

Shaping Our Future

Scenario Planning & Growth Alternatives Analysis

City Explained, Inc.

— In association with —

Urban 3 & Stantec

Technical Advisory Committee No. 3
March 30, 2017



Agenda

- Welcome & Introductions
- Alternative Growth Scenario Comparison
- Case Studies Update
- Project Summary Document Preview
- Project's Intended Legacy

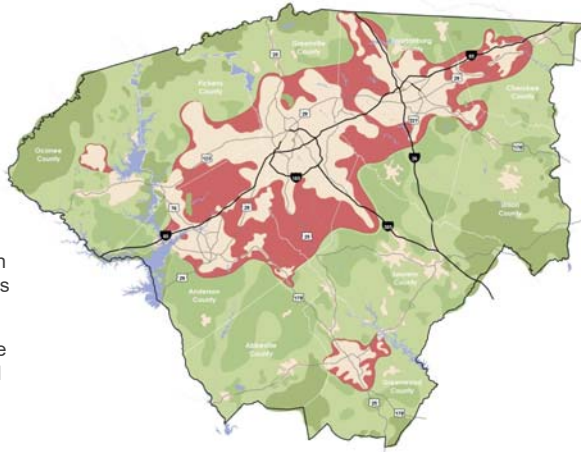




Trend Growth Scenario

Key Scenario Themes & Features:

- 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



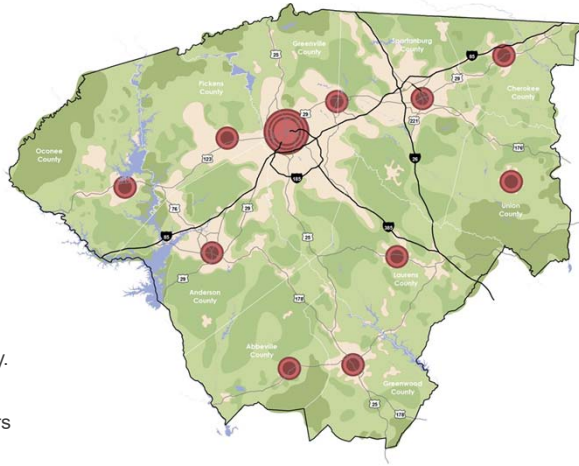
Trend Growth Scenario



Compact Growth Scenario

Key Scenario Themes & Features:

- 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.
- 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.



Compact Growth Scenario



Mixed-Use Centers



Reinvest in Downtowns



Emphasize Public Space



Automobile & Transit Solutions



Preserve Rural Lands & Open Space

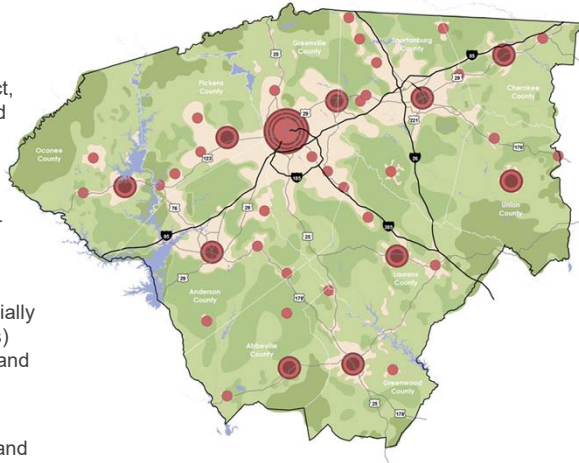


Transit-Oriented Development

Rural Villages Growth Scenario

Key Scenario Themes & Features:

- 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.



Rural Villages Growth Scenario



Mixed-Use Centers



Reinvest in Downtowns



Employment Clusters



Automobile & Transit Solutions



Preserve Rural Lands & Open Space

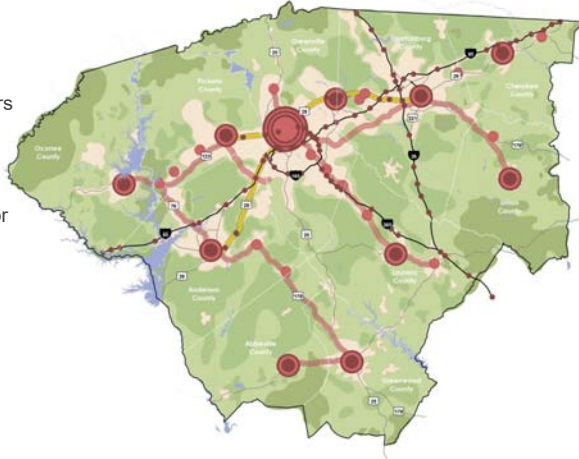


Many Home Choices Near Centers

Corridors Growth Scenario

Key Scenario Themes & Features:

- 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) and/or highways (interstates or limited access freeways) connect the growth centers and development nodes.



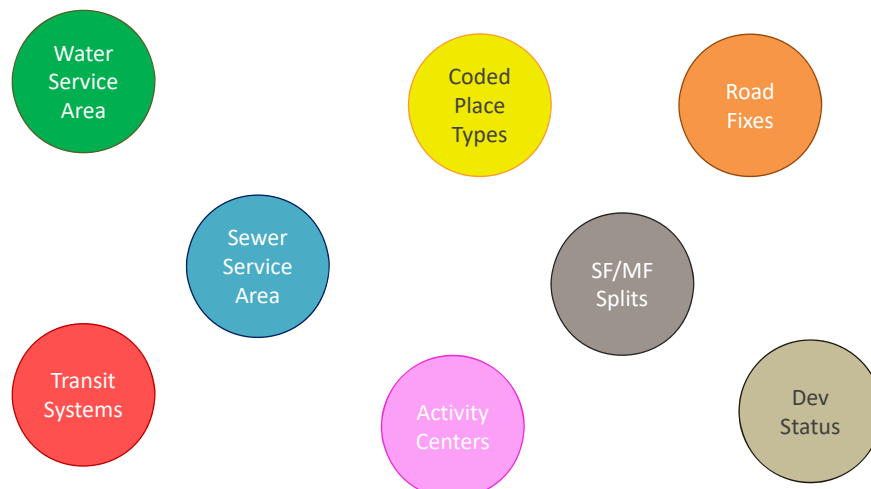
Corridors Growth Scenario



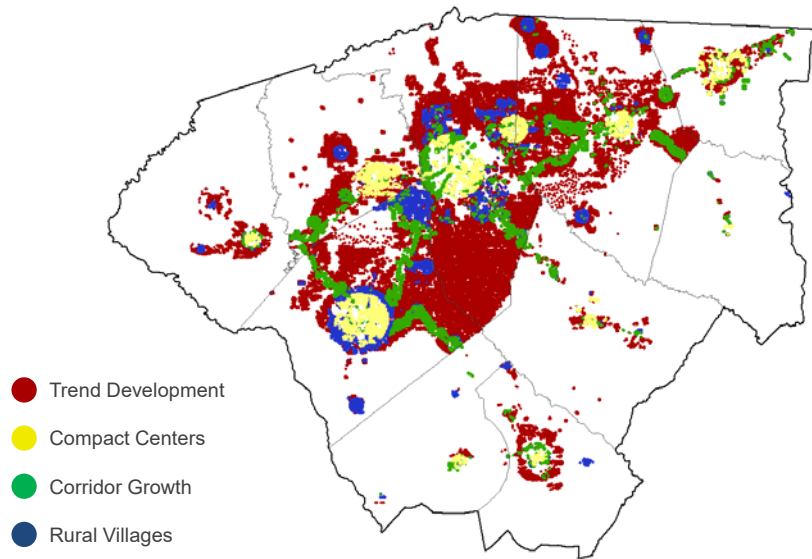
How are the Scenarios the Same?

	Residents	Employees	Road Network	Protected Open Space
Units of Analysis	People	People	Major Roads	Sq. Mi.
Trend Development	321,849	255,669	SCDOT TDM	770
Compact Centers	321,849	255,669	SCDOT TDM	770
Corridor Growth	321,849	255,669	SCDOT TDM	770
Rural Villages	321,849	255,669	SCDOT TDM	770

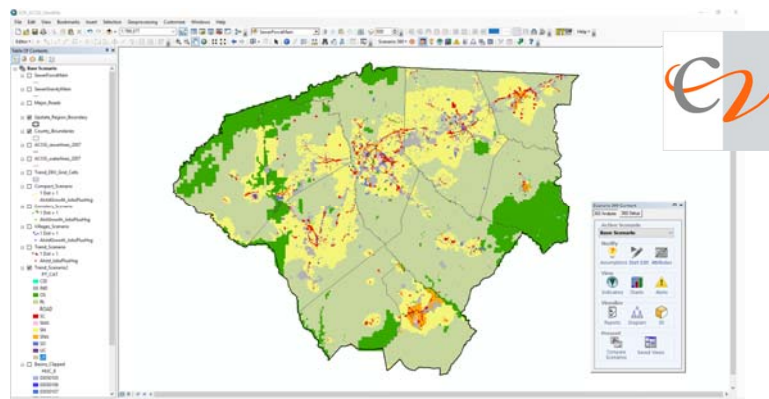
How are the Scenarios Different?



How are the Scenarios Different?

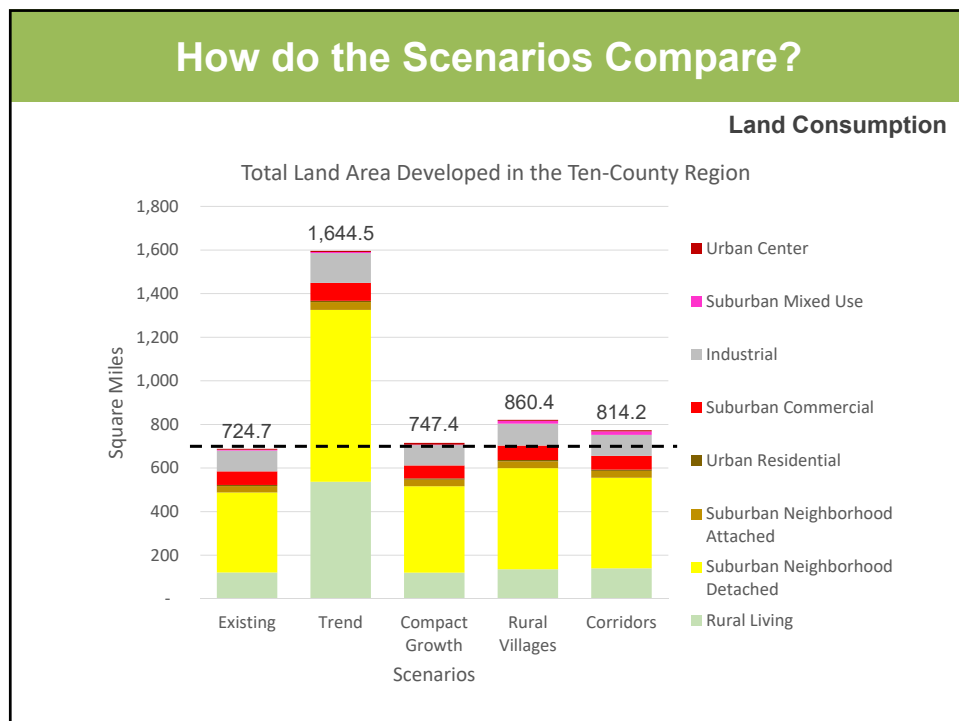


How do the Scenarios Compare?



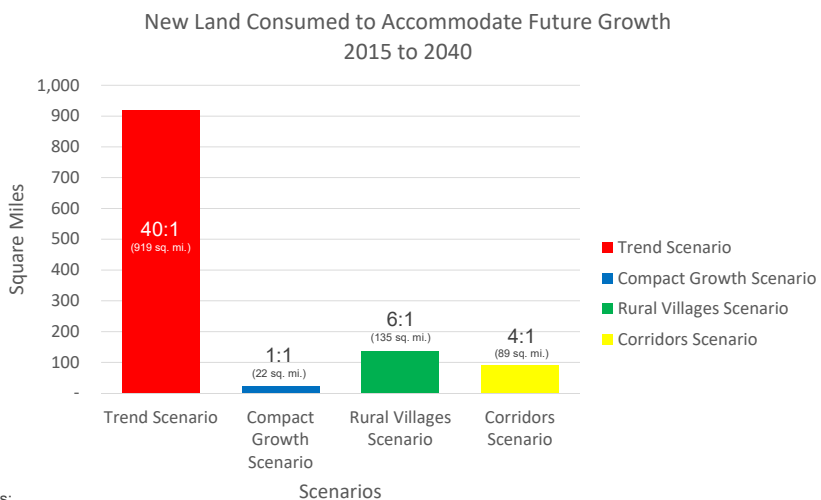
- Land Consumption
- Anticipated Revenue
- Anticipated Cost-to-Serve
- Anticipated Return-on-Investment
- Environmentally-Sensitive Lands Impacts

How Did You Do It?		
Land Consumption	Anticipated Revenue Study	Anticipated Cost of Services Study
<ul style="list-style-type: none"> CommunityViz Model INVEST Model 	<ul style="list-style-type: none"> CommunityViz Model MS Excel Spreadsheets Local Data Sources (Greenville & Anderson) Community Tier Indexing Community Type Values Market Ratio Factors Tax Generation Factor by Community Tier & by Community Type 	<ul style="list-style-type: none"> CommunityViz Model MS Excel Spreadsheets Regional Data Sources (ACOG Water & Sewer Databases) SCDOT Travel Demand Model Utility Focus Group Meetings (Water & Sewer) Targeted Telephone Conversations NCDOT & SCDOT Improvement Cost Tables National Literature Review



How do the Scenarios Compare?

Land Consumption



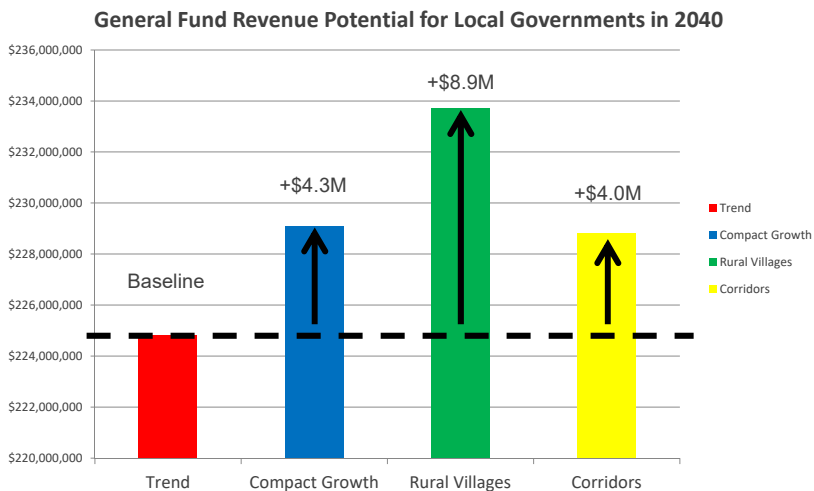
How do the Scenarios Compare?

Development Inside Current Municipal Limits

Trend Development	26%
Compact Centers	84%
Corridor Growth	62%
Rural Villages	79%

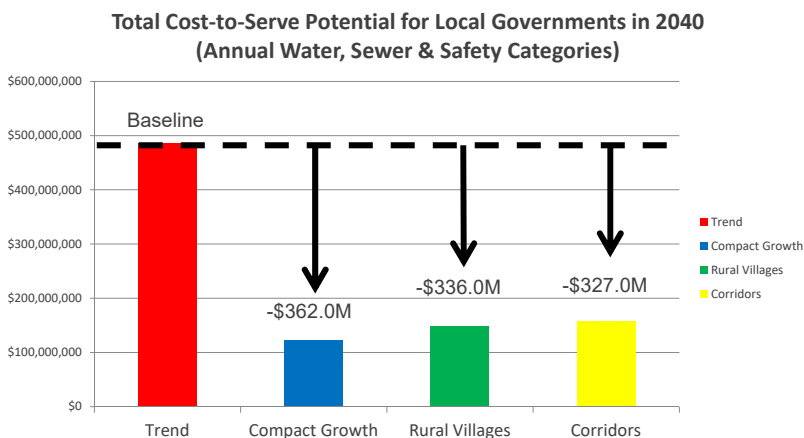
How do the Scenarios Compare?

Anticipated Annual Local Government Revenue



How do the Scenarios Compare?

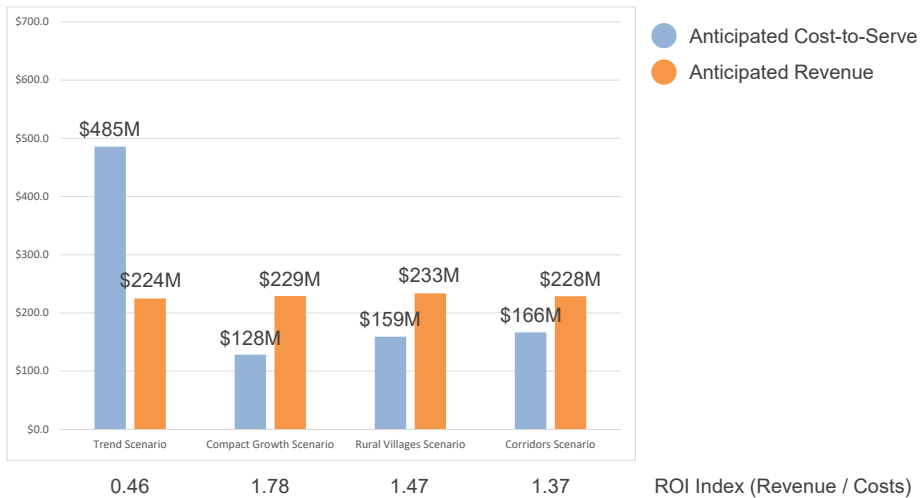
Anticipated Cost to Serve Potential



How do the Scenarios Compare?

Comparison of Costs & Revenues that Generally Impact Local Government Budgets (Water, Sewer, Transit & Safety)

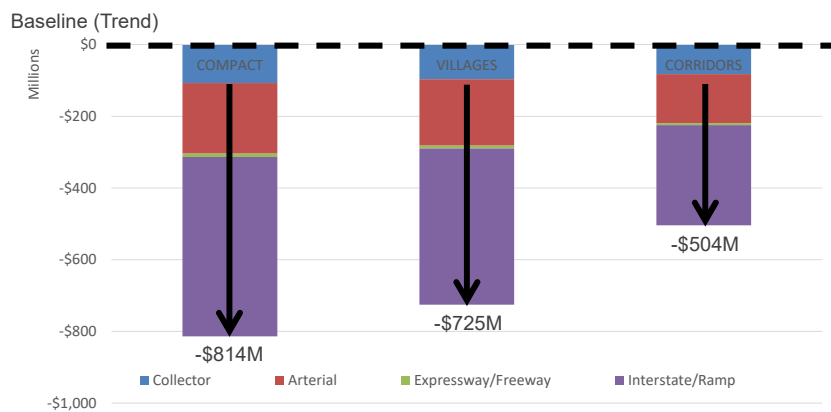
Return-on-Investment Potential



How do the Scenarios Compare?

Anticipated Cost to Serve Potential

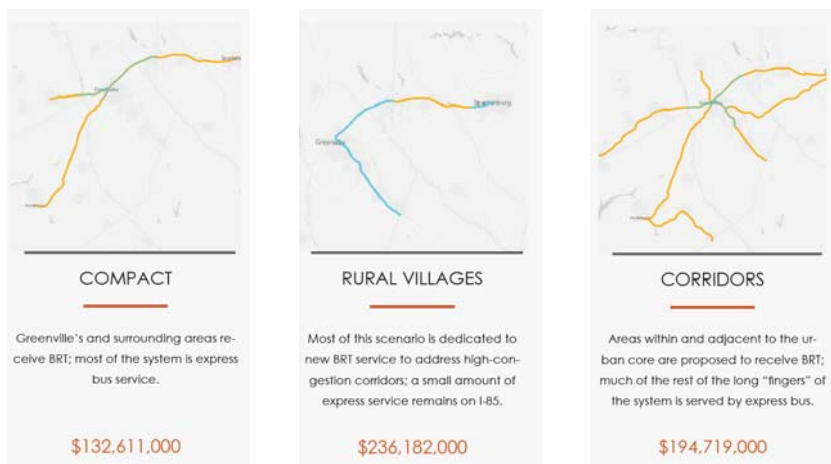
Savings in Costs to Address Road Congestion Compared to the Trend Scenario (Net Savings)



How do the Scenarios Compare?

Anticipated Cost to Serve Potential

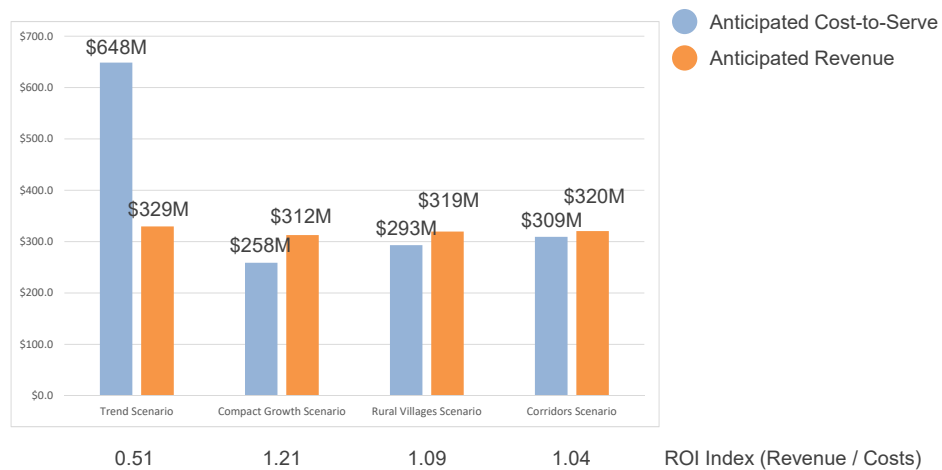
Potential Cost of Additional Premium Transit (BRT & Regional Express) Services



How do the Scenarios Compare?

Comparison of Costs & Revenues that Generally Impact Federal, State & Local Government Budgets (Water, Sewer, Roads, Transit & Safety)

Return-on-Investment Potential



Case Studies Update

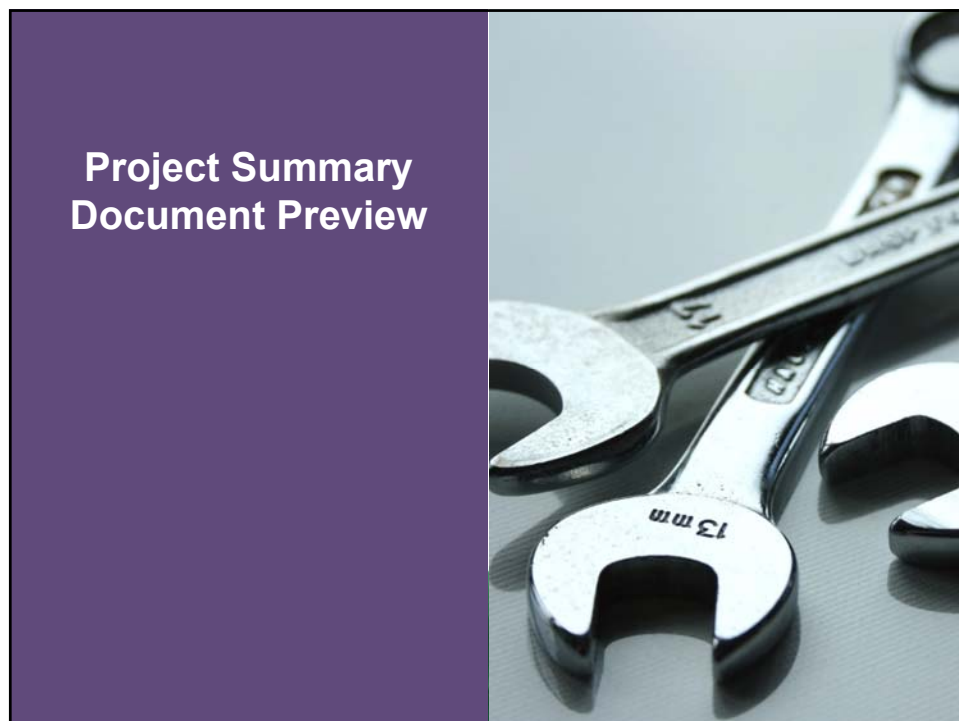
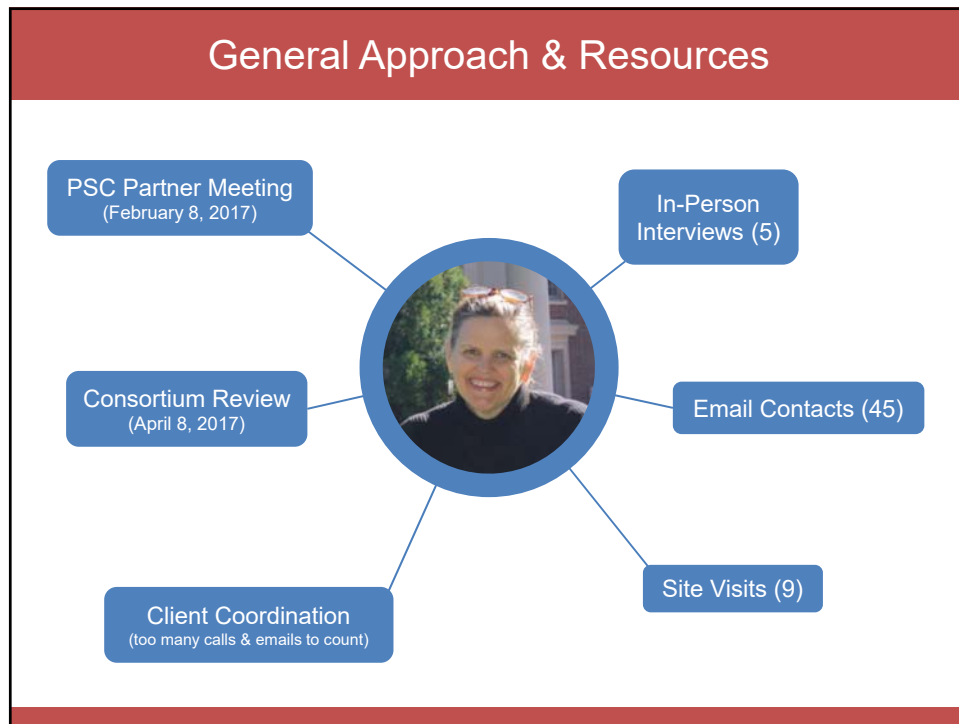


Deeper & More Credible Analysis of Key Topics

Case Study Topics:

- Woodruff Road: What Worked & What Did Not?
- Economic Value of Natural Areas, Open Space & Local Water Resources
- Home Preferences for a Changing Demographic & Lifestyle
- Working Farms & Local Food Systems
- Preferred Development Patterns, Who Chooses?
- Transit in Urban & Suburban Landscapes
- Access to Education, the True Cost of School-Siting
- The Intersection of Land Use, Communities & Social Equality





Document Outline

- A. About Shaping Our Future** (Project Description)
- B. Our Process**
- C. Upstate-at-a-Glance** (Quick Facts — Current Conditions & Emerging Trends)
- D. Thinking-as-a-Region** (Call to Action — Bring in Past Document Recommendations)
- E. Looking Ahead: How Might the Region Grow in the Future?** (Scenario Planning Summary)
 - Trend Development Growth Scenario
 - Compact Growth Centers Scenario
 - Rural Villages Growth Scenario
 - Corridor Growth Scenario
- F. Regional Implications of Growth**
 - Land Consumption
 - Potential Government Revenues
 - Potential Government Costs of Providing Services
 - Return on Investment Comparison
- G. Growth Choices, Challenges & Opportunities** (Case Studies)
 - Access to Education, the True Cost of School-Siting
 - The Economic Value of Protected Open Space
 - Home Preferences for a Changing Demographic & Lifestyle
 - Viability of Transit In Urban and Suburban Landscapes
 - How Others' Investment & Decisions Impact the Landscape
 - Working Farms & Local Food Systems
 - Preferred Development Patterns, Who Chooses?
 - The Intersection of Land Use, Communities & Social Equity
- H. Where Do We Go From Here?** (Next Steps)

The Project's Intended Legacy



ANY
QUESTIONS
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