

CHAPTER 2: FRAMEWORK PLAN

Chapter 4 - Land Use / Goal 4: To manage future growth, development and land use change in a manner complementary to the overall vision of the community.

FRAMING CONCEPT 4c: VIBRANT NEIGHBORHOODS

In the future, Greenville should not only develop as a community of great homes, but also a community of great neighborhoods. Vibrant residential neighborhoods showcase the community's values, pride, and identity and will assist in key areas such as housing maintenance, property values and crime reduction. The act of neighbors getting to know and work with other neighbors can have strong social implications as well.

Fostering such environments requires coordination and collaboration between public agencies, private developers, community groups, and individual homeowners/ tenants, as well as improved cohesion and capacity for action at the neighborhood level. Many of the goals, policies, and strategies outlined in the Comprehensive Plan aim to strengthen overall neighborhood character and identity.

POLICIES

Policy 4c-1: To create more livable, walkable and integrated neighborhoods which foster resident engagement and community support.

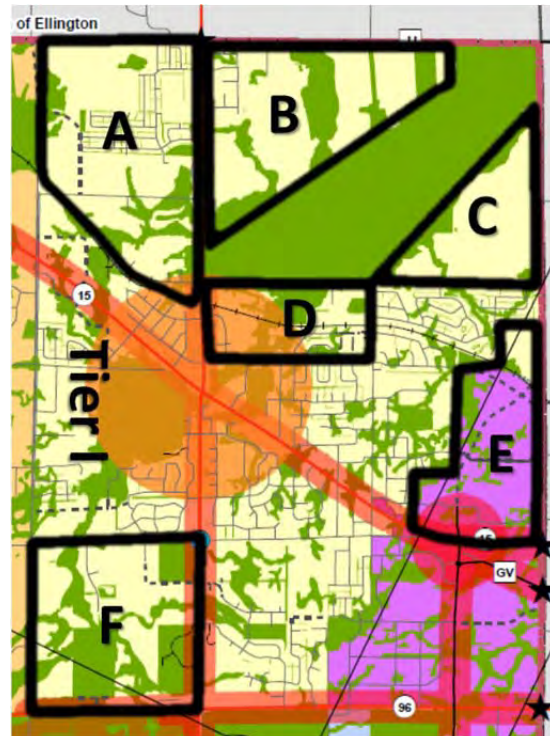
STRATEGIES

Strategy 4c-1: Seek out information and educate decision-makers on the benefits of organized and well-planned neighborhoods.

Strategy 4c-2: Actively promote and support the creation of neighborhood associations and plans for the sub-areas A through F as shown.

Strategy 4c-3: Consider Neighborhoods A-E as being of higher priority for development over the planning period.

Greenville, Tier I Neighborhood Boundaries.



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MAKING IT HAPPEN!

Action	Responsibility	Timeframe
4c-1: Engage with Goodwill Inc.'s Neighborhood Partners Program to learn about the benefits of neighborhood organizations and how to foster and support them.	Community Development	1 year
4c-2: Prepare Area Development (Neighborhood level) plans for each sub-area (A-F) which assesses and incorporates the design principals shown in the sidebar. Also refer to Action Item 6a-2.	Plan Commission, Community Development	2-5 years
4c-3: Consider amendments to zoning and subdivision ordinances which would better address "walkable" environments within neighborhood areas as they develop. Such amendments may include 'form-based' zoning, architectural design requirements, "maximum" requirements (vs. just minimum) and addressing uses on multiple floor buildings.	Plan Commission, Community Development	1 year

COMMON NEIGHBORHOOD DESIGN PRINCIPLES

- **WALKABLE SCALE & DESIGN** - Approximately ¼-mile radius (or a 10-minute walking distance from end to end); accommodates multiple modes, including bikes and pedestrians.
- **COMMUNITY INSTITUTIONS** Anchored by key institutions (schools, churches, etc.) - may include services that support day-to-day needs (corner stores and other local serving commercial)
- **PARKS / OPEN SPACE** Provides access to parks and recreational facilities that promote healthy, active living.
- **IDENTITY / CHARACTER** Memorable character and interesting architectural and landscape design.
- **PUBLIC SPACES** Design of public realm encourages human contact and social activities (public gathering spaces, front porches, sidewalks, etc.)
- **NEIGHBORHOOD COHESION** Activities and organizations that engage and connect residents and promote a safe, welcoming environment.
- **STREETSCAPES** – Street widths, amenities, tree plantings
- **EDGE TRANSITIONS** - Interactions adjacent to existing development
- **MOBILITY / CONNECTIVITY** – Street systems (more grid, less cul-de-sac) and pedestrian & bicycle facilities (trails, sidewalks)
- **USES AND DENSITIES** – Single or mixed uses, densities and scales (type, style of structures, scale)
- **ENVIRONMENT** - Protection of natural functions
- **INFRASTRUCTURE** - Infrastructure minimization (such as reduced street widths)