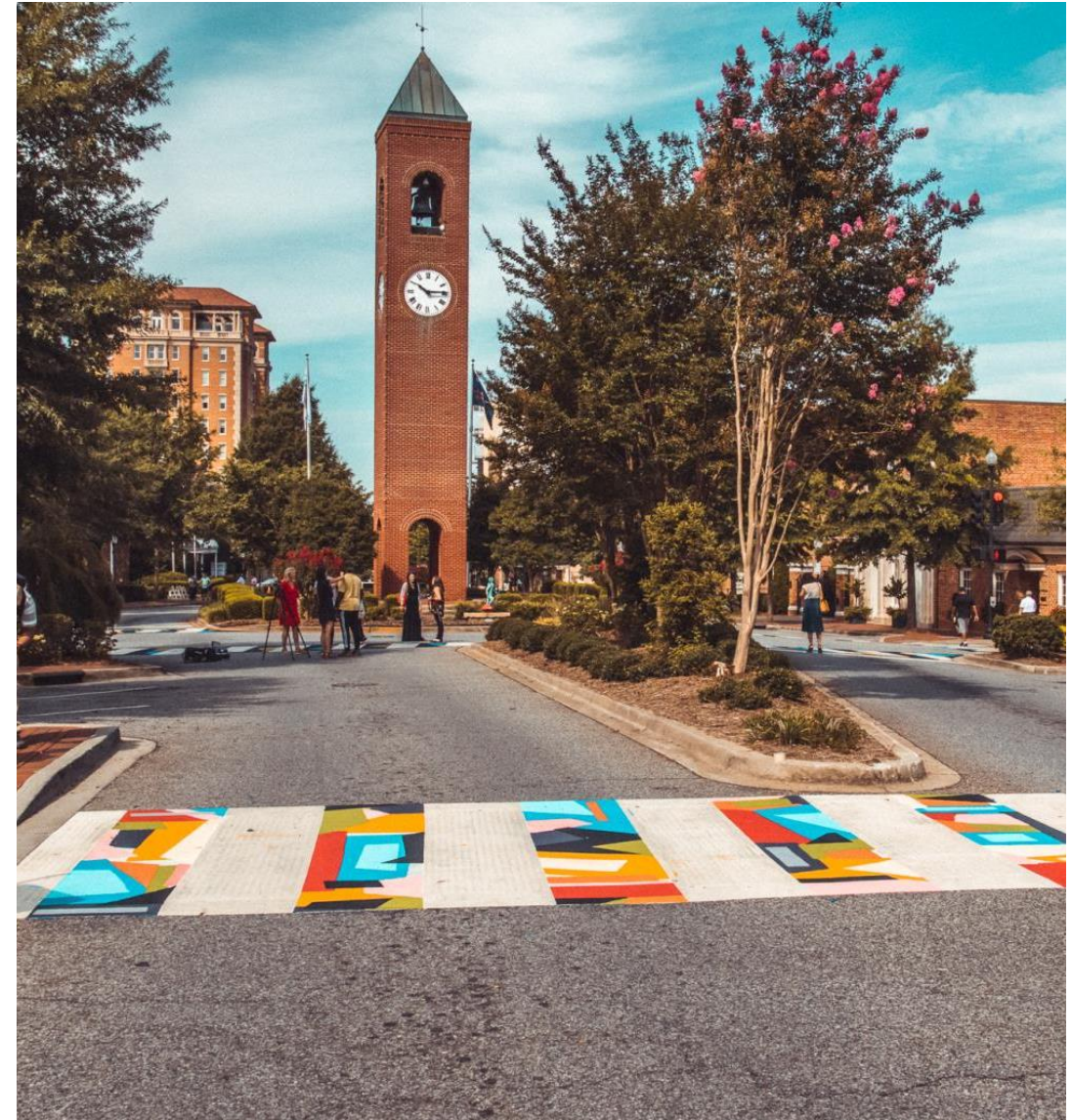
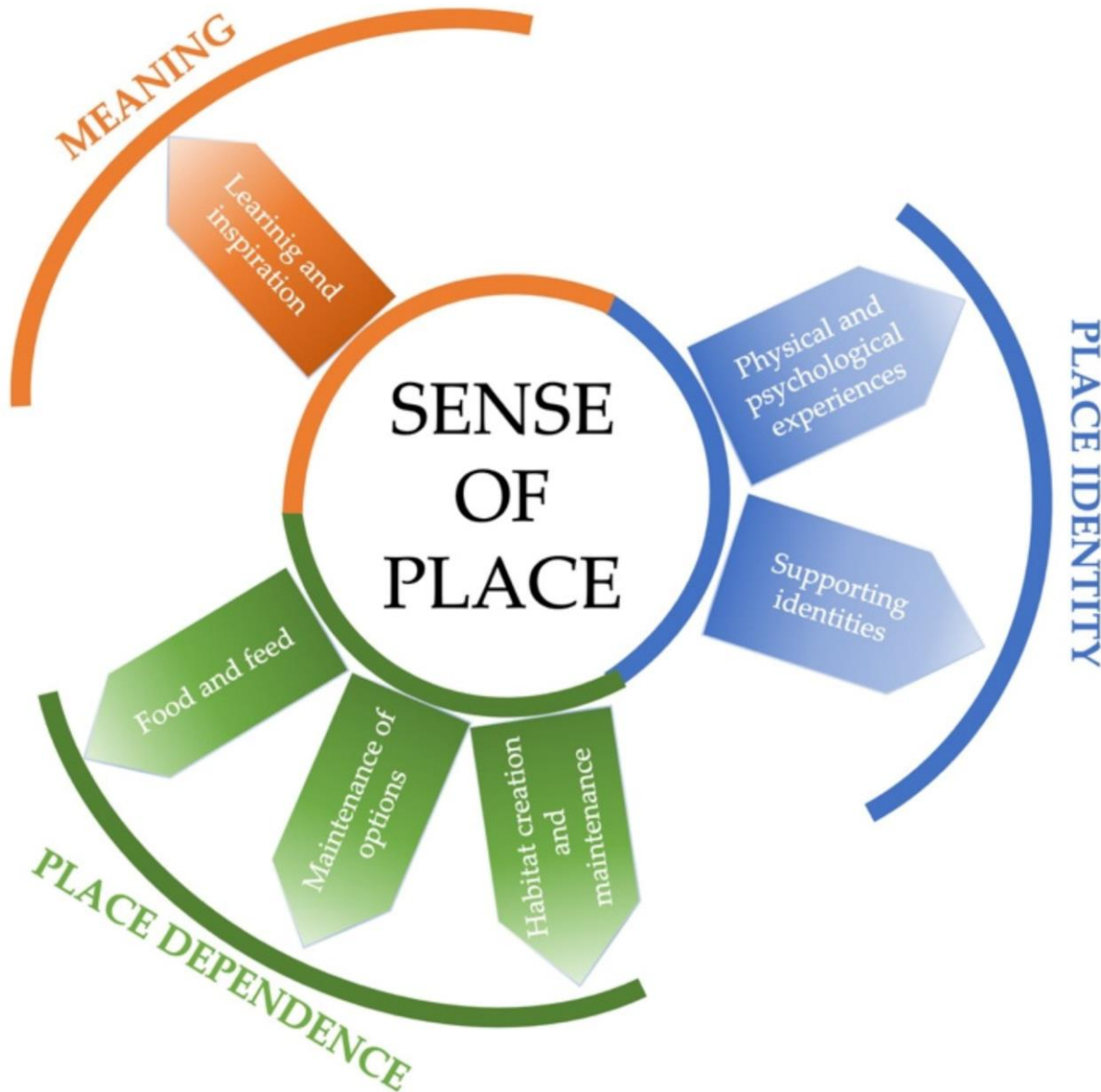


# 4. Walkable Neighborhoods





# 5. Community Sense of Place





# 6. Preserve Open Space, Farmland, Critical Environments





# 7. Develop in Existing Communities

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# Expected Future (2040) Urban Growth Boundary Comparison

Growth Management Scenarios

EXISTING CONDITIONS

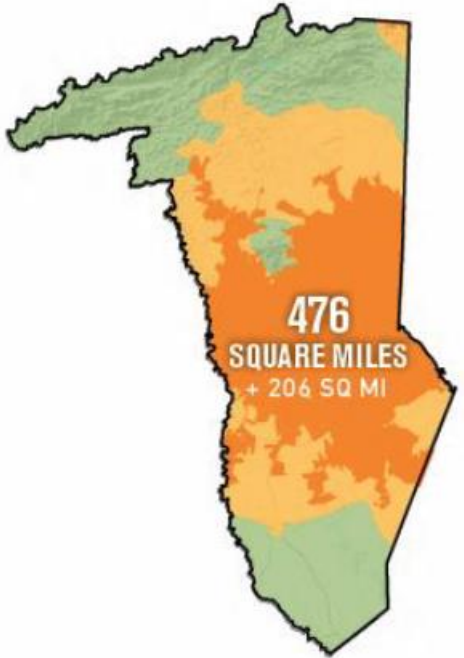


- Rural/Undeveloped
- Existing Urbanized Area
- Projected Additional Urbanized Area

Urban	Rural
34%	66%

2018 Urbanized Area  
Existing Density  
1,800 Res./Sq Mi

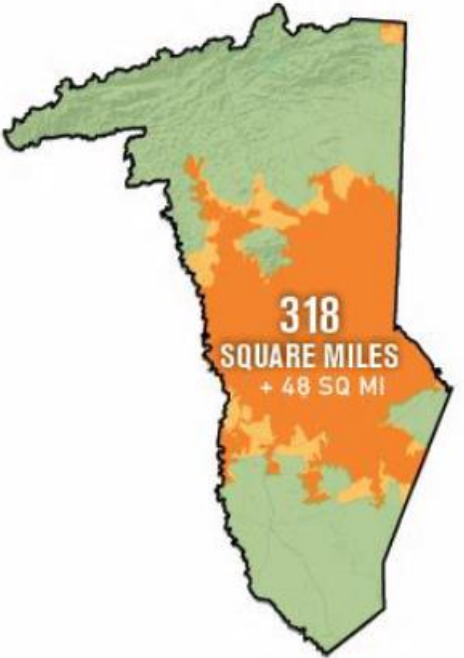
SCENARIO 1:  
CONTINUED TRENDS



Urban	Rural
60%	40%

Future Urbanized Area  
Expected Density  
1,500 Res./Sq Mi

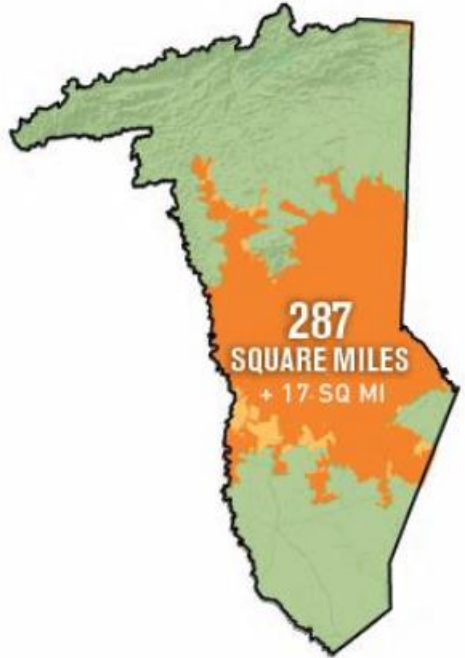
SCENARIO 2:  
FOCUSED GROWTH



Urban	Rural
40%	60%

Future Urbanized Area  
Expected Density  
2,300 Res./Sq Mi

SCENARIO 3:  
MAXIMIZE INFILL



Urban	Rural
36%	64%

Future Urbanized Area  
Expected Density  
2,600 Res./Sq Mi

MKSK





# 8. Create Transportation Choices **alta**





# 8. Create Transportation Choices **alta**



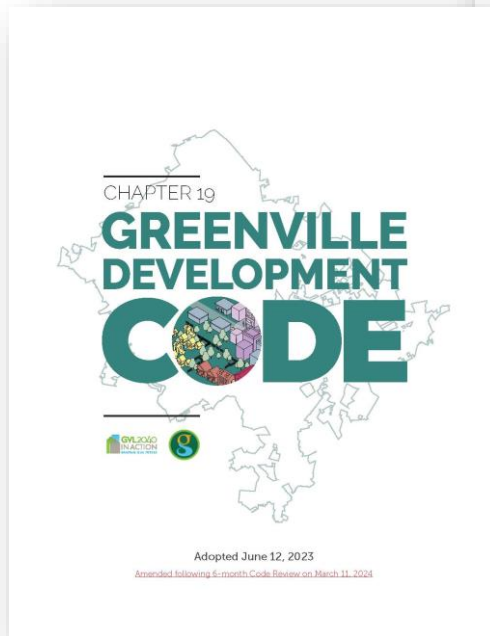


# 8. Create Transportation Choices

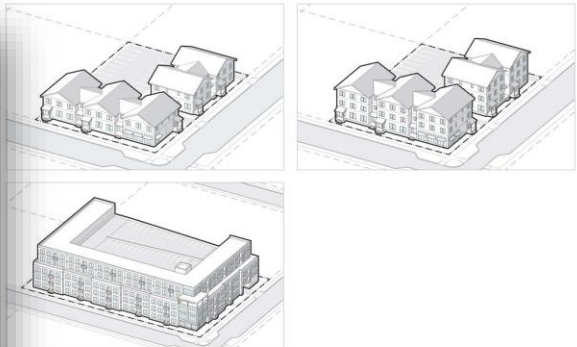




# 9. Make Development Decisions Predictable, Fair, Cost Effective



**DIV. 19-2.4. COMMUNITY-SCALE (RC-)**



**19-2.4.1. INTENT**

A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including duplexes, triplexes, fourplexes, and townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses.

RC-2	RC-3	RC-5
No density restrictions	No density restrictions	No density restrictions
15' lot width (min)	15' lot width (min)	15' lot width (min)
2 stories / 30' in height 4 stories / 54' with bonus (max)	3 stories / 42' in height 5 stories / 68' with bonus (max)	5 stories / 68' in height 7 stories / 94' with bonus (max)
175' building width (max)	175' building width (max)	275' building width (max)

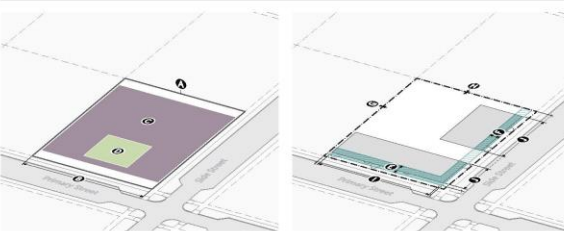
March 11, 2024 Greenville, South Carolina | Development Code 2-27

**ARTICLE 19-2 ZONING DISTRICTS**

**COMMUNITY-SCALE**

**2.4.3. RC-3 COMMUNITY 3**

**A. SITE**



1. LOT SIZE		Sec. 2.11.2.
A Area (min)	None	
B Width (min)	40'	
Front access	15'	
Side/rear access	15'	

2. COVERAGE		Sec. 2.11.4.
C Building coverage (max)	80%	
D Outdoor amenity space (min)	10%	

3. BUILDING SETBACKS		Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'	
F Side street lot line (min/max)	5' / 15'	
G Side lot line (min)	0'	
H Rear lot line (min)	0'	
I Alley lot line (min)	5'	

4. TRANSITIONS		Sec. 2.11.6.
Transition type	Type A, B	

5. BUILD-TO		Sec. 2.11.7.
Build-to width (min)		
J Primary street	75%	
K Side street	45%	

6. PARKING SETBACKS		Sec. 2.11.8.
Primary street (min)	20'	
Side street (min)	5'	

7. FENCES AND WALLS		Sec. 2.11.9.
Front yard height (max)	Type B   3'	
Side street yard height (max)	Type C   6'	
Side/rear yard height (max)	Type E   6'	


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**COMMUNITY-SCALE**

**ARTICLE 19-2 ZONING DISTRICTS**

**RC-3**

**B. BUILDING**



1. HEIGHT		Sec. 2.11.10.
A Overall height (max stories/feet)		
Base	3 / 42'	
Bonus	5 / 68'	

2. MASSING		Sec. 2.11.11.
C Building width (max)	175'	
D Active depth (min)	9'	

3. GROUND STORY		Sec. 2.11.12.
E Story height (min)	10'	
F Finish floor elevation (min/max)	0' / 5'	

4. TRANSPARENCY		Sec. 2.11.13.
G Ground story (min)	35% 30%	
H Upper story (min)	20% 20%	
I Blank wall width (max)	15' 25'	

5. ENTRANCES		Sec. 2.11.14.
J Street-facing entry spacing (max)	40' 60'	
Entry feature	Yes Yes	

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# 10. Community Collaboration in Development Decisions





*Thank you!*

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**alta**