

# Station B: Accommodating Growth

## Where should we focus growth?

Greenville County's population has grown from 320,000 residents in 1990 to more than 514,000 today, an increase of nearly 200,000 people. This population growth placed demand for housing, jobs, and services that has been met mostly by greenfield development on previously cultivated or natural areas. By 2040, the county is projected to grow an additional 222,000 residents and add 86,000 new jobs.

**We need your help understanding where population and employment growth should be focused within the county over the next twenty years.**

## Which places should we preserve?

With a foot in both the Piedmont and Blue Ridge ecoregions, Greenville County is home to a diverse range of landscapes and abundant natural resources. The cultivated fields in the south give way to the mountainous terrain of the north and are linked by the numerous waterways flowing through the county.

**Recognizing that growth is inevitable, which special and sensitive places are most important to preserve for future generations?**

**Please share any additional thoughts on the provided comment cards.**

# Station B: Accommodating Growth

## Strategies to Accommodate Growth

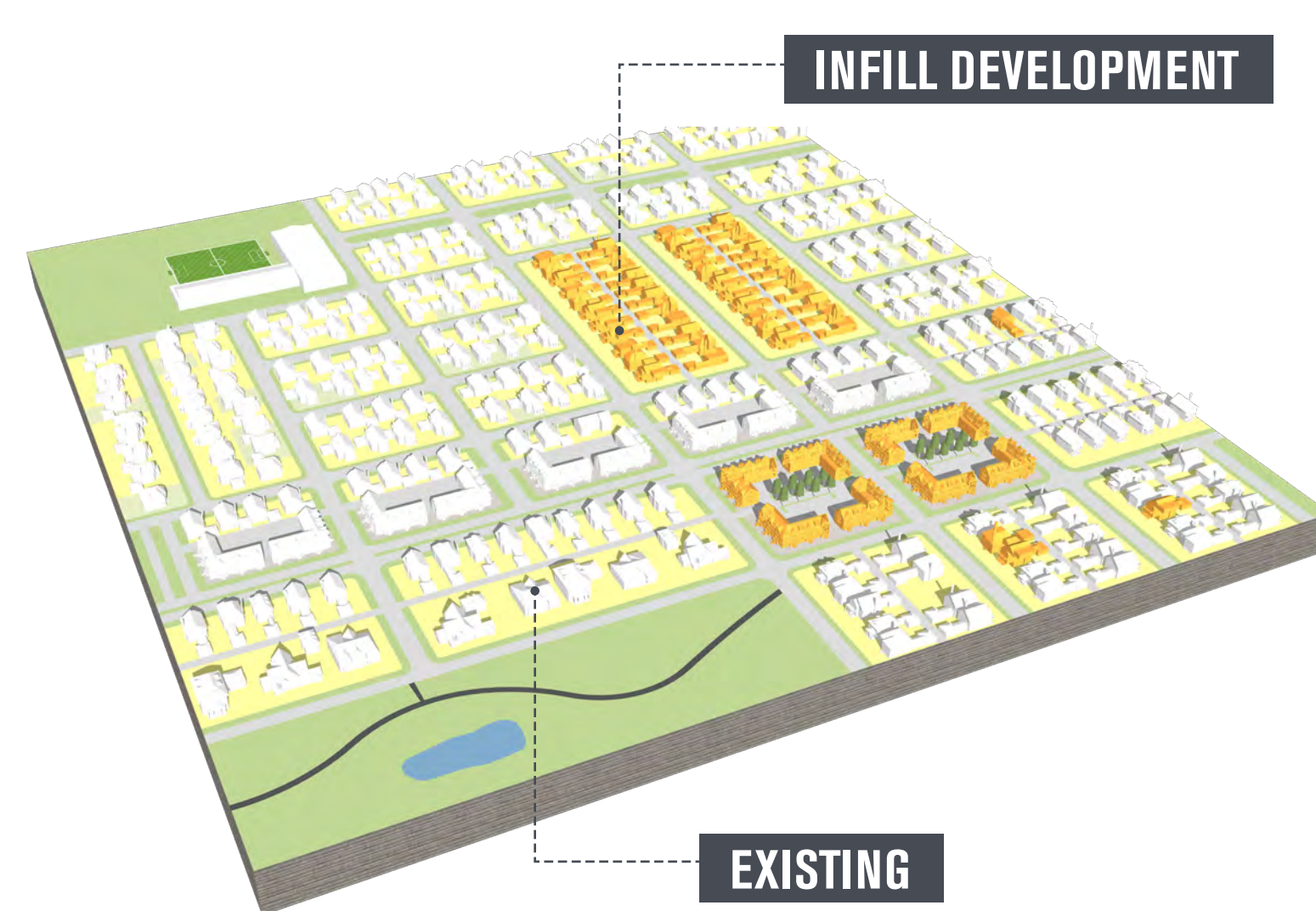
There are many strategies we can use to accommodate and guide the county's anticipated growth. Some of the main strategies are conceptually illustrated below with descriptions of their potential application to help accommodate growth. It is likely that a mixture of these strategies will be necessary.

### Infill Development

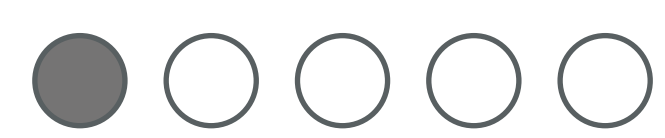
There are three different infill strategies, each of which is based on sensitively adding new development to already-developed areas.

#### Residential Infill

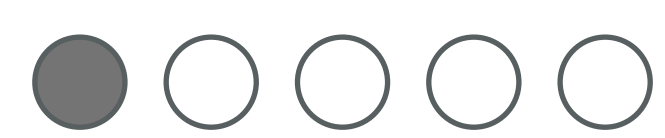
Residential infill development may include developing vacant lots, adding carriage houses, renovating or rebuilding existing structures, subdividing large lots to allow for multiple dwelling units. Residential infill should complement the existing character of the neighborhood.



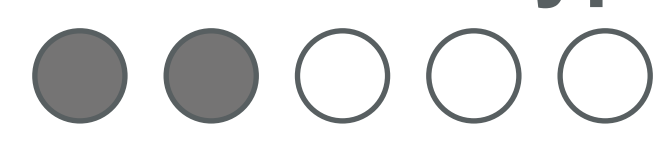
#### Infrastructure Upgrades



#### Environmental Impact



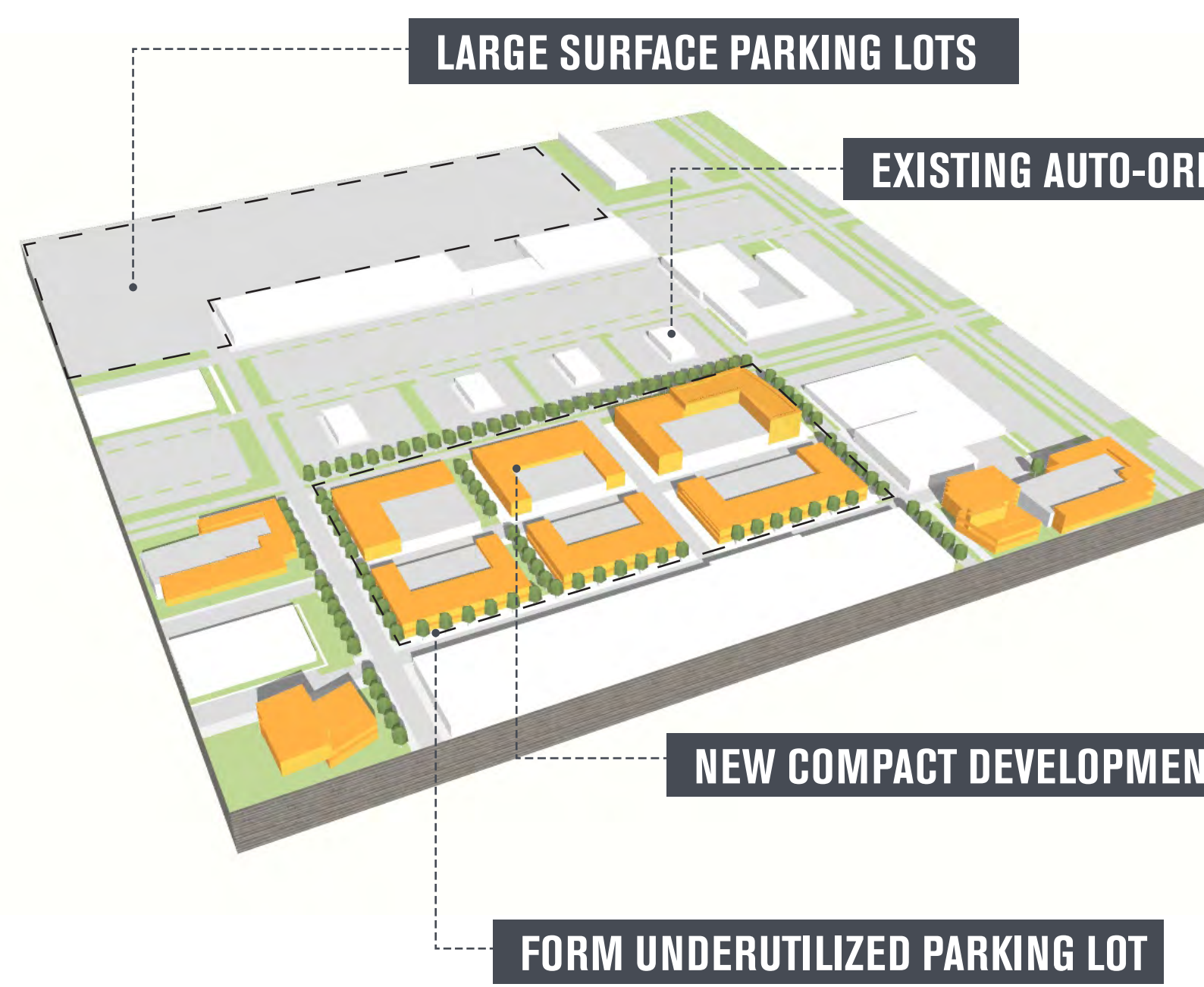
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Low High

#### Suburban Retrofit

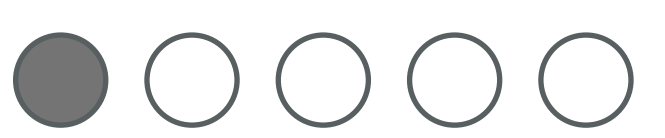
Infill development on underutilized land, typically large surface parking lots in places like commercial centers with excessive parking. This can also include the strategic removal and reconstruction of select buildings in commercial centers.



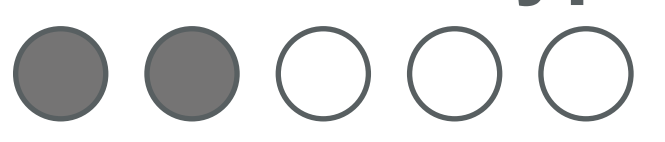
#### Infrastructure Upgrades



#### Environmental Impact



#### Character Type Change



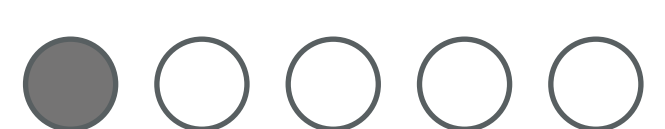
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#### Urban Infill

Urban areas often have underutilized parcels, abandoned structures, older single-story commercial buildings, and large surface lots that all lend themselves to mixed-use infill development.



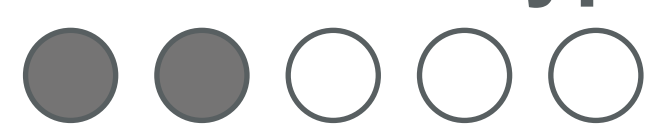
#### Infrastructure Upgrades



#### Environmental Impact



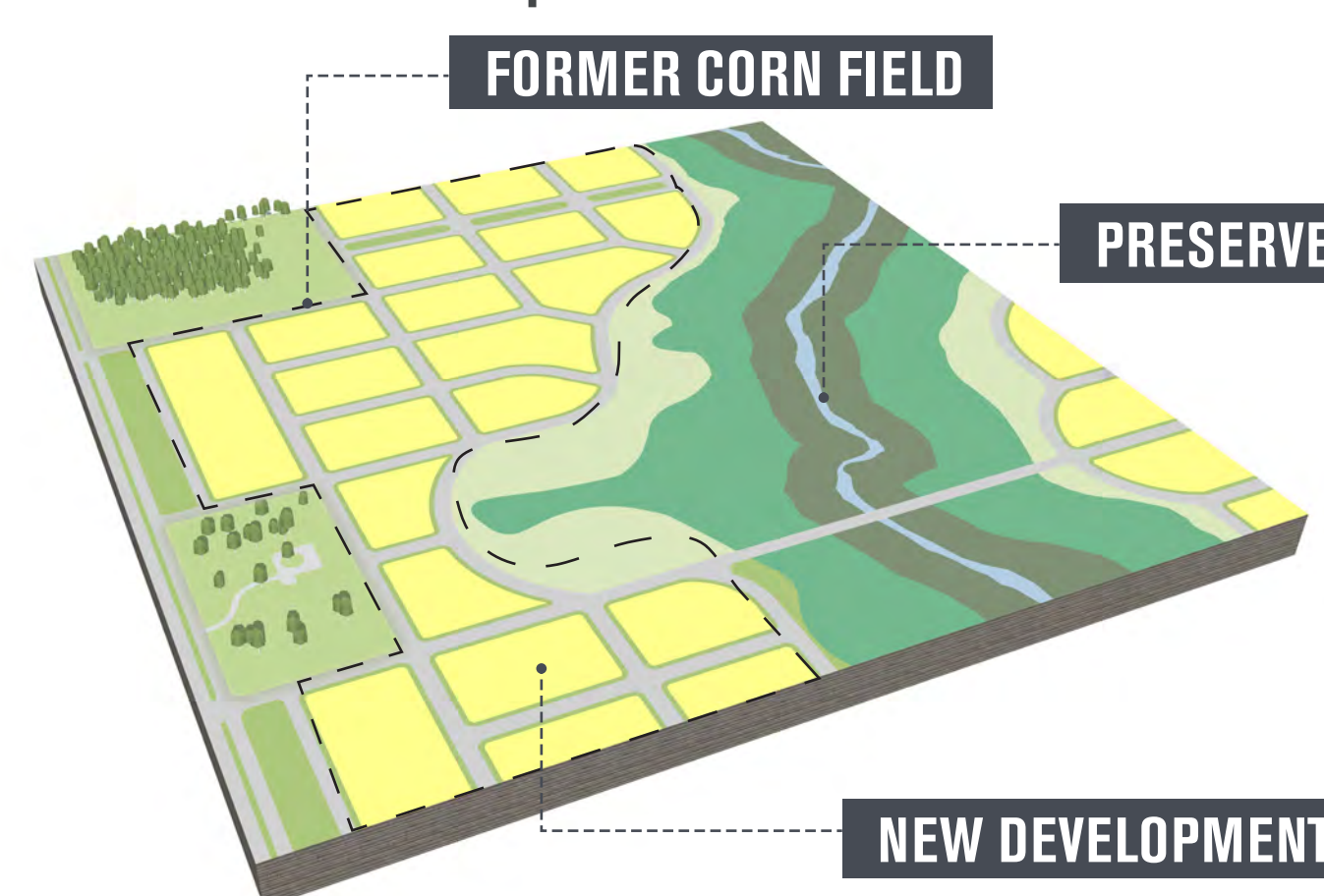
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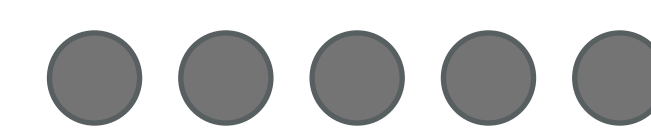
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### Greenfield

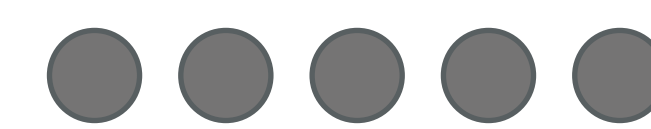
Greenfield development is new development on open space or agricultural areas. Zoning will need to be updated and major infrastructure improvements will be required to serve the area.



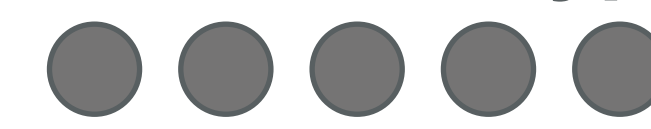
#### Infrastructure Upgrades



#### Environmental Impact



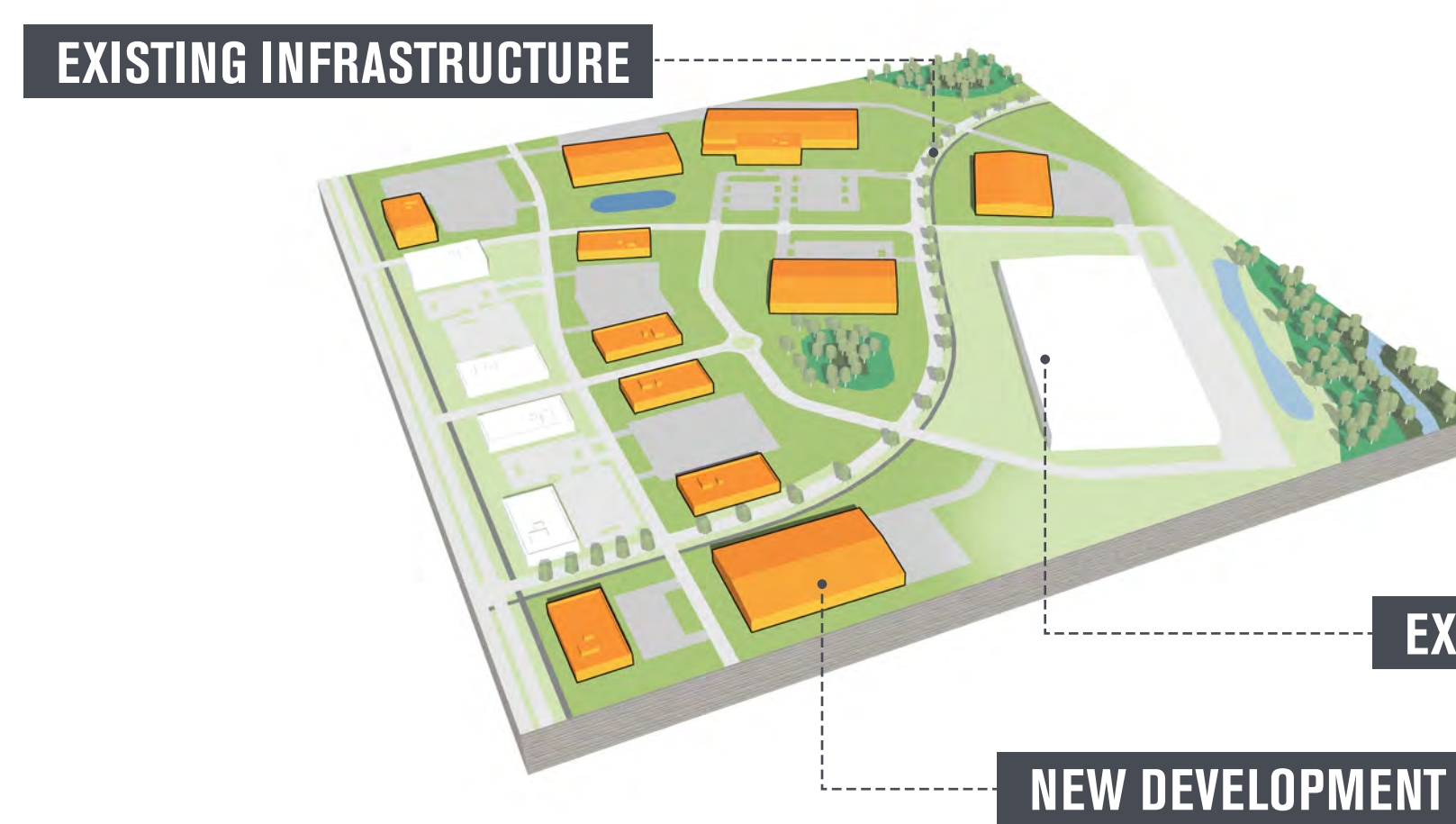
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### Shovel-Ready

Shovel-ready sites are areas that are identified and zoned for employment centers and have major infrastructure to serve them already in place.



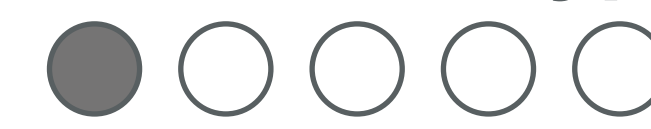
#### Infrastructure Upgrades



#### Environmental Impact



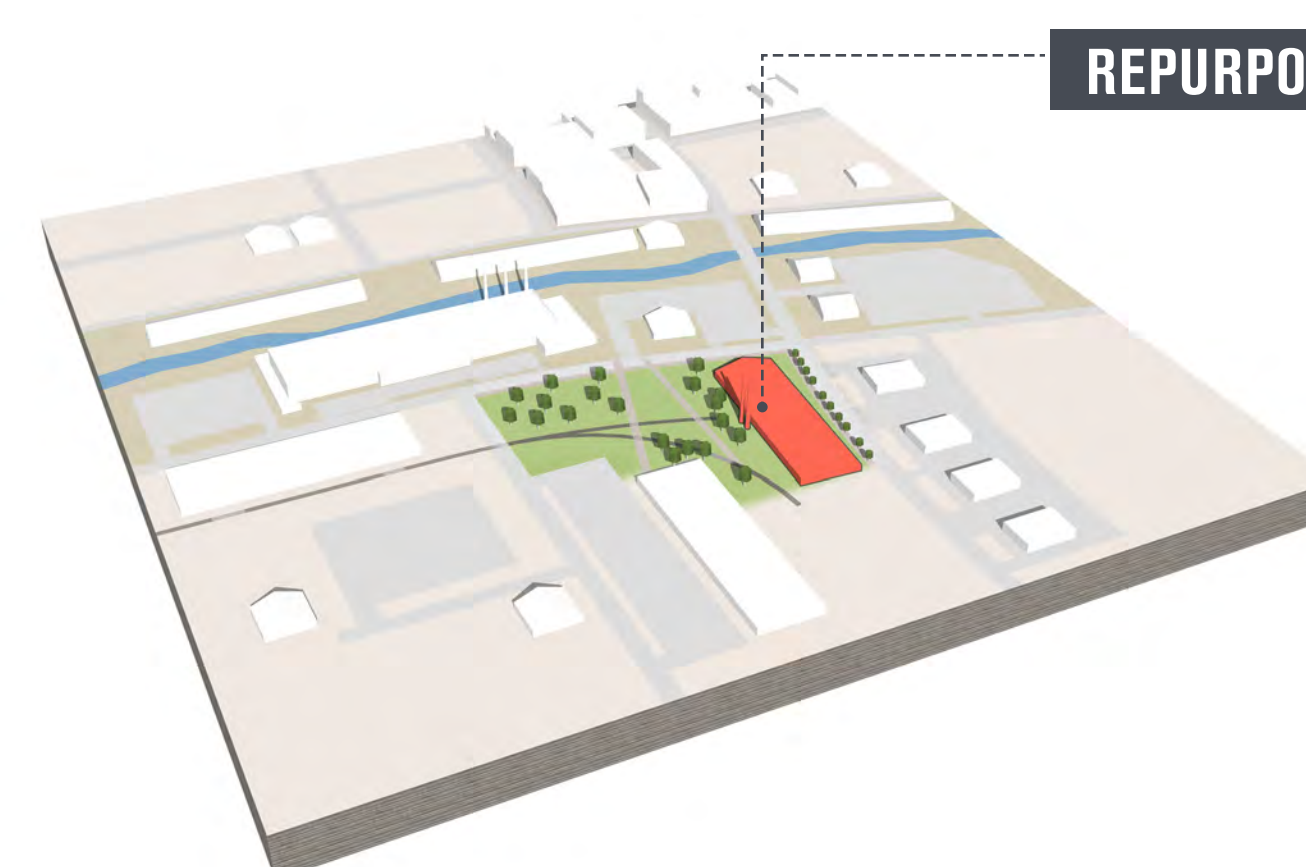
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### Adaptive Reuse

Adaptive reuse focuses on rehabilitating existing structures to meet modern needs. Examples include converting a house into an office or transforming an industrial building into residential and retail uses.



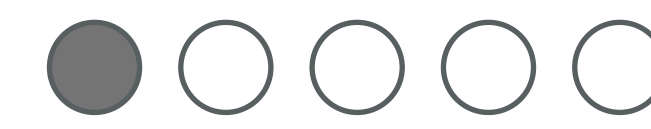
#### Infrastructure Upgrades



#### Environmental Impact



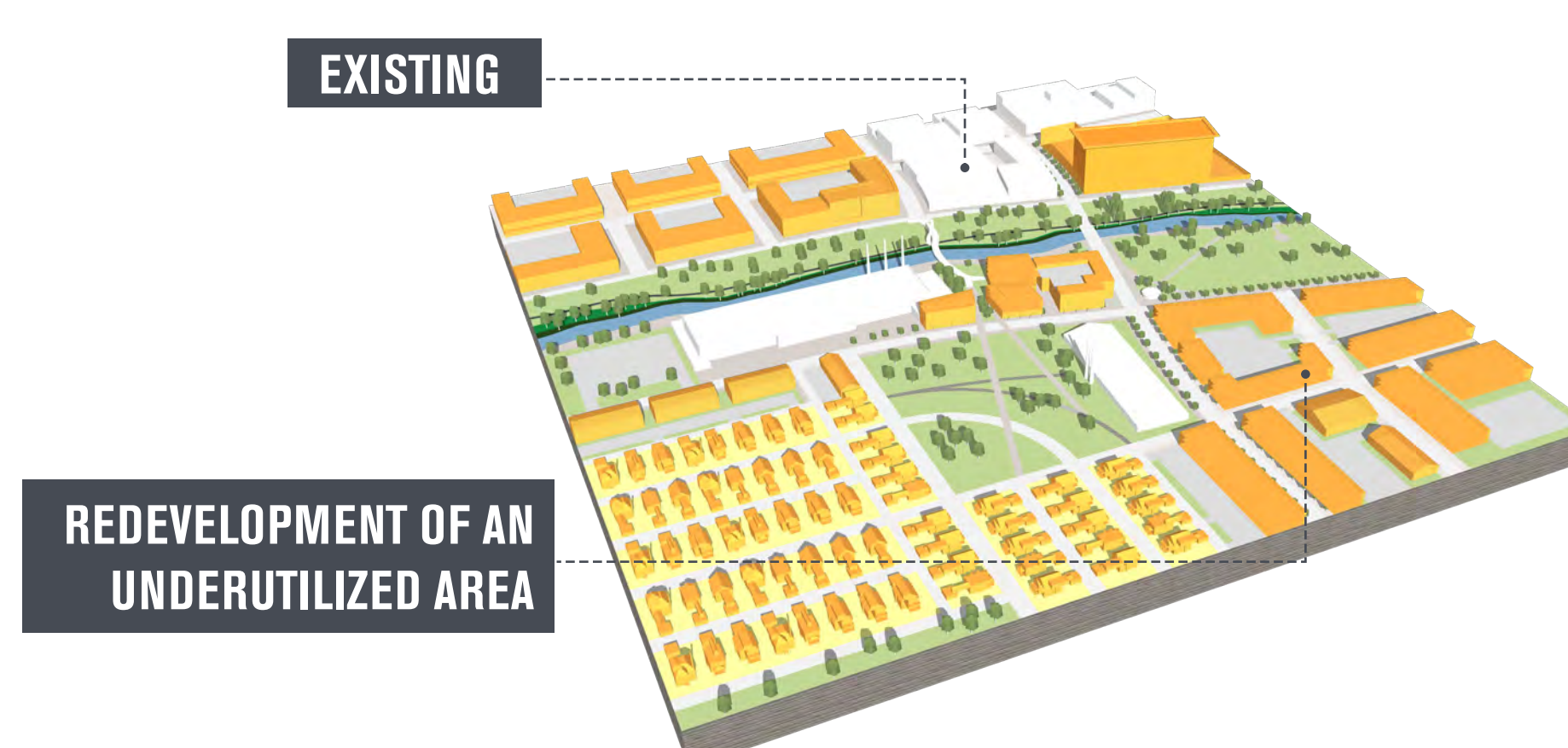
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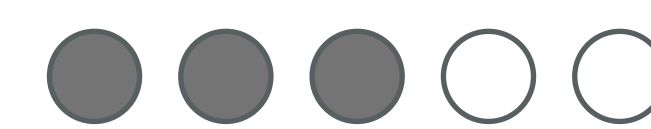
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### Redevelopment

Redevelopment transforms an existing area, often from an abandoned industrial area, vacated area, or deteriorated area into a new development.



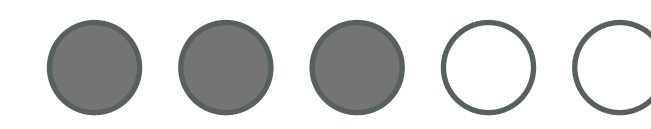
#### Infrastructure Upgrades



#### Environmental Impact

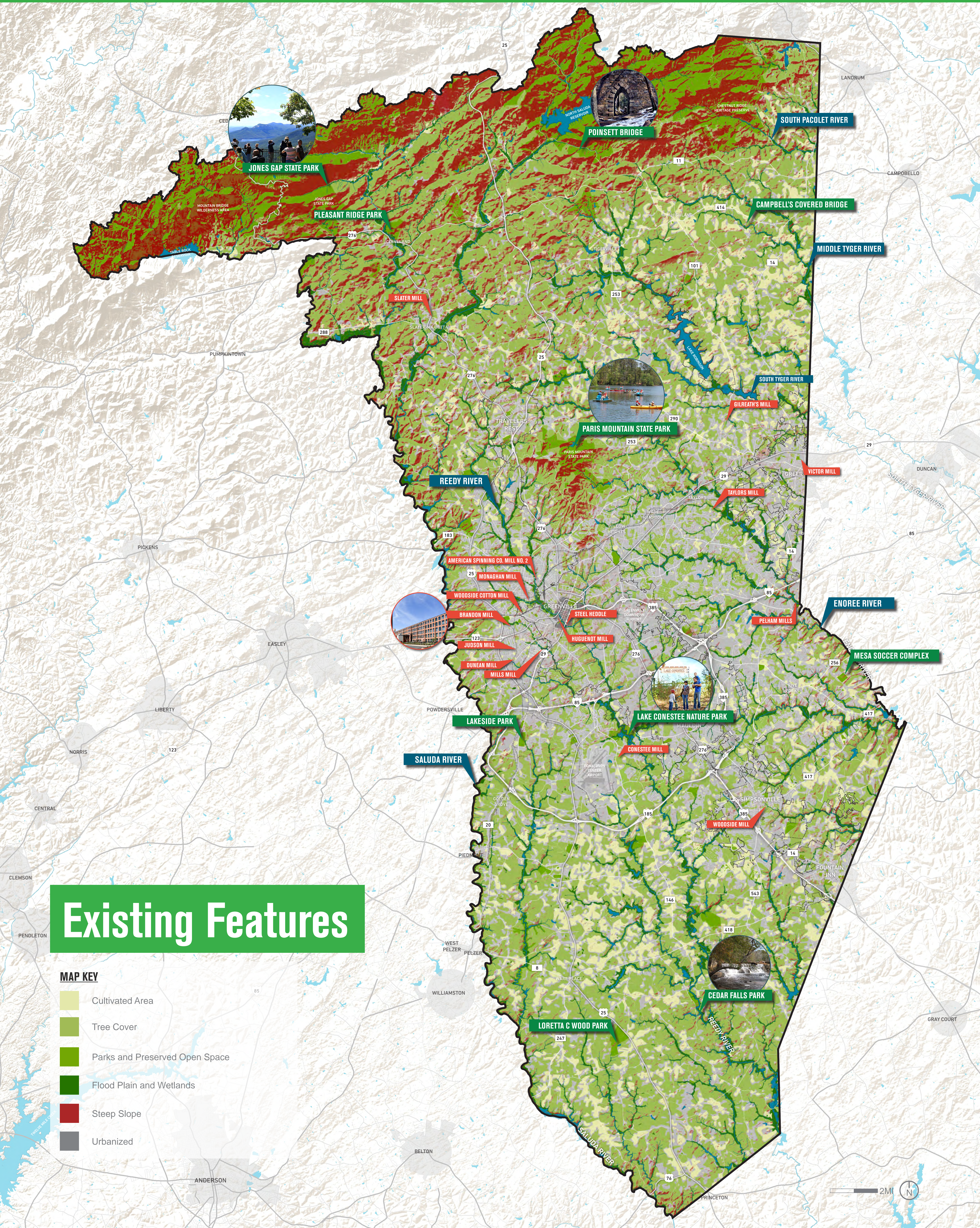


#### Character Type Change



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# Station B: Accommodating Growth



## Existing Features

### MAP KEY

- Cultivated Area
- Tree Cover
- Parks and Preserved Open Space
- Flood Plain and Wetlands
- Steep Slope
- Urbanized

# Station B: Accommodating Growth

## Where to Grow & Where to Preserve






### ACTIVITY INSTRUCTIONS

**STEP 1:** Review all Station B Accommodating Growth display boards.

**STEP 2:** Use the **GREEN** stickers to identify special and sensitive places that should be preserved.

**STEP 3:** Use the **BLUE** stickers to identify places that should help accommodate future growth.

#### MAP KEY

-  Parks and Preserved Open Space
-  Rural or Undeveloped
-  Extent of Urbanized Area (1990)
-  Area added to Urbanized Area Since 1990 (Not Within a Municipality)
-  City Boundaries (2019)

