

Trend Growth Scenario Concept

Single-Use, Low-Density, Decentralized Growth Patterns

The Trend Growth Scenario Concept considers how the region might develop if a dispersed pattern of growth was to spread throughout the region. Future growth would favor single-use, low-density development patterns and intensities moving away from existing city centers, which promotes travel by car because of the distance and general isolation between complementary land uses. Farms and undeveloped land in rural areas would be rezoned to support expanding suburban development patterns and intensities. Infrastructure investments (water, sewer, roads, schools, parks, etc.) to serve an expanding service area would be significant.

The scenario was developed using adopted comprehensive plans for cities, towns and counties in the region, and recent trends in rezoning activity that favors single-use, low-density development patterns moving away from existing centers and infrastructure service areas. Local government officials and the development community influenced ‘hot spots’ to grow/expand over the next twenty-five years assuming a suburban growth pattern.

Key Features of the Scenario:

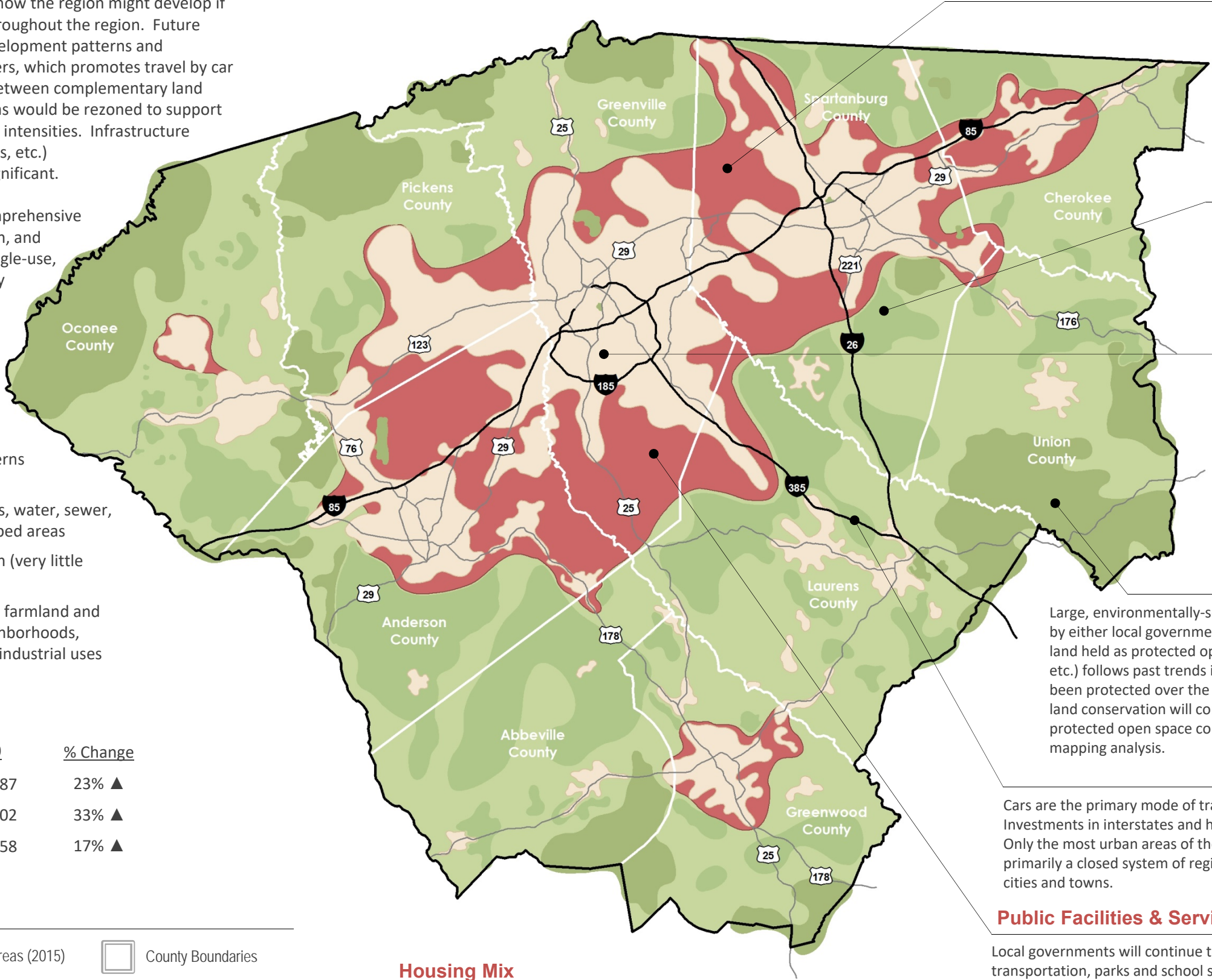
- Low-density, single-use development patterns spread throughout the region
- Outward expansion of infrastructure (roads, water, sewer, schools, parks, etc.) to serve newly developed areas
- Reliance on cars for most trips in the region (very little regional bus transit service)
- Rapid loss of the rural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

Anticipated Growth:

	2015	2040	% Change
Population	1,421,138	1,742,987	23% ▲
Employees	768,733	1,024,402	33% ▲
Dwelling Units	570,531	669,858	17% ▲

Map Legend

<div></div> Protected Open Space	<div></div> Developed Areas (2015)	<div></div> County Boundaries
<div></div> Farmland	<div></div> Major Water Bodies	<div></div> Interstates
<div></div> Rural Areas	<div></div> Future Growth Areas (2015 – 2040)	<div></div> Major Roads



Development Footprint

Single-use, low-density development patterns spread throughout the region; exemplified by suburban neighborhoods, highway strip-commercial, and standalone office or industrial development. Mixed-use, walkable development patterns (residential, retail, and office combined) are focused in only a few urbanizing communities (e.g., Downtown Greenville).

Farmland Preservation

Farmland preservation is not a priority in the region. Working farms become new residential neighborhoods, commercial shopping centers, and office complexes.

Jobs-Housing Proximity

Most employees still drive long distances for work, especially to destinations in Greenville or along the I-85/I-385 corridors. Only a few communities in the region will have jobs and housing located close enough together to realize expected benefits (e.g., shorter commute distance or lower commute times).

Environmental Stewardship

Large, environmentally-sensitive areas in the region are protected as open space by either local governments or private conservation groups. The amount of new land held as protected open space (parks, greenways, farmland, natural areas, etc.) follows past trends in the region — approximately 62.5 square miles have been protected over the last twenty years — and we assume a similar rate for land conservation will continue in the future. Important locations for new protected open space consider findings from the Upstate priority habitats mapping analysis.

Viable Travel Options

Cars are the primary mode of transportation for residents in the region. Investments in interstates and highways try to keep up with growth. Only the most urban areas of the region have transit service, which is primarily a closed system of regional bus routes not connected to other cities and towns.

Public Facilities & Services

Local governments will continue to expand their water, sewer, transportation, parks and school service areas to keep up with expanding suburban growth. Growth is not constrained by existing service, and infrastructure investments would focus on new or expanding service areas of the region.

Housing Mix

The region would build primarily large-lot, single-family detached homes to meet future demand. New housing supply would be approximately 90% single family and 10% multifamily. New residential neighborhoods would average fewer than three homes per acre.

Compact Growth Scenario Concept

Concentrated, High-Density, Mixed-Use Development Activity Centers

The Compact Growth Scenario Concept considers how the region might develop if growth was concentrated in the metropolitan or region growth centers identified on the scenario concept map. The design, scale and intensity of the centers would create unique places in the region, and encourage active living with opportunities to live, work, shop and play in the same community. Land surrounding the existing development footprint (areas noted in tan on the map) would be protected as open space, farmland, forested areas or rural living areas.

New development in the identified centers would allow greater densities and intensities in appropriate locations. Infill development on vacant parcels, repurposed buildings, and redevelopment of existing under-utilized parcels (strip shopping centers, office parks, etc.) provides the space needed to meet future year demands. A major shift in neighborhood design and home choices provides more urban housing options in the centers: apartments, condominiums, townhomes, and small-lot single family detached homes. Infrastructure investments (water, sewer, roads, schools, parks, etc.) would be limited by concentrating new growth in existing service areas.

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. Roads are still important to connect centers, but some investments to expand road capacity are shifted to the infrastructure needs to travel by walking, biking or transit.
- 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.

Anticipated Growth:

	2015	2040	% Change
Population	1,421,138	1,742,987	23% ▲
Employees	768,733	1,024,402	33% ▲
Dwelling Units	570,531	669,858	17% ▲

Map Legend

Protected Open Space

Farmland

Rural Areas

Developed Areas (2015)

Major Water Bodies

Metropolitan Growth Center (2015 – 2040)

Interstates

Major Roads

County Boundaries

Regional Growth Centers (2015 – 2040)

Development Footprint

Future growth is focused in compact, walkable centers identified throughout the region. Nearby opportunities to live, work, shop and play draw people to urban or urbanizing areas. Land outside identified growth centers is primarily protected for open space, farmland, forested areas, and rural living. Growth centers identified for the scenario include:

- Metropolitan Centers
- Regional Centers

See the Shaping Our Future Growth Centers Summary Sheet for more information on the different types of growth centers.

Farmland Preservation

Farmland preservation is a high priority for the entire region. Working farms are protected using policies, rules or incentives that promote farming as critical for future economic development. Nearly all farmland identified in the region is maintained under this scenario.

Jobs-Housing Proximity

Mixed-use, walkable growth centers across the region significantly increase opportunities to link jobs and housing in close proximity.

Environmental Stewardship

Protecting land inside and outside the growth centers for open space, parks, farmland, forested areas or rural living significantly increases a green print for the region. Low impact development principles also contribute to a greener landscape in more rural areas. The amount of land in the region held as protected open space increases nearly 100% compared to today. Important locations for new protected open space consider findings from the Upstate priority habitats mapping analysis.

Viable Travel Options

The emphasis is switched from car to transit for trips within the region. Regional bus service would connect riders with premium transit corridors (bus rapid transit). Widespread use of mixed-use, walkable development principles in the growth centers help shorten trip length and increase the number of viable travel mode options. Daily travel needs are primarily served by walking, biking, or transit within, and between, nearby growth centers.

Housing Mix

A major shift in neighborhood design and housing choices favor an even split (50% / 50%) between single-family and multifamily housing to meet future demand. Average residential densities range between six and fifty homes per acre; emphasizing small-lot, single-family detached housing, townhomes, condominiums, and apartments.

Public Facilities & Services

Infrastructure investments (water, sewer, roads, schools, parks, etc.) would be limited by concentrating new growth in existing service areas. This helps reduce or eliminate government investments to support future development.

Last Revised November 20, 2016

Rural Villages Growth Scenario Concept

Medium-Density, Mixed-Use Development Activity Centers – Varying Sizes

The Rural Villages Growth Scenario Concept considers how the region might develop if growth was concentrated in the metropolitan, region and community growth centers identified on the scenario concept map (a more dispersed pattern of centers compared to the Compact Growth Scenario Concept). The design, scale and intensity of the centers would create unique places in the region, and encourage active living with opportunities to live, work, shop and play in the same community. Residents living in a community growth center may need to visit both metropolitan or regional centers in the region to meet some of their daily needs (especially employment opportunities). Land surrounding the existing development footprint (areas noted in tan on the map) would be protected as open space, farmland, forested areas or rural living areas.

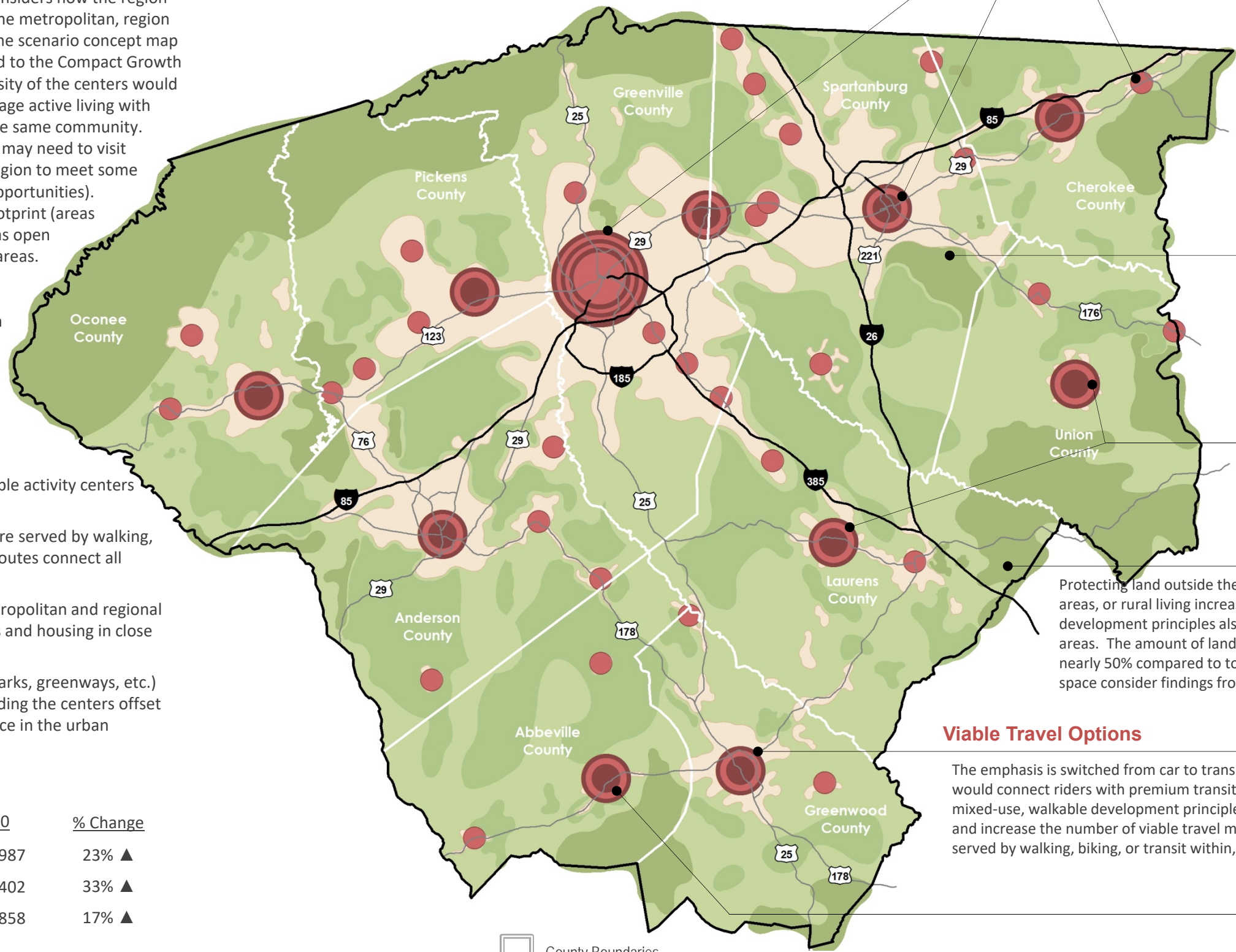
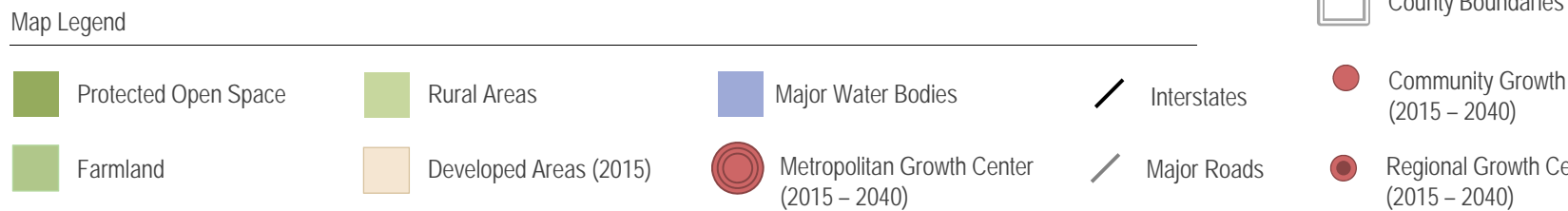
New development in the identified centers would allow greater densities and intensities in appropriate locations. Infrastructure investments (water, sewer, roads, schools, parks, etc.) would be managed by limiting expansion of existing service areas.

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.

Anticipated Growth:

	2015	2040	% Change
Population	1,421,138	1,742,987	23% ▲
Employees	768,733	1,024,402	33% ▲
Dwelling Units	570,531	669,858	17% ▲



Development Footprint

Future growth is focused in compact, walkable centers identified throughout the region. Nearby opportunities to live, work, shop and play draw people to urban or urbanizing areas. Land outside the growth centers is primarily protected for open space, farmland, forested areas, and rural living. Growth centers identified for the scenario include:

- Metropolitan Centers
- Regional Centers
- Community Centers

See the Shaping Our Future Growth Centers Summary Sheet for more information on the different growth centers.

Farmland Preservation

Farmland preservation is a high priority for the entire region. Working farms are protected using policies, rules or incentives that promote farming as critical for future economic development. Nearly all farmland identified in the region is maintained under this scenario.

Jobs-Housing Proximity

Mixed-use, walkable growth centers across the region significantly increase opportunities to link jobs and housing in close proximity.

Environmental Stewardship

Protecting land outside the growth centers for open space, farmland, forested areas, or rural living increases a green print for the region. Low impact development principles also contribute to a greener landscape in more rural areas. The amount of land in the region held as protected open space increases nearly 50% compared to today. Important locations for new protected open space consider findings from the Upstate priority habitats mapping analysis.

Viable Travel Options

The emphasis is switched from car to transit for trips within the region. Regional bus service would connect riders with premium transit corridors (bus rapid transit). Widespread use of mixed-use, walkable development principles in the growth centers help shorten trip length and increase the number of viable travel mode options. Daily travel needs are primarily served by walking, biking, or transit within, and between, nearby growth centers.

Housing Mix

A significant shift in neighborhood design and housing choices favor a more even split (65% / 35%) between single-family and multifamily family housing to meet future demand. Average residential densities range between six and thirty homes per acre; emphasizing small-lot, single-family detached housing, townhomes, condominiums, and apartments.

Public Facilities & Services

Infrastructure investments (water, sewer, roads, schools, parks, etc.) would be limited by concentrating new growth in existing service areas. This helps reduce or eliminate government investments to support future development.

Last Revised November 20, 2016

Corridors Growth Scenario Concept

Developed Centers & Connecting Corridors – Highway or Transit

The Corridors Growth Scenario Concept considers how the region might develop if growth was concentrated in metropolitan, region and community growth centers or strategic transportation corridors identified on the scenario concept map. The design, scale and intensity of the centers would create unique places in the region, and encourage active living with opportunities to live, work, shop and play in the same community. Targeted investments in premium transit (bus rapid transit) and/or highway improvements (interstates or limited access highways) would move people efficiently between identified centers. Development within strategic corridors would be focused into one or more mixed-use activity nodes (see growth corridor development nodes on the scenario concept map).

Infrastructure investments (water, sewer, roads, schools, parks, etc.) would be managed by limiting expansion to interstates or new/emerging strategic growth corridors.

Key Features of the Scenario:

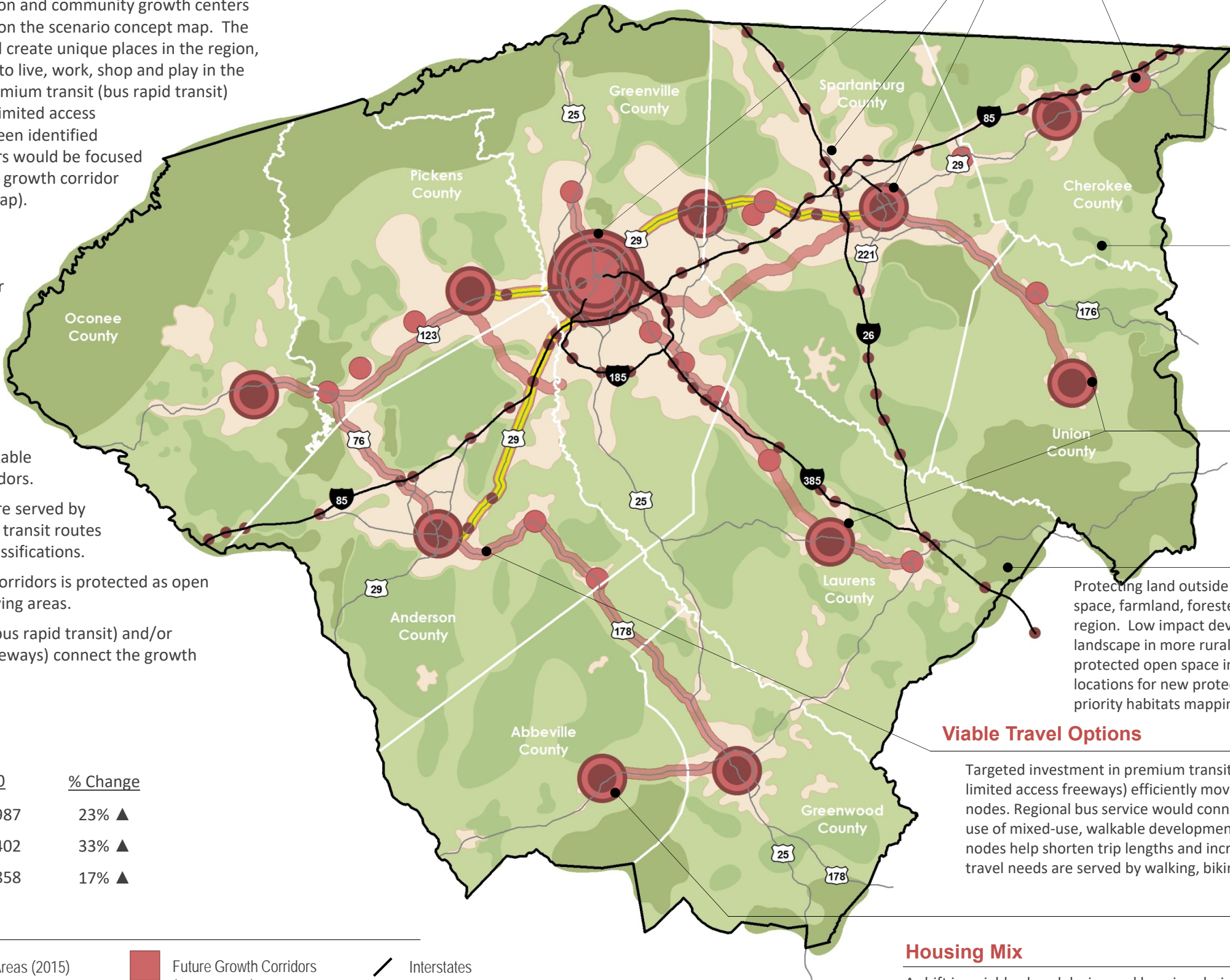
- New growth is focused into compact, walkable activity centers and strategic growth corridors.
- Daily travel needs in the activity centers are served by walking, biking, transit and cars. Roads or transit routes connect all four growth center or node classifications.
- Land outside growth centers or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

Anticipated Growth:

	2015	2040	% Change
Population	1,421,138	1,742,987	23% ▲
Employees	768,733	1,024,402	33% ▲
Dwelling Units	570,531	669,858	17% ▲

Map Legend

<div></div> Protected Open Space	<div></div> Developed Areas (2015)	<div></div> Future Growth Corridors (2015 – 2040)	<div></div> Interstates
<div></div> Farmland	<div></div> Major Water Bodies	<div></div> Major Roads	<div></div> Premium Transit Corridor (bus rapid transit or light rail)
<div></div> Rural Areas	<div></div> Metropolitan Growth Center (2015 – 2040)	<div></div> Regional Growth Centers (2015 – 2040)	<div></div> Community Growth Centers (2015 – 2040)
		<div></div> Growth Corridor Development Nodes (2015 – 2040)	<div></div> County Boundaries



Development Footprint

Future growth is focused in compact, walkable centers identified throughout the region. Nearby opportunities to live, work, shop and play draw people to urban or urbanizing areas. Land outside identified growth centers is primarily protected for open space, farmland, forested areas, and rural living. Growth centers identified for the scenario include:

- Metropolitan Centers
- Regional Centers
- Community Centers
- Growth Corridor Development Nodes

See the Shaping Our Future Growth Centers Summary Sheet for more information on the different growth centers and nodes.

Farmland Preservation

Farmland preservation is a high priority for the entire region. Working farms are protected using policies, rules or incentives that promote farming as critical for future economic development. Some farms near the strategic growth corridors may be lost to new development.

Jobs-Housing Proximity

Mixed-use, walkable growth centers or development nodes across the region significantly increase opportunities to link jobs and housing in close proximity.

Environmental Stewardship

Protecting land outside the growth centers or development nodes for open space, farmland, forested areas, or rural living increases a green print for the region. Low impact development principles also contribute to a greener landscape in more rural areas. The amount of land in the region held as protected open space increases nearly 50% compared to today. Important locations for new protected open space consider findings from the Upstate priority habitats mapping analysis.

Viable Travel Options

Targeted investment in premium transit (bus rapid transit) and/or highways (interstates or limited access freeways) efficiently move people between growth centers and development nodes. Regional bus service would connect riders with premium transit service. Widespread use of mixed-use, walkable development principles in the growth centers and development nodes help shorten trip lengths and increase the number of viable travel mode options. Daily travel needs are served by walking, biking, transit and car within the centers and nodes.

Public Facilities & Services

Infrastructure investments (water, sewer, roads, schools, parks, etc.) would be managed by limiting expansion to new or emerging strategic growth corridors.

Housing Mix

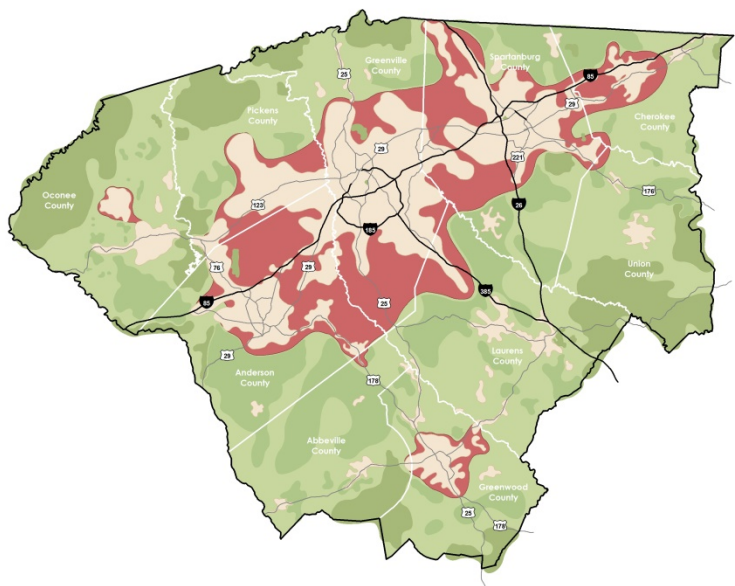
A shift in neighborhood design and housing choices favors a greater distribution (75%/25%) between single-family and multifamily family housing compared to the Trend Growth Scenario. Average residential densities range between four and thirty homes per acre; emphasizing small-lot, single-family detached housing, townhomes, condominiums, and apartments.

Shaping Our Future Growth Scenario Concepts

Side-by-Side Comparison of the Alternatives

Trend Growth Scenario

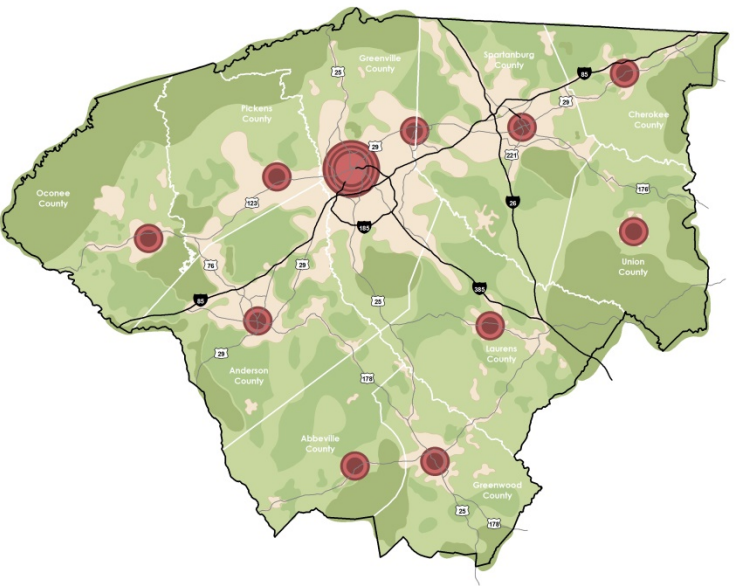
The Trend Growth Scenario Concept considers how the region might develop if a dispersed pattern of growth was to spread throughout the region. Future growth would favor single-use, low-density development patterns and intensities moving away from existing city centers, which promotes travel by car because of the distance and general isolation between complementary land uses. Farms and undeveloped land in rural areas would be rezoned to support expanding suburban development patterns and intensities.



Population (2040)	1,742,987
Employment (2040)	1,024,402
Development Footprint	
Protected Open Space	15%
Rural Living Areas	33%
Farmland	18%
Suburban Development	34%
Mixed-Use, Walkable Activity Centers	< 1%
High-Density, Mixed-Use, Walkable Urban Centers	< 1%
Future Development Activity Centers	
No. of Metropolitan Growth Centers	0
No. of Regional Growth Centers	0
No. of Community Growth Centers	0
No. of Growth Corridor Development Nodes	0
Housing Mix	90% SF / 10% MF
Jobs-Housing Proximity	Limited Potential
Viable Travel Options	Car & Bus
Infrastructure Investments	Massive Expansion

Compact Growth Scenario

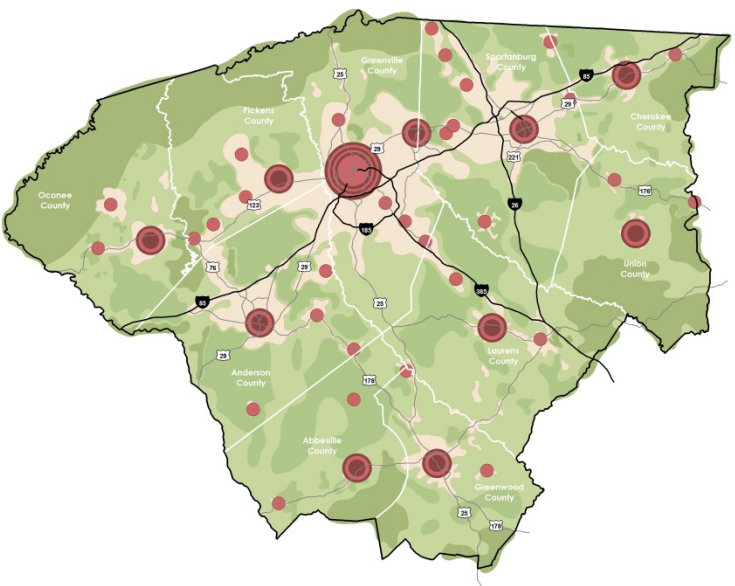
The Compact Growth Scenario Concept considers how the region might develop if growth was concentrated in the metropolitan or region growth centers identified on the scenario concept map. The design, scale and intensity of the centers would create unique places in the region, and encourage active living with opportunities to live, work, shop and play in the same community. Land surrounding the existing development footprint (areas noted in tan on the map) would be protected as open space, farmland, forested areas or rural living areas.



Population (2040)	1,742,987
Employment (2040)	1,024,402
Development Footprint	
Protected Open Space	25%
Rural Living Areas	38%
Farmland	20%
Suburban Development	16%
Mixed-Use, Walkable Activity Centers	< 1%
High-Density, Mixed-Use, Walkable Urban Centers	1%
Future Development Activity Centers	
No. of Metropolitan Growth Centers	1
No. of Regional Growth Centers	10
No. of Community Growth Centers	0
No. of Growth Corridor Development Nodes	0
Housing Mix	35% SF / 65% MF
Jobs-Housing Proximity	Greatest Potential
Viable Travel Options	Car-Bus-Walk-Bike-BRT
Infrastructure Investments	Inward Focus

Rural Villages Growth Scenario

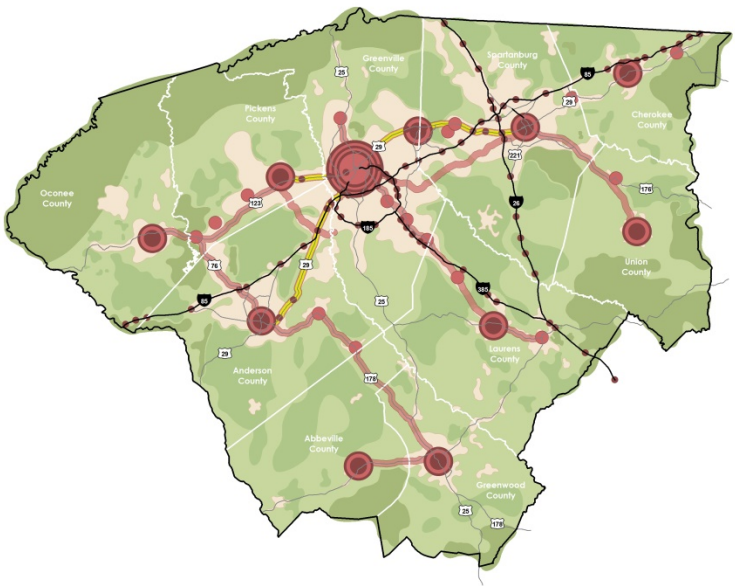
The Rural Villages Growth Scenario Concept considers how the region might develop if growth was concentrated in the metropolitan, region and community growth centers identified on the scenario concept map (a more dispersed pattern of centers compared to the Compact Growth Scenario Concept). The design, scale and intensity of the centers would create unique places in the region, and encourage active living with opportunities to live, work, shop and play in the same community.



Population (2040)	1,742,987
Employment (2040)	1,024,402
Development Footprint	
Protected Open Space	20%
Rural Living Areas	36%
Farmland	24%
Suburban Development	17%
Mixed-Use, Walkable Activity Centers	3%
High-Density, Mixed-Use, Walkable Urban Centers	< 1%
New Investment in Activity Centers	
No. of Metropolitan Growth Centers	1
No. of Regional Growth Centers	10
No. of Community Growth Centers	31
No. of Growth Corridor Development Nodes	0
Housing Mix	65% SF / 35% MF
Jobs-Housing Proximity	Great Potential
Viable Travel Options	Car-Bus-Walk-Bike, BRT
Infrastructure Investments	Limited Expansion

Corridors Growth Scenario

The Corridors Growth Scenario Concept considers how the region might develop if growth was concentrated in metropolitan, region and community growth centers (similar to the Rural Villages Growth Scenario Concept) or strategic transportation corridors identified on the scenario concept map. Targeted investments in premium transit (bus rapid transit) and/or highway improvements (interstates or limited access highways) would move people efficiently between identified centers or nodes.



Population (2040)	1,742,987
Employment (2040)	1,024,402
Development Footprint	
Protected Open Space	20%
Rural Living Areas	33%
Farmland	22%
Suburban Development	19%
Mixed-Use, Walkable Activity Centers	5%
High-Density, Mixed-Use, Walkable Urban Centers	< 1%
New Investment in Activity Centers	
No. of Metropolitan Growth Centers	1
No. of Regional Growth Centers	10
No. of Community Growth Centers	16
No. of Growth Corridor Development Nodes	73
Housing Mix	70% SF / 30% MF
Jobs-Housing Proximity	Great Potential
Viable Travel Options	Car-Bus-Walk-Bike-BRT
Infrastructure Investments	Limited Expansion