



Welcome to the Upstate Elected Officials Meeting October 27, 2016





Shaping Our Future

Growth Alternatives Impact Analysis

Elected Officials Meeting Series
Growth Alternatives Discussion

October 27, 2016



H.G. (Butch) Kirven

Greenville County Council (Vice Chair)
GPATS Policy Committee (Chairman)





We are growing.

Things will change no matter what we think.

We have options to shape our future.

Let's explore several different growth options, measure their impacts, & explore the trade-offs.

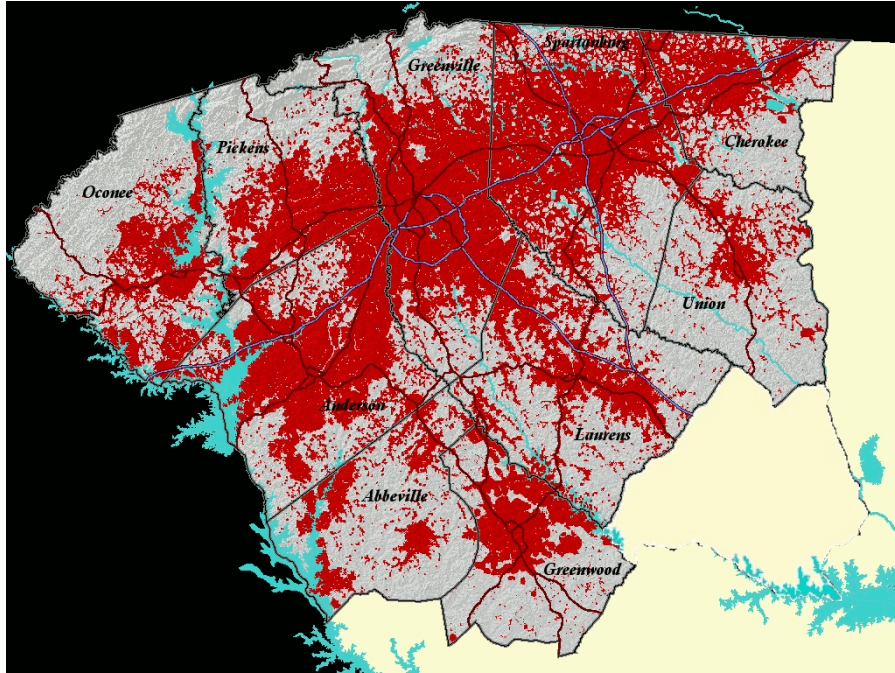
Shaping Our Future Consortium:



Other Funding Partners:

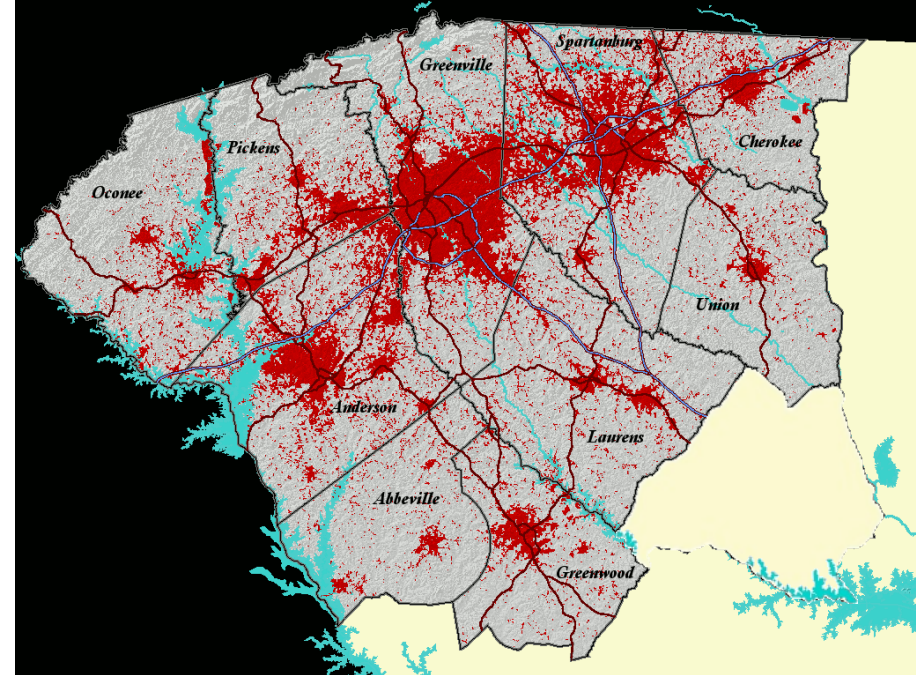


Strom Thurmond Institute Growth Study



5:1 Ratio

**Land development rate
1990 to 2000**



1:1 Ratio

**Land development rate
prior to 1990**

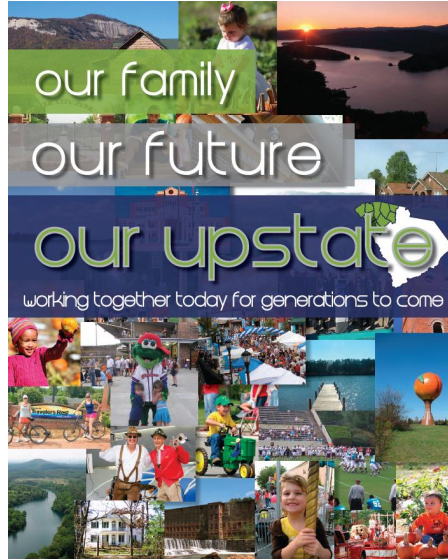
The Project's Foundation

2009



ULI Reality
Check

2010



Upstate Shared
Growth Vision

2015



Shaping Our Future
Speaker Series

2016 Shaping Our Future Scenario Planning & Growth Alternatives Analysis



Urban Land Institute Reality Check Event

- Regional transportation system
- Access to Education
- Infill development & mixed-use
- Diverse housing choices
- Protect community character
- Invest in our cities & towns
- Preserve natural assets
- Promote quality-of-life

our family

our future

our upstate

working together today for generations to come

our family

our future

our upstate

working together today for generations to come

-
- our family
- our future
- our upstate
- working together today for generations to come



Shaping Our Future Speaker Series

- Building America's Future: Transportation Systems
- Continued Investment in Our Infrastructure
- Tax Revenue Production & Municipal Budgets
- National Poll of Home-Buying Preferences for Millennials
- Successful Investments in the City of Greenwood
- The Economics of Uniqueness
- The Economic Benefits of Open Space

Growth Alternatives Impact Analysis



**Shaping
Our Future**

Upstate South Carolina

Project Overview



**Project Kick-Off
Activities**



**Partnering
Strategy**



**Data Inventory
& Analysis**



**Project
Deliverables**

Planning Cycle 0

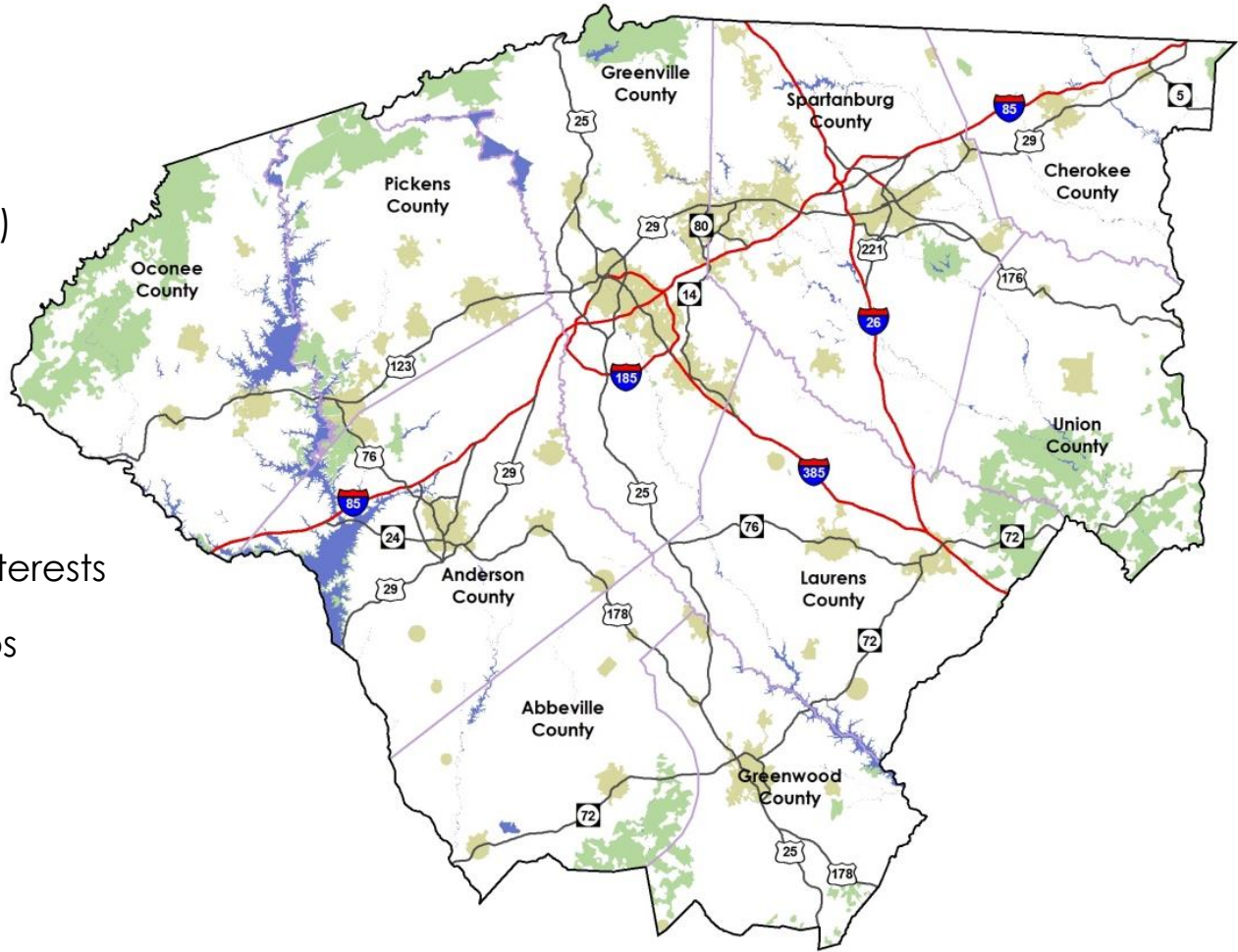
Planning Cycle 1

Planning Cycle 2

Planning Cycle 3

What is Represented in the Study Area?

- One Region (5,997 sq. mi.)
- Counties (10)
- Cities & Towns (62)
- Council of Governments (3)
- Metropolitan Planning Organizations (3)
- Utility Service Providers
- Colleges & Universities
- Business & Development Interests
- Regional Advocacy Groups
- Other Special Interests
- Residents (1,426,625) #



= US Census Bureau, American Community Survey, One Year Estimates, 2015

Continue to Prepare for Growth

HOW BIG DO
WE WANT TO
BE?

What interests do we
share as a region?

**Are we proud of
where we live?**

Where do we want to grow?

Can we pay for
growth?

**Are we growing
sustainably?**

Compare the Results & Provide More Information for Making Decisions

Potential Annual Tax Revenue (in million dollars)



Trend Growth Development Scenario

Consultant Recommended Development Scenario

2040

\$43.7

\$92.9

Full Build Out

\$128.4

\$212.3



Insight:

The mix of uses and intensity of development in the Consultant Recommended Development Scenario are expected to generate more ad valorem tax revenue for Loudoun County both in 2040 and full build out of the study area (compared to the trend development scenario).



| | Decentralized Growth | Green Print Initiative | Compact Development | Jobs-Housing Balance |
|---|----------------------|------------------------|---------------------|----------------------|
| Mobility | | | | |
| Vehicle Miles Traveled per Capita | ○ | ◐ | ◑ | ● |
| Vehicle Hours Traveled per Capita | ○ | ◐ | ◑ | ● |
| Percent of Population Near Potential Transit Node | ○ | ◐ | ◑ | ● |
| Congested Corridors | ○ | ◐ | ◑ | ● |
| Percent of Income Spent on Transportation | ○ | ◐ | ◑ | ● |
| Viable Mobility Options | ○ | ◐ | ◑ | ● |
| Environment | | | | |
| Urban Footprint | ○ | ● | ◑ | ◐ |

Percent of Income Spent on Transportation



Viable Mobility Options



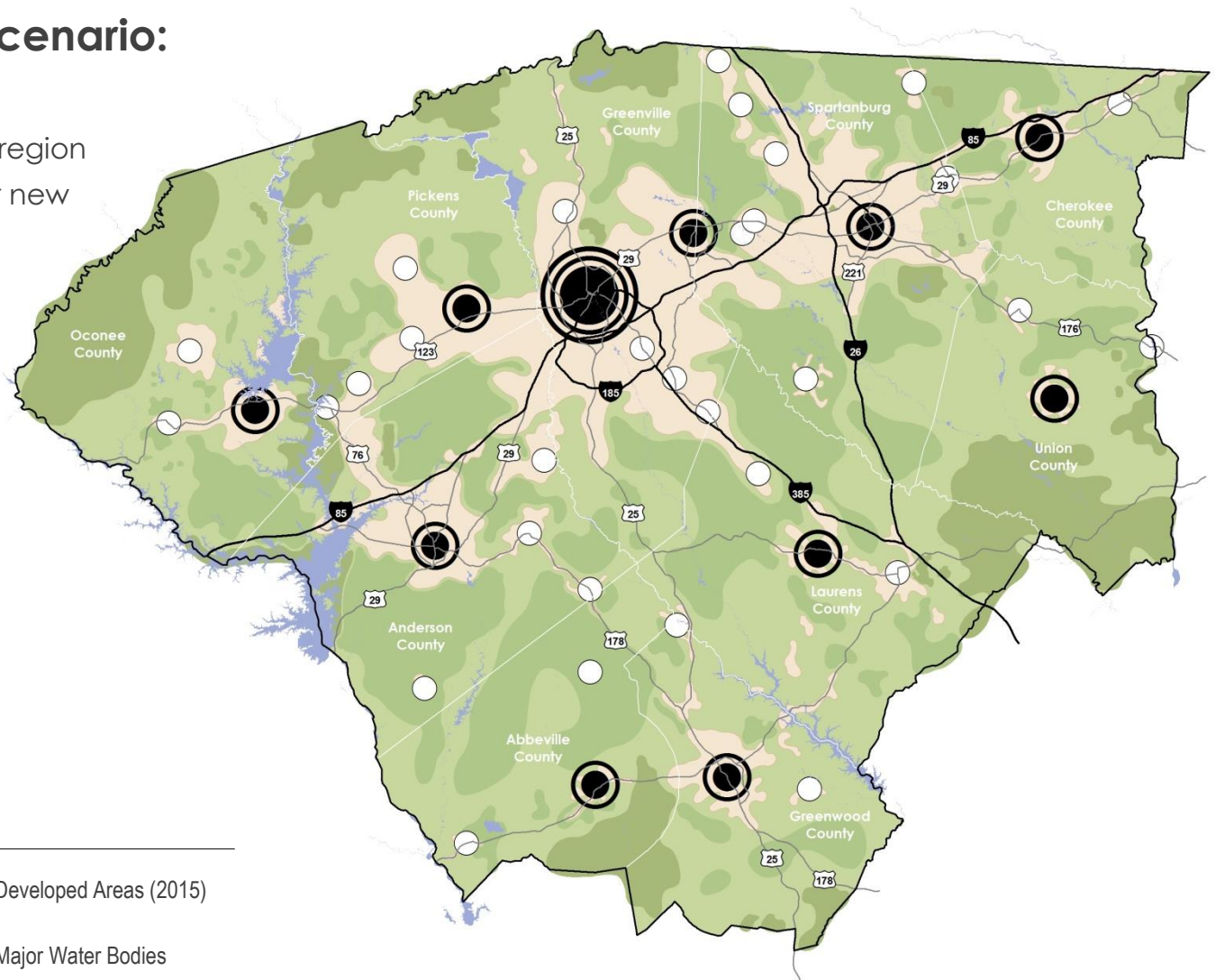
Alternative Growth Scenario Discussion











Snapshot of Today's Region

Key Features of the Scenario:

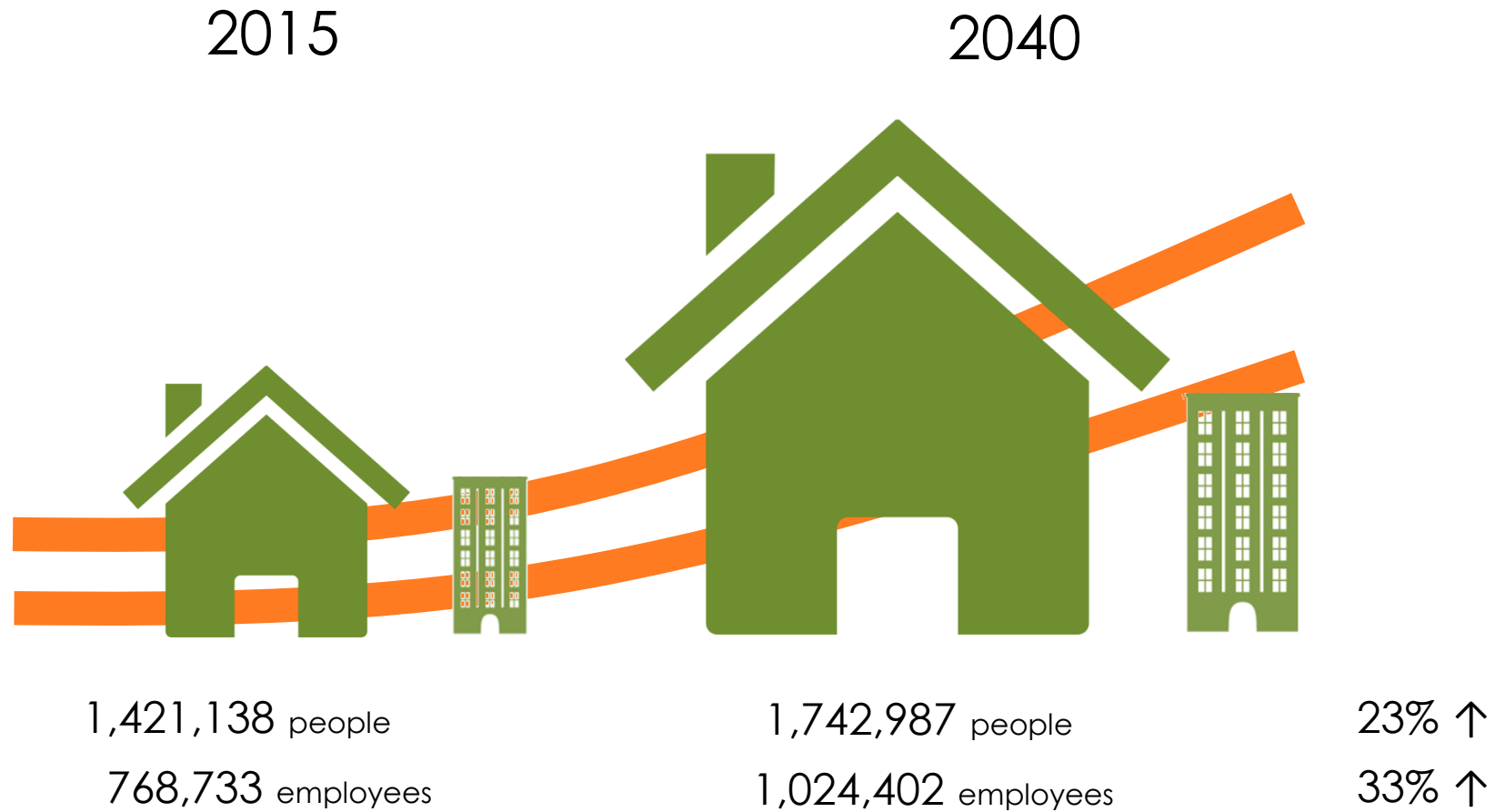
- A long history of rapid & decentralized growth in the region
- Significant land available for new development
- Increased competition for economic investments
- Infrastructure capacity under pressure (especially for roads in urban areas)
- Potential funding shortfalls to meet future demands
- Regional vs. local interests



Map Legend

| | | | |
|--|----------------------|---|----------------------------|
|  | Permanent Open Space |  | Developed Areas (2015) |
|  | Farmland |  | Major Water Bodies |
|  | Rural Areas |  | Metropolitan Growth Center |
| | |  | Regional Growth Centers |
| | |  | Community Growth Centers |

Anticipated Growth — 2015 to 2040





TurningPoint
www.turningpointpolls.com

Community Questions: Informa

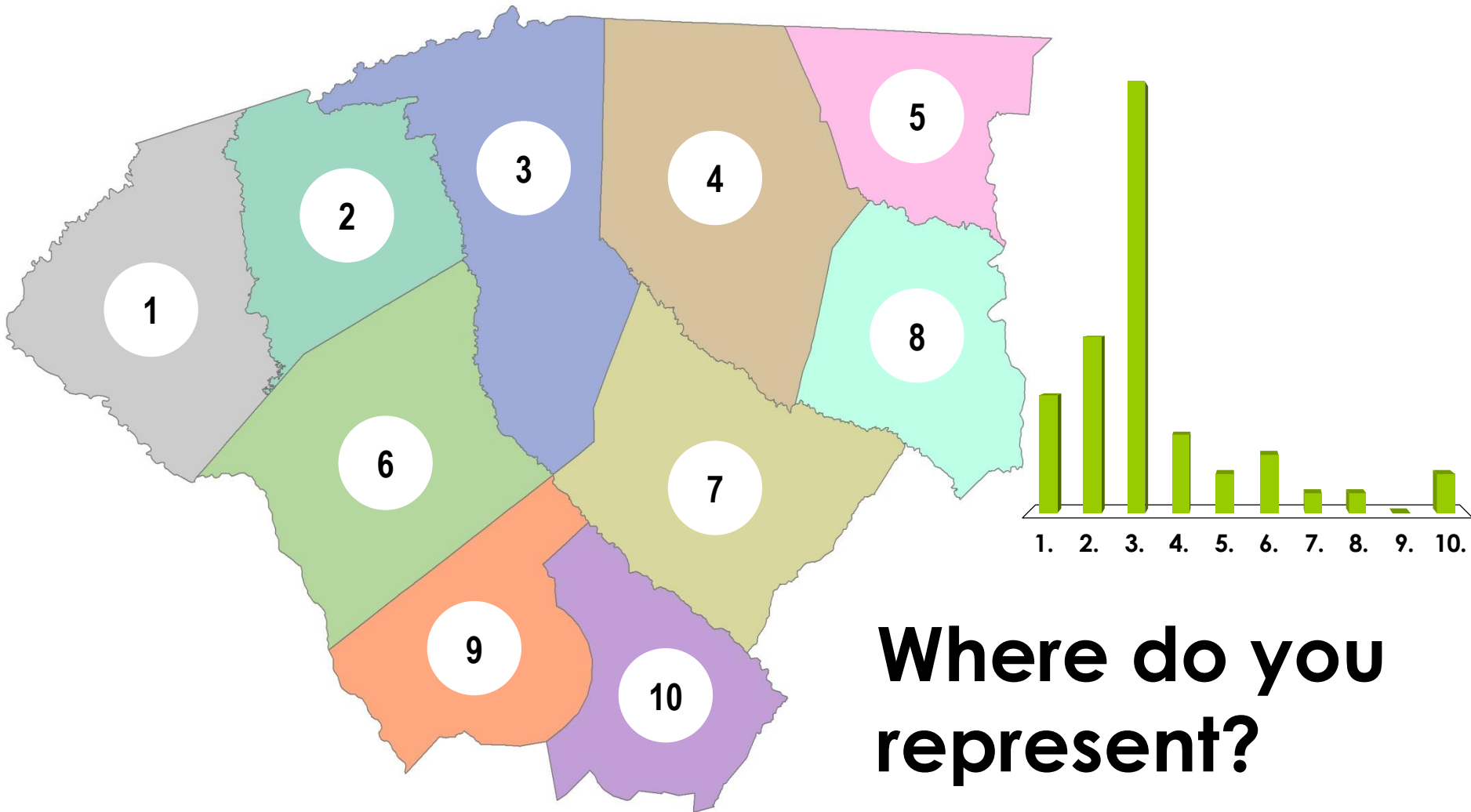
The Metropolitan Area Planning Council (MAPC) is holding a second public input meeting for the Mystic Valley Planning Process. This process is exploring potential benefits and impacts associated with the possible extension of the Line to Mystic Valley Parkway. This second public forum will provide information on a range of around topics such as: traffic and parking, air quality, land use, and strategies for managing neighborhood change. We hope

Meeting Information

Wednesday, March 30, 2011
6:30pm-9:00pm
51 Winthrop Street
Medford, MA 02155

MAPC and MassDOT are important to engage the exploratory stage process. To ensure an open and transparent process, we have a professional facilitator from the MA Office of Public Collaboration help make each public

Better Understanding Our Audience

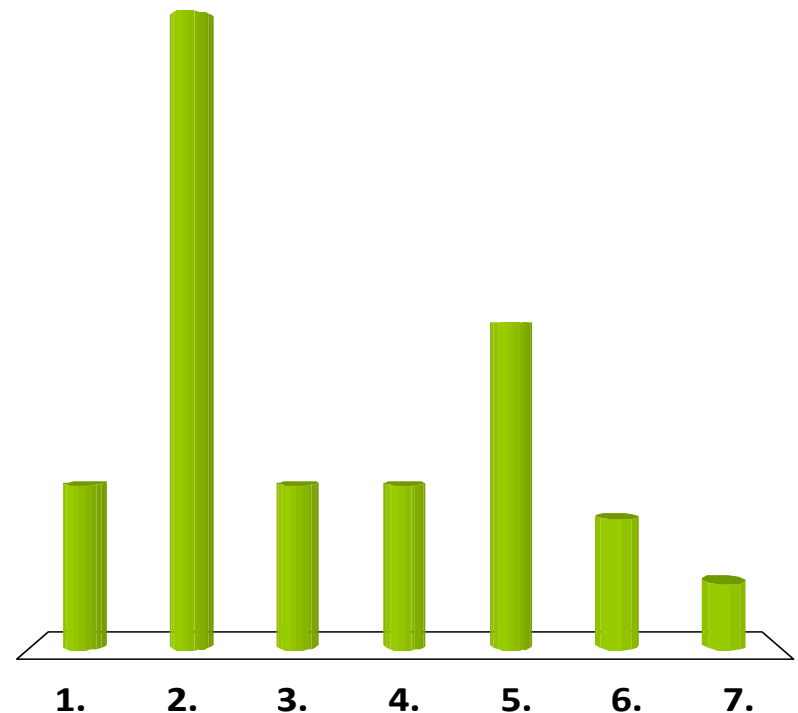


**Where do you
represent?**

Better Understanding Our Audience

What type of area best matches your jurisdiction?

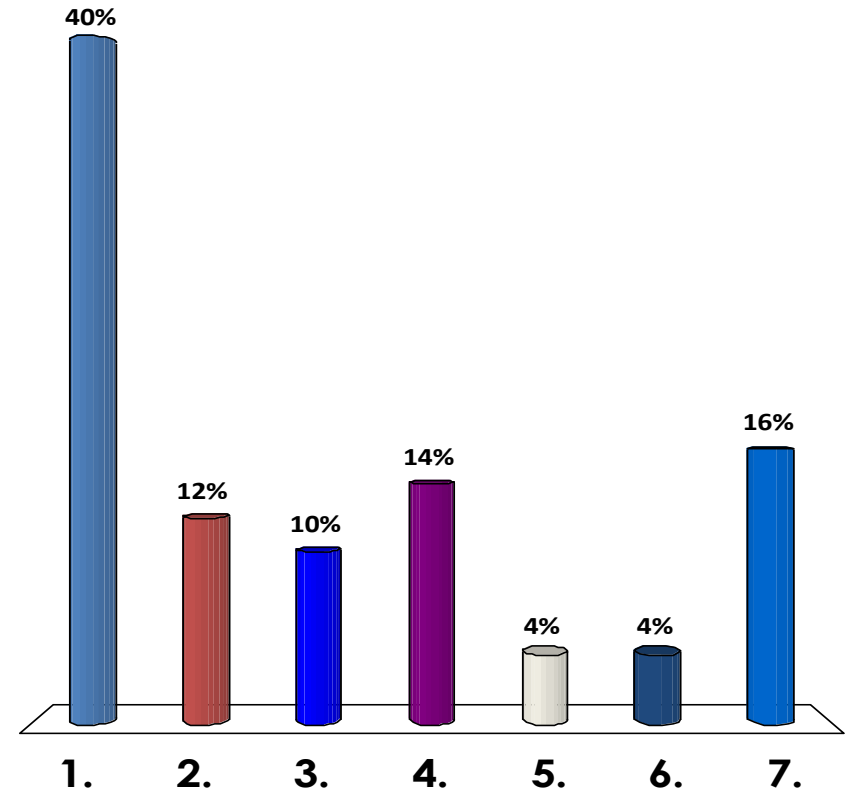
1. Large City
2. Small City
3. Rural Town
4. Unincorporated County
5. School District
6. Regional Entity
7. Other



Better Understanding Our Audience

What is your role in the jurisdiction (pick one)?

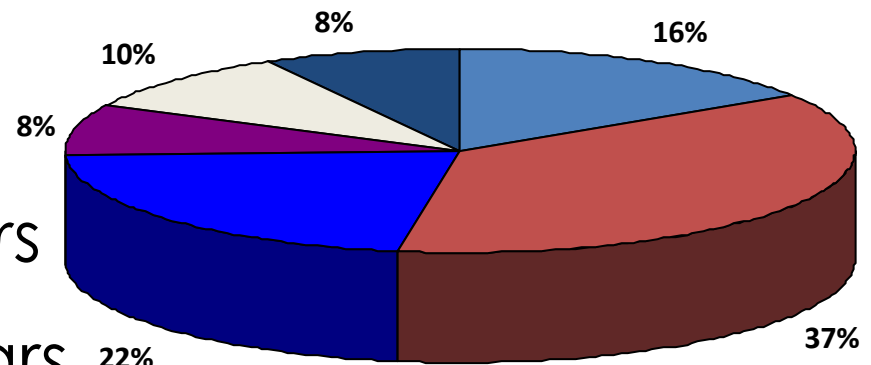
1. Elected Official
2. Appointed Official
3. Government Staff Member
4. School Board Member
5. Superintendent or Chancellor
6. School Staff Member
7. Other



Better Understanding Our Audience

How long have you represented your community (pick one)?

1. Less than One Year
2. One to Five Years
3. Six to Ten Years
4. Eleven to Fifteen Years
5. Sixteen to Twenty Years
6. More than Twenty Years

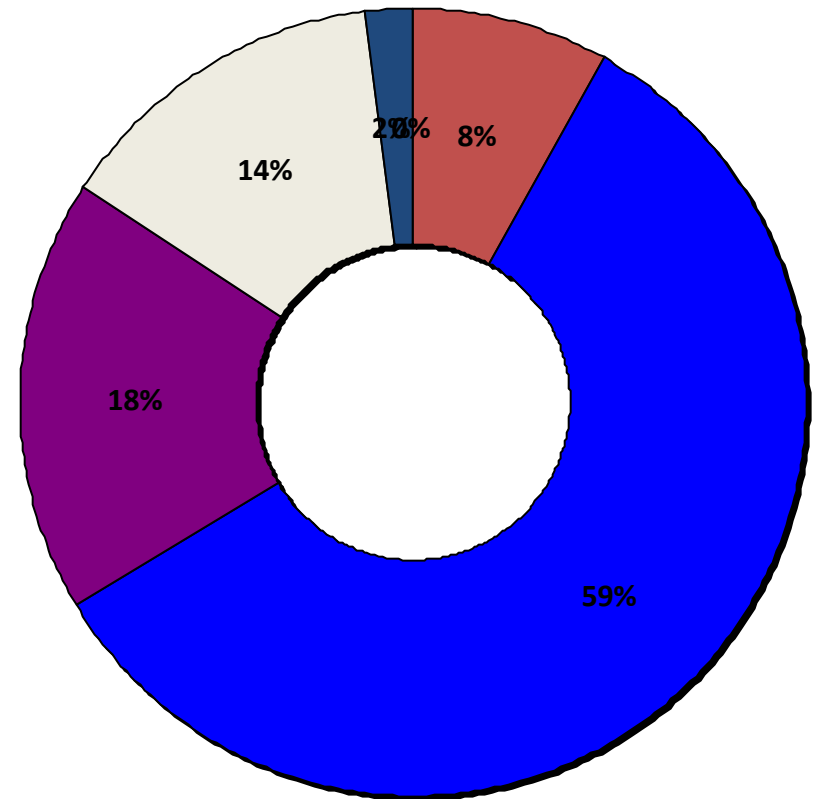


1. 2. 3. 4. 5. 6.

Better Understanding Our Audience

What draws people to move to this region (pick one)?

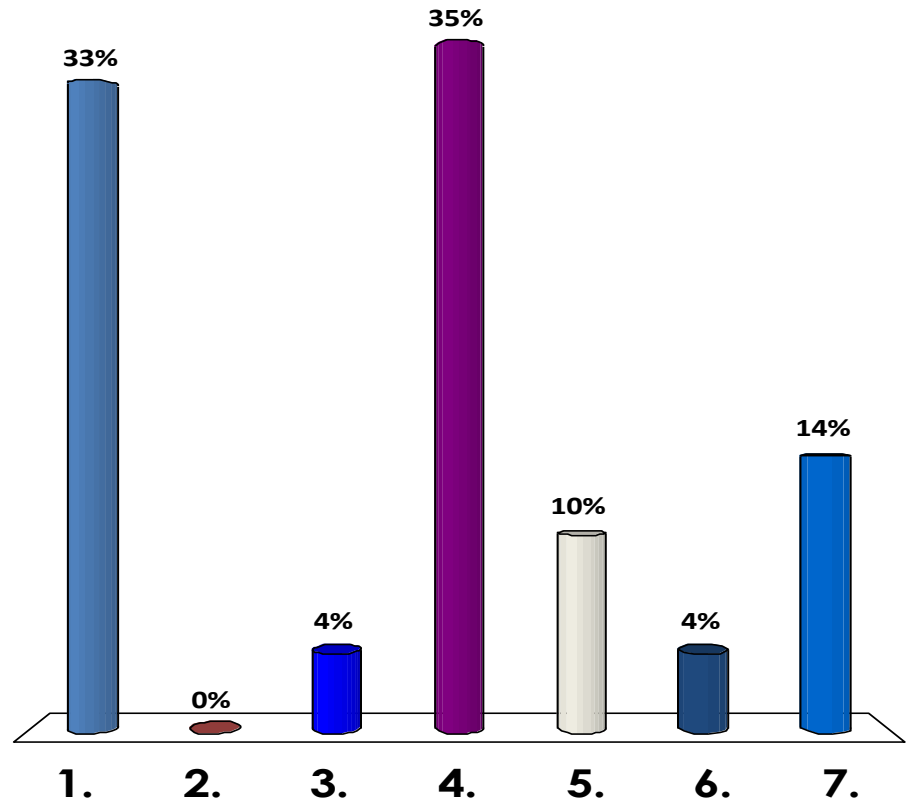
1. Agriculture or Forestry
2. Natural Assets
3. Lifestyle & Quality-of-Life
4. Low Taxes & Cost of Living
5. Business Opportunities
6. Other



Better Understanding Our Audience

People visit your community because (pick one):

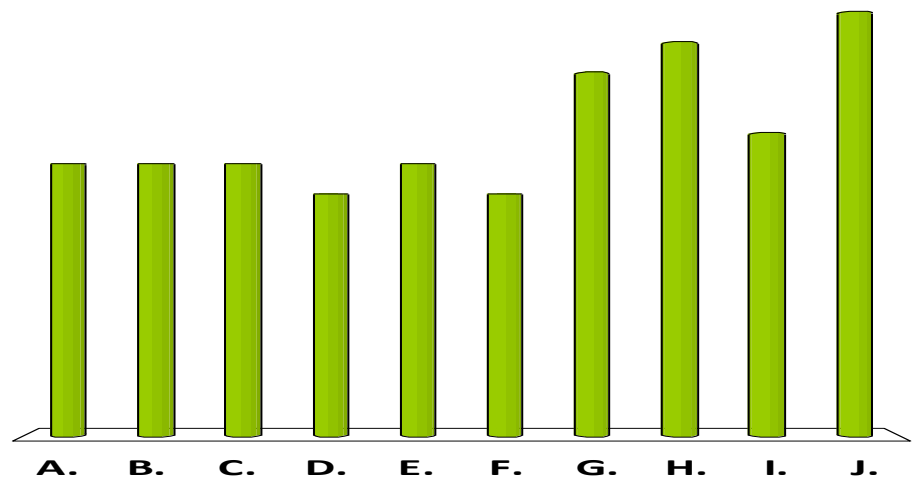
1. Nature, Recreation or Natural Assets
2. Culture Attractions
3. Historic Attractions
4. Vibrant Downtown
5. Special Events
6. Shops & Businesses
7. Other



Better Understanding Our Audience

- A. Preserve Natural Assets
- B. Ease of Travel
- C. Housing Choices
- D. Development Patterns
- E. Financial Stability for Cities, Towns & Counties
- F. Invest in Cities & Towns
- G. Economic Vitality
- H. Access to Education
- I. Community Character
- J. High Quality-of-Life

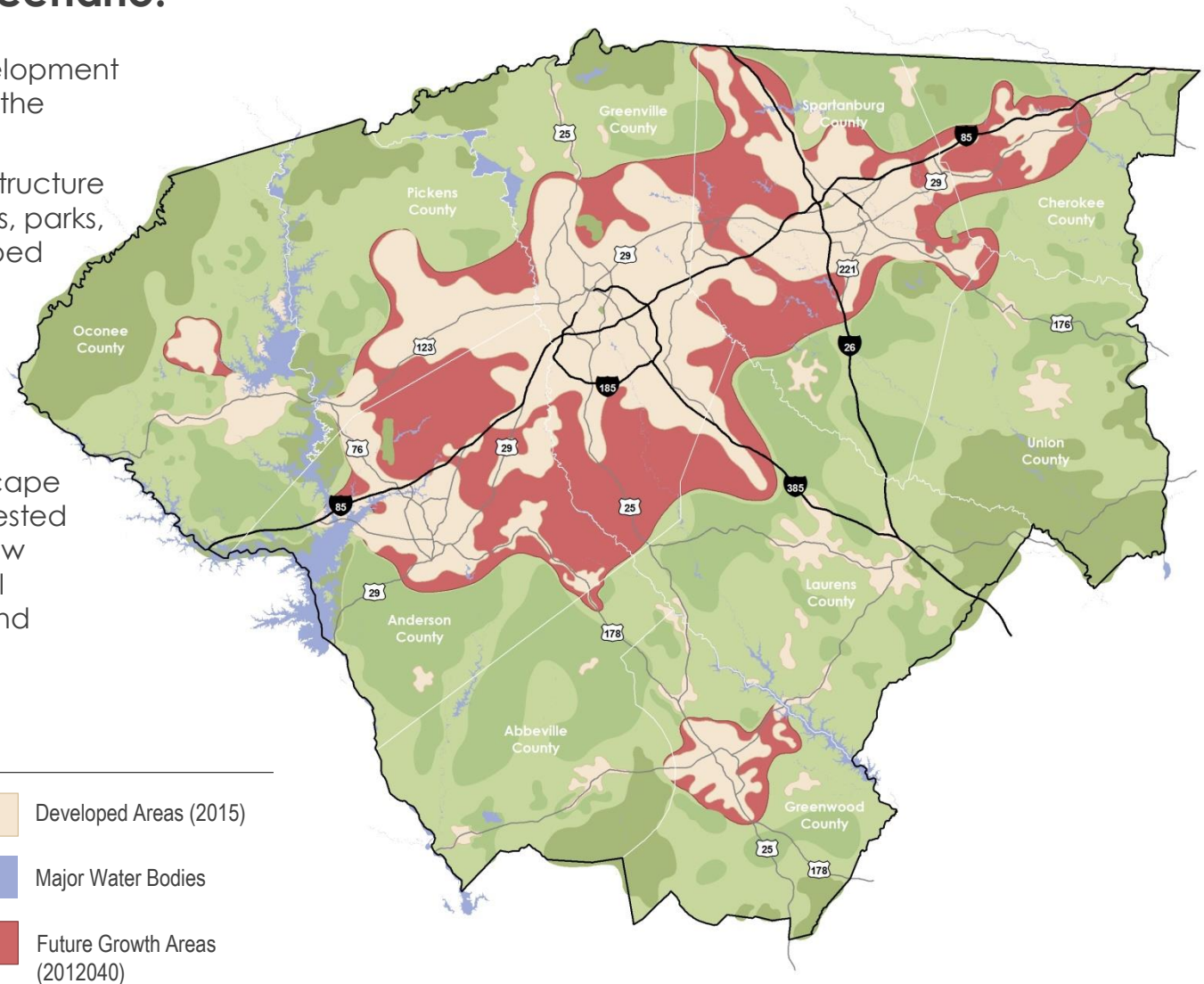
Please rank the topics at left (most important, 10 – least important) as we consider how the region should grow & develop in the future









Trend Growth Scenario

Key Features of the Scenario:

- Low-density, single-use development patterns spread throughout the region
- Outward expansion of infrastructure (roads, water, sewer, schools, parks, etc.) to serve newly developed areas
- Reliance on cars for most trips in the region (very little regional bus transit service)
- Rapid loss of the rural landscape (including farmland and forested areas) to accommodate new neighborhoods, commercial centers, office complexes and industrial uses



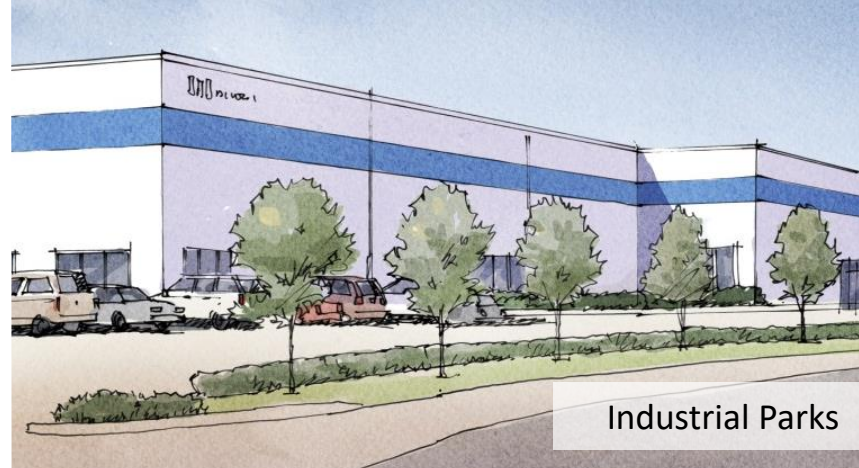
Map Legend

| | | | |
|---|----------------------|---|-------------------------------|
|  | Permanent Open Space |  | Developed Areas (2015) |
|  | Farmland |  | Major Water Bodies |
|  | Rural Areas |  | Future Growth Areas (2012040) |

Trend Growth Scenario



Single Family Neighborhoods



Industrial Parks



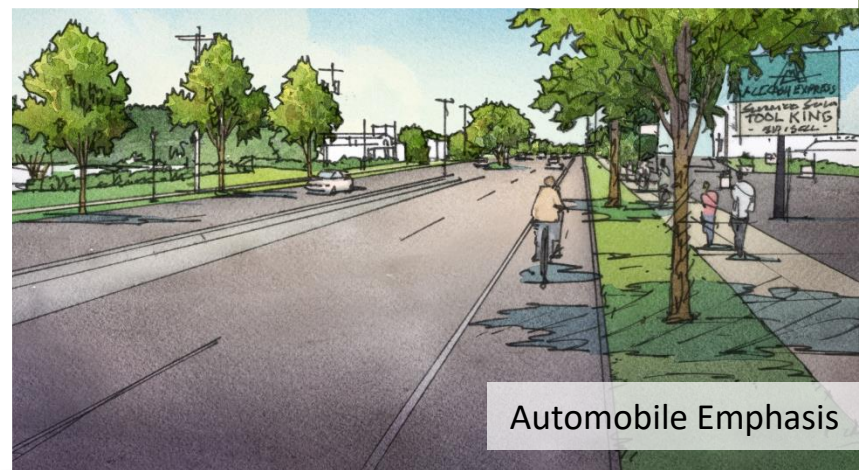
Rural Living Areas



Office Parks



Strip Commercial Shopping



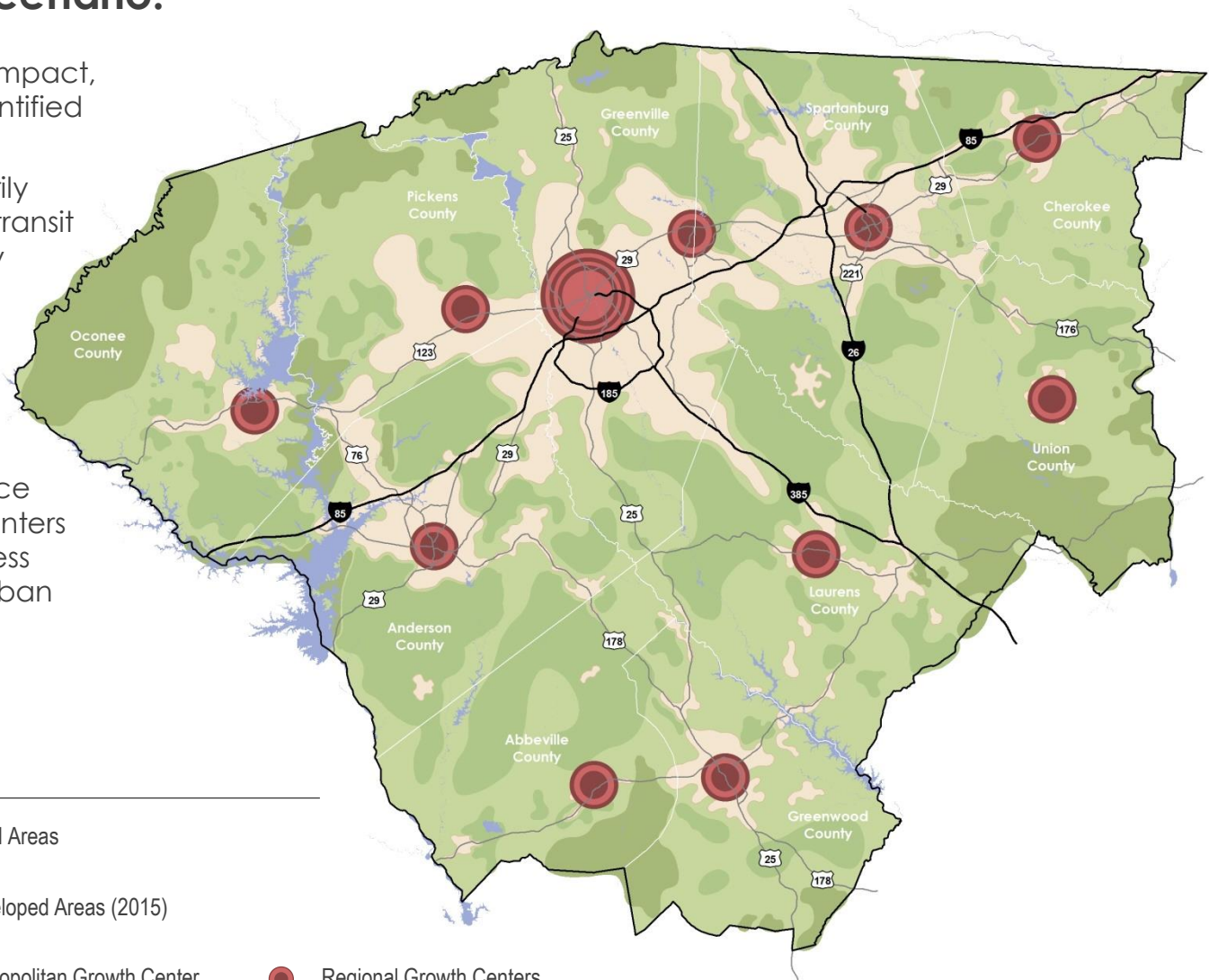
Automobile Emphasis

Compact Growth Scenario

Key Features of the Scenario:

- New growth is focused in compact, walkable growth centers identified throughout the region.
- Daily travel needs are primarily served by walking, biking or transit within, and between, nearby growth centers.
- Mixed-use growth centers provide opportunities to link jobs and housing in close proximity.
- An abundance of open space surrounding the identified centers offsets higher densities and less private open space in the urban environments.

Map Legend



Compact Growth Scenario

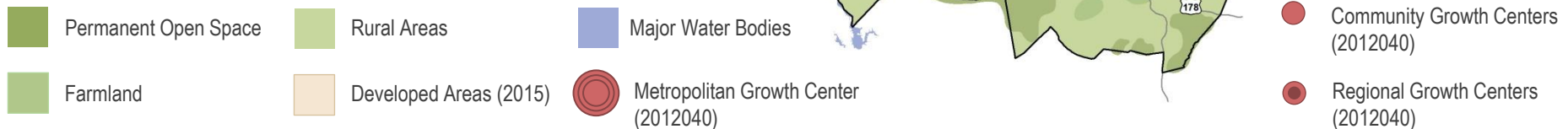


Rural Villages Growth Scenario

Key Features of the Scenario:

- New growth is focused in compact, walkable activity centers identified throughout the region.
- Daily travel needs in the activity centers are served by walking, biking, transit and cars. Roads or transit routes connect all three growth center classifications.
- Mixed-use activity centers (especially metropolitan and regional centers) provide opportunities to link jobs and housing in close proximity.
- Green infrastructure inside the centers (parks, greenways, etc.) and an abundance of open space surrounding the centers offset higher densities and less private open space in the urban environment.

Map Legend



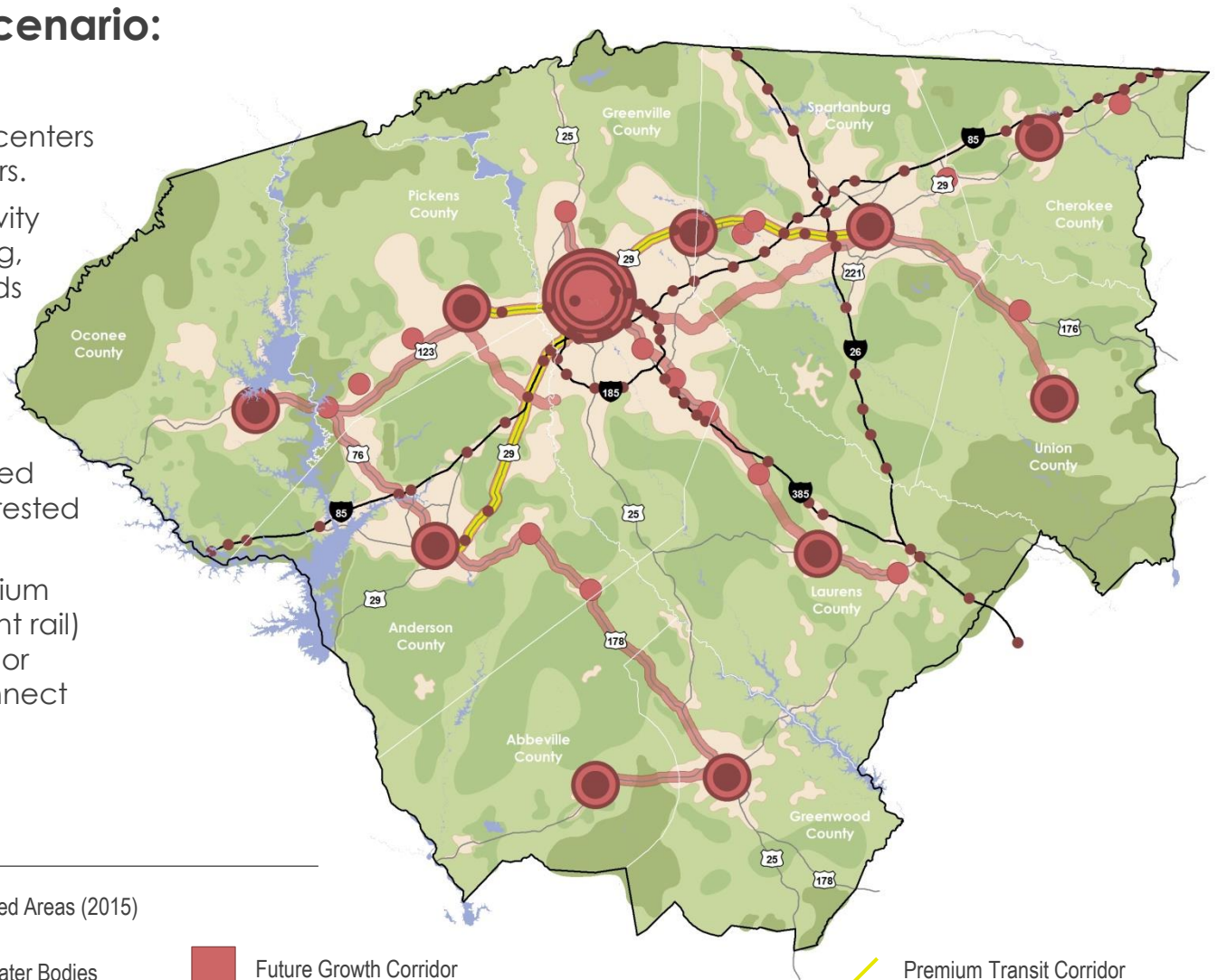
Rural Villages Growth Scenario




Corridors Growth Scenario

Key Features of the Scenario:

- New growth is focused into compact, walkable activity centers and strategic growth corridors.
- Daily travel needs in the activity centers are served by walking, biking, transit and cars. Roads or transit routes connect all four growth center or node classifications.
- Land outside growth centers or strategic corridors is reserved as open space, farmland, forested areas or rural living areas.
- Targeted investment in premium transit (bus rapid transit or light rail) and/or highways (interstates or limited access freeways) connect the growth centers and development nodes.



Map Legend

| | | | |
|--|--|---|--|
|  Permanent Open Space |  Developed Areas (2015) |  Future Growth Corridor (2012040) |  Premium Transit Corridor (bus rapid transit or light rail) |
|  Farmland |  Major Water Bodies |  Metropolitan Growth Center (2012040) |  Regional Growth Centers (2012040) |
|  Rural Areas |  Community Growth Centers (2012040) |  Growth Corridor Development Nodes (2012040) | |

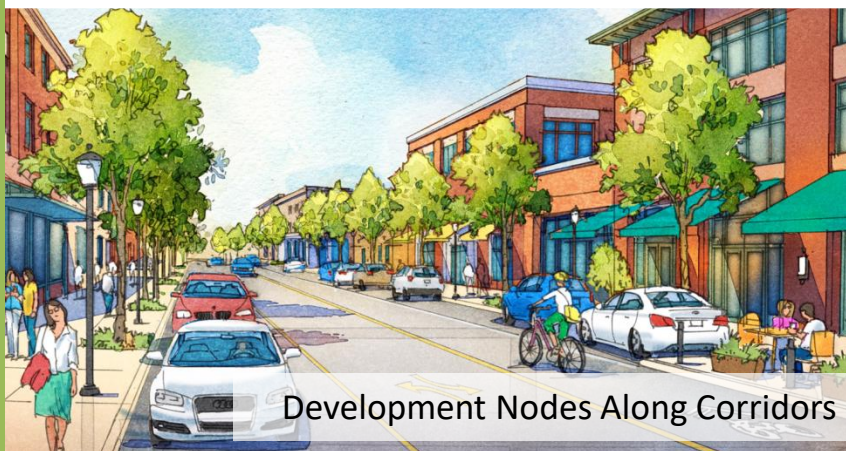
Corridors Growth Scenario



Mixed-Use Centers



Reinvest in Downtowns



Development Nodes Along Corridors



Automobile & Transit Solutions



Preserve Rural Lands & Open Space

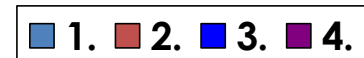
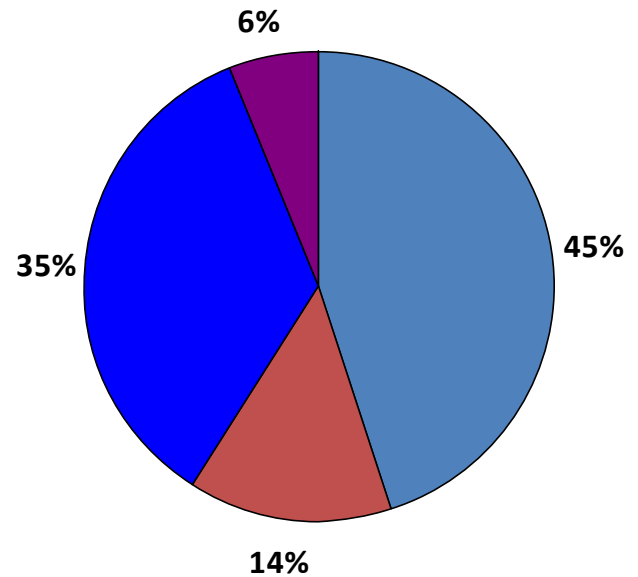


Walkable Streets Between Nodes

Thinking About All the Scenarios Together

Which scenario best represents current development conditions or trends in your community (pick one).

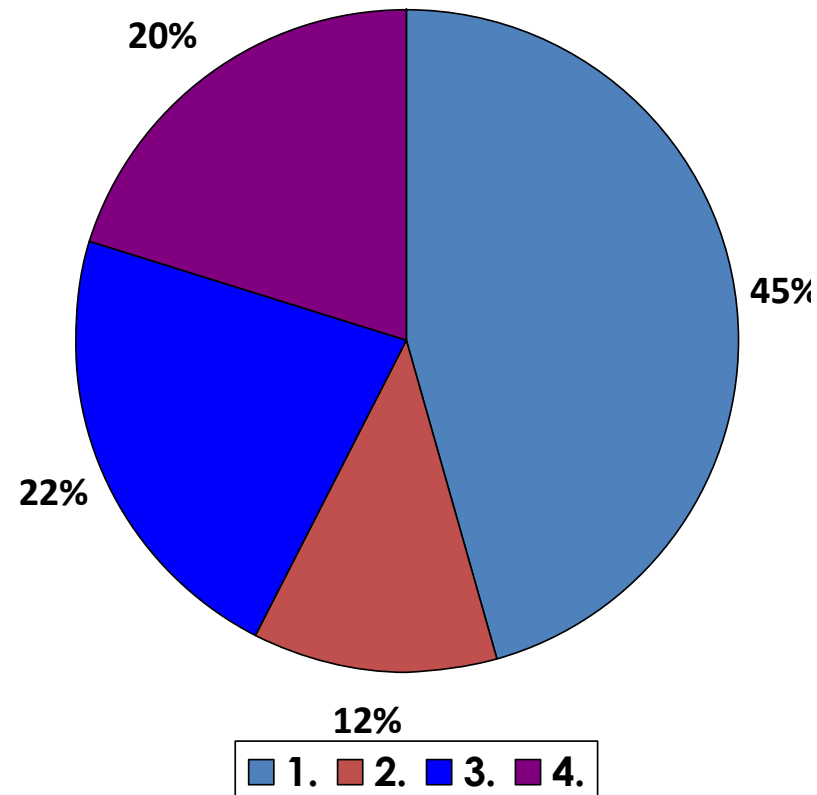
1. Trend Growth
2. Compact Growth
3. Rural Villages Growth
4. Corridor Growth



Thinking About All the Scenarios Together

Our current plans, ordinances & financial investments seem to promote this scenario (pick one):

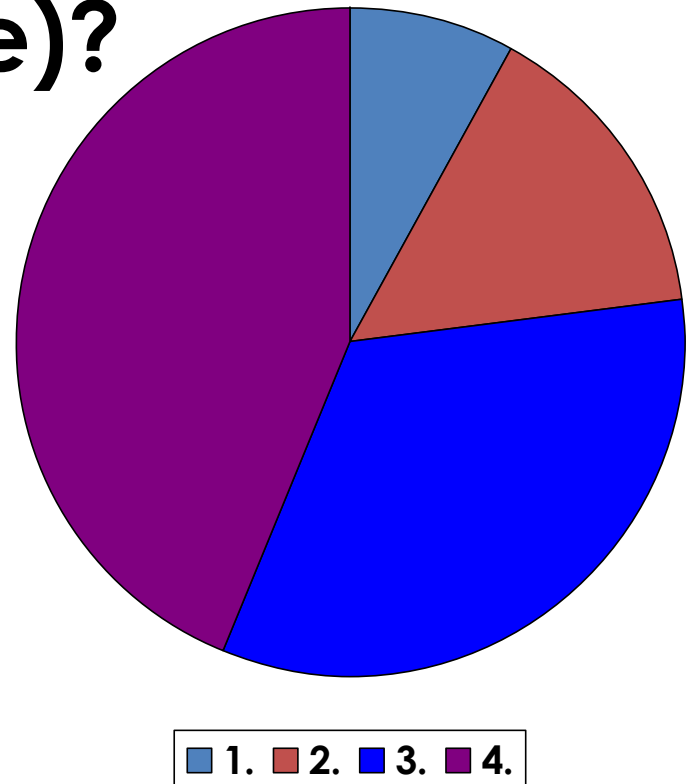
1. Trend Growth
2. Compact Growth
3. Rural Villages Growth
4. Corridors Growth



Thinking About All the Scenarios Together

Thinking regionally, which scenario is our best path forward for meeting future demands & protecting our quality-of-life (pick one)?

1. Trend Growth
2. Compact Growth
3. Rural Villages Growth
4. Corridors Growth

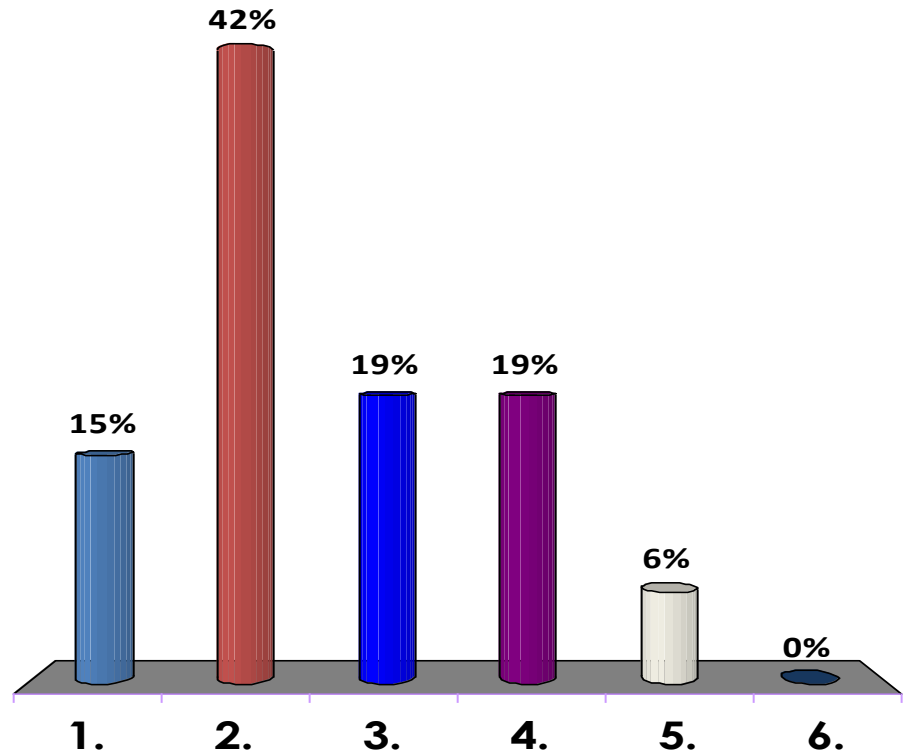


Attitudes Toward Policies, Ordinances & Capital Spending Plans

Attitudes Toward Growth

Our officials & community uphold adopted plans & ordinances that guide future growth & development (pick one).

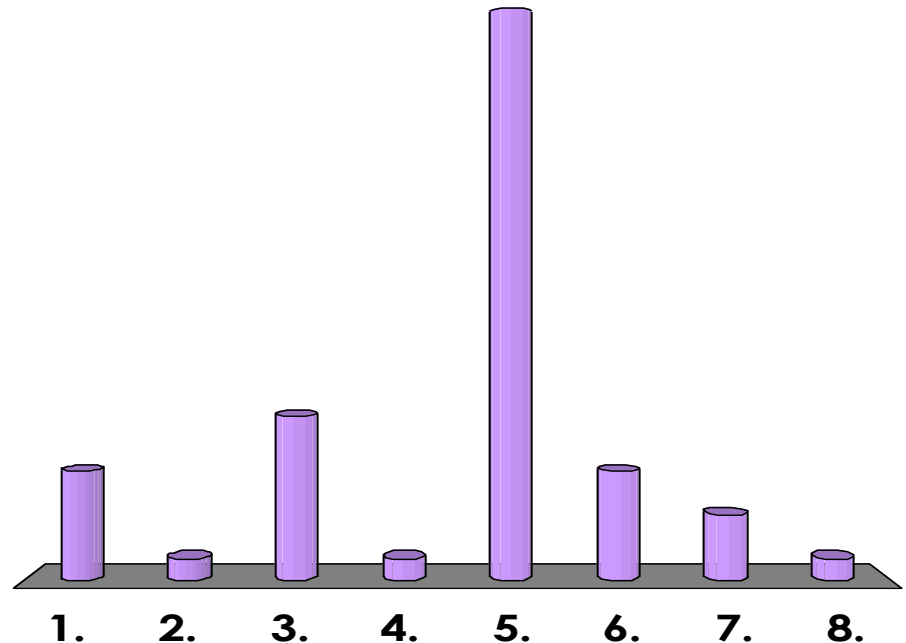
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

What most influences how growth is occurring in your community (pick one)?

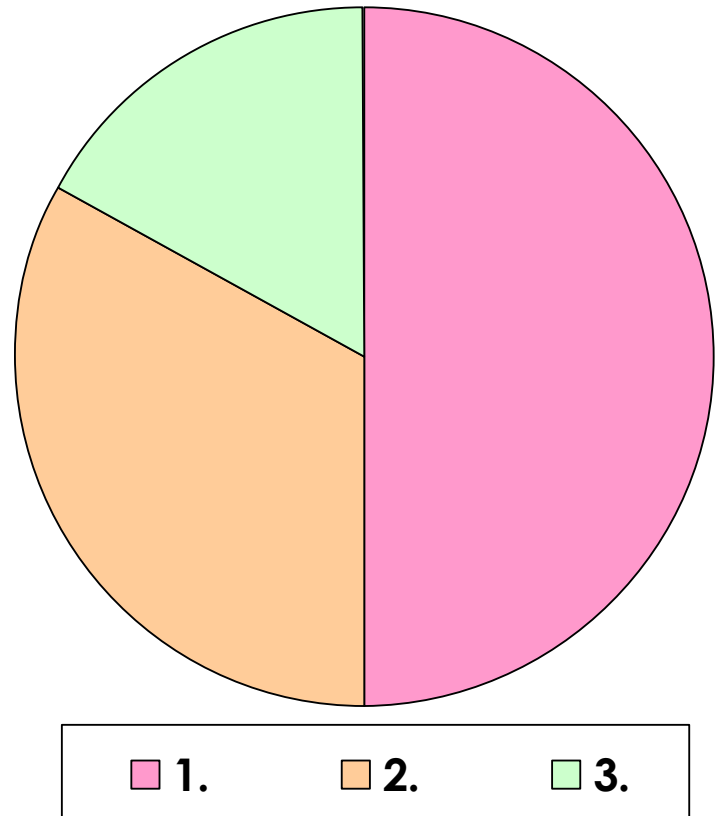
1. Our Plans & Ordinances
2. Government Staff Recommendations
3. Elected Officials' Decisions at the Meeting
4. Community Input or Outrage
5. Builders & Developers
6. Infrastructure Investments
7. School Locations
8. None of the Above



Attitudes Toward Growth

Public infrastructure in my community is currently (pick one):

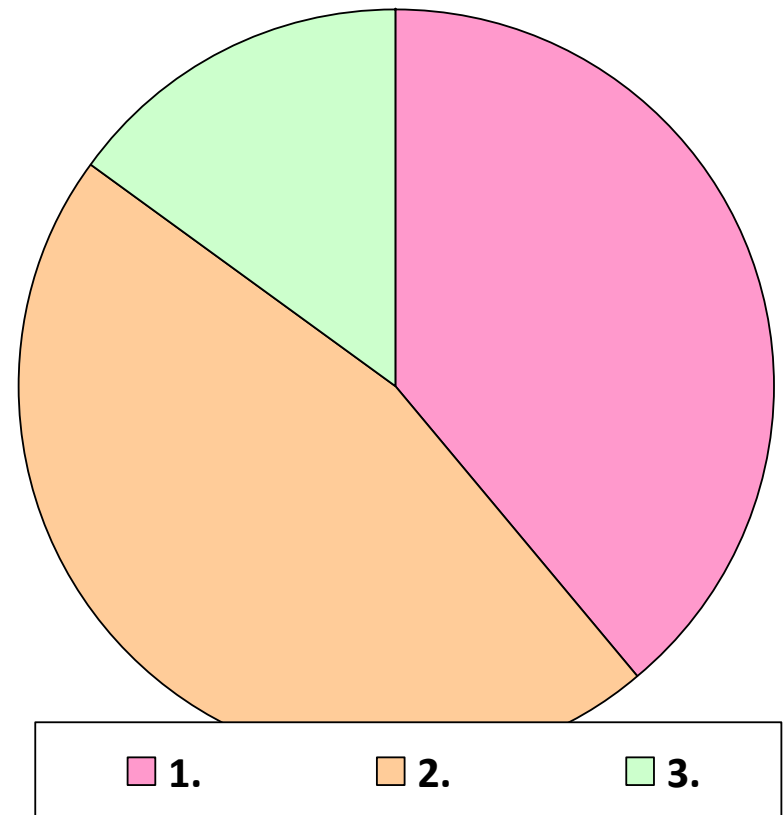
1. Insufficient for current demand and future growth
2. Sufficient for current growth, but insufficient for future growth
3. Sufficient to meet current demand and future growth



Attitudes Toward Growth

Traffic congestion in my community is currently (pick one):

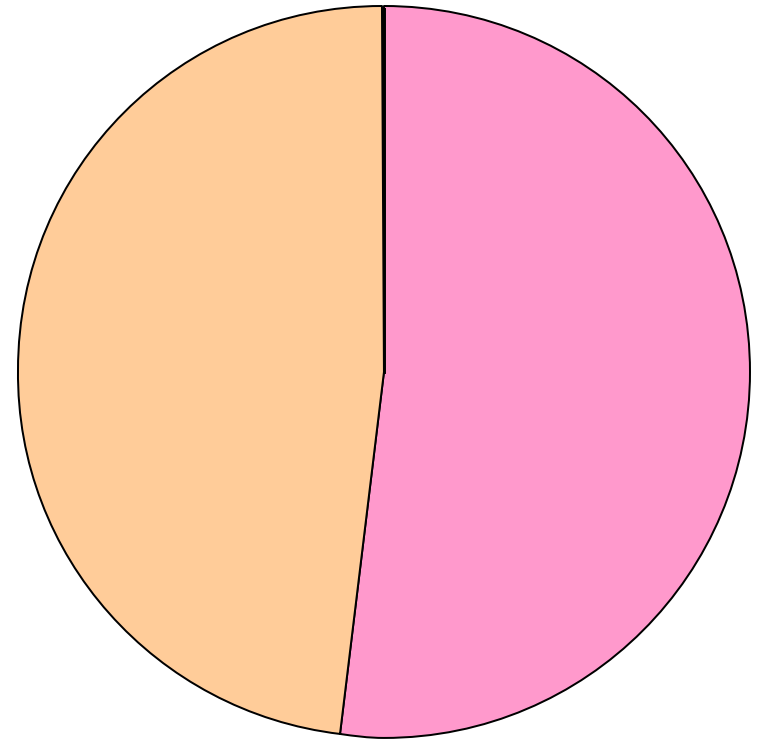
1. Is a significant problem
2. Is not a significant problem, but will be in the next five years
3. Is not a problem and will not be in the future



Attitudes Toward Growth

Traffic congestion in the region is currently (pick one):

1. Is a significant problem
2. Is a significant problem, but will be in the next five years
3. Is not a problem and will not be in the future



1.

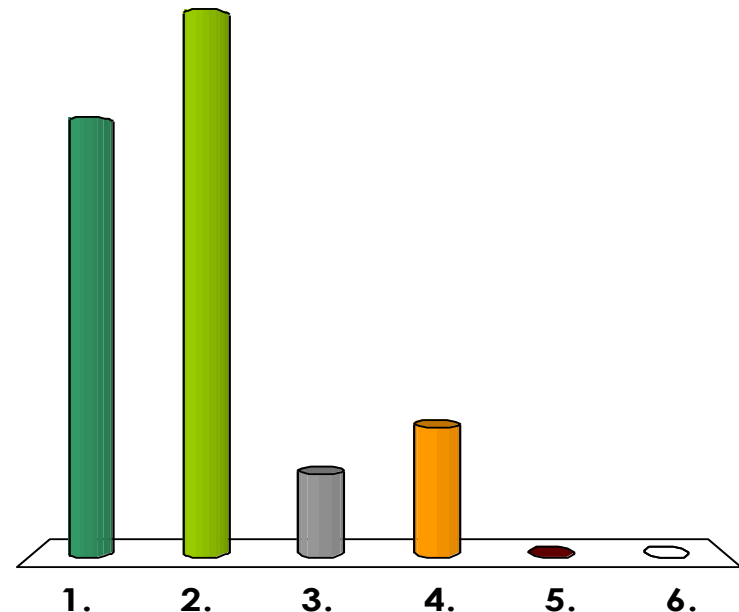
2.

3.

Attitudes Toward Growth

Development pressures have increased greatly in my city/town/county/school district over the last ten years (pick one).

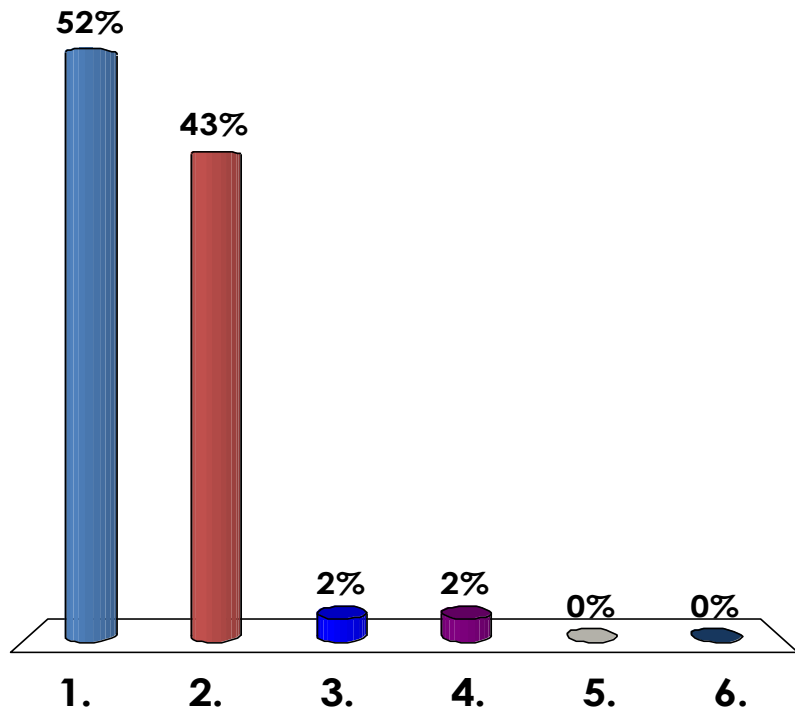
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

Development pressures have increased greatly in the region over the last ten years (pick one).

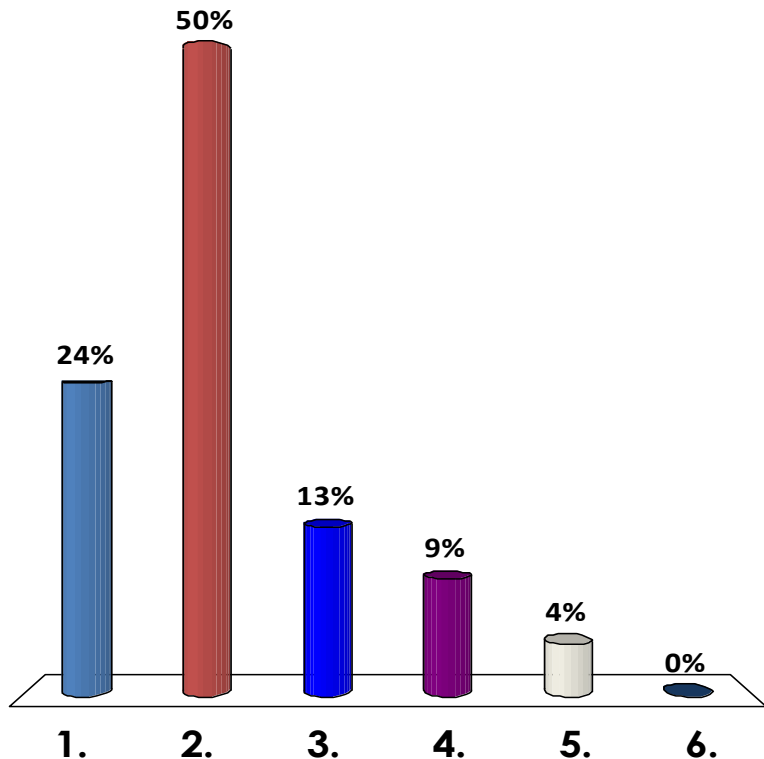
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

The changes I have seen in my community are mostly for the better (pick one).

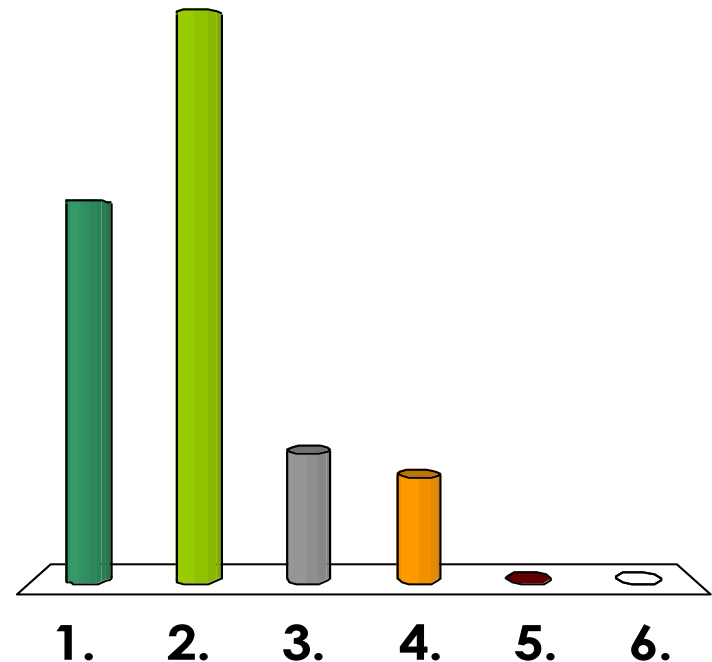
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

Residents in the city/town/county/school district I represent need more information concerning land use decisions (pick one).

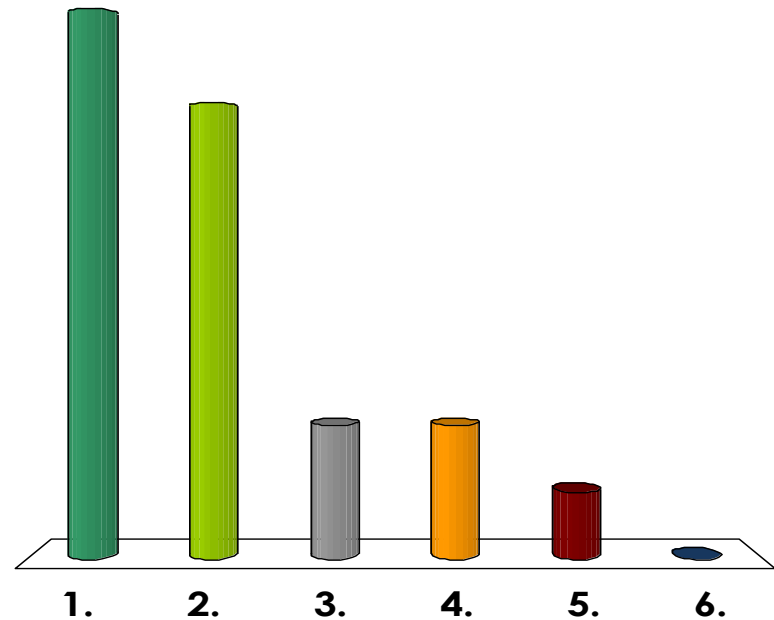
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

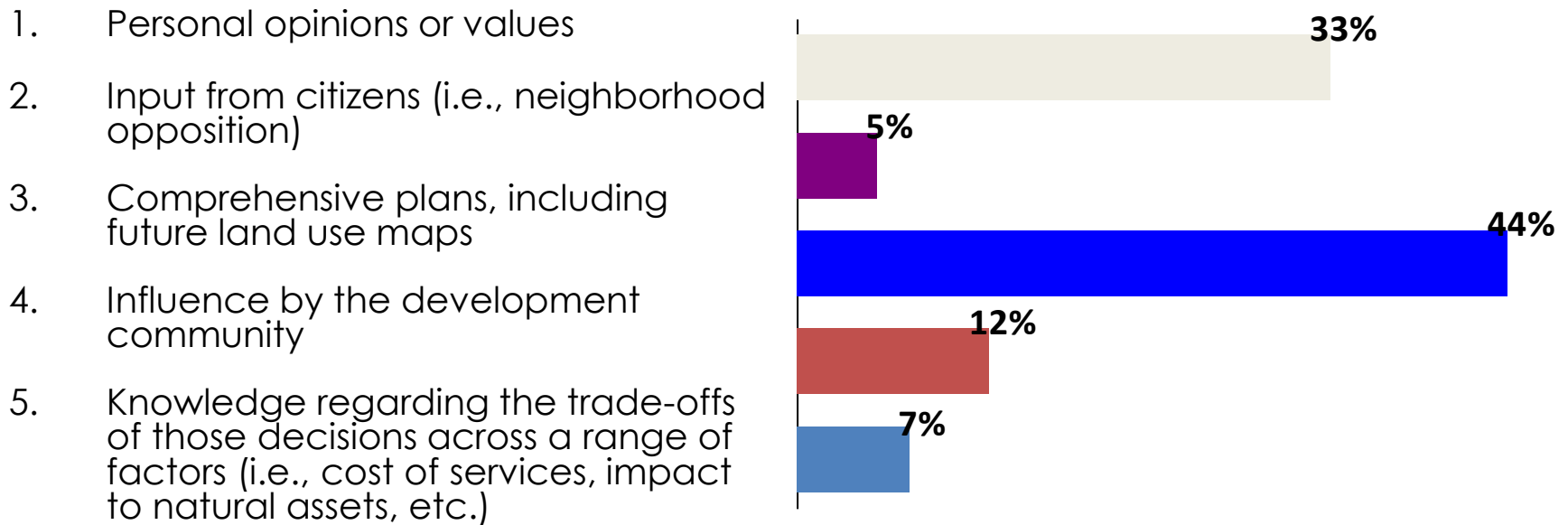
**Elected officials in the city/town/county/
school district I represent need more
information concerning land use decisions
(pick one).**

1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

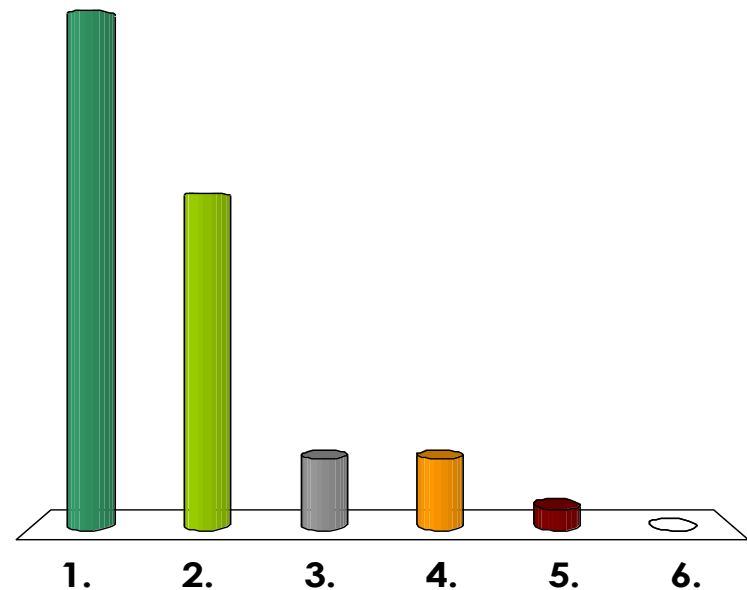
In your opinion, what most influences your decision when faced with a controversial land use/planning issue (pick one)?



Attitudes Toward Growth

If the next 25 years are like the last 25 years, development will negatively impact natural assets unique to the region (pick one):

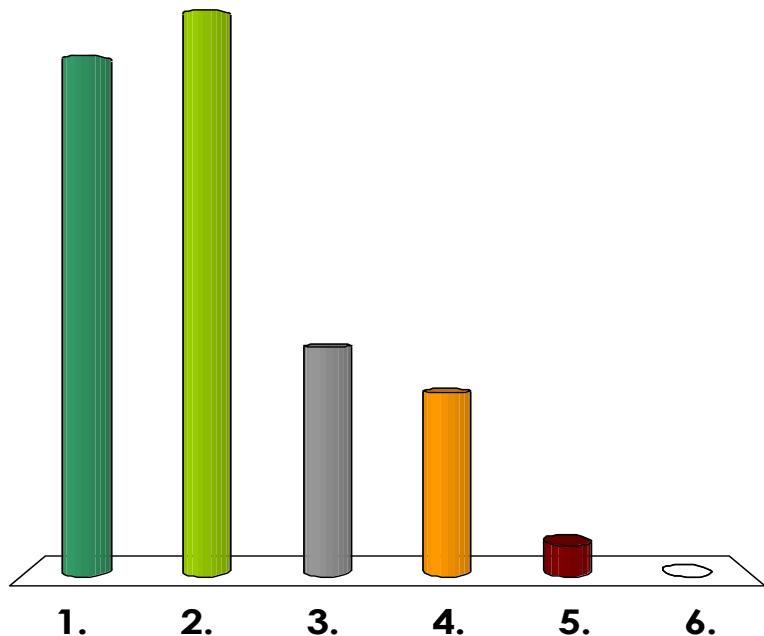
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

If the next 25 years are like the last 25 years, development will negatively impact quality-of-life unique to our region (pick one):

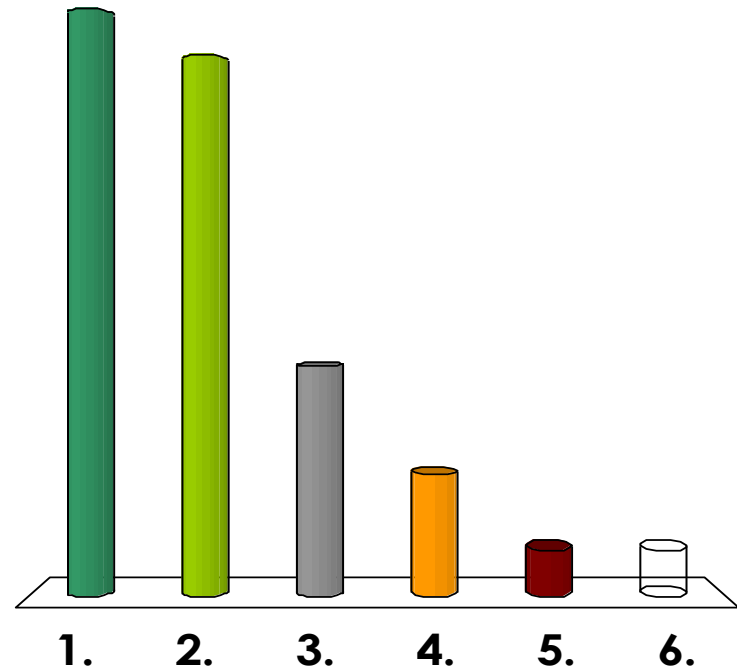
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

If the next 25 years are like the last 25 years, development will negatively impact financial stability of local governments & service providers in our region (pick one):

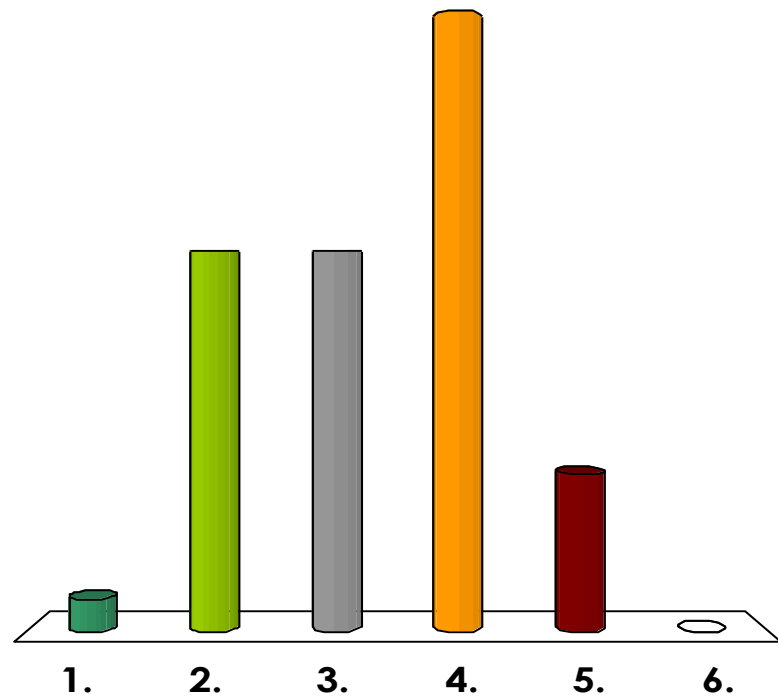
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

If the next 25 years are like the last 25 years, development will negatively impact tourism in our region (pick one):

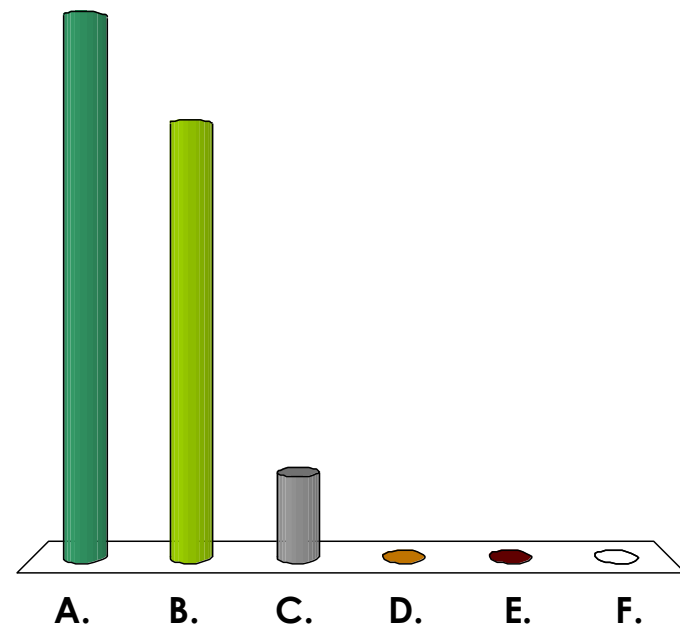
1. Strongly Agree
2. Agree
3. Undecided
4. Disagree
5. Strongly Disagree
6. No Opinion



Attitudes Toward Growth

An analysis that illustrates the costs & community impacts of growth based on various growth patterns would be a useful tool for future decision-making in terms of growth & development (pick one).

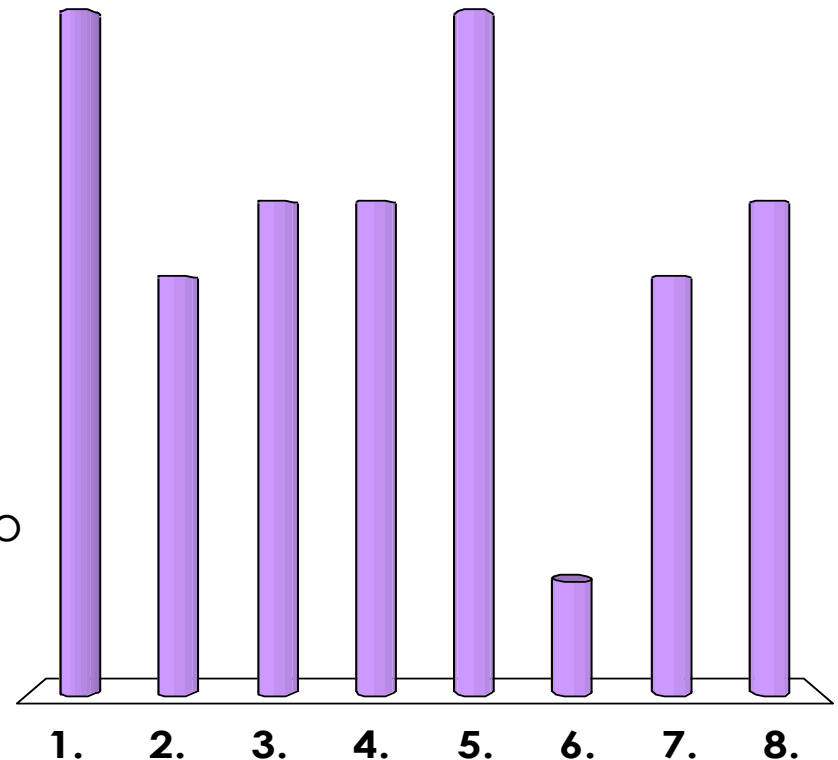
- A. Strongly Agree
- B. Agree
- C. Undecided
- D. Disagree
- E. Strongly Disagree
- F. No Opinion



Attitudes Toward Growth

If given information about different types of growth, pick up to three things you would want to know:

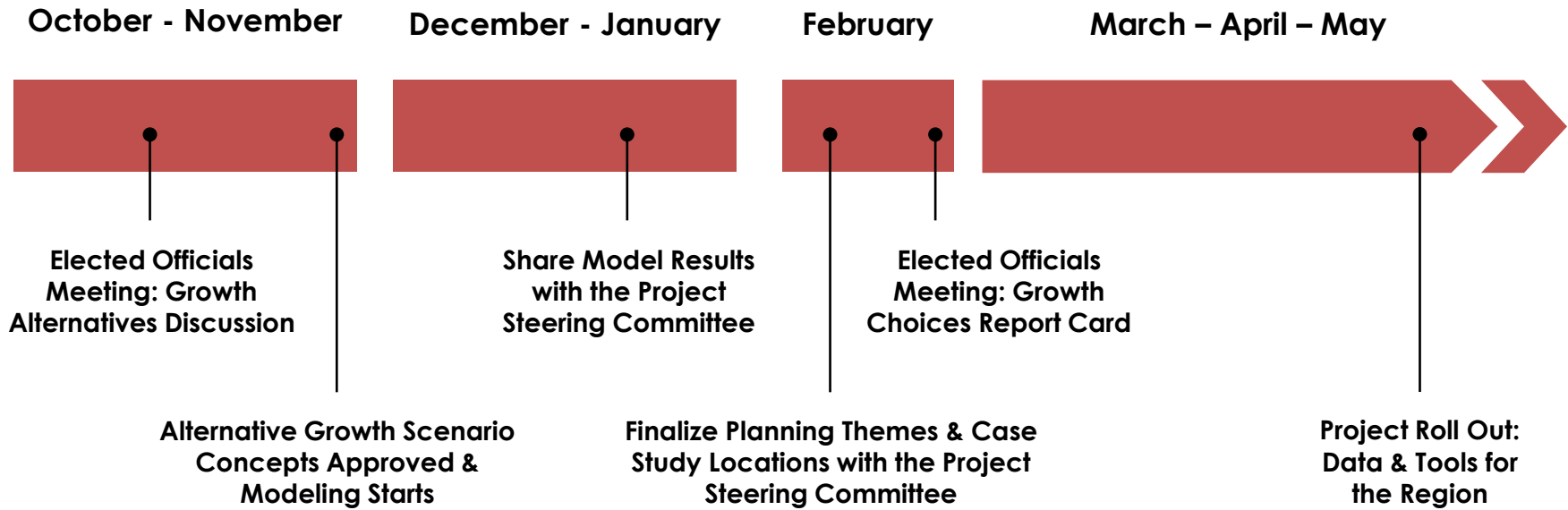
1. Infrastructure costs
2. Impacts to natural assets
3. Impacts on community character
4. Impacts on the transportation system
5. Impacts on quality-of-life for residents
6. Impacts on proximity of students to schools
7. Potential tax revenue
8. Potential access to new jobs



Where is this project
going for elected
officials?



Project Schedule & Milestones



ANY
QUESTIONS
?



Welcome to the Upstate Elected Officials Meeting October 27, 2016

