While Greenville’s growth under Scenario #1 is mostly a continuation of current patterns, Scenario #2 branches off from Scenario #1 by steering growth to nodes and corridors for higher-density development and redevelopment than permitted by the current zoning code.

By building up density in certain areas, the probability of achieving objectives around the “big things” increases. Alternative modes of transportation will become more feasible options, the quantity of affordable housing units will grow faster, and redeveloped areas will be transformed faster to incorporate cutting-edge green infrastructure.

As with Scenario #1, this scenario assumes that all vacant developable land gets developed by 2040.

Assumptions about Affordable Housing
- Development of new affordable housing units between 2020 and 2040 achieves a pace that equals 10% of all new housing units.
- Concentrations of new affordable units are greatest where concentrations of new multi-family units are greatest, including all nodes and corridors where higher-density redevelopment has occurred.

Assumptions about Transportation and Congestion
- Use of technology to maximize the efficiency and capacity of existing roadways will continue.
- Commitments are made to improve frequency of bus service along redeveloped corridors and between redeveloped nodes.
- Redeveloped corridors and nodes incorporate new bicycle and pedestrian infrastructure to support alternative modes of travel.

Assumptions about Green Space and the Environment
- Vacant developable land that is privately owned and zoned for development gets developed; the supply of vacant and permeable land decreases.
- Nodes that get redeveloped at higher densities incorporate some additional parkland for local use.
- Nodes and corridors are redeveloped with green infrastructure to limit wastewater runoff, expand the tree canopy, and reduce the heat island effect.
- Maintenance funding for parks citywide gets boosted. Unity Park gets finished, and planned trail extensions are completed.

Assumptions about Growth
- Greenville County’s population will grow by 220,000 by 2040, as projected in regional plans.
- The current land use plan and zoning code are modified to support higher-density and mixed-use redevelopment along corridors and in nodes or community hubs (both existing and newly created).

Outside of nodes and corridor areas, vacant land will get developed according to current zoning allowances.

Downtown remains a major node, but development continues at currently allowed densities.
SCENARIO #2
Steer growth to corridors and nodes

Under Scenario #2, how would Greenville in 2040 be measurably different from Greenville in 2020?

A computer simulation using the growth assumptions for Scenario #2, along with other impact estimates, help us predict how 2040 will measure up (and compare to 2020) if Greenville follows this path. Measurements are based on these simulations and estimates.

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Help shape the future of Greenville for years to come.
SCENARIO #2
Steer growth to corridors and nodes

How might you experience Greenville in 2040 under this scenario?

Growth

The nodes will look and feel like small town centers, with a mixture of uses (residential and commercial) and buildings typically ranging from two to four stories in height.

You would see remaining vacant lots in your neighborhood infilled with new development that meets current zoning allowances.

Transportation and Congestion

If you choose to live in or near a community node, you will find walking, biking, and taking the bus to be an increasingly convenient way to conduct your daily business and get from node to node.

When you drive, traffic volumes will feel heavier to you in most parts of the city.

When you drive, the number of areas where you experience congested traffic will likely be greater.

Housing Affordability

Housing prices and rents will continue to rise at a pace that matches or exceeds inflation – you'll notice this the most when it's time to move.

If you make below the city's median income levels, you'll notice that your opportunities to rent newly-built affordable units have expanded, especially in the community nodes.

Green Space and the Environment

If you live in or near one of the community nodes, you will find green space integrated with new development.

You will notice that there are no longer any vacant, unimproved parcels of land.

Parks will feel more crowded, but you'll notice that upkeep has kept pace with greater usage.

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**What do you think about Scenario #2?**

Using your *red dots* for this scenario, please indicate how much you agree or disagree with the statements below. Please leave a comment on a Post-it note at the bottom if you have more to share.

Using your red dots for this scenario, please indicate how much you agree or disagree with the statements below. Please leave a comment on a Post-it note at the bottom if you have more to share.

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<th>Statement</th>
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<tbody>
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<td>Limited and declining amount of open space</td>
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<td>Worsening traffic congestion</td>
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<td>Rising housing cost burdens</td>
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<td>Development happens in the right places</td>
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<td>Development occurs at the right density</td>
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<td>I think this scenario successfully deals with today’s known challenges.</td>
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<td>I like how Greenville grows under this scenario.</td>
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<td>I would want to live in the version of Greenville depicted by this scenario.</td>
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If you have more to share with us about this scenario and what you are learning, please leave us a comment on a Post-it note here...