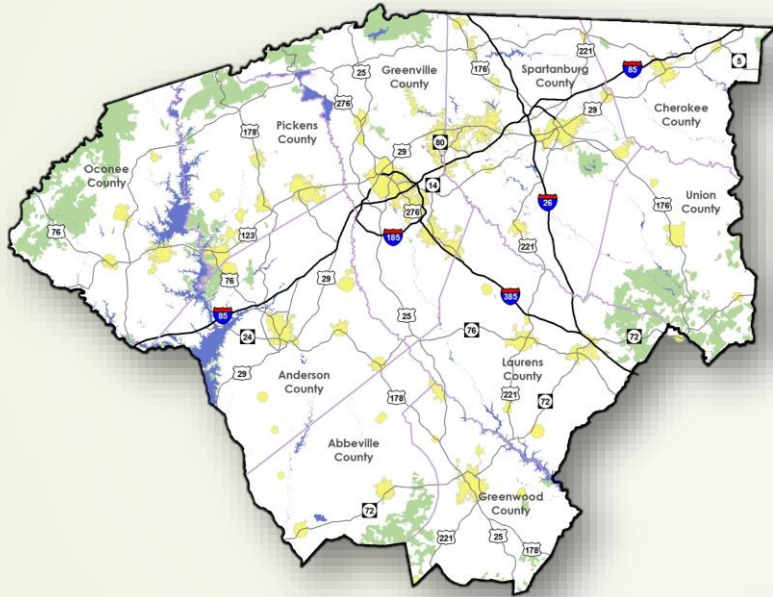


An aerial photograph showing a winding river or stream that meanders through a landscape. The land is divided into large, irregular patches of green and brown vegetation. The river flows from the top right towards the bottom right, with several sharp turns. The green areas appear to be grassy fields, while the brown areas might be dry grass or different types of vegetation. The overall scene is a natural, rural landscape.

Shaping Our Future

GROWTH ALTERNATIVES ANALYSIS

Rate of Population Growth



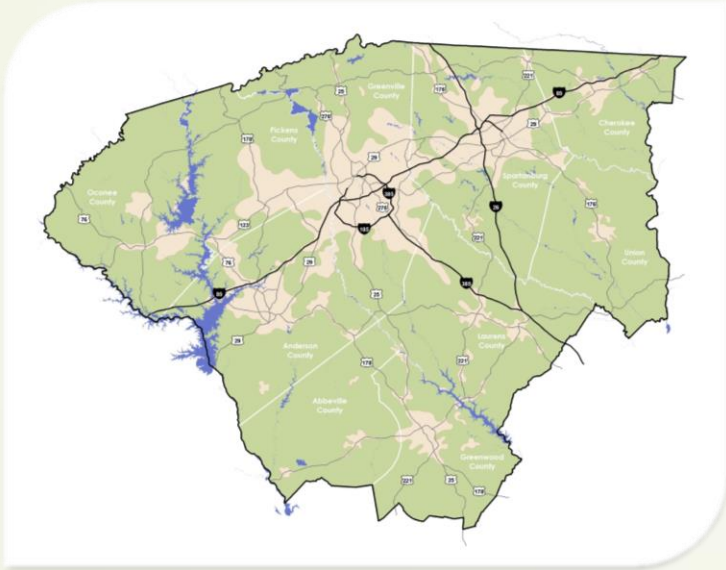
10 Counties

1.4 million+....and growing

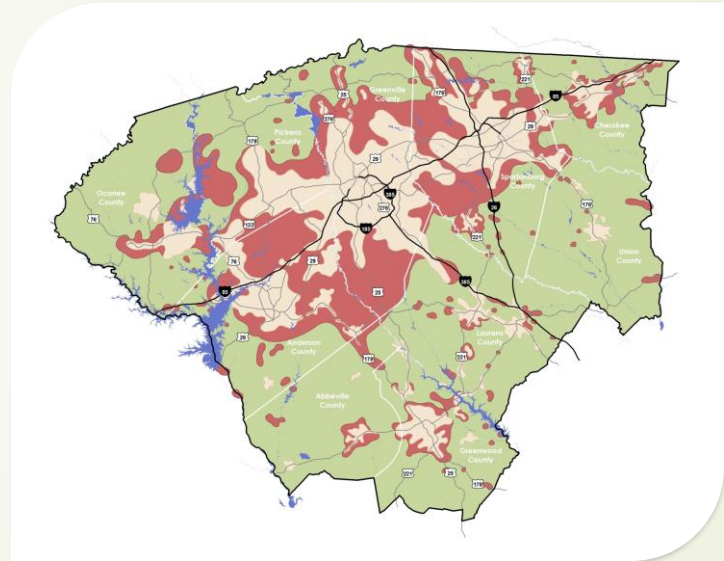
320,000+ residents by 2040

Rate of Land Development

Developed Land in 2015



Developed Land in 2040



How can we shape future growth
instead of allowing growth to shape
the future of our region?



UPSTATE
FOREVER

Upstate Growth Alternatives Analysis

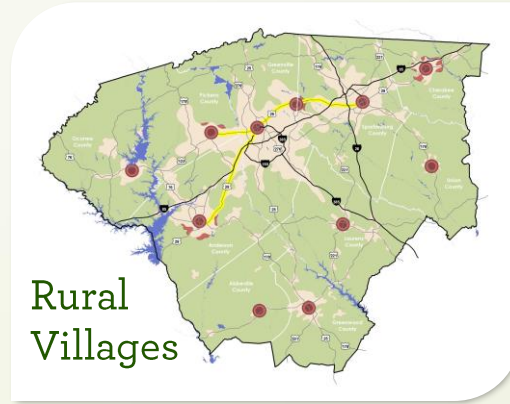
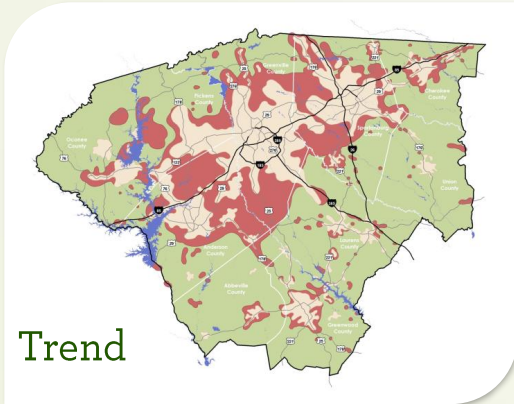
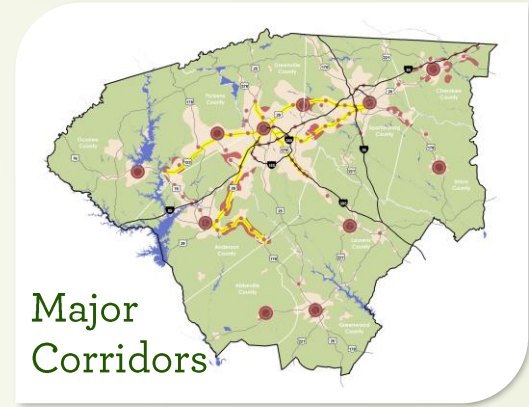
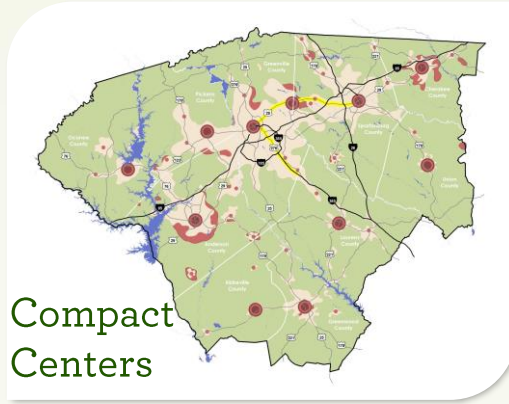
Shaping Our Future Consortium:



Other Funding Partners & Sponsors:

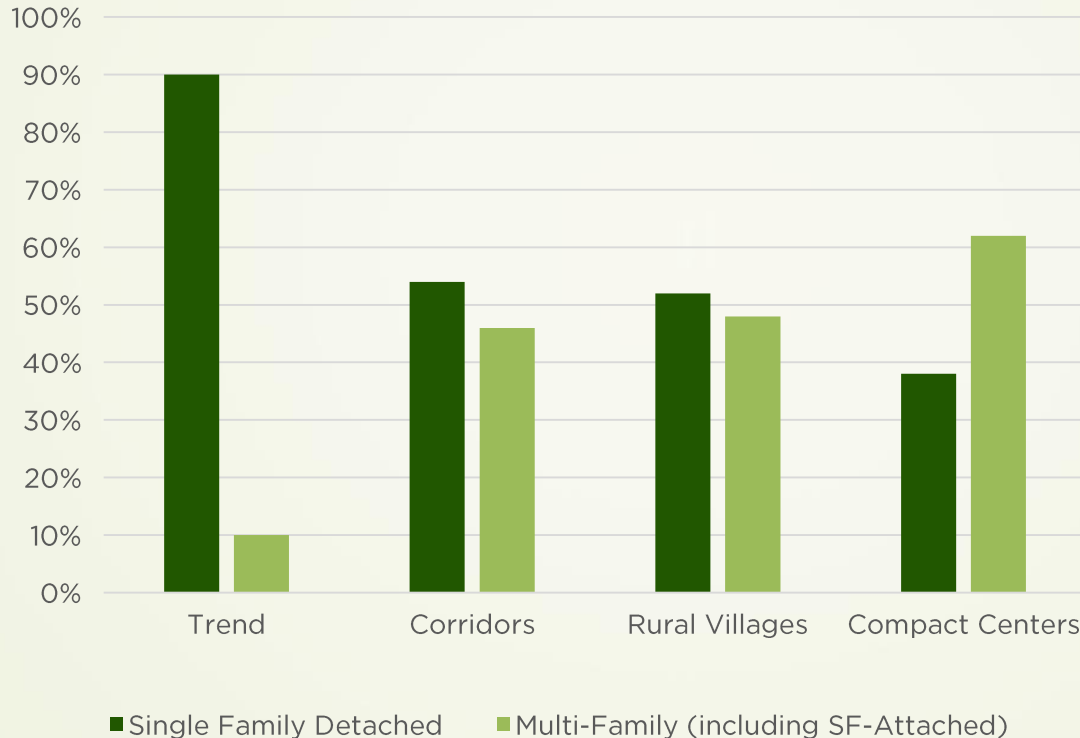


Upstate Growth Alternatives Analysis



How are the Scenarios Different?

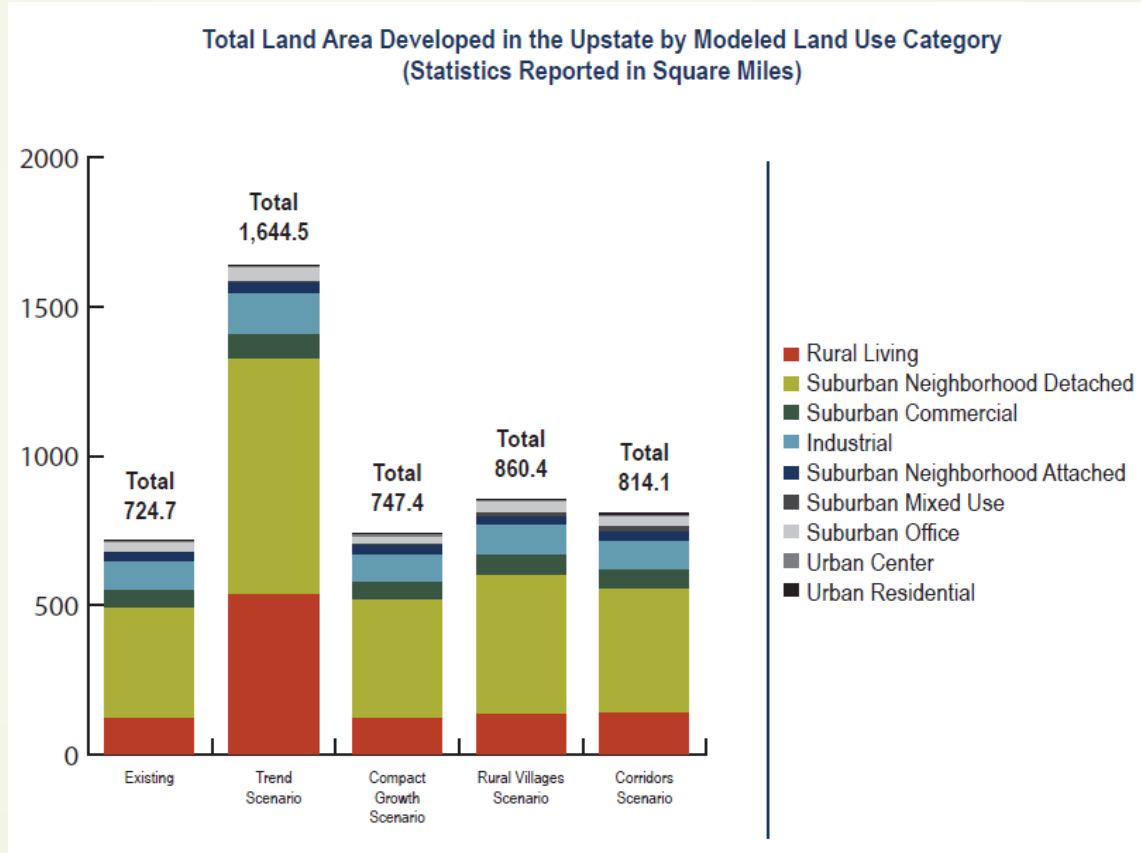
Home Choices



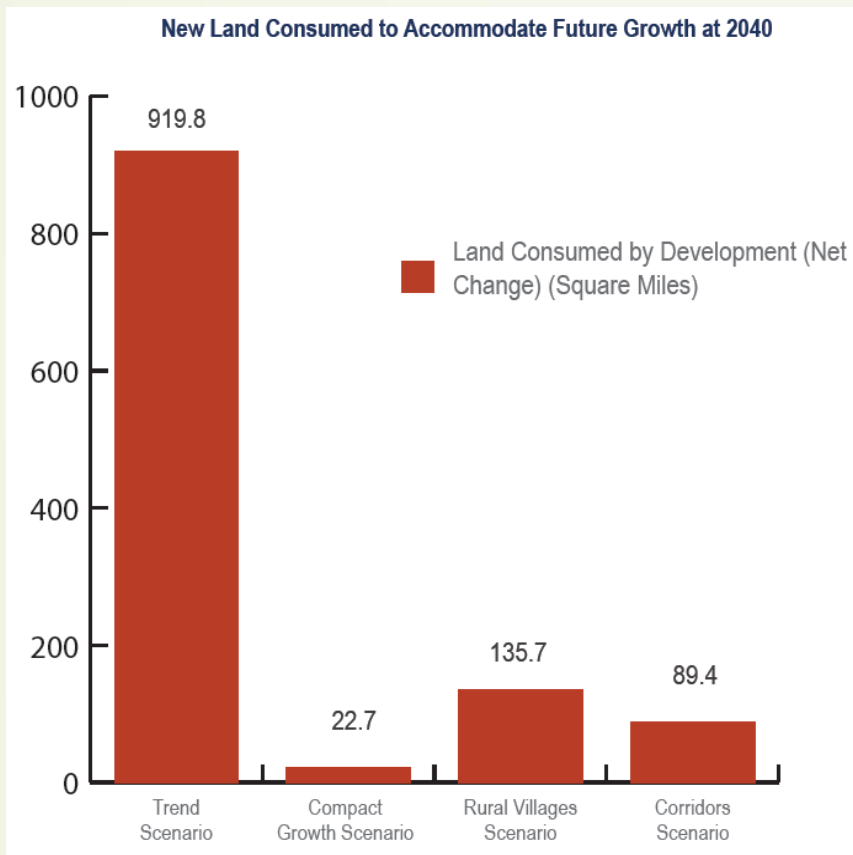
Nearly 68% of homes in the Upstate are SF-detached.
15% are mobile homes.

18% are MF, less than 3% of which are SF-attached (2011-15 ACS).

The Impacts: Land Consumption



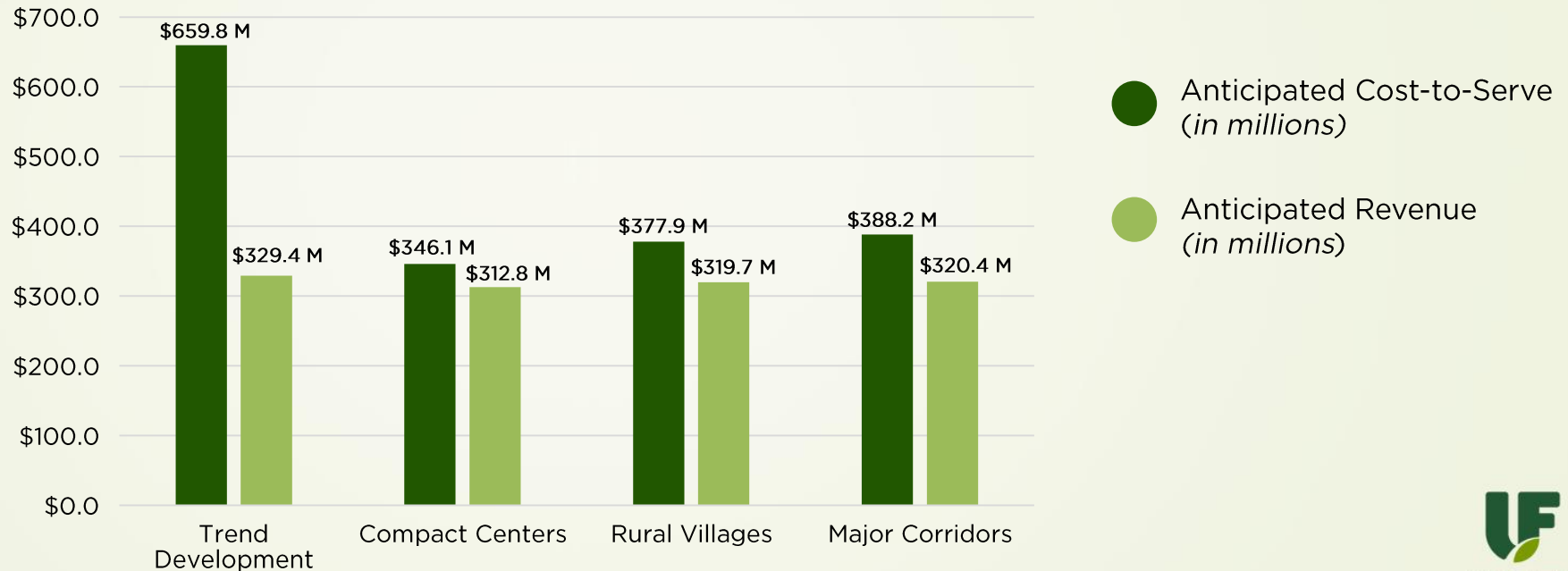
The Impacts: Land Consumption



In 2015, approximately 725 square miles of land was developed in the Upstate. If we continue on our trend development trajectory, the Upstate's development footprint will **more than double** by 2040. That means an area larger than Spartanburg County will be converted from farms and open space to strip malls, parking lots and low-density subdivisions.

The Impacts: Return-on-Investment

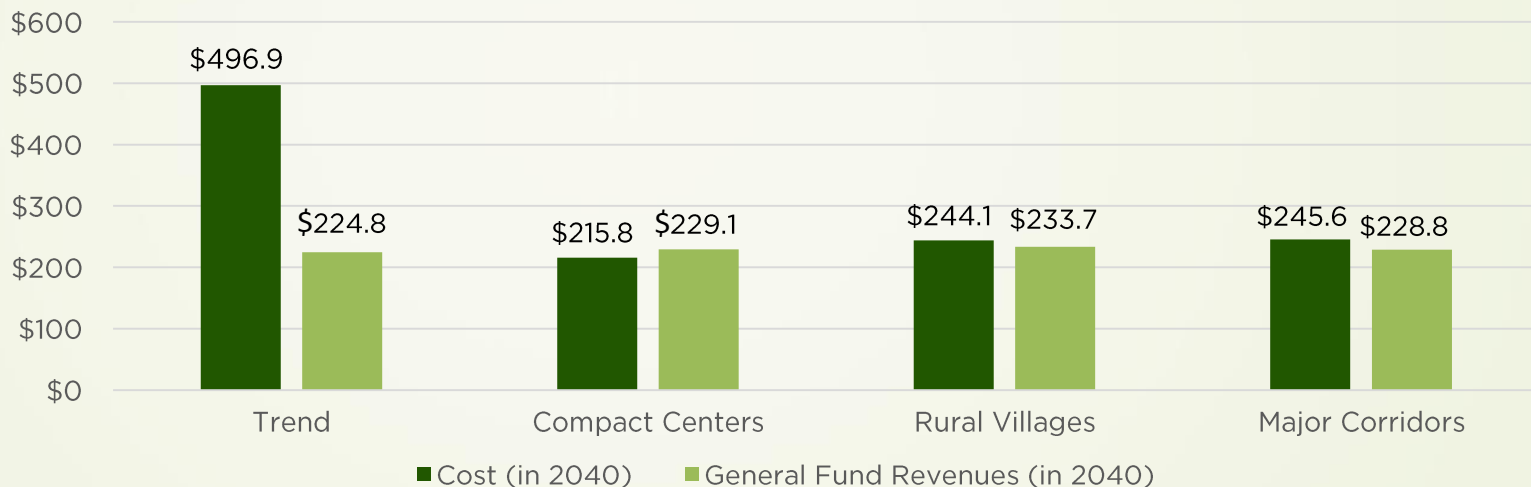
Comparison of Costs & Revenues that Generally Impact Federal, State & Local Government Budgets (Water, Sewer, Roads, Transit & Safety)



The Impacts: Return-on-Investment

Local Government Budgets

Local Costs & Revenues Projected in 2040
(in millions of dollars)





Our pattern
of growth is
the result of
many factors.



UPSTATE
FOREVER

Growth Choices & Opportunities



Woodruff Road: What Worked & What Didn't



Economic Value of Open Space & Local Water Resources



Working Farms & Local Food Systems



Access to Education & the True Cost of School Siting



Development Patterns: Who Chooses?



Intersection of Land Use, Communities & Social Equity



Transit in Urban & Suburban Landscapes



Home Preferences for a Changing Demographic

Shaping Our Future

GROWTH ALTERNATIVES ANALYSIS

www.ShapingOurFutureUpstateSC.org

For more information contact Upstate Forever at
info@upstateforever.org or 864-250-0500.

