



Project Update to Greenville City Council

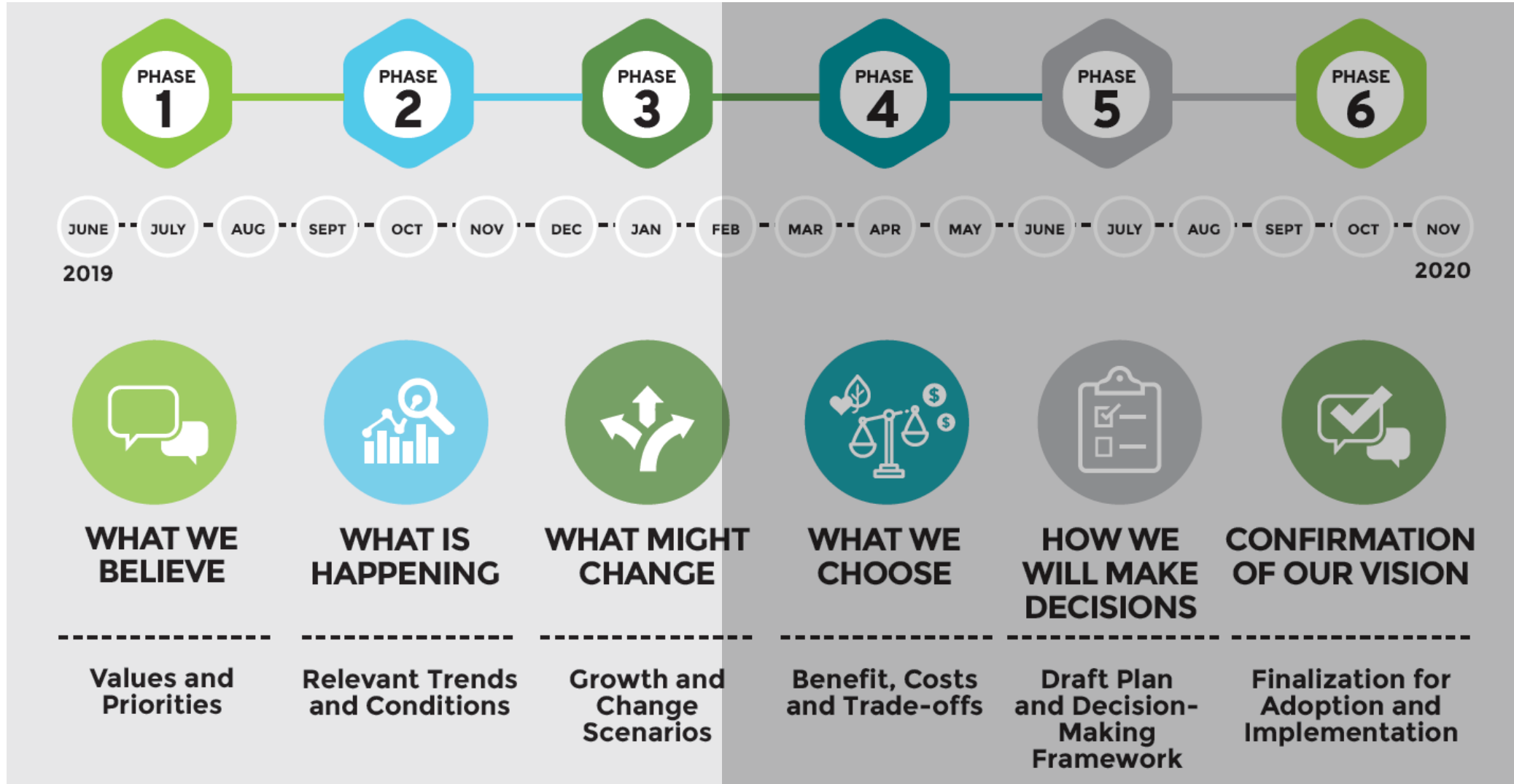
February 10, 2020

Agenda

- 1. Project Timeline – Review**
 - Where the project stands today
 - This week's schedule
- 2. Progress Report**
 - Phases 1 - 3
- 3. Q&A**

Project Timeline – Review

Project Timeline Review



This Week's Schedule

- **Monday:** City Council Project Update
- **Tuesday:** County Planning Director Coordination Meeting
- **Tuesday:** Planning Commission Project Update
- **Tuesday:** Meeting with Steering Committee
- **Wednesday:** Open House at Hellams Comm. Center (6-7:30)

Progress Report

What are the hallmarks of a really good comprehensive plan?



It gets the big things right

A good plan identifies a community's utmost priorities and invests considerable effort into getting them right the first time - thus avoiding the time and expense needed to correct a big mistake.



It plans for what is known and knowable

A good plan creates clarity around trends and issues that are measurable, allowing a community to make well-informed choices that are likely to achieve desired outcomes.

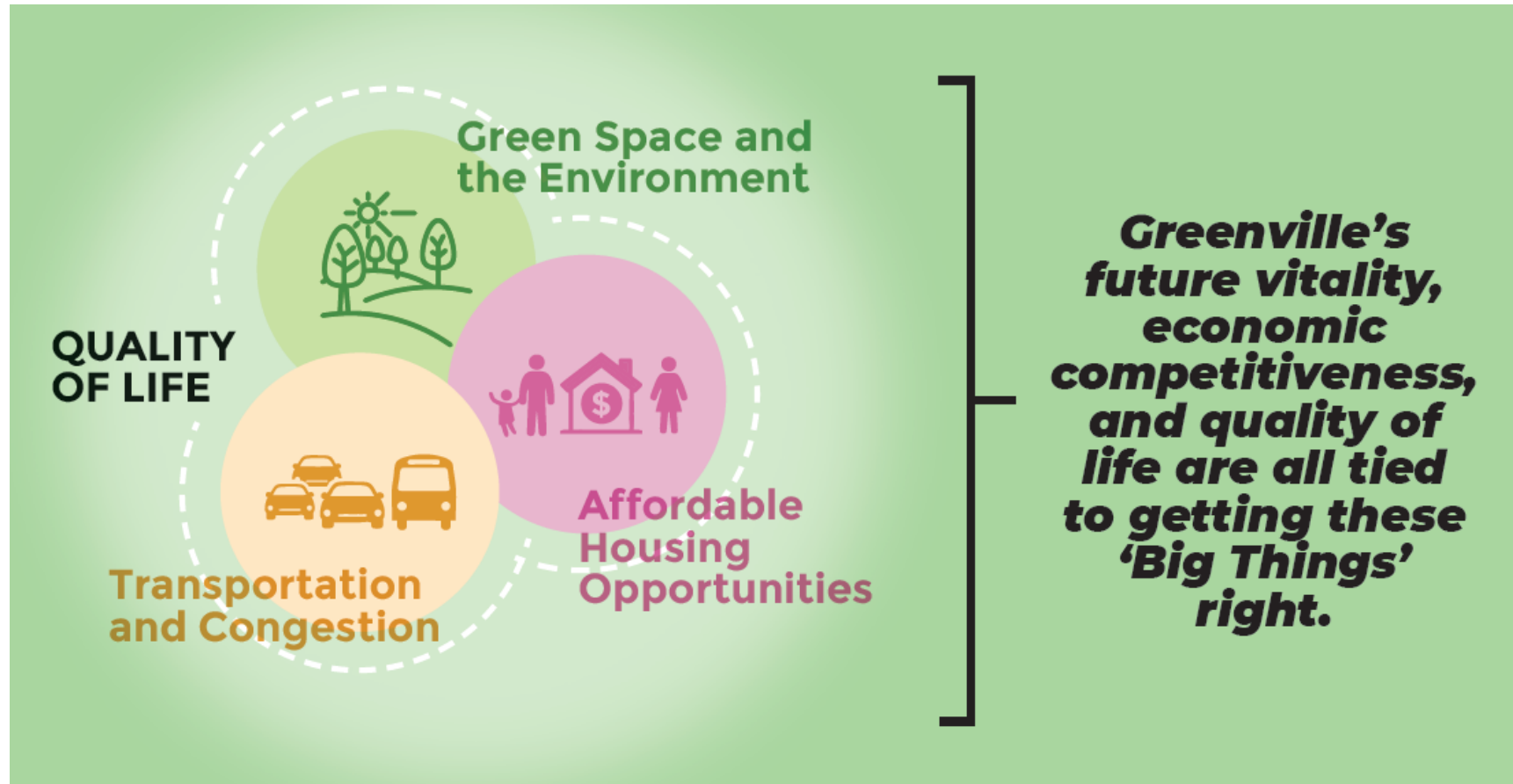
It provides a decision-making framework for the unknown

A good plan recognizes that the unforeseen happens everyday and provides a decision-making framework (tied to core values) for circumstances that cannot be predicted.



- Progress made on all three fronts during the first three phases

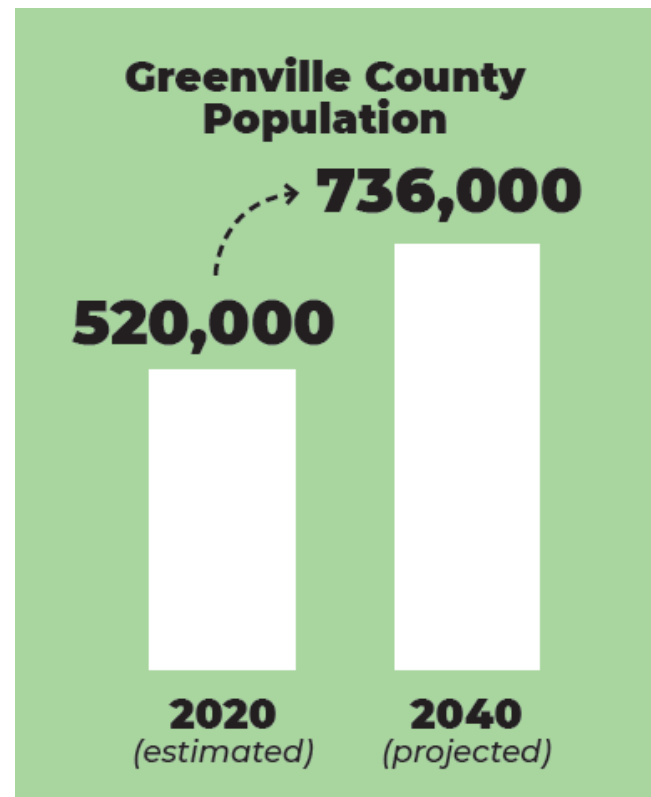
Identifying the “Big Things”



What is Known – About Growth

Key Storylines:

- Rapid population growth expected to continue in the region



What is Known – About the ‘Big Things’

Key Storylines:

- Supply of undeveloped land is in decline amid rapid population growth
- Getting around has become more of an aggravation
- Housing demand and prices are on the rise, which has increased pressure on affordable and workforce housing options

What Might Change?

- Three exploratory scenarios have been developed for discussion with the following in mind:
 - Trends that shape Greenville today are likely to shape it in the future
 - A sense of the ‘big things’ that require special attention
 - A working set of values and principles
 - Desired outcomes expressed by Steering Committee

Next Steps

- **This week:** Steering Committee and community feedback on the scenarios and what they like or don't like about each
- **March:** Begin Phase 4
 - Use feedback on the scenarios to identify a preferred path to 2040
 - Understand and weigh the costs, benefits, and tradeoffs of the preferred path identified
 - What will it take to move in this direction?

Q&A